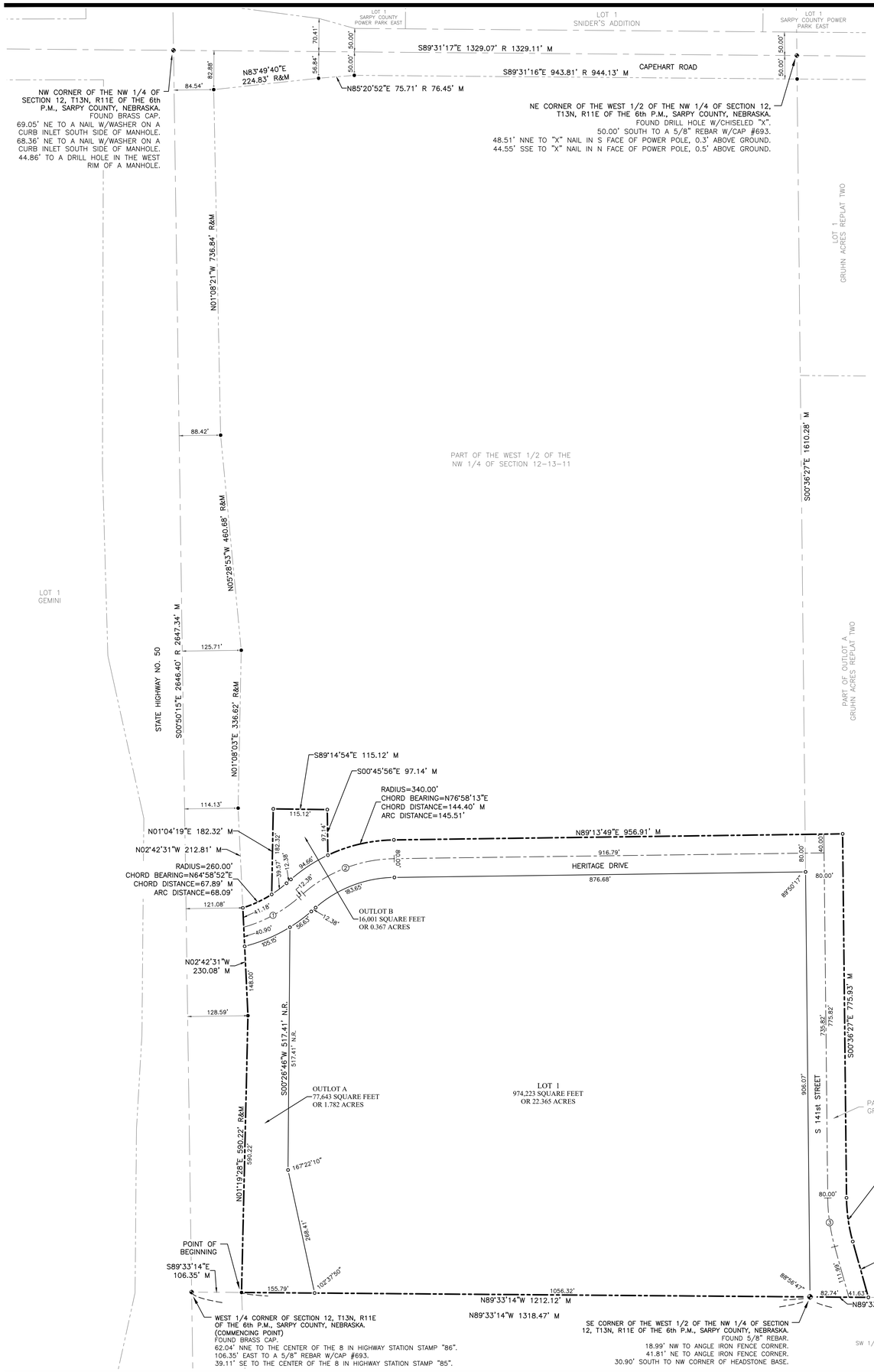
SPRINGFIELD GATEWAY PARK

LOT 1 AND OUTLOTS A AND B

BEING A PLATTING OF THAT PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF OUTLOT A, GRUHN ACRES, A SUBDIVISION IN SAID SARPY COUNTY.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS IN EFFECT AS OF THE DATE SHOWN HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS **SPRINGFIELD GATEWAY PARK**, LOT 1 AND OUTLOTS A AND B, BEING A PLATTING OF THAT PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF OUTLOT A, GRUHN ACRES, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 12;

THENCE S89°33'14"E (ASSUMED BEARING) 106.35 FEET ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 12 TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 50 AND THE POINT OF BEGINNING;

THENCE N01°19'28"E 590.22 FEET ON THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY 50;

THENCE N02°42'31"W 230.08 FEET CONTINUING ON THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY 50;

THENCE NORTHEASTERLY ON A 260.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING N64°58'52"E, CHORD DISTANCE OF 67.89 FEET AND ARC DISTANCE OF 68.09 FEET;

THENCE N01°04'19"E 182.32 FEET;

THENCE S89°14'54"E 115.12 FEET;

THENCE S00°45'56"E 97.14 FEET;

THENCE NORTHEASTERLY ON A 340.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING N76°58'13"E, CHORD DISTANCE OF 144.40 FEET AND ARC DISTANCE 145.51 FEET;

THENCE N89°13'49"E 956.61 FEET;

THENCE S00°36'27"E 775.93 FEET;

THENCE SOUTHEASTERLY ON A 360.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING S08°07'22"E, CHORD DISTANCE OF 94.17 FEET AND ARC DISTANCE OF 94.44 FEET;

THENCE S15°38'16"E 123.52 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 12, ALSO BEING THE SOUTH LINE OF OUTLOT A, SAID GRUHN ACRES;

THENCE N89°33'14"W 124.37 FEET ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 12 TO THE SE CORNER OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION 12;

THENCE CONTINUING N89°33'14"W 1212.12 FEET ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 12 TO THE POINT OF BEGINNING.

CONTAINS: 1,249,313 SQUARE FEET OR 28.680 ACRES MORE OR LESS

JULY 14, 2026
DATE

NEBRASKA PROFESSIONAL PLS-693 LAND SURVEYOR JON L. CARRELL

JON L. CARRELL
NEBRASKA PLS #693

APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION

THIS PLAT OF **SPRINGFIELD GATEWAY PARK** WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS _____DAY OF_____, 2026.

ATTEST: SECRETARY OF PLANNING COMMISSION

CHAIRPERSON

APPROVAL OF THE SPRINGFIELD CITY COUNCIL

THIS PLAT OF **SPRINGFIELD GATEWAY PARK** WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS _____DAY OF_____, 2026.

ATTEST: CITY CLERK, KATHLEEN GOTTSCH

MAYOR, ROBERT ROSELAND

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS_____DAY OF _____, 2026.

SARPY COUNTY TREASURER

TREASURER'S SEAL

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF **SPRINGFIELD GATEWAY PARK** WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS_____DAY OF_____, 2026.

