



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION REPORT OCTOBER 13, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Agenda Items 6D & 7D	Application for Preliminary Plat of Lots 1-4 and Outlots X-Z, Springfield Landing submitted by Springfield Landing, LLC, subdivider/owner, on property generally located at the northwest corner of S 6 th Street & Pflug Road	Kathleen Gottsch City Administrator

Synopsis

Snyder & Associates, Inc. ("Agent") submitted the following documents on September 9, 2026, on behalf of Springfield Landing, LLC ("Subdivider") related to the property legally described as part of Tax Lot 18 in the Southwest Quarter of Section 24, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 20.89 acres, and generally located at the northwest corner of S 6th Street and Pflug Rd, Sarpy County, Nebraska, owned by Springfield Landing, LLC ("Owner"):

1. Preliminary Plat Application

The following exhibits were also provided:

1. Preliminary Plat
 - a. Dimension and Utility Plan
 - b. Grading Plan
2. Drainage Study

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

1. Preliminary Plat of Lots 1-4 and Outlots X-Z, Springfield Landing Plat 1

The application was forwarded to the 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 Planning, Sarpy County Sheriff, Chad Zimmerman (Springfield Fire Chief), and Ryan Saunders (Springfield Platteview Community Schools).

A copy of the synopsis of comments from the Planning Review team, as well as the application, are attached.

Recommendation

Planning Commission can recommend (1) approval, (2) denial, or (3) table action until the November 10 Planning Commission meeting.

Attachments

Synopsis of Comments

Springfield Landing Connection Fee Calcs_9-10-26.pdf

Final Plat for Springfield Industrial Park.pdf

SpringfieldLandingStreets 9-14-26.pdf and SpringfieldLandingStreetsV2 9-14-26.pdf

Preliminary Plat Application

Preliminary Plat

Dimension and Utility Plan

Grading Plan

Drainage Study



SPRINGFIELD

NEBRASKA

September 24, 2026

SYNOPSIS OF PROFESSIONAL STAFF COMMENTS FOR PLANNING COMMISSION & CITY COUNCIL

Lots 1-4 and Outlots X-Z, Springfield Landing Plat 1 Springfield Landing, LLC (Owner & Subdivider)/Snyder & Associates, Inc. (Agent) Preliminary Plat Application

Snyder & Associates, Inc. (“Agent”) submitted the following documents on September 9, 2026, on behalf of Springfield Landing, LLC (“Subdivider”) related to the property legally described as part of Tax Lot 18 in the southwest quarter of Section 24, Township 13 North, Range 11 East (20.89 AC), generally located on the northeast corner of 138th St (S 6th St) and Pflug Rd, Sarpy County, Nebraska, owned by Springfield Landing, LLC (“Owner”):

1. Preliminary Plat Application

The following exhibits were also provided:

1. Preliminary Plat
 - a. Dimension and Utility Plan
 - b. Grading Plan
2. Drainage Study

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

1. Preliminary Plat of Lots 1-4 and Outlots X-Z, Springfield Landing Plat 1

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 Planning, 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

Discussion Items

1. The preliminary plat does not depict any public streets, utilities or lots; however, the Grading Plan and the Dimension and Utility plan contain depiction of the proposal.
2. The North half of the 20 acre parcel is currently zoned Agricultural Residential the South half is zoned Light Industrial.
3. The Preliminary Plat Grading Plan would subdivide the parcel according to the current zoning classifications. The plan would leave the Agricultural area as outlot Z and divide the southern half into other lots.
4. The plat does not propose to dedicate any area to public right-of-way or improvements. The Grading and Utility plan depicts a Street Lot B and a Street Lot A. "Street Lot" is not defined in the Springfield Subdivision Regulations or the Springfield Zoning Code.
5. I take the depiction of Street Lot A and Street Lot B on the Grading Plan as a private Street.
6. Under Springfield Subdivision Regulation 4.14, new private streets may be created as part of a Planned Development District. Private streets are also discussed in section 6.01 of the Subdivision Regulations.
7. The grading plan depicts Street Lot A adjacent to Pflug Road. The impact of that design and the possibility of any future assessment for improvements of Pflug Road should be considered.
8. There is no documentation of how public utilities would be provided to this development.
9. The future uses or development of outlots X, Y and Z are unknown to this commentator.
10. It appears that there are a number of issues that would have to be addressed in a subdivision agreement.

Jeff Ray, City Planner

No response was received as of the date of this report.

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. City to confirm adequate capacity exists in the current system to support this development.
 - a. Based on the current Agency master plan the above reference parcel is currently located entirely in the Phase 1A service area which naturally drains east towards south 3rd Street through the SC-8 subbasin.
 - b. Based on the current proposed preliminary plat layout, all flow is being proposed to flow west through the SC-8 subbasin directly through the City of Springfield's conveyance system.
2. City to provide, at the time of the final plat submittal, the sewer connection agreement between the City of Springfield and the development area.



3. SID to pay half (1/2) of the sewer connection fees; the remaining half (1/2) will be required at the time of the building permit application with each lot.
 - a. Based on the current preliminary plat, the estimated ½ of the connection fees due at the time of the final plat will be \$144,196.72 (**see Springfield Landing Connection Fee Calcs_9-10-26.pdf**).
 - i. These fees are based on the 2026-2027 fiscal year rates which expire June 30, 2027. Should the final plat not be approved by then or a different phased development approach is desired, future fiscal years rates shall apply.
 - b. The City of Springfield may have their own connection fee charge for the development on top of the Agency charges which is perfectly understandable to assist in the cost sharing of any previously constructed localized outfall sewer(s) allowing service to this development.
4. Long-term monitoring for affects to the system will be required as this development ratio exceeds that of the engineering estimates.
 - 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. Based on the current preliminary plat information, this development equates to a ratio of 44.37% which is less than those preliminary engineering estimates.
 - b. However, the preliminary plat suggests the further development of Outlot Z, which would likely increase that ratio.
5. Recommend further due diligence within the development area after testing to confirm inflow and infiltration ("I & I") is not encountered.
 - a. Recent development within the Agency jurisdiction have found newly constructed developments are experiencing 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.

Brian Schuele, City Engineer w/ Olsson

1. Add a Preliminary Plat sheet to the plan set, showing only the plat linework, without utilities, etc.
 - a. Adjust west end of Outlot Y to align with 70' easement shown on Industrial Park plat (**see attached Final Plat for Springfield Industrial Park.pdf**).
 - b. Adjust remainder of Outlot Y to align with north side of existing sanitary sewer easement and offset 70' south.
 - c. Rename Outlots X, Y, Z to Outlots A, B, C.
2. Add a Paving Plan sheet to the plan set, showing only the proposed streets, sidewalks, and trails.
 - a. Subdivider to install an 8' wide trail along the north side of Pflug Road and the west side of 6th Street upon completion of county road project.
 - b. The county project will grade out the full ROW section for the trail to be constructed by the developer.



3. On the Utility Plan, show a 12" water main located 40' north of the Pflug Road centerline, to be installed by the city.
 - a. The development will connect to this water main.
 - b. It is anticipated to be installed in 2027.
4. Add a SWPPP Plan sheet to the plan set, showing proposed grading, sediment basins, silt fence, and other SWPPP BMPs.
5. Provide development CAD files for the city to coordinate the drainageway cleanout.
6. Coordinate with City and Sarpy County for Interlocal Agreement for Pflug Road and 6th Street Improvements.
7. Drainage report has been submitted and appears to meet the city's requirements.
 - a. A detailed review will be performed by the city along with the final plat submittal and infrastructure design.
8. Provide a development Source and Use of Funds to include:
 - a. Pflug Road and 6th Street Improvements
 - i. Cost share for developer's portion of current Sarpy County project.
 - ii. Developer's construction of an 8' wide trail upon completion of Sarpy County project.
 - b. Reimbursements for water mains in Pflug Road and 6th Street.

MUD

1. MUD is the supplier of natural gas to the Springfield Landing subdivision.
 - a. MUD has an existing 3" natural gas main in Spruce Street to the north.
 - b. MUD has an existing 2" natural gas main in Pflug Road west of the west property line of Springfield Landing.
 - c. Subdivider is required to add a gas main extension along Pflug Road from the west property line to just east of Street Lot B if planning to use natural gas for heating.

NDOT

No response was received as of the date of this report.

OPPD

1. Include the following standard dedication language to install electrical backbone.
 - 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.

2. An additional easement for new equipment may be necessary to power future improvements outside limits of dedication.
3. Subdivider is responsible for costs of relocating any existing facilities located on either private or public ROW that is related to the project.
 - a. There are existing overhead facilities on south side of property.

Papio Missouri River Natural Resources District

1. The documents have been reviewed for compliance with SSWP policies and there are no comments.
 - a. There is not enough depth on the main drainage swale to require a setback.
 - b. This development is pretty close to the Springfield Creek mainline but it seems like the Pflug Road crossing structure downstream and another nearby culvert are acting as grade control for this area.

Sarpy County Admin/Public Works

Admin

The following comments are in relation to the arterial road network adjacent to the proposed Springfield Landing industrial development.

1. The County is currently designing the construction of Pflug Road from Highway 50 to 132nd Street to a 2-lane concrete urbanized roadway and 6th Street to a 2-lane concrete urbanized roadway from the intersection of Pflug Road north to existing pavement.
 - a. Construction of these segments is expected to occur in the 2027 and 2028 construction seasons.
2. The County requests the City of Springfield's Subdivision Agreement require the ***Subdivider to enter into a road interlocal agreement with the County*** with the Subdivider responsible for:
 - a. The cost of 1 lane of improvement of Pflug Road frontage.
 - b. The cost of 1 lane of improvement of 6th Street frontage, outside the City of Springfield corporate limits.
 - c. Its proportionate share of a future traffic signal at the intersection of Pflug Road and 6th Street, when warranted.



Sarpy County Public Works did not have any comments.

Sarpy County Emergency Management Agency

No comments.

Sarpy County GIS

1. Springfield jurisdiction already utilizes 5th Avenue (N 5th Ave), so S 5th Ave will be utilized in this development.
 - a. **See attached *SpringfieldLandingStreets 9-14-26.pdf* and *SpringfieldLandingStreetsV2 9-14-26.pdf*.**

Sarpy County Planning

1. City to coordinate with Sarpy County Planning & Building on all plan review, permitting, and inspection requirements.

Sarpy County Sheriff

No comments.

Springfield Fire Chief

No comments.

Ryan Saunders (Springfield Platteview Community Schools)

No comments.

Attachments:

- Springfield Landing Connection Fee Calcs_9-10-26.pdf
- Final Plat for Springfield Industrial Park.pdf
- SpringfieldLandingStreets 9-14-26.pdf and SpringfieldLandingStreetsV2 9-14-26.pdf



Raw Acres	20.647	Ac		
		26-27	27-28	
Agency Rates per Ac	\$	31,484.00	\$	32,059.00
	Platted	26-27	27-28	
Lot #	Lot Area (acres)	Conn Fee	Conn Fee	
1	1.14	\$ 35,891.76	\$ 36,547.26	
2	1.34	\$ 42,188.56	\$ 42,959.06	
3	1.14	\$ 35,891.76	\$ 36,547.26	
4	5.54	\$ 174,421.36	\$ 177,606.86	
Total Developable Acres (UDZ)		9.160		
Total Sewer Connection Fee Calculated at Final Plat	\$	288,393.44	\$	293,660.44
Outlot X	0.91			
Outlot Y	1.19			
Outlot Z	8.79			
Total Outlot	10.89			
Right of Way		0.597		
Total Project Acres		20.647		
1/2 Due at F.P	\$	144,196.72	\$	146,830.22

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

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	44.37%	>60%	FALSE
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Note: Outlot Z will likely become developable in the futue which would increase the developable acres to a range that is expected

EDU's 45.8

Connection Fees Owed to Omaha (\$293/EDU)

Note: only 1/2 due to Omaha at the time of final plat \$ 6,709.70

2012-14729

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2012-14729

05/18/2012 12:12:49 PM

Clay J. Douling
REGISTER OF DEEDS



SPRINGFIELD INDUSTRIAL PARK

LOTS 1 THRU 19 INCLUSIVE AND OUTLOT "A"

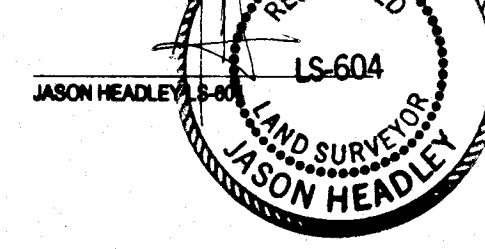
A TRACT OF LAND IN PART OF TAX LOT 18 LOCATED IN THE SW1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SURVEYOR CERTIFICATE

A TRACT OF LAND IN PART OF TAX LOT 18 LOCATED IN THE SW1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE N87°42'33"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW1/4 SECTION 24, A DISTANCE OF 1135.56 FEET TO THE POINT OF BEGINNING; THENCE N05°18'52"W ALONG THE EAST RIGHT-OF-WAY LINE OF 1ST STREET, A DISTANCE OF 972.92 FEET TO THE SOUTHWEST CORNER OF LOT 1, ZIMMERMANS 2ND ADDITION, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 24; THENCE N87°42'20"E ALONG THE SOUTH LINE OF SAID LOT 1, ZIMMERMANS 2ND ADDITION, AND ALSO THE SOUTH LINE OF LOT 4, CSI REPLAT, A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 24, A DISTANCE OF 553.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, CSI REPLAT; THENCE N02°24'04"W ALONG THE EAST PROPERTY LINE OF LOTS 3 AND 4, SAID CSI REPLAT, A DISTANCE OF 309.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, CSI REPLAT, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET, AND ALSO ON THE NORTH PROPERTY LINE OF SAID TAX LOT 18; THENCE N87°48'09"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET, SAID LINE ALSO BEING SAID NORTH PROPERTY LINE OF TAX LOT 18, A DISTANCE OF 238.00; THENCE S01°35'21"E, A DISTANCE OF 1281.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 18, SAID LINE ALSO BEING SAID SOUTH LINE OF SW1/4 OF SECTION 24; THENCE S87°42'33"W ALONG SAID SOUTH PROPERTY LINE OF TAX LOT 18, SAID LINE ALSO BEING SAID SOUTH LINE OF THE SW1/4 OF SECTION 24, A DISTANCE OF 725.42 FEET TO THE POINT OF BEGINNING.

