SPRINGFIELD
NEBRASKA

December 30, 2025

SYNOPSIS OF PROFESSIONAL STAFF COMMENTS
FOR PLANNING COMMISSION & CITY COUNCIL

Lots 1-94 and Outlots A-G, Spring View
MDC PMG LLC (Owner)/McCune Development (Subdivider)/Lamp Rynearson (Agent)
Final Plat Application

Lamp Rynearson ("Agent") submitted the following documents on December 8, 2025, on behalf of McCune Development ("Subdivider") related to the property legally described as Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, owned by MDC PMG LLC ("Owner"):

1. Final Plat Application

The following exhibits were also provided:

1. Final Plat
2. Final Plat Exhibits.
    a. Sanitary Sewer & Paving Plan.
    b. Storm Sewer & Grading & Erosion Control Plan.
    c. Post-Construction Stormwater Management Plan.
    d. Water Distribution Plan.
    e. Trails and Sidewalk Plan.
3. Draft Landscaping Plan.
4. PCSMP Drainage Study.
5. Storm Sewer Drainage Study.
6. Draft Traffic Study.
7. Source and Use of Funds.
8. Property owners list.
9. Sanitary Sewer and Storm Sewer Plans and Specifications.
10. Paving Plans and Specifications.
11. Water Plans and Specifications.
12. Trails and Sidewalks Plans.
13. Draft 30% Progress Pflug Road Plans.
14. 3:1 + 50' creek setback exhibit.
15. Lot counts and areas

Additionally, the following documents were also included:

1. Project Manual, Paving, Section 1
2. Project Manual, Sanitary Sewer and Storm Sewer, Section 1
3. Project Manual, Water, Section 1
4. ACAD-0125139-FP-Model-12.8.2025.dwg
5. Response Letter for Preliminary Plat Comments

Owner/Subdivider/Agent request the following in order to subdivide the land into a residential development:

1. Final Plat of Lots 1-94 and Outlots A-G

The documents were forwarded to the Residential Planning Review Team, which is comprised of Bill Seidler, Jr. (city attorney), Jeff Ray (city planner), Jeff Thompson (engineer for Sarpy County & Cities Wastewater Agency (SCCWWA)), Brian Schuele (city engineer with Olsson), MUD, NDOT, OPPD Land Management, Papio Missouri River Natural Resources District, Sarpy County (Admin/Engineering/Public Works), Sarpy County Emergency Management Agency, Sarpy County GIS, Sarpy County Sheriff, Chad Zimmerman (Springfield Fire Chief), and Ryan Saunders (Springfield Platteview Community Schools), Below is a synopsis of their comments.

Bill Seidler, Jr., City Attorney

1. Description
    a. There has been a change of ownership since the preliminary plat. A response letter from Lamp Rynearson dated December 8, 2025, responding to items raised in my report on the preliminary plat has been received.
    b. The 40-acre parcel of land is southeast of the current corporate limits of Springfield. It is within Springfield's extraterritorial zoning jurisdiction. The land is currently unimproved farmland.
    c. The Subdivider has submitted a final plat for a subdivision called Spring View. A Sanitary Improvement District (S.I.D.) cost estimate for Spring View indicates that the Subdivider proposes forming an S.I.D.
    d. The final plat consists of 94 residential lots, and 7 outlots. The plat states that 24.35 of the acres will be developed, and 5.35 acres will be an outlots.
    e. The S.I.D. cost estimate for public improvements and connection fees has a total construction cost of $9,698,111.22, with special assessments against each of the 94 lots calculated to be $44,000.00.
    f. The proposed S.I.D. projects a subdivision at completion of construction with 94 lots with an average market value of $650,000.00.
    g. The proposed use of Outlot A is a dedicated drainageway.
    h. Outlots B, C, D, and E, as depicted in the map attached to the Lap Rynearson Spring View Preliminary Drainage Study dated August 4, 2025, are water retention basins.
    i. Outlots F and G are narrow outlots on the eastern edge of the housing lots for future right-of-way expansion.

2. Trails
    a. The trail location should be discussed.
        i. The Springfield 2025 Comprehensive Plan (page 157) appears to indicate a proposed trail in this area.

1. The Trail Plan and Profile map in the provided Sidewalk and Trail Plans 12-8-25.pdf document did not indicate a trail with connections to any other trail segments or systems.
2. No right of way appeared to be reserved in some areas.

3. Development Agreement
    a. City to develop a Subdivision Agreement, containing at least the City standard provisions, between the Subdivider and the City.

Jeff Ray, City Planner
No additional comments for the final plat.

Jeff Thompson, SCCWWA Engineer
SCCWWA staff review is based on the SCCWWA policy and procedures currently in effect at the time of this review.

1. Recommend a boundary adjustment application be submitted to the Agency board to consider amending and adjusting the phase boundary to include the entire parcel within the Phase 1A service area since the entire parcel is proposed to be serviced by Phase 1A.
    a. Based on the current Agency master plan, the above referenced parcel is currently located in portions of the Phase 1A and 1B service area based on the natural topography of the property.
    b. This application should be submitted and considered by the Agency board prior to final plat approval by the City of Springfield.
2. Recommend a boundary adjustment application be submitted to the Agency board to consider amending and adjusting the growth boundary zone to include the entire parcel within the Urban Development Zone (UDZ).
    a. Based on the current growth management plan, the above referenced parcel is currently located in portions of the Urban Reserve Zone (URZ) and UDZ.
    b. This application should be submitted and considered by the Agency board prior to final plat approval by the City of Springfield.

Item 1 and 2 may be considered within the same application request for simplification.

3. Agent to provide projected flow rate calculations from the entire development area and its points of impact to/through the existing system.
    a. Estimated flows from this development area assumed approximately 12,085 GPD to the SC-8 subbasin and 12,238 GPD to the SCX-1 subbasin. https://scacwa.maps.arcgis.com/apps/instant/basic/index.html?appid=6307929e69234ac58f8eb18b6e533fda.
    b. Based on the current proposed layout, all flow is being proposed to flow through the SC-8 subbasin. Conceptually this means more capacity is being utilized within the SC-8 subbasin than previously proposed so future develops and actual flow rates within that subbasin should be monitored and evaluated by the Agency to ensure system surcharging does not become an issue.
    c. Agent to provide sewer flow calculations.
        i. No sewer flow calculations have been provided to date and should be provided prior to any consideration for ***Items 1 and 2*** by the Agency board.

4. City to provide, at the time of the final plat submittal, the sewer connection agreement between the City of Springfield and the development area.
5. Agent to provide, at the time of the final plat, an AutoCAD file of the final plat.
    a. Based on the current final plat, the estimated half of the connection fees due at the time of the final plat will be $723,631.08 (**see attached Spring View - Connection Fee Schedule 12-10-25.pdf**).
    b. Should **Item 2 above** be pursued and the development area is *moved* within the UDZ, only half of the connection fees would be due at the time of the platting equaling $361,801.94 with the second half coming due at the time of building permits for each lot being built upon.
        i. These fees are based on the 2025-2026 fiscal year rates which expire June 30, 2026. Should the final plat not be approved by then, future fiscal years rates shall apply.
    c. The City of Springfield may have their own connection fee charge for the development on top of the Agency charges which is perfectly understandable; however, confirmation would help clarify the "reimbursables" relative to the sewer costs in the submittal.
6. Monitor layout for any changes to development ratio.
    a. The Regional Wastewater System Financial Assessment TM_2015 3-11-16 (final) Waatach and Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum estimated 60% of the total acres of any residential to be developable with 5 EDU's per acre.
    b. Based on the current final plat information, this development equates to a ratio of 59.47% which is slightly short of those in preliminary engineering estimates. That being said, the ratio is close enough to be acceptable and there are no exceptions to this final plat layout.

Brian Schuele, City Engineer w/ Olsson

1. The following documents were not included in the submittal and need to be provided prior to planning commission/city council approval.
    a. Draft subdivision agreement.
    b. Draft roadway agreement with Sarpy County.
    c. Bond, escrow, or security agreement.
2. Final Plat
    a. No comments.
3. Final Plat Exhibits
    a. Change cul-de-sac water lines to 8".
    b. Add proposed sidewalk along frontage of Outlot E.
    c. Per prelim plat comments, add trail (widened sidewalk) along 9th Street going south, then Poplar going east, 11th going north, and Wisteria going east over to 132nd Street.
4. Draft Landscaping Plans
    a. No comments.
5. PCSMP Drainage Study
    a. Development appears to meet the PCSMP requirements.

   b. HydroCAD results need to include information for pond sizing/storage and outlet structures in order to confirm the HydroCAD model matches the grading/drainage design.
   c. A more detailed review will be performed by the city once the additional information has been received.
6. Storm Sewer Drainage Study
   a. A more detailed review will be performed by the city engineer as the plat moves forward.
7. Draft Traffic Study
   a. No immediate comments.
   b. A more detailed review will be performed by the city engineer as the plat moves forward.
8. Source and Use of Funds
   a. Update Major Paving estimate to include 10" pavement to match the Pflug Road plans.
   b. City/County to confirm if a contribution toward the future 132nd Street Improvements should be included.
   c. For Exterior Water, include 50% of the cost for an 8" main in 132nd & Pflug.
   d. City to determine if exterior water main project will be led by the city or the subdivider.
9. Property Owner's list
   a. Not reviewed.
10. Sanitary and Storm Plans/Specs
   a. Plans appear to be in general conformance with city standards.
   b. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.
   c. No comments on the specs.
11. Paving Plans/Specs
   a. Plans appear to be in general conformance with city standards.
   b. Confirm with Sarpy County that elevation of Wisteria Avenue entrance matches the anticipated future profile of 132nd Street.
   c. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.
   d. No comments on the specs.
12. Water Plans & Specs
   a. Plans appear to be in general conformance with city standards.
   b. Change cul-de-sac water lines to 8".
   c. If desired, PVC mains can be used in lieu of DIP.
   d. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.
   e. No comments on the specs.
13. Sidewalk and Trail Plans
   a. Add proposed sidewalk along frontage of Outlot E.
   b. Per prelim plat comments, add trail (widened sidewalk) along 9th Street going south, then Poplar going east, 11th going north, and Wisteria going east over to 132nd Street.
14. Draft 30% Pflug Road Plans

   a. Provide a copy of Sarpy County comments to the city, once received.
   b. Confirm if these improvements are anticipated to be constructed along with the development or in the future.
   c. Does the connection to 132nd Street assume a future 3-lane section for 132nd Street?
   d. Show info for culvert beneath Pflug Road at 123+40.
   e. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.

15. 3:1 + 50' creek setback exhibit.
   a. No comments.
16. Lot counts and areas.
   a. Not reviewed.

MUD

1. Metropolitan Utilities District is the supplier of natural gas to the Spring View subdivision located NW of S. 132nd Street & Pflug Road.
   a. MUD will be requiring a 6" main extension (2" equivalent cost) in S. 132nd Street from where the existing 4" main ends at N. 10th Avenue in Main Street, then south to Pflug Road.
   b. Interior main extensions will also be needed within all newly dedicated public rights-of-way.

NDOT

No comments received.

OPPD

No additional comments.

Papio Missouri River Natural Resources District

The 3:1 + 50' setback is included as an exhibit.

1. It looks a bit narrow in certain spots but is ok.
   a. May be narrow due to the fact that subdivider is limited by the pre-existing sanitary to the north.
   b. Subdivider is also preserving the forested area which generally does not appear to meet the stream policy definition. However, this will allow for some additional buffer and preserved nature.

Sarpy County Admin

1. County requests the City either:
   a. Not approve a final plat until the Subdivider/SID has completed a road interlocal agreement with the County, or;
   b. Include language in the City's subdivision agreement requiring the Subdivider/SID to enter into an interlocal agreement with the County.
2. The interlocal agreement between the County and Subdivider/SID will contain the following terms:
   a. County to be the Lead Agency on design/construction of Pflug Road improvements and 132nd Street improvements.

b. Subdivider/SID to contribute the cost of one lane of improvement of Pflug Road.
c. Subdivider/SID to contribute the cost of one lane of future reconstruction/expansion of 132nd Street.
    i. The Source and Use of Funds should include the contribution of one lane adjacent to future 132nd Street.
d. Subdivider/SID to contribute 25% towards signalization of 132nd and Pflug Road when warranted.
e. Subdivider/SID is responsible for any other improvements identified in the traffic study.

Sarpy County Engineer/Public Works

1. Agent to indicate why line at top of Spring View Final Plat was broken into segments when the previous Southcrest Hills Final Plat and survey by PLS 507 of TL37a1ab1a shows a singular bearing and distance..
2. Agent to tie down all existing easements in parenthesis.
3. Agent to indicate why left side of Final Plat was segmented when the plat of American Legion Springfield shows this being a singular bearing and distance.
4. Agent to show bearing and distance at point on south end of 6th Street and point on south corner of Pflug Road.
5. Agent to provide more information on plat or with a copy of survey as to why the monument found is short of the 33' ROW distance.
    a. Also indicate how this is found when there is no survey of record.
    b. File a copy of the survey that shows this is set, or show this a being set and not found.
6. Agent to show bearing and distance at point on northeast corner of plat, as well as point on northwest corner of 132nd Street.
7. Agent to indicate how 5/8" RB OPC LS-498 is found when there is no survey of record.
    a. File a copy of the survey that shows this is set, or show this a being set and not found.
8. Agent to ensure that bearings are going the same way.
    a. S00°05'45"E vs Land Surveyor's Certificate referencing NORTH 00°05'45"WEST
9. Agent to determine if they want to add reference to "Outlots & Circles" in the Dedication paragraph.
10. Agent to add information on Lein Holder if there is a mortgage, lien, etc.
    a. Current final plat lists Mortgagee.
11. Agent to update Note 10 to indicate that this is part of the WE-STEP.
12. Agent to file any encumbrance or right-of-way documents that are intended to be by separate documents, as noted in Note 13, at same time as the Plat.
    a. (**See attached FINAL PLAT COMMENTS 12-8-25.pdf**.)

Sarpy County Emergency Management Agency

It appears the property will be sufficiently covered by outdoor warning sirens #90 and #91 (both owned by Springfield). No other comments.

Sarpy County GIS
Street names for development provided (see attached **Spring View Streets 12-16-25.pdf**).

Sarpy County Sheriff
No comments.

Springfield Fire Chief
No comments.

Ryan Saunders (Springfield Platteview Community Schools)
The superintendent wants to understand the timeline of this development as it relates to the timelines for the Village on Main and 132 Platteview residential developments. The City Administrator has provided anticipated timeline information for each development to the superintendent.

Attachments:

- Spring View - Connection Fee Schedule 12-10-25.pdf
- FINAL PLAT COMMENTS 12-8-25.pdf
- Spring View Streets 12-16-25.pdf

Raw Acres	40.58	Ac			
Lot #	Lot Area (sf)	Platted Lot Area (acres)	Connection Fee at time of Plat FY 2025-2026	Agency Fiscal Year Building Permit Filed	Connection Fee Per Agency @ Bldg Permit Per Acre
1	11878	0.272681359	$ 4,088.04		
2	10637	0.244191919	$ 3,660.93		
3	10679	0.245156107	$ 3,675.38		
4	10721	0.246120294	$ 3,689.84		
5	10763	0.247084481	$ 3,704.29		
6	10805	0.248048669	$ 3,718.75		
7	10847	0.249012856	$ 3,733.20		
8	9818	0.225390266	$ 3,379.05		
9	16433	0.37724977	$ 5,655.73		
10	15934	0.365794307	$ 5,483.99		
11	14805	0.339876033	$ 5,095.42		
12	12276	0.281818182	$ 4,225.02		
13	10626	0.243939394	$ 3,657.14		
14	11642	0.267263545	$ 4,006.82		
15	14126	0.324288338	$ 4,861.73		
16	11954	0.274426079	$ 4,114.20		
17	10878	0.249724518	$ 3,743.87		
18	10603	0.243411387	$ 3,649.22		
19	10482	0.240633609	$ 3,607.58		
20	10362	0.237878788	$ 3,566.28		
21	10578	0.242837466	$ 3,640.62		
22	9512	0.218365473	$ 3,273.74		
23	11406	0.26184573	$ 3,925.59		
24	12365	0.283861341	$ 4,255.65		
25	9203	0.211271809	$ 3,167.39		
26	8758	0.201056015	$ 3,014.23		
27	8818	0.202433425	$ 3,034.88		
28	9864	0.226446281	$ 3,394.88		
29	9774	0.224380165	$ 3,363.91		
30	9797	0.224908173	$ 3,371.82		
31	15708	0.360606061	$ 5,406.21		
32	11084	0.254453627	$ 3,814.77		
33	14496	0.332782369	$ 4,989.07		
34	15313	0.351538108	$ 5,270.26		
35	18144	0.416528926	$ 6,244.60		
36	15618	0.358539945	$ 5,375.23		
37	12218	0.280486685	$ 4,205.06		
38	14051	0.322566575	$ 4,835.92		
39	12069	0.277066116	$ 4,153.78		
40	11997	0.275413223	$ 4,129.00		
41	10728	0.246280992	$ 3,692.24		

Lot #	Lot Area (sf)	Platted Lot Area (acres)	Connection Fee at time of Plat FY 2025-2026	Agency Fiscal Year Building Permit Filed	Connection Fee Per Agency @ Bldg Permit Per Acre
42	9450	0.216942149	$ 3,252.40		
43	9450	0.216942149	$ 3,252.40		
44	9450	0.216942149	$ 3,252.40		
45	9681	0.222245179	$ 3,331.90		
46	11078	0.254315886	$ 3,812.70		
47	12109	0.277984389	$ 4,167.54		
48	11688	0.268319559	$ 4,022.65		
49	17239	0.395752984	$ 5,933.13		
50	17501	0.401767677	$ 6,023.30		
51	17155	0.39382461	$ 5,904.22		
52	11949	0.274311295	$ 4,112.47		
53	13845	0.317837466	$ 4,765.02		
54	10745	0.246671258	$ 3,698.10		
55	8435	0.193640955	$ 2,903.07		
56	9509	0.218296602	$ 3,272.70		
57	10664	0.244811754	$ 3,670.22		
58	10825	0.248507805	$ 3,725.63		
59	9964	0.228741965	$ 3,429.30		
60	8750	0.20087236	$ 3,011.48		
61	8750	0.20087236	$ 3,011.48		
62	8750	0.20087236	$ 3,011.48		
63	10377	0.23822314	$ 3,571.44		
64	11586	0.265977961	$ 3,987.54		
65	8732	0.200459137	$ 3,005.28		
66	8698	0.199678604	$ 2,993.58		
67	10118	0.232277319	$ 3,482.30		
68	11698	0.268549128	$ 4,026.09		
69	11350	0.260560147	$ 3,906.32		
70	9960	0.228650138	$ 3,427.92		
71	10019	0.230004591	$ 3,448.23		
72	11270	0.2587236	$ 3,878.78		
73	11547	0.265082645	$ 3,974.12		
74	9527	0.218709826	$ 3,278.90		
75	11123	0.255348944	$ 3,828.19		
76	10980	0.252066116	$ 3,778.98		
77	11279	0.258930211	$ 3,881.88		
78	10911	0.250482094	$ 3,755.23		
79	12992	0.29825528	$ 4,471.44		
80	12954	0.29738292	$ 4,458.36		
81	8554	0.196372819	$ 2,944.02		
82	8618	0.197842057	$ 2,966.05		
83	8696	0.199632691	$ 2,992.89		
84	7792	0.178879706	$ 2,681.76		

Lot #	Lot Area (sf)	Platted Lot Area (acres)	Connection Fee at time of Plat FY 2025-2026	Agency Fiscal Year Building Permit Filed	Connection Fee Per Agency @ Bldg Permit Per Acre
85	9042	0.207575758	$ 3,111.98		
86	10068	0.231129477	$ 3,465.09		
87	10146	0.23292011	$ 3,491.94		
88	10190	0.233930211	$ 3,507.08		
89	8883	0.20392562	$ 3,057.25		
90	8823	0.202548209	$ 3,036.60		
91	8886	0.20399449	$ 3,058.29		
92	9145	0.209940312	$ 3,147.43		
93	9145	0.209940312	$ 3,147.43		
94	13407	0.307782369	$ 4,614.27		
Total Developable Acres (UDZ)		24.13			
Total Sewer Connection Fee Collected at Final Plat			$ 361,815.54		
Outlot A	116730	2.68			
Outlot B	41081	0.94			
Outlot C	33360	0.77			
Outlot D	16370	0.38			
Outlot E	20970	0.48			
Outlot F	4077	0.09			
Outlot G	720	0.02			
Total Outlot	233,308	5.36			
Right of Way		11.09			
Total Project Acres		40.58			

Based on Regional Regional Wasterwater System Financial Assessment TM_2015 3-11-16(final) Waatach and

Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum

60% of total acres estimated to be developable with 5 EDU's per acre

Development Developable Acres	59.47%	<60%
EDU's	120.6695363	

Raw Acres	40.581	Ac	

	25-26	26-27	27-28
Agency Rates per Ac	$ 29,984.00	$ 31,484.00	$ 32,059.00

Lot #	Lot Area (sf)	Platted Lot Area (acres)	25-26 Conn Fee	26-27 Conn Fee	27-28 Conn Fee
1	10,589.733	0.243	$ 7,286.11	$ 7,650.61	$ 7,790.34
2	10,631.728	0.244	$ 7,316.10	$ 7,682.10	$ 7,822.40
3	10,673.724	0.245	$ 7,346.08	$ 7,713.58	$ 7,854.46
4	10,715.720	0.246	$ 7,376.06	$ 7,745.06	$ 7,886.51
5	10,757.715	0.247	$ 7,406.05	$ 7,776.55	$ 7,918.57
6	10,799.711	0.248	$ 7,436.03	$ 7,808.03	$ 7,950.63
7	10,841.742	0.249	$ 7,466.02	$ 7,839.52	$ 7,982.69
8	11,141.095	0.256	$ 7,675.90	$ 8,059.90	$ 8,207.10
9	16,440.638	0.377	$ 11,303.97	$ 11,869.47	$ 12,086.24
10	15,936.795	0.366	$ 10,974.14	$ 11,523.14	$ 11,733.59
11	14,805.025	0.34	$ 10,194.56	$ 10,704.56	$ 10,900.06
12	12,276.375	0.282	$ 8,455.49	$ 8,878.49	$ 9,040.64
13	10,625.534	0.244	$ 7,316.10	$ 7,682.10	$ 7,822.40
14	11,651.171	0.267	$ 8,005.73	$ 8,406.23	$ 8,559.75
15	14,125.617	0.324	$ 9,714.82	$ 10,200.82	$ 10,387.12
16	11,953.930	0.274	$ 8,215.62	$ 8,626.62	$ 8,784.17
17	10,877.519	0.25	$ 7,496.00	$ 7,871.00	$ 8,014.75
18	10,602.940	0.243	$ 7,286.11	$ 7,650.61	$ 7,790.34
19	10,482.235	0.241	$ 7,226.14	$ 7,587.64	$ 7,726.22
20	10,361.529	0.238	$ 7,136.19	$ 7,493.19	$ 7,630.04
21	10,333.598	0.237	$ 7,106.21	$ 7,461.71	$ 7,597.98
22	9,756.846	0.224	$ 6,716.42	$ 7,052.42	$ 7,181.22
23	11,406.056	0.262	$ 7,855.81	$ 8,248.81	$ 8,399.46
24	12,365.271	0.284	$ 8,515.46	$ 8,941.46	$ 9,104.76
25	9,147.904	0.21	$ 6,296.64	$ 6,611.64	$ 6,732.39
26	8,751.447	0.201	$ 6,026.78	$ 6,328.28	$ 6,443.86
27	8,818.168	0.202	$ 6,056.77	$ 6,359.77	$ 6,475.92
28	9,864.403	0.226	$ 6,776.38	$ 7,115.38	$ 7,245.33
29	9,773.559	0.224	$ 6,716.42	$ 7,052.42	$ 7,181.22
30	9,796.889	0.225	$ 6,746.40	$ 7,083.90	$ 7,213.28
31	15,694.419	0.36	$ 10,794.24	$ 11,334.24	$ 11,541.24
32	11,021.222	0.253	$ 7,585.95	$ 7,965.45	$ 8,110.93
33	14,539.421	0.334	$ 10,014.66	$ 10,515.66	$ 10,707.71
34	15,276.486	0.351	$ 10,524.38	$ 11,050.88	$ 11,252.71
35	18,186.496	0.418	$ 12,533.31	$ 13,160.31	$ 13,400.66
36	15,742.652	0.361	$ 10,824.22	$ 11,365.72	$ 11,573.30
37	12,120.812	0.278	$ 8,335.55	$ 8,752.55	$ 8,912.40
38	14,050.762	0.323	$ 9,684.83	$ 10,169.33	$ 10,355.06
39	12,069.216	0.277	$ 8,305.57	$ 8,721.07	$ 8,880.34
40	11,996.966	0.275	$ 8,245.60	$ 8,658.10	$ 8,816.23
41	10,727.750	0.246	$ 7,376.06	$ 7,745.06	$ 7,886.51
42	9,450.182	0.217	$ 6,506.53	$ 6,832.03	$ 6,956.80
43	9,450.000	0.217	$ 6,506.53	$ 6,832.03	$ 6,956.80

Table 1 – Growth Forecast Assumptions

Variable	Unit	Value
Overall Sarpy County Residential Population Growth • 2015-2045 • 2046-2055	People/year	• 3,625 • 2,845
Percentage of Projected Incremental Growth Occurring South of Ridgeline: • Year 2020 • Year 2025 • Year 2035 • Year 2050	Percent	• 10 • 25 • 75 • 90
Single Family Residential	People/DU	2.7
Dwelling Units (DU) per Gross Acre	DU/acre	3
People per Gross Acre	People/acre	8.1
Developable Acre to Gross Acre Ratio (Residential)	Percent	60
Commercial Growth	SF/10 years	500,000
Commercial Building Area per Developable Acre	SF/acre	13,700
Area per Commercial Employee	SF/employee	196
Commercial Employees per Developable Acre	Employees/acre	70
Industrial Growth	SF/10 years	3,000,000
Industrial Building Area per Developable Acre	SF/acre	12,000
Area per Industrial Employee	SF/employee	600
Industrial Employees per Developable Acre	Employees/acre	20
Developable Acre to Gross Acre Ratio (Commercial/Industrial)	Percent	65
Residential Wastewater Flow	gpcd	100
Commercial Wastewater Flow	gpad	1,500
Industrial Wastewater Flow	gpad	1,500

Lot #	Lot Area (sf)	Platted Lot Area (acres)	25-26 Conn Fee	26-27 Conn Fee	27-28 Conn Fee
44	9,450.000	0.217	$ 6,506.53	$ 6,832.03	$ 6,956.80
45	9,680.546	0.222	$ 6,656.45	$ 6,989.45	$ 7,117.10
46	11,294.121	0.259	$ 7,765.86	$ 8,154.36	$ 8,303.28
47	11,892.915	0.273	$ 8,185.63	$ 8,595.13	$ 8,752.11
48	11,688.477	0.268	$ 8,035.71	$ 8,437.71	$ 8,591.81
49	17,239.425	0.396	$ 11,873.66	$ 12,467.66	$ 12,695.36
50	17,501.394	0.402	$ 12,053.57	$ 12,656.57	$ 12,887.72
51	17,155.101	0.394	$ 11,813.70	$ 12,404.70	$ 12,631.25
52	11,948.713	0.274	$ 8,215.62	$ 8,626.62	$ 8,784.17
53	11,921.487	0.274	$ 8,215.62	$ 8,626.62	$ 8,784.17
54	11,283.667	0.259	$ 7,765.86	$ 8,154.36	$ 8,303.28
55	10,158.343	0.233	$ 6,986.27	$ 7,335.77	$ 7,469.75
56	9,916.492	0.228	$ 6,836.35	$ 7,178.35	$ 7,309.45
57	9,916.492	0.228	$ 6,836.35	$ 7,178.35	$ 7,309.45
58	10,825.139	0.249	$ 7,466.02	$ 7,839.52	$ 7,982.69
59	9,963.875	0.229	$ 6,866.34	$ 7,209.84	$ 7,341.51
60	8,750.000	0.201	$ 6,026.78	$ 6,328.28	$ 6,443.86
61	8,750.000	0.201	$ 6,026.78	$ 6,328.28	$ 6,443.86
62	8,750.000	0.201	$ 6,026.78	$ 6,328.28	$ 6,443.86
63	10,376.515	0.238	$ 7,136.19	$ 7,493.19	$ 7,630.04
64	11,429.300	0.262	$ 7,855.81	$ 8,248.81	$ 8,399.46
65	8,796.132	0.202	$ 6,056.77	$ 6,359.77	$ 6,475.92
66	8,762.959	0.201	$ 6,026.78	$ 6,328.28	$ 6,443.86
67	10,143.823	0.233	$ 6,986.27	$ 7,335.77	$ 7,469.75
68	11,668.199	0.268	$ 8,035.71	$ 8,437.71	$ 8,591.81
69	11,381.440	0.261	$ 7,825.82	$ 8,217.32	$ 8,367.40
70	9,960.346	0.229	$ 6,866.34	$ 7,209.84	$ 7,341.51
71	10,019.412	0.23	$ 6,896.32	$ 7,241.32	$ 7,373.57
72	11,257.345	0.258	$ 7,735.87	$ 8,122.87	$ 8,271.22
73	11,534.088	0.265	$ 7,945.76	$ 8,343.26	$ 8,495.64
74	9,551.633	0.219	$ 6,566.50	$ 6,895.00	$ 7,020.92
75	11,037.426	0.253	$ 7,585.95	$ 7,965.45	$ 8,110.93
76	10,966.263	0.252	$ 7,555.97	$ 7,933.97	$ 8,078.87
77	11,378.665	0.261	$ 7,825.82	$ 8,217.32	$ 8,367.40
78	10,911.206	0.25	$ 7,496.00	$ 7,871.00	$ 8,014.75
79	12,992.436	0.298	$ 8,935.23	$ 9,382.23	$ 9,553.58
80	10,482.158	0.241	$ 7,226.14	$ 7,587.64	$ 7,726.22
81	9,296.276	0.213	$ 6,386.59	$ 6,706.09	$ 6,828.57
82	9,178.817	0.211	$ 6,326.62	$ 6,643.12	$ 6,764.45
83	9,169.539	0.211	$ 6,326.62	$ 6,643.12	$ 6,764.45
84	9,020.232	0.207	$ 6,206.69	$ 6,517.19	$ 6,636.21
85	8,919.069	0.205	$ 6,146.72	$ 6,454.22	$ 6,572.10
86	8,922.361	0.205	$ 6,146.72	$ 6,454.22	$ 6,572.10
87	10,164.890	0.233	$ 6,986.27	$ 7,335.77	$ 7,469.75
88	10,171.625	0.234	$ 7,016.26	$ 7,367.26	$ 7,501.81
89	9,445.996	0.217	$ 6,506.53	$ 6,832.03	$ 6,956.80
90	9,449.675	0.217	$ 6,506.53	$ 6,832.03	$ 6,956.80
91	9,789.078	0.225	$ 6,746.40	$ 7,083.90	$ 7,213.28

Lot #	Lot Area (sf)	Platted Lot Area (acres)	25-26 Conn Fee	26-27 Conn Fee	27-28 Conn Fee
92	10,046.574	0.231	$ 6,926.30	$ 7,272.80	$ 7,405.63
93	9,856.049	0.226	$ 6,776.38	$ 7,115.38	$ 7,245.33
94	10,439.271	0.24	$ 7,196.16	$ 7,556.16	$ 7,694.16
Total Developable Acres (UDZ)		24.133			
Total Sewer Connection Fee Collected at Final Plat			$ 723,603.87	$ 759,803.37	$ 773,679.85
Outlot A	116,803.700	2.681			
Outlot B	41,083.070	0.943			
Outlot C	33,360.025	0.766			
Outlot D	16,369.824	0.376			
Outlot E	20,970.243	0.481			
Outlot F	4,077.051	0.094			
Outlot G	720.140	0.017			
Total Outlot	233,384	5.358			
Right of Way		8.041			
Total Project Acres		40.581			
1/2 Due at F.P			$ 361,801.94	$ 379,901.69	$ 386,839.92

Based on Regional Regional Wasterwater System Financial Assessment TM_2015 3-11-16(final) Waatach and

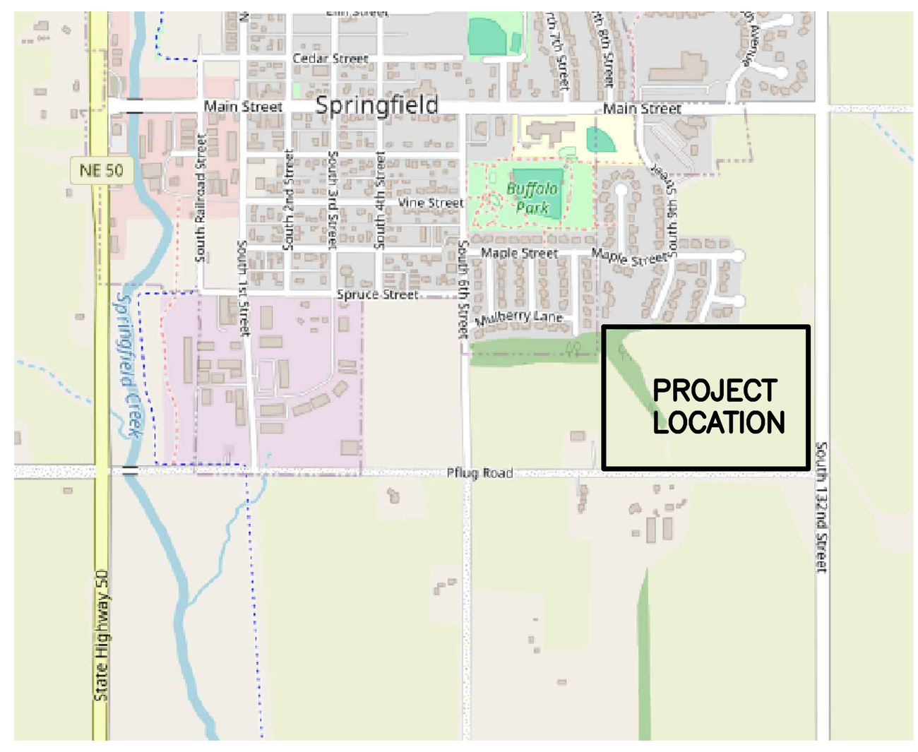
Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum

60% of total acres estimated to be developable with 5 EDU's per acre

Development Developable Acres	59.47%	<60%
EDU's	120.665	

Connection Feees Owed to Omaha ($293/EDU)

Note: only 1/2 due to Omaha at the time of final plat $ 17,677.42



VICINITY MAP

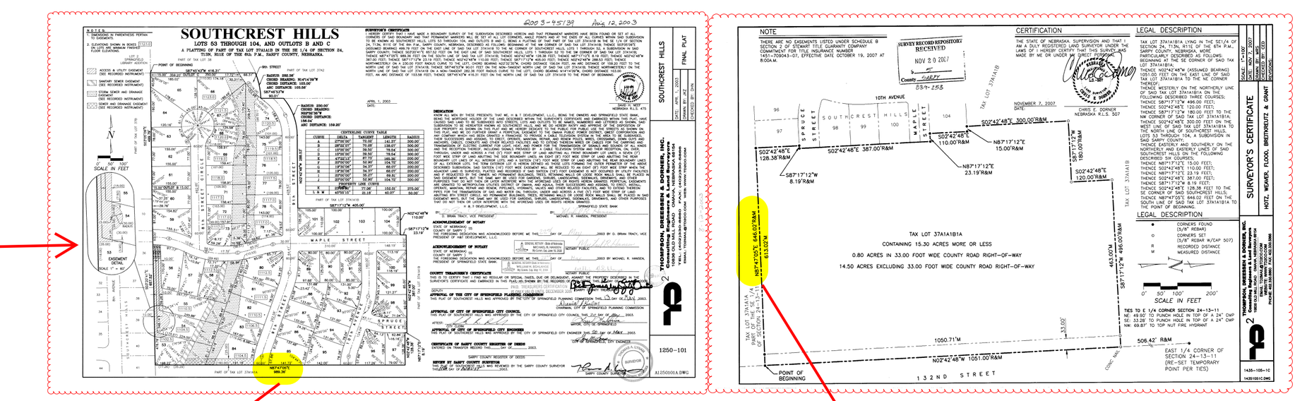
SPRINGVIEW

LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH G, INCLUSIVE

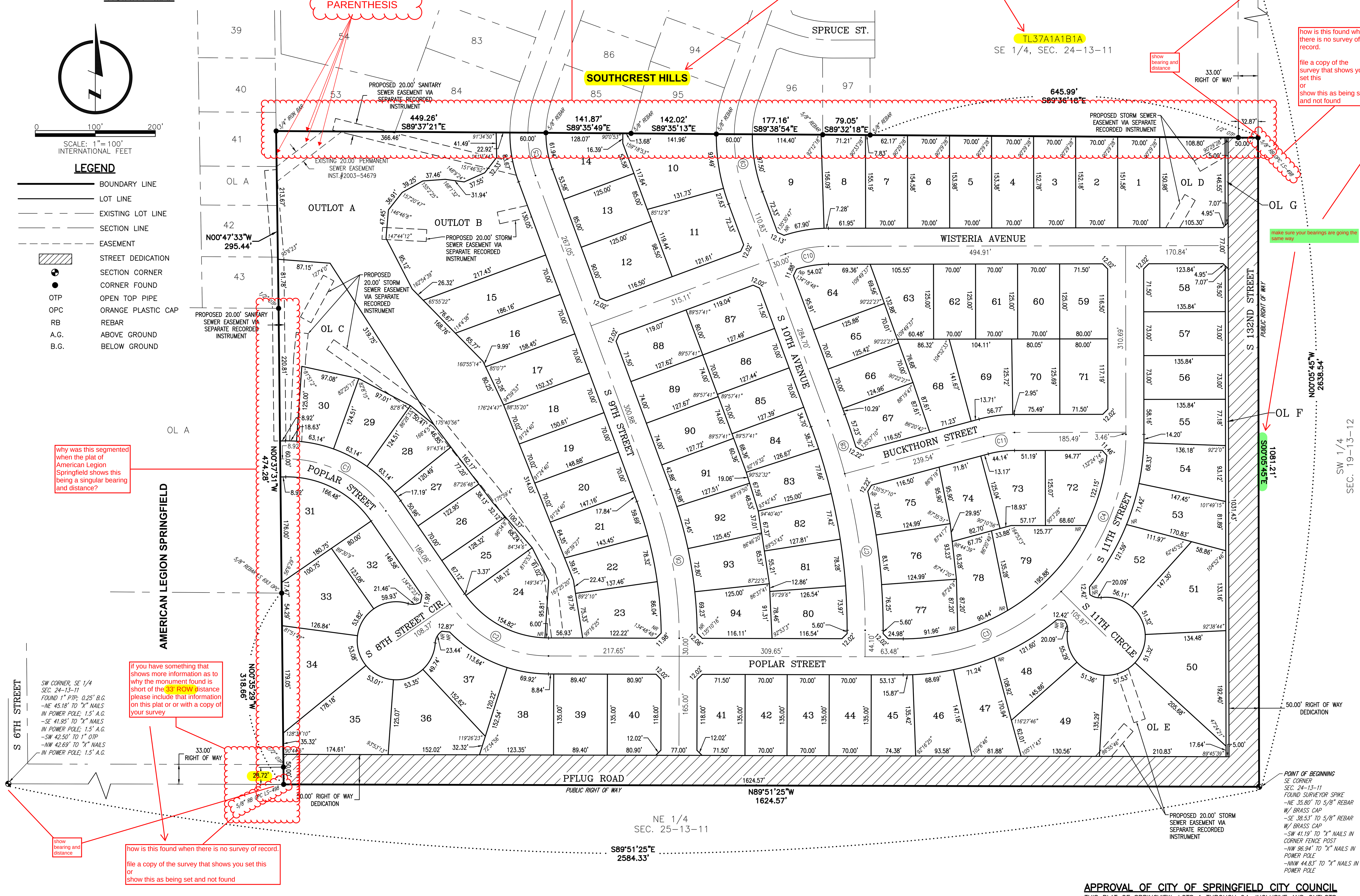
BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Reviewed by: MRS 12/15/2025 10:40:36 AM

Reviewed by: JMB 12/16/2025 7:45:07 AM



why was this line broken into segments when the previous platting to the north, Southcrest Hills, and survey by PLS 507 of TL37a1ab1a shows a singular bearing and distance?



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAND SURVEYOR'S REGULATION ACT THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THE SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS (5/8" REBAR W/ 1 1/4" ORANGE PLASTIC CAPS STAMPED PLS-498) WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF TAX LOT 37A1A1A, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24;

THENCE NORTH 00°05'45" WEST (BEARINGS REFERENCED TO THE DOUGLAS – SARPY COUNTY LOW DISTORTION PROJECTION) FOR 1081.21 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF SAID TAX LOT 37A1A1A;

THENCE NORTH 89°36'18" WEST FOR 645.99 FEET ON THE NORTH LINE OF SAID TAX LOT 37A1A1A TO THE SOUTHEAST CORNER OF LOT 97, SOUTHCREST HILLS, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN CASS COUNTY, NEBRASKA;

THENCE NORTH 89°32'18" WEST FOR 79.05 FEET ON THE SOUTH LINE OF SAID SOUTHCREST HILLS TO THE SOUTHWEST CORNER OF SAID LOT 97;

THENCE NORTH 89°38'54" WEST FOR 177.16 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 95, OF SAID SOUTHCREST HILLS;

THENCE NORTH 89°35'13" WEST FOR 142.02 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 95;

THENCE NORTH 89°35'49" WEST FOR 141.87 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 85, OF SAID SOUTHCREST HILLS;

THENCE NORTH 89°37'21" WEST FOR 449.26 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 53, OF SAID SOUTHCREST HILLS, THIS ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 37A1A1A;

THENCE SOUTH 00°47'33" EAST FOR 295.44 FEET ON THE WEST LINE OF SAID TAX LOT 37A1A1A TO THE SOUTHEAST CORNER OF LOT 43, OF SAID SOUTHCREST HILLS, THIS ALSO BEING THE NORTHEAST CORNER OF AMERICAN LEGION SPRINGFIELD, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN CASS COUNTY, NEBRASKA;

THENCE SOUTH 00°37'31" EAST FOR 474.28 FEET CONTINUING ON SAID WEST LINE TO THE SOUTHEAST CORNER OF OUTLOT A, OF SAID AMERICAN LEGION SPRINGFIELD;

THENCE SOUTH 00°35'29" EAST FOR 318.66 FEET CONTINUING ON SAID WEST LINE, AND THE EAST LINE OF SAID AMERICAN LEGION SPRINGFIELD, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, THIS BEING THE SOUTHWEST CORNER OF SAID TAX LOT 37A1A1A;

THENCE SOUTH 89°51'25" EAST FOR 1624.57 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 40.580 ACRES, WHICH INCLUDES 2.02 ACRES OF COUNTY ROAD EASEMENTS.

DANNY JOE W. MARTINEZ, P.L.S. 498

DATE

SUGGESTION IF YOU WANT TO ADD

OUTLOTS & CIRCLES

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, MDC PMG, LLC, OWNERS AND________________, MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT, AND ANY NATURAL GAS PROVIDER, AND 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 OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MDC PMG, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

(PRINTED NAME) SIGNATURE

(PRINTED TITLE)

________________, MORTGAGEE

if there is a mortgage, lien,etc. the lien holder consent is required.

(PRINTED NAME) SIGNATURE

(PRINTED TITLE)

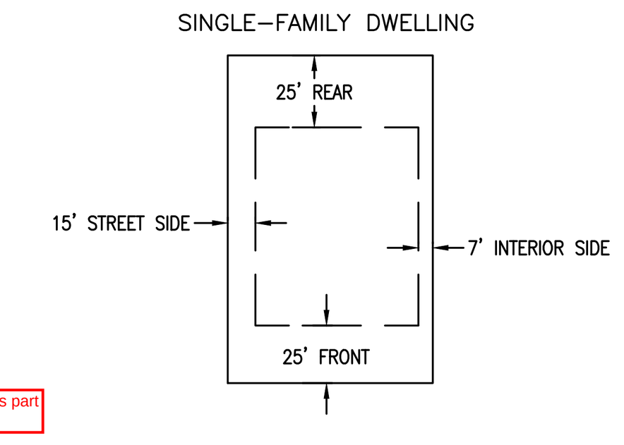
NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
4. ALL CUL-DE-SAC RADII ARE 65 FEET UNLESS NOTED OTHERWISE.
5. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
6. LOTS 35 THROUGH 49 AND OUTLOT E WILL HAVE NO DIRECT VEHICULAR ACCESS TO PFLUG ROAD.
7. LOTS 50 THROUGH 58 AND OUTLOTS D AND E WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 132ND STREET.
8. OUTLOT A IS A DEDICATED DRAINAGEWAY.
9. OUTLOTS B THROUGH E ARE FOR STORM WATER DETENTION.
10. OUTLOTS F & G ARE FOR FUTURE RIGHT OF WAY EXPANSION.
11. HORIZONTAL DATUM IS BASED ON THE DOUGLAS/SARPY COUNTY LOW DISTORTION PROJECTION SYSTEM.
12. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
13. ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
14. NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE. REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.

note somehow that is part of the WE STEP

ANY ENCUMBRANCE OR RIGHT-OF-WAY DOCUMENTS THAT ARE INTENDED TO BE BY SEPARATE DOCUMENT WILL HAVE TO BE FILED AT THE SAME TIME AS THE PLAT.

SINGLE-FAMILY DWELLING



R50 ZONING
(TWO-FAMILY RESIDENTIAL DISTRICT)

NOTE: SEE SPRINGFIELD, NEBRASKA ZONING ORDINANCE SECTION 5.10 FOR COMPLETE ZONING REQUIREMENTS.

