

FAIRMONT

PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N

OWNER

GREGORY MAILOCH
3351 N 210TH AVE PLAZA #148
ELKHORN, NE 68022

APPLICANT

GRAVES DEVELOPMENT RESOURCES
3805 N 153RD ST
OMAHA, NE 68116
402-614-9100

ENGINEER

FOLEYSHALD ENGINEERING
3930 S 147TH ST, STE 200
OMAHA, NE 68144
402-804-3993

SURVEYOR

CATLETT SURVEYING
13650 SOUTH 150TH COURT
BENNET, NE 68317
402-217-5816

UTILITY COMPANIES

POWER: OMAHA PUBLIC POWER DISTRICT
GAS: METROPOLITAN UTILITIES DISTRICT
SEWER: CITY OF SPRINGFIELD/SCCWA
WATER: CITY OF SPRINGFIELD

WAIVERS

SECTION 4.15: BLOCKS
BLOCK LENGTH TO EXCEED 800'

ZONING

EXISTING: AR (AGRICULTURE RESIDENTIAL)
PROPOSED: R50 (TWO-FAMILY RESIDENTIAL DISTRICT)
MU (MIXED-USE DISTRICT)

NOTES

- ALL DISTANCES SHOWN ARE IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES, NOT CHORD DISTANCES.
- LOTS ARE CONCEPTUAL AND EXACT LOT LINES MAY VARY AT TIME OF FINAL PLAT.
- VERTICAL DATUM IS BASED ON NAVD83 (GEOID-12A).
- HORIZONTAL CONTROL IS BASED ON THE DOUGLAS/SARPY COMBINED LDP IN INTERNATIONAL FEET.

R50 ZONING REGULATIONS							
USES	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING	5,000 SF	50'	25'	7'	15'	25'	2.5 STORIES OR 35'
TWO-FAMILY DWELLING	5,000 SF	80'	25'	10'	15'	25'	2.5 STORIES OR 35'

NOTE: A TWO-FAMILY DWELLING SPLIT INTO TWO SEPARATE LOTS REQUIRES A MINIMUM LOT AREA OF 5,000 SF PER UNIT, A MINIMUM LOT WIDTH OF 40', SIDE YARD SETBACK SHALL BE ZERO FEET AT COMMON WALLS, AND MUST MEET ALL OTHER SETBACK REQUIREMENTS.

MU ZONING REGULATIONS								
USES	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD	MAX. LOT COVERAGE BUILDING / IMPERVIOUS AREA	MAX. HEIGHT
SINGLE-FAMILY DWELLING	7,000 SF	70'	25'	7.5'	15'	25'	40 / 80	35'
SINGLE-FAMILY ATTACHED	4,500 SF PER UNIT	45' PER UNIT	25'	7.5'	15'	25'	40 / 80	35'
TWO-FAMILY DWELLING	10,000 SF	80'	25'	7.5'	15'	25'	40 / 80	35'
TOWNHOUSES / CONDOMINIUMS	2,500 SF PER UNIT	25' PER UNIT	25'	7.5'	15'	25'	50 / 80	35'
MULTI-FAMILY DWELLING	2,500 SF PER UNIT	100'	25'	7.5'	15'	25'	50 / 80	45'
OTHER PERMITTED AND CONDITIONAL USES	8,500 SF	75'	25'	7.5'	15'	25'	30 / 80	45'
ACCESSORY BUILDINGS	-	-	35'	5'	15'	8'	10	17'

NOTE: SEE ARTICLE 5, SECTION 5.14, PART "F", OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD FOR ADDITIONAL REQUIRED PROVISIONS FOR THE MU MIXED-USE DISTRICT.

LEGAL DESCRIPTION

FROM SCHEDULE A, STEWART TITLE COMPANY, COMMITMENT FOR TITLE INSURANCE, NO. 2601048-CTS-1, EFFECTIVE DATE MARCH 11TH, 2026 AT 8:00AM.

THE NORTHWEST QUARTER (NW¼) IN SECTION NINETEEN (19) TOWNSHIP THIRTEEN (13), NORTH RANGE TWELVE (12), EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA.