SARPY COUNTY SURVEYOR/ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, **SCANNELL PROPERTIES #829, LLC.**, AN INDIANA LIMITED LIABILITY COMPANY, AND **GLT FAMILY INVESTMENTS, L.P.**, BEING THE OWNERS, AND WE, **MORTGAGE HOLDERS** BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, DRIVES, A LOT AND OUTLOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **SPRINGFIELD GATEWAY PARK**, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A TEN (10') FOOT WIDE STRIP OF LAND ABUTTING ALL STREET RIGHT-OF-WAYS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTAGES OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

SCANNELL PROPERTIES #829, LLC.,
AN INDIANA LIMITED LIABILITY COMPANY

BY:_____
MARC PFLEGING, MANAGER

GLT FAMILY INVESTMENTS, L.P.,
A LIMITED PARTNERSHIP

BY:_____
GERALD L. TORCZON, MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF _____, 2026 BY MARC PFLEGING, MANAGER OF **SCANNELL PROPERTIES #829, LLC.**, AN INDIANA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF _____, 2026 BY GERALD L. TORCZON, MANAGER OF **GLT FAMILY INVESTMENTS, L.P.**, A LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF_____)

THE FOREGOING MORTGAGE HOLDERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF_____, 2026 BY (NAME AND TITLE OF MORTGAGE HOLDERS REPRESENTATIVE) OF (MORTGAGE HOLDER) ON BEHALF OF SAID (ENTITY).

NOTARY PUBLIC

APPROVAL OF THE SPRINGFIELD CITY ENGINEER

THIS PLAT OF **SPRINGFIELD GATEWAY PARK** WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS _____DAY OF_____, 2026.

SPRINGFIELD CITY ENGINEER

CENTERLINE CURVE INFORMATION				
CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	25°44'06"	134.75'	68.53'	300.00'
2	40°28'17"	211.91'	110.59'	300.00'
3	15°01'48"	104.93'	52.77'	400.00'

LEGEND

- ● PROPERTY CORNER FOUND (5/8" REBAR W/CAP #693)
- ◕ SECTION CORNER FOUND
- ○ PROPERTY CORNER SET (5/8" REBAR W/CAP #693)
- R RECORD DISTANCE
- M MEASURED DISTANCE
- N.R. NON-RADIAL

NOTES

1. ANGLES ARE 90°00'00" UNLESS NOTED.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY NO. 50 OVER THE WEST LINE OF OUTLOT A.

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

SPRINGFIELD GATEWAY PARK
LOT 1 AND OUTLOTS A AND B

N
0' 50' 100'

U.S. SURVEY FOOT

Revision Dates

No.	Description	MM-DD-YY
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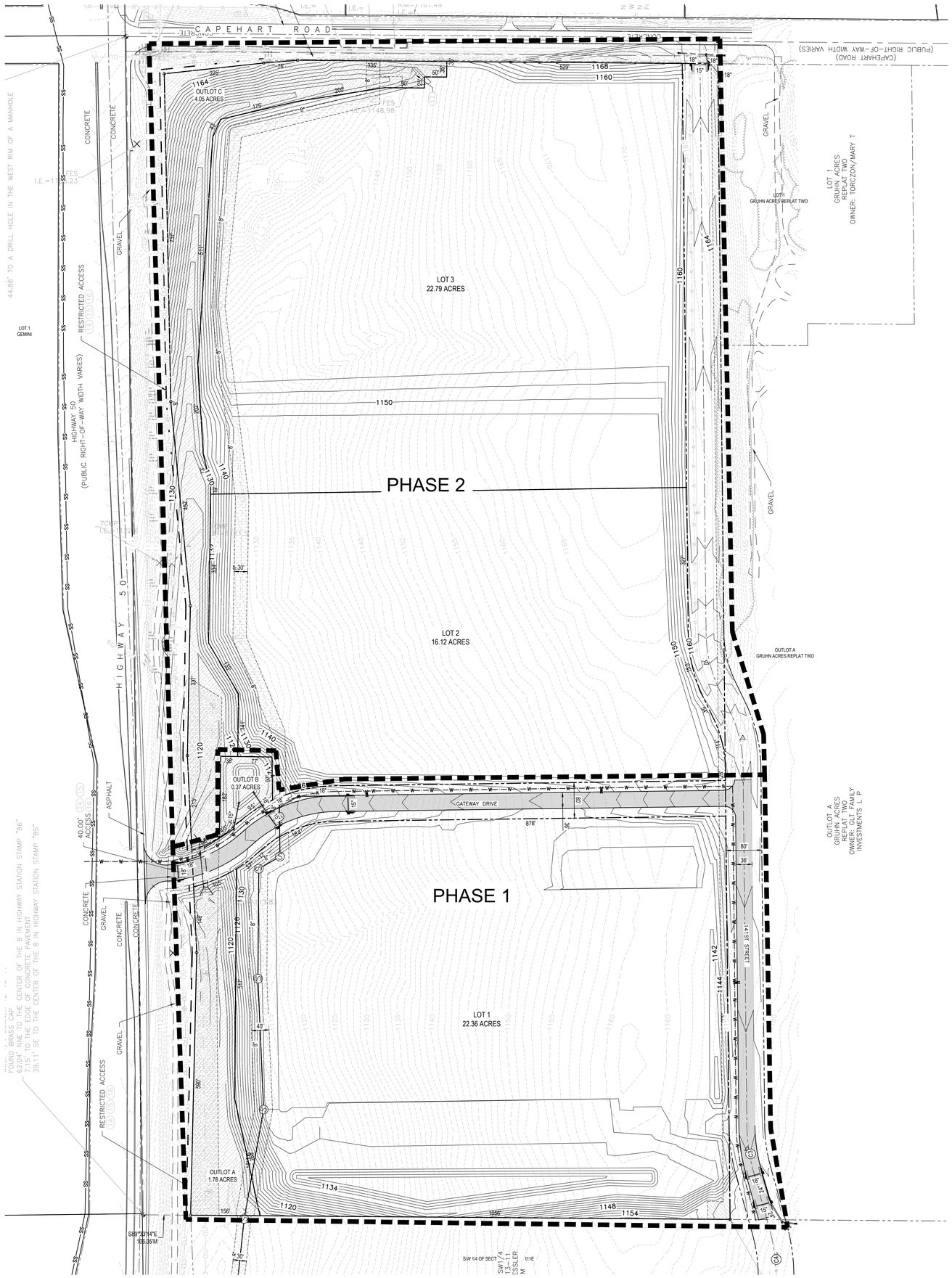
Job No.: A2439-101A
Drawn By: BJH
Reviewed By: JLC
Date: 07/14/2026
Book: 26/16
Page: 44

Sheet Title

SPRINGFIELD, NEBRASKA, SARPY COUNTY FINAL PLAT

Sheet Number

SHEET 1 OF 1



SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

LOT 1, AND OUTLOTS A AND B; BEING A PLATTING OF THE W1/2 OF THE NW1/4 OF SECTION 12, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