SAID PART OF TAX LOT 18, BEING 18.562 ACRES OR 808,580 SQUARE FEET, MORE OR LESS.



April 24 2012
DATE

COUNTY TREASURER'S CERTIFICATE

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

David L. DeVries 4/26/12
COUNTY TREASURER DATE

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30TH OF THIS YEAR.

APPROVAL OF CITY OF SPRINGFIELD CITY COUNCIL

THIS PLAT OF SPRINGFIELD INDUSTRIAL PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF SPRINGFIELD, CITY COUNCIL.

Michael J. Miller 05-1-2012
MAYOR, CITY OF SPRINGFIELD DATE

Karen R. Gotten
ATTEST, CITY CLERK

APPROVAL OF CITY OF SPRINGFIELD CITY ENGINEER

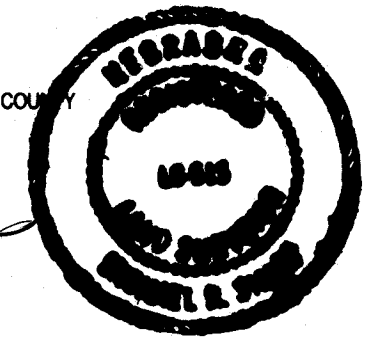
THIS PLAT OF THE SPRINGFIELD INDUSTRIAL PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF SPRINGFIELD CITY ENGINEER.

David J. Kulem 05/11/12
CITY OF SPRINGFIELD, CITY ENGINEER DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SPRINGFIELD INDUSTRIAL PARK WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 20th DAY OF April, 2012.

Mark R. F...
COUNTY SURVEYOR / ENGINEER



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES



SPRINGFIELD INDUSTRIAL PARK
SARPY COUNTY, NEBRASKA

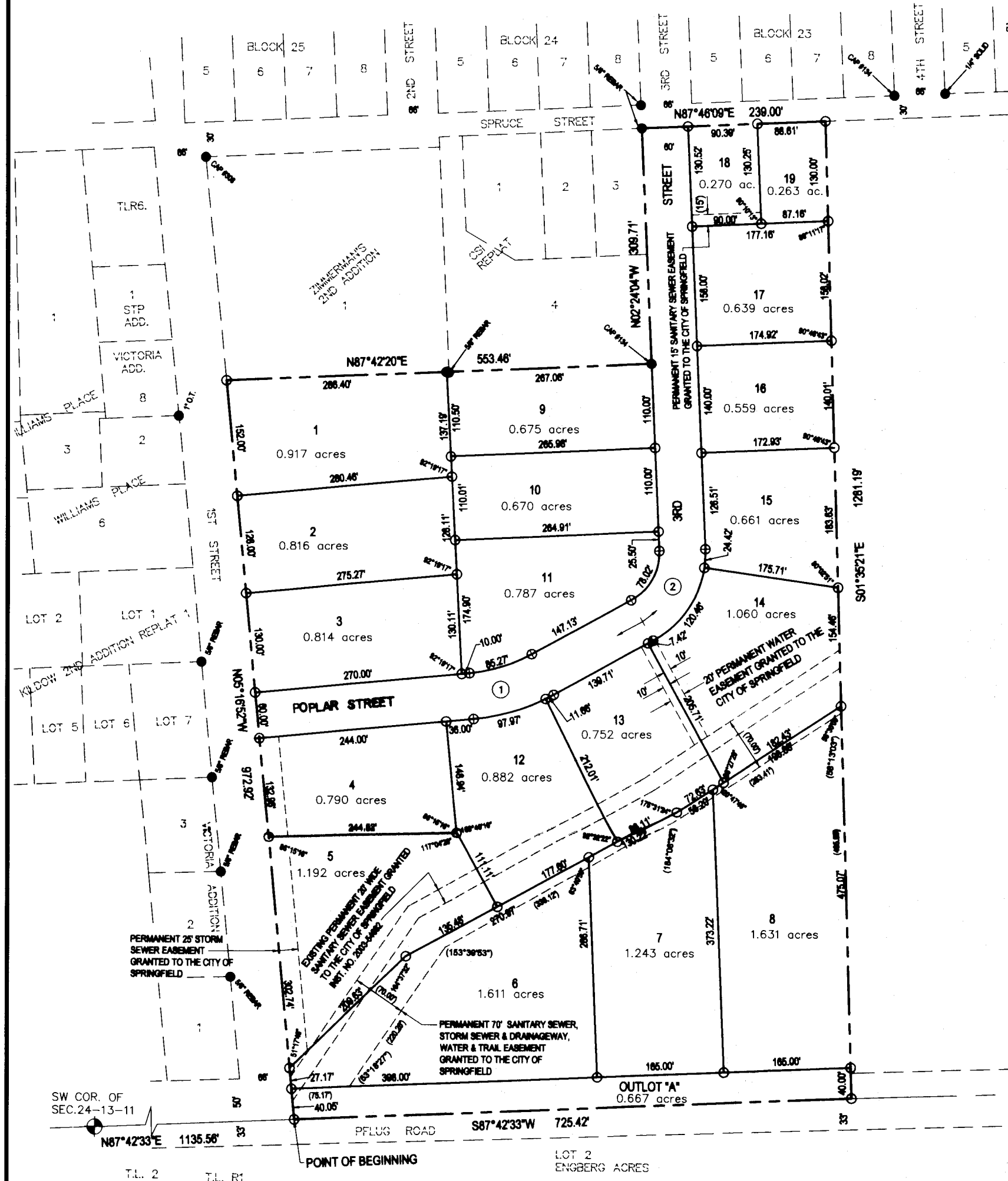
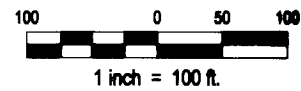
FINAL PLAT

File No.	Date
2012-14729	12/02/2011
Drawn By:	MAW
Check By:	THW
Scale:	1" = 100'
Sheet:	1 of 3

COUNTY: CM C.E. 2500
VERIFY: CM D.E. 12077
PROOF: 2500
FEE: 2500
CHECK: 12077
CASH: 2500
REFUND: 12077
SHORT: 2500

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- ADJACENT LOT LINES
- EASEMENTS
- PINS FOUND
- PINS SET 5/8" REBAR WITH CAP 1004



NOTES

- STORM WATER RUNOFF DISCHARGE TO MEET CITY OF SPRINGFIELD CRITERIA FOR THIS PROJECT WILL BE PROVIDED BY RAIN GARDENS, SMALL BASINS OR OTHER ACCEPTABLE BMP'S FOR EACH LOT IN LIEU OF A REGIONAL DETENTION BASIN.
- OUTLOT "A" IS NOT BUILDABLE AND IS RESERVED AS FUTURE PFLUG ROAD RIGHT-OF-WAY.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	240.00'	97.45'	49.40'	23°15'48"
2	100.00'	111.45'	62.31'	63°51'23"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAMS ENTERPRISES, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGFIELD INDUSTRIAL PARK (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, CENTURYLINK 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 SEVEN AND ONE-HALF-FOOT (7.5) WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES; A SEVEN AND ONE-HALF-FOOT (7.5) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL SIDE 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 A SEVEN AND ONE-HALF-FOOT (7.5) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND AQUILA, INC., THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THERE PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES, WHETHER PUBLIC OR PRIVATE. 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.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

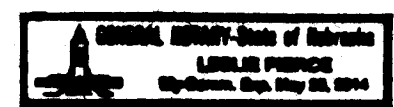
Dan Williams
WILLIAMS ENTERPRISES, LLC
BY: DAN WILLIAMS, MANAGING MEMBER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) ss

ON THIS 26 DAY OF April, 2012 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAN WILLIAMS, MANAGING MEMBER OF WILLIAMS ENTERPRISES, LLC, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE DEDICATION ON THIS PLAT AND THE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

Leslie Pierce 4/26/12
DATE NOTARY PUBLIC



APPROVAL OF THE CITY OF SPRINGFIELD PLANNING COMMISSION

THIS PLAT OF SPRINGFIELD INDUSTRIAL PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY OF SPRINGFIELD PLANNING COMMISSION.

David J. Kulem 4-10-12
CHAIRMAN, CITY OF SPRINGFIELD PLANNING COMMISSION DATE

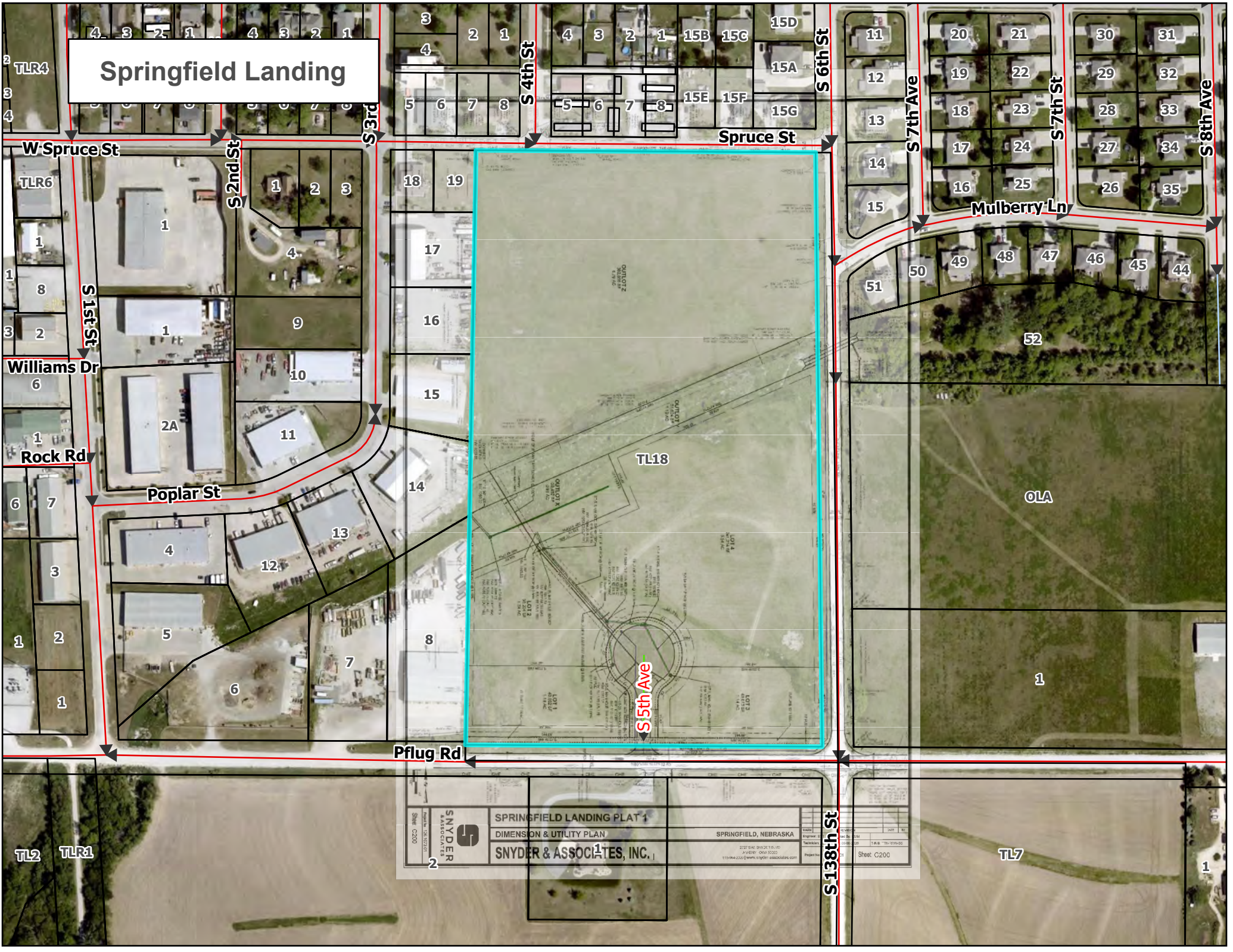
CERTIFICATE OF SARPY COUNTY REGISTER OF DEEDS

ENTERED ON TRANSFER RECORD.

SARPY COUNTY REGISTER OF DEEDS DATE

2012-14729

Springfield Landing



 SNYDER & ASSOCIATES PLANNERS ARCHITECTS ENGINEERS LANDSCAPE ARCHITECTS SHEET C200	SPRINGFIELD LANDING PLAT 1		<table border="1"><tr><td>DATE</td><td>DATE</td></tr><tr><td>2022-04-04</td><td>2022-04-04</td></tr><tr><td>2022-04-04</td><td>2022-04-04</td></tr><tr><td>2022-04-04</td><td>2022-04-04</td></tr></table>	DATE	DATE	2022-04-04	2022-04-04	2022-04-04	2022-04-04	2022-04-04	2022-04-04
	DATE	DATE									
	2022-04-04	2022-04-04									
	2022-04-04	2022-04-04									
2022-04-04	2022-04-04										
DIMENSION & UTILITY PLAN		SPRINGFIELD, NEBRASKA									
SNYDER & ASSOCIATES, INC.		PROJECT NO. 22-001									
1100 W. 11th St., Suite 100 Lincoln, NE 68502 (402) 441-1100 www.snyder-associates.com		Sheet: C200									



Springfield Landing

PRELIMINARY PLAT APPLICATION

(please print or type)

Subdivider's Name Springfield Landing, LLC

Address 13951 Valley Ridge Dr, Omaha, NE 68138

Phone () (402) 510-5058 ext. _____

Owner's Name Same as Subdivider

Address _____

Phone () _____ - _____ ext. _____

Agent's Name _____

Address _____

Phone () _____ - _____ ext. _____

The Preliminary Plat is requested for the property legally described as follows:

See Attached

The current zoning of the property is as follows:

Industrial/Agricultural

Name of the Preliminary Plat:

Springfield Landing Plat 1

Number of lots in the Preliminary Plat:

4 buildable lots, 3 outlots, 2 street lots

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

☐ yes☒ no

If yes, please describe the nature of such interest:

Will the preliminary 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:

Does the preliminary plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?