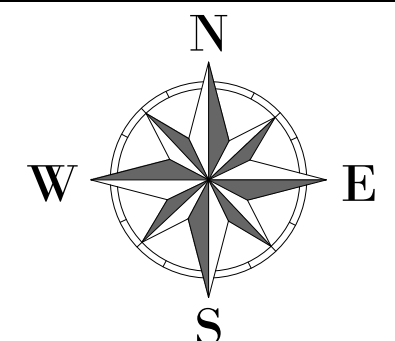
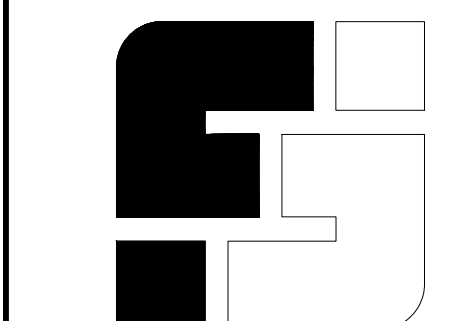
OUTLOT USAGE

OUTLOT	PCSNP/ DRAINAGE	GREEN SPACE / TRAIL	LANDSCAPING
A		X	
B	X	X	
C			X
D		X	
E		X	
F	X		
G			X
H			X
I			X
J			X
K		X	
L		X	
M		X	
N	X		



VICINITY MAP

NOT TO SCALE

0 100 200
SCALE: 1"=100'FoleyShald
ENGINEERING
3930 S 147TH STREET, SUITE 200, OMAHA, NE 68144
WEBSITE: foleyshald.com PHONE: 402.804.3993
NEBRASKA CA-4197

PRELIMINARY PLAT

FAIRMONT
SPRINGFIELD, NE

PRELIMINARY PLAT

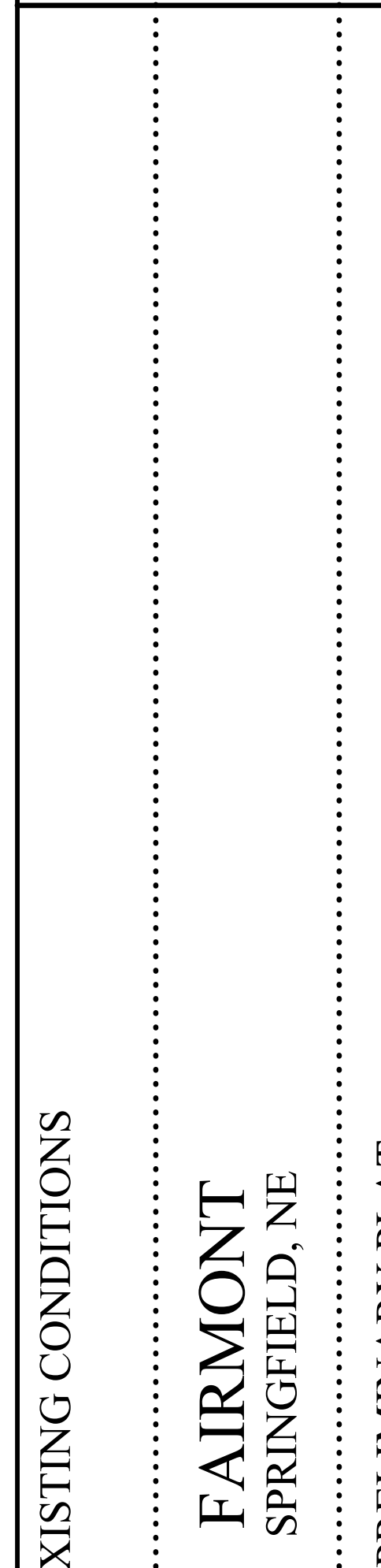
PLAN REVISIONS		
NO.	DATE	REVISION DESCRIPTION

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DRAWN BY: JR	REVIEWED BY: JS
DATE: 09/04/2026	PROJECT NUMBER: 145.001

SHEET NO.