SCANNELL PROPERTIES LLC
1600 GENESSEE ST., SUITE 232
KANSAS CITY, MO 64102

NOTES

1. EXISTING ZONING IS AR. PROPOSED ZONING IS BP.
2. EXISTING CONTOURS ARE SHOWN AT 2' AND 10' INTERVALS.
3. WATER SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
4. GAS SHALL BE PROVIDED BY METROPOLITAN UTILITIES DISTRICT.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
7. PAVEMENT FOR GATEWAY DRIVE AND 141ST STREET SHALL BE 36' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
8. NO DIRECT ACCESS TO HIGHWAY 50 SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
9. OUTLOT A WILL CONTAIN AN EXISTING DRAINAGEWAY. IT WILL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.
10. OUTLOT B 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
- EXISTING POWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- PROPOSED PHASE LINE

0' 50' 100'

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Springfield Gateway Park

Project Location

14305 Capehart Road
Springfield, Nebraska

Client Name

Scannell Properties #829, LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title

Revised Preliminary Plat

Sheet Number

Exhibit A

SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

LOT 1, AND OUTLOTS A AND B; BEING A PLATTING OF THE W1/2 OF THE NW1/4 OF SECTION 12, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

SCANNELL PROPERTIES LLC
1600 GENESSEE ST., SUITE 232
KANSAS CITY, MO 64102

NOTES

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6. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
7. PAVEMENT FOR GATEWAY DRIVE AND 141ST STREET SHALL BE 36' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
8. NO DIRECT ACCESS TO HIGHWAY 50 SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
9. OUTLOT A WILL CONTAIN AN EXISTING DRAINAGEWAY. IT WILL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.
10. OUTLOT B WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

LEGEND

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

Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	300.00'	207.28'	39° 35' 13"	107.97'
C2	300.00'	211.91'	40° 28' 17"	110.59'
C3	400.00'	104.93'	15° 01' 48"	52.77'
C4	400.00'	124.67'	17° 51' 29"	62.85'

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Springfield Gateway Park

Project Location

14305 Capehart Road
Springfield, Nebraska

Client Name

Scannell Properties #829, LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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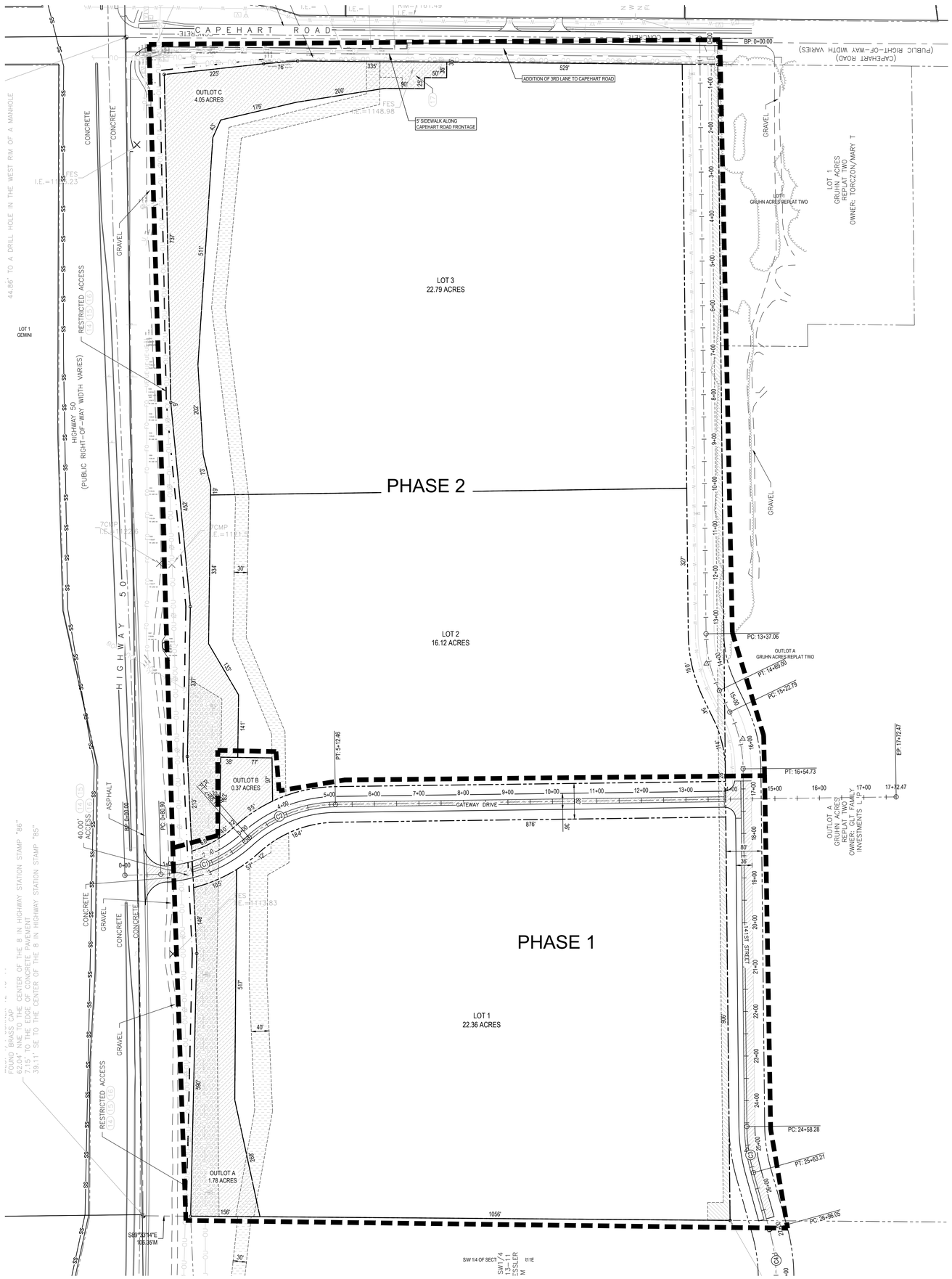
Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title

Paving Plan

Sheet Number

Exhibit B



SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

N

LEGAL DESCRIPTION

LOT 1, AND OUTLOTS A AND B; BEING A PLATTING OF THE W1/2 OF THE NW1/4 OF SECTION 12, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

SCANNELL PROPERTIES LLC
1600 GENESSEE ST., SUITE 232
KANSAS CITY, MO 64102

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C2	300.00'	211.91'	40° 28' 17"	110.59'
C3	400.00'	104.93'	15° 01' 48"	52.77'
C4	400.00'	124.67'	17° 51' 29"	62.85'

LEGEND

- PROPOSED GENERAL OBLIGATION PAVEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER, AND DRAINAGE EASEMENT
- EXISTING POWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- PROPOSED PHASE LINE

N

0' 50' 100'

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Springfield
Gateway Park

Project Location

14305 Capehart Road
Springfield, Nebraska

Client Name

Scannell Properties
#829, LLC

Professional Seal

Revision Dates

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Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title

General Obligation
Paving Plan

Sheet Number

Exhibit B-1

SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

LOT 1, AND OUTLOTS A AND B; BEING A PLATTING OF THE W1/2 OF THE NW1/4 OF SECTION 12, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

SCANNELL PROPERTIES LLC
1600 GENESSEE ST., SUITE 232
KANSAS CITY, MO 64102

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LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER, AND DRAINAGE EASEMENT
- EXISTING POWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- PROPOSED PHASE LINE