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	200.00'	195.85'	S62°34'16"E	188.12'	56°06'29"
C2	200.00'	193.17'	S62°11'13"E	185.75'	55°20'23"
C3	370.00'	292.24'	N67°30'59"E	284.70'	45°15'13"
C4	370.00'	290.50'	N22°23'48"E	283.10'	44°59'08"
C5	200.00'	72.72'	S10°01'42"E	72.32'	20°50'01"
C6	681.87'	243.25'	S10°04'37"E	241.97'	20°26'25"
C7	1000.00'	263.81'	S07°24'51"E	263.04'	15°06'54"
C8	1000.00'	92.94'	S17°38'04"E	92.91'	5°19'31"
C9	300.00'	108.31'	S09°57'16"E	107.72'	20°41'07"
C10	207.34'	73.10'	N79°48'13"E	72.72'	20°12'04"
C11	200.00'	51.93'	N82°27'58"E	51.78'	14°52'33"

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

_______ DAY OF ______________, 20____

SARPY COUNTY TREASURER

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
1	10590
2	10632
3	10674
4	10716
5	10758
6	10800
7	10842
8	11141
9	16441
10	15937
11	14805
12	12276
13	10626
14	11651
15	14126
16	11954
17	10878
18	10603
19	10482
20	10362
21	10334

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
22	9757
23	11406
24	12365
25	9148
26	8751
27	8818
28	9864
29	9774
30	9797
31	15694
32	11021
33	14539
34	15276
35	18186
36	15743
37	12121
38	14051
39	12069
40	11997
41	10728
42	9450

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
43	9450
44	9450
45	9681
46	11294
47	11893
48	11688
49	17239
50	17501
51	17155
52	11949
53	11921
54	11284
55	10158
56	9916
57	9916
58	10825
59	9964
60	8750
61	8750
62	8750
63	10377

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
64	11429
65	8796
66	8763
67	10144
68	11668
69	11381
70	9960
71	10019
72	11257
73	11534
74	9552
75	11037
76	10966
77	11379
78	10911
79	12992
80	10482
81	9296
82	9179
83	9170
84	9020

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
85	8919
86	8922
87	10165
88	10172
89	9446
90	9450
91	9789
92	10047
93	9856
94	10439

OUTLOT AREA TABLE	
PARCEL #	AREA (SF)
A	116804
B	41083
C	33360
D	16370
E	20970
F	4077
G	720

APPROVAL OF CITY OF SPRINGFIELD CITY COUNCIL

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS

_______ DAY OF ______________, 20____

MAYOR

ATTEST:

CITY CLERK

APPROVAL OF THE CITY OF SPRINGFIELD PLANNING COMMISSION

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY OF SPRINGFIELD PLANNING COMMISSION THIS

_______ DAY OF ______________, 20____

CHAIRMAN, CITY OF SPRINGFIELD PLANNING COMMISSION

APPROVAL OF CITY OF SPRINGFIELD CITY ENGINEER

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY OF SPRINGFIELD CITY ENGINEER THIS

_______ DAY OF ______________, 20____

CITY OF SPRINGFIELD CITY ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

_______ DAY OF ______________, 20____

SARPY COUNTY SURVEYOR/ENGINEER

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
) SS
COUNTY OF ______________)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_______ DAY OF ______________, 20____

BY ______________, ______________ OF
(PRINTED NAME) (PRINTED TITLE)

MDC PMG, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA)
) SS
COUNTY OF ______________)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_______ DAY OF ______________, 20____

BY ______________, ______________ OF
(PRINTED NAME) (PRINTED TITLE)

______________, ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

FINAL PLAT

SPRINGVIEW (LOTS 1-94 AND OUTLOTS A-G)
SPRINGFIELD, SARPY COUNTY, NEBRASKA

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

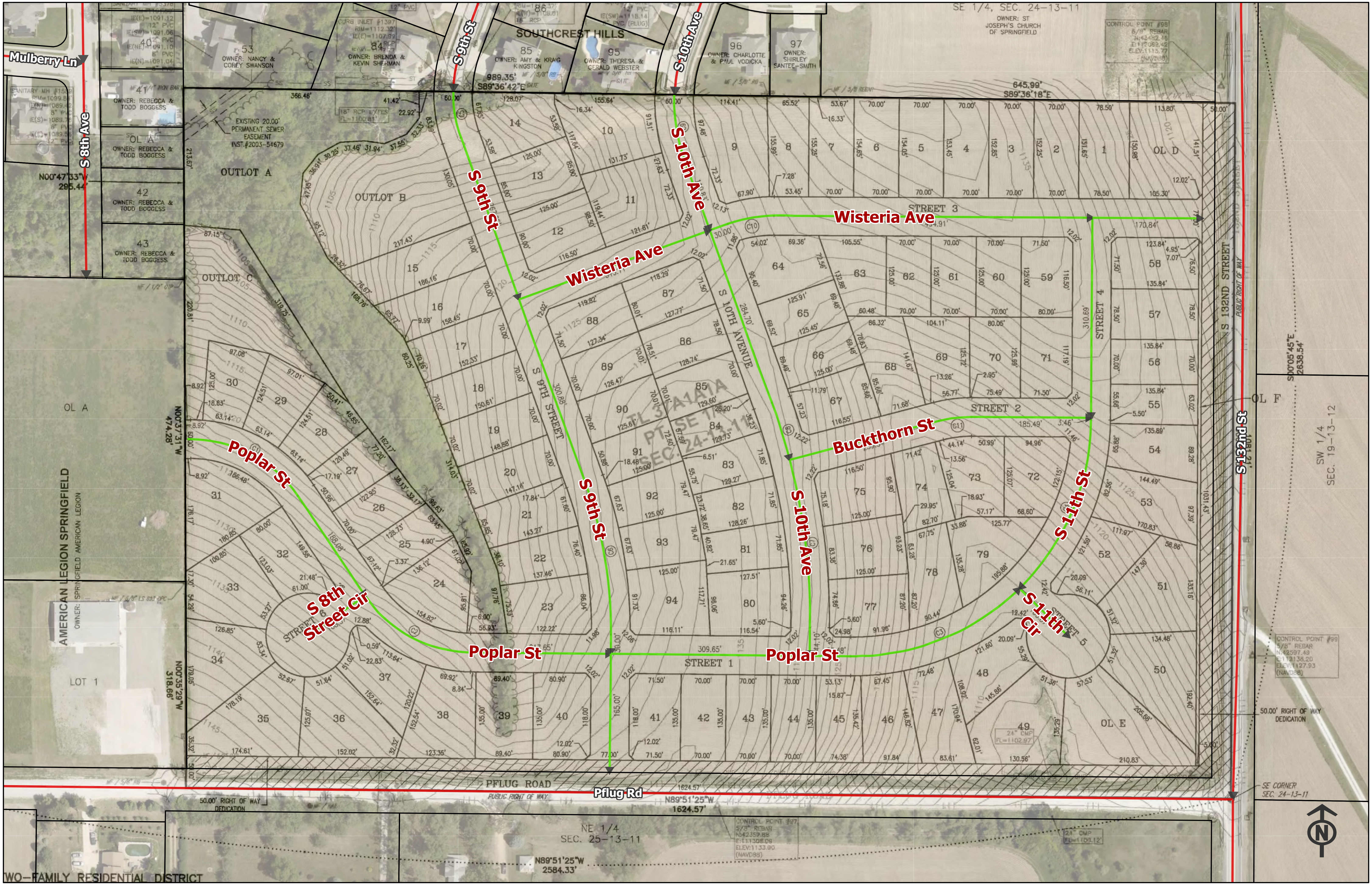
DESIGNER / DRAFTER: DAN MARTINEZ / RACHEL RENNECKER

DATE: 12/5/2025

PROJECT NUMBER: 0125139

BOOK AND PAGE: 25139

SHEET 1 OF 1


Mulberry Ln
S 8th Ave
S 9th St
S 10th Ave
SOUTHCREST HILLS
Wisteria Ave
Buckthorn St
Poplar St
S 8th Street Cir
S 11th St
S 11th Cir
S 132nd St
Pflug Rd
PFLUG ROAD
OUTLOT A
OUTLOT B
OUTLOT C
OL A
OL D
OL E
OL F
LOT 1
STREET 1
STREET 2
STREET 3
STREET 4
S 9TH STREET
S 10TH AVENUE
S 132ND STREET
AMERICAN LEGION SPRINGFIELD
SE 1/4, SEC. 24-13-11
NE 1/4 SEC. 25-13-11
SW 1/4 SEC. 19-13-12
SE CORNER SEC. 24-13-11
50.00' RIGHT OF WAY DEDICATION
PUBLIC RIGHT OF WAY
EXISTING 20.00' PERMANENT SEWER EASEMENT INST.#2003-54679
N89°51'25"W 1624.57'
N89°51'25"W 2584.33'
S89°36'42"E 989.35'
S89°36'18"E 645.99'
S00°05'45"E 2638.54'
N00°47'33"W 295.44'
N00°37'31"W 474.28'
N00°35'29"W 318.66'
TWO-FAMILY RESIDENTIAL DISTRICT

LAMP RYNEARSON

14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
[P] 402.496.2498
[F] 402.496.2730
LampRynearson.com

January 9, 2026

City of Springfield, Nebraska
Residential Planning Review Team
PO Box 189
1701 North 3rd Street
Springfield, NE 68059

REFERENCE: Spring View (Lots 1-94 and Outlots A-G))
Review Comments – Final Plat
Job No. 0125139.01-004

Dear Residential Planning Review Team:

Submitted herewith are our responses to comments received from the City of Springfield , letter dated December 30, 2025, for the submittal of the final plat for the Lots1-94 and Outlots A-G (Spring View), located in Springfield, Nebraska.

Comments

Bill Seidler, Jr., City Attorney

1. The subdivider to provide additional information on the trail.
    a. The Springfield 2025 Comprehensive Plan (Page 157) appears to indicate a proposed trail in this area.
        i. The Trail Plan and Profile map in the provided Sidewalk and Trail Plans 12-8-25.pdf document did not indicate a trail with connections to any other trail segments or systems.
        ii. No right of way appeared to be reserved in some areas.

    Response: We will continue to coordinate the proposed trail plans with the City Engineer.

2. City to develop a Subdivision Agreement, containing at least the City standard provisions, between the Subdivider and the City.

    Response: Agreed.

Jeff Ray, City Planner

1. No additional comments for the final plat.

    Response: Noted.

Jeff Thompson, SCCWWA Engineer

SCCWWA staff review is based on the SCCWWA policy and procedures currently in effect at the time of the review.

1. Recommend a boundary adjustment application be submitted to the Agency board to consider amending and adjusting the phase boundary to include the entire parcel within the Phase 1A service area since the entire parcel is proposed to be services by Phase 1A.
    a. Based on the current Agency master plan, the above referenced parcel is currently located in portions of the phase 1A and 1B service area based on the natural topography of the property.
    b. This application should be submitted and considered by the Agency board prior to final plat approval by the City of Springfield.

    Response: Agreed. We will work with the City of Springfield to provide the necessary information for the application.

2. Recommend a boundary adjustment application be submitted to the Agency board to consider amending and adjusting the growth boundary zone to include the entire parcel within the Urban Development Zone (UDZ).
    a. Based on the current growth management plan, the above referenced parcel is currently located in portions of the Urban Reserve Zone (URZ) and UDZ.
    b. This application should be submitted and considered b y the Agency board prior to final plat approval by the City of Springfield.

    Response: Agreed. We will work with the City of Springfield to provide the necessary information for the application.

3. Agent to provide projected flow rate calculations from the entire development area and its point of impact to/through the existing system.
    a. Estimated flows from this development area assumed approximately 12,085 GPD to the SC-8 subbasin and 12,238 GPD to the SCX-1 subbasin.
    b. Based on the current proposed layout, all flow is being proposed to flow through the SC-8 subbasin. Conceptually this means more capacity is being utilized within the SC-8 subbasin than previously proposed so future development and actual flow rates within that subbasin should be monitored and evaluated by the Agency to ensure system surcharging does not become an issue.
    c. Agent to provide sewer flow calculations.
        i. No sewer flow calculations have been provided to date and should be provided prior to any consideration for items 1 and 2 by the Agency board.
4. City to provide, at the time of the final plat submittal, the sewer connection agreement between the City of Springfield and the development area.

    Response: We will provide flow calculations to the Agency for review.

5. Agent to provide, at the time of the final plat, and AutoCAD file of the final plat.
    a. Based on the current final plat, the estimated half of the connection fees due at the time of the final plat will be $723,631.08 (see attached Spring View – Connection Fee Schedule 12-10-25.pdf).
    b. Should Item 2 above be pursued and the development area is moved within the UDZ, only half of the connection fees would be due at the time of the platting equaling $361,801.94 with the second half coming due at the time of building permits for each lot being built upon.
        i. These fees are bason on the 2025-2026 fiscal year rates which expire June 30, 2026. Should the final, plat not be approved by then, future fiscal years rates shall apply.
    c. The City of Springfield may have their own connection fee charge for the development on top of the Agency charges which is perfectly understandable; however, confirmation would help clarify the "reimbursables" relative to the sewer costs in the submittal.

    Response: Agreed.

6. Monitor layout for any changes to development ratio.
    a. The Regional Wastewater System Financial Assessment TM_2015 3-11-16 (final) Waatach and Platte River Regional Wastewater System Refinement Technical Memorandum and the Regional Wastewater Treatment Alternatives Technical Memorandum estimated 60% of the total acres of any residential to be developable with 5 EDU's per acre.
    b. Based on the current final plat information, this development equates to a ratio of 59.47% which is slightly short of those in preliminary engineering estimates. That being said, the ratio is close enough to be acceptable and there are no exceptions to this final plat layout.

    Response: Agreed.

<u>Brian Schuele, City Engineer w/ Olsson</u>

1. The following documents were not included in the submittal and need to be provided prior to planning commission/city council approval.
    a. Draft subdivision agreement.
    b. Draft roadway agreement with Sarpy County.
    c. Bond, escrow, or security agreement.

    Response: Subdivision agreement will be led by the City attorney. We will work with Sarpy County on the draft interlocal agreement. The developer and their attorney will coordinate the listed bond, escrow and security agreement.

2. Final Plat
    a. No comments.

    Response: Noted.

3. Final Plat Exhibits
    a. Applicant to change cul-de-sac water lines to 8".
    b. Applicant to add proposed sidewalk along frontage of Outlot E.
    c. Per prelim comments, applicant to add trail (widened sidewalk) along 9th Street going south, then Poplar going east, 11th going north, and Wisteria going east over to 132nd Street.

    Response: Water line sizing will be updated per the comment. Outlot E sidewalk will be added as noted. The trail/widened sidewalk will be documented on plans and exhibits as noted.

4. Draft Landscaping Plans
    a. No comments.

    Response: Noted.

5. PCSMP Drainage Study
    a. Development appears to meet the PCSMP requirements.
    b. Applicant to update HydroCAD results to include information for pond sizing./storage and outlet structures in order to confirm the HydroCAD model matches the grading drainage design.
    c. A more detailed review will be performed by the city engineer once the additional information has been received.

    Response: HydroCAD results will be provided to the City Engineer.

6. Storm Sewer Drainage Study
    a. A more detailed review will be performed by the city engineer as the plat moves forward.

    Response: Noted.

7. Draft Traffic Study
    a. No immediate comments.
    b. A more detailed review will be performed by the city engineer as the plat moves forward.

    Response: Noted.

8. Source and Use of Funds
    a. Applicant to update Major Paving estimate to include 10" pavement to match the Pflug Road plans.
    b. City/County to confirm if a contribution toward the future 132nd Street Improvements should be included.
    c. For Exterior water, applicant to include 50% of the cost for an 8" main in 132nd & Pflug.
    d. City to determine if exterior water main project will be led by the city of the subdivider.

    Response: These items will be updated as necessary in the SUF.

9. Property Owner's List
    a. Not reviewed.

    Response: Noted.

10. Sanitary and Storm Plans/Specs
    a. Plans appear to be in general conformance with city standards.
    b. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.
    c. No comments on the specs.

    Response: Noted.

11. Paving Plans/Specs
    a. Plans appear to be in general conformance with city standards.
    b. Applicant to confirm with Sarpy County that elevation of Wisteria Avenue entrance matches the anticipated future profile of 132nd Street.
    c. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.
    d. No comments on the specs.

    Response: Lamp Rynearson is working directly with the County regarding the future profile for 132nd Street and the plans will be updated as necessary.

12. Water Plans & Specs
    a. Plans appear to be in general conformance with city standards.
    b. Applicant to change cul-de-sac water lines to 8".
    c. If desired, PVC mains can be used in lieu of DIP.

d. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.

e. No comments on the specs.

Response: Line sizing will be updated as noted. We will consider PVC with the owner as an acceptable material for bidding.

13. Sidewalk and Trail Plans

a. Applicant to add proposed sidewalk along frontage of Outlot E.

b. Per prelim plat comments, applicant to add trail (widened sidewalk) along 9th Street going south, the Poplar going east, 11th going north, and Wisteria going east over to 132nd Street.

Response: Trail plans will be updated.

14. Draft 30% Pflug Road Plans

a. Applicant to provide a copy of Sarpy County comments to the city, once received.

b. Applicant to confirm if these improvements are anticipated to be constructed along with the development or in the future.

c. Does the connection to 132nd Street assume a future 3-lane section for 132nd Street?

d. Applicant to show info for culvert beneath Pflug Road at 132+40.

e. A more detailed review of the plans will be performed by the city engineer as the plat moves forward.

Response: Plans and draft interlocal exhibits will be provided to the County. It is anticipated that Pflug Road improvements will be performed along with the development. 132nd Street connections will be coordinated as noted above. Culvert details will be added at the 60% review stage.

15. 3:1 + 50' Creek Setback Exhibit

a. No comments.

Response: Noted.

16. Lot Counts and Areas

a. Not reviewed.

Response: Noted.

<u>MUD</u>

1. Metropolitan Utilities District is the supplier of natural gas to this new development.

a. Applicant will be required to install a 6" main extension (2" equivalent cost) in S. 132nd Street from where the existing 4" main ends at N. 10th Avenue in Main Street, then south to Pflug.

b. Applicant will be required to install interior main extensions within all newly dedicated public rights-of-way.

Response: We will make an application for MUD gas extension and coordinate with MUD for installation.

NDOT

1. No comments received.

Response: Noted.

OPPD

1. No comments received.

Response: Noted. We will coordinate with OPPD regarding developer-installed duct design and construction.

Papio Missouri River Natural Resources District

The 3:1 + 50' setback is included as an exhibit.

1. It looks a bit narrow in certain spots but is ok.
   a. May be narrow due to the fact that subdivider is limited by the pre-existing sanitary to the north.
   b. Subdivider is also preserving the forested area which generally does not appear to meet the stream policy definition. However, this will allow for some additional buffer and preserved nature.

Response: The 3:1 +50' exhibit was based on surveyed creek information. No further action is anticipated.

Sarpy County Admin

1. County requests the City either:
   a. Not approve a final plat until the subdivider/SID has completed a road interlocal agreement with the County, or;
   b. Include language in the City's subdivision agreement requiring the Subdivider/SID to enter into an interlocal agreement with the County.

Response: Our preference would be to include this language in the subdivision agreement to allow for adequate time to coordinate interlocal agreements and design reviews, while allowing the development and platting to proceed.

2. The interlocal agreement between the County and Subdivider/SID will contain the following terms:
    a. County to be the Lead Agency on design/construction of Pflug Road improvements and 132nd Street improvements.
    b. Subdivider/SID to contribute the cost of one lane of improvement of Pflug Road.
    c. Subdivider/SID to contribute the cost of one lane of future reconstruction/expansion of 132nd Street.
        i. The Source and Use of Funds should include the contribution of one lane adjacent to future 132nd Street.
    d. Subdivider/SID to contribute 25% towards signalization of 132nd and Pflug Road when warranted.
    e. Subdivider/SID is responsible for any other improvements identified in the traffic study.

    Response: Agreed.

<u>Sarpy County Engineer/Public Works</u>

1. Agent to indicate why line at top of Spring View Final Plat was broken into segments when the previous Southcrest Hills Final Plat and survey by PLS 507 of TL37a1ab1a shows a singular bearing and distance.

    Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

2. Agent to tie down all existing easements in parentheses.

    Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

3. Agent to indicate why left side of Final Plat was segmented when the plat of American Legion Springfield shows this being a singular bearing and distance.

    Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

4. Agent to show bearing and distance at point on south end of 6th Street and point on south corner of Pflug Road.

    Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

5. Get to provide more information on plat or with a copy of survey as to why the monument found is short of the 33' ROW distance.
    a. Also indicate how this is found when there is no survey of record.
    b. File a copy of the survey that shows this is set or show this a being set and not found.

    Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

6. Agent to show bearing and distance at point on northeast corner of plat, as well as point on northeast corner of 132nd Street.

   Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

7. Agent to indicate how 5/8" RB OPC LC-498 is found when there is no survey of record.
   a. File a copy of the survey that shows this is set or show this being set and not found.

   Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

8. Agent to ensure that bearings are going the same way.

   Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

9. Agent to determine if they want to add reference to "Outlots & Circles" in the Dedication paragraph.

   Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

10. Agent to add information on Lein Holder if there is a mortgage, lien, etc
    a. Current final plat lists Mortgagee.

    Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

11. Agent to update Note 10 to indicate that this is part of the WE-STEP.

    Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

12. Agent to file and encumbrance or right-of-way documents that are intended to be by separate documents, as noted in Note 13, at same time as the Plat.
    a. See attached FINAL PLAT COMMENTS 12-8-25.pdf.

    Response: Lamp Rynearson survey team will coordinate specific plat and survey items with County.

<u>Sarpy County Emergency management Agency</u>

1. It appears the property will be sufficiently covered by outdoor warning sirens #90 and #91 (both owned by Springfield). No other comments.

   Response: Noted.

Sarpy County GIS

1. No comments.

Response: Noted.

Sarpy County Sheriff

1. No comments.

Response: Noted.

Springfield Fire Chief

1. No comments.

Response: Noted.

Ryan Saunders (Springfield Platteview Community Schools)

The superintendent wats to understand the timeline of this development as it relates to the timelines for the Village on Main and 132Platteview residential developments. The City Administrator has provided anticipated timeline information for each development to the superintendent.

Response: We understand that the City will lead this coordination.

Please call if you have any questions or concerns regarding this submittal.

Sincerely,

LAMP RYNEARSON

Joseph T. Flaxbeard, P.E., ENV SP
Private Practice Lead

LAMP RYNEARSON

14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
[P] 402.496.2498
[F] 402.496.2730
LampRynearson.com

December 8, 2025

City of Springfield, Nebraska
Residential Planning Review Team
PO Box 189
1701 North 3rd Street
Springfield, NE 68059

REFERENCE: Springview (Lots 1-94 and Outlots A-G)
Review Comments – Preliminary Plat
Job No. 0125139.01-002

Dear Residential Planning Review Team:

Submitted herewith are our responses to comments received from the City of Springfield, letter dated September 3, 2025, for the submittal of the preliminary plat for the Lots 1-94 and Outlots A-G (Springview) project, located in Springfield, Nebraska.

Comments
Bill Seidler, Jr., City Attorney

1. The Future Trails Map in Chapter 6 – Parks + Trails in the 2025 Comprehensive Plan indicates a proposed trail in this area. Trail location needs to be shown.

   Response: We will coordinate proposed trail locations with the City and present these plans with the final plat submittal.

2. There should be proof of the agency between McCune Development, Madam Land Company, and Lamp Rynearson (i.e. Power of Attorney form Owner to Subdivider and Agent authorizing them to request the applications.

   Response: McCune Development Company (MDC PMG LLC) has purchased the property since the preliminary plat submittal.

3. Agent needs to update the S.I.D. Cost Estimate ("SUF") document to contain more detailed information on improvements, as well as a breakdown of costs to be borne by each party.

   a. Under Springfield Subdivision Regulations, Section 3.03 B.1.n, a preliminary plat must contain an itemized cost estimate for all public improvements and detailed breakdown of portion of estimated costs to be borne by the subdivider and those borne by the City, S.I.D. or other proposed issuer of public debt.

   Response: The SUF was included with the submittal materials for the preliminary plat. An updated SUF will be submitted with the final plat.

4. Agent to update plat to include sidewalks.

   Response: Sidewalk exhibit will be included with the final plat submittal, showing sidewalks that are SID responsibility and those sidewalks that will be homeowner responsibility.

5. City to develop a Subdivision Agreement, containing at least the City standard provisions, between the Subdivider and the City.

Response: Agreed.

6. Agent to provide additional information on the following outlots:
   a. The location and narrowness of Outlots F and G, and their purpose, should be investigated. These appear to be narrow strips of land that may be unserviceable.
   b. The issue of who will own and maintain the outlots should be investigated.
      i. Need to determine if the S.I.D. will have sufficient funds to maintain the outlots, the S.I.D.'s level of maintenance, and the S.I.D.'s standards to maintain these outlots.
   c. If the City annexes the S.I.D., the City will be responsible for maintaining the outlots unless some other provision has been made for their maintenance.

   Response: Outlots F and G are set aside for additional ROW acquisition by Sarpy County for future 132nd Street improvements. This additional ROW was shown in outlots on this plat per the direction given by Sarpy County. Ownership and maintenance responsibilities of all outlots will be stated in the final subdivision agreement.

7. Agent needs to research drainage in relation to Lot 39.
   a. Based on past City experience with drainage in the area, Lot 39, at the tip of the drainageway or swale of Outlot A, may be unbuildable.

   Response: A small diameter culvert was discovered on site, but the near future improvements to Pflug Road will eliminate the need for the culvert. Our grading plans address the short term drainage in the interim. There are no issues with this area being un-buildable.

<u>Jeff Ray, City Planner</u>

1. Identify and construct a trail through the proposed development generally traversing from the northwestern corner to the southeastern corner of the site per the Comprehensive Plan Future Trail Plan.

   Response: We will coordinate proposed trail locations with the City and present these plans with the final plat submittal.

2. Construct internal and subdivision perimeter sidewalks adjacent to all roads for all residential and outlots.

   Response: Agreed. Sidewalks will be constructed by homebuilders. Outlot sidewalks and any SID trail will be constructed by the SID.

<u>Jeff Thompson, SCCWWA Engineer</u>

1. Recommend a boundary adjustment application be submitted to the Agency board to amend and adjust the phase boundary to include the entire parcel within the Phase 1A service area since the entire parcel is proposed to be serviced by Phase 1A.
   a. Based on the current Agency master plan, the above reference parcel is currently located in portions of the Phase 1A and 1B service area based on the natural topography of the property.

   Response: We will work with the City to work on this application.

2. Recommend a boundary adjustment application be submitted to the Agency board to amend and adjust the growth boundary zone to include the entire parcel within the UDZ.

a. Based on the current Agency master plan, the above reference parcel is currently located in portions of the Urban Reserve Zone (URZ) and Urban Development Zone (UDZ).

Response: We will work with the City to work on this application.

3. Items 1 and 2 may be considered within the same application request for simplification.

Response: We will work with the City to work on this application.

4. Recommend further due diligence within the development area after testing to confirm and ensure inflow and infiltration ("I&I") is not encountered.

a. Recent development within the Agency jurisdiction have found newly constructed developments are experiences I&I issues even after initial system testing.

b. An inflatable plug at the tie in structures prior to any initial home construction may be prudent for identifying this type of issue.

Response: We will coordinate proper sewer acceptance testing on behalf of the SID.

5. Review layout for final plat for any changes to development ratio.

a. The Regional Wastewater System Financial Assessment TM-2015 3-11-16 (final) Waatach and Platte River Regional Wastewater System Refinement Technical Memorandum, and the Regional Wastewater Treatment Alternatives Technical Memorandum estimated 60% of the total acres of any residential to be developable with 5 EDU's per acre.

b. Based on the current preliminary plat information, this development equates to a ratio of 59.47%, which is slightly short of those in preliminary engineering estimates. That being said, the ratio is close enough to be acceptable, and there are no exceptions to the current layout unless the final plat differs substantially.

Response: Agreed.

6. Agent to provide projected flow rate calculations from the entire development area its points of impact to through the existing system.

a. Estimated flows from this development area assumed approximately 12,085 GPD to the SC-8 subbasin and 12,238 GPD to the SCX-1 subbasin. Based on the current proposed layout, all flow is being proposed to flow through the SC-8 subbasin. Conceptually this means more capacity is being utilized within the SC-8 subbasin than previously proposed so future developments and actual flow rates within that subbasin should be monitored and evaluated to ensure system surcharging does not become an issue.

Response: We will continue to coordinate with the Agency.

7. City to provide, at the time of the final plat submittal, the sewer connection agreement between the City Springfield and the development.

Response: Agreed.

8. Agent to provide, at the time of the final plat submittal, an Excel spreadsheet with the final lot count and acreage for final connection fees due.

a. Based on the current preliminary plat, the estimated ½ of the connection fees due at the time of the final plat will be $361,815.54 (see attached Springview-Connection Fee Scheduled_8-4-25 spreadsheet).

Response: Agreed. The requested spreadsheet is included in this submittal.

Brian Schuele, City Engineer w/ Olsson

1. Agent to coordinate with City and Sarpy County regarding improvements and phasing of 132nd Street & Pflug Road.

   Response: Agreed. Preliminary design drawings and estimate have been shared with Sarpy County for review.

2. A traffic study will be required.

   Response: Agreed. This will be submitted with the final plat application.

3. A detailed review of the drainage report will be performed by the City along with the final plat submittal and infrastructure design.

   a. Drainage report has been submitted and appears to meet the City's requirements.

   Response: Agreed.

4. The City's engineer prepared a water model summary, a copy of which is attached. In general, the 8" mains work for the development, but the 6" mains in the cul-de-sacs need upsized to 8" as well.

   a. Even though this development has adequate flow/pressure as designed, Section 5.11 of the subdivision regulations requires water mains to be looped, so there will need to be water mains installed in both 132nd and Pflug along the frontage of the development. Cost sharing would be as follows:

      i. 8" main in 132nd & Pflug: 50% Subdivider/5%owners on opposite side of road.

      ii. Cost of materials to upsize from 8" to 12" main: City

   b. The water mains could either be constructed by Subdivider with future reimbursement form the other developers or they could be constructed by the City as part of a larger project to create a loop from 132nd & Main to 1st & Pflug. The City would get reimbursed as the developments occur.

   c. Timing wise, the main thing is that the water main gets constructed before 132nd Street or Pflug Road gets paved, which will likely be required for this development.

   d. In my opinion, I think it would be best for the City to lead this project rather than have it done piecemeal by separate developers. If done by the developers based on frontage, the loop would not be connected all the way to 1st ad Pflug either. This option adds more up-front cost to the City, so that is for the Council to consider, but from an engineering perspective, I think it is the best option.

   Response: Agreed.

5. Agent to update the Plat with trail information.

   a. Per the comprehensive plan, the trail network should extend along 9th Street and Street 1, then over to 132nd, via Street 3. 132nd Street would also need to include a trail upon bull build out.

   b. There is an existing trail on the east side of 9th Street that this development would connect into.

   Response: We will coordinate proposed trail locations with the City and present these plans with the final plat submittal.

OPPD

1. Subdivider/Owner needs to coordinate with OPPD on timeline to install electrical backbone to feed future buildings/homes within subdivision.

   a. It is important to speak with a Utility Coordinator to understand the time it will take to install electricity PRIOR to any start of construction or building design.

   Response: Agreed.

2. Agent to add the following requested electrical facility dedication on the final plat:

   a. Dedication

      Know all men by these presents that we, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5′) wide strip of land abutting all front and side boundary lot lines; an eight-foot (8′) wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16′) wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16′) wide easement will be reduced to an eight-foot (8′) wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

   Response: Agreed.

Papio Missouri River Natural Resources District

1. Per Southern Sarpy Watershed Partnership Stormwater Management Policies, Agent to provide an exhibit showing that the setback of 3:1 plus 50 feet is provided along the stream to be located in Outlot A.

   Response: Agreed. The exhibit has been included with the final plat application.

Ryan Saunders (Springfield Platteview Community Schools)

No comments.

Response: N/A.

Sarpy County

1. Sarpy County Administration would like to meet with Sarpy County Engineering and City to have more

discussions on this development.

Response: Agreed and we will continue to work with the County and City regarding adjacent arterial road improvements.

2. Sarpy County Public Works indicates that the paving of Pflug Road from Highway 50 to 132nd Street is in the County's 2026-2031 One and Six Year Road Program. Additionally, the plan includes replacing the bridge just east of Highway 50.

   Response: Agreed.

3. Sarpy County Public Works also recommends that Agent takes a look at the sight distance along 132nd Street as it appears that 132nd Street adjacent to this development is hilly.

   Response: Preliminary design has been submitted for County feedback.

Springfield Fire Chief

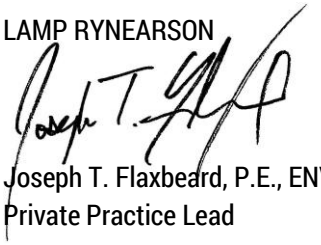
4. Agent to provide map with locations of fire hydrants and distances between each hydrant depicted.

Response: Agreed. This will be submitted with the final plat application.

Please call if you have any questions or concerns regarding this submittal.

Sincerely,

LAMP RYNEARSON



Joseph T. Flaxbeard, P.E., ENV SP
Private Practice Lead

EKP\\L:\Engineering\0125139 McCune Springfield\DOCUMENTS\LETTERS\RSP City of Springfield Prelim Plat 251106.docx

springfield
NEBRASKA

FINAL PLAT APPLICATION

(please print or type)

Subdivider's Name McCune Development
Address 11550 I Street #200 Omaha, NE 68137
Phone (402) 558 - 2200 ext.

Owner's Name MDC PMG LLC
Address 11550 I Street #200 Omaha, NE 68137
Phone ( ) - ext.

Agent's Name Joe Flaxbeard
Address 14710 West Dodge Road, Suite 100 Omaha, NE 68154
Phone (402) 496 - 2498 ext.

The Final Plat is requested for the property legally described as follows:
Tax Lot 37A1A1A, in the Southeast Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska

The current zoning of the property is as follows:
AR

Name of the Final Plat:
Spring View

Number of lots in the Final Plat:
94 lots and 7 Outlots (101 total)

Does the subdivider have any interest in the land surrounding the final plat?

- ☐ yes
- ☒ no

If yes, please describe the nature of such interest:

Will the Final Plat require any zoning or other action (rezone, planned development, conditional use, vacations) to complete the development?

- ☒ yes
- ☐ no

If yes, please describe the nature of the action:

A rezoning application was submitted previously with the preliminary plat application (AR to R50).

The Final Plat is based on the Preliminary Plat for:

Spring View

This Preliminary Plat was approved by the City Council on:

Date 10/21/2025, 20_____

Is the Final Plat consistent with the approved Preliminary Plat?

- ☒ yes
- ☐ no

If not, explain the proposed changes and the reasons therefore:

Have all improvements required by the Preliminary Plat application process been completed?

- ☒ yes
- ☐ no

If not, list improvements which have not been completed:

✓ ***Please refer to the Final Plat Checklist for a complete list of required information.***

✓ ***Complete information must be provided by the applicant or no action will be taken.***

✓ ***Please refer to the Review Schedule for submittal deadlines and public hearing dates.***

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

Signed _____
Applicant

Date _____, 20_____

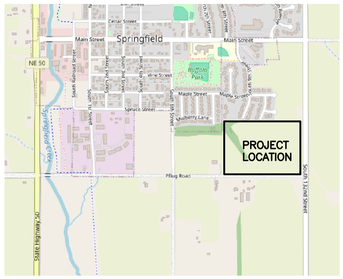
Application Fee: $500.00 plus $10.00 per lot
*fees are nonrefundable

All fees are due and payable to the City Treasurer upon application.

SPRINGVIEW

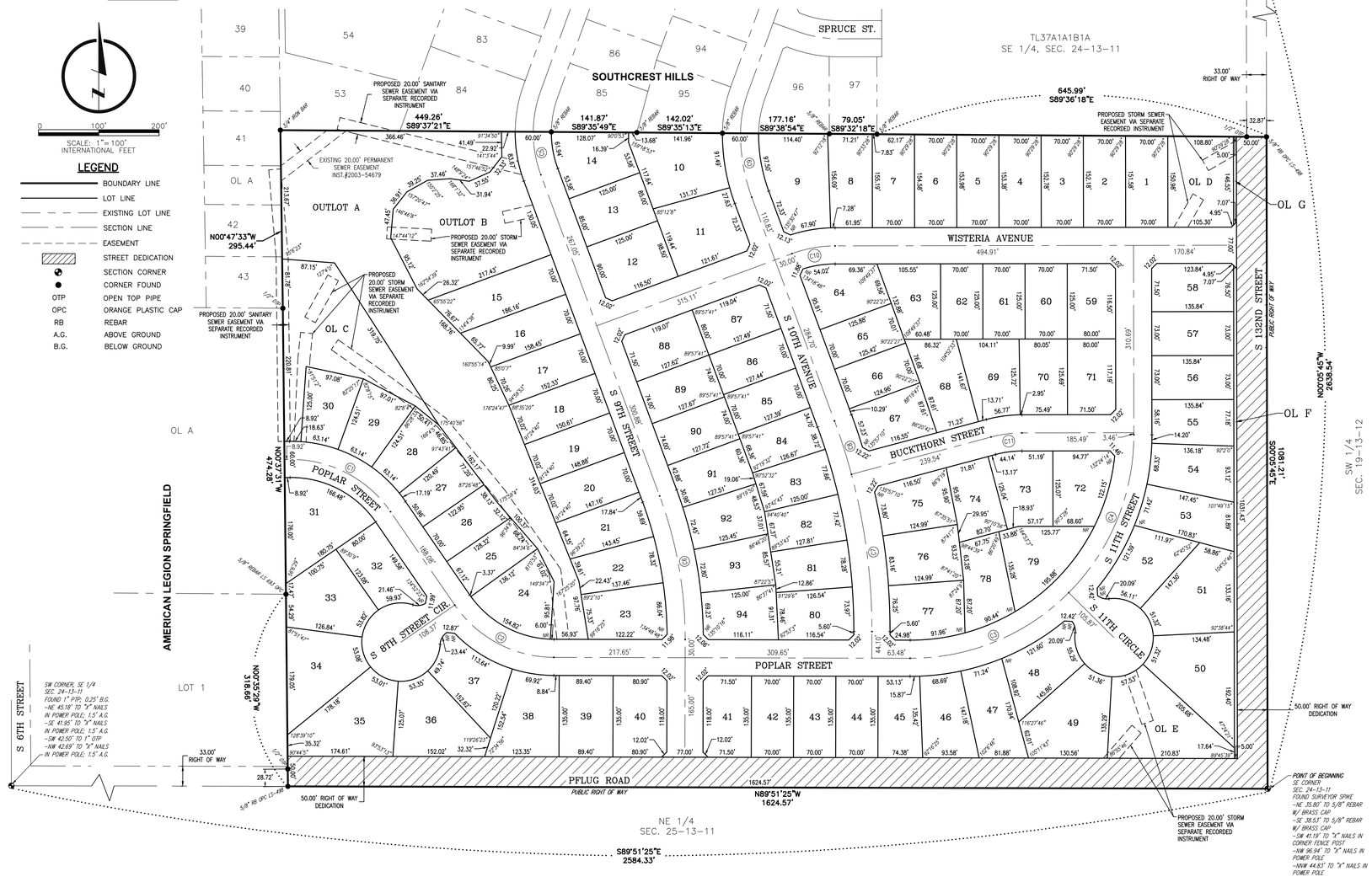
LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH G, INCLUSIVE

BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



© OpenStreetMap contributors www.openstreetmap.org

VICINITY MAP

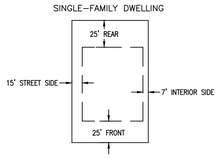


LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION
- SECTION CORNER
- CORNER FOUND
- OTP — OPEN TOP PIPE
- OPC — ORANGE PLASTIC CAP
- RB — REBAR
- A.G. — ABOVE GROUND
- B.G. — BELOW GROUND

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT 8.5' RADII FROM THE INTERSECTION OF RIGHT OF WAY LINES.
4. ALL CUL-DE-SAC RADII ARE 65 FEET UNLESS NOTED OTHERWISE.
5. ALL CUL-DE-SAC THROAT RADII ARE 25 FEET UNLESS NOTED OTHERWISE.
6. LOTS 35 THROUGH 49 AND OUTLOT E WILL HAVE NO DIRECT VEHICULAR ACCESS TO PFLUG ROAD.
7. LOTS 50 THROUGH 58 AND OUTLOTS D AND E WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 132ND STREET.
8. OUTLOT A IS A DEDICATED DRAINAGEWAY.
9. OUTLOTS B THROUGH E ARE FOR STORM WATER DETENTION.
10. OUTLOTS F & G ARE FOR FUTURE RIGHT OF WAY EXPANSION.
11. HORIZONTAL DATUM IS BASED ON THE DOUGLAS/SARPY COUNTY LOW DISTORTION PROJECTION SYSTEM.
12. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
13. ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
14. NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE. REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.



R50 ZONING
(TWO-FAMILY RESIDENTIAL DISTRICT)

NOTE: SEE SPRINGFIELD, NEBRASKA ZONING ORDINANCE SECTION 5.10 FOR COMPLETE ZONING REQUIREMENTS.

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	200.00'	195.85'	S62°34'16"E	188.12'	56°06'29"
C2	200.00'	193.17'	S62°11'13"E	185.75'	55°20'23"
C3	370.00'	292.24'	N67°30'59"E	284.70'	45°15'13"
C4	370.00'	290.50'	N22°23'48"E	283.10'	44°59'08"
C5	200.00'	72.72'	S10°01'42"E	72.32'	20°50'01"
C6	681.87'	243.25'	S10°04'37"E	241.97'	20°26'25"
C7	1000.00'	263.81'	S07°24'51"E	263.04'	15°06'54"
C8	1000.00'	92.94'	S17°38'04"E	92.91'	5°19'31"
C9	300.00'	108.31'	S09°57'16"E	107.72'	20°41'07"
C10	207.34'	73.10'	N79°48'13"E	72.72'	20°12'04"
C11	200.00'	51.93'	N82°27'58"E	51.78'	14°52'33"

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	10590	22	9757	43	9450	64	11429	85	8919
2	10632	23	11406	44	9450	65	8796	86	8922
3	10674	24	12365	45	9681	66	8763	87	10165
4	10716	25	9148	46	11294	67	10144	88	10172
5	10758	26	8751	47	11893	68	11668	89	9446
6	10800	27	8818	48	11688	69	11381	90	9450
7	10842	28	9864	49	17239	70	9960	91	9789
8	11141	29	9774	50	17501	71	10019	92	10047
9	16441	30	9797	51	17155	72	11257	93	9856
10	15937	31	15694	52	11949	73	11534	94	10439
11	14805	32	11021	53	11921	74	9552		
12	12276	33	14539	54	11284	75	11037		
13	10626	34	15276	55	10158	76	10966		
14	11651	35	18186	56	9916	77	11379		
15	14126	36	15743	57	9916	78	10911		
16	11954	37	12121	58	10825	79	12992		
17	10878	38	14051	59	9964	80	10482		
18	10603	39	12069	60	8750	81	9296		
19	10482	40	11997	61	8750	82	9179		
20	10362	41	10728	62	8750	83	9170		
21	10334	42	9450	63	10377	84	9020		

OUTLOT AREA TABLE	
PARCEL #	AREA (SF)
A	116804
B	41083
C	33360
D	16370
E	20970
F	4077
G	720

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

_____ DAY OF _____, 20____

_____
SARPY COUNTY TREASURER

APPROVAL OF CITY OF SPRINGFIELD CITY COUNCIL

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS

_____ DAY OF _____, 20____

_____
MAYOR
ATTEST:

_____
CITY CLERK

APPROVAL OF THE CITY OF SPRINGFIELD PLANNING COMMISSION

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY OF SPRINGFIELD PLANNING COMMISSION THIS

_____ DAY OF _____, 20____

_____
CHAIRMAN, CITY OF SPRINGFIELD PLANNING COMMISSION

APPROVAL OF CITY OF SPRINGFIELD CITY ENGINEER

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS APPROVED BY THE CITY OF SPRINGFIELD CITY ENGINEER THIS

_____ DAY OF _____, 20____

_____
CITY OF SPRINGFIELD CITY ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

_____ DAY OF _____, 20____

_____
SARPY COUNTY SURVEYOR/ENGINEER

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAND SURVEYOR'S REGULATION ACT THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THE SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS (5/8" REBAR W/ 1 1/4" ORANGE PLASTIC CAPS STAMPED PLS-498) WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE, BEING A PLATTING OF TAX LOT 37A1A1A, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24;
THENCE NORTH 00°05'45" WEST (BEARINGS REFERENCED TO THE DOUGLAS – SARPY COUNTY LOW DISTORTION PROJECTION) FOR 1081.21 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF SAID TAX LOT 37A1A1A;
THENCE NORTH 89°36'18" WEST FOR 645.99 FEET ON THE NORTH LINE OF SAID TAX LOT 37A1A1A TO THE SOUTHEAST CORNER OF LOT 97, SOUTHCREST HILLS, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN CASS COUNTY, NEBRASKA;
THENCE NORTH 89°32'18" WEST FOR 79.05 FEET ON THE SOUTH LINE OF SAID SOUTHCREST HILLS TO THE SOUTHWEST CORNER OF SAID LOT 97;
THENCE NORTH 89°38'54" WEST FOR 177.16 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 95, OF SAID SOUTHCREST HILLS;
THENCE NORTH 89°35'13" WEST FOR 142.02 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 95;
THENCE NORTH 89°35'49" WEST FOR 141.87 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 85, OF SAID SOUTHCREST HILLS;
THENCE NORTH 89°37'21" WEST FOR 449.26 FEET CONTINUING ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 53, OF SAID SOUTHCREST HILLS, THIS ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 37A1A1A;
THENCE SOUTH 00°47'33" EAST FOR 295.44 FEET ON THE WEST LINE OF SAID TAX LOT 37A1A1A TO THE SOUTHEAST CORNER OF LOT 43, OF SAID SOUTHCREST HILLS, THIS ALSO BEING THE NORTHEAST CORNER OF AMERICAN LEGION SPRINGFIELD, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN CASS COUNTY, NEBRASKA;
THENCE SOUTH 00°37'31" EAST FOR 474.28 FEET CONTINUING ON SAID WEST LINE TO THE SOUTHEAST CORNER OF OUTLOT A, OF SAID AMERICAN LEGION SPRINGFIELD;
THENCE SOUTH 00°35'29" EAST FOR 318.66 FEET CONTINUING ON SAID WEST LINE, AND THE EAST LINE OF SAID AMERICAN LEGION SPRINGFIELD, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, THIS BEING THE SOUTHWEST CORNER OF SAID TAX LOT 37A1A1A;
THENCE SOUTH 89°51'25" EAST FOR 1624.57 FEET ON SAID SOUTH LINE TO THE POINT OF BEGINNING.
CONTAINING 40.580 ACRES, WHICH INCLUDES 2.02 ACRES OF COUNTY ROAD EASEMENTS.

