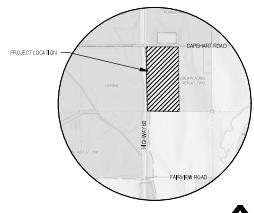


SPRINGFIELD GATEWAY PARK
LOTS 1-3, AND OUTLOT A
SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

LOTS 1-3, AND OUTLOT A BEING A PLATING OF THE W/2 OF THE NW/4 OF SECTION 15, T13N, R11E OF THE 4TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 Old Mill Rd
Omaha, NE 68154
P.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

APPLICANT

SCANNELL PROPERTIES LLC
1600 GENESSEE ST., SUITE 233
DANVER, CITY, MO 64410

NOTES

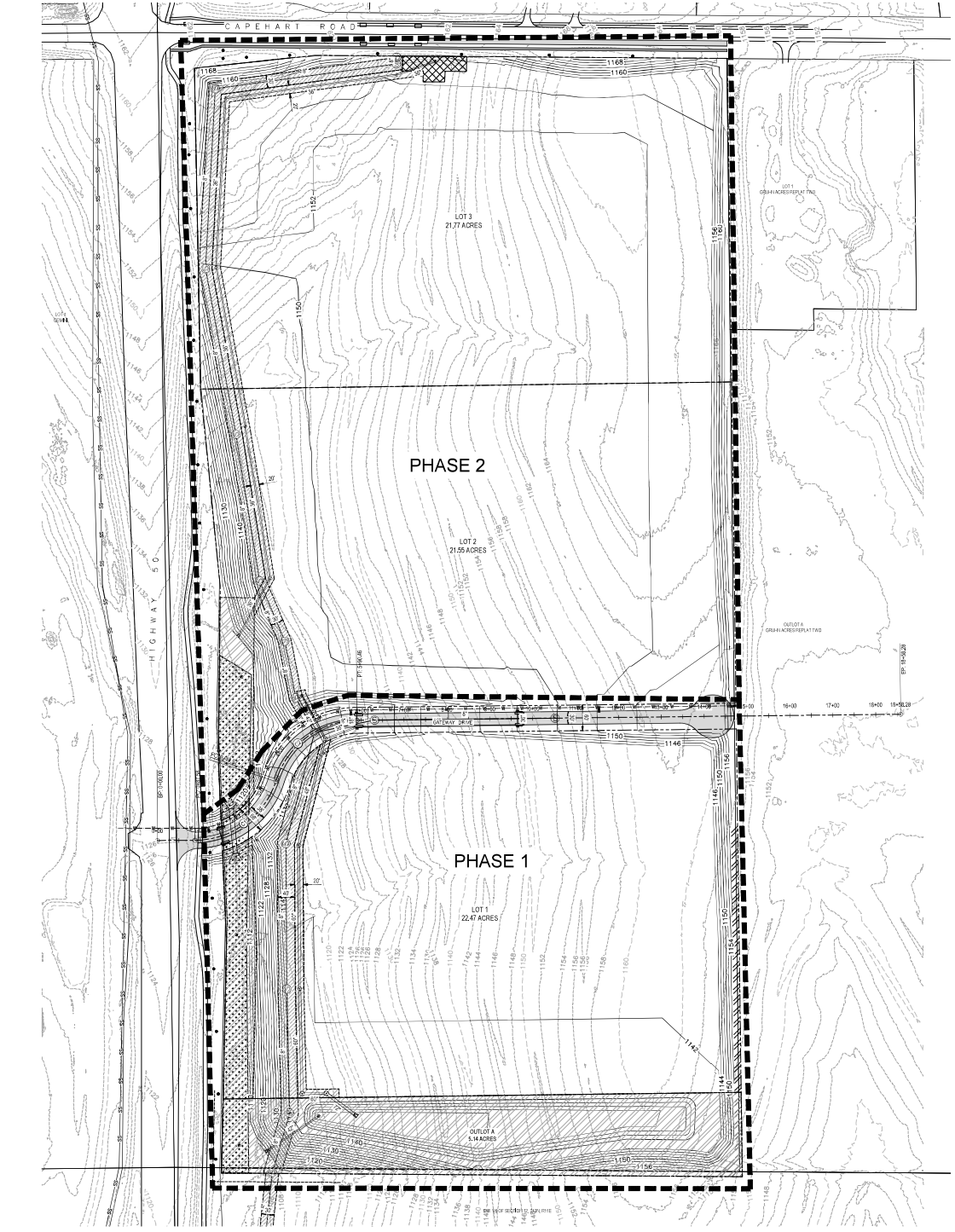
- EXISTING ZONING IS AS PROVIDED FORMS IS IN.
- EXISTING CONTIGUOUS ARE SHOWN AT 2" AND 10' INTERVALS.
- WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- SEWER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
- POWER SHALL BE PROVIDED FROM THE OMaha PUBLIC POWER DISTRICT.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
- PAVEMENT FOR ALL PAVED STREETS SHALL BE 30" ASH 9-INCH THICK P.C.C. PAVEMENT.
- NO DIRECT ACCESS TO HIGHWAY 50 SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
- OUTLOT A WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED PAVEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED POWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- EXISTING DRAINAGE EASEMENT
- PROPOSED PHASE LINE



Curve Table Alignment				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	350.00'	348.91'	71°18'20"	143.47'
C2	350.00'	347.87'	71°51'40"	142.73'



thompson, dreesen & dörner, inc.
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NE CA-0199

Springfield
Gateway Park

14305 Capehart Road
Springfield, Nebraska

Client Name
Scannell Properties
LLC

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Drawn By: MEM Reviewed By: DEK
Job No. 2430-101 Date: 3/9/2026

Sheet Title
Preliminary Plat

Exhibit A