- ☒ yes
☐ no

✓ ***Please refer to the Preliminary 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 September, 2026

Application Fee: \$750.00 plus \$10.00 per lot

Revised Preliminary Plat Fee: \$250.00

*fees are nonrefundable

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

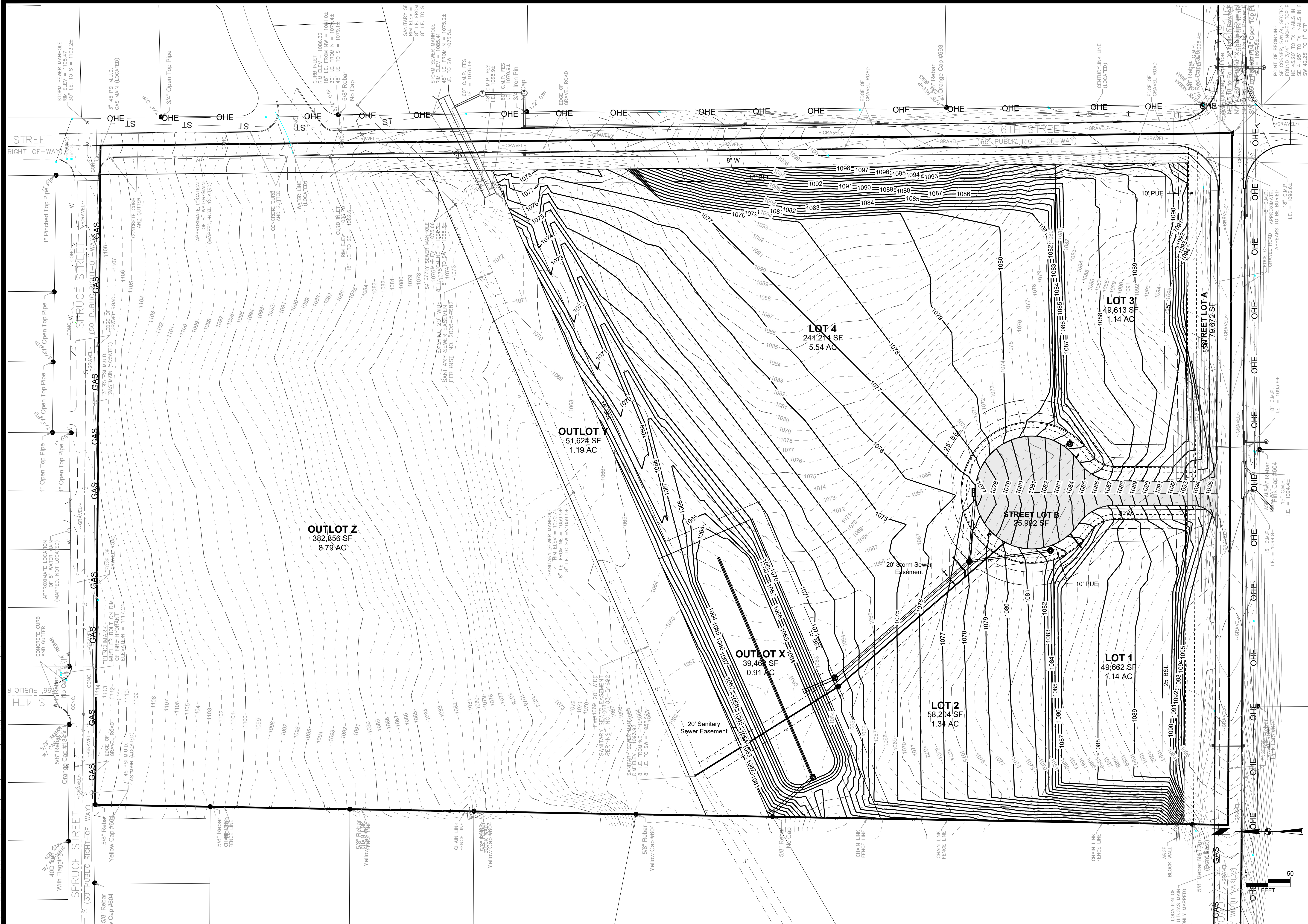
LEGAL DESCRIPTION

THAT PART OF TAX LOT 18 IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA, THAT IS LYING EAST OF THE EAST LINE OF SPRINGFIELD INDUSTRIAL PARK AS SHOWN ON THE PLAT RECORDED AS INST. NO. 2012-14729 IN THE RECORDS OF SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW1/4 OF SECTION 24; THENCE N89°40'22"W (BEARINGS BASED ON DOUGLAS/SARPY COUNTY LOW DISTORTION PROJECTION) FOR 782.63 FEET ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 24 TO THE SOUTHEAST CORNER OF SPRINGFIELD INDUSTRIAL PARK, AN ADDITION TO THE CITY OF SPRINGFIELD, AS RECORDED IN INST. NO. 2012-14729 OF THE RECORDS OF SARPY COUNTY, NEBRASKA. THENCE N01°01'39"E ALONG THE EAST LINE AND TO THE NORTHEAST CORNER OF SAID SPRINGFIELD INDUSTRIAL PARK (ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET); THENCE S89°32'15"E FOR 745.66 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET TO A POINT ON THE EAST LINE OF SAID SW1/4 OF SECTION 24; THENCE S00°37'37"E FOR 1279.55 FEET ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 24 TO THE POINT OF BEGINNING.

— CONTAINS 978,297 SQUARE FEET MORE OR LESS. (22.459 ACRES ±)

L:\Projects\2020\126.1073.100\ADDP2 - 1261073.GRDG.dwg LAYERS: GRADING PLAN 20200909 4:05 PM ANSI FULL BLEED 0.24 (0.0 X 22.00 INCHES)



SPRINGFIELD LANDING PLAT 1

GRADING PLAN

SNYDER & ASSOCIATES, INC. I

Project No: 126.1073.01

Sheet C300

MARK	REVISION	DATE	BY
Engineer: SCT	Checked By: KMM	Date: 09-09-2026	T-R-S: TTN-RRW-SS
Technician: LJM			

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



**SPRINGFIELD LANDING
SPRINGFIELD, NEBRASKA**

DRAINAGE STUDY

PCSMP PROJECT NO. _____

SEPTEMBER 11, 2026

CA-1254

PREPARED BY

**SNYDER & ASSOCIATES, INC.
11850 NICHOLAS STREET, SUITE 110
OMAHA, NEBRASKA 68154
(402) 934-5122**

NAME: Springfield Landing – Springfield, NE

NO. 126.1073.20

SUBJECT: Project Summary

DATE 9/11/2026

CA-1254

BY: SCT CK: KMM

PAGE 1 OF 2

Project Summary

This stormwater management plan is submitted in association with the Springfield Landing Preliminary Plat at Pflug Rd and S 6th St in the City of Springfield, Sarpy County, Nebraska. This stormwater report will analyze the stormwater features needed for the proposed site improvements. The proposed improvements include grading, utilities, and roadway pavement associated with subdividing the property South of the existing drainageway bisecting the property.

The 10.66-acre site is mostly open grass lot with no structures or roadways. The site generally conveys stormwater via existing channels to the NW corner and the existing drainageway, which routes water to Springfield Creek, and to the Platte River. According to the NRCS Soil Survey, the site consists of Type C soils. The disturbed area on the site is approximately 10.66-acres.

The proposed site improvements include subdividing the property into 4 industrial lots with outlots for a regional stormwater detention basin and the existing drainageway. The site will be graded to provide flatter build-ready lots with stormwater drainage to the regional detention basin in the NW corner which will provide sufficient detention and meet water quality requirements for each of the four properties after development. Stormwater will be detained and treated in this basin and released to the existing drainageway in the NW corner.

The proposed storm sewer and detention facilities are designed in accordance with the Omaha Regional Stormwater Design Manual. The following table shows the existing conditions of the site that will set the allowable release rate for the proposed site. The existing curve number was determined to be 79, for open space in fair condition with hydrologic soil group C. There are no wetlands, waterways, T&E species or other natural features within the site of note.

Table 1. Existing Drainage Summary

	Area (Acres)	Curve Number	Time of Concentration (Min)	2yr Release Rate (cfs)	10yr Release Rate (cfs)	100yr Release Rate (cfs)
Existing	10.66	79	15	15.09	43.37	78.82

Underground Detention Design

Following the guidance of the Omaha Regional Stormwater Design Manual, the stormwater management design includes the construction of a new detention basin with bioretention located in the Northwest corner of the site to meet current standards. The detention is designed to meet or reduce the pre-development release rate of the 2, 10, and 100-year storm for the existing site.

The proposed detention basin will capture 9.77 acres of runoff on the site with an available capacity of 74,673 cf. In the 100-year storm event the basin will hold 73,828 at its peak discharging at a peak rate of 65.28 cfs. The Basin will outlet via a Type 1 Area inlet (Omaha Standard Plate 702-08) with an inlet elevation of 1066' and outlet invert 1060.75' (30" RCP).

Water quality requirements will be met using a bioretention filter with two 12" rigid perforated pipes running parallel flowing to the Type1 Area Intake. Bioretention design follows ORSDM 8.6.1.3 with an 18" depth Bioretention Soil Mixture (BSM) over 16" depth washed aggregate containing the twin 12" perforated pipes. Cleanouts will be constructed for each 12" pipe at the East end of the pipe and a valve with an access riser will be placed in each 12" pipe between the filter area and the outlet structure.

Table 2. Bioretention Requirements

	Required	Provided
Water Quality Control Volume	19,348 cf	48,946 cf
Filter Bed Surface Area	3,488 sf	3,945 sf
Filter Bed Length	262.8 ft	263 ft

The curve number for the post development condition was determined to be 91 which correlates to industrial districts with type C soils. 9.77 Acres of the site will be detained and 0.89 Ac will be undetained. These flows are combined in table 3 showing the total release rate of the site. The 2, 10, and 100-year storm event flows are shown in Table 3.

Table 3. Allowable Release Rate Summary

Storm Event	Existing Release Rate (cfs)	Post Developed Release Rate Combined (cfs)
2-year	15.09	8.29
10-year	43.37	34.17
100-year	78.82	68.02

Storm Sewer

The proposed storm sewer improvements will be designed to convey the 10-year post-developed storm event with overflows designed to convey the 100-year post-developed storm event to the detention basin. See the storm sewer design spreadsheet for details.

Design Assumptions:

-Hydrologic Soil Group C used for design.

-Use the following Intensities:

$$T_c = 10 \text{ minutes}$$

$$I_5 = 4.9 \text{ in/hr}$$

$$I_{100} = 8.60 \text{ in/hr}$$

-The following runoff coefficients (Storm Sewer Design)

$$C_{\text{Impervious}} = 0.95$$

$$C_{\text{Open Space}} = 0.35$$

- The following Curve Numbers (Hydrologic Soil Group C):

$$C_{\text{Developed}} = 91$$

$$C_{\text{Open Space}} = 79$$

Appendix:

Hydraulic Model Output

Storm Sewer Pipe Design

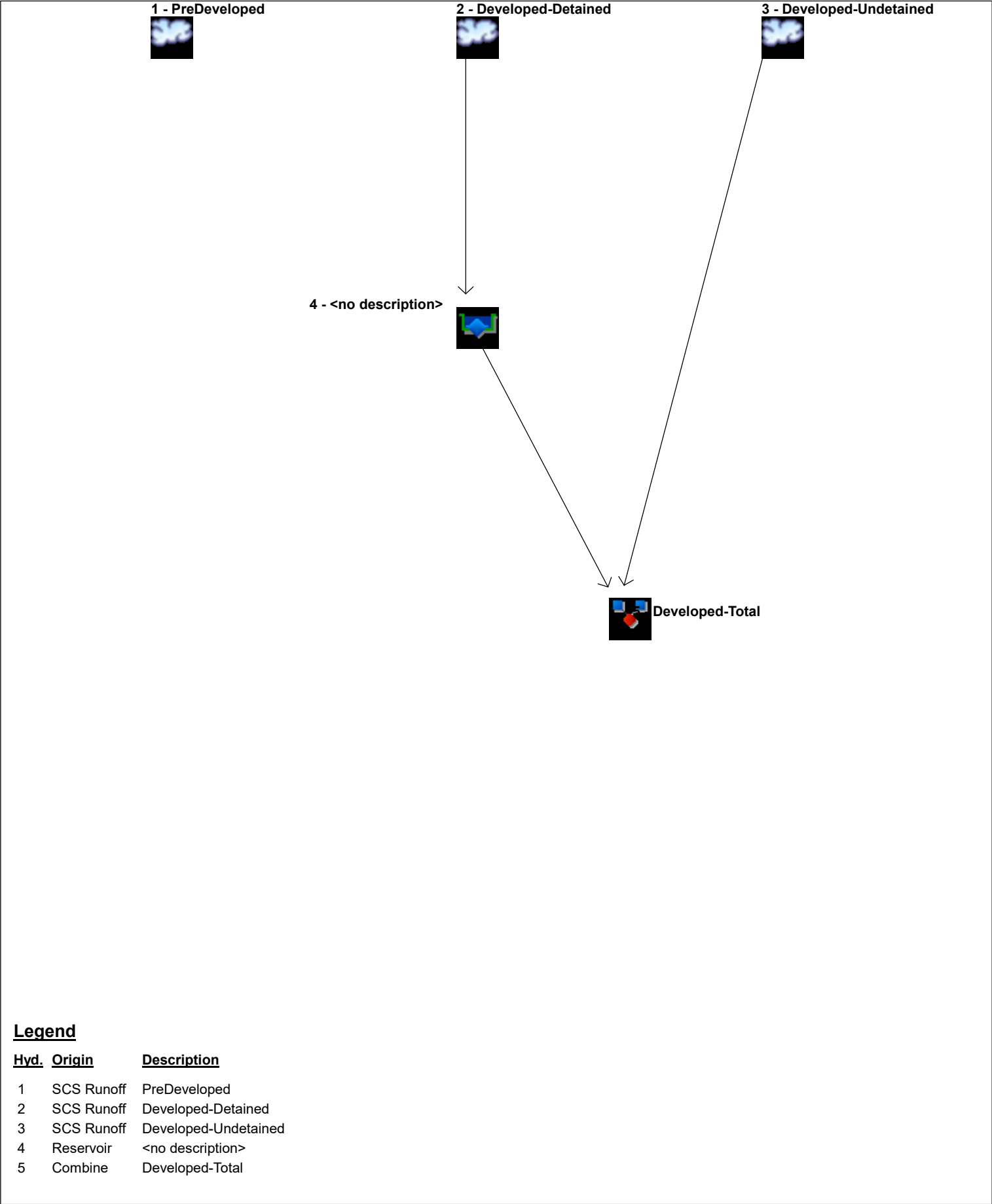
Drainage Maps

Vicinity Map

APPENDIX

Watershed Model Schematic

Hydraflow Hydrographs by Intelisolve v9.2



Legend

Hyd.	Origin	Description
1	SCS Runoff	PreDeveloped
2	SCS Runoff	Developed-Detained
3	SCS Runoff	Developed-Undetained
4	Reservoir	<no description>
5	Combine	Developed-Total

Hydrograph Return Period Recap

Hydraflow Hydrographs by Intelisolve v9.2

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	-----	15.09	-----	-----	43.37	56.52	54.63	78.82	PreDeveloped
2	SCS Runoff	-----	-----	27.97	-----	-----	59.49	73.17	71.22	95.96	Developed-Detained
3	SCS Runoff	-----	-----	2.934	-----	-----	6.191	7.604	7.403	9.956	Developed-Undetained
4	Reservoir	2	-----	7.927	-----	-----	33.36	54.37	51.68	64.73	<no description>
5	Combine	3, 4	-----	8.287	-----	-----	34.17	55.58	52.85	68.02	Developed-Total
Proj. file: 1261073_Hydraflow.gpw										Wednesday, Sep 9, 2026	

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.2

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	15.09	2	722	43,191	----	-----	-----	PreDeveloped
2	SCS Runoff	27.97	2	720	73,708	----	-----	-----	Developed-Detained
3	SCS Runoff	2.934	2	716	6,104	----	-----	-----	Developed-Undetained
4	Reservoir	7.927	2	734	73,671	2	1065.10	29,149	<no description>
5	Combine	8.287	2	732	79,775	3, 4	-----	-----	Developed-Total
1261073_Hydraflow.gpw					Return Period: 2 Year			Wednesday, Sep 9, 2026	

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.2

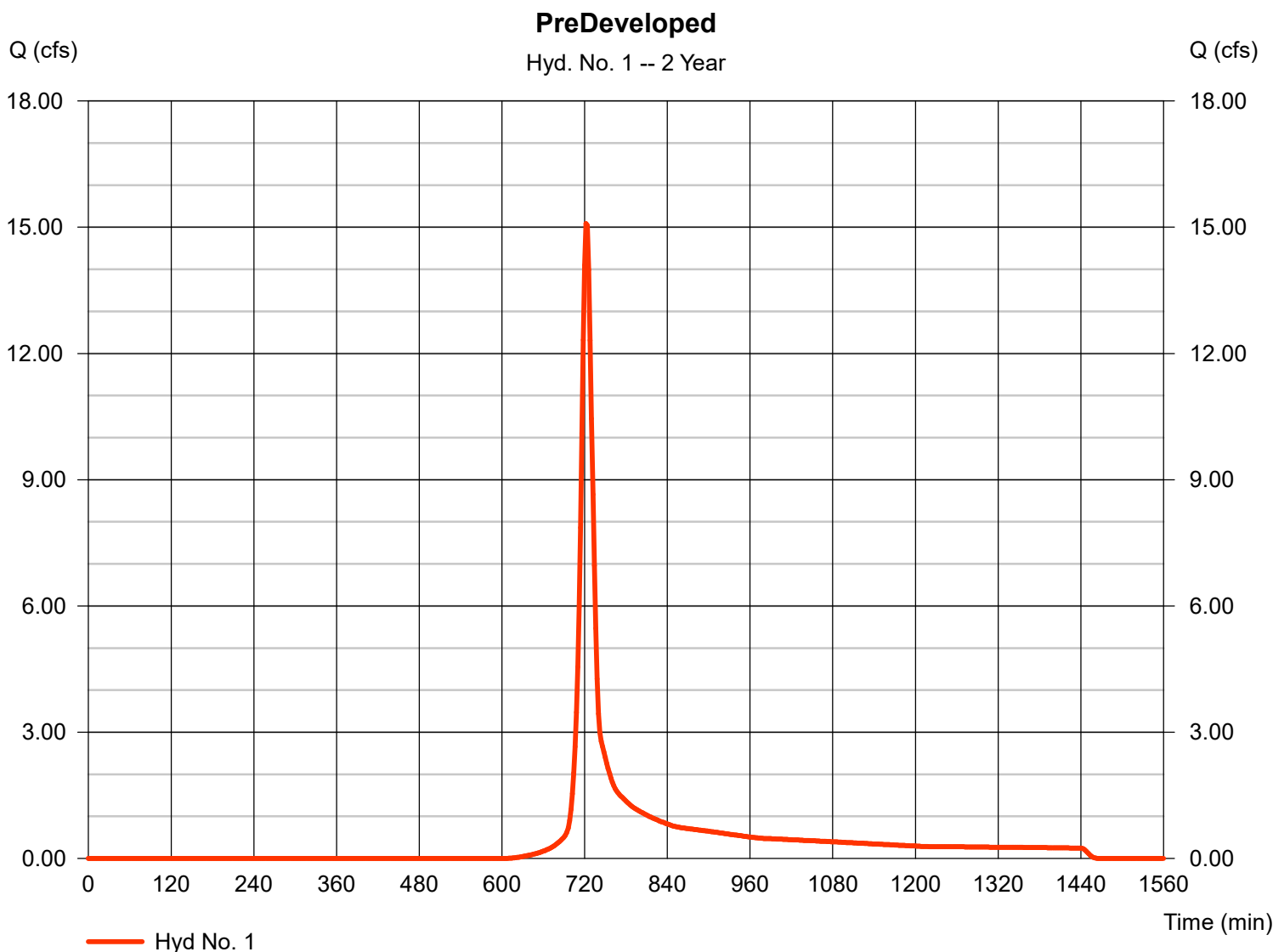
Wednesday, Sep 9, 2026

Hyd. No. 1

PreDeveloped

Hydrograph type = SCS Runoff
 Storm frequency = 2 yrs
 Time interval = 2 min
 Drainage area = 10.660 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 2.94 in
 Storm duration = 24 hrs

Peak discharge = 15.09 cfs
 Time to peak = 722 min
 Hyd. volume = 43,191 cuft
 Curve number = 79
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 15.00 min
 Distribution = Type II
 Shape factor = 484



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.2

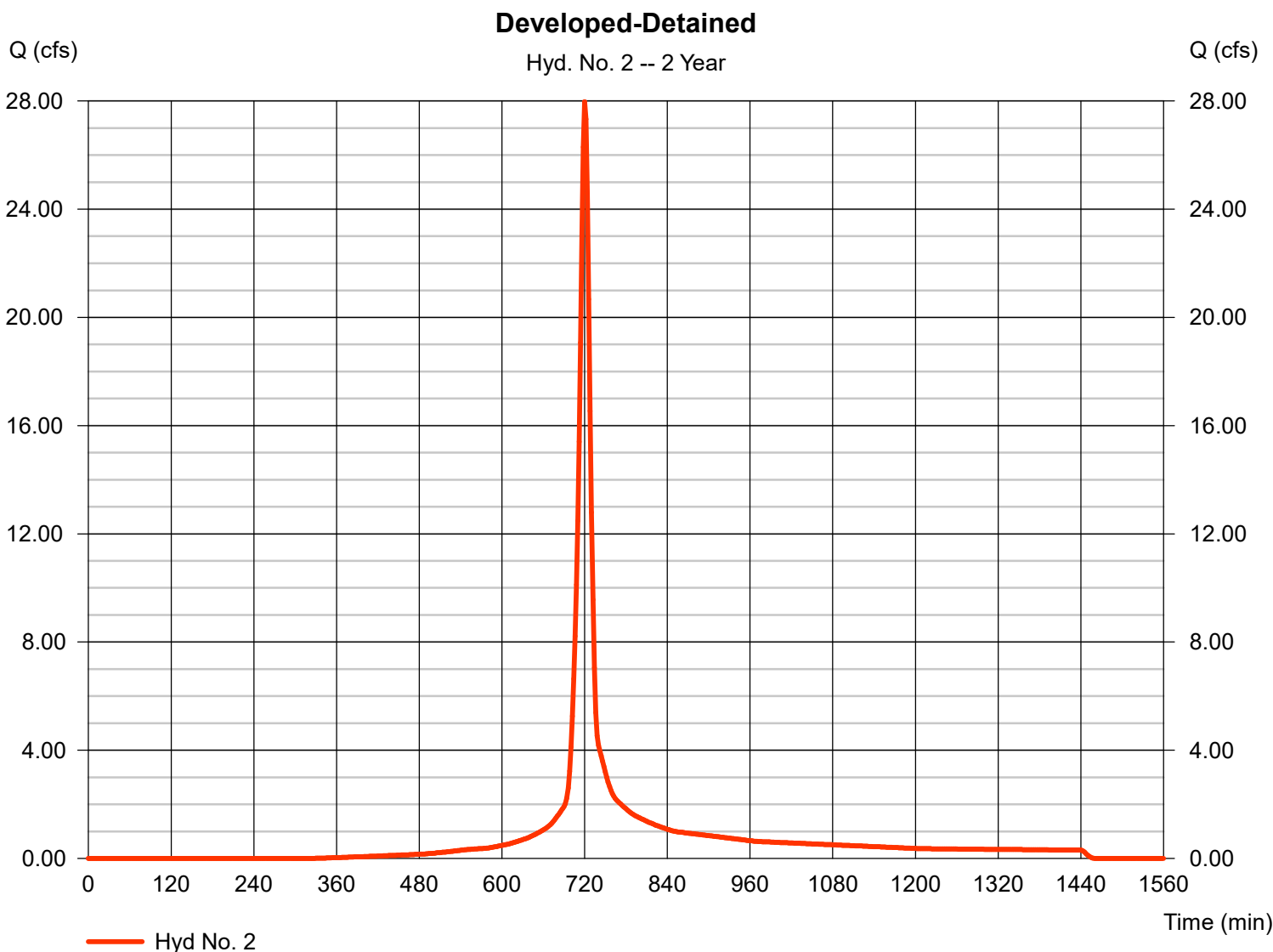
Wednesday, Sep 9, 2026

Hyd. No. 2

Developed-Detained

Hydrograph type = SCS Runoff
 Storm frequency = 2 yrs
 Time interval = 2 min
 Drainage area = 9.770 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 2.94 in
 Storm duration = 24 hrs

Peak discharge = 27.97 cfs
 Time to peak = 720 min
 Hyd. volume = 73,708 cuft
 Curve number = 91
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 10.00 min
 Distribution = Type II
 Shape factor = 484