_____
DANNY JOE W. MARTINEZ, P.L.S. 498

_____
DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, MDC PMG, LLC, OWNERS AND_____, MORTGAGEES, OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGVIEW, LOTS 1 THROUGH 94, INCLUSIVE AND OUTLOTS A THROUGH G, INCLUSIVE; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS
PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT, AND ANY NATURAL GAS PROVIDER, AND 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 OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MDC PMG, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

_____ _____
(PRINTED NAME) SIGNATURE

_____
(PRINTED TITLE)

_____, MORTGAGEE

_____ _____
(PRINTED NAME) SIGNATURE

_____
(PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____

BY _____, _____ OF
(PRINTED NAME) (PRINTED TITLE)

MDC PMG, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

_____
SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____

BY _____, _____ OF
(PRINTED NAME) (PRINTED TITLE)

_____, ON BEHALF OF SAID BANK.

_____
SIGNATURE OF NOTARY PUBLIC

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

FINAL PLAT

SPRINGVIEW (LOTS 1-94 AND OUTLOTS A-G)
SPRINGFIELD, SARPY COUNTY, NEBRASKA

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION OR THE EXACT SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
DAN MARTINEZ / RACHEL RENNECKER
DATE
12/5/2025
PROJECT NUMBER
0125139
BOOK AND PAGE
25139

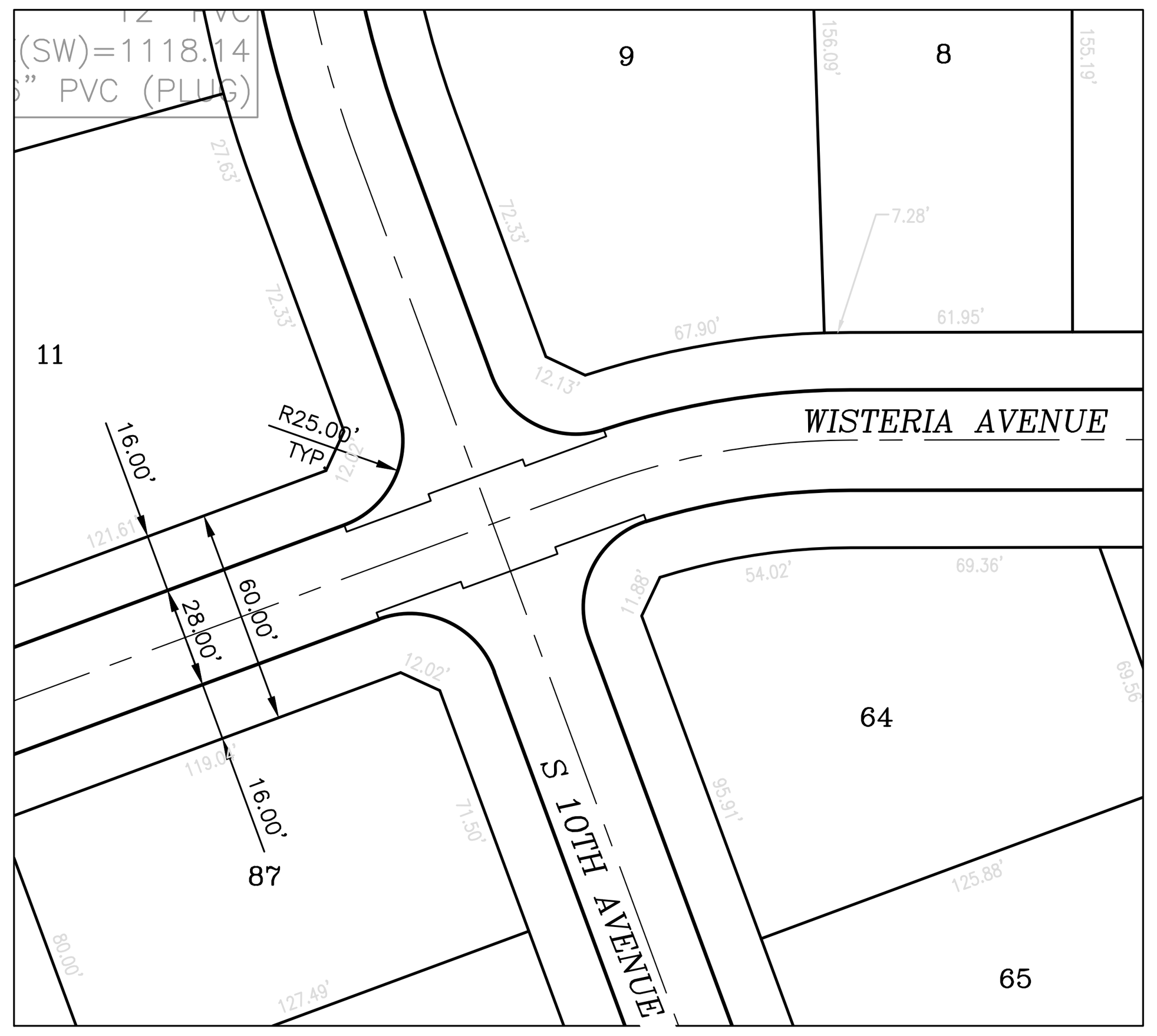
SHEET
1 OF 1

L:\Engineering\0125139 - McClure - Springfield\SURVEY\DRAWINGS\BASE MODELS\0125139-FP.dwg, 12/4/2025 3:07:04 PM, RACHEL RENNECKER, LAMP RYNEARSON

SPRINGVIEW

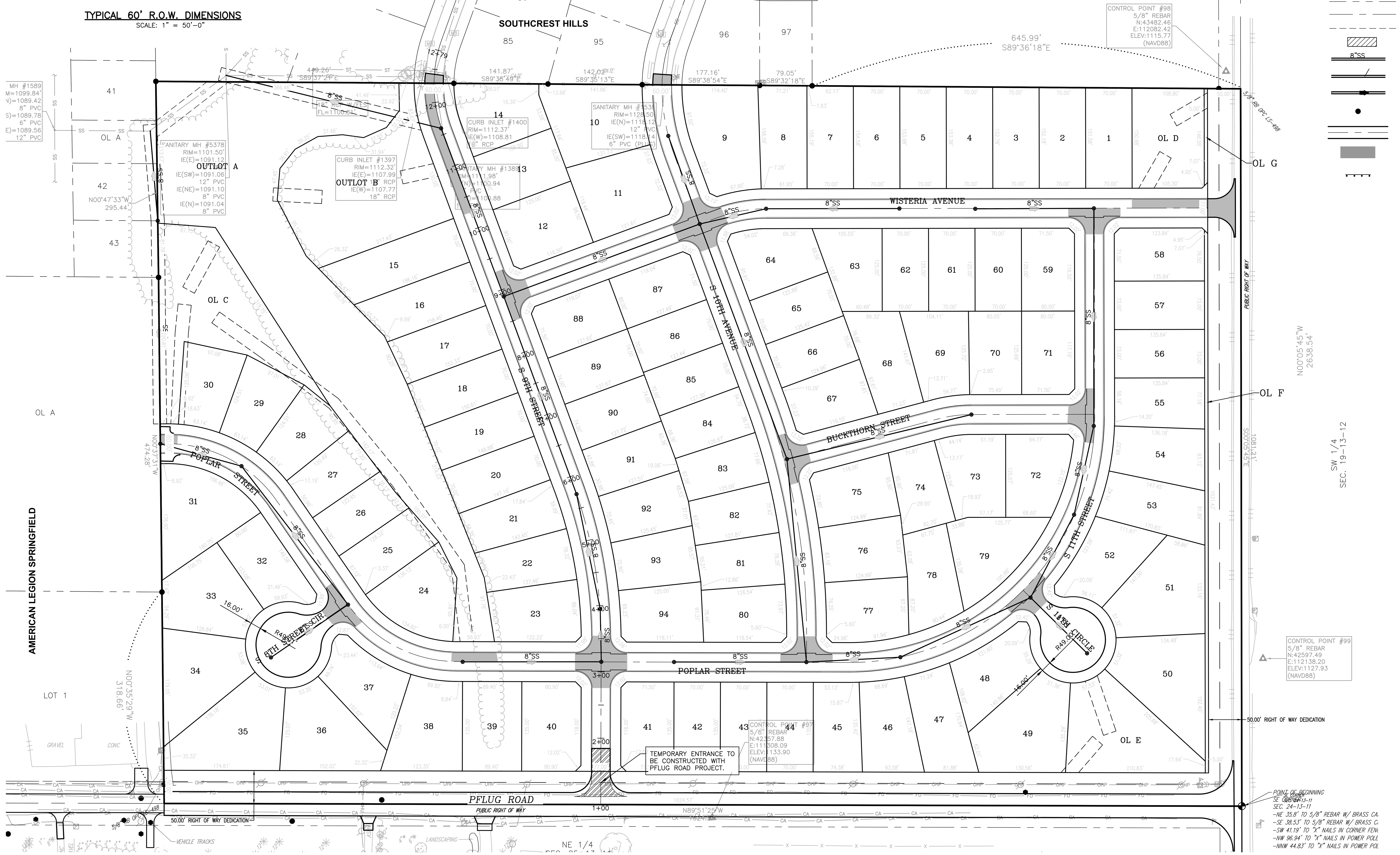
LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH F, INCLUSIVE

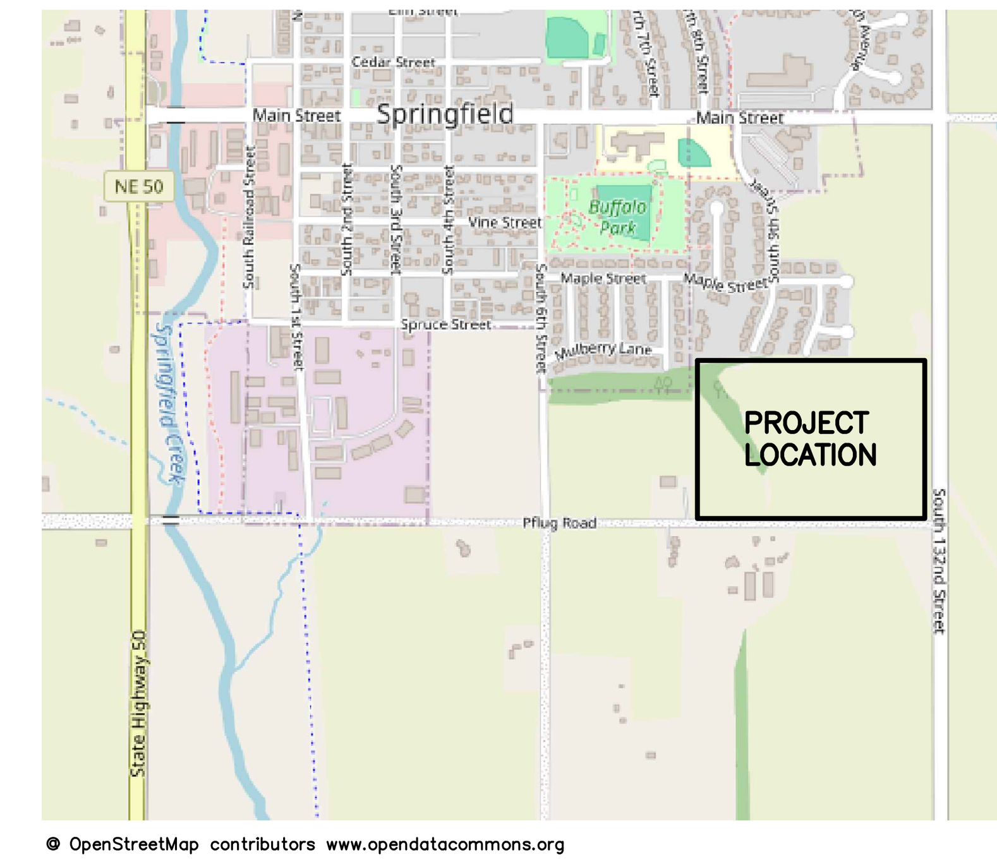
BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



TYPICAL 60' R.O.W. DIMENSIONS

SCALE: 1" = 50'-0"





VICINITY MAP

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION
- PROPOSED SANITARY SEWER
- FLOW ARROW
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- PROPOSED G.O. PAVEMENT
- PROPOSED BARRICADE

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

JOSEPH T. FLAXBEARD

FINAL PLAT
SANITARY SEWER AND PAVING EXHIBIT

SPRINGVIEW
SPRINGFIELD, NEBRASKA

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER: GRANT GOODRICH/AARON GROTE/RICK KELLER

DATE: 12-08-2025

PROJECT NUMBER: 0125139.01-004

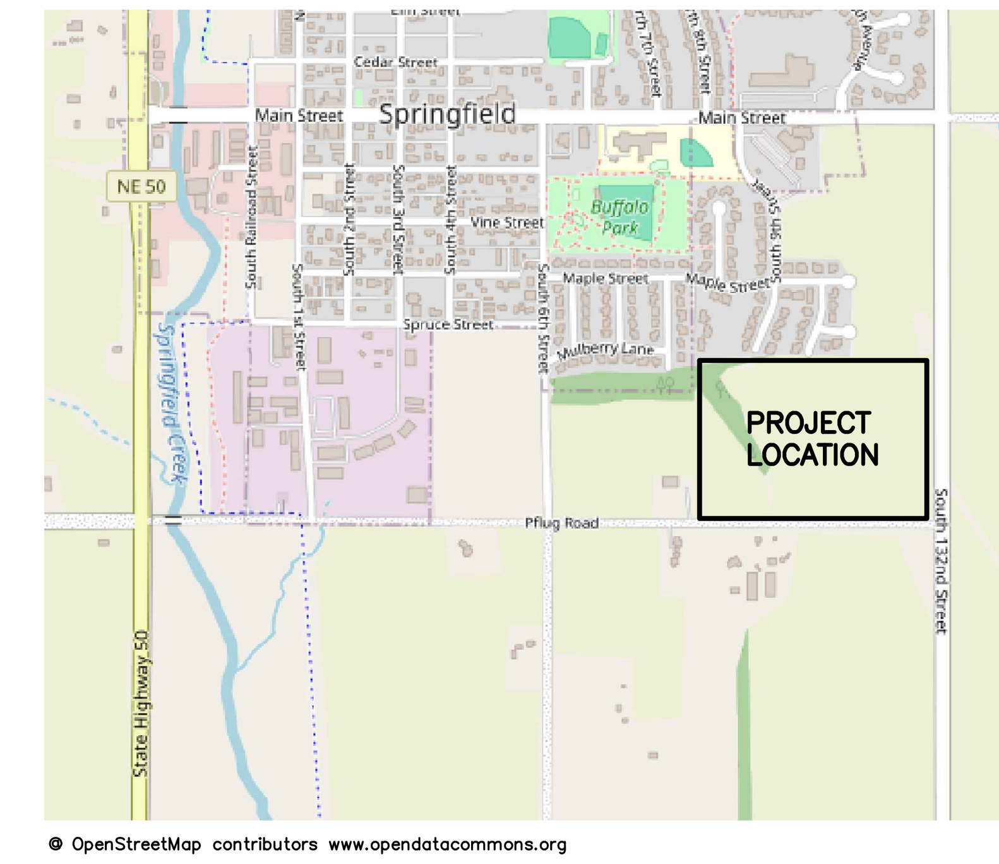
BOOK AND PAGE

SHEET 1 OF 1

SPRINGVIEW

LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH F, INCLUSIVE

BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



VICINITY MAP

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- WETLANDS AREA NOT TO BE DISTURBED
- FILL AREA
- ROCK ACCESS ROAD
- STRAW BALE CHECK DAM
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED F.E.S.
- PROPOSED CURB INLET (BY OTHERS)
- PROPOSED AREA INLET
- WATER QUALITY BASIN
- SILT FENCE

0 80' 160'

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH NO.: E-2013011903 | LS-2019043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

JOSEPH T. FLAXBEARD

FINAL PLAT
STORM SEWER, GRADING AND EROSION CONTROL EXHIBIT

SPRINGVIEW
SPRINGFIELD, NEBRASKA

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
GRANT GOODRICH/AARON GROTE/RICK KELLER
DATE
12-08-2025
PROJECT NUMBER
0125139.01-004
BOOK AND PAGE

SHEET
1 OF 1

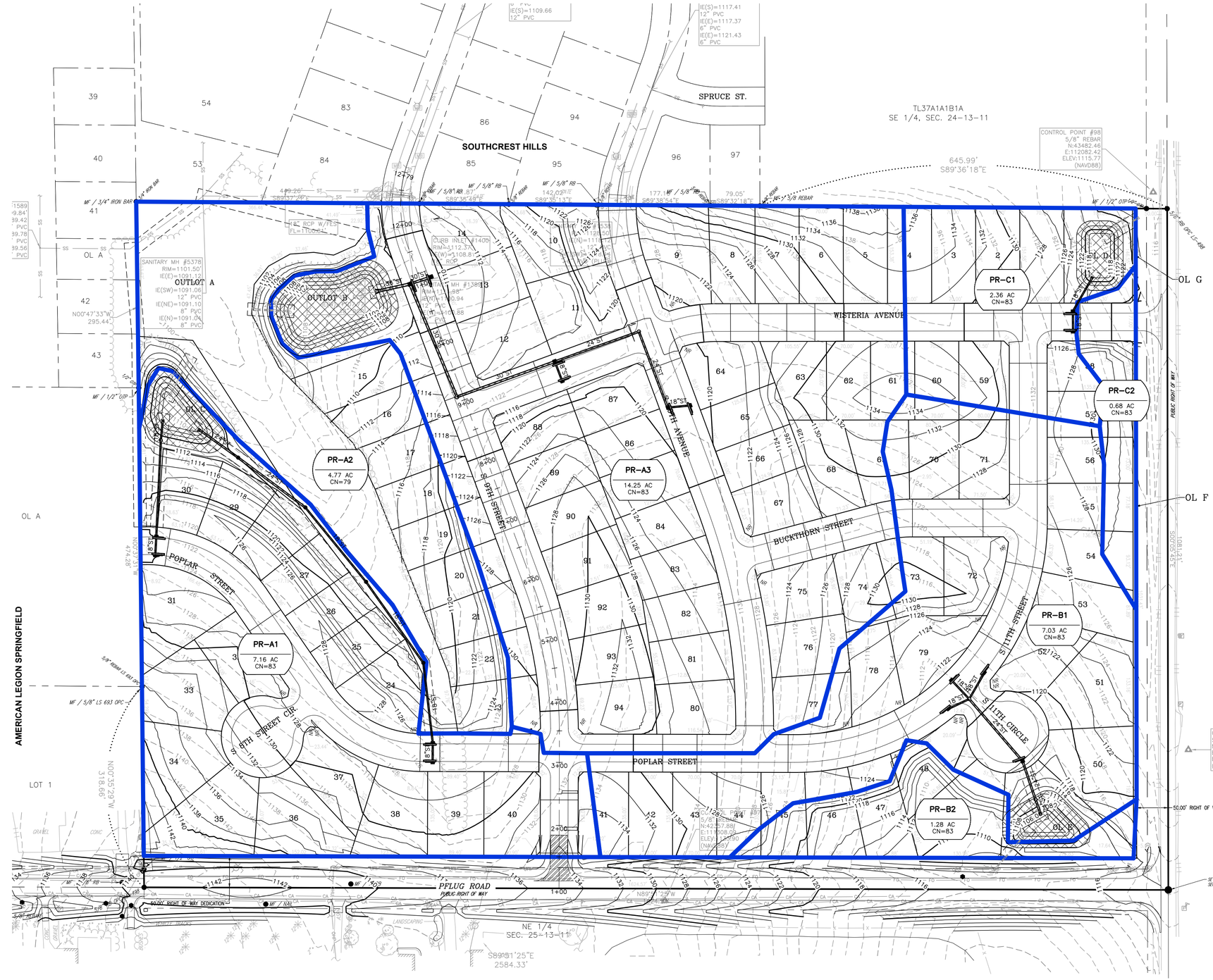
SPRINGVIEW

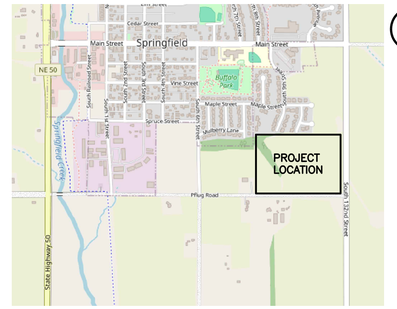
LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH F, INCLUSIVE

BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

STORMWATER DETENTION/WATER QUALITY POND TABLE

POND INFORMATION	POND A1 (OUTLOT C)	POND A3 (OUTLOT B)	POND B1 (OUTLOT E)	POND C1 (OUTLOT D)
INTERIOR DRAINAGE AREA (AC)	7.45	14.44	6.79	2.52
RUNOFF COEFFICIENT	0.52	0.52	0.52	0.52
½" WATER QUALITY VOLUME REQUIRED (CY)	13,522	26,209	12,324	4,574
TOTAL POND VOLUME (CY)	34,773	100,569	24,506	16,899
POND TOP	1111	1109	1115	1122
POND BOTTOM	1103	1101	1107	1117
2 YEAR STORM MAXIMUM WATER ELEV MAX VOLUME	1108.91 20,135 CY	1105.17 41,995 CY	1112.69 12,802 CY	1119.38 6,011 CY
10 YEAR STORM MAXIMUM WATER ELEV MAX VOLUME	1110.05 27,585 CY	1106.65 62,289 CY	1114.12 19,515 CY	1120.37 9,564 CY
100 YEAR STORM MAXIMUM WATER ELEV MAX VOLUME	1110.54 31,304 CY	1108.74 95,997 CY	1114.48 21,574 CY	1121.02 12,195 CY
RELEASE STRUCTURE	TYPE II AREA INLET	TYPE II AREA INLET	TYPE II AREA INLET	TYPE II AREA INLET





VICINITY MAP

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- WETLANDS AREA NOT TO BE DISTURBED
- FILL AREA
- ROCK ACCESS ROAD
- STRAW BALE CHECK DAM
- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED F.E.S.
- PROPOSED CURB INLET (BY OTHERS)
- PROPOSED AREA INLET
- WATER QUALITY BASIN

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

0 80' 160'

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

JOSEPH T. FLAXBEARD

FINAL PLAT
POST CONSTRUCTION STORM WATER MANAGEMENT PLAN EXHIBIT

SPRINGVIEW
SPRINGFIELD, NEBRASKA

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
GRANT GOODRICH/AARON GROTE/RICK KELLER

DATE
12-08-2025

PROJECT NUMBER
0125139.01-004

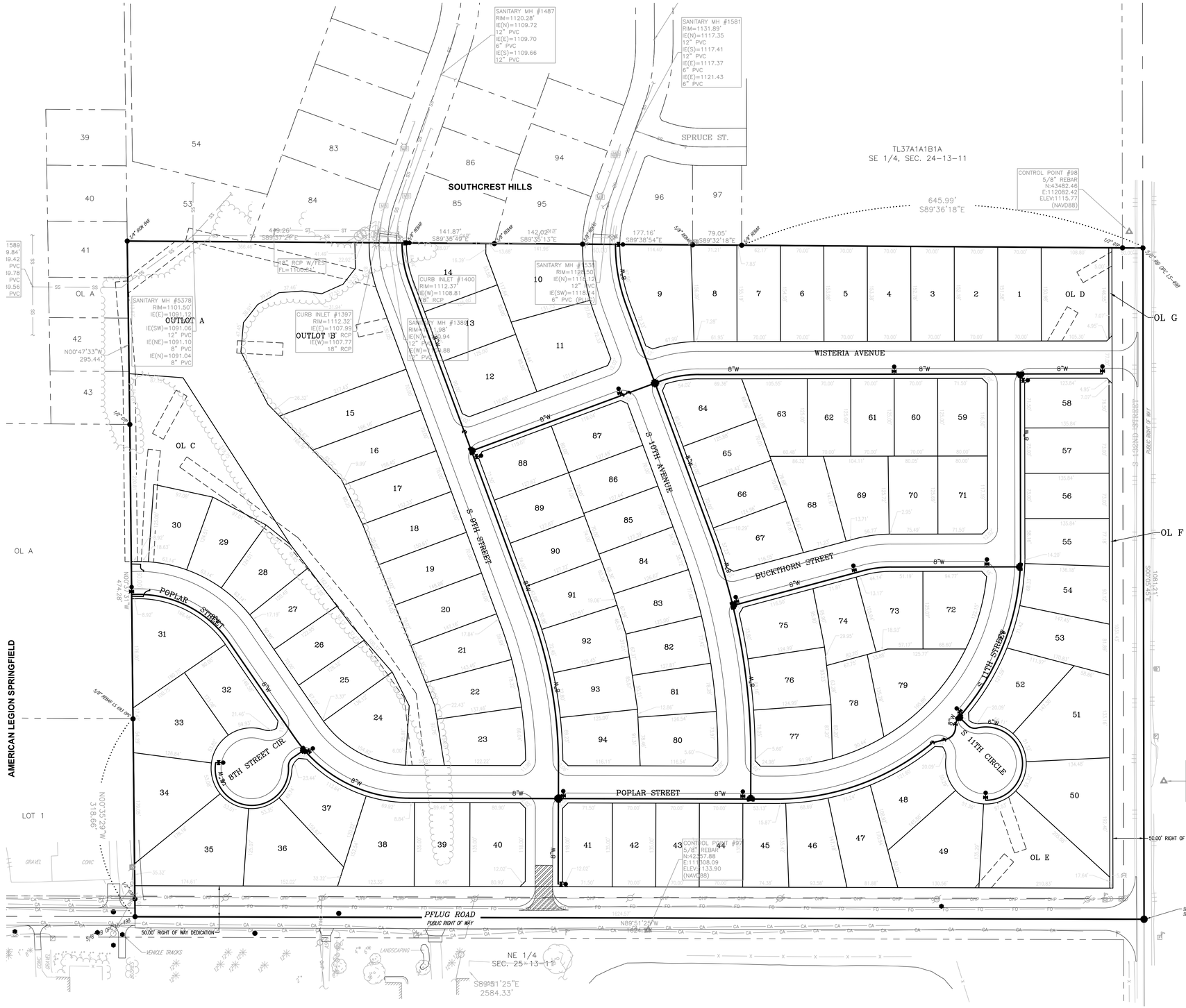
BOOK AND PAGE

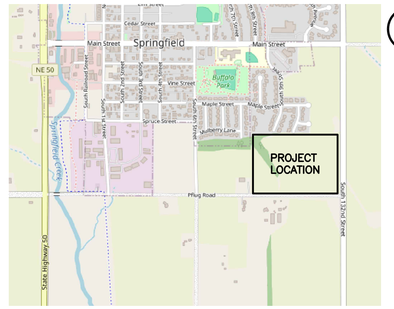
SHEET
1 OF 1

SPRINGVIEW

LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH F, INCLUSIVE

BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA





VICINITY MAP

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION

0 80' 160'

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

JOSEPH T. FLAXBEARD

FINAL PLAT
WATER DISTRIBUTION EXHIBIT

SPRINGVIEW
SPRINGFIELD, NEBRASKA

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE AT THE TIME. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND EXISTING LINES PRIOR TO CONSTRUCTION.

REVISIONS

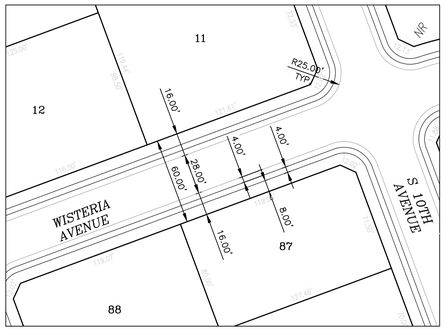
DESIGNER / DRAFTER
GRANT GOODRICH/AARON GROTE/RICK KELLER
DATE
12-08-2025
PROJECT NUMBER
0125139.01-004
BOOK AND PAGE

SHEET
1 OF 1

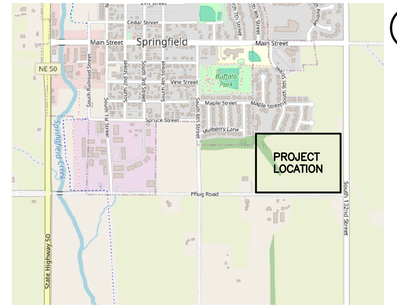
SPRINGVIEW

LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH F, INCLUSIVE

BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



TYPICAL SIDEWALK DIMENSIONS
SCALE: 1" = 50'-0"



© OpenStreetMap contributors www.opendatacommons.org

VICINITY MAP

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- FUTURE SIDEWALK (TO BE CONSTRUCTED BY THE HOMEBUILDER)

SOUTHCREST HILLS

SPRUCE ST.

SANITARY MH #1586
RIM=1133.34'

SANITARY MH #1581
RIM=1131.89'
IE(N)=1117.35
12" PVC
IE(S)=1117.41
12" PVC
IE(E)=1117.37
6" PVC
IE(E)=1121.43
6" PVC

SANITARY MH #1487
RIM=1120.28'
IE(N)=1109.72
12" PVC
IE(E)=1109.70
6" PVC
IE(S)=1109.66
12" PVC

TL37A1A1B1A
SE 1/4, SEC. 24-13-11

CONTROL POINT #98
5/8" REBAR
N:43482.46
E:112082.42
ELEV:1115.77
(NAVD88)

645.99'
S89°36'18"E

WISTERIA AVENUE

OUTLOT A

OUTLOT B

OL A

OL C

OL D

OL E

OL F

OL G

S. 9TH STREET

S. 10TH AVENUE

S. 11TH STREET

S. 8TH STREET CIR.

S. 11TH CIRCLE

POPLAR STREET

BUCKTHORN STREET

PFLUG ROAD
PUBLIC RIGHT OF WAY

50.00' RIGHT OF WAY DEDICATION

AMERICAN LEGION SPRINGFIELD

LOT 1

SW 1/4
SEC. 19-13-12

NE 1/4

CONTROL POINT #97
5/8" REBAR
N:42357.88
E:111308.09
ELEV:1133.90
(NAVD88)

CONTROL POINT #99
5/8" REBAR
N:42597.49
E:112138.20
ELEV:1127.93
(NAVD88)

POINT OF BEGINNING
SE CORNER
SEC. 24-13-11
-NE 35.8' TO 5/8" REBAR W/ BRASS CA
-SE 38.53' TO 5/8" REBAR W/ BRASS C
-SW 41.19' TO "X" NAILS IN CORNER FEN
-NW 96.94' TO "X" NAILS IN POWER POLE
-NNW 44.83' TO "X" NAILS IN POWER POL

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

JOSEPH T. FLAXBEARD

SIDEWALK EXHIBIT

SPRINGVIEW
SPRINGFIELD, NEBRASKA

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION OR SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
GRANT GOODRICH/AARON GROTE/RICK KELLER

DATE
12-08-2025

PROJECT NUMBER
0125139.01-004

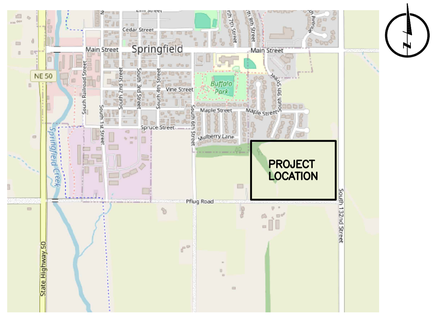
BOOK AND PAGE

SHEET
1 OF 1

SPRINGVIEW

LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH F, INCLUSIVE

BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



VICINITY MAP

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	PLANT SIZE	CONT	HEIGHT	WIDTH	NOTES
DECIDUOUS TREES						
ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	2" CAL	B & B	30-40'	30-40'	
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL	B & B	40-50'	30-40'	
ACER X FREEMANII 'BAILSTON'	MATADOR™ FREEMAN MAPLE	2" CAL	B & B	40-50'	30-40'	
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL	B & B	50-60'	40-50'	
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL	B & B	30-40'	30-40'	
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	B & B	40-60'	30-50'	
QUERCUS ALBA	WHITE OAK	2" CAL	B & B	40-50'	50-75'	
QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B & B	50-60'	50-60'	
QUERCUS MACROCARPA	BURR OAK	2" CAL	B & B	50-75'	50-75'	
QUERCUS RUBRA	NORTHERN RED OAK	2" CAL	B & B	40-60'	45-65'	
ULMUS DAVIDIANA JAPONICA 'MORTON'	ACCOLADE® ELM	2" CAL	B & B	50-60'	30-40'	
ULMUS PARVIFOLIA	LACEBARK ELM	2" CAL	B & B	40-50'	30-40'	
EVERGREEN TREES						
ABIES CONCOLOR	WHITE FIR	6-8' HT	B & B	40-50'	30-40'	
PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6-8' HT	B & B	30-40'	10-15'	
PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	6-8' HT	B & B	50-75'	20-30'	
PINUS PONDEROSA	PONDEROSA PINE	6-8' HT	B & B	60-125'	20-30'	
PINUS STROBUS	WHITE PINE	6-8' HT	B & B	50-75'	30-50'	
ORNAMENTAL TREES						
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL	B & B	20'	15'	MULTI-STEM
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL	B & B	20-25'	15-25'	MULTI-STEM
CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B & B	25-30'	20-30'	
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL	B & B	20-25'	15-25'	

15' LANDSCAPE BUFFER REFER TO LANDSCAPE REQUIREMENTS, THIS SHEET.

LANDSCAPE REQUIREMENTS:

1. A MINIMUM OF ONE(1) TREE MUST BE PLANTED IN THE FRONT YARD AND BACK YARD OF EACH LOT WITHIN ONE YEAR OF THE HOME BEING BUILT.
2. 15' BUFFERYARD ALONG 132ND STREET AND PFLUG ROAD MUST INCLUDE 1 TREE PER 40 LINEAR FEET.
3. LANDSCAPE SPECIES AND LOCATIONS SHALL BE COORDINATED WITH THE CITY OF SPRINGFIELD STAFF.

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

0 100' 200'

PERLIMINARY

NOT RELEASED FOR CONSTRUCTION

LANDSCAPE EXHIBIT

SPRINGVIEW
SPRINGFIELD, SARPY COUNTY, NE

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE AT THE TIME. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND UNDERGROUND LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
SAM HOWLAND
DATE
12/8/2024
PROJECT NUMBER
0125139.01-002
BOOK AND PAGE

SHEET
1

LAMP RYNEARSON

Springview – SID 387

132nd and Pflug Road

Sarpy County, NE

Final Post Construction Stormwater Management Drainage Study

Project No.: 0124023.01-040

December 8, 2025

Prepared By:

Grant Goodrich, E.I.
Project Engineer

Aaron Grote, P.E.
Senior Project Engineer

PROFESSIONAL CIVIL ENGINEER
AARON J. GROTE
E-13344
12/8/2025
STATE OF NEBRASKA

TABLE OF CONTENTS

INTRODUCTION

Springview is a proposed 40.58-acre residential development containing 94 single-family residential lots, located within the SE ¼ of Section 24, Township 13 North, Range 11 East, of Sarpy County, Nebraska. The site is bounded on the east by S 132nd Street, on the west by a grass field, on the north by the subdivision "Southcrest Hills" and agricultural land, and on the south by Pflug Road.

The site has been delineated into three drainage areas. Drainage Area A drains to the northwest towards Impact Point A. Drainage Area B drains south towards Impact Point B. Drainage Area C drains northeast to impact point C. These drainage areas are shown on the post-construction drainage map included in Appendix A. This study analyzes the aforementioned impact points and how they meet the City of Springfield regulations for post construction stormwater management.

DRAINAGE STUDY DESIGN CRITERIA

The City of Springfield has two distinct regulations for the management of stormwater runoff for current developments within their jurisdiction. The first regulation limits the allowable peak discharge of stormwater during the 2-, 10-, and 100-year storm events. Based on this regulation, discharge from the developed site must be at or below pre-development levels during each of the baseline storm events. The second regulation for stormwater management applies to the quality of the runoff leaving the developed site, as the selected BMPs are to provide for water quality control for the first one-half inch of runoff from the site.

STORM DRAINAGE METHODS

Storm flows for the site were analyzed according to the standards and practices as outlined in the *Omaha Regional Stormwater Design Manua*l (ORSDM) using the Soil Conservation Service (SCS) unit hydrograph method. Proposed drainage basins and detention ponds were modeled with the Hydraflow Hydrographs computer program. Curve numbers for each basin were determined using Tables 2-8, 2-9, and 2-10, *Runoff Curve Numbers – Urban Areas, Cultivated Agricultural Land and Other Agricultural Lands from the Design Manual* (as taken from the *USDA Urban Hydrology for Small Watersheds* TR-55 manual).

The existing site is currently used as contoured row crops. A curve number of 78 was assigned to the pre-construction conditions which corresponds to contoured and terraced row crops with Class C hydrologic soil group per Table 2-9 ORSDM.

A curve number of 83 was assigned to the post-construction conditions which corresponds to 1/4-acre lots with Class C hydrologic soil group per Table 2-8 ORSDM. General drainage patterns for each drainage area are not altered between pre-construction and post-construction conditions.

Times of concentration for existing conditions were calculated using the TR-55 method, taking into account shallow concentrated flow, sheet flow, and channel flow across the site. The predevelopment hydraulic flow paths were determined by analyzing the existing topography. For predevelopment sheet flow, a Manning's value of 0.06 was used which corresponds to cultivated soils residue less than 20%. For predevelopment channel flow, a Manning's value of 0.06 was also used. The predevelopment flow paths are shown on the PCSMP Map. The post development hydraulic flow paths were determined by analyzing the proposed topography as well as the proposed storm sewer system. For post development sheet flow, a Manning's value of 0.15 was used which corresponds to short grass. For post development channel flow, the rational method pipe calculations were considered. The TR55 Tc worksheets have been included with the drainage study and a summary of the time of concentration values is shown below.

Drainage Area	Existing Drainage Area (Acres)	Existing Tc Value (Minutes)	Proposed Drainage Area (Acres)	Proposed Tc Value (Minutes)
Area A	20.98	9.8	26.18	9.0
Area B	13.57	10.9	8.31	6.0
Area C	3.04	6.0	3.04	6.0

WATER QUALITY TREATMENT

The basin treats the required stormwater volume by allowing that volume to percolate out of the basin over an extended period of time. This increased time allows solid, heavier particulates to sink to the bottom of the basin and the plantings and amended soil help to reduce stormwater pollutants through natural plant processes and movement through the amended soil stratum.

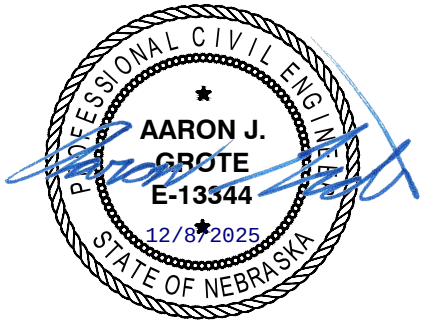
The water quality volume criteria is met when the volume provided by the basin is greater than that which is required. The table below summarizes the required and provided water quality volume for each drainage area.

Drainage Basin	Proposed Drainage Area (Acres)	Required Water Quality Volume (CF)	Provided Water Quality Volume (CF)
Area A	26.18	47,520	20,650 (POND A1) + 31,570 (POND A3) = 52,220
Area B	8.31	15,080	17,260 (POND B1)
Area C	3.04	5,520	7,100 (POND C1)
Entire Site (Total)	37.47	**68,010**	**76,580**

RESTRICTION OF PEAK FLOW

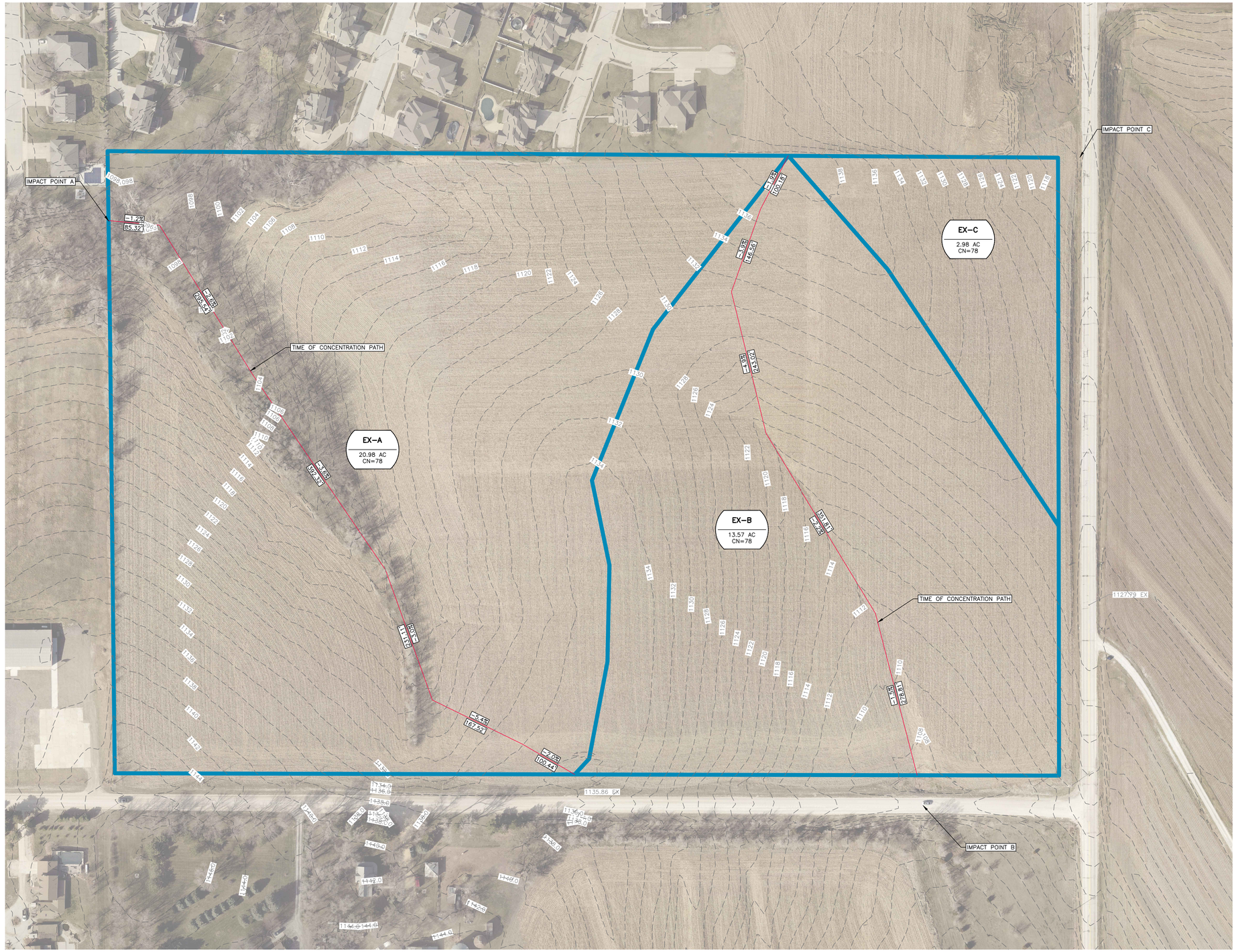
Restriction of peak flow is performed by the dry detention basins by providing excess storage. Excess storage allows stormwater to flow out at a much slower rate than the rate at which it flows into the pond. The staged outlet structure in both dry detention basins along with the storage of the ponds were analyzed using the Hydraflow modeling program. The Hydraflow report is included as a part of this study. Areas without dry detention basins had a reduced peak flow due to reducing drainage areas from pre-construction conditions and directing the additional area to a dry detention basin. Below is a summary of the peak flow comparison between pre-construction and post-construction conditions.