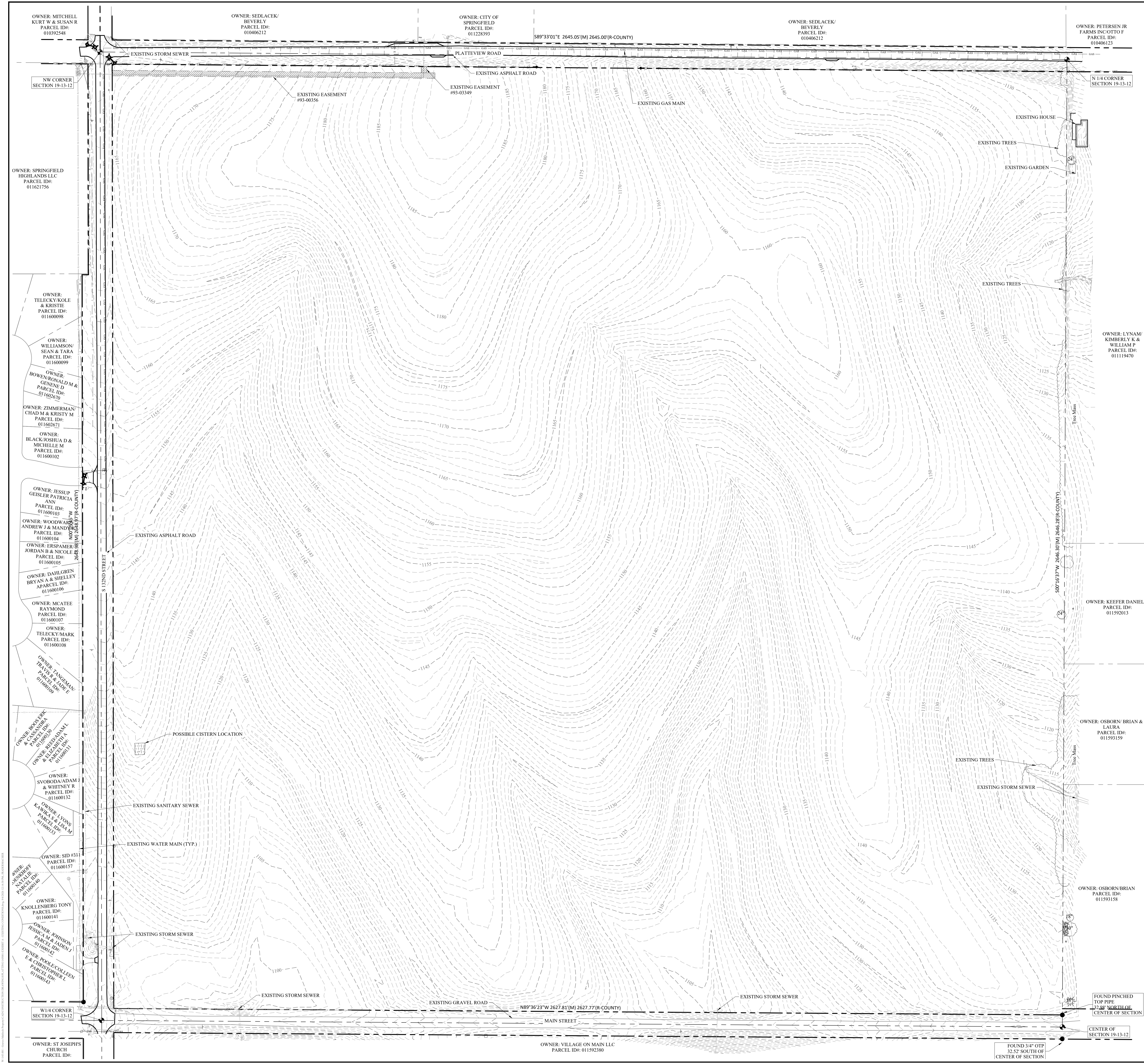
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