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.2

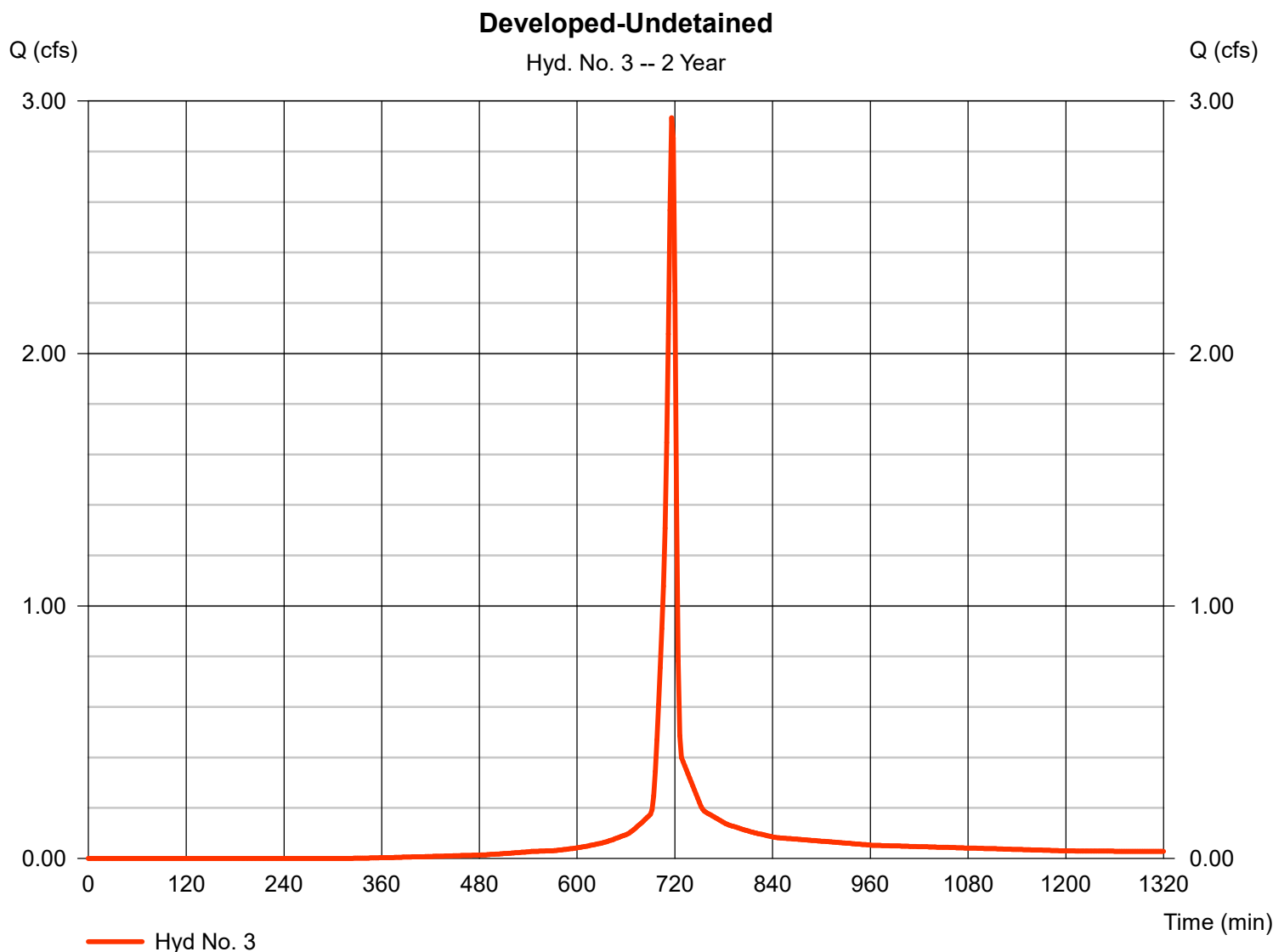
Wednesday, Sep 9, 2026

Hyd. No. 3

Developed-Undetained

Hydrograph type = SCS Runoff
 Storm frequency = 2 yrs
 Time interval = 2 min
 Drainage area = 0.890 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 2.94 in
 Storm duration = 24 hrs

Peak discharge = 2.934 cfs
 Time to peak = 716 min
 Hyd. volume = 6,104 cuft
 Curve number = 91
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 5.00 min
 Distribution = Type II
 Shape factor = 484



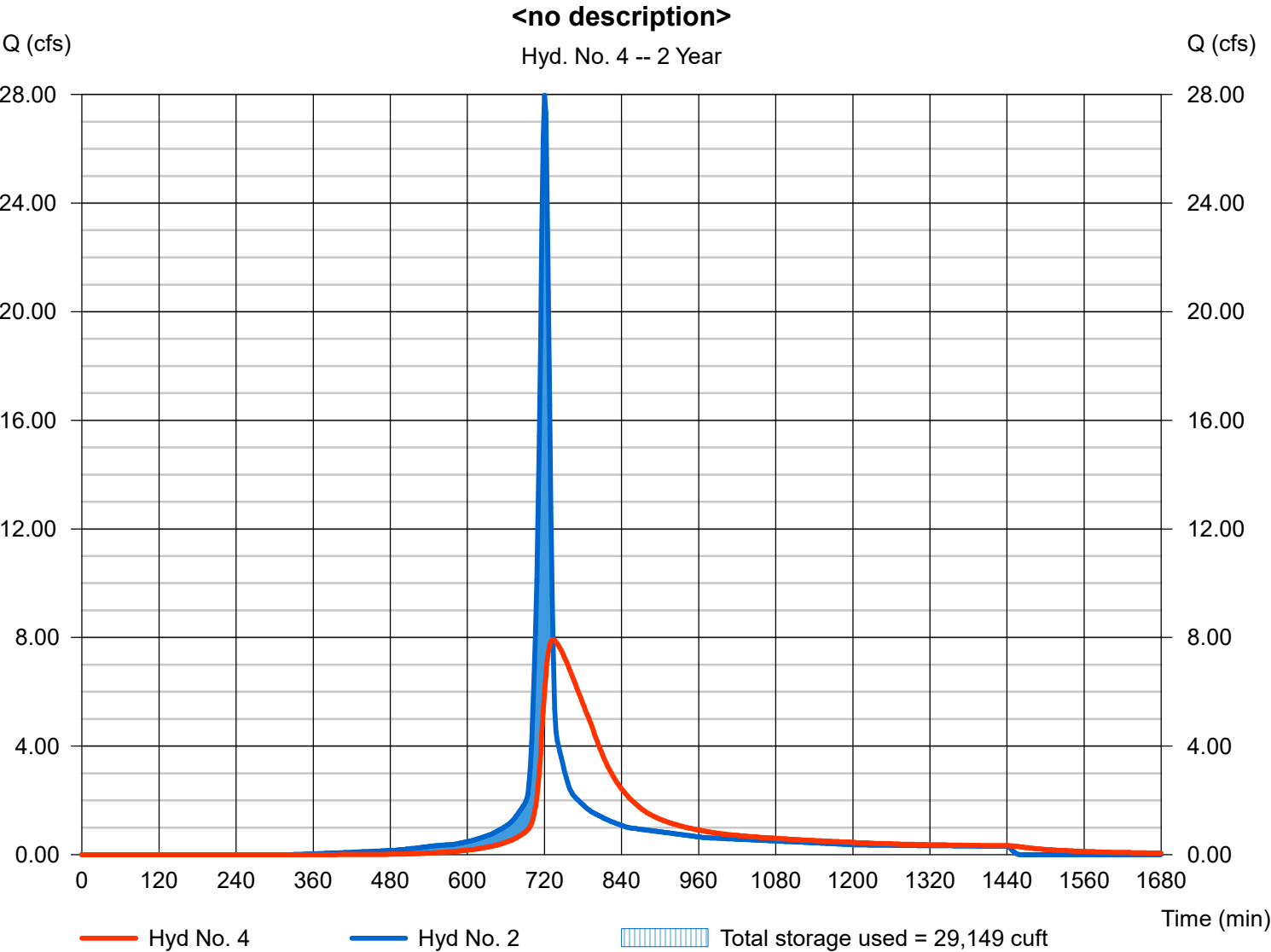
Hydrograph Report

Hyd. No. 4

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 7.927 cfs
Storm frequency	= 2 yrs	Time to peak	= 734 min
Time interval	= 2 min	Hyd. volume	= 73,671 cuft
Inflow hyd. No.	= 2 - Developed-Detained	Max. Elevation	= 1065.10 ft
Reservoir name	= <New Pond>	Max. Storage	= 29,149 cuft

Storage Indication method used.

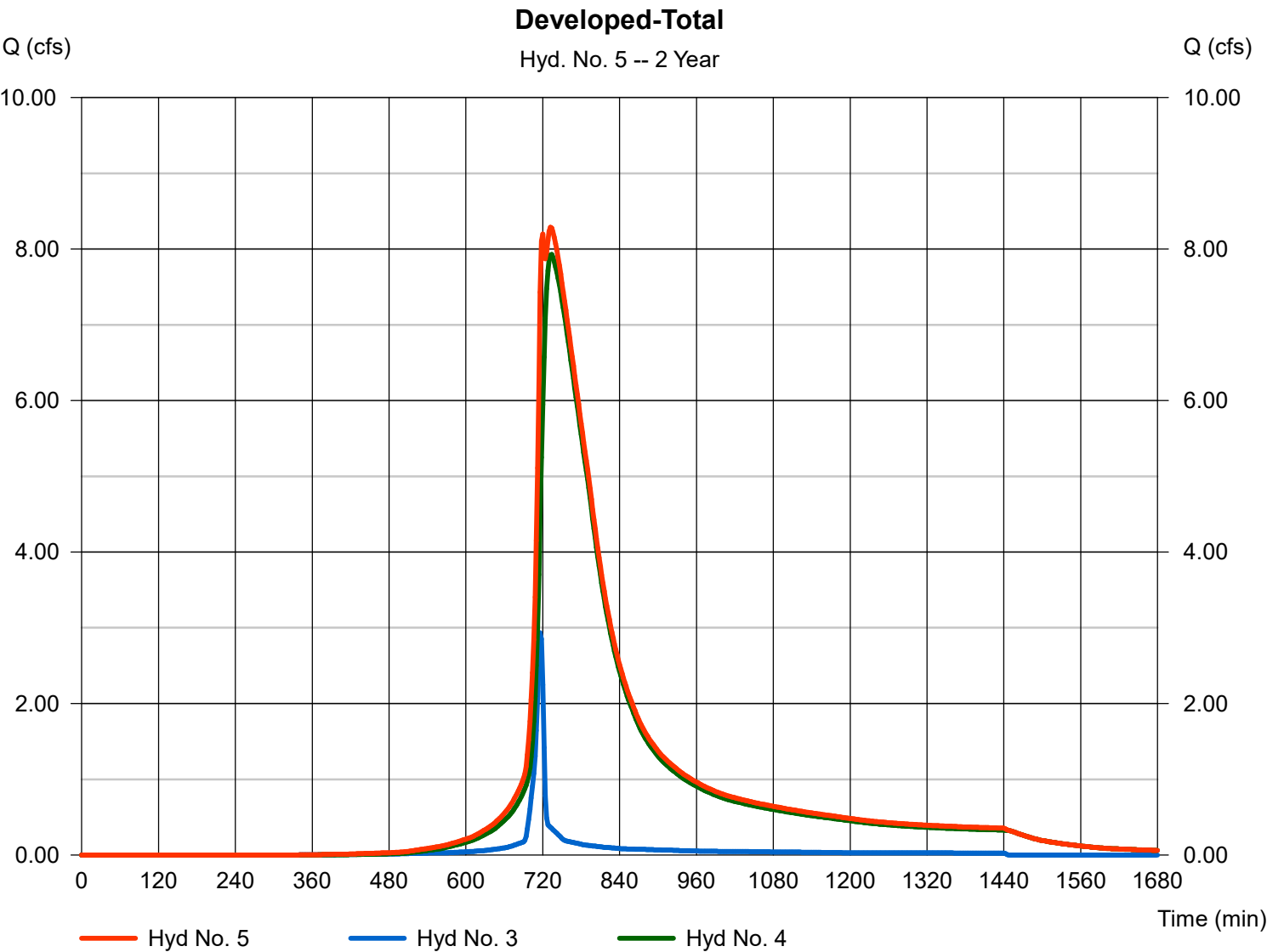


Hydrograph Report

Hyd. No. 5

Developed-Total

Hydrograph type	= Combine	Peak discharge	= 8.287 cfs
Storm frequency	= 2 yrs	Time to peak	= 732 min
Time interval	= 2 min	Hyd. volume	= 79,775 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.890 ac



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.2

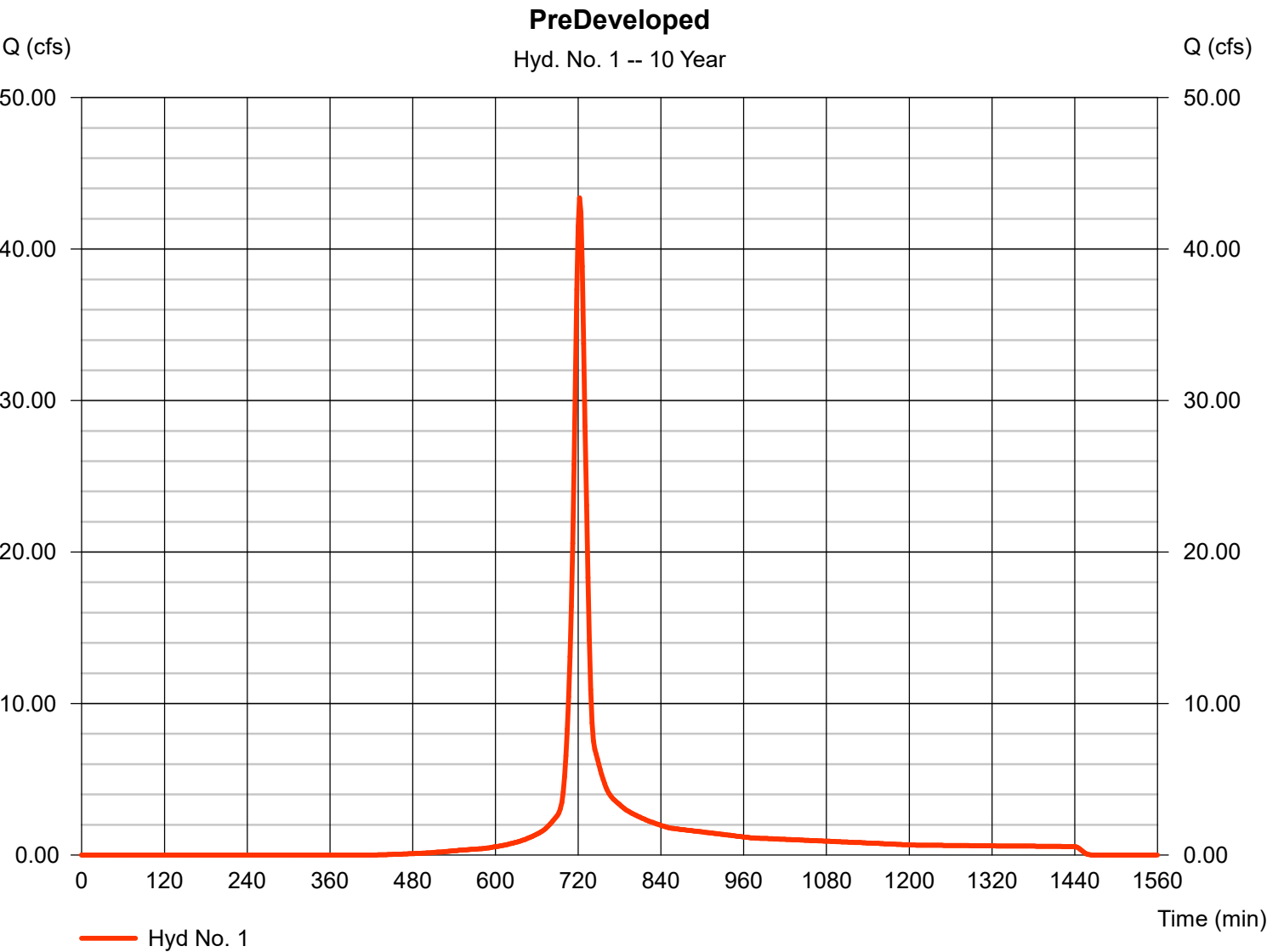
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	43.37	2	722	121,782	----	-----	-----	PreDeveloped
2	SCS Runoff	59.49	2	720	163,078	----	-----	-----	Developed-Detained
3	SCS Runoff	6.191	2	716	13,505	----	-----	-----	Developed-Undetained
4	Reservoir	33.36	2	728	163,041	2	1066.31	56,954	<no description>
5	Combine	34.17	2	728	176,546	3, 4	-----	-----	Developed-Total
1261073_Hydraflow.gpw					Return Period: 10 Year			Wednesday, Sep 9, 2026	