	2-YEAR		10-YEAR		100-YEAR	
Impact Point	Pre (CFS)	Post (CFS)	Pre (CFS)	Post (CFS)	Pre (CFS)	Post (CFS)
A	37.8	12.4	80.0	61.1	138.7	120.2
B	23.2	5.9	49.3	25.1	85.7	65.7
C	6.4	2.3	13.1	11.1	22.5	18.5



Appendix A

Drainage Area Maps



LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

N

0 80' 160'

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

DRAINAGE MAP
PRE-CONSTRUCTION

SPRINGFIELD, NEBRASKA (SARPY COUNTY)

811 Know what's **below.** **Call** before you dig.

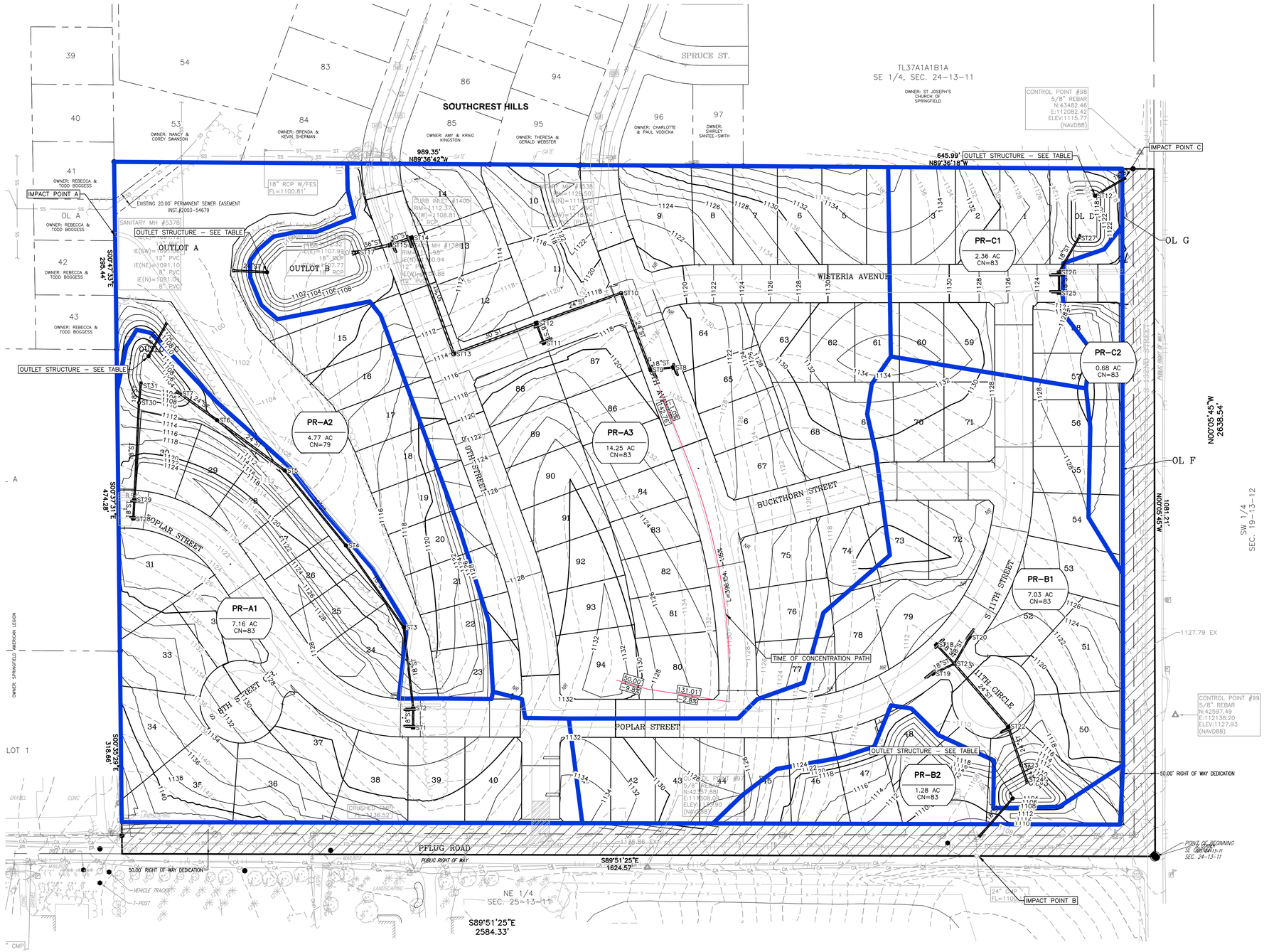
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
GRANT GOODRICH
DATE
8/4/2025
PROJECT NUMBER
0125139.01
BOOK AND PAGE

SHEET
1 OF 2

L:\Engineering\0125139 McCord Springfield\DRAWINGS\EXHIBITS\0125139-DRAINAGE MAP-PRE.dwg, 7/29/2025 3:47:28 PM, GRANT GOODRICH, LAMP RYNEARSON



OUTLET STRUCTURE INFORMATION TABLE					
POND	OUTLET STRUCTURE	NUMBER OF HOLES	HOLE DIAMETER	HOLE ELEVATION	INLET THROAT ELEVATION
A1	54" TYPE II AREA INLET	4	2"	1103	1109
A3	54" TYPE II AREA INLET	8	2"	1102	1105
B1	54" TYPE II AREA INLET	8	2.5"	1104	1110
C1	54" TYPE II AREA INLET	4	2"	1117.5	1120

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

DRAINAGE MAP
POST-CONSTRUCTION

SPRINGFIELD, NEBRASKA (SARPY COUNTY)

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECTED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
GRANT GOODRICH
DATE
12/8/2025
PROJECT NUMBER
0125139.01
BOOK AND PAGE

SHEET
2 OF 2

L:\Engineering\0125139 McCrue Springfield\DRAWINGS\EXHIBITS\0125139-DRAINAGE MAP-POST.dwg, 11/25/2025 2:05:47 PM, GRANT GOODRICH, LAMP RYNEARSON

Appendix B

Curve Number Tables

The following pages give a series of tables related to runoff factors. The first tables (Tables 2-8 – 2-10) give curve numbers for various land uses. These tables are based on an average antecedent moisture condition, i.e., soils that are neither very wet nor very dry when the design storm begins. Curve numbers should be selected only after a field inspection of the watershed and a review of zoning and soil maps. Table 2-11 gives conversion factors to convert average curve numbers to wet and dry curve numbers. Table 2-12 gives the antecedent conditions for the three classifications.

Table 2-8 Runoff Curve Numbers - Urban Areas[1]

Cover Type and Hydrologic Condition		Average Percent Impervious Area[2]	A	B	C	D
Fully developed urban areas (vegetation established) Open space (lawns, parks, golf courses, cemeteries, etc.)[3]	Poor condition (grass cover <50%)		68	79	86	89
	Fair condition (grass cover 50% to 75%)		49	69	79	84
	Good condition (grass cover > 75%)		39	61	74	80
Impervious Areas:	Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and Roads:	Paved; curbs and storm drains (excluding right-of-way)		98	98	98	98
	Paved; open ditches (including right-of-way)		83	89	92	93
	Gravel (including right-of-way)		76	85	89	91
	Dirt (including right-of-way)		72	82	87	89
Urban Districts:	Commercial and business	85%	89	92	94	95
	Industrial	72%	81	88	91	93
Residential districts by average lot size:	1/8 ac. or less (town houses)	65%	77	85	90	92
	1/4 ac.	38%	61	75	83	87
	1/3 ac.	30%	57	72	81	86
	1/2 ac.	25%	54	70	80	85
	1 ac.	20%	51	68	79	84
	2 ac.	12%	46	65	77	82
Developing Urban Areas:	Newly graded areas (pervious areas only, no vegetation)		77	86	91	94
Idle lands (CNs are determined using cover types similar to those in Table 2-10).						

Source: TR-55

[1] Average runoff condition, and Ia = 0.2S

[2] The average percent impervious area shown was used to develop the composite CNs. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. If the impervious area is not connected, the SCS method has an adjustment to reduce the effect.

[3] CNs shown are equivalent to those of pasture. Composite CNs may be computed for other combinations of open space cover type.

Table 2-9 Cultivated Agricultural Land[1]

Cover Description			Curve Numbers For Hydrologic Soil Group			
Cover Type	Treatment[2]	Hydrologic Condition[3]	A	B	C	D
Fallow	Bare soil	-	77	86	91	94
	Crop Residue Cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row Crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T + CR	Poor	65	73	79	81
		Good	61	70	77	80
	Small grain SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T + CR	Poor	60	71	78	81
		Good	58	69	77	80
	Close-seeded SR or broadcast	Poor	66	77	85	89
		Good	58	72	81	85
	Legumes or C Rotation	Poor	64	75	83	85
		Good	55	69	78	83
	Meadow C&T	Poor	63	73	80	83
		Good	51	67	76	80

Source: TR-55

[1] Average runoff condition, and $I_a = 0.2S$.

[2] Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

[3] Hydrologic condition is based on a combination of factors that affect infiltration and runoff, including
(a) density and canopy of vegetative areas,
(b) amount of year-round cover,
(c) amount of grass or closed-seeded legumes in rotations,
(d) percent of residue cover on the land surface (good > 20%) and
(e) degree of roughness.
Poor: Factors impair infiltration and tend to increase runoff.
Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Appendix C

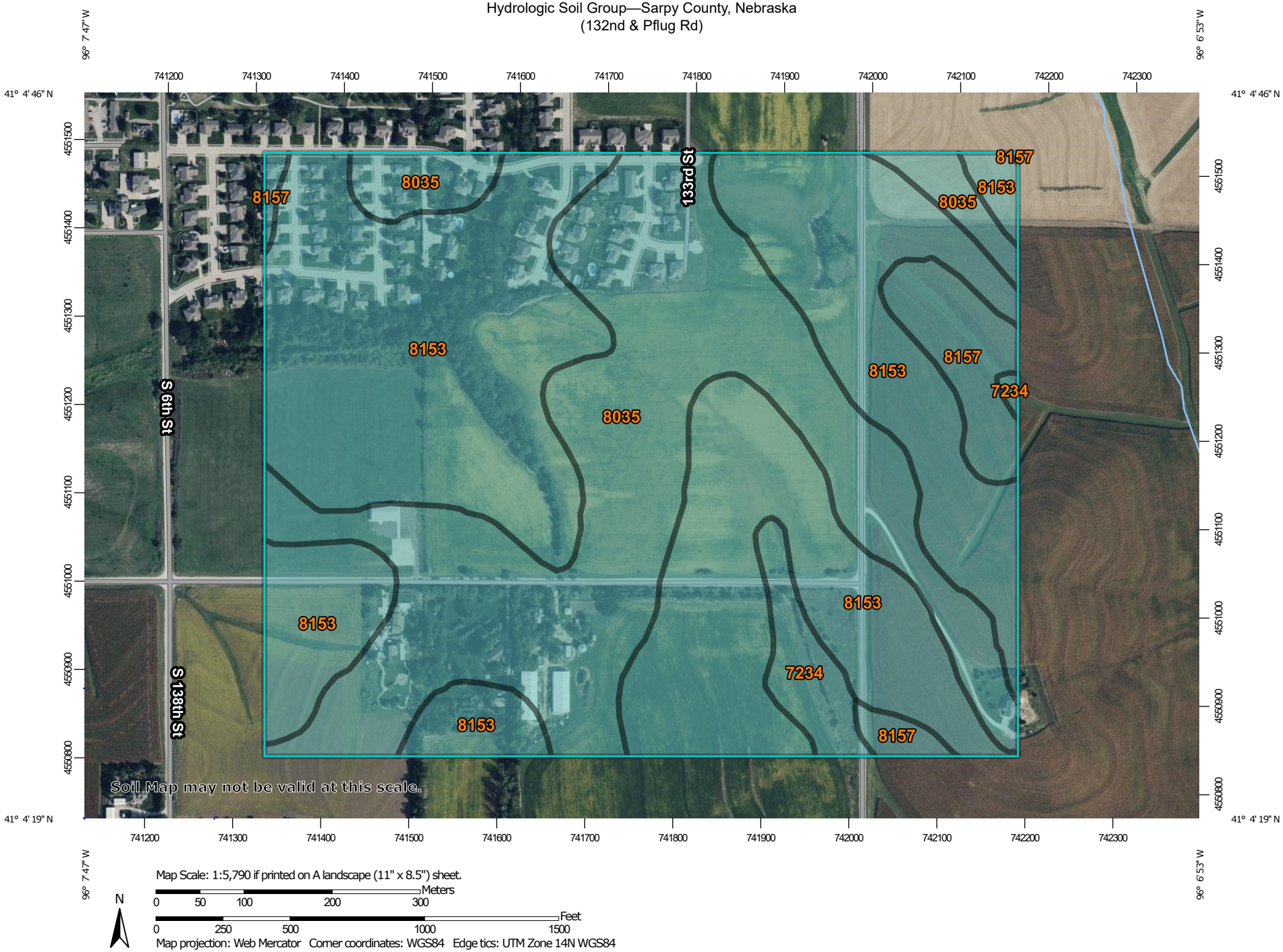
Hydraflow Report

Please contact City Hall if you would like to view this portion of the study.

Appendix D

USDA Web Soil Survey

Hydrologic Soil Group—Sarpy County, Nebraska
(132nd & Pflug Rd)



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sarpy County, Nebraska
Survey Area Data: Version 18, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7234	Judson silty clay loam, 2 to 6 percent slopes	C	3.8	2.7%
8035	Marshall-Contrary silty clay loams, 2 to 7 percent slopes	C	51.3	35.4%
8153	Contrary-Marshall silty clay loams, 6 to 11 percent slopes	C	83.4	57.5%
8157	Contrary-Monona-Ida complex, 6 to 17 percent slopes	C	6.5	4.5%
Totals for Area of Interest			**145.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

LAMP RYNEARSON

Springview – SID 387

132nd and Pflug Road

Sarpy County, NE

Final Drainage Study

Project No.: 0124023.01-002

December 8, 2025

Prepared By:

Grant Goodrich, E.I.
Project Engineer

Aaron Grote, P.E.
Senior Project Engineer

PROFESSIONAL CIVIL ENGINEER
AARON J. GROTE
E-13344
12/8/2025
STATE OF NEBRASKA

TABLE OF CONTENTS

INTRODUCTION

Springview is a proposed 40.58-acre residential development containing 94 single-family residential lots, located within the SE ¼ of Section 24, Township 13 North, Range 11 East, of Sarpy County, Nebraska. The site is bounded on the east by S 132nd Street, on the west by a grass field, on the north by the subdivision "Southcrest Hills" and agricultural land, and on the south by Pflug Road.

The site has been delineated into three drainage areas. Drainage Area A drains to the northwest towards Impact Point A. Drainage Area B drains south towards Impact Point B. Drainage Area C drains northeast to impact point C. These drainage areas are shown on the post-construction drainage map included in Appendix A. A separate PCSMP drainage study analyzes the aforementioned impact points and how they meet the City of Springfield regulations for post construction stormwater management. This study analyzes the storm sewer associated with the proposed development.

STORM DRAINAGE DESIGN METHODS

The internal storm sewer system for Springview was analyzed according to the standards and practices as outlined in the Omaha Regional Stormwater Design Manual and was sized for a 10-year frequency storm event in a non-pressurized flow condition. The rational method (Q=CiA) is an approved method for pipe sizing for drainage areas less than 200 acres and was used to design the storm system. The runoff coefficient was assumed using the ultimate development of the site, using Table 2-3 of the Omaha Regional Stormwater Design Manual. The resulting coefficient used for this study was 0.52 for residential areas of zoning R4 per the Omaha Regional Stormwater Design Manual. An initial time of concentration of 10 minutes was used for the residential area. From the Omaha Regional Stormwater Design Manual, a time of concentration of 10 minutes yields an intensity of 6.9 in/hr.

For each portion of the project, sub-basins were delineated for the inlet structures. A drainage basin map is included in Appendix C. The curb inlet capacity calculations and pipe capacity calculations are shown in Appendix A. Energy Dissipation Calculations are shown in Appendix D. 100-year storm flow cross sections and calculations are shown in Appendix E.

CONCLUSION

In conclusion, this drainage study shows the proposed storm sewer system for this project will adequately provide drainage as required by the methods and procedures of the Omaha Regional Stormwater Design Manual.

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
WWW.LRA-INC.COM
(Ph) 402.496.2498
(Fax) 402.496.2730

CURB INLET CAPACITIES
10 YEAR STORM FREQUENCY
Springview
Springfield, NE

Version 3.0

ITEM	UNITS	Project # 125139.01 - 002 ST # 0 10 Year Storm Frequency By: GG Rev. Date: 07/22/25 Checked: 0 Sheet: 1							
CONTRIBUTING AREA		A1	A1-b	A1-a	A1-EAST	A1-WEST	A6	A7	A8
STREET CLASSIFICATION		SUMP	SOUTH	NORTH	EAST	WEST	LOCAL	LOCAL	SUMP
DRAINAGE AREA	A (acres)	2.17	1.87	0.31	1.07	1.10	5.11	3.99	4.50
TIME OF CONCENTRATION	t (min)	10	10	10	10	10	10	10	10
RAINFALL INTENSITY	i (in/hr)	6.90	6.90	6.90	6.90	6.90	6.90	6.90	6.90
COMPOSITE RUNOFF COEFFICIEN	C	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52
DESIGN DISCHARGE, Qd = CiA	Qd (cfs)	7.80	6.70	1.10	3.84	3.96	18.33	14.31	16.14
CARRYOVER FLOW, Qc, FROM PRECEDING INLET/CATCH AREA	Qc (cfs)	0.00	0.00	0.00	0.00	0.00	0.00	1.05	0.46
TOTAL DISCHARGE, Q = Qd + Qc	Q (cfs)	7.80	6.70	1.10	3.84	3.96	18.33	15.36	16.60
LONG. STREET SLOPE @ GUTTER	So (ft/ft)	0.0000	0.0000	0.0000	0.0050	0.0050	0.0100	0.0100	0.0000
CROSS SLOPE OF PAVEMENT	Sx (ft/ft)	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200
WIDTH OF STREET	w (ft)	28	28	28	28	28	28	28	28
IS THE STREET WARPED @ INLET	yes/no	no	no	no	no	no	no	no	no
FLOW TO # OF SIDES OF STREET	No. (#)	2	1	1	2	2	2	2	2
IF # = 1, KEEP FLOW ON ONE SIDE	yes/no	no	yes	yes	no	no	no	no	no
FLOW IN 1 GUTTER	Qg (cfs)	3.90	6.70	1.10	1.92	1.98	9.17	7.68	8.30
DEPTH OF FLOW IN GUTTER	y (ft)	n/a	n/a	n/a	0.21	0.21	0.35	0.33	n/a
RATIO OF WIDTH OF GUTTER DEPRESSION TO WIDTH OF FLOW	W/T (ft/ft) See Note:	n/a <c>	n/a	n/a	0.262335 <c>	0.259363 <c>	0.203704 <b>	0.203704 <b>	n/a <c>
RATIO OF FLOW IN DEPRESSED GUTTER TO TOTAL GUTTER FLOW	Eo	n/a	n/a	n/a	0.82	0.81	0.70	0.70	n/a
REQ'D. CURB-OPENING LENGTH FOR 100% INTERCEPTION	Lt (ft)	n/a	n/a	n/a	5.86	5.96	15.08	14.00	n/a
DESIGN LENGTH OF CURB INLET	L (ft)	12	12	12	12	12	12	12	12
% INTERCEPT. 1-(1-L/LT)^1.8	e (%)	n/a	n/a	n/a	100.00%	100.00%	94.27%	96.99%	n/a
FLOW INTERCEPTED PER INLET	Qi (cfs)	3.90	6.70	1.10	1.92	1.98	8.64	7.45	8.30
FLOW CARRIED DOWN TO NEXT INLET/CATCH AREA	Qc (cfs)	n/a	n/a	n/a	0.00	0.00	1.05	0.46	n/a
ALLOWED DEPTH ABOVE GUTTER FLOWLINE (Usually Curb	Hcurb (ft)	0.42	0.42	0.42	n/a	n/a	n/a	n/a	0.42
THROAT OPENING AT SUMP INLET	h (ft)	0.42	0.42	0.42	n/a	n/a	n/a	n/a	0.42
MAX. ALLOWED DEPTH OF PONDI	Hmax (ft)	0.84	0.84	0.84	n/a	n/a	n/a	n/a	0.84
DEPTH OF PONDING	H (ft)	0.254681	0.37	0.11	n/a	n/a	n/a	n/a	0.42
FLOW CARRIED ON OTHER SIDE	Qc (cfs)								
CUMULATIVE FLOW	Qt (cfs)								
NOTES:							Carry over to A7	Carry over to A8	

<a> Depth for 1 side of street > crown height. Excess flow is carried on other side. See "Flow Carried On Other Side."
<b> Flow is in both sides of street, depth of flow is equal for both sides and exceeds the crown height.
<c> Flow is equally distributed in both sides of street, depth of flow is below the crown height.
<d> Flow may exceed curb height for warped section.

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
WWW.LRA-INC.COM
(Ph) 402.496.2498
(Fax) 402.496.2730

CURB INLET CAPACITIES
10 YEAR STORM FREQUENCY
Springview
Springfield, NE

Version 3.0

ITEM	UNITS	Project # 125139.01 - 002 ST # 0 10 Year Storm Frequency By: GG Rev. Date: 07/22/25 Checked: 0 Sheet: 2							
CONTRIBUTING AREA		A8-b	A8-a	A8-NORTH	A8-SOUTH	A9	A9-b	A9-a	A9-EAST
STREET CLASSIFICATION		EAST	WEST	NORTH	SOUTH	SUMP	NORTH	SOUTH	EAST
DRAINAGE AREA	A (acres)	3.22	1.27	0.61	3.89	3.22	0.67	2.55	3.19
TIME OF CONCENTRATION	t (min)	10	10	10	10	10	10	10	10
RAINFALL INTENSITY	i (in/hr)	6.90	6.90	6.90	6.90	6.90	6.90	6.90	6.90
COMPOSITE RUNOFF COEFFICIEN	C	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52
DESIGN DISCHARGE, Qd = CiA	Qd (cfs)	11.57	4.57	2.19	13.95	11.55	2.41	9.14	11.45
CARRYOVER FLOW, Qc, FROM PRECEDING INLET/CATCH AREA	Qc (cfs)	0.46	0.00	0.00	0.46	0.00	0.00	0.00	0.00
TOTAL DISCHARGE, Q = Qd + Qc	Q (cfs)	12.03	4.57	2.19	14.41	11.55	2.41	9.14	11.45
LONG. STREET SLOPE @ GUTTER	So (ft/ft)	0.0000	0.0000	0.0050	0.0050	0.0000	0.0000	0.0000	0.0050
CROSS SLOPE OF PAVEMENT	Sx (ft/ft)	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200
WIDTH OF STREET	w (ft)	28	28	28	28	28	28	28	28
IS THE STREET WARPED @ INLET	yes/no	no	no	no	no	no	no	no	no
FLOW TO # OF SIDES OF STREET	No. (#)	1	1	2	2	2	1	1	2
IF # = 1, KEEP FLOW ON ONE SIDE	yes/no	yes	yes	no	no	no	yes	yes	no
FLOW IN 1 GUTTER	Qg (cfs)	12.03	4.57	1.09	7.21	5.78	2.41	9.14	5.72
DEPTH OF FLOW IN GUTTER	y (ft)	n/a	n/a	0.17	0.36	n/a	n/a	n/a	0.33
RATIO OF WIDTH OF GUTTER DEPRESSION TO WIDTH OF FLOW	W/T (ft/ft) See Note:	n/a	n/a	0.323874 <c>	0.203704 <b>	n/a <c>	n/a	n/a	0.203704 <b>
RATIO OF FLOW IN DEPRESSED GUTTER TO TOTAL GUTTER FLOW	Eo	n/a	n/a	0.89	0.70	n/a	n/a	n/a	0.70
REQ'D. CURB-OPENING LENGTH FOR 100% INTERCEPTION	Lt (ft)	n/a	n/a	4.42	11.07	n/a	n/a	n/a	10.05
DESIGN LENGTH OF CURB INLET	L (ft)	12	12	12	12	12	12	12	12
% INTERCEPT. 1-(1-L/LT)^1.8	e (%)	n/a	n/a	100.00%	100.00%	n/a	n/a	n/a	100.00%
FLOW INTERCEPTED PER INLET	Qi (cfs)	12.03	4.57	1.09	7.21	5.78	2.41	9.14	5.72
FLOW CARRIED DOWN TO NEXT INLET/CATCH AREA	Qc (cfs)	n/a	n/a	0.00	0.00	n/a	n/a	n/a	0.00
ALLOWED DEPTH ABOVE GUTTER FLOWLINE (Usually Curb	Hcurb (ft)	0.42	0.42	n/a	n/a	0.42	0.42	0.42	n/a
THROAT OPENING AT SUMP INLET	h (ft)	0.42	0.42	n/a	n/a	0.42	0.42	0.42	n/a
MAX. ALLOWED DEPTH OF PONDI	Hmax (ft)	0.84	0.84	n/a	n/a	0.84	0.84	0.84	n/a
DEPTH OF PONDING	H (ft)	0.554881	0.28	n/a	n/a	0.33	0.19	0.45	n/a
FLOW CARRIED ON OTHER SIDE	Qc (cfs)								
CUMULATIVE FLOW	Qt (cfs)								
NOTES:									

<a> Depth for 1 side of street > crown height. Excess flow is carried on other side. See "Flow Carried On Other Side."
<b> Flow is in both sides of street, depth of flow is equal for both sides and exceeds the crown height.
<c> Flow is equally distributed in both sides of street, depth of flow is below the crown height.
<d> Flow may exceed curb height for warped section.

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
WWW.LRA-INC.COM
(Ph) 402.496.2498
(Fax) 402.496.2730

CURB INLET CAPACITIES
10 YEAR STORM FREQUENCY
Springview
Springfield, NE

Version 3.0

ITEM	UNITS	Project # 125139.01 - 002 ST # 0 10 Year Storm Frequency By: GG Rev. Date: 07/22/25 Checked: 0 Sheet: 3							
CONTRIBUTING AREA		A9-WEST	B1	B2	B4	C1-a	C1-b	#	#
STREET CLASSIFICATION		WEST	LOCAL	LOCAL	SUMP	LOCAL	LOCAL		
DRAINAGE AREA	A (acres)	0.03	1.21	3.58	1.25	0.70	1.05	0.00	0.00
TIME OF CONCENTRATION	t (min)	10	10	10	10	10	10	10	10
RAINFALL INTENSITY	i (in/hr)	6.90	6.90	6.90	6.90	6.90	6.90	6.90	6.90
COMPOSITE RUNOFF COEFFICIEN	C	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.56
DESIGN DISCHARGE, Qd = CiA	Qd (cfs)	0.11	4.32	12.86	4.49	2.53	3.78	0.00	0.00
CARRYOVER FLOW, Qc, FROM PRECEDING INLET/CATCH AREA	Qc (cfs)	0.00	0.00	0.00	0.13	0.00	0.00	0.00	0.00
TOTAL DISCHARGE, Q = Qd + Qc	Q (cfs)	0.11	4.32	12.86	4.62	2.53	3.78	0.00	0.00
LONG. STREET SLOPE @ GUTTER	So (ft/ft)	0.0050	0.0084	0.0100	0.0000	0.0438	0.0438	0.0000	0.0000
CROSS SLOPE OF PAVEMENT	Sx (ft/ft)	0.0200	0.0200	0.0200	0.0050	0.0200	0.0200	0.0200	0.0200
WIDTH OF STREET	w (ft)	28	28	28	28	28	28	25	25
IS THE STREET WARPED @ INLET	yes/no	no	no	no	no	no	no	no	no
FLOW TO # OF SIDES OF STREET	No. (#)	2	1	2	1	1	1	2	2
IF # = 1, KEEP FLOW ON ONE SIDE	yes/no	no	no	no	yes	no	no	no	no
FLOW IN 1 GUTTER	Qg (cfs)	0.05	4.32	6.43	4.62	2.53	3.78	0.00	0.00
DEPTH OF FLOW IN GUTTER	y (ft)	0.05	0.26	0.31	n/a	0.15	0.18	n/a	n/a
RATIO OF WIDTH OF GUTTER DEPRESSION TO WIDTH OF FLOW	W/T (ft/ft) See Note:	1.002201 <c>	0.213211	0.203704 <b>	n/a	0.35555	0.30577	n/a <c>	n/a <c>
RATIO OF FLOW IN DEPRESSED GUTTER TO TOTAL GUTTER FLOW	Eo	1.00	0.72	0.70	n/a	0.92	0.87	n/a	n/a
REQ'D. CURB-OPENING LENGTH FOR 100% INTERCEPTION	Lt (ft)	1.17	10.27	12.99	n/a	11.85	14.41	n/a	n/a
DESIGN LENGTH OF CURB INLET	L (ft)	12	12	12	12	12	12	12	12
% INTERCEPT. 1-(1-L/LT)^1.8	e (%)	100.00%	100.00%	99.03%	n/a	100.00%	96.01%	n/a	n/a
FLOW INTERCEPTED PER INLET	Qi (cfs)	0.05	4.32	6.37	4.62	2.53	3.63	0.00	0.00
FLOW CARRIED DOWN TO NEXT INLET/CATCH AREA	Qc (cfs)	0.00	0.00	0.13	n/a	0.00	0.15	n/a	n/a
ALLOWED DEPTH ABOVE GUTTER FLOWLINE (Usually Curb	Hcurb (ft)	n/a	n/a	n/a	0.42	n/a	n/a	n/a	n/a
THROAT OPENING AT SUMP INLET	h (ft)	n/a	n/a	n/a	0.42	n/a	n/a	n/a	n/a
MAX. ALLOWED DEPTH OF PONDI	Hmax (ft)	n/a	n/a	n/a	0.84	n/a	n/a	n/a	n/a
DEPTH OF PONDING	H (ft)	n/a	n/a	n/a	0.29	n/a	n/a	n/a	n/a
FLOW CARRIED ON OTHER SIDE	Qc (cfs)								
CUMULATIVE FLOW	Qt (cfs)								
NOTES:				Carrry over to B4					

<a> Depth for 1 side of street > crown height. Excess flow is carried on other side. See "Flow Carried On Other Side."
<b> Flow is in both sides of street, depth of flow is equal for both sides and exceeds the crown height.
<c> Flow is equally distributed in both sides of street, depth of flow is below the crown height.
<d> Flow may exceed curb height for warped section.

COMPUTATION FORM

STORM DRAINAGE SYSTEM DESIGN
BY THE RATIONAL METHOD

Springview
Storm Sewer
10 Year Storm

(28)

Calculated By GG
Date
Checked By AG

X Prelim Design
Final Design

Drainage Area Private
LRA Project No.
City Project No. N/A

Location	Conveyance		Direct Runoff										System Q	Travel Time (System Design)								Total Runoff					Remarks
	From	To	W.S. or S.B. No.	O.F.L	W.C. Type	S	V	Ti	i	A	C	q		Convey System / Size Descrip.	Slope Min. %	Slope Design %	V Design	Cap. (All.)	Length	t	T.O.C	i	Total A	Composite C	Design Q	
				ft.		%	f.p.s.	min.	in./hr.	Ac.		c.f.s.	c.f.s.				f.p.s.	c.f.s.	ft.	min.	min.	in./hr.	Ac.		c.f.s.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)
1	ST1	ST2	A1-b	0	GRA	0.0	0.0	0.0													0.0	T.O.C at Beginning of Pipe				
	INLET	INLET		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0																		
							USE	10.0	6.9	1.87	0.52	6.70		18.000" = Design Size		1.5% = Design Slope				USE	10.00	6.90	1.87	0.52	6.70	Note: 100 year flow = 1.25*CiA, where I = 9.9 in/hr
													6.70	18	0.41	1.50	7.35	12.87	31	0.1	0.1	T.O.C at End of Pipe				thus, 100 year flow = 12.01 cfs
																										Pipe Capacity sufficient to pass 100-year flow
2	ST2	ST3	A1-a	0	GRA	0.0	0.0	0.0													0.0	T.O.C at Beginning of Pipe				
	INLET	INLET		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0																		
							USE	10.0	6.9	0.31	0.52	1.10		18.000" = Design Size		5.41% = Design Slope				USE	10.00	6.90	2.17	0.52	7.80	Note: 100 year flow = 1.25*CiA, where I = 9.9 in/hr
													7.80	18	0.55	5.41	12.28	24.43	128	0.2	0.2	T.O.C at End of Pipe				thus, 100 year flow = 13.98 cfs
																										Pipe Capacity sufficient to pass 100-year flow
3	ST3	ST4	A2	0	GRA	0.0	0.0	0.0													0.0	T.O.C at Beginning of Pipe				
	INLET	INLET		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0																		
							USE	10.0	6.9	0.23	0.52	0.81		18.000" = Design Size		2.29% = Design Slope				USE	10.00	6.90	2.40	0.52	8.61	Note: 100 year flow = 1.25*CiA, where I = 9.9 in/hr
													8.61	18	0.67	2.29	9.17	15.90	157	0.3	0.3	T.O.C at End of Pipe				thus, 100 year flow = 15.44 cfs
																										Pipe Capacity sufficient to pass 100-year flow
4	ST4	ST5	A3	0	GRA	0.0	0.0	0.0													0.0	T.O.C at Beginning of Pipe				
	INLET	INLET		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0																		
							USE	10.0	6.9	0.38	0.52	1.38		18.000" = Design Size		2.91% = Design Slope				USE	10.00	6.90	2.78	0.52	9.99	Note: 100 year flow = 1.25*CiA, where I = 9.9 in/hr
													9.99	18	0.90	2.91	10.41	17.92	152	0.2	0.2	T.O.C at End of Pipe				thus, 100 year flow = 17.91 cfs
																										Pipe Capacity sufficient to pass 100-year flow
5	ST5	ST6	A4	0	GRA	0.0	0.0	0.0													0.0	T.O.C at Beginning of Pipe				
	INLET	INLET		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0																		
							USE	10.0	6.9	0.24	0.52	0.86		24.000" = Design Size		0.8% = Design Slope				USE	10.00	6.90	3.02	0.52	10.85	Note: 100 year flow = 1.25*CiA, where I = 9.9 in/hr
													10.85	24	0.23	0.80	6.55	20.23	133	0.3	0.3	T.O.C at End of Pipe				thus, 100 year flow = 19.46 cfs
																										Pipe Capacity sufficient to pass 100-year flow
6	ST6	ST7	A5	0	GRA	0.0	0.0	0.0													0.0	T.O.C at Beginning of Pipe				
	INLET	FES		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0																		
							USE	10.0	6.9	0.22	0.52	0.78		24.000" = Design Size		0.9% = Design Slope				USE	10.00	6.90	3.24	0.52	11.63	Note: 100 year flow = 1.25*CiA, where I = 9.9 in/hr
													11.63	24	0.26	0.90	6.96	21.46	72	0.2	0.2	T.O.C at End of Pipe				thus, 100 year flow = 20.86 cfs
																										Pipe Capacity sufficient to pass 100-year flow
7	ST8	ST9	A6 (HALF)	0	GRA	0.0	0.0	0.0													0.0	T.O.C at Beginning of Pipe				
	INLET	INLET		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0																		
							USE	10.0	6.9	2.55	0.52	9.17		18.000" = Design Size		1% = Design Slope				USE	10.00	6.90	2.55	0.52	9.17	
													9.17	18	0.76	1.00	6.70	10.50	36	0.1	0.1	T.O.C at End of Pipe				

REMINDER: Check Storm Drain System Design For Major Storm Provisions

* Watercourse Legend Fig. 2-2
FOR - Forest
FAL - Fallow
GRA - Grass/Lawn
NBG - Bare Ground
GWW - Grass Waterway
SGF - Shallow Gutter Flow

NOTES:
Storm Frequency = 10 Year
Manning's n = 0.013

COMPUTATION FORM

STORM DRAINAGE SYSTEM DESIGN
BY THE RATIONAL METHOD

(28)

Springview
Storm Sewer
10 Year Storm

Calculated By GG
Date
Checked By AG

X Prelim Design
Final Design

Drainage Area Private
LRA Project No.
City Project No. N/A

Location	Conveyance		Direct Runoff										System Q	Travel Time (System Design)								Total Runoff					Remarks
	From	To	W.S. or S.B. No.	O.F.L	W.C. Type	S	V	Ti	i	A	C	q		Convey System / Size Descrip.	Slope Min. %	Slope Design %	V Design	Cap. (All.)	Length	t	T.O.C	i	Total A	Composite C	Design Q	
				ft.		%	f.p.s.	min.	in./hr.	Ac.		c.f.s.	c.f.s.				f.p.s.	c.f.s.	ft.	min.	min.	in./hr.	Ac.		c.f.s.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)
8	ST9 INLET	ST10 MANHOLE	A6 (HALF)	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	2.55	0.52	9.17		24.000" = Design Size		1.69% = Design Slope				USE	10.00	6.90	5.11	0.52	18.33	
													18.33	24	0.66	1.69	9.87	29.41	129	0.2	0.2	T.O.C at End of Pipe				
9	ST10 MANHOLE	ST12 INLET	N/A	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	0.00	0.00	0.00		24.000" = Design Size		0.8% = Design Slope				USE	10.00	6.90	5.11	0.52	18.33	
													18.33	24	0.66	0.80	7.29	20.23	142	0.3	0.3	T.O.C at End of Pipe				
10	ST11 INLET	ST12 INLET	A7 (HALF)	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	1.99	0.52	7.15		18.000" = Design Size		3.65% = Design Slope				USE	10.00	6.90	1.99	0.52	7.15	
													7.15	18	0.46	3.65	10.39	20.07	33	0.1	0.1	T.O.C at End of Pipe				
11	ST12 INLET	ST13 MANHOLE	A7 (HALF)	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	1.99	0.52	7.15		30.000" = Design Size		1.78% = Design Slope				USE	10.00	6.90	9.10	0.52	32.64	
													32.64	30	0.63	1.78	11.63	54.72	139	0.2	0.2	T.O.C at End of Pipe				
12	ST13 MANHOLE	ST14 INLET	N/A	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	0.00	0.00	0.00		30.000" = Design Size		1.78% = Design Slope				USE	10.00	6.90	9.10	0.52	32.64	
													32.64	30	0.63	1.78	11.63	54.72	195	0.3	0.3	T.O.C at End of Pipe				
13	ST14 INLET	ST15 INLET	A8-b	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	3.22	0.52	11.57		30.000" = Design Size		1.25% = Design Slope				USE	10.00	6.90	12.32	0.52	44.21	
													44.21	30	1.16	1.25	10.64	45.86	36	0.1	0.1	T.O.C at End of Pipe				
14	ST15 INLET	ST17 FES	A8-a	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	1.27	0.52	4.57		36.000" = Design Size		0.75% = Design Slope				USE	10.00	6.90	13.59	0.52	48.78	
													48.78	36	0.53	0.75	9.16	57.76	52	0.1	0.1	T.O.C at End of Pipe				

REMINDER: Check Storm Drain System Design For Major Storm Provisions

* Watercourse Legend Fig. 2-2
FOR - Forest
FAL - Fallow
GRA - Grass/Lawn
NBG - Bare Ground
GWW - Grass Waterway
SGF - Shallow Gutter Flow

NOTES:
Storm Frequency = 10 Year
Manning's n = 0.013

COMPUTATION FORM

STORM DRAINAGE SYSTEM DESIGN
BY THE RATIONAL METHOD

(28)

Springview
Storm Sewer
10 Year Storm

Calculated By GG
Date
Checked By AG

X Prelim Design
Final Design

Drainage Area Private
LRA Project No.
City Project No. N/A

Location	Conveyance		Direct Runoff										System Q	Travel Time (System Design)								Total Runoff					Remarks
	From	To	W.S. or S.B. No.	O.F.L	W.C. Type	S	V	Ti	i	A	C	q		Convey System / Size Descrip.	Slope Min. %	Slope Design %	V Design	Cap. (All.)	Length	t	T.O.C	i	Total A	Composite C	Design Q	
				ft.		%	f.p.s.	min.	in./hr.	Ac.		c.f.s.	c.f.s.				f.p.s.	c.f.s.	ft.	min.	min.	in./hr.	Ac.		c.f.s.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)
16	ST19 INLET	ST21 MANHOLE	B1	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	1.21	0.52	4.32		18.000" = Design Size		4.57% = Design Slope				USE	10.00	6.90	1.21	0.52	4.32	
													4.32	18	0.17	4.57	9.81	22.46	37	0.1	0.1	T.O.C at End of Pipe				
17	ST18 INLET	ST21 MANHOLE	B2 (HALF)	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	1.79	0.52	6.43		18.000" = Design Size		3.63% = Design Slope				USE	10.00	6.90	1.79	0.52	6.43	
													6.43	18	0.37	3.63	10.08	20.01	41	0.1	0.1	T.O.C at End of Pipe				
18	ST20 INLET	ST21 MANHOLE	B2 (HALF)	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	1.79	0.52	6.43		18.000" = Design Size		3.57% = Design Slope				USE	10.00	6.90	1.79	0.52	6.43	
													6.43	18	0.37	3.57	10.02	19.85	48	0.1	0.1	T.O.C at End of Pipe				
19	ST21 MANHOLE	ST22 INLET	N/A	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	0.00	0.00	0.00		24.000" = Design Size		1.25% = Design Slope				USE	10.00	6.90	4.79	0.52	17.18	
													17.18	24	0.58	1.25	8.65	25.29	130	0.3	0.3	T.O.C at End of Pipe				
20	ST22 INLET	ST23 MANHOLE	B4	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	1.25	0.52	4.49		24.000" = Design Size		8.05% = Design Slope				USE	10.00	6.90	6.04	0.52	21.67	
													21.67	24	0.92	8.05	18.44	64.19	64	0.1	0.1	T.O.C at End of Pipe				
21	ST23 MANHOLE	ST24 FES	N/A	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	0.00	0.00	0.00		24.000" = Design Size		1.36% = Design Slope				USE	10.00	6.90	6.04	0.52	21.67	
													21.67	24	0.92	1.36	9.37	26.38	24	0.0	0.0	T.O.C at End of Pipe				
22	ST25 INLET	ST26 INLET	C1-b	0	GRA	0.0	0.0	0.0																		
				0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	1.05	0.52	3.78		18.000" = Design Size		0.78% = Design Slope				USE	10.00	6.90	1.05	0.52	3.78	
													3.78	18	0.13	0.78	4.98	9.28	33	0.1	0.1	T.O.C at End of Pipe				

REMINDER: Check Storm Drain System Design For Major Storm Provisions

* Watercourse Legend Fig. 2-2
FOR - Forest
FAL - Fallow
GRA - Grass/Lawn
NBG - Bare Ground
GWW - Grass Waterway
SGF - Shallow Gutter Flow

NOTES:
Storm Frequency = 10 Year
Manning's n = 0.013

COMPUTATION FORM

STORM DRAINAGE SYSTEM DESIGN
BY THE RATIONAL METHOD

(28)

Springview
Storm Sewer
10 Year Storm

Calculated By GG
Date
Checked By AG

X Prelim Design
Final Design

Drainage Area Private
LRA Project No.
City Project No. N/A

Location	Conveyance		Direct Runoff										System Q	Travel Time (System Design)								Total Runoff					Remarks
	From	To	W.S. or S.B. No.	O.F.L	W.C. Type	S	V	Ti	i	A	C	q		Convey System / Size Descrip.	Slope Min. %	Slope Design %	V Design	Cap. (All.)	Length	t	T.O.C	i	Total A	Composite C	Design Q	
				ft.		%	f.p.s.	min.	in./hr.	Ac.		c.f.s.	c.f.s.				f.p.s.	c.f.s.	ft.	min.	min.	in./hr.	Ac.		c.f.s.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)
23	ST26	ST27	C1-a	0	GRA	0.0	0.0	0.0																		
	INLET	FES		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	0.70	0.52	2.53		18.000" = Design Size		0.78% = Design Slope				USE	10.00	6.90	1.76	0.52	6.30	
													6.30	18	0.36	0.78	5.64	9.28	62	0.2	0.2	T.O.C at End of Pipe				
24	ST28	ST29	A9-a	0	GRA	0.0	0.0	0.0																		
	INLET	INLET		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	2.55	0.52	9.14		18.000" = Design Size		1.25% = Design Slope				USE	10.00	6.90	2.55	0.52	9.14	
													9.14	18	0.76	1.25	7.34	11.74	31	0.1	0.1	T.O.C at End of Pipe				
25	ST29	ST30	A9-b	0	GRA	0.0	0.0	0.0																		
	INLET	MANHOLE		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	0.67	0.52	2.41		18.000" = Design Size		9.39% = Design Slope				USE	10.00	6.90	3.22	0.52	11.55	
													11.55	18	1.21	9.39	16.70	32.19	153	0.2	0.2	T.O.C at End of Pipe				
26	ST30	ST31	N/A	0	GRA	0.0	0.0	0.0																		
	MANHOLE	FES		0	SGF	0.0	0.0	0.0																		
				0	GWW	0.0	0.0	0.0																		
							SUM	0.0													0.0	T.O.C at Beginning of Pipe				
							USE	10.0	6.9	0.00	0.00	0.00		18.000" = Design Size		1.5% = Design Slope				USE	10.00	6.90	3.22	0.52	11.55	
													11.55	18	1.21	1.50	8.23	12.87	27	0.1	0.1	T.O.C at End of Pipe				

REMINDER: Check Storm Drain System Design For Major Storm Provisions

* Watercourse Legend Fig. 2-2
FOR - Forest
FAL - Fallow
GRA - Grass/Lawn
NBG - Bare Ground
GWW - Grass Waterway
SGF - Shallow Gutter Flow

NOTES:
Storm Frequency = 10 Year
Manning's n = 0.013

Appendix B

Design Tables and Graphs

It is often desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. Composites can be made with Tables 2-3 and 2-4. The composite procedure can be applied to an entire drainage area or to typical "sample" blocks as a guide to selection of reasonable values of the coefficient for an entire area.