0' 50' 100'

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Springfield Gateway Park

Project Location

14305 Capehart Road
Springfield, Nebraska

Client Name

Scannell Properties #829, LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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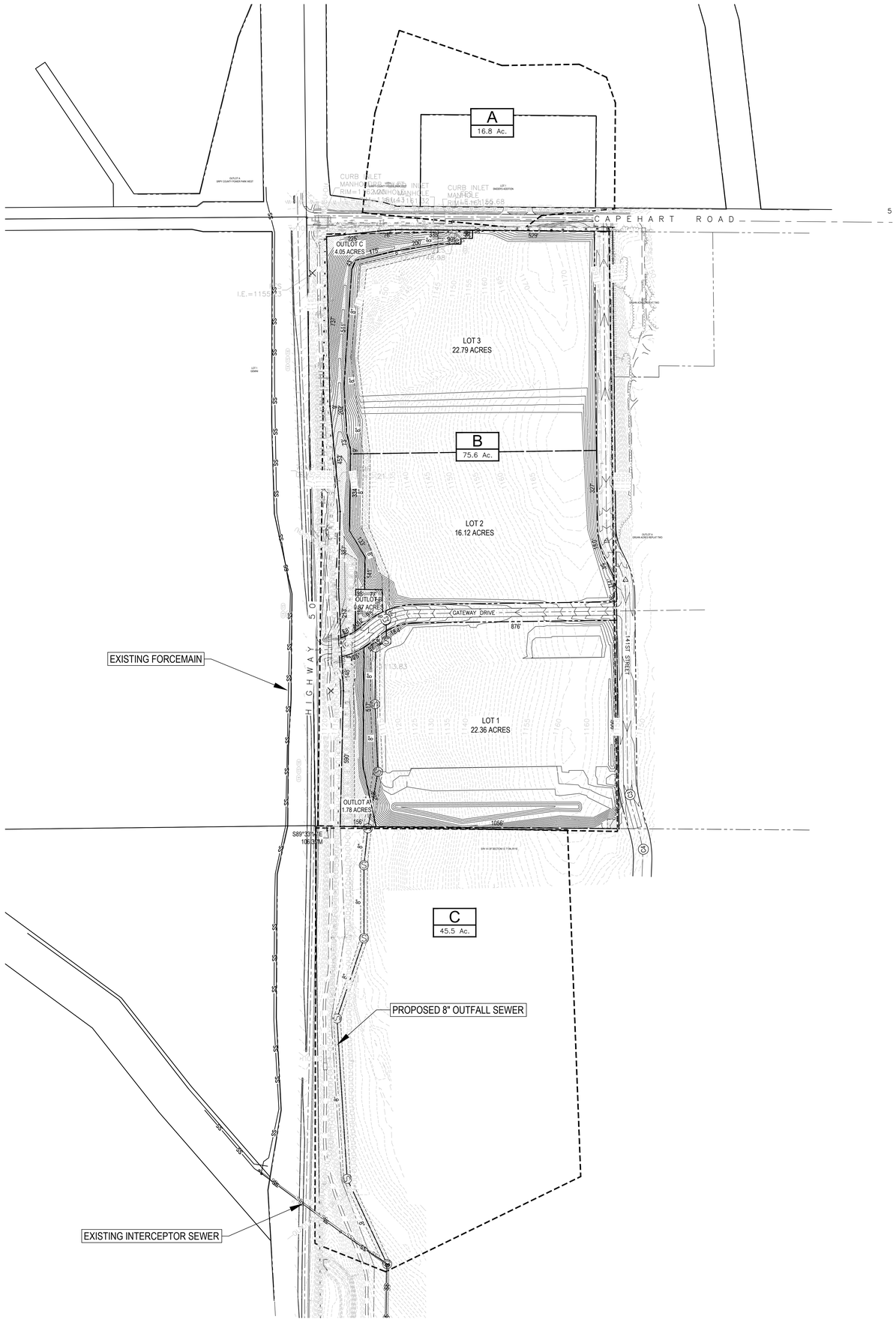
Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title

Sanitary Sewer Plan

Sheet Number

Exhibit C



SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

LOT 1, AND OUTLOTS A AND B; BEING A PLATTING OF THE W1/2 OF THE NW1/4 OF SECTION 12, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

SCANNELL PROPERTIES LLC
1600 GENESSEE ST., SUITE 232
KANSAS CITY, MO 64102

NOTES

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LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER
- SS — EXISTING SANITARY SEWER
- SEWER DRAINAGE AREA



Project Name: Springfield Gateway Park
OPW Project #:
Prepared by: MEM
Date: 7/7/26

Notes:
User input in Blue, Calculated values in Black
See description tab for details on each column.
Assumed n/D = 0.8

Gravity Sanitary Sewer Design Form

Quantity of Wastewater Calculations | Gravity Sewer Calculations

Sub-Basin	From	To	Residential: No. of Units	Residential: Density (per 9-01)	Residential: Eq. Pop.	Residential: Unit Flow Rate (gpd)	Non-residential: Area	Non-residential: Density	Non-residential: Eq. Pop.	Non-residential: Unit Flow Rate (gpd)	Industrial: ADWF Peak of Study (gpd)	ADWF Outer (gpd)	Pipe Served: Peak of Study	Pipe Served: DUR	I/I: Unit Flow Rate (gpm)	I/I: I/I (gpd)	ADWF (gpd)	PF	Design Flow: Peak (gpd)	Design Flow: PWWF (cfs)	Pipe Slope (ft/ft)	Pipe Length (ft)	Manning's n	Pipe Dia. (in)	Flow Area A (ft²)	Hyd Radius (ft)	Full Pipe Capacity Q (cfs)	Full Pipe Velocity V (ft/s)	PWWF Velocity (ft/s)	Enough Capacity?	Enough Velocity?	Comments
[1]																			[2]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]	[11]	[12]	[13]	
A							16.8	27.78	467	30		14,001	14,001	467	467	17	7,934	21,935	3.17	69,435	0.11	0.0040	100	0.013	8	0.30	0.20	0.75	2.50	1.55	YES	NO	Upstream End of System, Pipe Set at Min. Slope. 2.5 fps requirement is unachievable.
B							75.6	27.78	2100	30		63,005	77,006	2,100	2,567	17	43,637	120,643	2.80	337,233	0.52	0.0040	100	0.013	9	0.30	0.20	0.75	2.50	2.29	YES	NO	Upstream End of System, Pipe Set at Min. Slope. 2.5 fps requirement is unachievable.
C							45.5	27.78	1,264	30		17,920	114,926	1,264	1,831	11	63,125	180,051	2.71	487,640	0.75	0.0045	100	0.013	8	0.30	0.20	0.79	2.65	2.6	YES	YES	

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Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name
Springfield Gateway Park