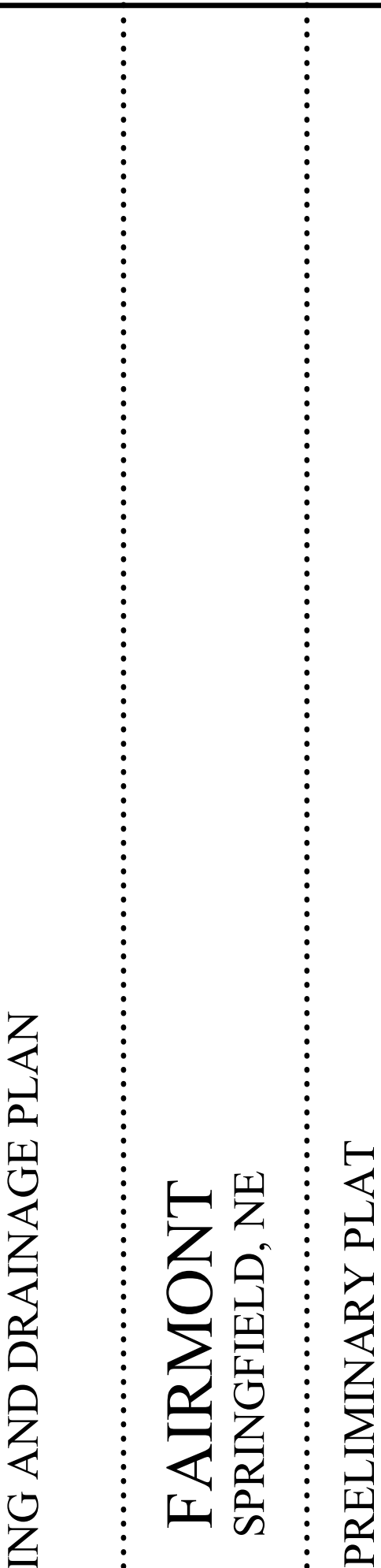