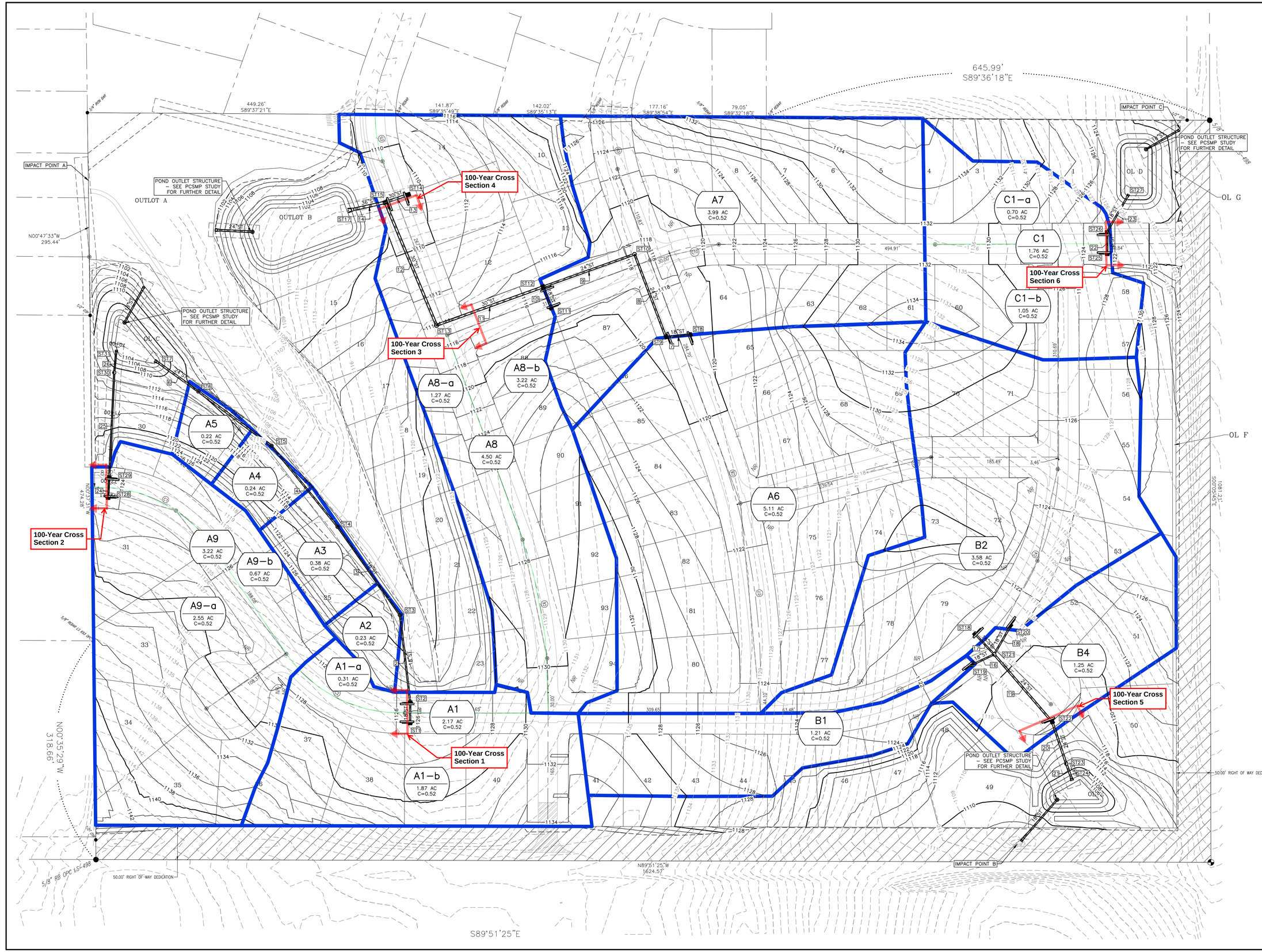
Table 2-3 Recommended Runoff Coefficients

Description Of Area		Runoff Coefficient
Pavement Areas	Asphaltic and Concrete	0.95
	Brick	0.85
	Roofs	0.95
Business Areas	Downtown	0.70 to 0.95
Neighborhood		0.50 to 0.70
Residential Areas	Single-Family	0.30 to 0.50
	R-1 and R-2 – 20,000 sq. ft.	0.49
	R-3 and R-4 – 10,000 sq. ft.	0.52
	R-5 and R-6 – 8,500 sq. ft.	0.57
	Multi-units, detached	0.40 to 0.60
	Multi-units, attached	0.60 to 0.75
	Suburban	0.25 to 0.40
	Apartment	0.50 to 0.70
Industrial Area	Light	0.50 to 0.80
	Heavy	0.60 to 0.90
Parks & Cemeteries		0.10 to 0.25
Playgrounds		0.20 to 0.35
Railroad Yard		0.20 to 0.35
Turfed Slope Areas	Flat, 0 to 1%	0.25
	Average, 1 to 3%	0.35
	Hilly, 3 to 10%	0.40
	Steep, 10%+	0.45
Cultivated Ground	Flat, 0 to 1%	0.10
	Average, 1 to 3%	0.20
	Hilly, 3 to 10%+	0.25
	Steep, 10%+	0.30
*No Ground Cover	Recently Disturbed Soil	0.50 to 0.70

*This condition is intended to be used only for sizing temporary "construction site" sediment control detention ponds.

Appendix C

Drainage Map



LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

0 60' 120'

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

DRAINAGE MAP
PIPE CALCULATIONS

SPRINGVIEW
SARPY COUNTY, NEBRASKA

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND CONFIGURATION SHOWN IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

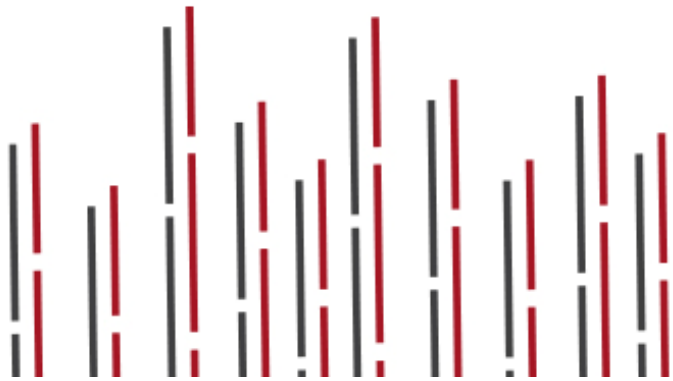
REVISIONS

DESIGNER / DRAFTER
GRANT GOODRICH
DATE
12/8/2025
PROJECT NUMBER
0125139.01
BOOK AND PAGE

SHEET
1 OF 1

L:\Engineering\0125139 McCune Springfield\DRAWINGS\BASE MODELS\0125139-STM.dwg, 12/5/2025 12:55:08 PM, GRANT GOODRICH, LAMP RYNEARSON

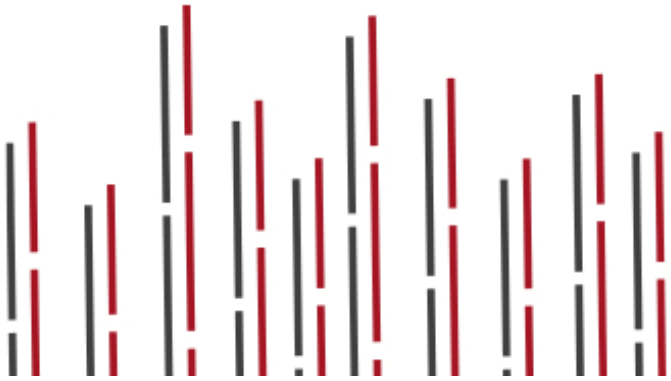
Appendix D



Energy Dissipation Calculations

Please contact City Hall if you would like to view this portion of the study.

Appendix E



100-Year Storm Flow Cross Sections

Please contact City Hall if you would like to view this portion of the study.

LAMP
RYNEARSON

14710 W. Dodge Rd., Ste. 100
Omaha, NE 68154
[P] 402.496.2498
[F] 402.496.2730
LampRynearson.com

Leaving a **Legacy**

SPRINGVIEW

DRAFT TRAFFIC STUDY

132ND STREET AND PFLUG ROAD

Project No. 0125139.01-002

Date: DECEMBER 2025

DRAFT TRAFFIC STUDY

SPRINGVIEW

132ND STREET AND PFLUG ROAD

SPRINGFIELD, NEBRASKA

DECEMBER 2025

Prepared for:

MCCUNE DEVELOPMENT
&
CITY OF SPRINGFIELD

Prepared by:

Matthew L. Kruse, P.E.
E-11507

Lamp Rynearson
14710 West Dodge Road
Omaha, Nebraska

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

CHAPTER 1: INTRODUCTION

1.1 Study Background, Purpose and Goals

This report summarized the findings and recommendations of a traffic study for the Springview development. This property is bounded by existing houses to the north, 132nd Street to the east, undeveloped land to the west, and Pflug Road to the south. The location of this proposed development is shown in Figure 1.

The proposed layout of the overall site is shown in Figure 2. The site will consist of 94 single-family residential lots. The land uses and resulting trip generation is shown in Table 1.

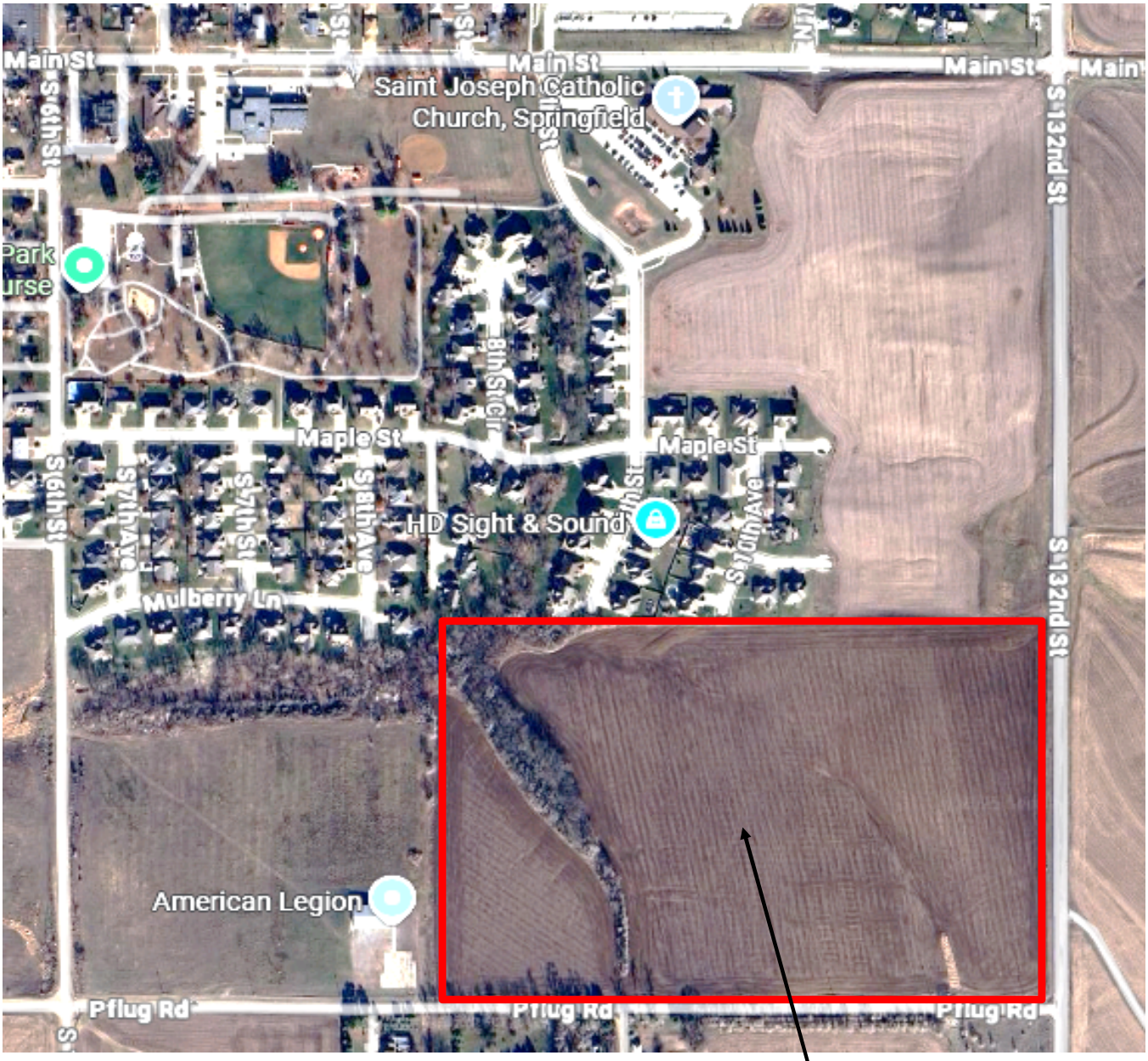
The purpose of this study was to assess the capacity of the existing roadway system to handle the background traffic and the impacts of the proposed development on 132nd Street, Pflug Road along with Main Street in the vicinity of the site. Another objective of this study was to look at right and left turn lane warrants along with signal warrants at all intersections since these roadways and intersections will provide the primary access for traffic generated from the development on a daily basis.

1.2 Data Gathering

The following bullet chart summarizes the data and the source of the data used to complete this study:

- 2025 Existing Traffic Count at the intersections of 132nd Street and Main Street, 132nd Street and Pflug Road and Pflug Road and 138th Street by Lamp Rynearson in November 2025
- Site generated trips – *ITE Trip Generation Manual, 11th Edition, 2021.*

NO SCALE



LAMP RYNEARSON

FIGURE 1
SITE LOCATION

NO SCALE

LAMP RYNEARSON

FIGURE 2
SITE PLAN

1.3 Overview of Study Approach

To achieve the main goal of the study, the following tasks were accomplished:

- Field inspection to observe the current lane configuration, signal operation and geometry;
- Traffic counts were conducted at the intersections of 132nd Street and Main Street, 132nd Street and Pflug Road and Pflug Road and 138th Street by Lamp Rynearson in November 2025;
- Determine site generated traffic, distribution and assignment including internal trips for the site;
- Determine total traffic volumes (site and background) for the peak hours in the year 2025, year 2030 and year 2050.
- Determine year 2025, year 2030 and year 2050 intersection capacity to handle background traffic using Synchro Version 11 and SimTraffic Software;
- Determine year 2030 and year 2050 intersection capacity to handle opening day (build-out site + background traffic) and future horizon year traffic, using Synchro Version 11 and SimTraffic;
- Queue analysis; and
- Development of recommendations for roadway and traffic control improvements.

CHAPTER 2: ROADWAY NETWORK CHARACTERISTICS

2.1 Site and Study Area Boundaries

The study area is shown on Figure 1. The site is located in Springfield, Nebraska on the northwest corner of 132nd Street and Pflug Road. This property is bounded by houses to the north, undeveloped land to the west, Pflug Road to the south, and 132nd Street to the east. The main intersections analyzed as a part of this study are:

- 132nd Street and Main Street
- 132nd Street and Pflug Road
- 138th Street and Pflug Road

The proposed site is anticipated to have two main access points. The first access point is the proposed intersection of 132nd Street and Site Entrance 1. This entrance is located approximately 1,800 feet south of the intersection of 132nd Street and Main Street. The second access point is at the proposed intersection of Pflug Road and Site Entrance 2 which is proposed to be located approximately 1,000 feet west of 132nd Street and Pflug Road. Both intersections are anticipated to have one entering lane and one exiting lane.

2.2 Existing Roadway Configuration

Main Street is a two-lane roadway that runs east/west through the City of Springfield. This section begins near 120th Street and terminates at Highway 50 / 144th Street. The roadway is gravel from 120th Street to N. 10th Avenue and then turns to a paved roadway from N. 10th Avenue to Highway 50 / 144th Street. The posted speed limit along this road is 25 miles per hour.

132nd Street is a two-lane paved roadway in the vicinity of the site. This section of 180th Street starts near the Platte River to the south and terminates at Giles Road

near Interstate 80. Interstate 80 cannot be accessed from 132nd Street. The posted speed limit for 180th Street is 45 miles per hour.

Pflug Road is a two-lane gravel roadway along the site that starts at 132nd Street and ends at interstate 80 to the west. Interstate 80 cannot be accessed from Pflug Road. Plans are currently being developed to turn this roadway into a two-lane paved roadway adjacent to the site. The posted speed limit is 50 miles per hour. The existing geometry is shown in Figure 3.

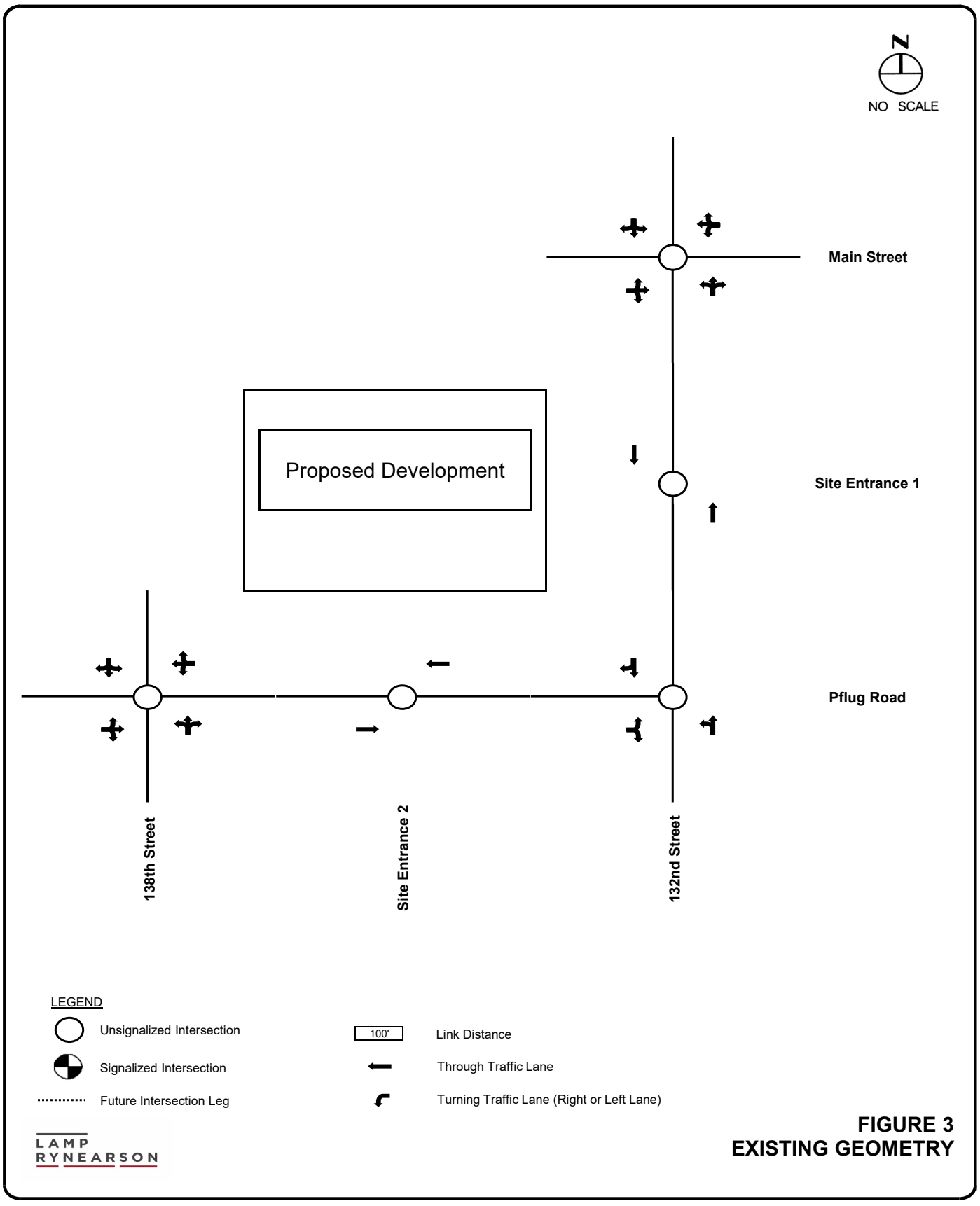


FIGURE 3
EXISTING GEOMETRY

12/5/25 3:03 PM

CHAPTER 3: EXISTING (BACKGROUND) TRAFFIC VOLUMES

3.1 Year 2025, year 2030 and year 2050 Background Traffic Volumes

A traffic count was conducted at the intersections of 132nd Street and Main Street, 132nd Street and Pflug Road and Pflug Road and 138th Street in November of 2025. These intersections were counted in the morning from 7:00 am to 9:00 am and in the evening from 4:00 pm to 6:00 pm. The peak hour of the area was found to occur during the AM peak hour from 7:15 am to 8:15 am. The PM peak hour was observed from 4:45 pm to 5:45 pm. The 2025 background traffic for the AM peak hour is included in Figure 4 and the PM peak hour volumes in Figure 5.

An estimated overall growth factor of 1 percent was used around the site. This growth rate was determined based on engineering judgement. Using the growth factor, background traffic was developed for the years 2030 and 2050 from the growth rate. Figures 6 and 7 include the background volumes for the peak hours in the year 2030 volumes. The 2050 background volumes can be found in Figures 8 and 9.

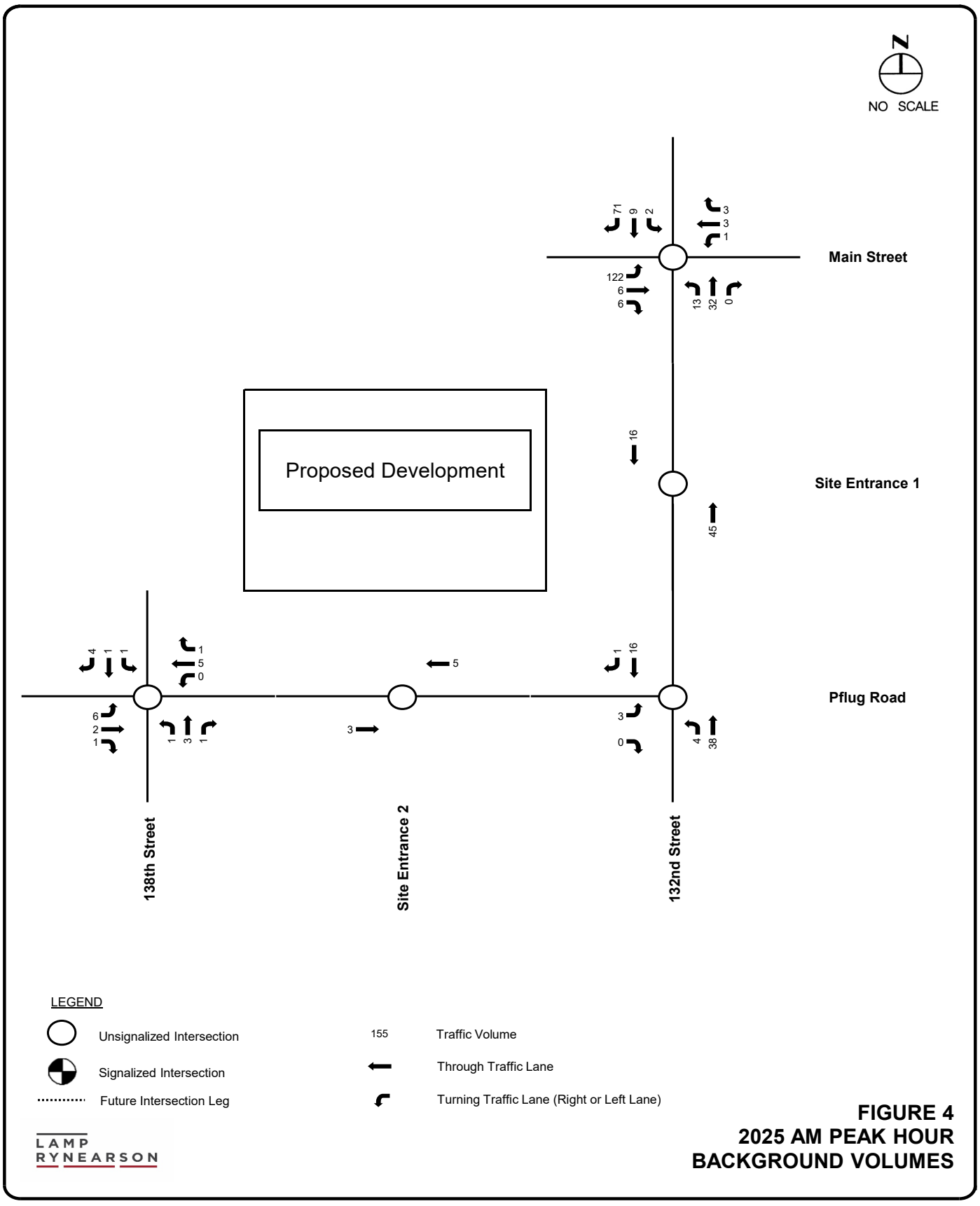


FIGURE 4
2025 AM PEAK HOUR
BACKGROUND VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

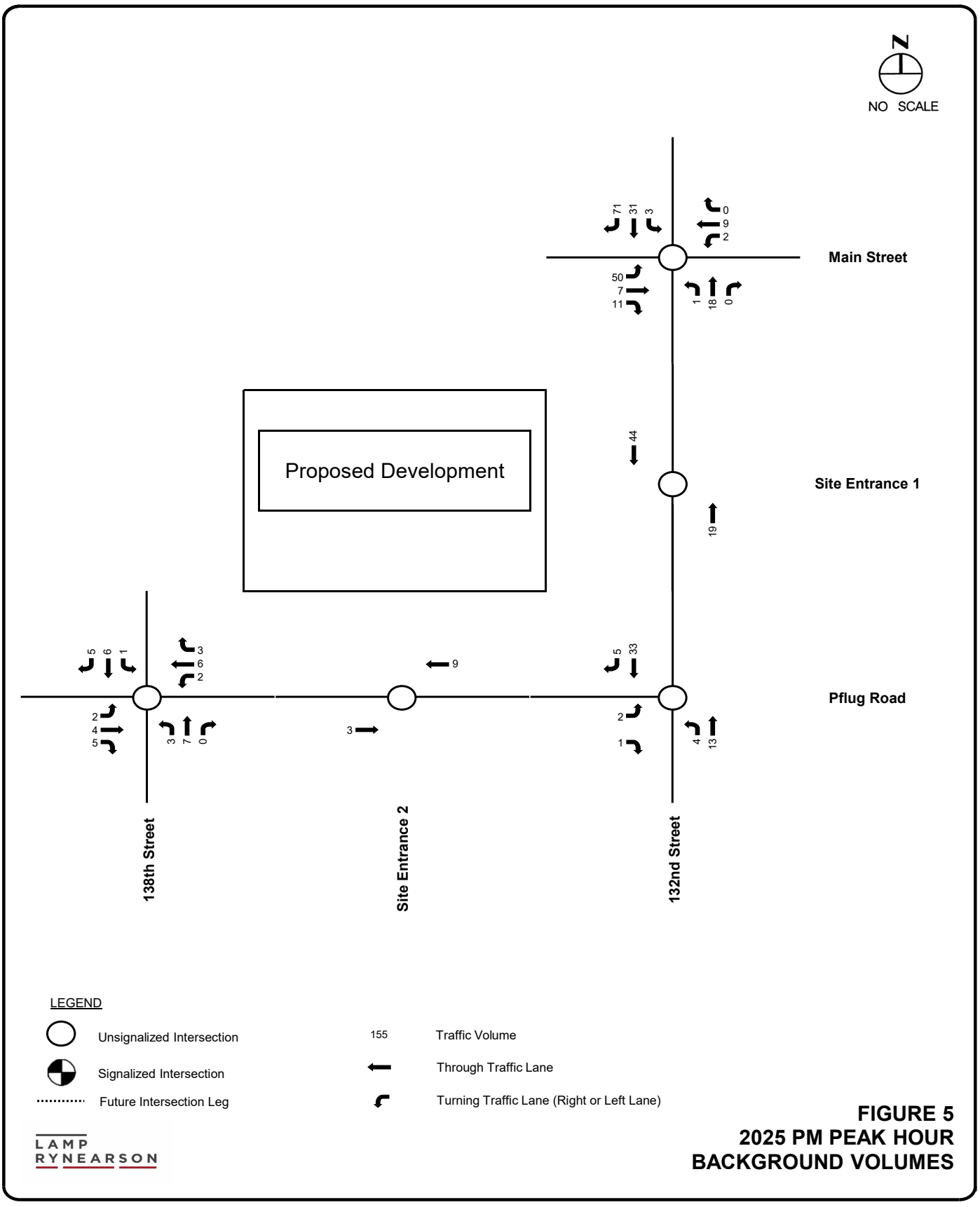


FIGURE 5
2025 PM PEAK HOUR
BACKGROUND VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

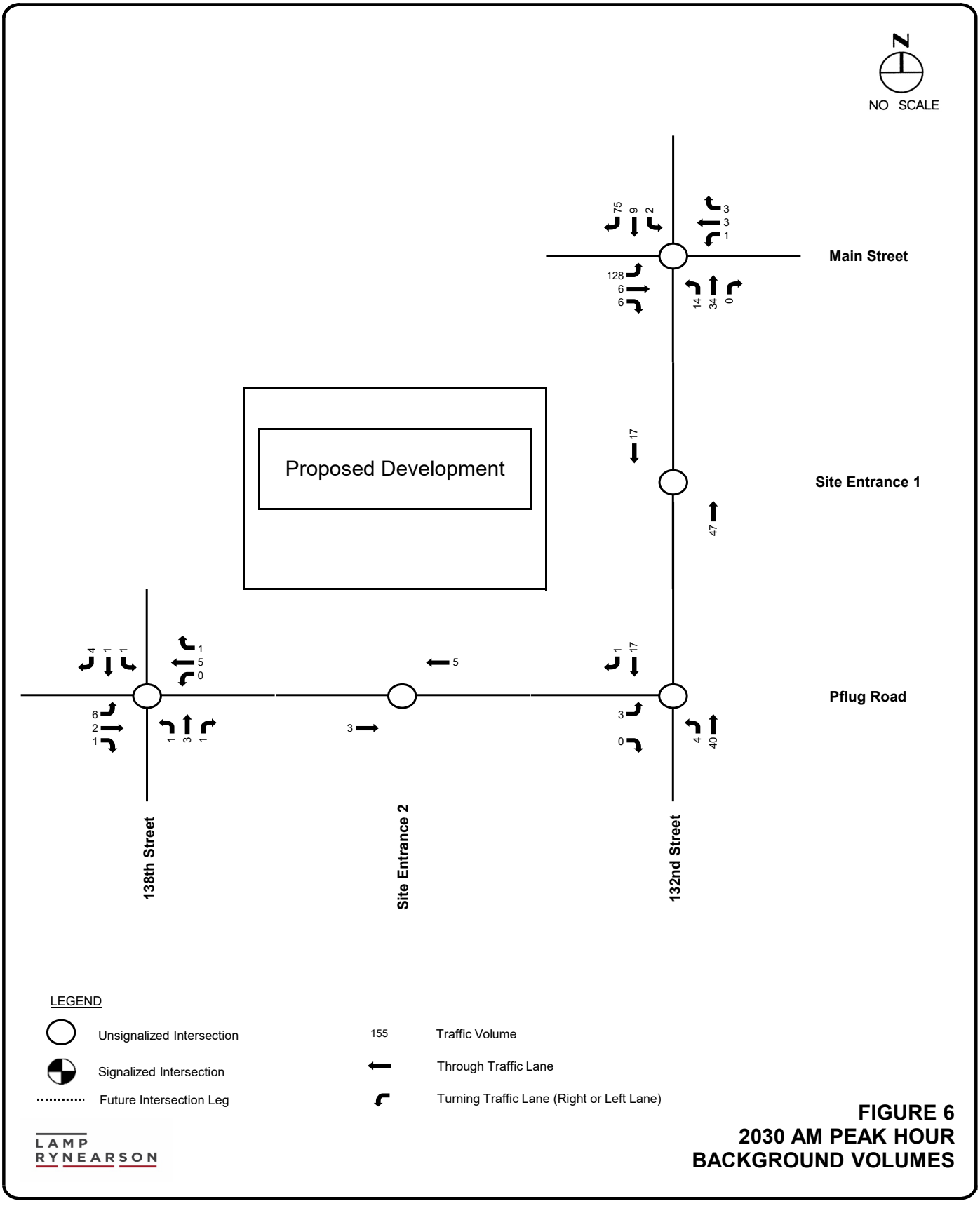


FIGURE 6
2030 AM PEAK HOUR
BACKGROUND VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

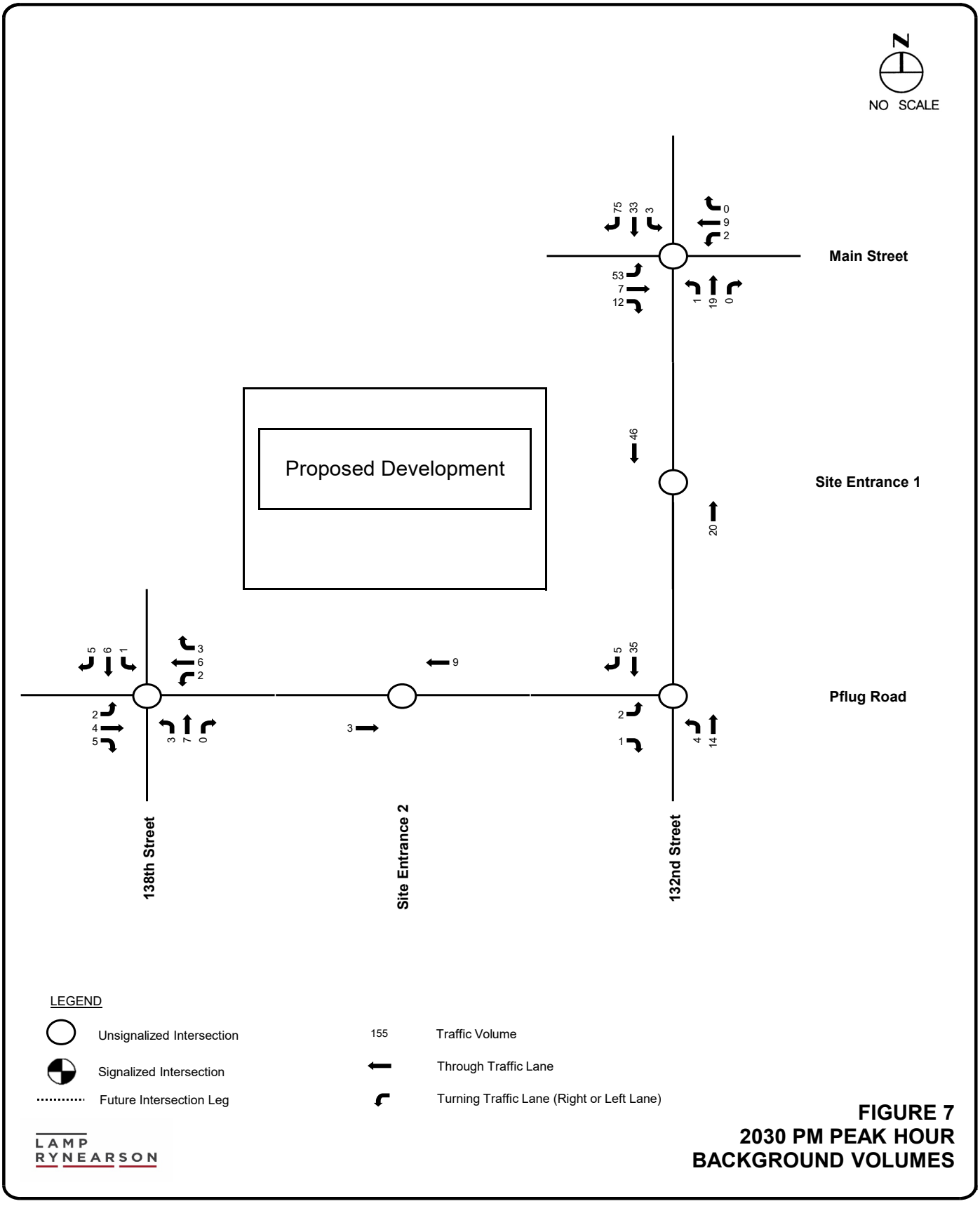


FIGURE 7
2030 PM PEAK HOUR
BACKGROUND VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

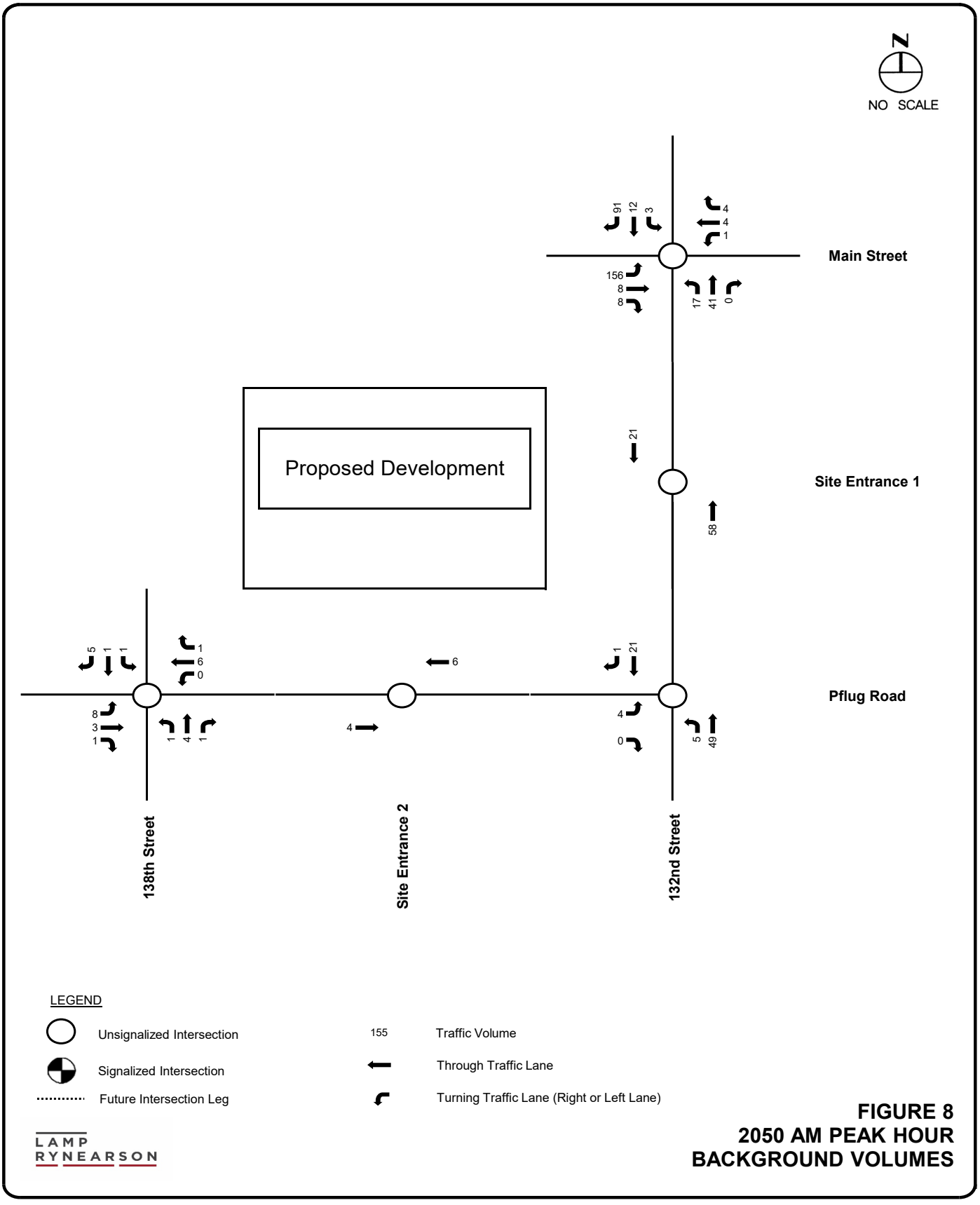


FIGURE 8
2050 AM PEAK HOUR
BACKGROUND VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

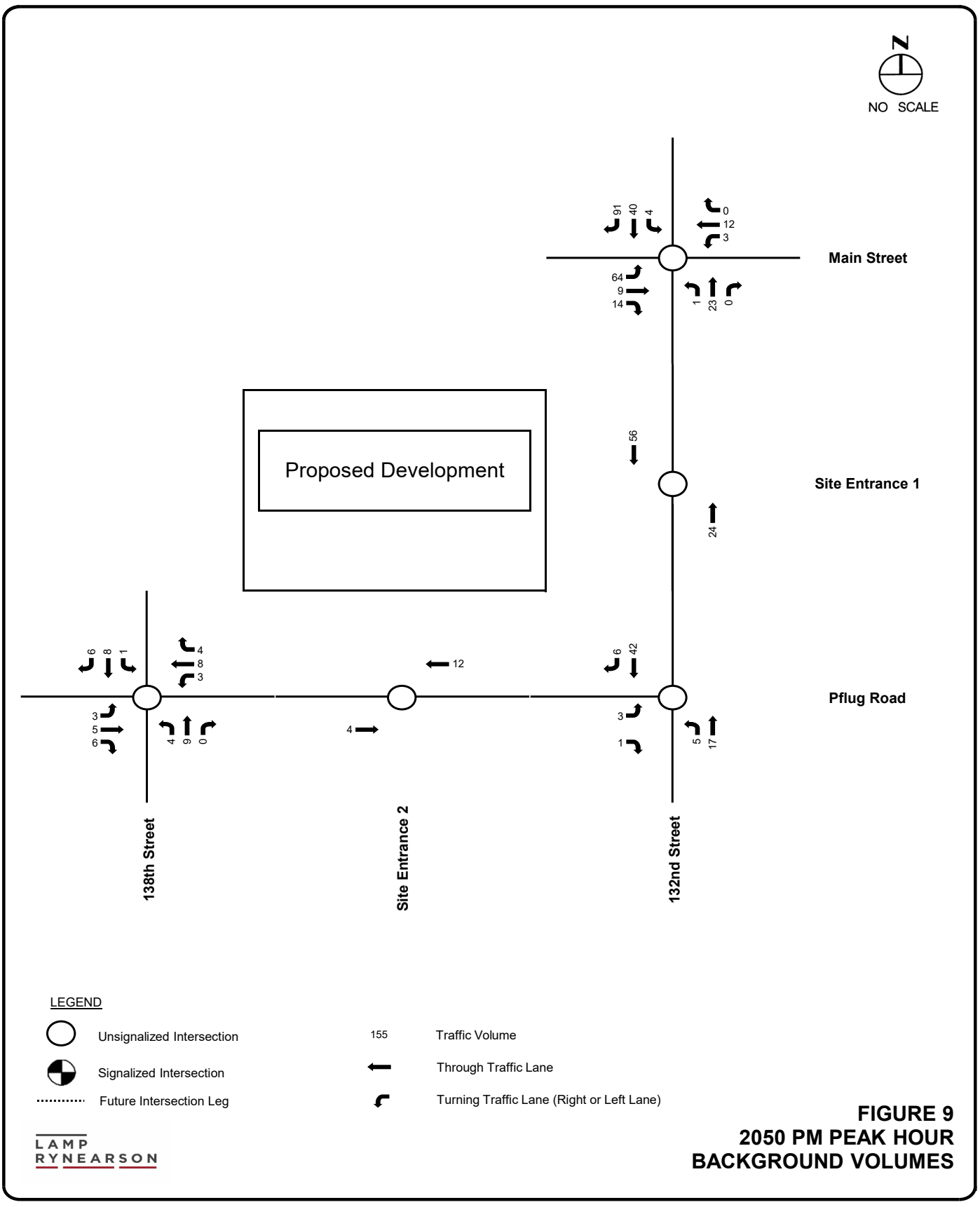


FIGURE 9
2050 PM PEAK HOUR
BACKGROUND VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

CHAPTER 4: SITE TRIP ANALYSIS

4.1 Proposed Access Locations

There are two proposed main access points into the site. The first access point is the proposed intersection of 132nd Street and Site Entrance 1. This entrance is located approximately 1,800 feet south of the intersection of 132nd Street and Main Street. The second access point is at the proposed intersection of Pflug Road and Site Entrance 2 which is proposed to be located approximately 1,000 feet west of 132nd Street and Pflug Road. Both intersections are anticipated to have one entering lane and one exiting lane.

4.2 Trip Generation

4.2.1 Site Trip Generation

The proposed development is planned to consist of a 94 single family residential lots. The trip generation rates, as published in the ITE *Trip Generation Manual*, 11th Edition, 2021, were used to estimate the vehicle trips generated by the proposed site. When possible, the formulas for trip generation estimates were used instead of average rates. A detailed breakdown of the trip generation rate is shown in Table 1 for the daily AM and PM peak hour. Table 1 also summarizes the land use type, the quantity, and the units of the land use for the development as illustrated in Figure 2.

4.2.2 Primary Trips

Primary trips are net new trips added to the study area as a result of the proposed development or stated otherwise, trips made for the specific purpose of coming to or leaving the site. For example, a home-to-school-to-home is considered a primary trip. Primary trips are of major importance since this is the net increase in traffic volume that the system must be designed to handle. Table 1 shows the primary trip generation for the site. For the AM peak hour, the site is anticipated to generate 70 vehicle trips with 18 of those trips entering the site and the remaining

52 trips exiting the site. For the PM peak hour, the site is anticipated to generate 94 vehicle trips, with 59 of those trips entering the site and 35 trips exiting the site. Due to the land use, no pass-by trips were assumed for this site.

Site Trips For Proposed Development
Springview

Lot No.	Land Use	Intensity	Unit	Daily Trip Rate		ADT	AM Peak Hour Rate	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour Rate	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Internal Reduced Trips: AM Peak Hour Rate	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	Internal Reduced Trips: PM Peak Hour Rate	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
	Single-Family Detached Housing	94	DU	10.14	/DU	953	0.74	18	52	70	1.00	59	35	94	0%	18	53	70	0%	59	35	94
	Total Traffic					953		18	52	70		59	35	94		18	53	70		59	35	94

Notes:

1. All trip generation rates based on "Trip Generation", Institute of Transportation Engineers, 11th Edition

2. Peak hour directional splits from "Trip Generation":

	AM Peak Hour		PM Peak Hour	
Single-Family Detached Housing	25%	75%	63%	37%

LAMP RYNEARSON

TABLE 1
Trip Generation

4.3 Trip Distribution and Assignment

Trip distribution is the process of determining a pattern of distribution of existing (background) traffic within the existing system. Traffic assignment is the process of allocating the site-generated trips to the adjacent roadway system.

The orientation of site-generated traffic is a function of trip purposes, surrounding land uses, and the configuration and accessibility of the street network. The vehicle trips estimated by the trip generation process are directionally distributed onto the roadway network using directional percentages calculated from the existing travel patterns found from the background traffic volumes collected in the traffic counts. This process involves using a cordon line around the proposed site and finding the total number of vehicles passing over the cordon line. For this study, there would be three intersections where vehicles were assumed to travel through to leave and return to the site. These were the intersections of 132nd Street and Main Street, 132nd Street and Pflug Road and Pflug Road and 138th Street. The AM trip distribution and the corresponding trip distribution percentages used are included in Figure 12 and for the PM peak hour in Figure 13.