Project Location
14305 Capehart Road
Springfield, Nebraska

Client Name
Scannell Properties #829, LLC

Professional Seal

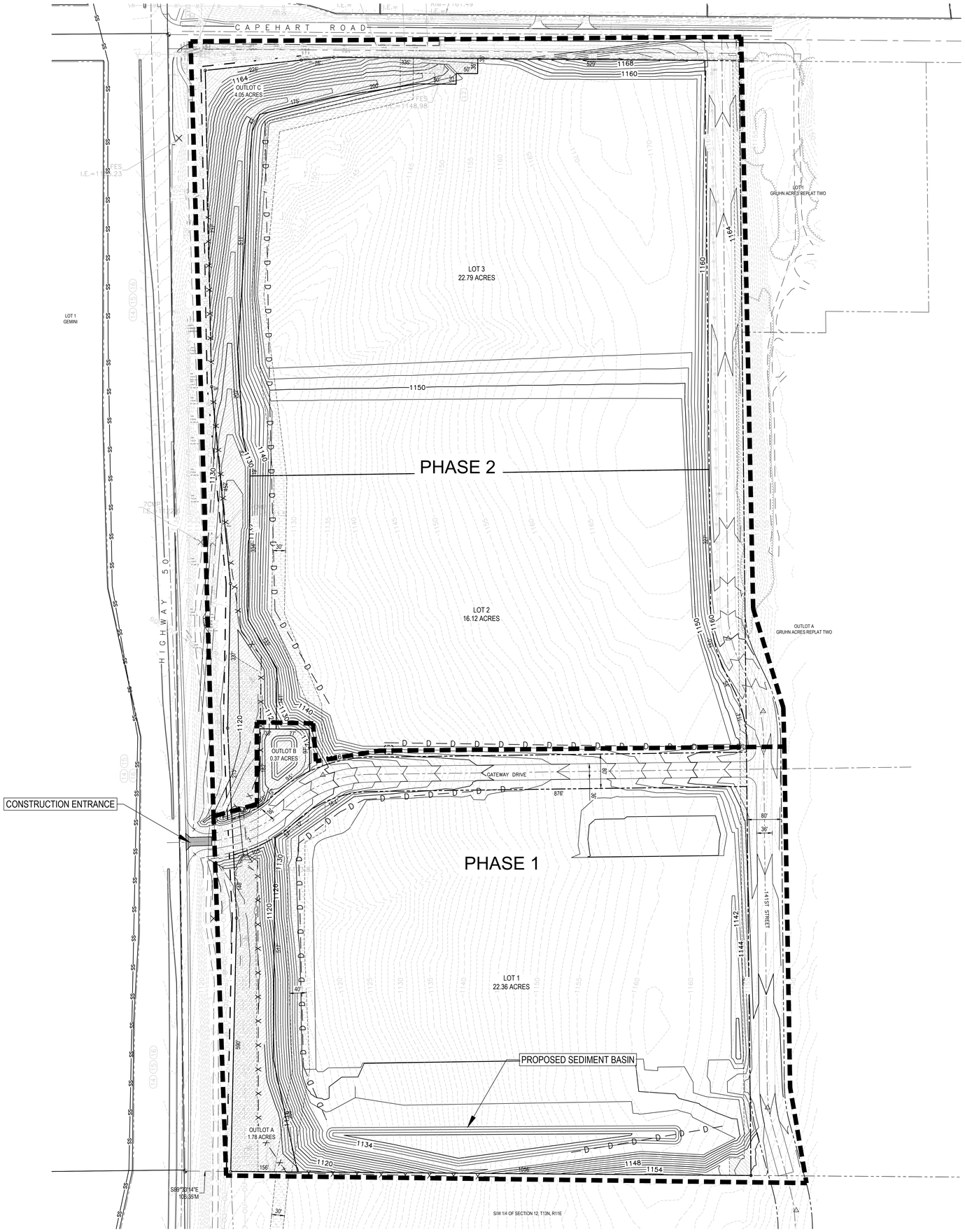
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Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title
Sanitary Sewer Calculations

Sheet Number
Exhibit C-1



SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

LOT 1, AND OUTLOTS A AND B; BEING A PLATTING OF THE W1/2 OF THE NW1/4 OF SECTION 12, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

SCANNELL PROPERTIES LLC
1600 GENESSEE ST., SUITE 232
KANSAS CITY, MO 64102

NOTES

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LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- X — SILT FENCE
- D — DIVERSION BERM
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER, AND DRAINAGE EASEMENT
- EXISTING POWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- PROPOSED PHASE LINE

0' 50' 100'

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p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Springfield Gateway Park

Project Location

14305 Capehart Road
Springfield, Nebraska

Client Name

Scannell Properties #829, LLC

Professional Seal

Revision Dates

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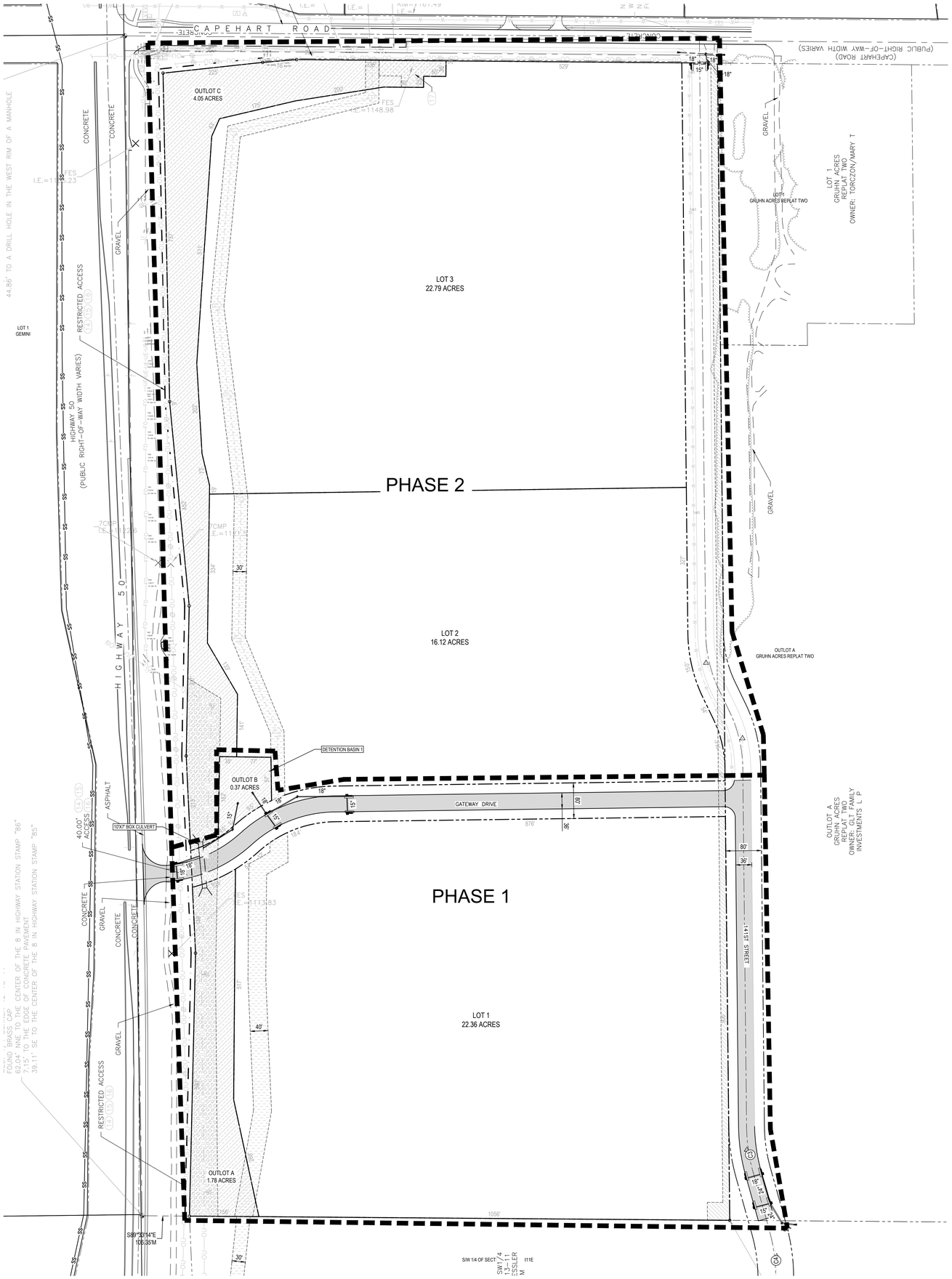
Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title