Hydrograph Report

Hyd. No. 1

PreDeveloped

Hydrograph type	=	SCS Runoff	Peak discharge	=	43.37 cfs
Storm frequency	=	10 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	121,782 cuft
Drainage area	=	10.660 ac	Curve number	=	79
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	15.00 min
Total precip.	=	5.49 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.2

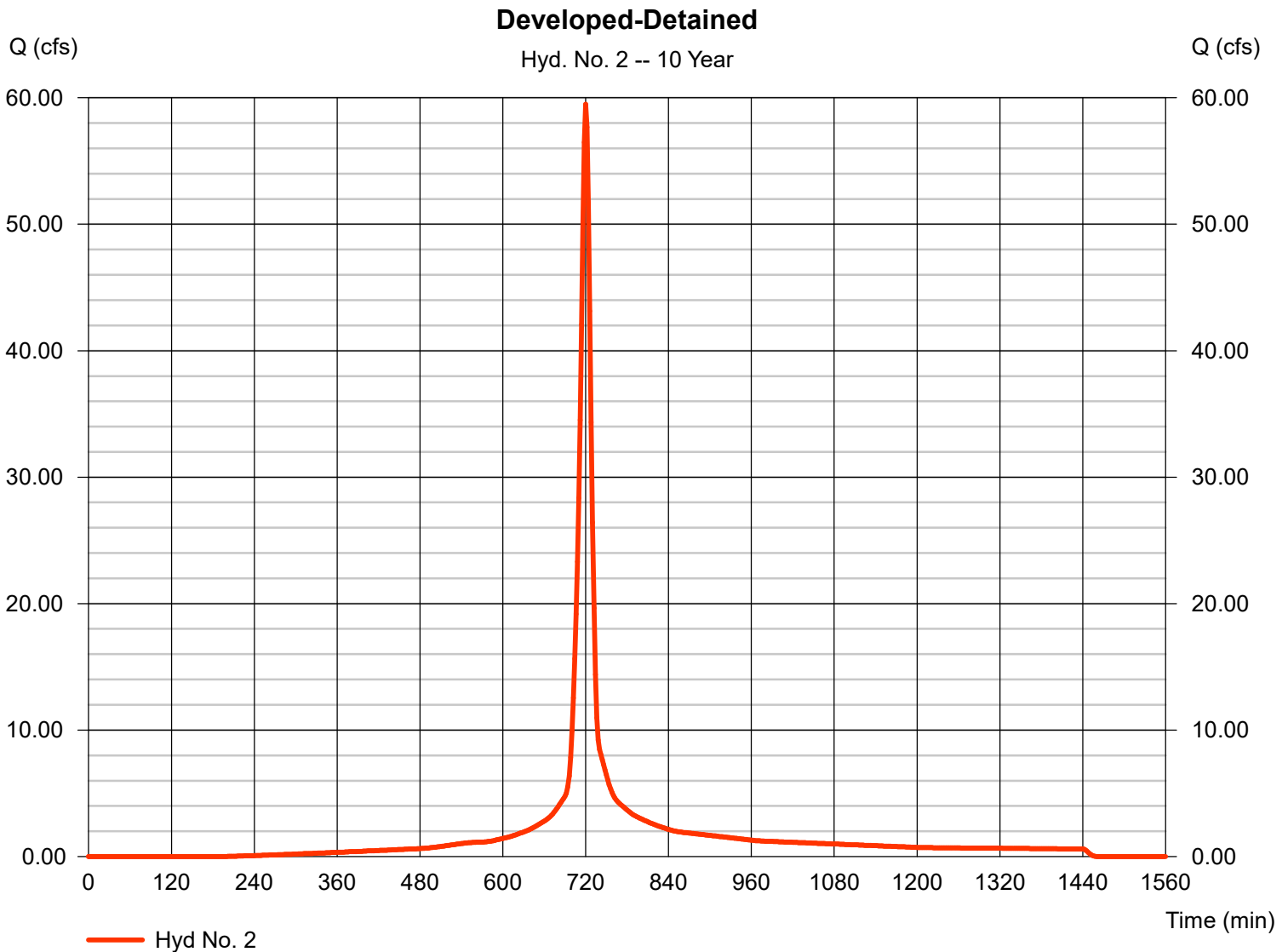
Wednesday, Sep 9, 2026

Hyd. No. 2

Developed-Detained

Hydrograph type = SCS Runoff
 Storm frequency = 10 yrs
 Time interval = 2 min
 Drainage area = 9.770 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 5.49 in
 Storm duration = 24 hrs

Peak discharge = 59.49 cfs
 Time to peak = 720 min
 Hyd. volume = 163,078 cuft
 Curve number = 91
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 10.00 min
 Distribution = Type II
 Shape factor = 484

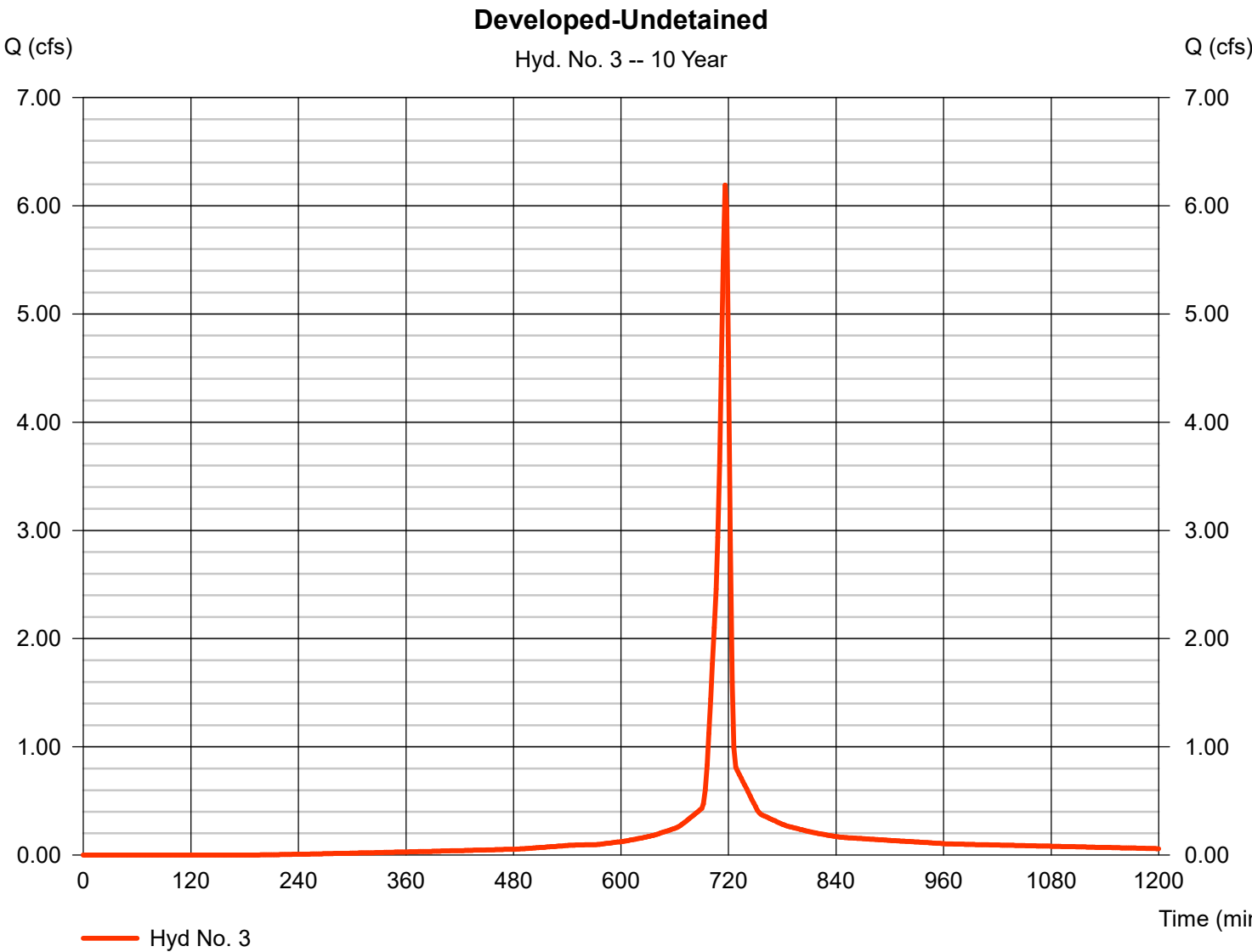


Hydrograph Report

Hyd. No. 3

Developed-Undetained

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.191 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	13,505 cuft
Drainage area	=	0.890 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	5.00 min
Total precip.	=	5.49 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



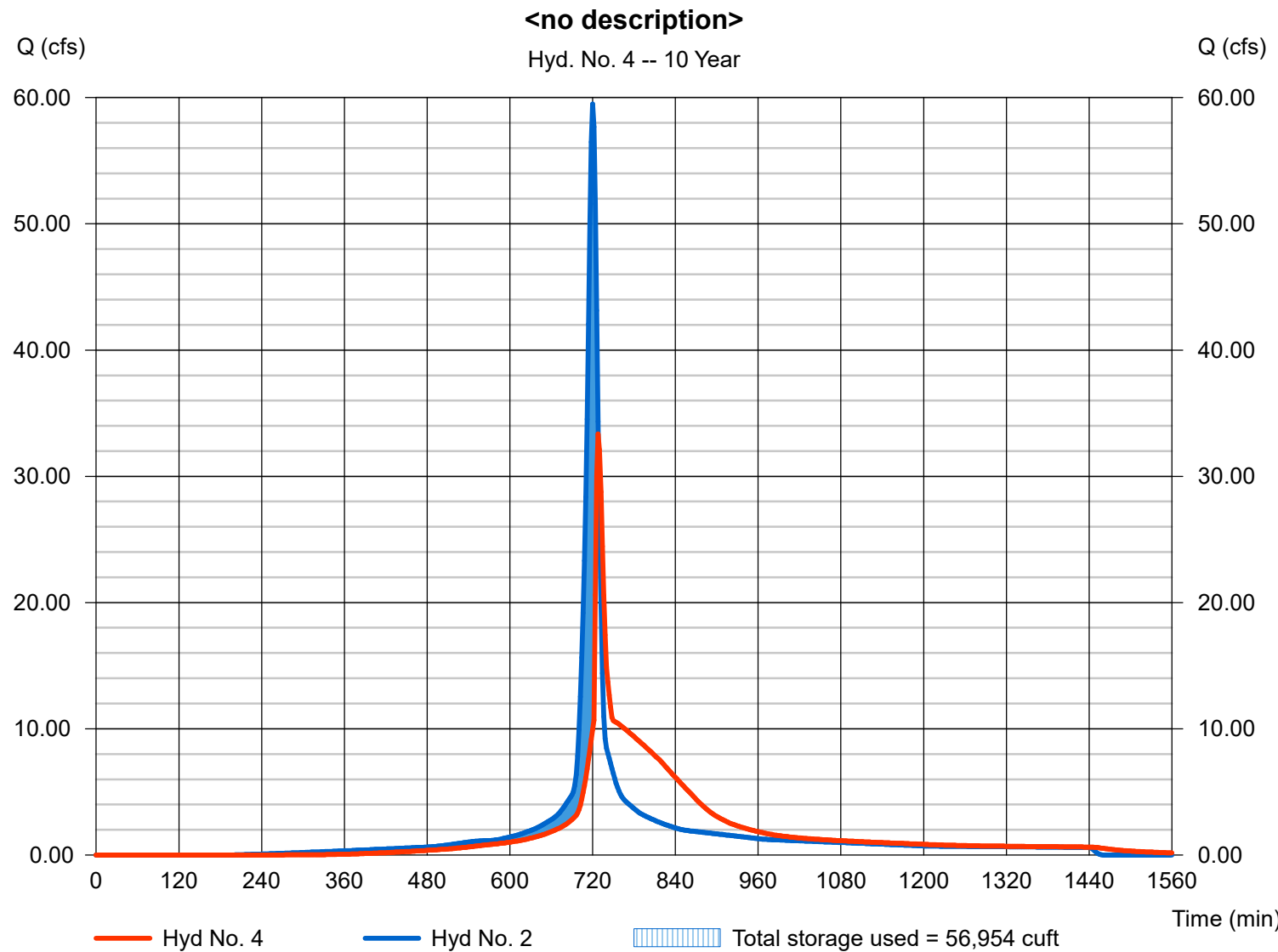
Hydrograph Report

Hyd. No. 4

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 33.36 cfs
Storm frequency	= 10 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 163,041 cuft
Inflow hyd. No.	= 2 - Developed-Detained	Max. Elevation	= 1066.31 ft
Reservoir name	= <New Pond>	Max. Storage	= 56,954 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.2