These site generated trips are then added to the corresponding background trips to establish build-out volumes for both the AM and PM peak hours. The build-out volumes for the AM peak hour in 2030 are included in Figure 16 and for the PM peak hour in Figure 17. Figure 18 shows the 2050 AM build-out volumes with Figure 19 showing the 2050 PM build-out volumes.

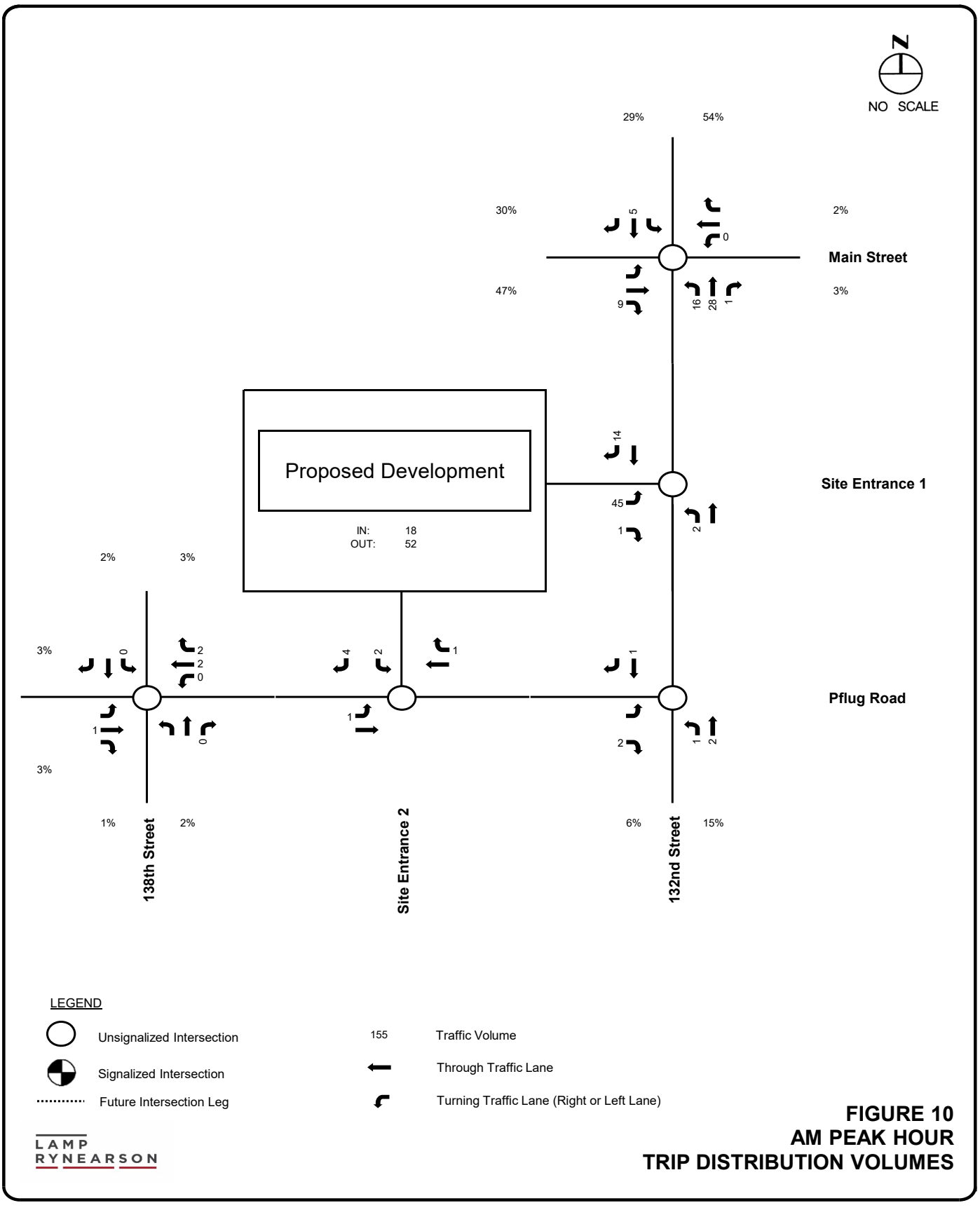


FIGURE 10
AM PEAK HOUR
TRIP DISTRIBUTION VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

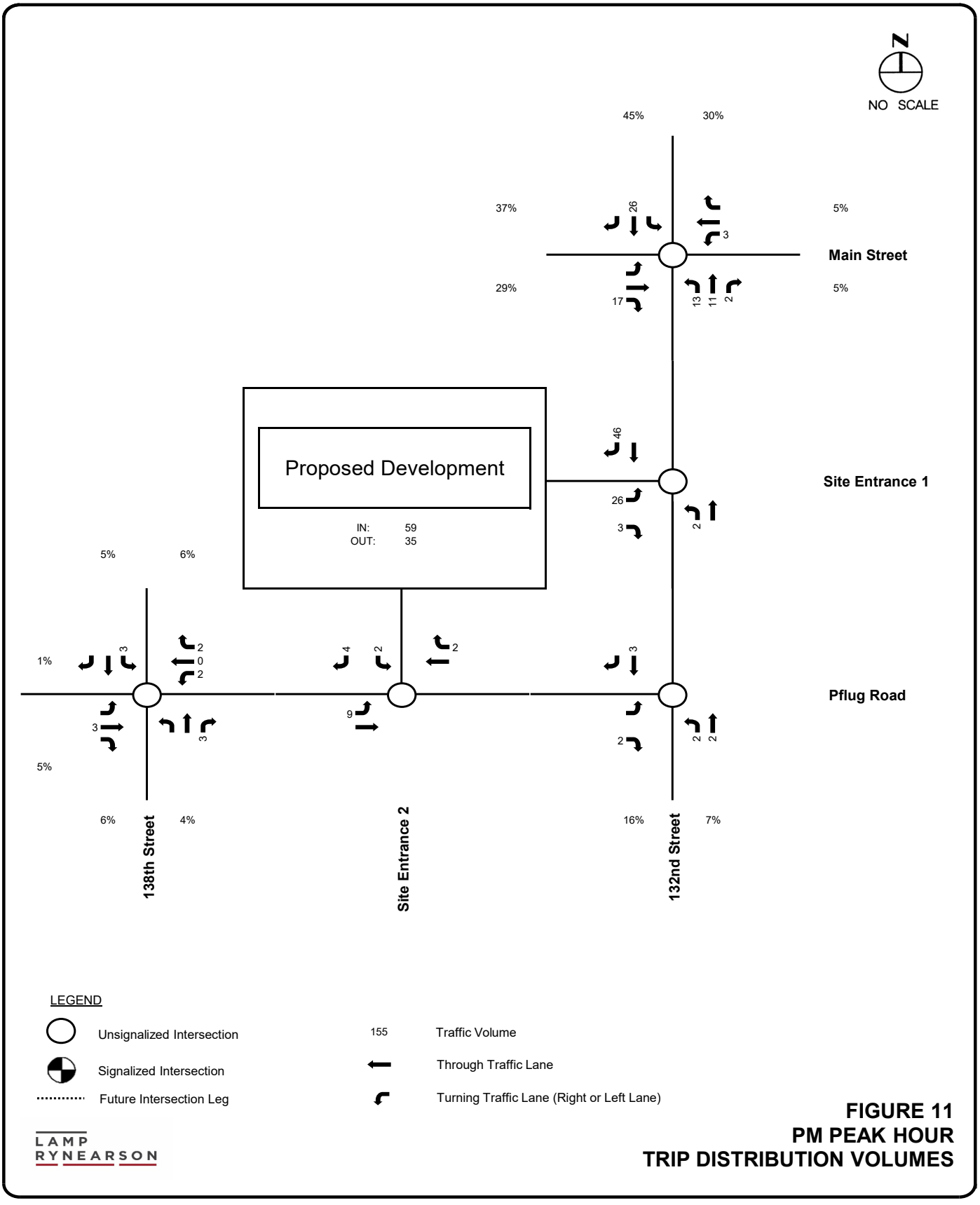


FIGURE 11
PM PEAK HOUR
TRIP DISTRIBUTION VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

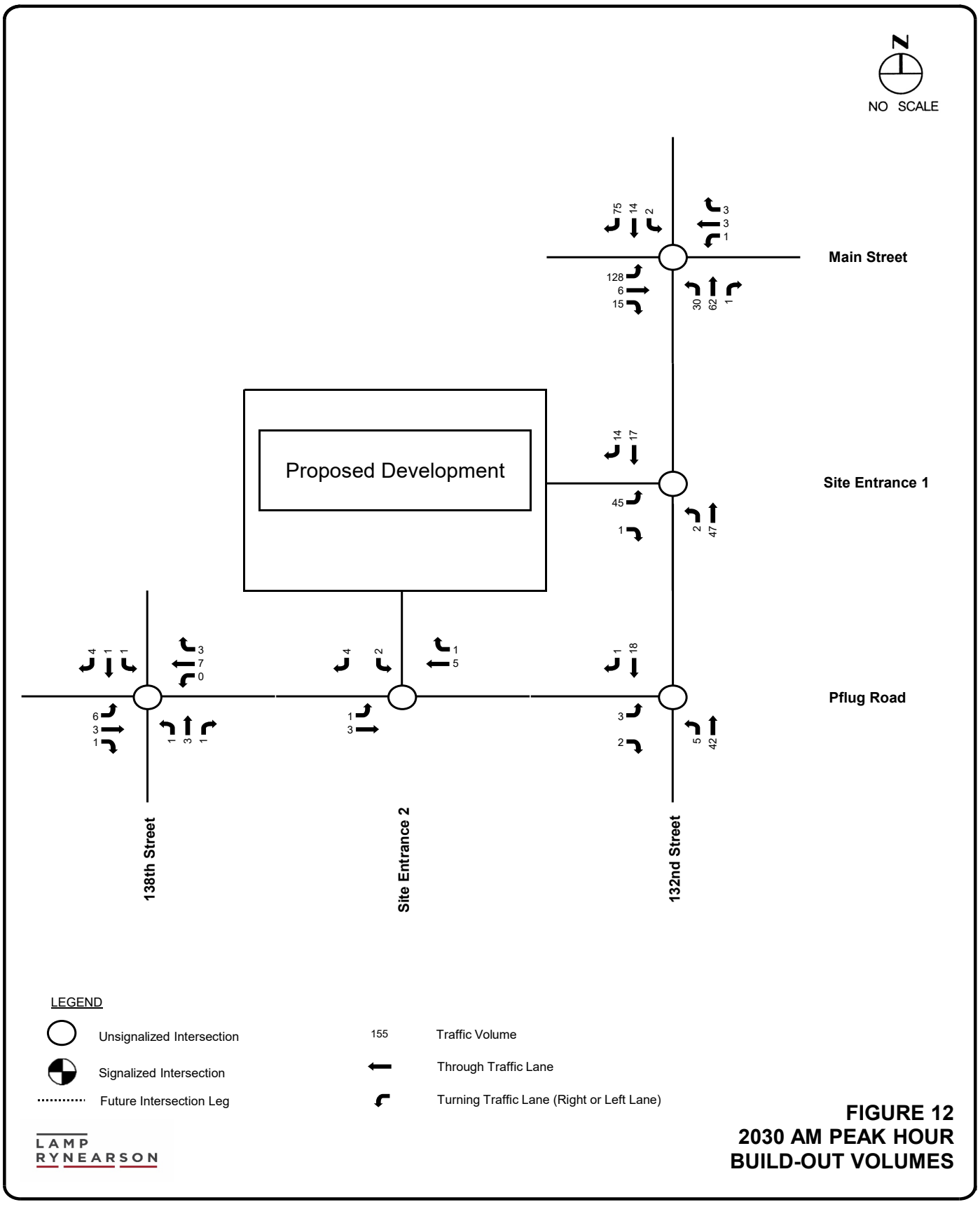


FIGURE 12
2030 AM PEAK HOUR
BUILD-OUT VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

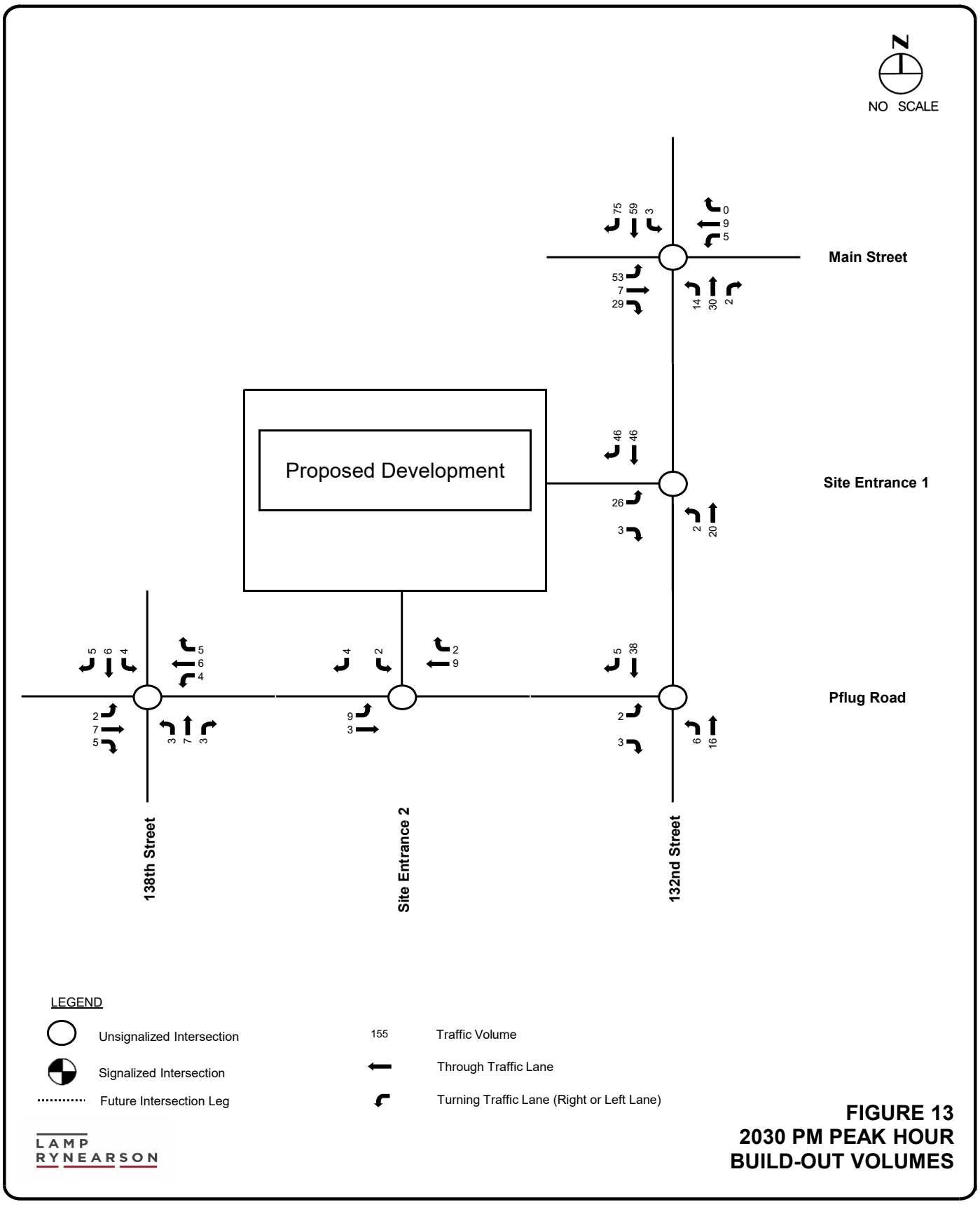


FIGURE 13
2030 PM PEAK HOUR
BUILD-OUT VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

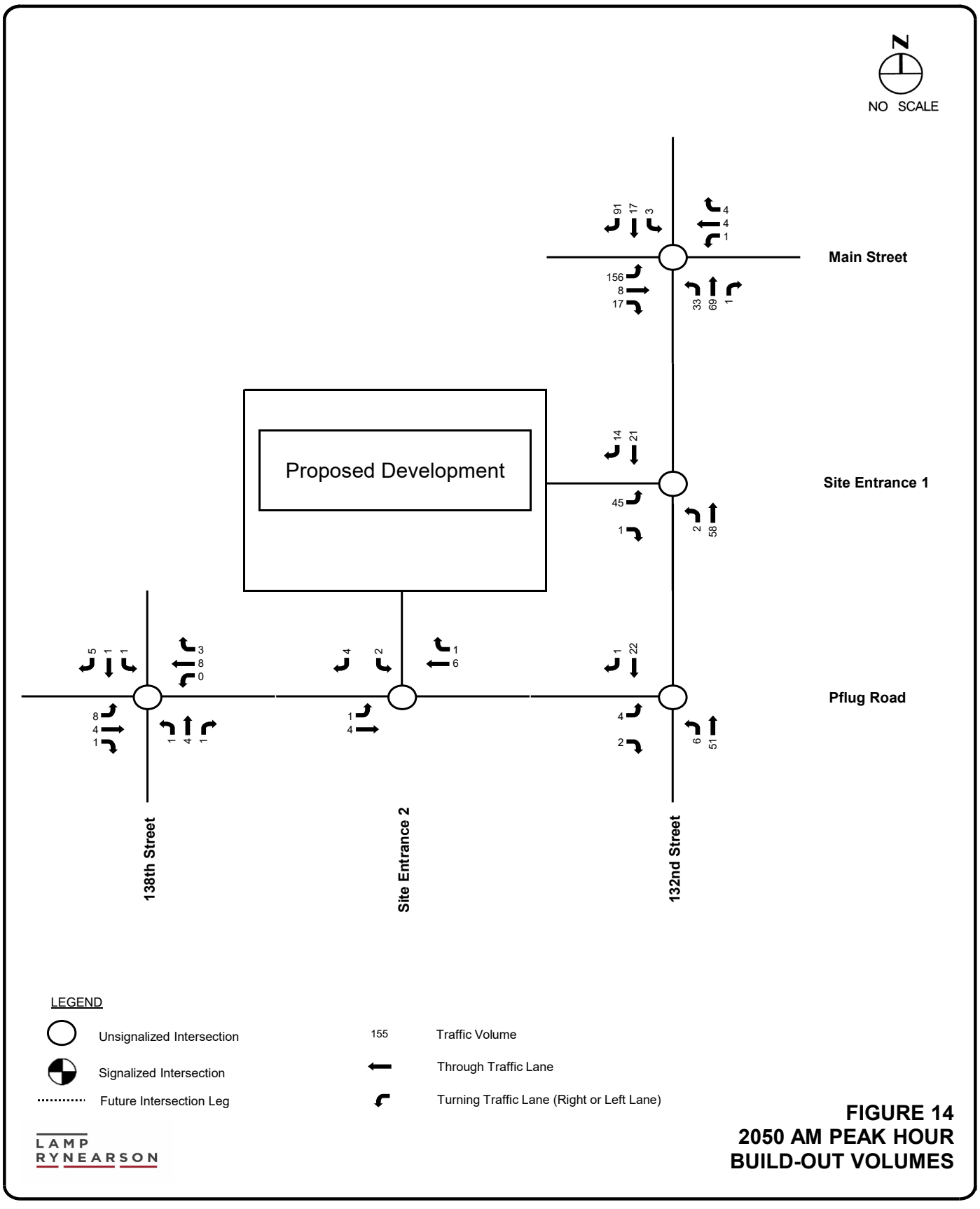


FIGURE 14
2050 AM PEAK HOUR
BUILD-OUT VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

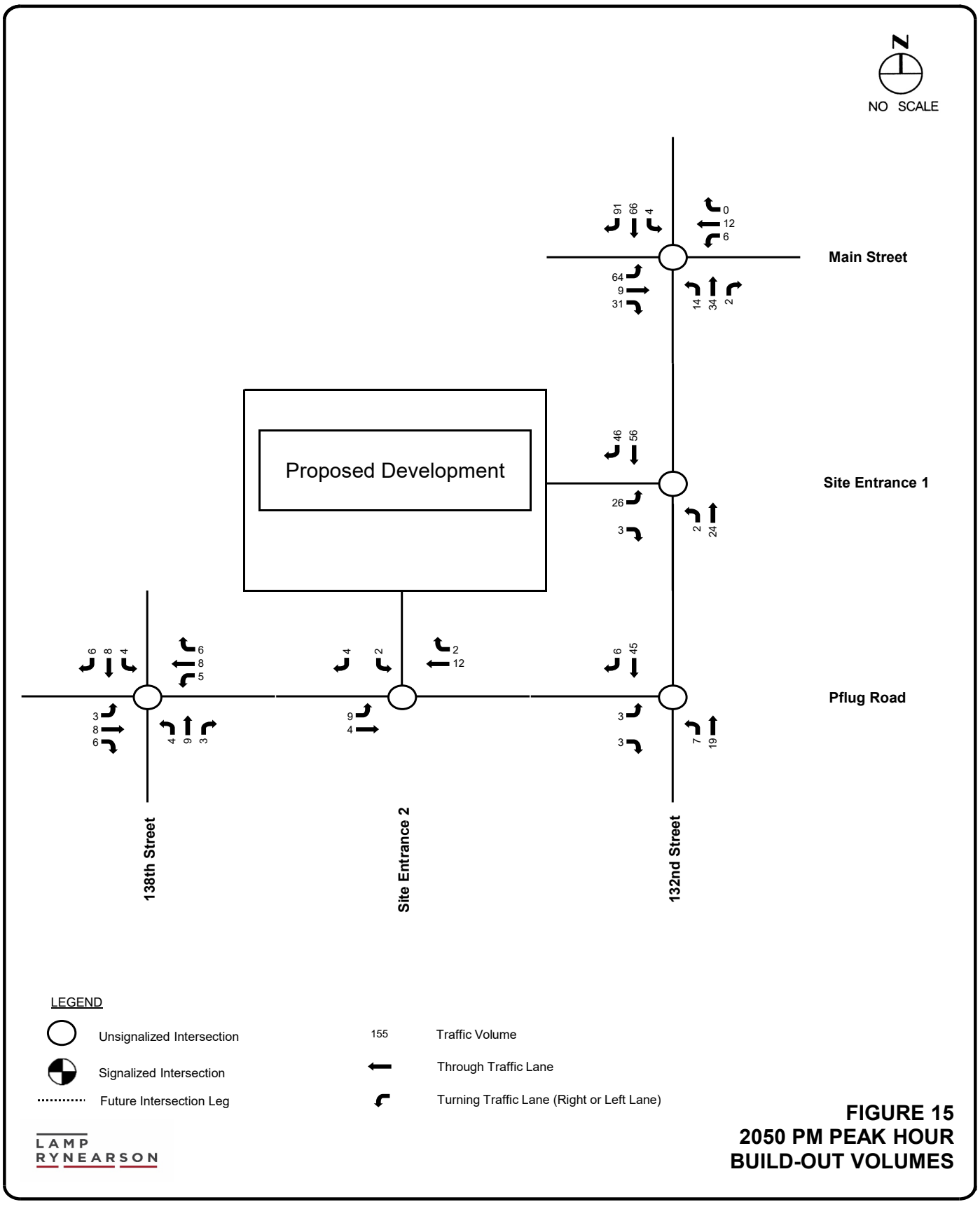


FIGURE 15
2050 PM PEAK HOUR
BUILD-OUT VOLUMES

LAMP RYNEARSON

12/5/25 3:03 PM

CHAPTER 5: TRAFFIC ANALYSIS

5.1 Background Traffic Intersection Performance Analysis

An analysis of all the signalized intersections capacity performance was performed using Synchro 11.0. Synchro is a macroscopic traffic software program that replicates the signalized intersection capacity analysis. Macroscopic level models represent traffic in terms of aggregate measures for each movement at the intersections. Equations are used to determine measures of effectiveness such as delay and queue length. Effect of queues was observed with SimTraffic simulation.

While observations of traffic volumes provide an understanding of the general nature of traffic in the area, they are insufficient to indicate either the ability of the street network to carry additional traffic or the quality of service provided by the street facilities. For this reason, the concept of level of service (LOS) has been developed to correlate numerical traffic-volume data to subjective descriptions of traffic performance at intersections. Each lane of traffic has delay associated with it and therefore a correlating LOS. The overall LOS of a signalized intersection is made up of the weighted average delay for each lane of traffic for all of the approaches.

LOS is a measure of effectiveness for intersection operating conditions and is based on delay experience by vehicles passing through the intersection. LOS ranges from “A” to “F”, with LOS “A” representing little or no delay, and LOS “F” representing extreme delay. LOS “C” or better is considered desirable, LOS “D” being acceptable in some urban situations. The qualitative definition of each category can be found in the appendix. The following Table 2 shows the intersection LOS Criteria for both signalized and unsignalized intersections. (HCM 2010):

Table 2 – Intersection LOS Criteria

Level of Service	Signalized Control Delay Range	Unsignalized Control Delay Range
A	≤ 10 seconds	≤10 seconds
B	>10 and ≤ 20 seconds	>10 and ≤ 15 seconds
C	>20 and ≤ 35 seconds	>15 and ≤ 25 seconds
D	>35 and ≤ 55 seconds	>25 and ≤ 35 seconds
E	>55 and ≤ 80 seconds	>35 and ≤ 50 seconds
F	>80 seconds	>50 seconds

The AM and PM weekday peak performance analysis of background traffic with existing conditions was performed for all of the intersections on the roadway network for the background scenarios in the year 2030 and year 2050. For the background figures, potential improvements were shown in a separate figure. For the build-out figures, the improvements to the roadway that were made in previous scenarios (background or build-out) were assumed for the following build-out scenarios. The build out scenarios include the traffic anticipated to be generated from the site at all of the entrances. The Synchro outputs are included in the appendix of this study. The results of the background traffic analysis for the existing intersections are summarized below:

Background Year 2025 Analysis

All individual movements at all three intersections are anticipated to operate at a LOS of A in both the AM and PM peak hours. The 2025 Background LOS and the corresponding delays are included in Figure 16.

Background Year 2030 Analysis

All but two individual movements are anticipated to operate at a similar level of service to the previous scenario. The northbound full movement at the intersection of 132nd Street and Main Street is anticipated to decrease in performance to a LOS of B in both the AM and PM peak hours. The southbound full movement at the intersection of 132nd Street and Main Street is anticipated to decrease in

performance to a LOS of B in the PM peak hour. The 2030 Background LOS and the corresponding delays are included in Figure 17.

Background Year 2050 Analysis

The individual movements are anticipated to operate at a level of service similar to the 2030 background scenario with all individual movements operating at a LOS of B or better in both peak hours. The 2050 Background LOS and the corresponding delays are included in Figure 18.

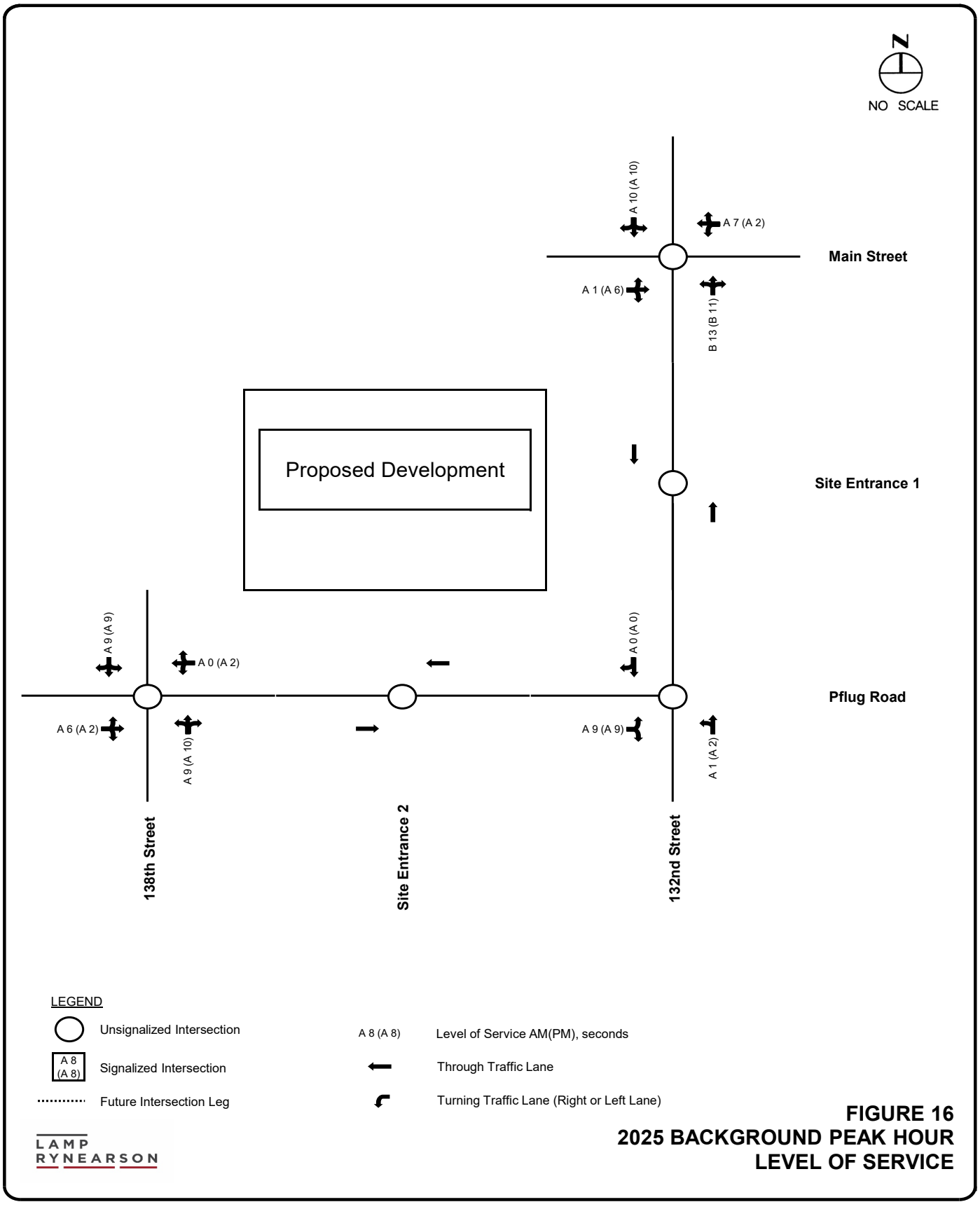
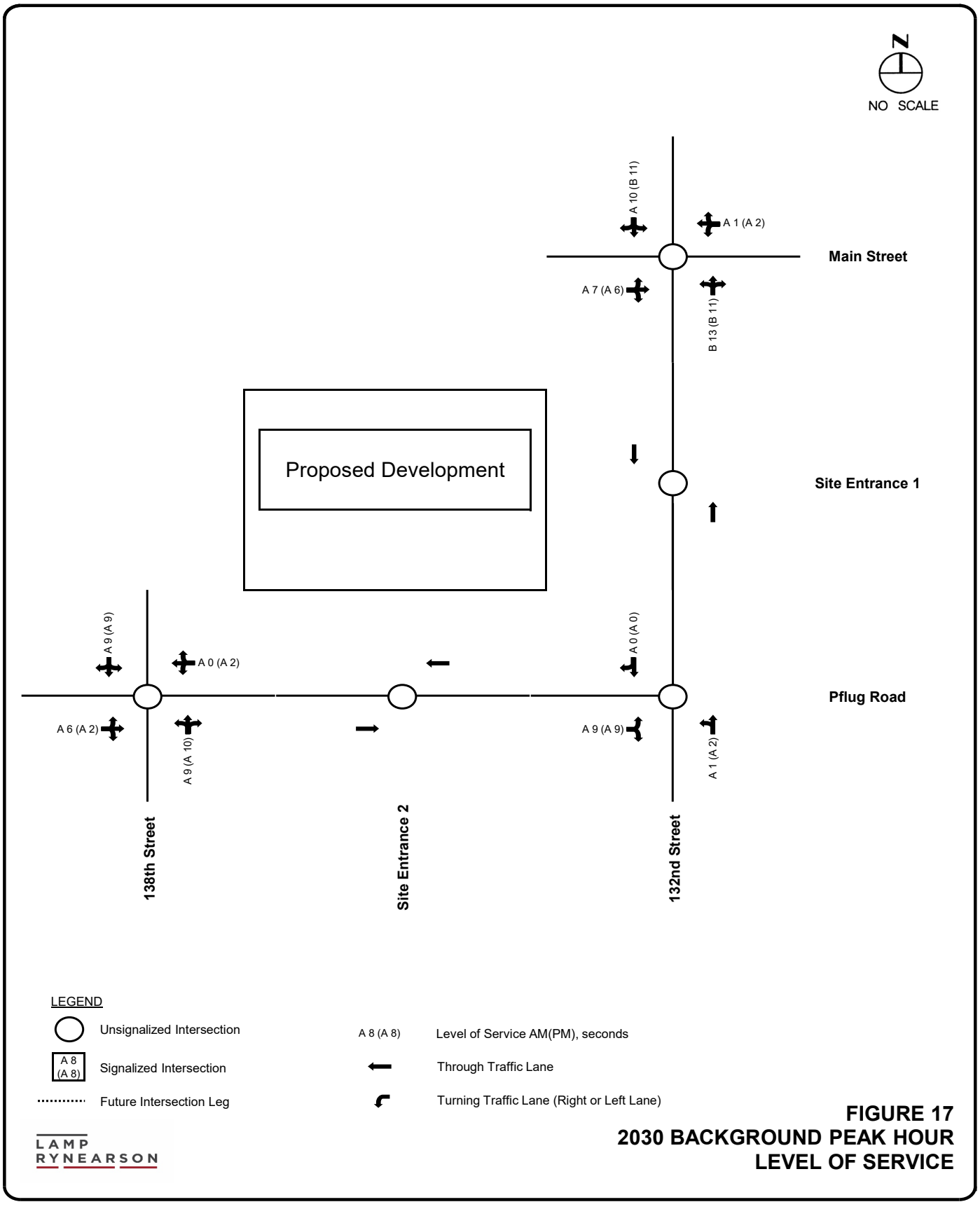


FIGURE 16
2025 BACKGROUND PEAK HOUR
LEVEL OF SERVICE

LAMP RYNEARSON

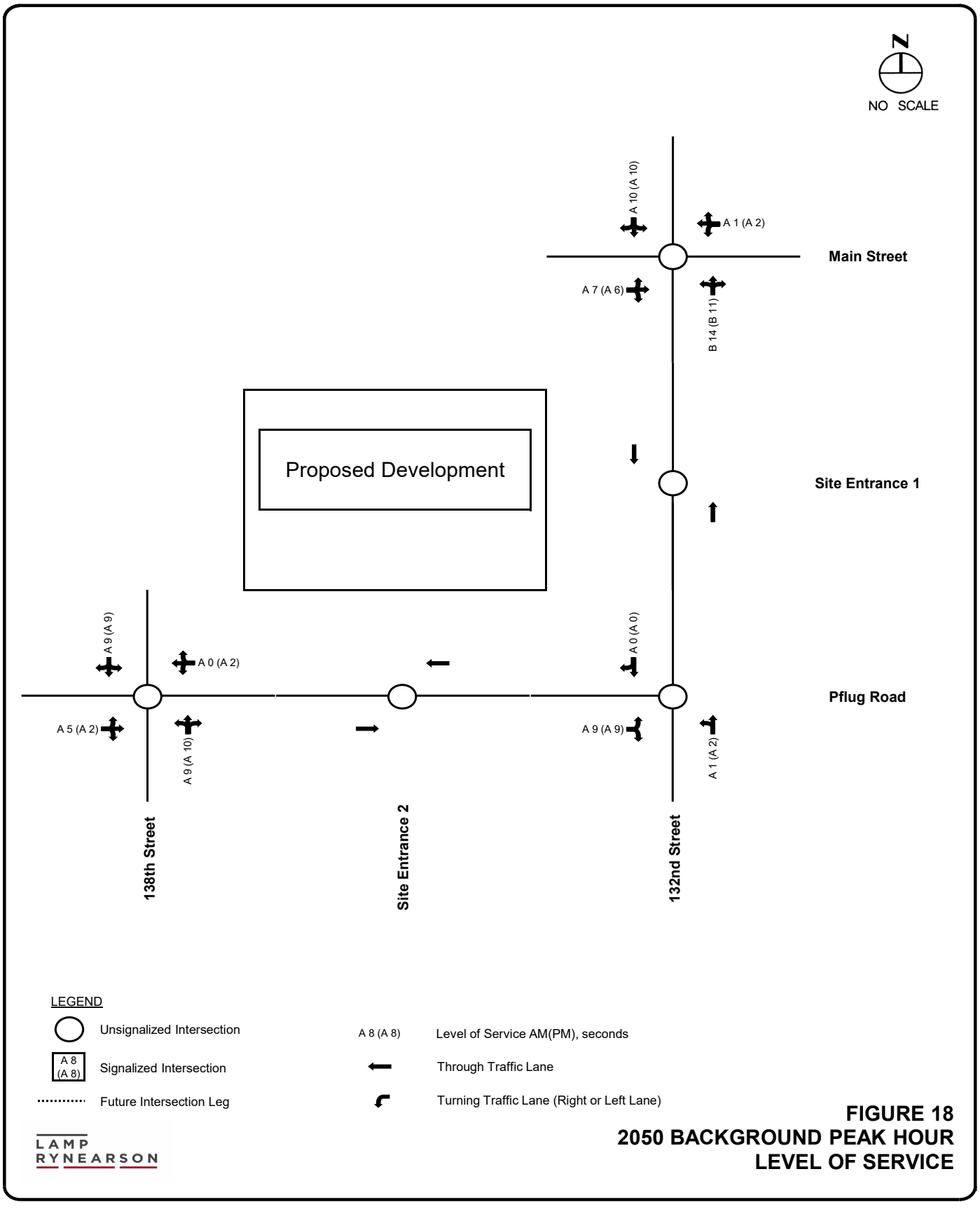
12/5/25 3:03 PM



LAMP RYNEARSON

FIGURE 17
2030 BACKGROUND PEAK HOUR LEVEL OF SERVICE

12/5/25 3:03 PM



LAMP RYNEARSON

FIGURE 18
2050 BACKGROUND PEAK HOUR LEVEL OF SERVICE

12/5/25 3:03 PM

5.2 Build-out (2030 and 2050) Intersection Performance Analysis

The analysis of the transportation impacts of the site on the surrounding roadway network is based on the distribution of the opening day site generated traffic onto the existing volumes as previously discussed. The procedure involved intersection capacity analysis for all intersections directly impacted by the proposed site. This analysis was performed for the design year of 2030 and year 2050 scenarios. If there are any potential improvements to the intersections, the improvements were carried through to the following scenarios. The intersections were analyzed to determine intersection delay, LOS and vehicle queue lengths to determine blocking problems. Synchro was used to determine the anticipated delay, LOS and queue lengths at the intersections. See Appendix for Synchro outputs. Queuing and blocking issues are discussed in section 5.3 later on in the report.

Build-out Year 2030 Analysis

The individual movements are anticipated to operate at a LOS of B or better in both the AM and PM peak hour. This is similar to the 2030 background scenario. Figure 19 shows the 2030 Build-out LOS and the corresponding delays.

Build-out Year 2050 Analysis

The individual movements are anticipated to operate at a LOS of C or better in both peak hours. The northbound movement is anticipated to decrease to a LOS of C in the AM peak hour. The remaining individual movements are anticipated to operate at a similar level of service to the 2050 background scenario. Figure 20 shows the 2050 Build-out LOS and the corresponding delays.

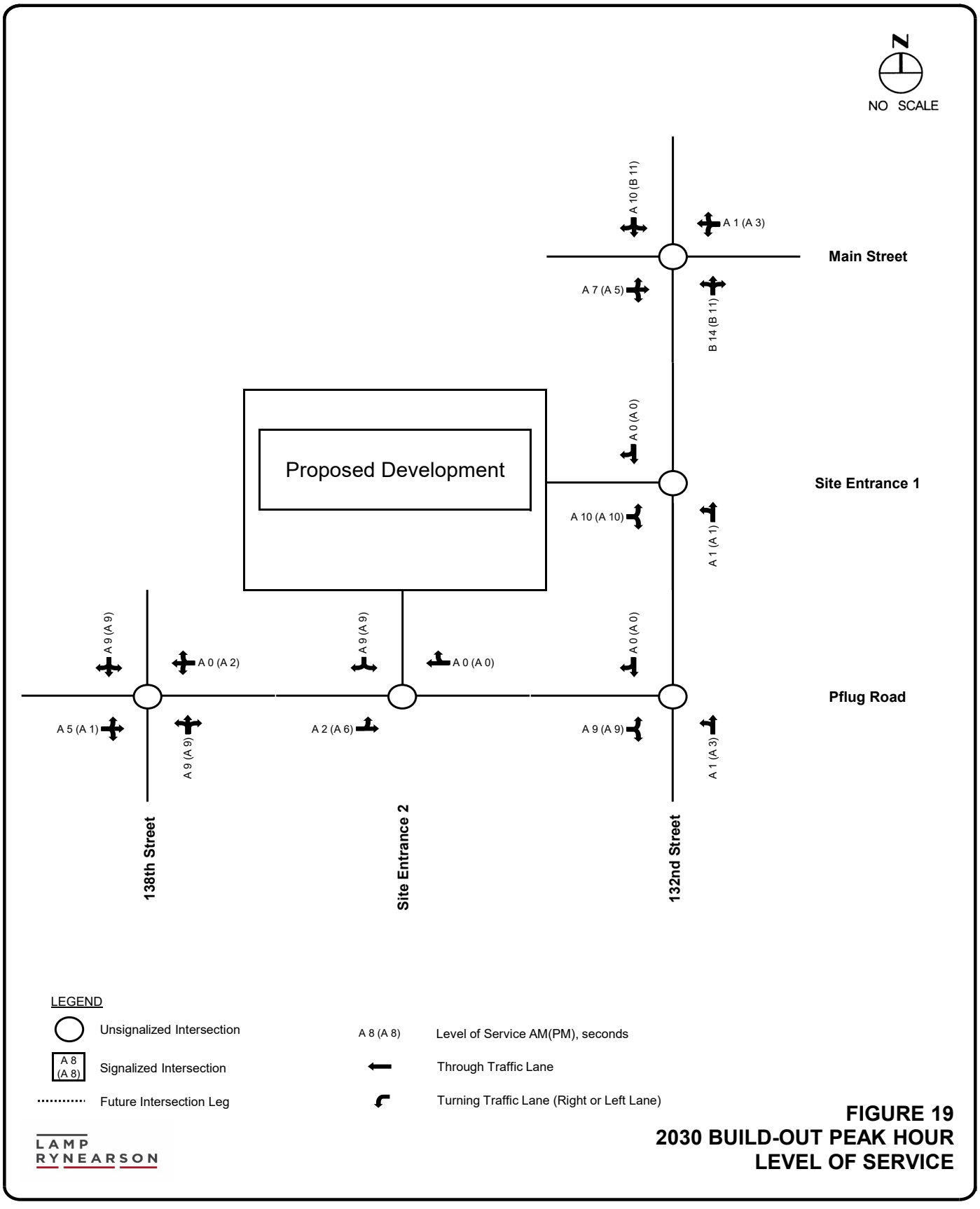
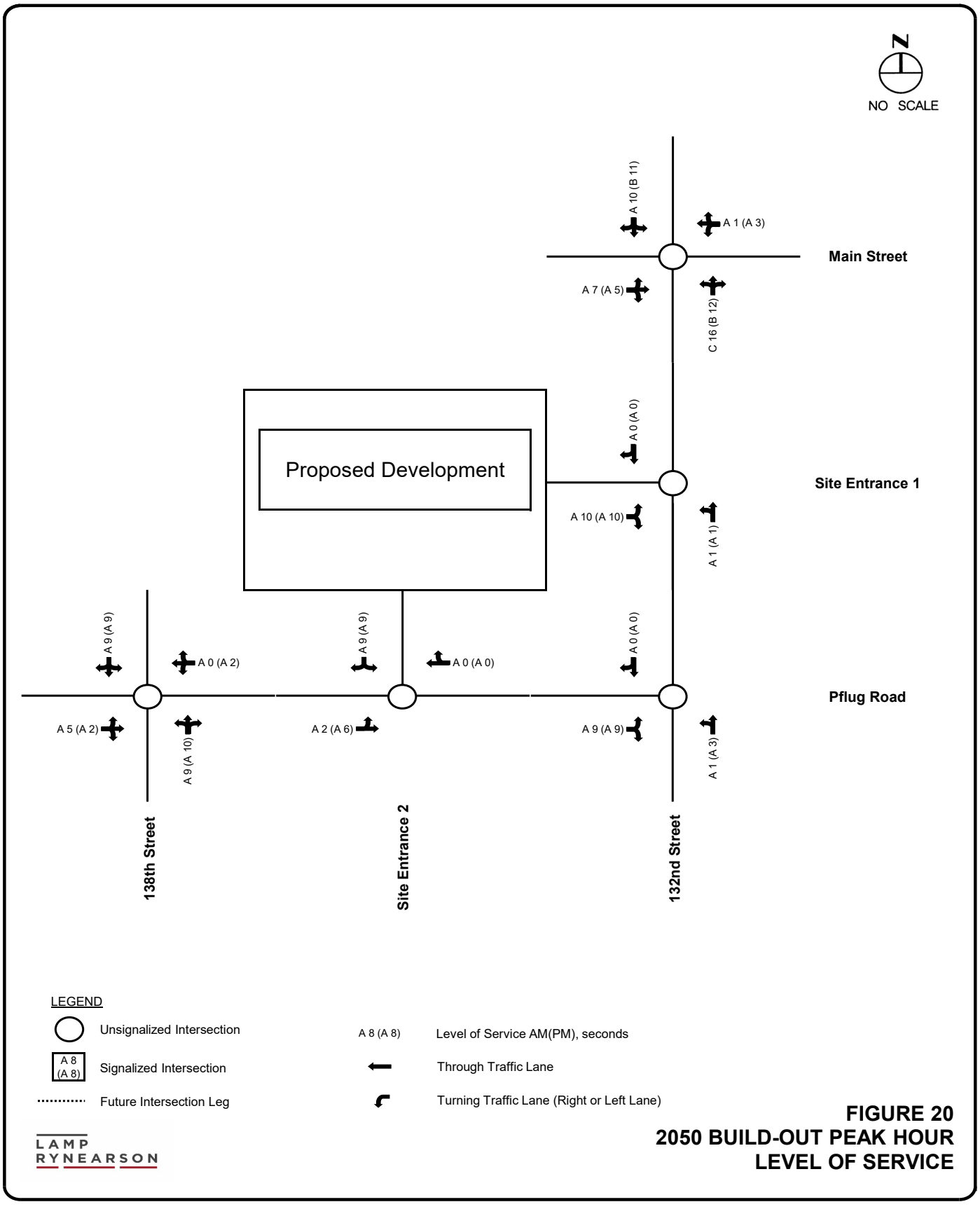


FIGURE 19
2030 BUILD-OUT PEAK HOUR LEVEL OF SERVICE

12/5/25 3:03 PM



LAMP RYNEARSON

FIGURE 20
2050 BUILD-OUT PEAK HOUR
LEVEL OF SERVICE

12/5/25 3:03 PM

5.3 Queue Length Analysis

Based on volumes used in the previous analysis, the anticipated vehicle queue lengths were determined using the Synchro Software. The purpose for this analysis is to determine if added trips create situations where turning vehicles queue up and block through traffic or if through lanes queues block entrances to the left-turn or right-turn storage bays for given signal operating parameters. Synchro only calculates the 95th percentile queues for unsignalized intersections, thus the 95th percentile queues were analyzed.