Sediment and Erosion Control Plan

Sheet Number

Exhibit E



SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

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ENGINEER

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OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

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KANSAS CITY, MO 64102

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LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER, AND DRAINAGE EASEMENT
- EXISTING POWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- PROPOSED PHASE LINE

0' 50' 100'

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NE CA-0199

Project Name

Springfield
Gateway Park

Project Location

14305 Capehart Road
Springfield, Nebraska

Client Name

Scannell Properties
#829, LLC

Professional Seal

Revision Dates

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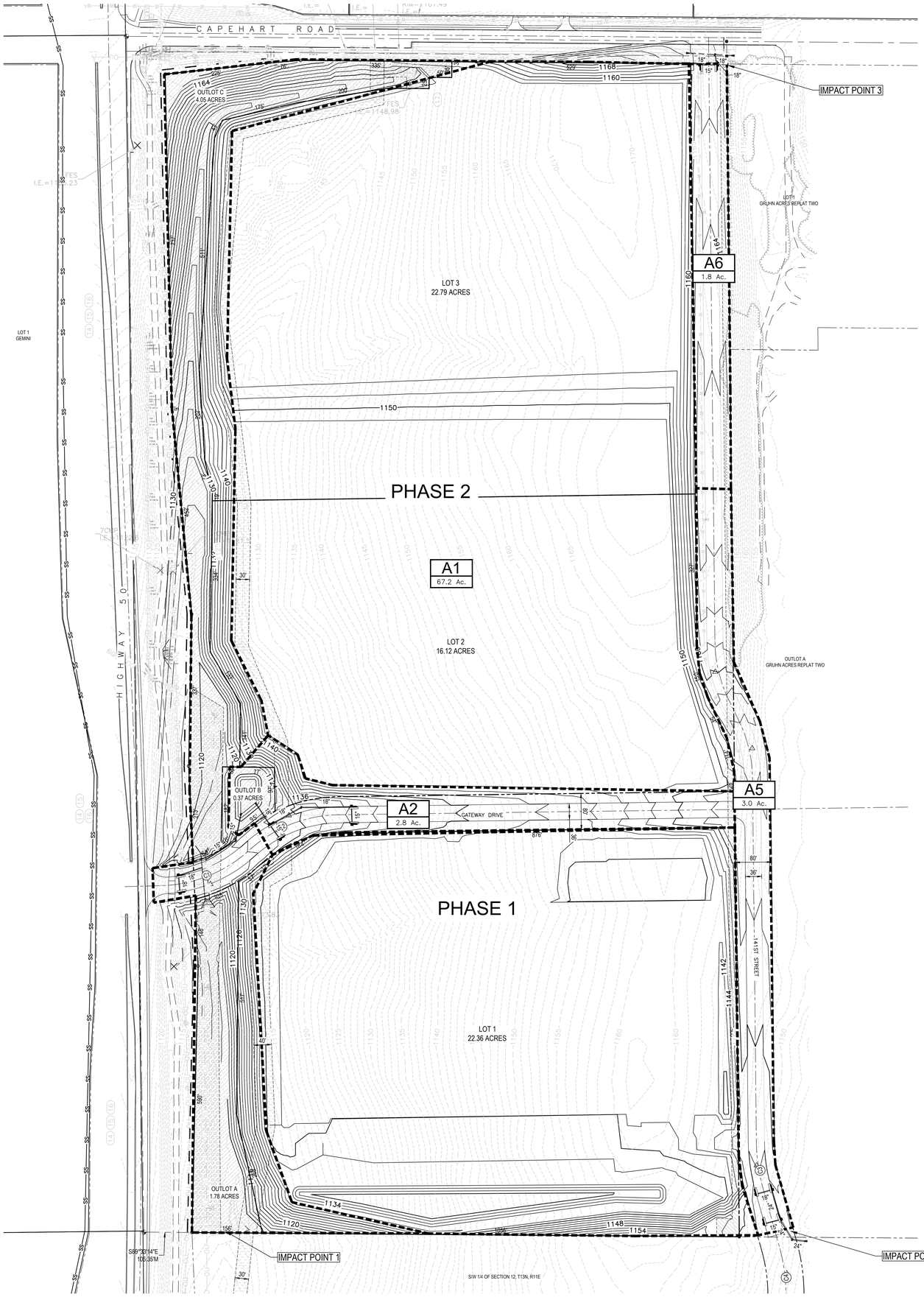
Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title

Storm Sewer Plan

Sheet Number

Exhibit F



SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B

SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

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ENGINEER

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PHONE: 402-330-8860

APPLICANT

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LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER, AND DRAINAGE EASEMENT
- EXISTING POWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- PROPOSED DRAINAGE AREA

N

0' 50' 100'