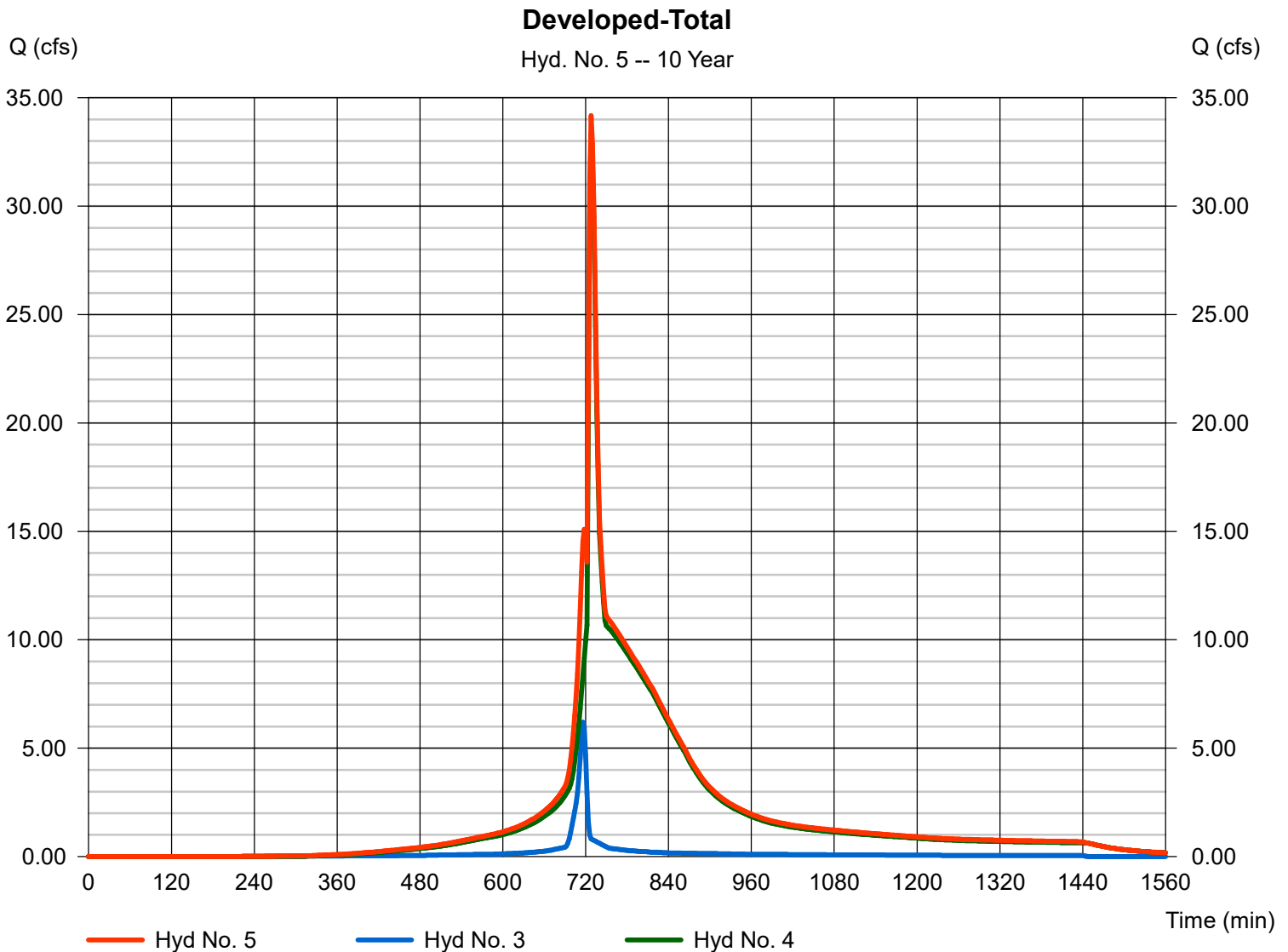
Wednesday, Sep 9, 2026

Hyd. No. 5

Developed-Total

Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 2 min
Inflow hyds. = 3, 4

Peak discharge = 34.17 cfs
Time to peak = 728 min
Hyd. volume = 176,546 cuft
Contrib. drain. area = 0.890 ac



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.2

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	78.82	2	722	225,077	----	-----	-----	PreDeveloped
2	SCS Runoff	95.96	2	720	270,957	----	-----	-----	Developed-Detained
3	SCS Runoff	9.956	2	716	22,439	----	-----	-----	Developed-Undetained
4	Reservoir	64.73	2	726	270,920	2	1066.92	72,234	<no description>
5	Combine	68.02	2	720	293,359	3, 4	-----	-----	Developed-Total
1261073_Hydraflow.gpw					Return Period: 100 Year			Wednesday, Sep 9, 2026	

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.2

Wednesday, Sep 9, 2026

Hyd. No. 1

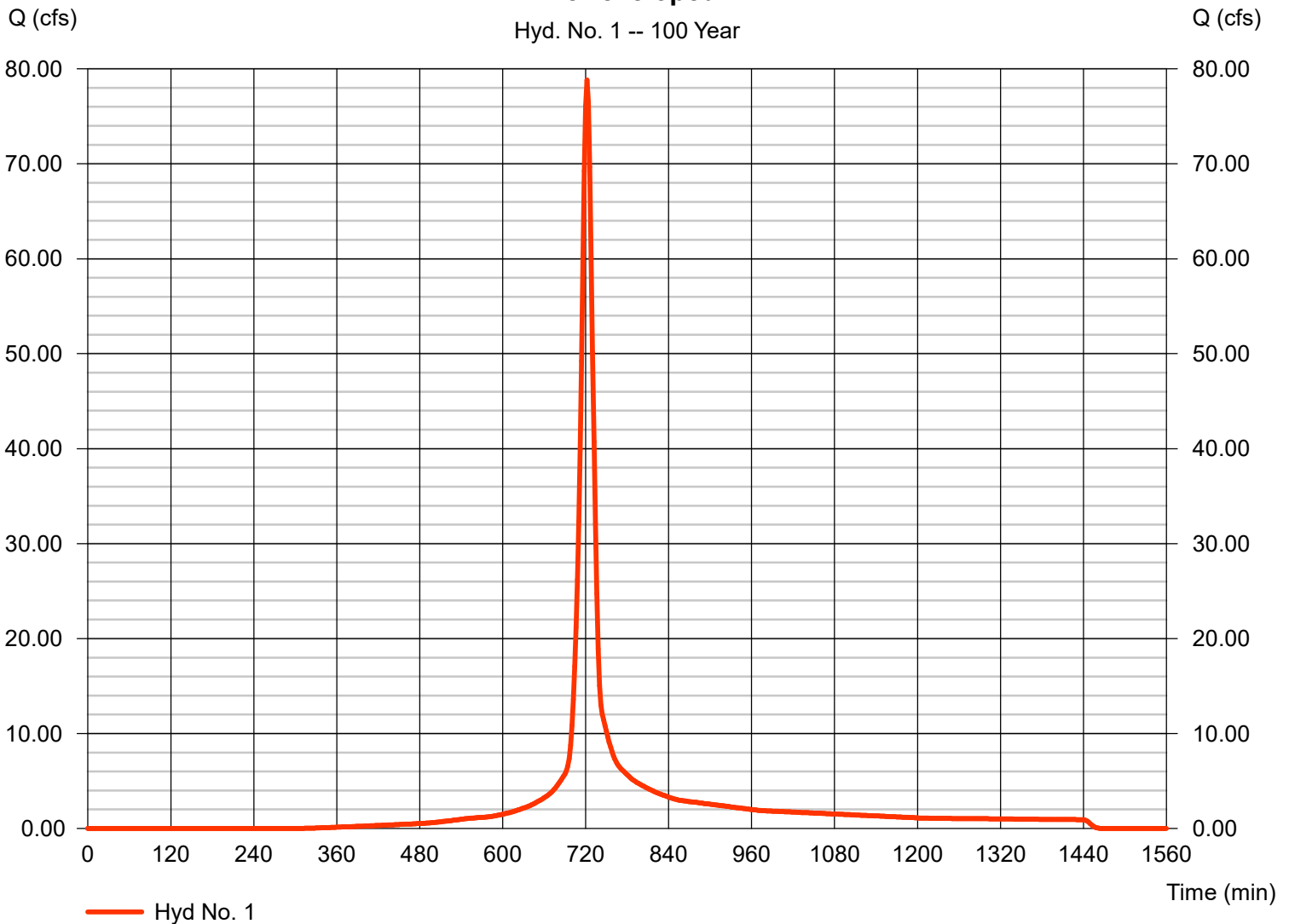
PreDeveloped

Hydrograph type = SCS Runoff
 Storm frequency = 100 yrs
 Time interval = 2 min
 Drainage area = 10.660 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 8.49 in
 Storm duration = 24 hrs

Peak discharge = 78.82 cfs
 Time to peak = 722 min
 Hyd. volume = 225,077 cuft
 Curve number = 79
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 15.00 min
 Distribution = Type II
 Shape factor = 484

PreDeveloped

Hyd. No. 1 -- 100 Year

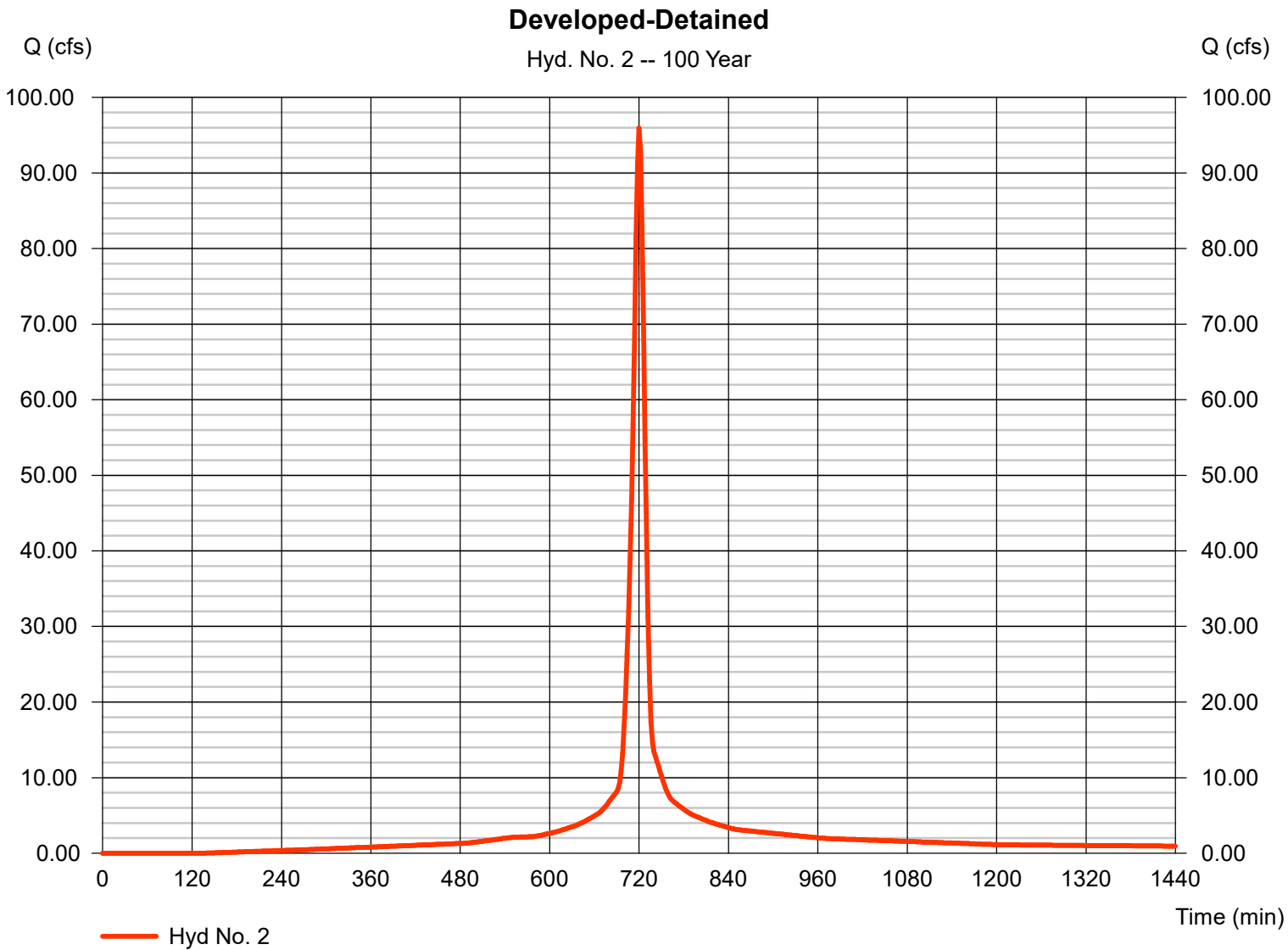


Hydrograph Report

Hyd. No. 2

Developed-Detained

Hydrograph type	=	SCS Runoff	Peak discharge	=	95.96 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	270,957 cuft
Drainage area	=	9.770 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	10.00 min
Total precip.	=	8.49 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