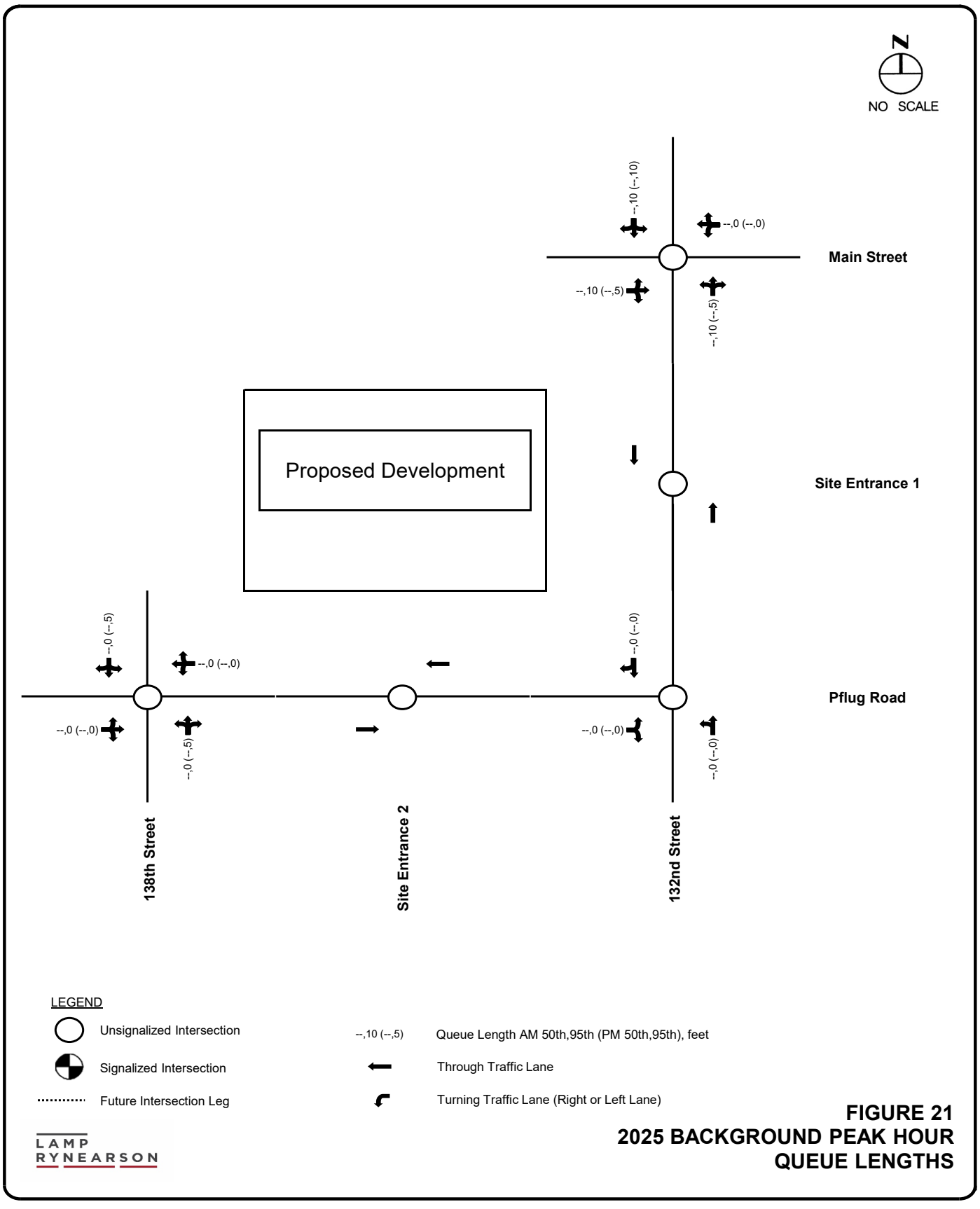
There do not appear to be any queueing conflicts at the intersections around the site. This is the case for both the background and build-out scenarios. The longest calculated queue in the vicinity of the site is the northbound movement at the intersection of 132nd Street and Main Street. This movement is anticipated to have a 95th percentile queue length of 25 feet in the 2050 AM build-out scenario. The queue lengths for all background and build-out scenarios are shown in Figures 21 through Figure 25.

5.4 Traffic Signal Warrants

The intersection of 132nd Street and Main Street was checked for traffic signal warrants. According to the Manual on Uniform Traffic Control Devices (MUTCD) Warrant 3 (Peak Hour), this intersection is not anticipated to be above the threshold for a traffic signal in any scenario. The traffic signal warrant graph is attached in the appendix.

5.5 Turn Lane Warrants

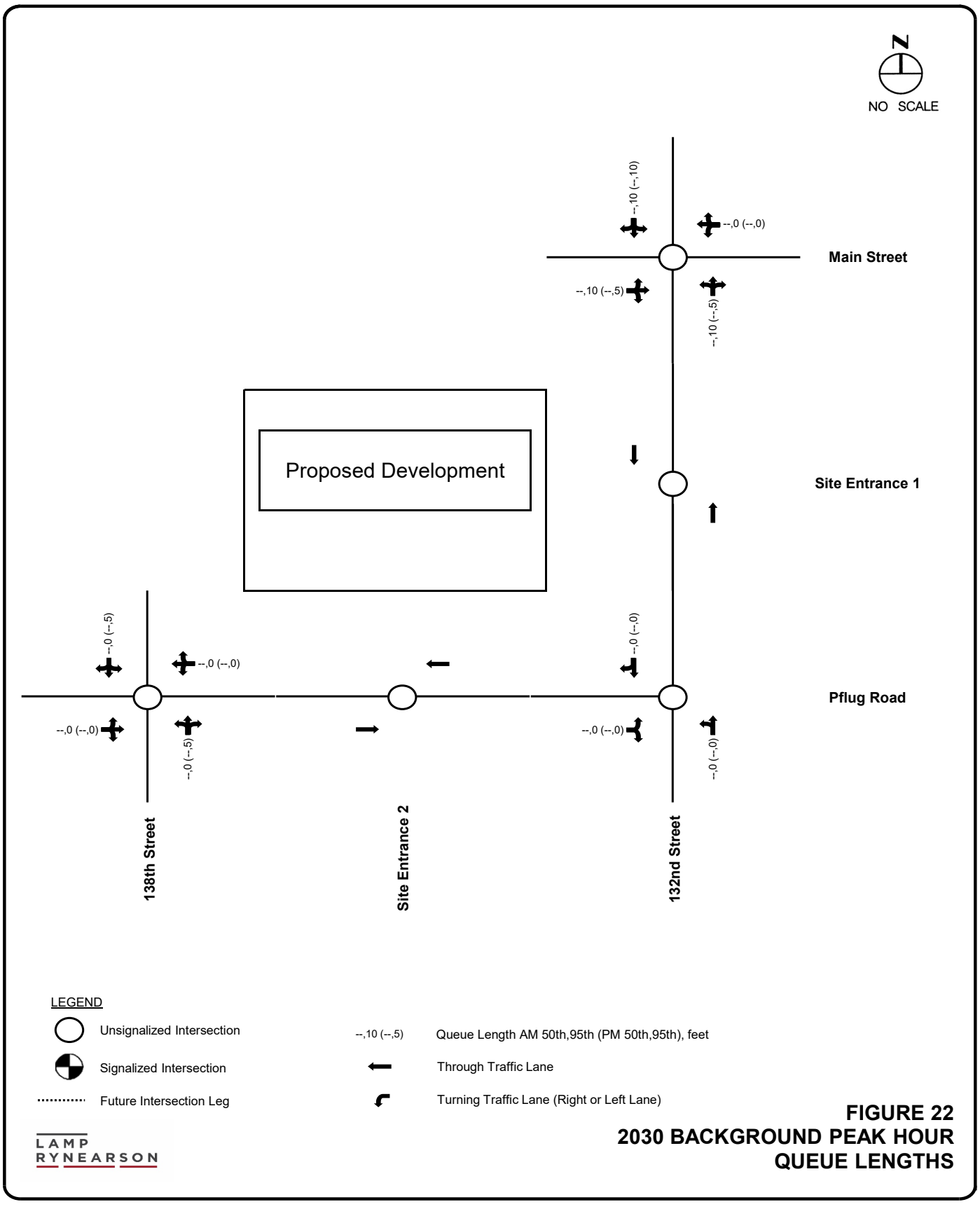
Turn lane warrants were checked at the intersections around the site. According to the NCHRP 279 report, no intersection is anticipated to be above the threshold for a right or left turn lane in any scenario.



LAMP RYNEARSON

FIGURE 21
2025 BACKGROUND PEAK HOUR QUEUE LENGTHS

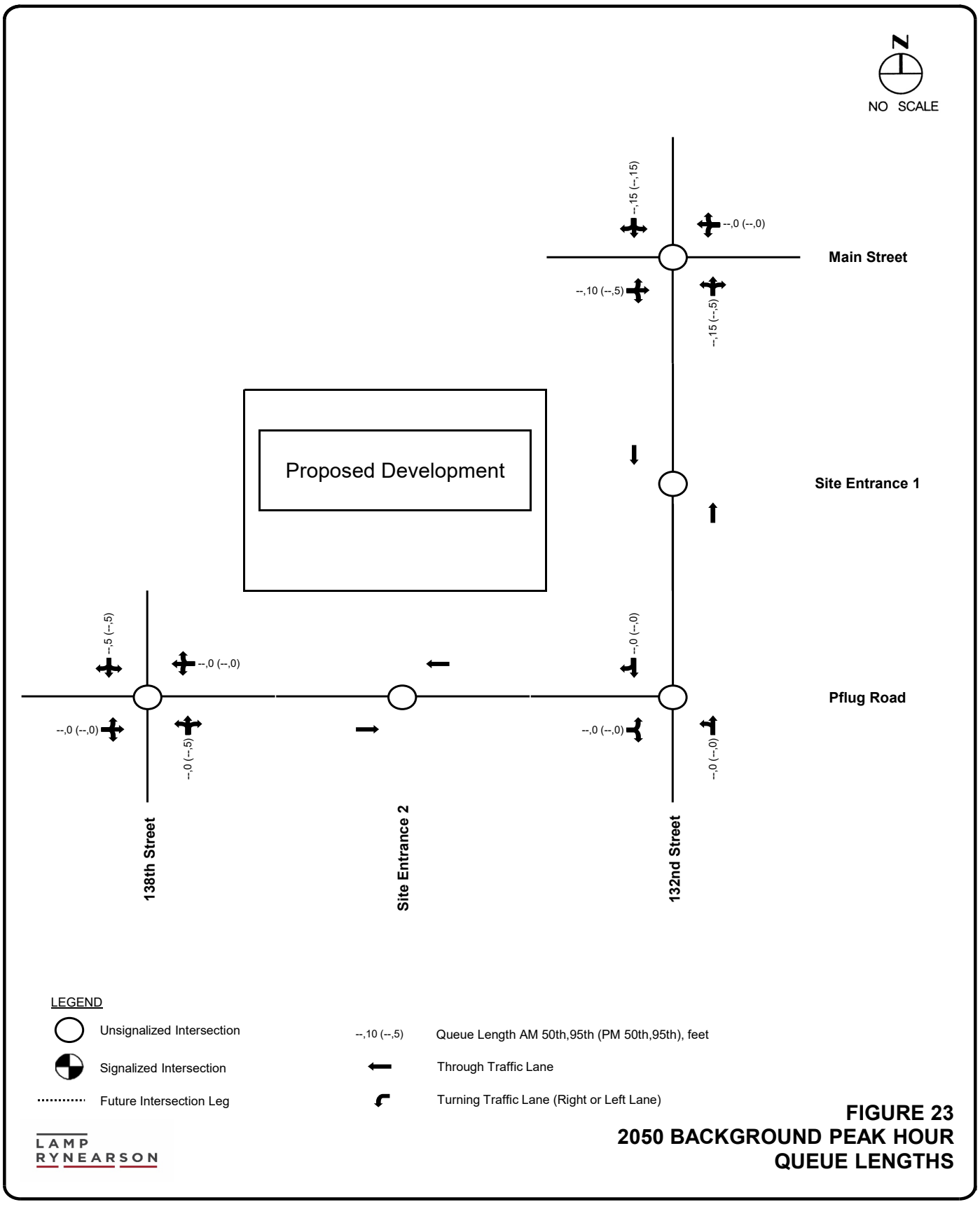
12/5/25 3:03 PM



LAMP RYNEARSON

FIGURE 22
2030 BACKGROUND PEAK HOUR QUEUE LENGTHS

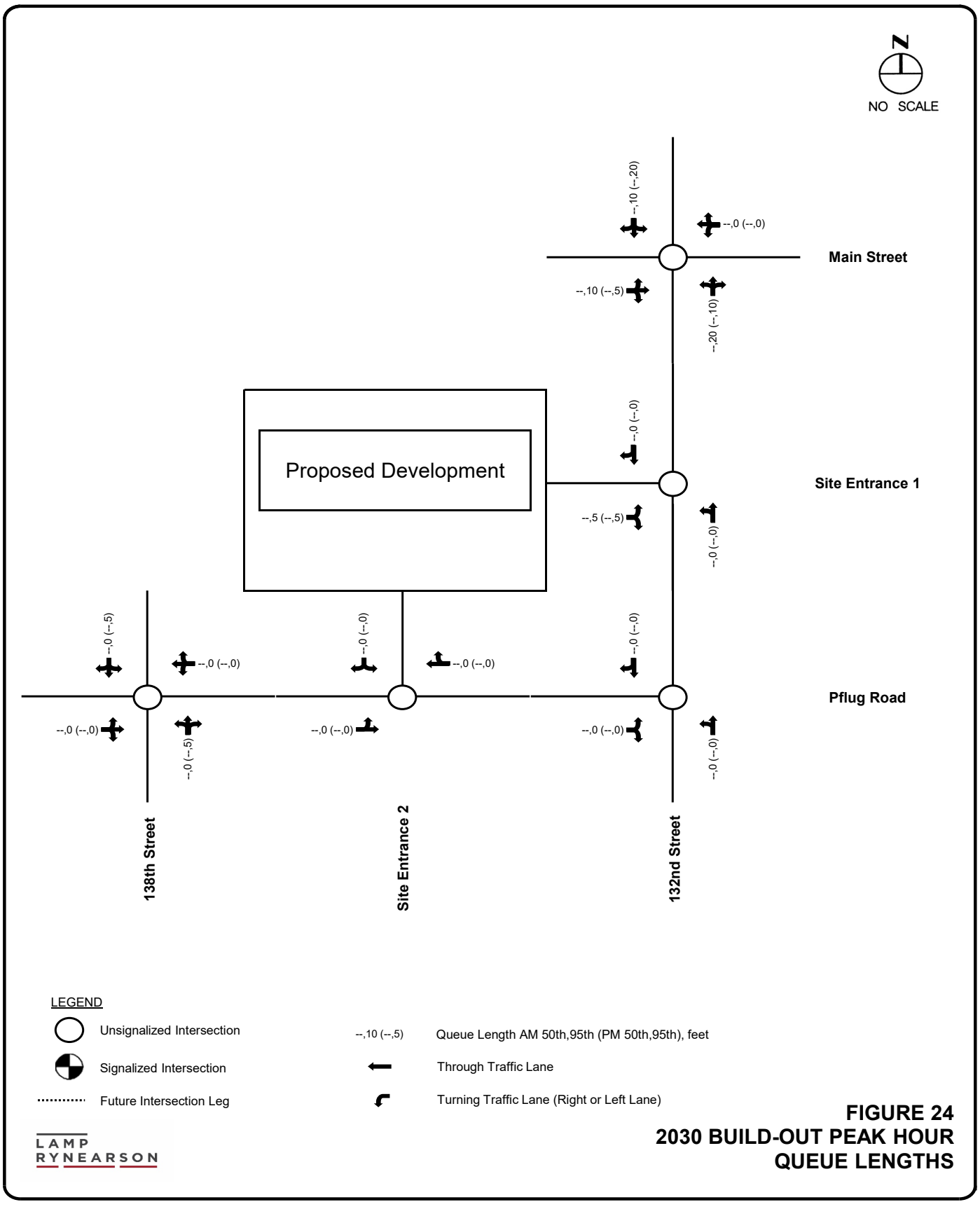
12/5/25 3:03 PM



LAMP RYNEARSON

FIGURE 23
2050 BACKGROUND PEAK HOUR QUEUE LENGTHS

12/5/25 3:03 PM


N
NO SCALE
--,10 (--,20)
--,0 (--,0)
Main Street
--,10 (--,5)
--,20 (--,10)
Proposed Development
--,0 (--,0)
Site Entrance 1
--,5 (--,5)
--,0 (--,0)
--,0 (--,5)
--,0 (--,0)
--,0 (--,0)
--,0 (--,0)
--,0 (--,0)
--,0 (--,0)
--,0 (--,0)
--,0 (--,0)
--,0 (--,5)
--,0 (--,0)
Pflug Road
138th Street
Site Entrance 2
132nd Street
LEGEND
Unsignalized Intersection
Signalized Intersection
Future Intersection Leg
--,10 (--,5)
Queue Length AM 50th,95th (PM 50th,95th), feet
Through Traffic Lane
Turning Traffic Lane (Right or Left Lane)
LAMP RYNEARSON
FIGURE 24
2030 BUILD-OUT PEAK HOUR
QUEUE LENGTHS
12/5/25 3:03 PM

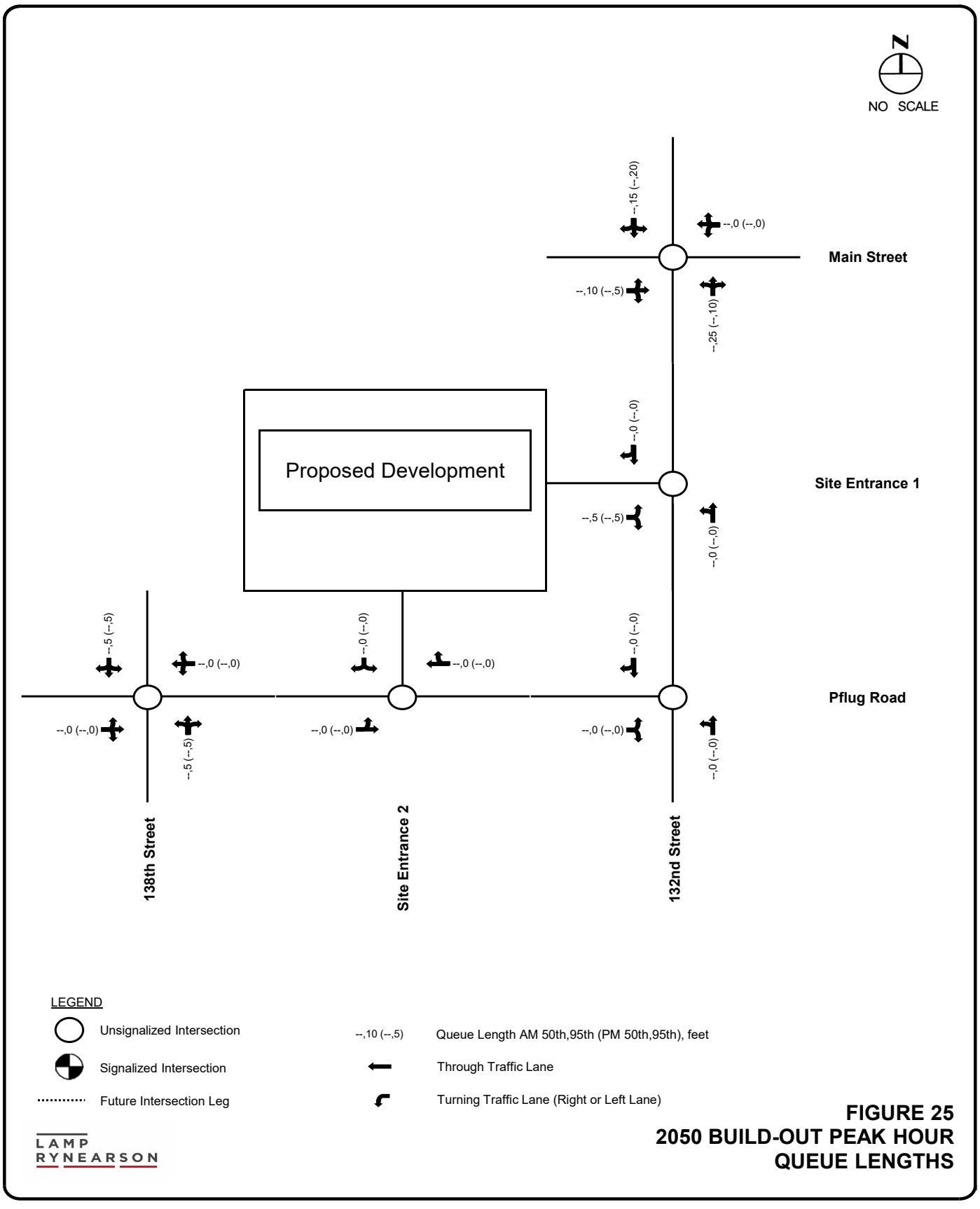


FIGURE 25
2050 BUILD-OUT PEAK HOUR QUEUE LENGTHS

LAMP RYNEARSON

12/5/25 3:03 PM

CHAPTER 6: CONCLUSIONS AND RECOMMENDATIONS

Following are the main conclusions and potential improvements:

- The site is anticipated to generate a total of 70 trips in the AM peak hour and 94 trips in the PM peak hour. In the AM peak hour, 18 vehicle trips will be entering the site and 52 trips exiting the site. For the PM peak hour, there will be 59 trips entering the site and 35 trips exiting the site.
- An annual growth rate of 1 percent was used around the site.
- The existing geometry is anticipated to be adequate to handle the proposed traffic to the site.
- There are not anticipated to be any additional geometry improvements to the surrounding roadways with the additional traffic to the site.
- There are not anticipated to be any instances where a right or left turn lane warrant is met. This is based on both the traffic volumes and the performance of the movements.
- There are not anticipated to be any queueing conflicts on the surrounding roadways in any scenario.

APPENDIX

Please contact City Hall if you would like to view this portion of the study.

DEFINITION OF LEVEL OF SERVICE

Signalized Intersection

Level of service for signalized intersections is defined in terms of delay. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Specifically, level-of-service criteria are stated in terms of the average stopped delay per vehicle for a 15-minute analysis period. Delay is a complex measure, and is dependent on a number of variables.

Level of Service A - Describes operations with very low delay, i.e., less than 10.0 sec per vehicle. Progression is extremely favorable, and no approach phase is fully utilized. Most vehicles do not stop at all and no vehicle waits longer than one red indication.

Level of Service B - Describes operations with delay in the range of 10.1 to 20 sec per vehicle. This generally occurs with good progression. More vehicles stop than for LOS A, causing higher levels of average delay. An occasional phase is fully utilized.

Level of Service C - Describes operations with delay in the range of 20.1 to 35 sec per vehicle. These higher delays may result from fair progression. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping. Occasionally drivers may have to wait through more than one red signal indication.

Level of Service D - Describes operations with delay in the range of 35.1 to 55.0 sec per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from unfavorable progression. Many vehicles stop, and the proportion of vehicles not stopping declines. Delays may be substantial during short peaks within the peak period.

Level of Service E - Describes operations with delay in the range of 55.1 to 80.0 sec per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression. There may be long queues of vehicles waiting upstream of the intersection. Delays may be as much as several cycles.

Level of Service F - Describes operations with delay in excess of 80.1 sec per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over saturation, i.e., when arrival flow rates exceed the capacity of the intersection. Volumes are not predictable under these conditions.

Unsignalized Intersections

Unsignalized intersections base the level of service on the amount of delay experienced by vehicles turning out of or into the minor, stop sign controlled street. There are no agreed upon quantitative measures of levels of service for unsignalized intersections, but some qualitative measures are given below:

Level of Service A - Little or no delay to vehicles. A very high level of service usually found only in rural areas or during off-peak hours.

Level of Service B - Short delays to vehicles. Still a very good level of service.

Level of Service C - Average delays to vehicles. Waiting time becomes noticeable. Freedom to enter major street traffic is slightly restricted.

Level of Service D - Long delays to vehicles. Due to heavy volumes on the major street, vehicles on minor streets are restricted in their ability to enter the traffic stream.

Level of Service E - Very long delays to vehicles. Tolerable for short periods of time. If the level of service present for long period, the queue build-up on minor street becomes noticeable.

Level of Service F - Represents jammed conditions. Back-ups from locations down-stream or on the cross street may restrict or prevent movement of vehicles out of the approach under consideration; hence, volumes carried are not predictable.

S.I.D. Cost Estimate

Springview
0125139.01-003
SID NO.: 387
12/8/2025

ORDER OF MAGNITUDE COST ESTIMATE

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable	Private
GRADING	140,000	CY	$525,000.00	$525,000.00	$0.00	$0.00	$0.00	$525,000.00
SANITARY SEWER								
Interior	5,255	LF	$904,700.00	$1,271,000.00	$120,700.00	$1,150,300.00	$0.00	
Outfall	885	LF	$77,700.00	$109,200.00	$105,100.00	$4,100.00	$0.00	
Connection Fees	94	Lots	$723,600.00	$833,300.00	$833,300.00	$0.00	$0.00	
STORM SEWER	2,310	LF	$367,000.00	$511,400.00	$511,400.00	$0.00	$0.00	
PAVING								
Minor	19,575	SY	$1,310,886.50	$1,811,591.15	$621,700.00	$1,189,891.15	$0.00	
Collector	0	SY	$0.00	$0.00	$0.00	$0.00	$0.00	
Major	7,200	SY	$1,814,200.00	$2,609,800.00	$869,900.00	$0.00	$1,739,900.00	
SIDEWALKS	1,670	SF	$99,800.00	$139,100.00	$139,100.00	$0.00	$0.00	
PARKS								
Acquisition			$32,400.00	$32,400.00	$0.00	$0.00	$0.00	$32,400.00
WATER								
Interior	6,100	LF	$659,400.00	$911,300.00	$0.00	$911,300.00	$0.00	
Off-Site	0	LF	$0.00	$0.00	$0.00	$0.00	$0.00	
POWER	94	Lots	$198,900.00	$270,400.00	$0.00	$219,640.00	$50,760.00	
PLAN REVIEW FEE	1	%	$52,336.40	$57,399.94	$57,399.94	$0.00	$0.00	
Total			$6,765,922.90	$9,081,891.10	$3,258,599.94	$3,475,231.15	$1,790,660.00	$557,400.00

Specials per Lot $37,000.00

DEBT RATIO

ASSUMPTIONS

Average market Value Per Residential Home (Includes Land Value)	=	$650,000.00
Average market Value Per Duplex Home (Includes Land Value)	=	
Commercial Land Value per square foot	=	
Commercial Building Value per square foot	=	
Apartment Land per square foot	=	
Apartment Building per square foot	=	

ASSESSABLE VALUATION

Residential Home	94	Units =	$650,000.00	=	$61,100,000.00
Apartment Home		Units =	$0.00	=	$0.00
Commercial Land		AC =	$0.00	=	$0.00
Commercial Building		SF =	$0.00	=	$0.00
Apartment Land		AC =	$0.00	=	$0.00
Apartment Building		Units =	$0.00	=	$0.00
			Total 100% Valuation	=	$61,100,000.00
			Total 95% Valuation	=	$58,045,000.00
			DEBT RATIO	=	5.61%

GRADING

Assumptions/Comments:

Op #1- 84k CY, Op #2- 140k CY

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	GRADING	140,000	CY	$3.00	$420,000.00
	CONTINGENCY	25	%	$420,000.00	$105,000.00
			Estimated Construction Costs:		$525,000.00

SANITARY SEWER - INTERIOR

Assumptions/Comments:

Quantity Bump and 10% contingency

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	MOBILIZATION/DEMOBILIZATION	1	LS	$10,000.00	$10,000.00
2	CLEARING AND GRUBBING - GENERAL	1	LS	$15,000.00	$15,000.00
3	EXPLORATORY EXCAVATION	15	HR	$500.00	$7,500.00
4	CONSTRUCT 6" SANITARY SEWER PIPE	4,325	LF	$26.00	$112,450.00
5	CONSTRUCT 8" SANITARY SEWER PIPE	5,255	LF	$31.00	$162,905.00
6	CONSTRUCT 6" PIPE BEDDING	4,325	LF	$9.00	$38,925.00
7	CONSTRUCT 8" PIPE BEDDING	5,255	LF	$10.00	$52,550.00
8	CONSTRUCT 54" I.D. SANITARY MANHOLE (23 EA)	350	VF	$525.00	$183,750.00
9	CONSTRUCT 54" I.D. SANITARY MANHOLE GREATER THAN 20' (2 EA)	45	VF	$850.00	$38,250.00
10	CONSTRUCT 6" X 8" WYE	68	EA	$225.00	$15,300.00
11	CONSTRUCT 6" MANHOLE STUBOUT	26	EA	$120.00	$3,120.00
12	CONSTRUCT 6" SANITARY SERVICE RISER (29 EA)	120	VF	$50.00	$6,000.00
13	CONSTRUCT EXTERNAL 8" DIAMETER DROP CONNECTION (4 EA)	30	VF	$100.00	$3,000.00
14	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	4,270	VF-LF	$30.00	$128,100.00
15	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	200	CY	$50.00	$10,000.00
16	CONSTRUCT FOUNDATION ROCK FOR TRENCH STABILIZATION	100	CY	$110.00	$11,000.00
17	INSTALL GEOTEXTILE FABRIC	1,000	SY	$5.00	$5,000.00
18	INSTALL SEEDING - TYPE TEMPORARY	2	AC	$600.00	$1,200.00
19	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	5,255	LF	$3.50	$18,392.50
	CONTINGENCY	10	%	$822,442.50	$82,244.25

Estimated Construction Costs: $904,686.75

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$180,937.35
2.00%	**Geotechnical and Testing:**	$18,093.74
5.00%	**Legal:**	$55,185.89
2.50%	**Fiscal:**	$28,972.59
7.00%	**Interest:**	$83,151.34
12	**Duration (Months)**	

Total Estimated Soft Costs: 40% $366,340.91

Total Estimated Costs: $1,271,027.66

SANITARY SEWER - OUTFALL

Assumptions/Comments:

Quantity Bump and 10% contingency

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	REMOVE EXISTING TREES	1	LS	$10,000.00	$10,000.00
2	CONSTRUCT 8" SANITARY SEWER PIPE	885	LF	$38.00	$33,630.00
3	CONSTRUCT 8" PIPE BEDDING	885	LF	$10.00	$8,850.00
4	CONSTRUCT 54" I.D. SANITARY MANHOLE (1 EA)	11	VF	$525.00	$5,775.00
5	CONSTRUCT MANHOLE RING COLLAR	3	EA	$600.00	$1,800.00
6	INSTALL EXTERNAL FRAME SEAL ON SANITARY SEWER MANHOLE	3	EA	$500.00	$1,500.00
7	CONSTRUCT 8" CONNECTION TO EXISTING STRUCTURE	2	EA	$3,000.00	$6,000.00
8	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	885	LF	$3.50	$3,097.50
	CONTINGENCY	10%		$70,652.50	$7,065.25

Estimated Construction Costs: $77,717.75

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$15,543.55
2.00%	**Geotechnical and Testing:**	$1,554.36
5.00%	**Legal:**	$4,740.78
2.50%	**Fiscal:**	$2,488.91
7.00%	**Interest:**	$7,143.17
12	**Duration (Months)**	

Total Estimated Soft Costs: 40% $31,470.77

Total Estimated Costs: $109,188.52

SANITARY SEWER - CONNECTION FEES

Assumptions/Comments:

Connection fees of 3500 not appliacble for now per Springfield

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	SPRINGFIELD CONNECTION FEES	0	0	$3,500.00	$0.00
2	SARPY COUNTY WASTEWATER AGENCY CONNECTION FEES	24.1	AC	$29,984.00	$723,633.86

Estimated Construction Costs: $723,633.86

Estimated Soft Costs

5.00%	**Legal:**	$36,181.69
2.50%	**Fiscal:**	$18,995.39
7.00%	**Interest:**	$54,516.77
12	**Duration (Months)**	

Total Estimated Soft Costs: 15% $109,693.85

Total Estimated Costs: $833,327.70

SANITARY SEWER - INTERIOR G.O.

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	MOBILIZATION/DEMOBILIZATION	1	LS	$10,000.00	$10,000.00
	CLEARING AND GRUBBING - GENERAL	1	LS	$15,000.00	$15,000.00
	EXPLORATORY EXCAVATION	15	HR	$500.00	$7,500.00
	CONSTRUCT 6" SANITARY SEWER PIPE	0	LF	$26.00	$0.00
	CONSTRUCT 8" SANITARY SEWER PIPE	0	LF	$31.00	$0.00
	CONSTRUCT 6" PIPE BEDDING	0	LF	$9.00	$0.00
	CONSTRUCT 8" PIPE BEDDING	0	LF	$10.00	$0.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE (23 EA)	0	VF	$525.00	$0.00
	CONSTRUCT 54" I.D. SANITARY MANHOLE GREATER THAN 20' (2 EA)	0	VF	$850.00	$0.00
	CONSTRUCT 6" X 8" WYE	0	EA	$225.00	$0.00
	CONSTRUCT 6" MANHOLE STUBOUT	0	EA	$120.00	$0.00
	CONSTRUCT 6" SANITARY SERVICE RISER (29 EA)	0	VF	$50.00	$0.00
	CONSTRUCT EXTERNAL 8" DIAMETER DROP CONNECTION (4 EA)	0	VF	$100.00	$0.00
	EXCAVATION FOR EXTRA DEEP SANITARY SEWER	0	VF-LF	$30.00	$0.00
	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	200	CY	$50.00	$10,000.00
	CONSTRUCT FOUNDATION ROCK FOR TRENCH STABILIZATION	100	CY	$110.00	$11,000.00
	INSTALL GEOTEXTILE FABRIC	1,000	SY	$5.00	$5,000.00
	INSTALL SEEDING - TYPE TEMPORARY	2	AC	$600.00	$1,200.00
	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	5,255	LF	$3.50	$18,392.50
	CONTINGENCY	10	%	$78,092.50	$7,809.25

Estimated Construction Costs: $85,901.75

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$17,180.35
2.00%	**Geotechnical and Testing:**	$1,718.04
5.00%	**Legal:**	$5,240.01
2.50%	**Fiscal:**	$2,751.00
7.00%	**Interest:**	$7,895.38
12	**Duration (Months)**	

Total Estimated Soft Costs: 40% $34,784.78

Total Estimated Costs: $120,686.53

SANITARY SEWER - OUTFALL G.O.

Assumptions/Comments:

All outfall is GO

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
2 .	CONSTRUCT 8" SANITARY SEWER PIPE	885	LF	$38.00	$33,630.00
3 .	CONSTRUCT 8" PIPE BEDDING	885	LF	$10.00	$8,850.00
4 .	CONSTRUCT 54" I.D. SANITARY MANHOLE (1 EA)	11	VF	$525.00	$5,775.00
5 .	CONSTRUCT MANHOLE RING COLLAR	3	EA	$600.00	$1,800.00
6 .	INSTALL EXTERNAL FRAME SEAL ON SANITARY SEWER MANHOLE	3	EA	$500.00	$1,500.00
7 .	CONSTRUCT 8" CONNECTION TO EXISTING STRUCTURE	2	EA	$3,000.00	$6,000.00
8 .	PERFORM CCTV PIPELINE INSPECTION - SANITARY SEWER	885	LF	$3.50	$3,097.50
	CONTINGENCY	20%	0	$70,652.50	$14,130.50

Estimated Construction Costs: $74,783.00

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$14,956.60
2.00%	**Geotechnical and Testing:**	$1,495.66
5.00%	**Legal:**	$4,561.76
2.50%	**Fiscal:**	$2,394.93
7.00%	**Interest:**	$6,873.44
12	**Duration (Months)**	

Total Estimated Soft Costs: 40% $30,282.38

Total Estimated Costs: $105,065.38

SANITARY SEWER - CONNECTION FEES G.O.

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	TOTAL AGENCY COSTS GO PER BLUESTEM	1	LS	$833,327.70	$833,327.70

Estimated Construction Costs: $833,327.70

STORM SEWER

Assumptions/Comments:

Bump Quantities and 10% contingency

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	GENERAL GRADING AND SHAPING	1	LS	$2,500.00	$2,500.00
2 .	CONSTRUCT 18" RCP, CLASS III	1,070	LF	$46.00	$49,220.00
3 .	CONSTRUCT 24" RCP, CLASS III	770	LF	$65.00	$50,050.00
4 .	CONSTRUCT 30" RCP, CLASS III	410	LF	$85.00	$34,850.00
5 .	CONSTRUCT 36" RCP, D(0.01) = 3,000	60	LF	$110.00	$6,600.00
6 .	CONSTRUCT 18" PIPE BEDDING	1,070	LF	$12.00	$12,840.00
7 .	CONSTRUCT 24" PIPE BEDDING	770	LF	$15.00	$11,550.00
8 .	CONSTRUCT 30" PIPE BEDDING	410	LF	$20.00	$8,200.00
9 .	CONSTRUCT 36" PIPE BEDDING	60	LF	$25.00	$1,500.00
10 .	CONSTRUCT 18" RC FLARED END SECTION	2	EA	$3,000.00	$6,000.00
11 .	CONSTRUCT 24" RC FLARED END SECTION	2	EA	$3,500.00	$7,000.00
12 .	CONSTRUCT 36" RC FLARED END SECTION	1	EA	$4,500.00	$4,500.00
13 .	CONSTRUCT 54" I.D. STORM MANHOLE (2 EA)	13	VF	$1,000.00	$13,000.00
14 .	CONSTRUCT 60" I.D. STORM MANHOLE (2 EA)	14	VF	$1,150.00	$16,100.00
15	CONSTRUCT 72" I.D. STORM MANHOLE (1 EA)	7	VF	$1,500.00	$10,500.00
16 .	CONSTRUCT 54" I.D. TYPE II AREA INLET (4 EA)	20	VF	$1,000.00	$20,000.00
17 .	CONSTRUCT MANHOLE RING COLLAR	2	EA	$650.00	$1,300.00
18 .	INSTALL EXTERNAL FRAME SEAL ON STORM SEWER MANHOLE	2	EA	$550.00	$1,100.00
19 .	CONSTRUCT TYPE A RIP-RAP	180	TN	$100.00	$18,000.00
20 .	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	150	CY	$70.00	$10,500.00
21 .	CONSTRUCT FOUNDATION ROCK FOR TRENCH STABILIZATION	50	CY	$120.00	$6,000.00
22 .	INSTALL GEOTEXTILE FABRIC	1,000	SY	$4.00	$4,000.00
23 .	INSTALL BIAXIAL GEOTEXTILE GRID	500	SY	$5.00	$2,500.00
24 .	SEEDING - TYPE TEMPORARY	3	AC	$500.00	$1,500.00
25 .	INSTALL SILT FENCE	1,000	LF	$3.00	$3,000.00
26 .	CLEANOUT SILT FENCE	1,000	LF	$1.50	$1,500.00
27 .	REMOVE SILT FENCE	1,000	LF	$1.00	$1,000.00
28 .	CLEANOUT SEDIMENT BASIN	3,240	CY	$4.50	$14,580.00
29 .	INSTALL CONSTRUCTION ENTRANCE	100	TN	$50.00	$5,000.00
30 .	PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,310	LF	$4.00	$9,240.00
	CONTINGENCY	10%		$333,630.00	$33,363.00

Estimated Construction Costs: $366,993.00

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$73,398.60
1.00%	**Geotechnical and Testing:**	$3,669.93
5.00%	**Legal:**	$22,203.08
2.50%	**Fiscal:**	$11,656.62
7.00%	**Interest:**	$33,454.49
12	**Duration (Months)**	

Total Estimated Soft Costs: 39% $144,382.71

Total Estimated Costs: $511,375.71

STORM SEWER G.O.

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	GENERAL GRADING AND SHAPING	1	LS	$2,500.00	$2,500.00
2	CONSTRUCT 18" RCP, CLASS III	1,070	LF	$46.00	$49,220.00
3	CONSTRUCT 24" RCP, CLASS III	770	LF	$65.00	$50,050.00
4	CONSTRUCT 30" RCP, CLASS III	410	LF	$85.00	$34,850.00
5	CONSTRUCT 36" RCP, D(0.01) = 3,000	60	LF	$110.00	$6,600.00
6	CONSTRUCT 18" PIPE BEDDING	1,070	LF	$12.00	$12,840.00
7	CONSTRUCT 24" PIPE BEDDING	770	LF	$15.00	$11,550.00
8	CONSTRUCT 30" PIPE BEDDING	410	LF	$20.00	$8,200.00
9	CONSTRUCT 36" PIPE BEDDING	60	LF	$25.00	$1,500.00
10	CONSTRUCT 18" RC FLARED END SECTION	2	EA	$3,000.00	$6,000.00
11	CONSTRUCT 24" RC FLARED END SECTION	2	EA	$3,500.00	$7,000.00
12	CONSTRUCT 36" RC FLARED END SECTION	1	EA	$4,500.00	$4,500.00
13	CONSTRUCT 54" I.D. STORM MANHOLE (2 EA)	13	VF	$1,000.00	$13,000.00
14	CONSTRUCT 60" I.D. STORM MANHOLE (2 EA)	14	VF	$1,150.00	$16,100.00
15	CONSTRUCT 72" I.D. STORM MANHOLE (1 EA)	7	VF	$1,500.00	$10,500.00
16	CONSTRUCT 54" I.D. TYPE II AREA INLET (4 EA)	20	VF	$1,000.00	$20,000.00
17	CONSTRUCT MANHOLE RING COLLAR	2	EA	$650.00	$1,300.00
18	INSTALL EXTERNAL FRAME SEAL ON STORM SEWER MANHOLE	2	EA	$550.00	$1,100.00
19	CONSTRUCT TYPE A RIP-RAP	180	TN	$100.00	$18,000.00
20	CONSTRUCT AGGREGATE BEDDING FOR TRENCH STABILIZATION	150	CY	$70.00	$10,500.00
21	CONSTRUCT FOUNDATION ROCK FOR TRENCH STABILIZATION	50	CY	$120.00	$6,000.00
22	INSTALL GEOTEXTILE FABRIC	1,000	SY	$4.00	$4,000.00
23	INSTALL BIAXIAL GEOTEXTILE GRID	500	SY	$5.00	$2,500.00
24	SEEDING - TYPE TEMPORARY	3	AC	$500.00	$1,500.00
25	INSTALL SILT FENCE	1,000	LF	$3.00	$3,000.00
26	CLEANOUT SILT FENCE	1,000	LF	$1.50	$1,500.00
27	REMOVE SILT FENCE	1,000	LF	$1.00	$1,000.00
28	CLEANOUT SEDIMENT BASIN	3,240	CY	$4.50	$14,580.00
29	INSTALL CONSTRUCTION ENTRANCE	100	TN	$50.00	$5,000.00
30	PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,310	LF	$4.00	$9,240.00
	CONTINGENCY	10%		$333,630.00	$33,363.00

Estimated Construction Costs: $366,993.00

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$73,398.60
1.00%	**Geotechnical and Testing:**	$3,669.93
5.00%	**Legal:**	$22,203.08
2.50%	**Fiscal:**	$11,656.62
7.00%	**Interest:**	$33,454.49
12	**Duration (Months)**	

Total Estimated Soft Costs: 39% $144,382.71

Total Estimated Costs: $511,375.71

PAVING MINOR

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	REMOVE PAVEMENT	55	SY	$13.00	$715.00
2 .	REMOVE SIGN	8	EA	$40.00	$320.00
3 .	INSTALL TRAFFIC POSTS AND SIGN	4	EA	$300.00	$1,200.00
4 .	CONSTRUCT 7" CONCRETE PAVEMENT (TYPE OPW 3500)	19,575	SY	$52.00	$1,017,900.00
5 .	COMMON EARTH EXCAVATION	6,530	CY	$4.50	$29,385.00
6 .	CONSTRUCT THICKENED EDGE	60	LF	$12.00	$720.00
7 .	DRILL AND EPOXY #5 X 18" TIE BARS AT 36" CENTERS	20	EA	$10.00	$200.00
8 .	CONSTRUCT 6" PCC TEMPORARY TURNAROUND	65	SY	$50.00	$3,250.00
9 .	CONSTRUCT CURB INLET - TYPE I	10	EA	$4,900.00	$49,000.00
10 .	CONSTRUCT CURB INLET - TYPE III	6	EA	$5,300.00	$31,800.00
11 .	ADJUST SANITARY SEWER MANHOLE TO GRADE	25	EA	$205.00	$5,125.00
12	ADJUST STORM SEWER MANHOLE TO GRADE	3	EA	$205.00	$615.00
13 .	INSTALL EXTERNAL FRAME SEAL ON SANITARY MANHOLE	25	EA	$450.00	$11,250.00
14	INSTALL EXTERNAL FRAME SEAL ON STORM MANHOLE	3	EA	$450.00	$1,350.00
15 .	CLEAN SANITARY SEWER PIPE	5,255	LF	$1.00	$5,255.00
16 .	INSTALL SEEDING - TYPE TEMPORARY	5	AC	$450.00	$2,250.00
17 .	INSTALL MULCHING	5	AC	$550.00	$2,750.00
18 .	INSTALL ROLLED EROSION CONTROL, TYPE II	500	SY	$1.40	$700.00
19 .	INSTALL SILT FENCE	500	LF	$3.00	$1,500.00
20 .	CLEANOUT SILT FENCE	250	LF	$1.50	$375.00
21 .	REMOVE SILT FENCE	500	LF	$1.00	$500.00
22 .	CLEANOUT SEDIMENT BASIN	3,240	CY	$4.50	$14,580.00
23	CONSTRUCT TEMPORARY GRAVEL ENTRANCE ROAD	65	CY	$80.00	$5,200.00
24 .	PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,310	LF	$2.50	$5,775.00
	CONTINGENCY	10%		$1,191,715.00	$119,171.50

Estimated Construction Costs: $1,310,886.50

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$262,177.30
2.00%	**Geotechnical and Testing:**	$26,217.73
5.00%	**Legal:**	$79,964.08
2.50%	**Fiscal:**	$41,981.14
7.00%	**Interest:**	$90,364.40
9	**Duration (Months)**	

Total Estimated Soft Costs: 38% $500,704.65

Total Estimated Costs: $1,811,591.15

PAVING MINOR G.O.