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NE CA-0199

Project Name

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Gateway Park

Project Location

14305 Capehart Road
Springfield, Nebraska

Client Name

Scannell Properties
#829, LLC

Professional Seal

Revision Dates

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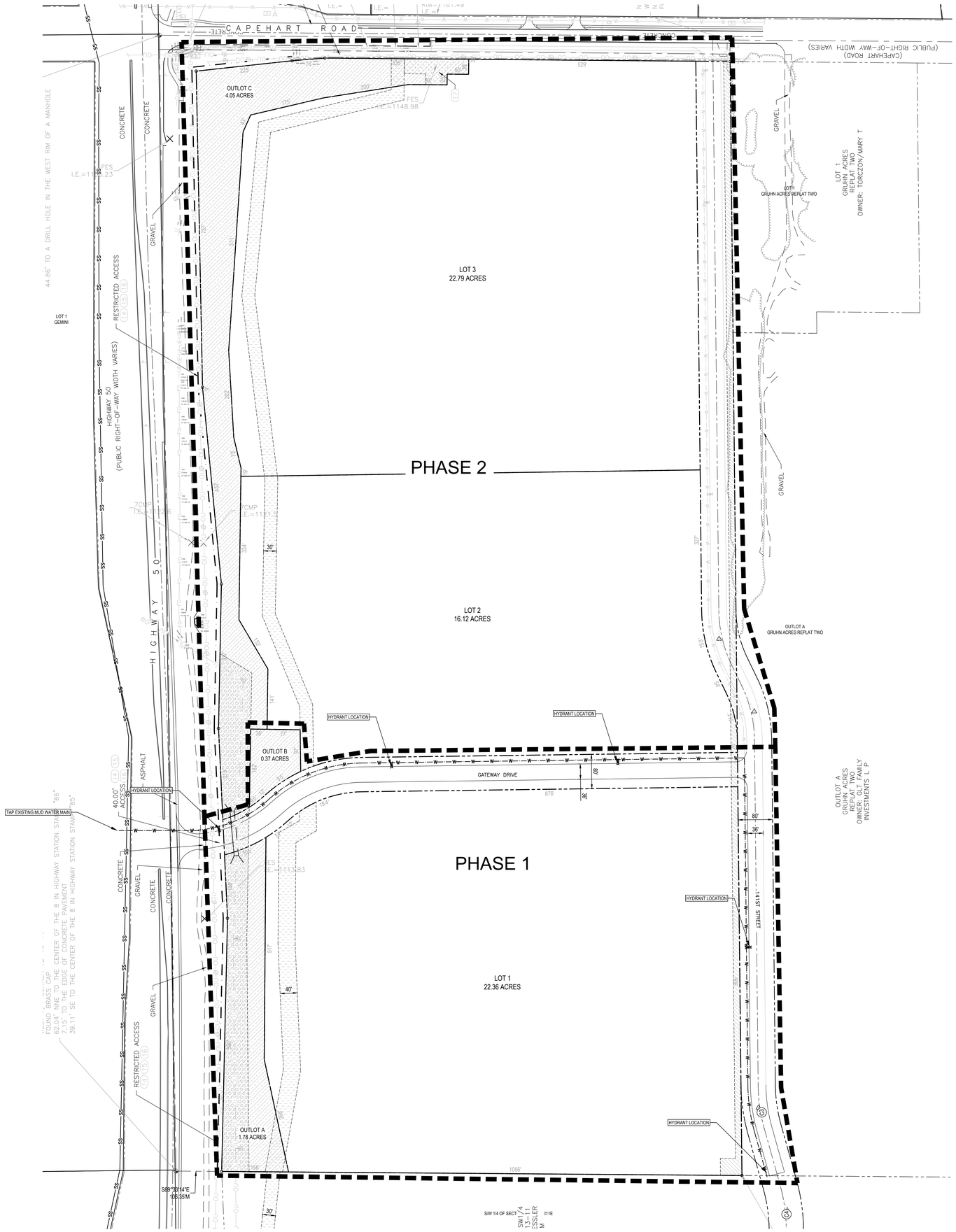
Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title

Post Construction
Stormwater
Management Plan

Sheet Number

Exhibit F-1



SPRINGFIELD GATEWAY PARK

LOT 1, AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA



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ENGINEER

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PHONE: 402-330-8860

APPLICANT

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KANSAS CITY, MO 64102

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LEGEND

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- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER, AND DRAINAGE EASEMENT
- EXISTING POWER EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- PROPOSED PHASE LINE

0' 50' 100'

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Project Name
Springfield
Gateway Park

Project Location
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Springfield, Nebraska

Client Name
Scannell Properties
#829, LLC

Professional Seal

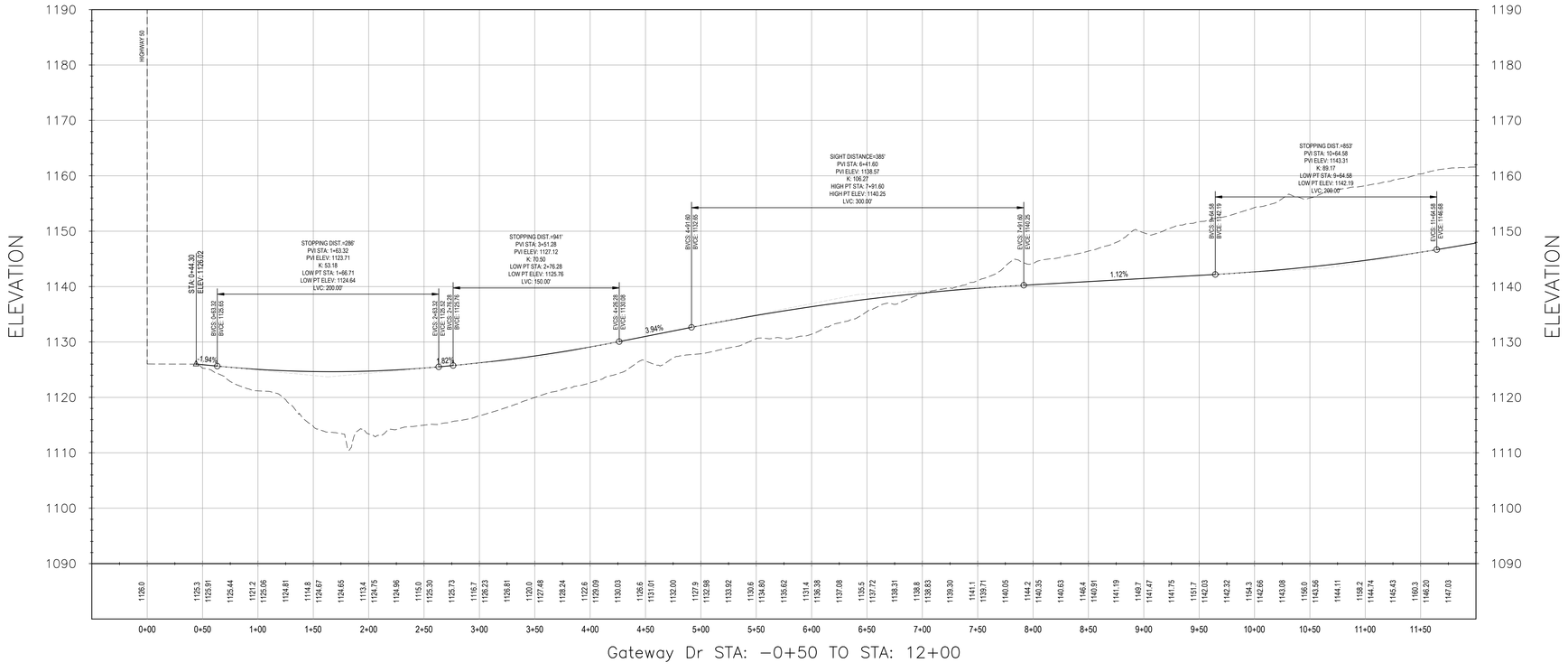
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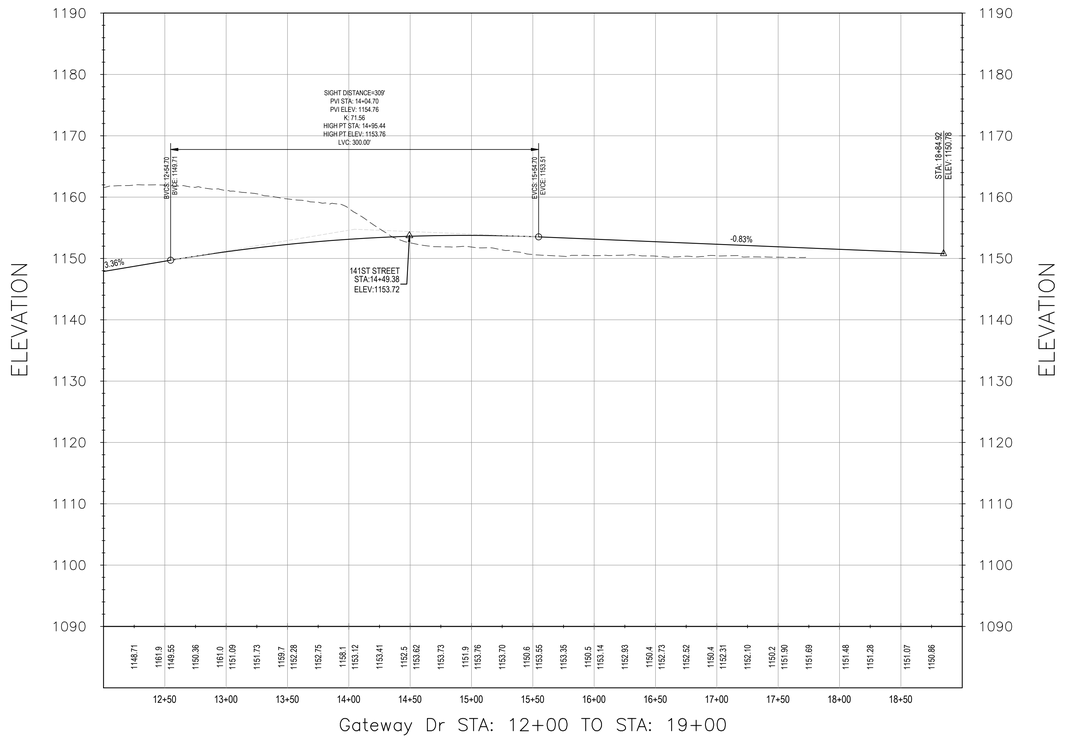
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Job No.: 2439-101 Date: 8/3/2026