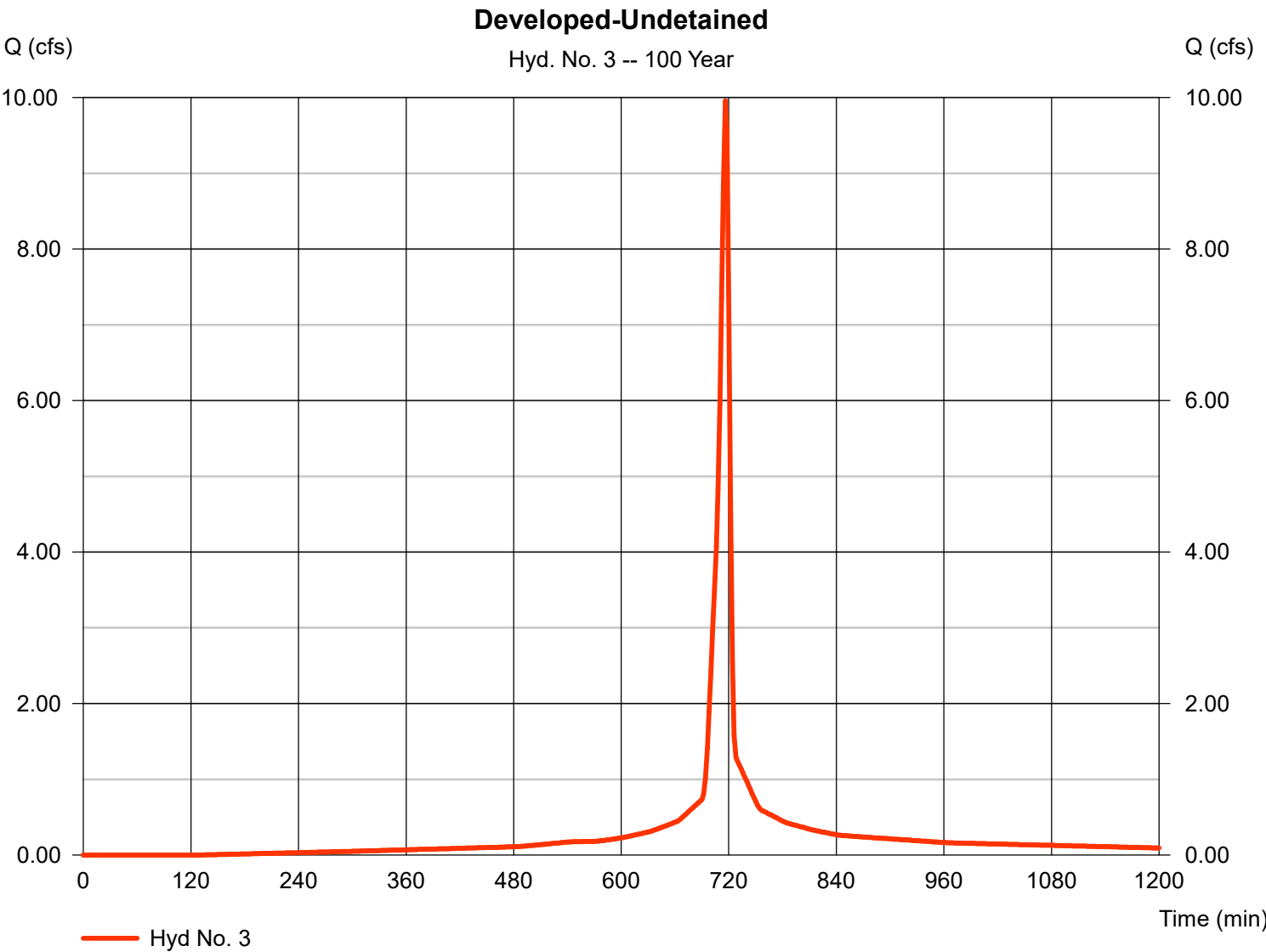


Hydrograph Report

Hyd. No. 3

Developed-Undetained

Hydrograph type	=	SCS Runoff	Peak discharge	=	9.956 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	22,439 cuft
Drainage area	=	0.890 ac	Curve number	=	91
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	5.00 min
Total precip.	=	8.49 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



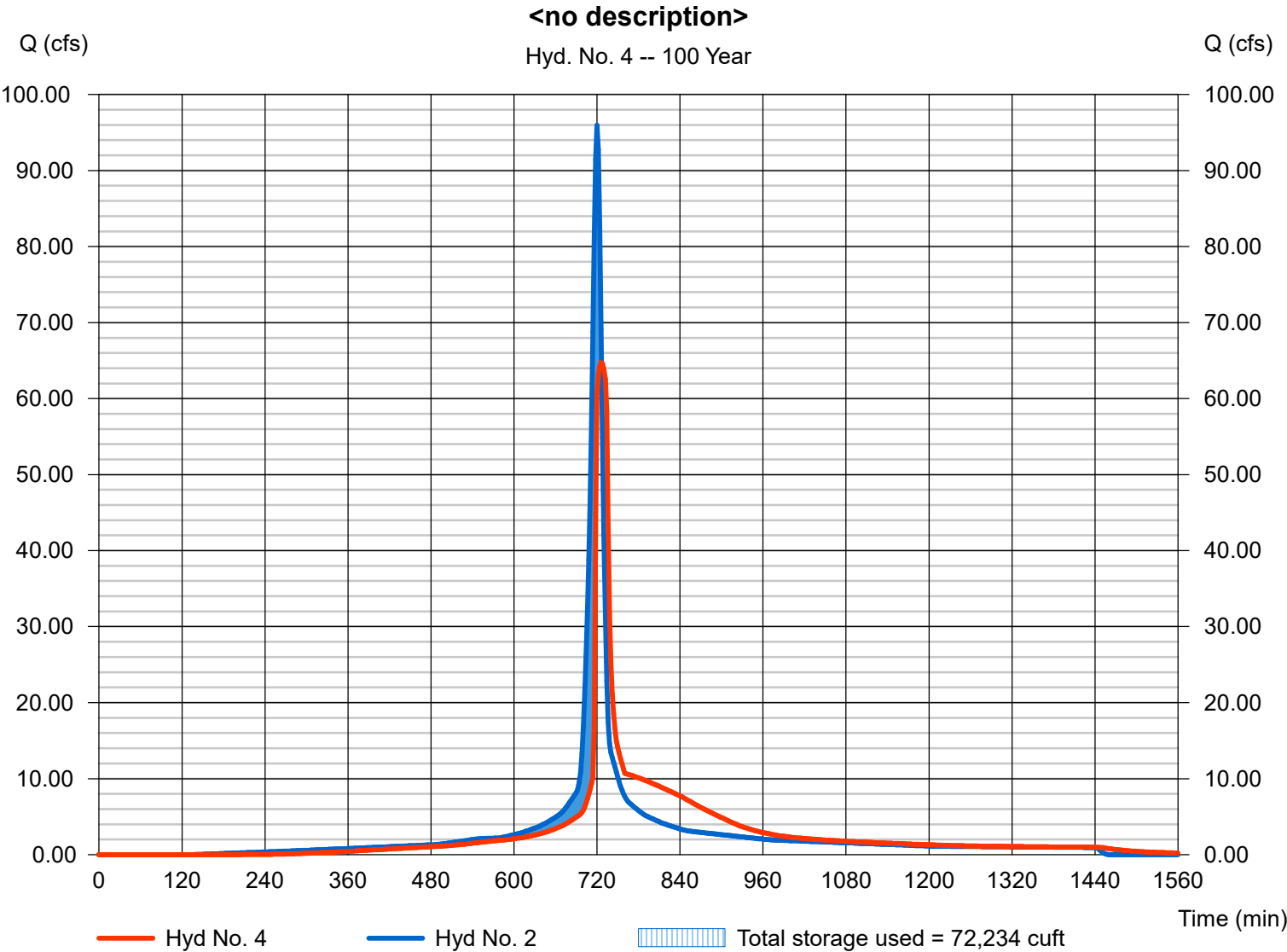
Hydrograph Report

Hyd. No. 4

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 64.73 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 270,920 cuft
Inflow hyd. No.	= 2 - Developed-Detained	Max. Elevation	= 1066.92 ft
Reservoir name	= <New Pond>	Max. Storage	= 72,234 cuft

Storage Indication method used.



Hydrograph Report

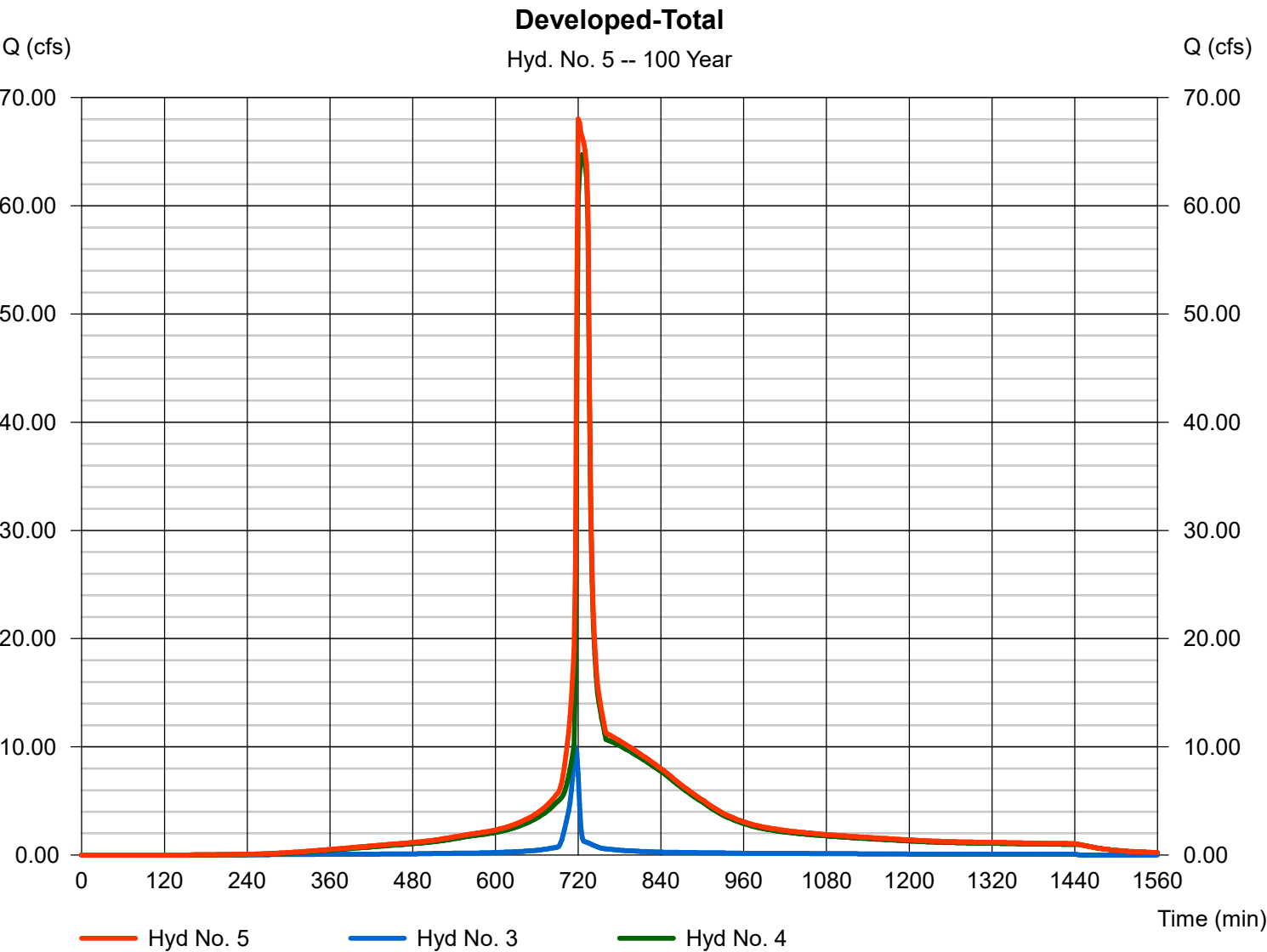
Hydraflow Hydrographs by Intelisolve v9.2

Wednesday, Sep 9, 2026

Hyd. No. 5

Developed-Total

Hydrograph type	= Combine	Peak discharge	= 68.02 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 293,359 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.890 ac



$$\text{Intensity} = B / (T_c + D)^E$$

Tc = time in minutes. Values may exceed 60.

Precip. file name: Omaha.pcp

[illegible]

Watershed Model Schematic	1
Hydrograph Return Period Recap	2
2 - Year	
Summary Report	3
Hydrograph Reports	4
Hydrograph No. 1, SCS Runoff, PreDeveloped	4
Hydrograph No. 2, SCS Runoff, Developed-Detained	5
Hydrograph No. 3, SCS Runoff, Developed-Undetained	6
Hydrograph No. 4, Reservoir, <no description>	7
Hydrograph No. 5, Combine, Developed-Total	8
10 - Year	
Summary Report	9
Hydrograph Reports	10
Hydrograph No. 1, SCS Runoff, PreDeveloped	10
Hydrograph No. 2, SCS Runoff, Developed-Detained	11
Hydrograph No. 3, SCS Runoff, Developed-Undetained	12
Hydrograph No. 4, Reservoir, <no description>	13
Hydrograph No. 5, Combine, Developed-Total	14
100 - Year	
Summary Report	15
Hydrograph Reports	16
Hydrograph No. 1, SCS Runoff, PreDeveloped	16
Hydrograph No. 2, SCS Runoff, Developed-Detained	17
Hydrograph No. 3, SCS Runoff, Developed-Undetained	18
Hydrograph No. 4, Reservoir, <no description>	19
Hydrograph No. 5, Combine, Developed-Total	20
IDF Report	21