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DATE: 09/04/2076	PROJECT NUMBER: 145.001
SHEET NO.	
EXHIBIT A	





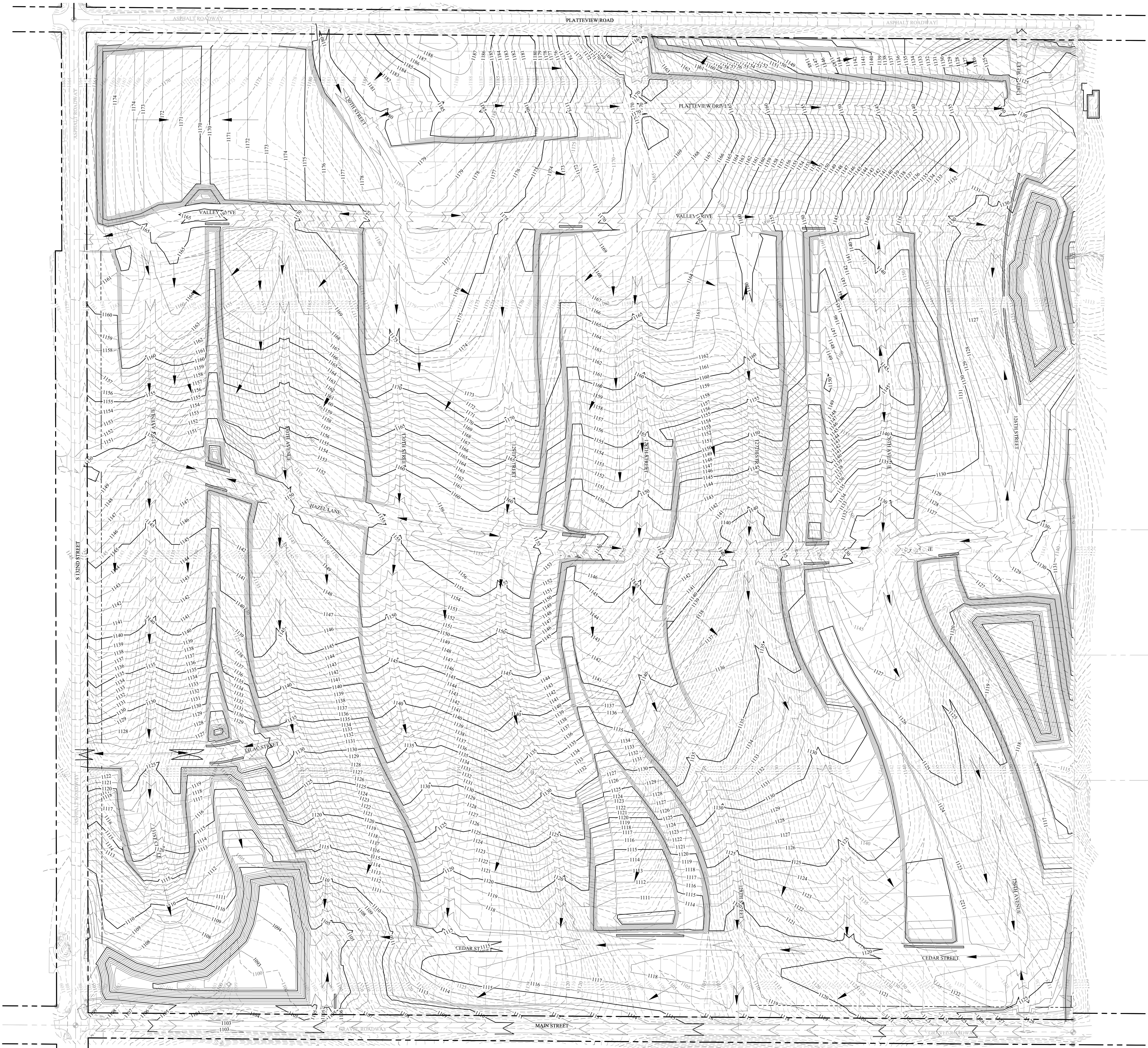
PRELIMINARY PLAT

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HEET NO.

EXHIBIT B1



FAIRMONT

PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N

N
W E
S

0 100 200
SCALE: 1"=100'

F
FoleyShald
ENGINEERING
300 S. 14TH STREET, SUITE 200 OMAHA, NE 68144
WEBSITE: foleyshald.com PHONE: 402.864.7913
NEBRASKA CA-4197

EROSION CONTROL PLAN

FAIRMONT
SPRINGFIELD, NE

PRELIMINARY PLAT

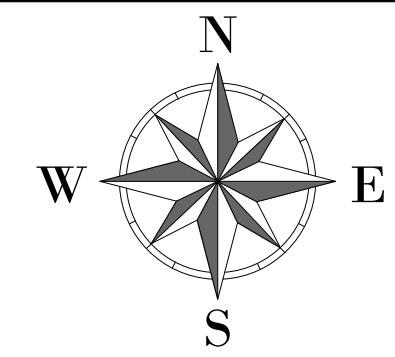
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SHEET NO.	EXHIBIT B2



FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



0 100 200
SCALE: 1"=100'



