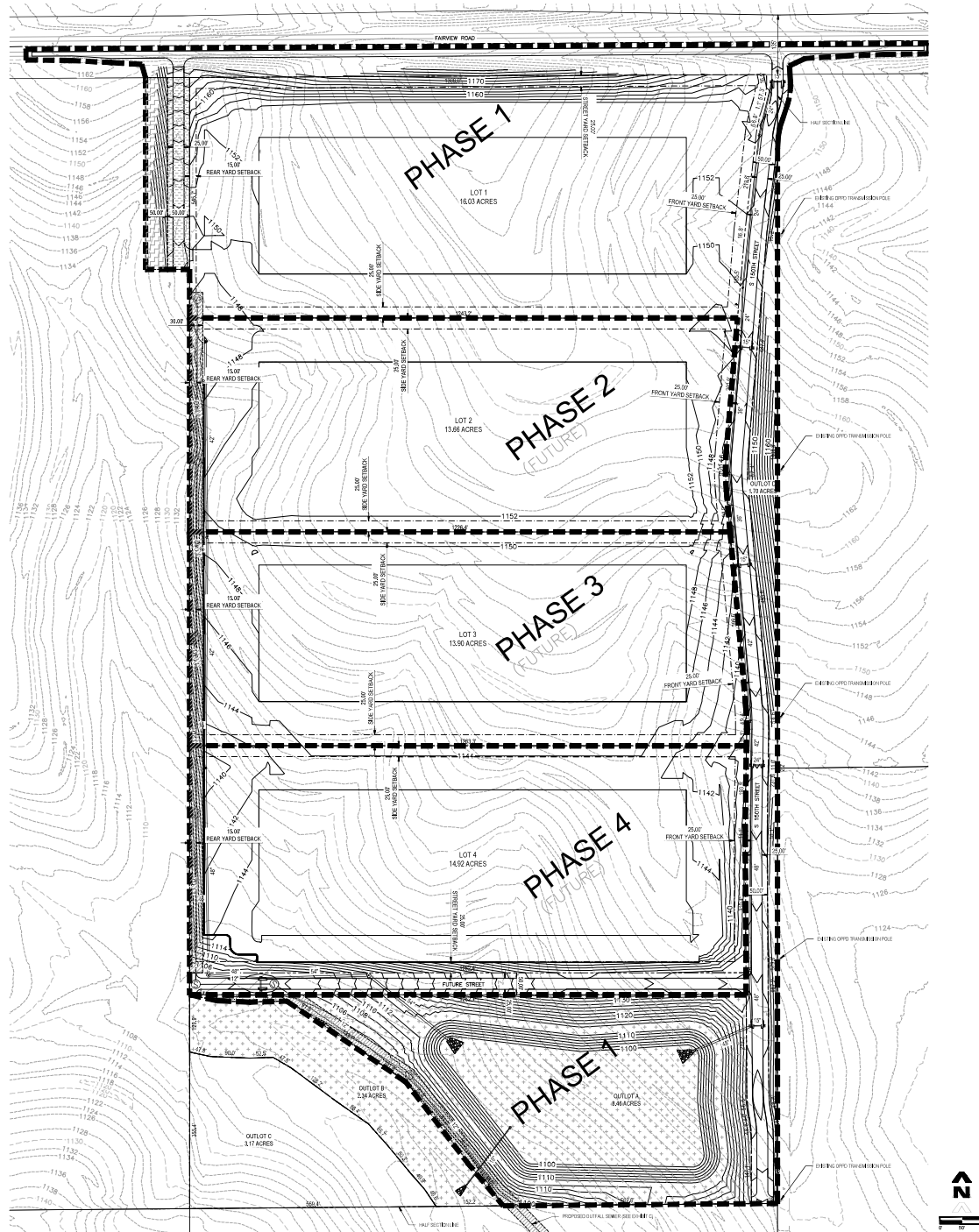
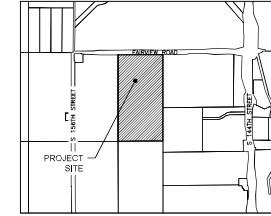




SPRINGFIELD INDUSTRIAL

LOTS 1-4, AND OUTLOTS A-D
SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

LOTS 1-4, AND OUTLOTS A-D, BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH PAID, SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10316 OLD MILL RD.
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

TRIBEDO LLC
15044 EDGE COURT, SUITE 101
ELKHORN, NE 68114

NOTES

- EXISTING ZONING IS AS PROPOSED ZONING IS J.
- EXISTING CONTOURS 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 PUBLIC STREETS SHALL BE A MINIMUM OF 20' WIDE, 9-INCH THICK P.C.C. PAVEMENT IN 11' AREAS.
- CONCRETE A WALL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY SPRINGFIELD INDUSTRIAL.
- OUTLOTS B AND C WILL BE OWNED AND MAINTAINED BY SPRINGFIELD INDUSTRIAL.
- OUTLOT D WILL BE OWNED AND MAINTAINED BY SPRINGFIELD INDUSTRIAL.
- OUTLOT E WILL BE OWNED AND MAINTAINED BY SPRINGFIELD INDUSTRIAL.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED TEMPORARY DRAINAGE EASEMENT
- PROPOSED PHASE LINE
- BUILDING SETBACK



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

Springfield Industrial

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68114

Tribedo LLC

No.	Description	MMA-CD-17
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Drawn By: CNC Reviewed By: BPH
Job No. 1570-104 Date: 10-05-25

Preliminary Plat

Exhibit A