Sheet Title
Water Main Plan

Sheet Number
Exhibit G





TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

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Professional Seal

Revision Dates

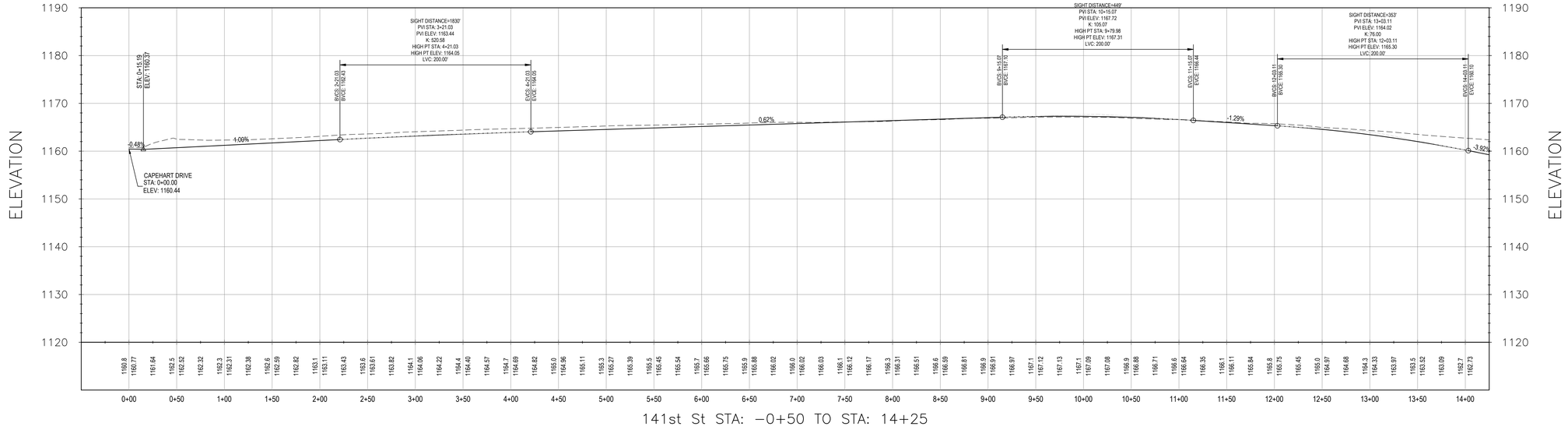
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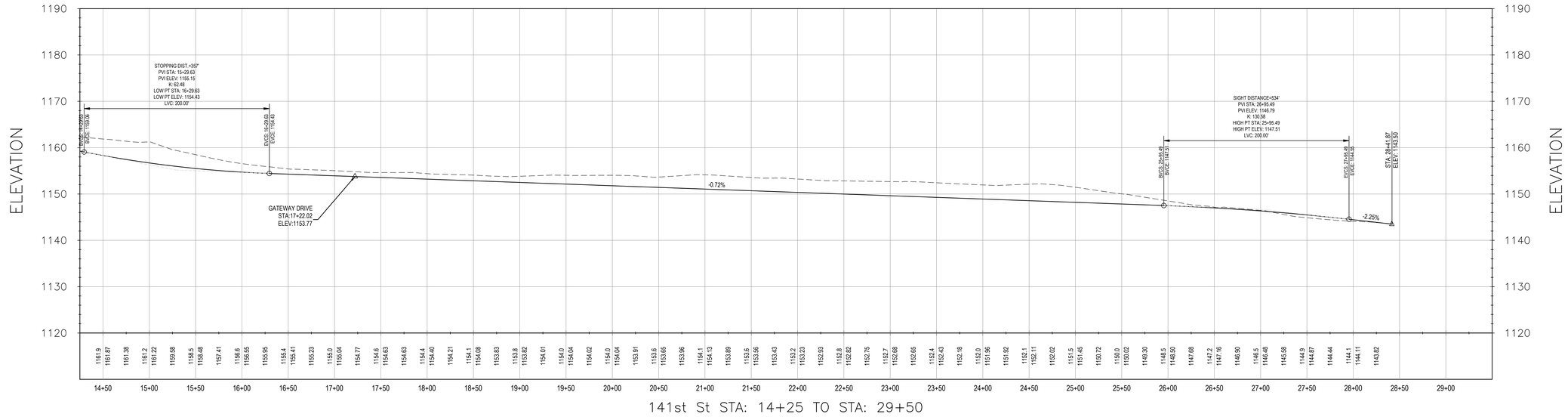
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Job No.: 2439-101 Date: 8/3/2026

Sheet Title

Street Profiles

Sheet Number





TD2 engineering & surveying

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Omaha, NE 68154
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Drawn By: MEM Reviewed By: DEK
Job No.: 2439-101 Date: 8/3/2026

Sheet Title

Street Profiles (2)

Sheet Number