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	REMOVE PAVEMENT	55	SY	$13.00	$715.00
2	REMOVE SIGN	8	EA	$40.00	$320.00
3	INSTALL TRAFFIC POSTS AND SIGN	4	EA	$300.00	$1,200.00
4	CONSTRUCT 7" CONCRETE PAVEMENT (TYPE OPW 3500)	4,945	SY	$52.00	$257,140.00
5	COMMON EARTH EXCAVATION	1,650	CY	$4.50	$7,425.00
6	CONSTRUCT THICKENED EDGE	60	LF	$12.00	$720.00
7	DRILL AND EPOXY #5 X 18" TIE BARS AT 36" CENTERS	20	EA	$10.00	$200.00
8	CONSTRUCT 6" PCC TEMPORARY TURNAROUND	65	SY	$50.00	$3,250.00
9	CONSTRUCT CURB INLET - TYPE I	10	EA	$4,900.00	$49,000.00
10	CONSTRUCT CURB INLET - TYPE III	6	EA	$5,300.00	$31,800.00
11	ADJUST SANITARY SEWER MANHOLE TO GRADE	25	EA	$205.00	$5,125.00
12	ADJUST STORM SEWER MANHOLE TO GRADE	3	EA	$205.00	$615.00
13	INSTALL EXTERNAL FRAME SEAL ON SANITARY MANHOLE	25	EA	$450.00	$11,250.00
14	INSTALL EXTERNAL FRAME SEAL ON STORM MANHOLE	3	EA	$450.00	$1,350.00
15	CLEAN SANITARY SEWER PIPE	5,255	LF	$1.00	$5,255.00
16	INSTALL SEEDING - TYPE TEMPORARY	5	AC	$450.00	$2,250.00
17	INSTALL MULCHING	5	AC	$550.00	$2,750.00
18	INSTALL ROLLED EROSION CONTROL, TYPE II	500	SY	$1.40	$700.00
19	INSTALL SILT FENCE	500	LF	$3.00	$1,500.00
20	CLEANOUT SILT FENCE	250	LF	$1.50	$375.00
21	REMOVE SILT FENCE	500	LF	$1.00	$500.00
22	CLEANOUT SEDIMENT BASIN	3,240	CY	$4.50	$14,580.00
23	CONSTRUCT TEMPORARY GRAVEL ENTRANCE ROAD	65	CY	$80.00	$5,200.00
24	PERFORM CCTV PIPELINE INSPECTION - STORM SEWER	2,310	LF	$2.50	$5,775.00
	CONTINGENCY	10%		$408,995.00	$40,899.50

Estimated Construction Costs: $449,894.50

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$89,978.90
2.00%	**Geotechnical and Testing:**	$8,997.89
5.00%	**Legal:**	$27,443.56
2.50%	**Fiscal:**	$14,407.87
7.00%	**Interest:**	$31,012.94
9	**Duration (Months)**	

Total Estimated Soft Costs: 38% $171,841.17

Total Estimated Costs: $621,735.67

PAVING MAJOR

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	MOBILIZATION	1	LS	$50,000.00	$50,000.00
2 .	CLEARING AND GRUBBING GENERAL	1	LS	$55,000.00	$55,000.00
3 .	EXCAVATION ON SITE	18,000	CY	$10.00	$180,000.00
4 .	EMBANKMENT - BORROW	3,500	CY	$15.00	$52,500.00
5 .	EXPLORATORY EXCAVATION	50	HR	$500.00	$25,000.00
6 .	UNSUITABLE MATERIAL	100	CY	$50.00	$5,000.00
7 .	CONSTRUCT 36" RCP, CLASS III	150	LF	$150.00	$22,500.00
8 .	CONSTRUCT 36" R.C. FLARED END SECTION	2	EA	$5,000.00	$10,000.00
9 .	CONSTRUCT TYPE 'B' RIP-RAP	100	TN	$120.00	$12,000.00
10 .	CONSTRUCT 9" DOWELED CONCRETE PAVEMENT, TYPE OPW 3500	7,200	SY	$105.00	$756,000.00
11 .	CONSTRUCT 6" AGGREGATE BASE COURSE	7,200	SY	$12.00	$86,400.00
12 .	CONSTRUCT 6" AGGREGATE SURFACE COURSE	1,100	SY	$14.00	$15,400.00
13 .	INSTALL PERMANENT PAINT MARKING, 5"	10,000	LF	$8.00	$80,000.00
14 .	INSTALL ROLLED EROSION CONTROL, TYPE II WITH SEEDING - TYPE B	13,000	SY	$4.00	$52,000.00
15 .	POWER POLE RELOCATION	1	LS	$100,000.00	$100,000.00
15 .	TEMPORARY TRAFFIC CONTROL	1	LS	$10,000.00	$10,000.00
.	CONTINGENCY	20%		$1,511,800.00	$302,360.00

Estimated Construction Costs: $1,814,160.00

Estimated Soft Costs

25.00%	**Engineering Design and Construction Administration:**	$453,540.00
2.00%	**Geotechnical and Testing:**	$36,283.20
5.00%	**Legal:**	$115,199.16
2.50%	**Fiscal:**	$60,479.56
7.00%	**Interest:**	$130,182.25
9	**Duration (Months)**	

Total Estimated Soft Costs: 44% $795,684.17

Total Estimated Costs: $2,609,844.17

*See Paving Major G.O. for Reimbursables

PAVING MAJOR G.O.

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	MOBILIZATION	1	LS	$50,000.00	$50,000.00
2 .	CLEARING AND GRUBBING GENERAL	1	LS	$55,000.00	$55,000.00
3 .	EXCAVATION ON SITE	18,000	CY	$10.00	$180,000.00
4 .	EMBANKMENT - BORROW	3,500	CY	$15.00	$52,500.00
5 .	EXPLORATORY EXCAVATION	50	HR	$500.00	$25,000.00
6 .	UNSUITABLE MATERIAL	100	CY	$50.00	$5,000.00
7 .	CONSTRUCT 36" RCP, CLASS III	150	LF	$150.00	$22,500.00
8 .	CONSTRUCT 36" R.C. FLARED END SECTION	2	EA	$5,000.00	$10,000.00
9 .	CONSTRUCT TYPE 'B' RIP-RAP	100	TN	$120.00	$12,000.00
10 .	CONSTRUCT 9" DOWELED CONCRETE PAVEMENT, TYPE OPW 3500	7,200	SY	$105.00	$756,000.00
11 .	CONSTRUCT 6" AGGREGATE BASE COURSE	7,200	SY	$12.00	$86,400.00
12 .	CONSTRUCT 6" AGGREGATE SURFACE COURSE	1,100	SY	$14.00	$15,400.00
13 .	INSTALL PERMANENT PAINT MARKING, 5"	10,000	LF	$8.00	$80,000.00
14 .	INSTALL ROLLED EROSION CONTROL, TYPE II WITH SEEDING - TYPE B	13,000	SY	$4.00	$52,000.00
15 .	POWER POLE RELOCATION	1	LS	$100,000.00	$100,000.00
15 .	TEMPORARY TRAFFIC CONTROL	1	LS	$10,000.00	$10,000.00
.	CONTINGENCY	20%		$1,511,800.00	$302,360.00

Estimated Construction Costs: $1,814,160.00

Estimated Soft Costs

25.00%	**Engineering Design and Construction Administration:**	$453,540.00
2.00%	**Geotechnical and Testing:**	$36,283.20
5.00%	**Legal:**	$115,199.16
2.50%	**Fiscal:**	$60,479.56
7.00%	**Interest:**	$130,182.25
9	**Duration (Months)**	

Total Estimated Soft Costs: 44% $795,684.17

Total Estimated Costs: $2,609,844.17

Reimbursable from Sarpy County: $869,948.06

Reimbursable from Adjacent Property Owner: $869,948.06

Total Estimated SID Costs: $869,948.06

SIDEWALKS

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING - GENERAL	1	LS	$2,000.00	$2,000.00
2	CONSTRUCT 4" PCC SIDEWALK	1,670	SF	$5.00	$8,350.00
3	CONSTRUCT 6" PCC SIDEWALK	5,420	SF	$7.00	$37,940.00
4	CONSTRUCT 7" PCC CURB RAMP	1,350	SF	$12.00	$16,200.00
5	CONSTRUCT 7" IMPRINTED PCC SURFACE	160	SF	$11.00	$1,760.00
6	CONSTRUCT DETECTABLE WARNING PANEL	480	SF	$34.00	$16,320.00
7	COMMON EARTH EXCAVATION - SIDEWALK	263	CY	$8.00	$2,100.80
8	ADJUST UTILITY VALVE TO GRADE	5	EA	$100.00	$500.00
9	ADJUST UTILITY MANHOLE TO GRADE	2	EA	$450.00	$900.00
10	INSTALL SEEDING - TYPE A	475	SY	$0.50	$237.50
11	INSTALL ROLLED EROSION CONTROL, TYPE II	475	SY	$1.00	$475.00
	CONTINGENCY	15%		$86,783.30	$13,017.50

Estimated Construction Costs: $99,800.80

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$19,960.16
1.00%	**Geotechnical and Testing:**	$998.01
5.00%	**Legal:**	$6,037.95
2.50%	**Fiscal:**	$3,169.92
7.00%	**Interest:**	$9,097.68
12	**Duration (Months)**	

Total Estimated Soft Costs: 39% $39,263.72

Total Estimated Costs: $139,064.51

SIDEWALKS G.O.

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	CLEARING AND GRUBBING - GENERAL	1	LS	$2,000.00	$2,000.00
2 .	CONSTRUCT 4" PCC SIDEWALK	1,670	SF	$5.00	$8,350.00
3 .	CONSTRUCT 6" PCC SIDEWALK	5,420	SF	$7.00	$37,940.00
4 .	CONSTRUCT 7" PCC CURB RAMP	1,350	SF	$12.00	$16,200.00
5 .	CONSTRUCT 7" IMPRINTED PCC SURFACE	160	SF	$11.00	$1,760.00
6 .	CONSTRUCT DETECTABLE WARNING PANEL	480	SF	$34.00	$16,320.00
7 .	COMMON EARTH EXCAVATION - SIDEWALK	263	CY	$8.00	$2,100.80
8 .	ADJUST UTILITY VALVE TO GRADE	5	EA	$100.00	$500.00
9 .	ADJUST UTILITY MANHOLE TO GRADE	2	EA	$450.00	$900.00
10 .	INSTALL SEEDING - TYPE A	475	SY	$0.50	$237.50
11 .	INSTALL ROLLED EROSION CONTROL, TYPE II	475	SY	$1.00	$475.00
0 .	CONTINGENCY	15%		$86,783.30	$13,017.50

Estimated Construction Costs: $99,800.80

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$19,960.16
1.00%	**Geotechnical and Testing:**	$998.01
5.00%	**Legal:**	$6,037.95
2.50%	**Fiscal:**	$3,169.92
7.00%	**Interest:**	$9,097.68
12	**Duration (Months)**	

Total Estimated Soft Costs: 39% $39,263.72

Total Estimated Costs: $139,064.51

PARKS AQUISITION

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	PARK FEE (0.04 ACRES PER LOT)	3.76	AC	$30,000.00	$112,800.00
2	LESS CREDIT FOR PARK ACQUISITION HARD COSTS	-2.68	AC	$30,000.00	-$80,392.56

Estimated Construction Costs: $32,407.44

Estimated Soft Costs

0.00%	**Engineering Design and Construction Administration:**	$0.00
0.00%	**Legal:**	$0.00
0.00%	**Fiscal:**	$0.00
0.00%	**Interest:**	$0.00
6	**Duration (Months)**	

Total Estimated Soft Costs: 0% $0.00

Total Estimated Costs: $32,407.44

WATER INTERIOR

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	EXPLORATORY EXCAVATION	10	HR	$300.00	$3,000.00
2	CONSTRUCT 6" D.I.P.	480	LF	$55.00	$26,400.00
3	CONSTRUCT 8" D.I.P.	5,620	LF	$60.00	$337,200.00
4	CONSTRUCT 8" CONNECTION TO EXISTING MAIN	2	EA	$4,000.00	$8,000.00
5	CONSTRUCT TYPE 1 HYDRANT, GATE VALVE AND TEE ASSEMBLY	13	EA	$7,000.00	$91,000.00
6	CONSTRUCT END OF MAIN HYDRANT, GATE VALVE AND TEE ASSEMBLY	5	EA	$7,500.00	$37,500.00
7	CONSTRUCT 8"x8"x6" M.J. TEE ASSEMBLY AND BACKING BLOCK	2	EA	$875.00	$1,750.00
8	CONSTRUCT 8"x8"x8" M.J. TEE ASSEMBLY AND BACKING BLOCK	5	EA	$900.00	$4,500.00
9	CONSTRUCT 8"x8" M.J. CROSS ASSEMBLY	2	EA	$900.00	$1,800.00
10	CONSTRUCT 6" M.J. GATE VALVE AND BOX	2	EA	$2,000.00	$4,000.00
11	CONSTRUCT 8" M.J. GATE VALVE AND BOX	27	EA	$2,300.00	$62,100.00
12	CONSTRUCT 6" VERTICAL BEND WITH BACKING BLOCK	3	EA	$800.00	$2,400.00
13	CONSTRUCT 8" VERTICAL BEND WITH BACKING BLOCK	4	EA	$1,000.00	$4,000.00
14	CONSTRUCT 6" HORIZONTAL BEND WITH BACKING BLOCK	4	EA	$450.00	$1,800.00
15	CONSTRUCT 8" HORIZONTAL BEND WITH BACKING BLOCK	5	EA	$500.00	$2,500.00
16	CONSTRUCT CHLORINE TUBE	2	EA	$3,000.00	$6,000.00
17	CONSTRUCT SAMPLE TAP	4	EA	$600.00	$2,400.00
18	SEEDING - TYPE "TEMPORARY SEED MIX"	1	AC	$800.00	$800.00
19	CONSTRUCT SILT FENCE	500	LF	$3.80	$1,900.00
20	CLEANOUT SILT FENCE	100	LF	$2.00	$200.00
21	REMOVE SILT FENCE	100	LF	$2.00	$200.00
	CONTINGENCY	10		$599,450.00	$59,945.00

Estimated Construction Costs: $659,395.00

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$131,879.00
2.00%	**Geotechnical and Testing:**	$13,187.90
5.00%	**Legal:**	$40,223.10
2.50%	**Fiscal:**	$21,117.12
7.00%	**Interest:**	$45,454.61
9	**Duration (Months)**	

Total Estimated Soft Costs: 38% $251,861.73

Total Estimated Costs: $911,256.73

POWER

Assumptions/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1 .	DEVELOPER INSTALLED DUCT	94	EA	$1,840.00	$172,960.00
	CONTINGENCY	15%		$172,960.00	$25,944.00

Estimated Construction Costs: $198,904.00

Estimated Soft Costs

20.00%	**Engineering Design and Construction Administration:**	$39,780.80
5.00%	**Legal:**	$11,934.24
2.50%	**Fiscal:**	$6,265.48
7.00%	**Interest:**	$13,486.44
9	**Duration (Months)**	

Total Estimated Soft Costs: 36% $71,466.95

Total Estimated Costs: $270,370.95

OPPD Estimated Reimbursement: $540.00 /Lot $50,760.00

Plan Review Fee

Assumptions/Comments:

	Bid Item Description		Construction Cost	Plan Review Fee	Total
1 .	SANITARY SEWER - INTERIOR		$904,686.75	1.00%	$9,046.87
2 .	SANITARY SEWER - OUTFALL		$77,717.75	1.00%	$777.18
3 .	STORM SEWER		$366,993.00	1.00%	$3,669.93
4 .	PAVING MINOR		$1,310,886.50	1.00%	$13,108.87
5 .		0	$0.00	1.00%	$0.00
6 .	PAVING MAJOR		$1,814,160.00	1.00%	$18,141.60
7 .	SIDEWALKS		$99,800.80	1.00%	$998.01
8 .		0	$0.00	1.00%	$0.00
9 .	WATER INTERIOR		$659,395.00	1.00%	$6,593.95
10 .		0	$0.00	1.00%	$0.00

Estimated Construction Costs: $52,336.40

Estimated Soft Costs

2.50%	**Fiscal:**		$1,308.41
7.00%	**Interest:**		$3,755.14
12	**Duration (Months)**		
Total Estimated Soft Costs:		###	$5,063.55
Total Estimated Costs:			$57,399.94

	SANITARY SEWER ESTIMATED SOFT COSTS			STORM SEWER ESTIMATED SOFT COSTS	PAVING ESTIMATED SOFT COSTS		PAVING MAJOR ESTIMATED SOFT COSTS
	INTERIOR	OFFSITE	CONNECTION FEES		MINOR	COLLECTOR	
ENGINEERING DESIGN AND CONSTRUCTION ADMIN.	20.00%	20.00%	N/A	20.00%	20.00%	0.00%	25.00%
GEOTECHNICAL AND TESTING	2.00%	2.00%	N/A	1.00%	2.00%	2.00%	2.00%
LEGAL	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
FISCAL	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
INTEREST	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
DURATION (MONTHS)	12	12	12	12	9	9	9

PLAN REVIEW FEE	1.00%

☑ Water Design by LRA ☐ Water Design by MUD

	SIDEWALKS ESTIMATED SOFT COSTS	PARKS ESTIMATED SOFT COSTS		WATER - LRA ESTIMATED SOFT COSTS		WATER - MUD ESTIMATED SOFT COSTS	
		IMPROVEMENTS	ACQUISITION	INTEROR	OFFSITE		
ENGINEERING DESIGN AND CONSTRUCTION ADMIN.	20.00%	20.00%	1.50%	20.00%	20.00%	0.00%	0.00%
GEOTECHNICAL AND TESTING	1.00%	1.00%	N/A	2.00%	2.00%	N/A	N/A
LEGAL	5.00%	5.00%	5.00%	5.00%	5.00%	0.00%	0.00%
FISCAL	2.50%	2.50%	2.50%	2.50%	2.50%	0.00%	0.00%
INTEREST	7.00%	7.00%	7.00%	7.00%	7.00%	0.00%	0.00%
DURATION (MONTHS)	12	9	6	9	9	9	9

	POWER ESTIMATED SOFT COSTS	UTILITY RELOCATION ESTIMATED SOFT COSTS
ENGINEERING DESIGN AND CONSTRUCTION ADMIN.	20.00%	20.00%
GEOTECHNICAL AND TESTING	N/A	N/A
LEGAL	5.00%	5.00%
FISCAL	2.50%	2.50%
INTEREST	7.00%	7.00%
DURATION (MONTHS)	9	12

SANITARY SEWER STRUCTURE COORDINATE TABLE

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
S01	43476.21	110575.51
S02	43396.60	110899.28
S03	43143.16	110993.75
S04	42845.28	111103.43
S05	42672.29	111139.12
S06	42592.61	111140.74
S07	42592.51	110931.78
S08	43252.44	111289.07
S09	42898.11	111420.65
S10	42592.09	111449.96
S11	42599.52	111591.59
S12	42689.30	111787.81
S13	42814.30	111853.45
S14	42947.98	111883.13
S15	43276.07	111883.28
S16	43275.30	111704.48
S17	43385.21	111241.71
S18	43275.72	111590.07
S19	42965.22	111698.65
S20	42605.40	111873.06

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
S21	42592.26	111250.44
S22	43392.34	110460.81
S23	42921.15	110476.03
S25	42887.50	110598.32
S26	42678.75	110758.94
S27	42599.13	110642.82
S28	43257.25	110472.11
S29	43275.42	111389.18

SANITARY SEWER STUB COORDINATE TABLE

POINT TABLE		
POINT #	NORTHING	EASTING
1	43315.10	111905.59
2	43314.83	111842.43
3	43314.71	111772.43
4	43314.59	111702.43
5	43314.44	111602.45
6	43314.32	111532.45
7	43314.20	111462.45
8	43313.99	111401.72
9	43320.35	111305.41
10	43388.31	111200.76
11	43294.19	111234.34
12	43258.07	110992.44
13	43337.79	110962.95
14	43388.05	110944.37
15	43239.11	110916.99
16	43173.45	110941.28
17	43107.80	110965.56
18	43042.15	110989.84
19	42976.49	111014.12
20	42910.84	111038.41

POINT TABLE		
POINT #	NORTHING	EASTING
21	42845.19	111062.69
22	42770.01	111083.14
23	42695.19	111098.39
24	42683.00	110804.39
25	42740.36	110763.65
26	42798.04	110723.99
27	42856.84	110684.78
28	42906.05	110638.01
29	42938.65	110584.17
30	42956.83	110524.58
31	42881.81	110494.80
32	42796.20	110631.42
33	42664.99	110610.98
34	42614.25	110595.06
35	42556.83	110626.70
36	42544.15	110680.84
37	42612.63	110736.66
38	42554.16	110911.97
39	42554.08	111000.97
40	42553.88	111081.87

POINT TABLE		
POINT #	NORTHING	EASTING
41	42553.23	111230.88
42	42553.34	111300.36
43	42553.16	111370.36
44	42551.76	111443.87
45	42553.18	111480.81
46	42554.20	111549.79
47	42565.19	111616.78
48	42591.18	111687.40
49	42562.86	111811.63
50	42590.77	111917.86
51	42665.32	111914.70
52	42719.91	111843.01
53	42830.90	111901.08
54	42908.95	111920.16
55	42976.64	111923.11
56	43037.80	111923.04
57	43107.80	111922.93
58	43186.30	111922.79
59	43141.20	111845.55
60	43237.36	111754.06

POINT TABLE		
POINT #	NORTHING	EASTING
61	43237.24	111684.06
62	43237.03	111584.07
63	43236.85	111478.52
64	43209.87	111345.73
65	43120.39	111378.82
66	43055.18	111402.94
67	42990.01	111427.04
68	42978.96	111575.19
69	42997.47	111644.43
70	43004.52	111714.81
71	43024.01	111845.75
72	42832.34	111820.08
73	42922.60	111663.70
74	42904.15	111594.71
75	42846.64	111467.13
76	42773.39	111479.84
77	42691.14	111487.72
78	42647.85	111619.84
79	42686.68	111701.23
80	42709.18	111409.02

POINT TABLE		
POINT #	NORTHING	EASTING
81	42780.53	111400.69
82	42851.07	111387.10
83	42918.72	111370.74
84	42977.51	111349.72
85	43043.16	111325.44
86	43116.79	111298.21
87	43183.85	111273.40
88	43101.45	111050.01
89	43034.39	111074.81
90	42968.74	111099.10
91	42903.09	111123.38
92	42837.96	111147.21
93	42770.14	111164.20
94	42704.23	111175.12

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

0 80' 160'

PROFESSIONAL CIVIL ENGINEER
AARON J. GROTE
E-13344
12/8/2025
STATE OF NEBRASKA

AARON J. GROTE
E-13344

SANITARY SEWER VICINITY MAP

SANITARY AND IMPROVEMENT DISTRICT NO. 387 SARPY COUNTY, NEBRASKA
SANITARY SEWER AND STORM SEWER, SECTION 1 (SPRINGVIEW)

811 — ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

Know what's **below.** **Call** before you dig.

REVISIONS

DESIGNER / DRAFTER
AARON GROTE/GRANT GOODRICH/RICK KELLER

DATE
12-08-2025

PROJECT NUMBER
0125139.11-030-040/330-340

BOOK AND PAGE

SHEET
5 OF 21

STORM SEWER COORDINATE TABLE

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
ST1	42577.27	110939.43
ST2	42608.38	110939.65
ST3	42735.38	110924.63
ST4	42863.95	110833.79
ST5	42981.98	110737.47
ST6	43061.13	110630.86
ST7	43102.97	110572.71
ST7D	43105.82	110567.51
ST8	43143.91	111348.25
ST9	43140.51	111312.09
ST10	43261.11	111266.56
ST11	43182.23	111145.11
ST12	43213.52	111133.27
ST13	43157.56	110977.98
ST14	43347.97	110936.85
ST15	43336.57	110903.12
ST17	43326.46	110857.14
ST17D	43324.77	110849.37
ST18	42708.17	111762.20
ST19	42662.31	111757.48

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
ST20	42719.66	111814.65
ST21	42678.02	111790.49
ST22	42579.50	111875.18
ST23	42518.57	111895.60
ST24	42500.07	111902.28
ST24D	42494.41	111904.03
ST25	43260.91	111955.23
ST26	43293.69	111955.08
ST27	43342.80	111983.51
ST27D	43348.00	111986.26
ST28	42905.69	110499.51
ST29	42936.12	110501.12
ST30	43088.56	110508.38
ST31	43115.21	110510.88
ST31D	43121.04	110511.67

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

0 80' 160'

PROFESSIONAL CIVIL ENGINEER
AARON J. GROTE
E-13344
12/8/2025
STATE OF NEBRASKA

AARON J. GROTE
E-13344

STORM SEWER VICINITY MAP

SANITARY AND IMPROVEMENT DISTRICT NO. 387 SARPY COUNTY, NEBRASKA
SANITARY SEWER AND STORM SEWER, SECTION 1 (SPRINGVIEW)

811 Know what's **below.** **Call** before you dig.

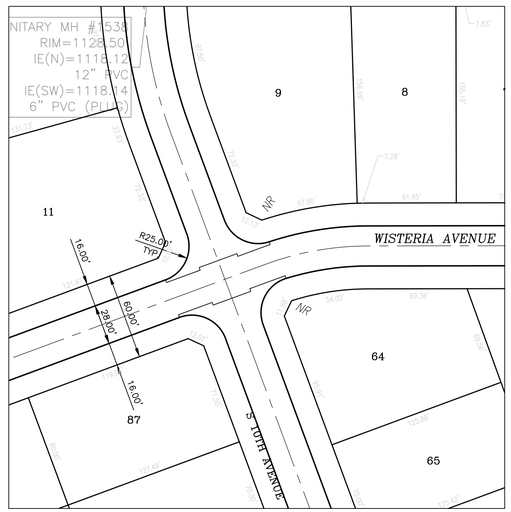
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS THAT FACILITIES SHOWN ARE ALL THE LOCATIONS, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
AARON GROTE/GRANT GOODRICH/RICK KELLER
DATE
12-08-2025
PROJECT NUMBER
0125139.11-030-040/330-340
BOOK AND PAGE

SHEET
15 OF 21

L:\Engineering\0125139 McCune Springfield\DRAWINGS\CONSTRUCTION DRAWINGS\SEWER\0125139-STM VIC MAP.dwg, 12/5/2025 2:08:01 PM, RICK J. KELLER, LAMP RYNEARSON



TYPICAL 60' R.O.W. DIMENSIONS
SCALE: 1" = 50'-0"

STORM SEWER COORDINATE TABLE

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
ST1	42577.27	110939.43
ST2	42608.38	110939.65
ST8	43143.91	111348.25
ST9	43140.51	111312.09
ST11	43182.23	111145.11
ST12	43213.52	111133.27
ST14	43347.97	110936.85
ST15	43336.57	110903.12
ST18	42708.17	111762.20
ST19	42662.31	111757.48
ST20	42719.66	111814.65
ST22	42579.50	111875.18
ST25	43260.91	111955.23
ST26	43293.69	111955.08

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

0 80' 160'

PROFESSIONAL CIVIL ENGINEER
AARON J. GROTE
E-13344
12/8/2025
STATE OF NEBRASKA

AARON J. GROTE
E-13344

PAVING VICINITY MAP

SANITARY AND IMPROVEMENT DISTRICT NO. 387 SARPY COUNTY, NEBRASKA
PAVING, SECTION 1 (SPRINGVIEW)

811 Know what's below. Call before you dig.

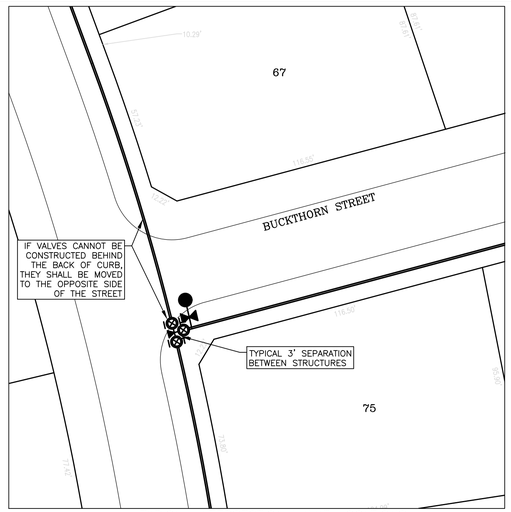
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATIONS ARE ACCURATE. SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
AARON GROTE/GRANT GOODRICH/RICK KELLER
DATE
12-08-2025
PROJECT NUMBER
0125139.11-050/350
BOOK AND PAGE

SHEET
6 OF 13

L:\Engineering\0125139 McCord Springfield\DRAWINGS\CONSTRUCTION DRAWINGS\PAVING\0125139-PAV VIC MAP.dwg, 12/8/2025 10:53:53 AM, AARON J. GROTE, LAMP RYNEARSON



TYPICAL INTERSECTION VALVE LOCATIONS

SCALE: 1" = 30'-0"

WATER COORDINATE TABLE

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
W02	42932.82	111640.84
W37	42627.28	110611.66
W38	42620.81	110728.72
W39	42634.91	110735.58
W41	42645.44	110750.75
W42	42647.74	110754.03
W43	42700.71	111808.52
W44	42697.92	111811.39
W45	42687.14	111822.49
W46	42682.93	111837.59
W47	42566.63	111851.14
W48	43253.29	111907.01
W49	43249.29	111907.02
W50	43243.10	111907.03
W51	42962.13	111907.50
W52	42938.56	111906.83
W53	42731.72	111833.34
W54	42706.75	111813.77
W55	42703.71	111811.16
W56	42697.73	111805.85

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
W57	42568.47	111513.52
W58	42568.57	111477.03
W59	42568.59	111469.03
W60	42568.61	111460.40
W61	42569.33	111171.38
W62	42569.34	111167.38
W63	42569.35	111163.38
W64	42569.36	111159.38
W65	42569.95	110922.74
W66	42639.72	110761.21
W67	42644.73	110756.67
W68	42650.82	110751.48
W69	42666.59	110739.55
W70	42821.55	110632.98
W71	42898.25	110485.21
W72	42898.15	110476.28
W73	42946.68	111907.22
W75	43129.24	111023.36
W76	43130.63	111027.11
W77	43237.16	111315.15

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
W78	43238.55	111318.90
W79	43239.94	111322.65
W80	43240.98	111325.47
W81	43252.42	111389.10
W82	43252.95	111703.99
W83	43253.28	111903.01
W84	43253.30	111911.01
W85	43253.51	112039.34
W86	42942.59	111907.05
W87	42942.59	111903.05
W88	42942.50	111853.36
W89	42942.25	111699.03
W90	42936.24	111653.61
W91	42882.18	111451.47
W92	42881.26	111448.03
W95	42431.59	111163.04
W96	42565.35	111163.37
W97	42573.35	111163.39
W98	42622.35	111163.51
W99	42868.62	111119.75

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
W100	43119.42	111026.99
W101	43125.42	111024.77
W102	43132.99	111021.97
W103	43221.10	110989.38
W104	43254.57	110977.01
W105	43351.32	110941.22
W106	43401.28	110922.74
W107	43464.42	110911.58
W108	42572.58	111473.04
W109	42635.67	111473.20
W110	42876.34	111445.11
W111	42884.11	111443.21
W112	43227.94	111322.82
W113	42993.10	111409.68
W114	43234.80	111320.29
W115	43242.30	111317.51
W116	43364.07	111272.48
W117	43462.03	111255.28
W118	42642.67	110758.48
W120	42995.76	111072.73

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
W121	42948.63	111090.16
W122	43159.99	111011.98
W123	43172.95	111007.19
W124	43181.85	111003.90
W125	43252.61	111502.00
W126	43252.78	111602.01
W127	43253.11	111801.99
W128	42876.27	110572.58
W129	42569.79	110987.03
W130	42569.66	111036.92
W131	42569.16	111237.03
W132	42568.92	111336.94
W133	42568.62	111437.00
W134	42587.37	111634.90
W135	42629.77	111725.26
W136	43066.50	111907.32
W137	42568.79	111387.03
W138	42670.91	111797.84
W139	42531.63	111163.29
W140	43291.33	111299.38

STRUCTURE TABLE		
STRUCTURE	NORTHING	EASTING
W141	43315.22	111290.54
W142	42610.66	111908.71
W143	42674.02	111885.39
W144	42580.34	110623.86
W145	42576.30	110712.21
W147	43218.06	111263.49
W148	43222.83	111276.42
W149	43219.00	111266.05
W150	42568.23	111865.29
W151	42578.87	111887.62
W152	42588.32	111897.35
W153	42688.76	111802.42
W154	42659.23	111765.70
W155	42663.82	111784.10
W200	42568.58	111473.03
W201	42880.23	111444.17
W205	42682.93	111837.59
W206	42687.14	111822.49
W207	42700.89	111808.68

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

PROFESSIONAL CIVIL ENGINEER
AARON J. GROTE
E-13544
12/8/2025
STATE OF NEBRASKA

AARON J. GROTE
E-13344

WATER VICINITY MAP

SANITARY AND IMPROVEMENT DISTRICT NO. 387 SARPY COUNTY, NEBRASKA
WATER, SECTION 1 (SPRINGVIEW)

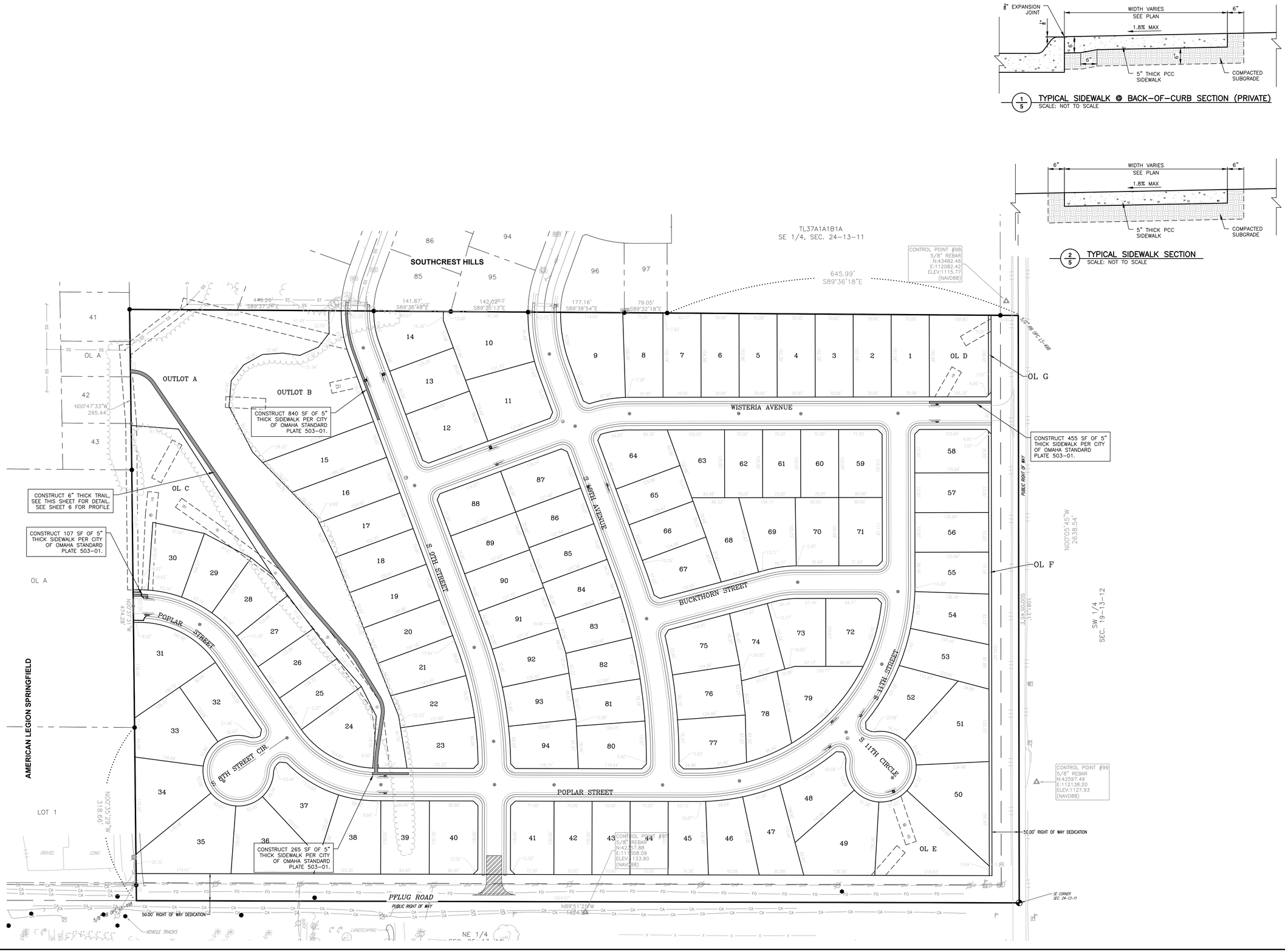
811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATIONS ARE CORRECT. THE SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
AARON GROTE/RICK KELLER
DATE
12-08-2025
PROJECT NUMBER
0125139.11-060/360
BOOK AND PAGE

SHEET
6 OF 12



1/5 TYPICAL SIDEWALK @ BACK-OF-CURB SECTION (PRIVATE)
SCALE: NOT TO SCALE

2/5 TYPICAL SIDEWALK SECTION
SCALE: NOT TO SCALE

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

0 80' 160'

PROFESSIONAL CIVIL ENGINEER
AARON J. GROTE
E-13344
12/8/2025
STATE OF NEBRASKA

AARON J. GROTE
E-13344

SIDEWALK AND TRAIL VICINITY MAP

SANITARY AND IMPROVEMENT DISTRICT NO. 387 SARPY COUNTY, NEBRASKA
SIDEWALK AND TRAIL, SECTION 1 (SPRINGVIEW)

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECTLY. THE CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
AARON GROTE/RICK KELLER
DATE
12-08-2025
PROJECT NUMBER
0125139.11-057/357
BOOK AND PAGE

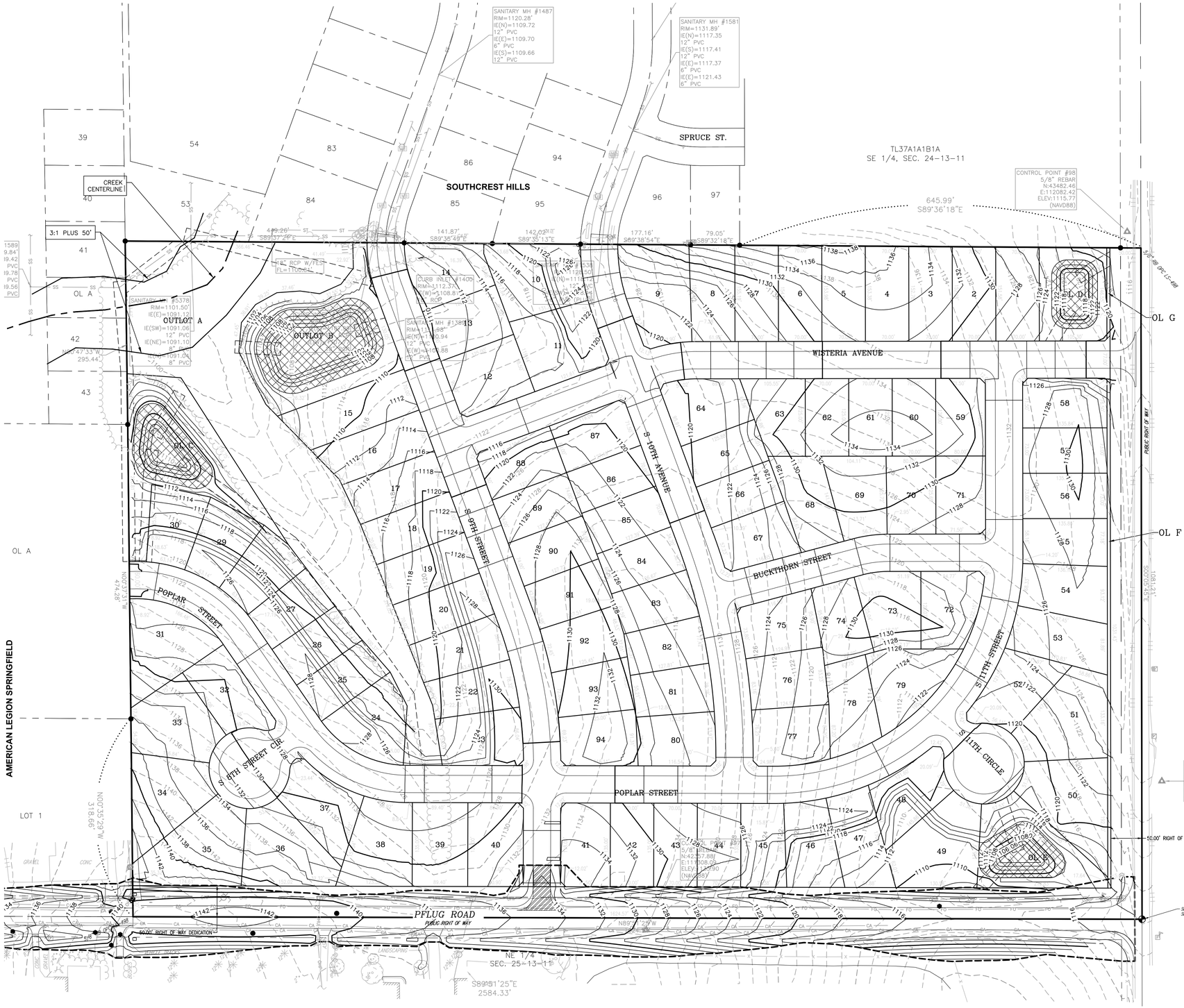
SHEET
5 OF 6

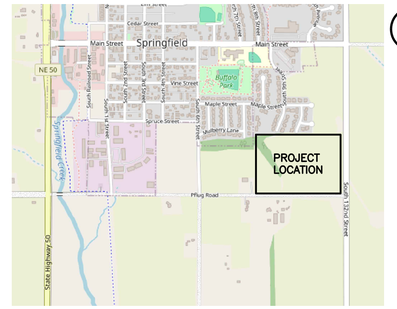
L:\Engineering\0125139 McEvoy Springfield\DRAWINGS\CONSTRUCTION DRAWINGS\SIDEWALK AND TRAIL\0125139-MCV_VIC MAP.dwg, 12/5/2025 2:39:14 PM, RICK J. KELLER, LAMP RYNEARSON

SPRINGVIEW

LOTS 1 THROUGH 94, INCLUSIVE, AND OUTLOTS A THROUGH F, INCLUSIVE

BEING A PLATTING OF TAX LOT 37A1A1A, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA





VICINITY MAP

0 80' 160'

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- EASEMENT
- STREET DEDICATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- WETLANDS AREA NOT TO BE DISTURBED
- FILL AREA
- ROCK ACCESS ROAD
- CREEK CENTERLINE
- 3:1 PLUS 50'
- WATER QUALITY BASIN

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

JOSEPH T. FLAXBEARD

FINAL PLAT
3:1 PLUS 50'

SPRINGVIEW
SPRINGFIELD, NEBRASKA

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH OR SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS	
DESIGNER / DRAFTER	GRANT GOODRICH/AARON GROTE/RICK KELLER
DATE	12-08-2025
PROJECT NUMBER	0125139.01-004
BOOK AND PAGE	
SHEET	1 OF 1

L:\Engineering\0125139 McCord Springfield\DRAWINGS\EXHIBITS\SUBMITTALS\FINAL PLAT\0125139-FP-25W-3 TO 1 PLUS 25.dwg, 12/8/2025 11:09:59 AM, RICK J. KELLER, LAMP RYNEARSON