WATER MAIN PLAN

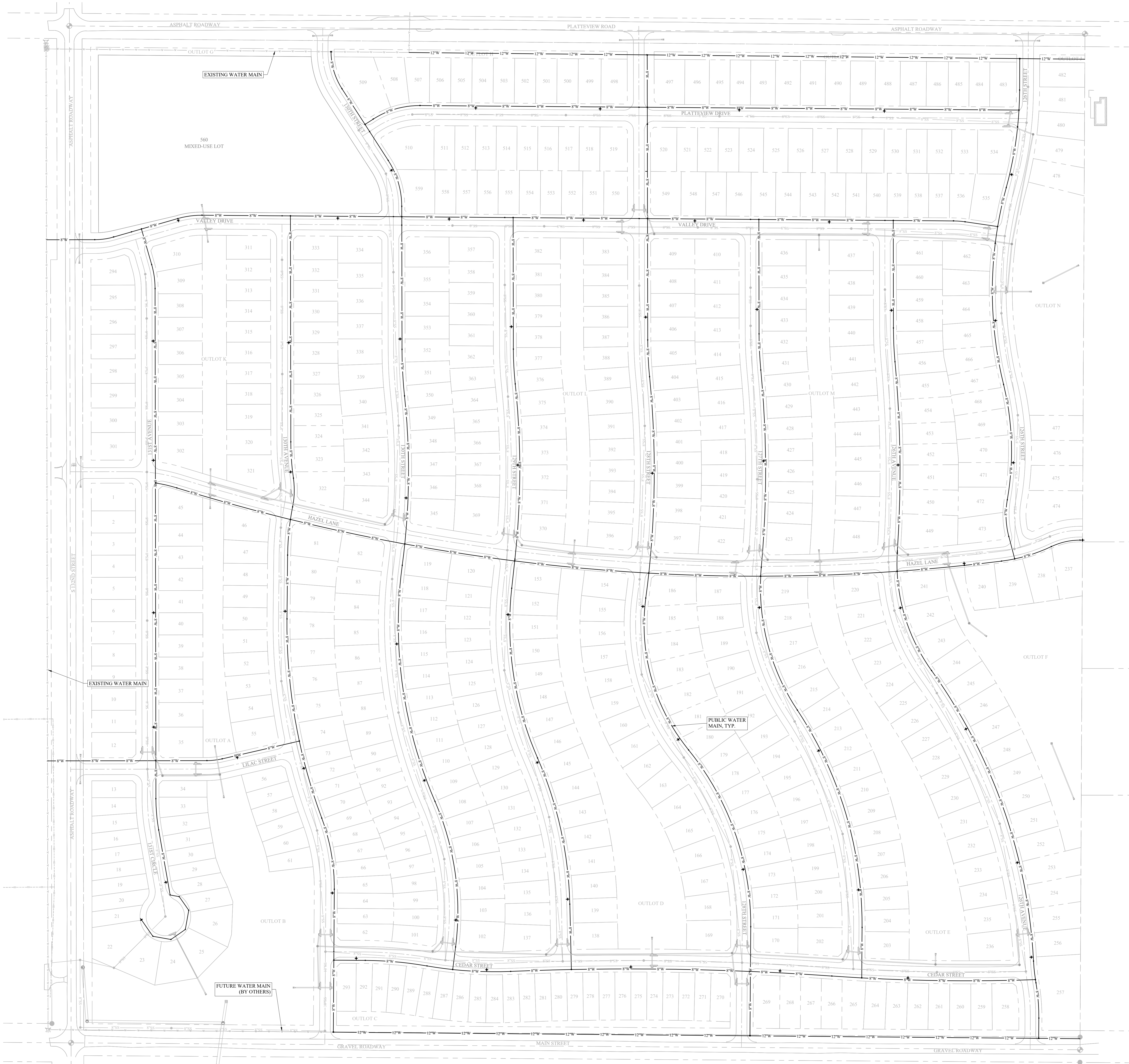
FAIRMONT
SPRINGFIELD, NE

PRELIMINARY PLAT

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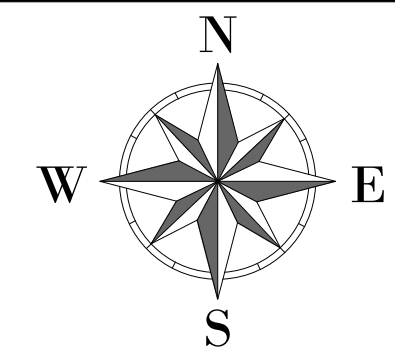
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FAIRMONT

PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



0 100 200
SCALE: 1"=100'



SANITARY SEWER PLAN

FAIRMONT
SPRINGFIELD, NE

PRELIMINARY PLAT

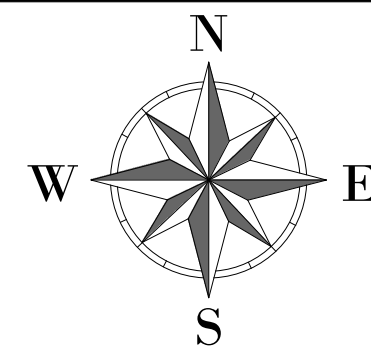
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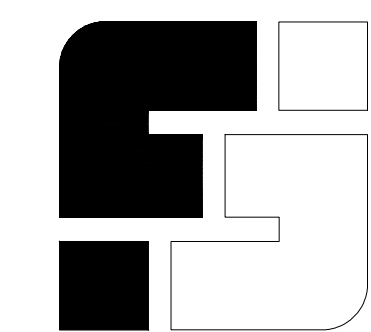
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JR	JS
DATE:	PROJECT NUMBER:
09/04/2026	145.001
SHEET NO.	EXHIBIT D



FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



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SCALE 1"=100'



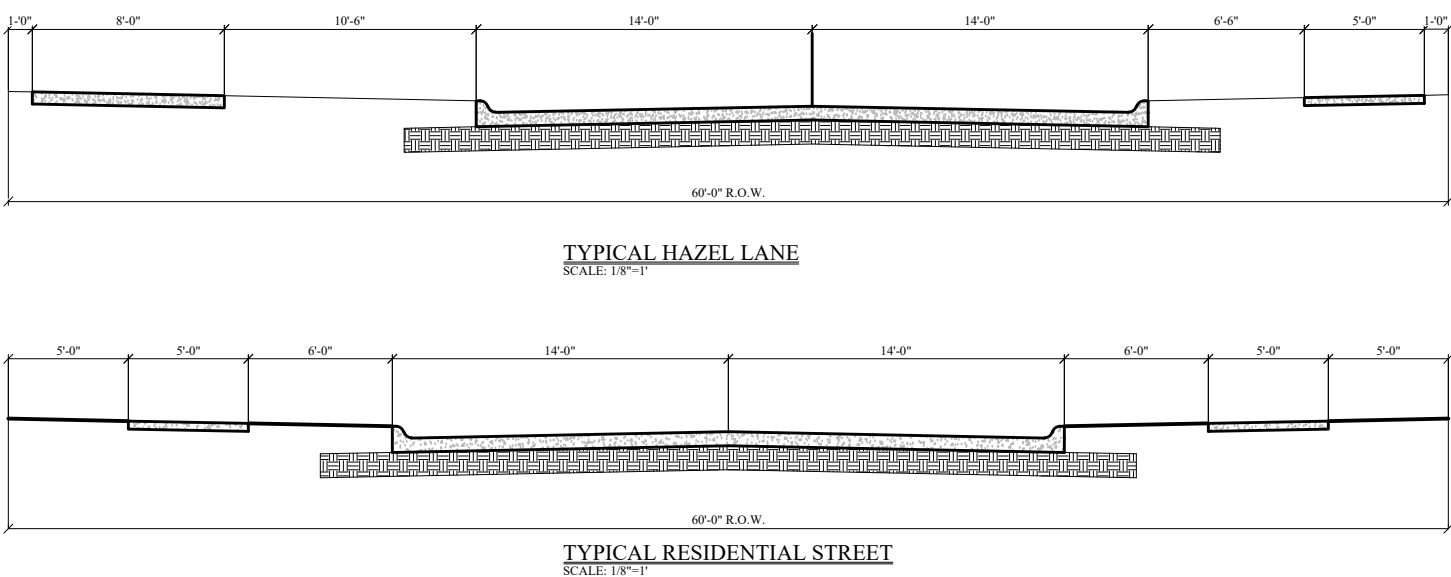
FoleyShald
ENGINEERING
300 S. 14TH STREET, SUITE 200 (OMAHA, NE 68104)
WEBSITE: fshald.com PHONE: 402.864.7913
NEBRASKA CA-4197

PAVING AND STORM SEWER PLAN

FAIRMONT
SPRINGFIELD, NE

PRELIMINARY PLAT

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C2	200.00'	55.69'	55.51'	N81° 55' 36.87"E 15° 57' 16"
C3	200.00'	57.54'	57.34'	N82° 11' 30.25"E 16° 29' 03"
C4	200.00'	27.30'	27.28'	S85° 39' 20.18"W 7° 49' 16"
C5	400.00'	121.22'	120.76'	N81° 25' 00.55"W 17° 21' 50"
C6	5080.00'	2161.60'	2145.33'	S84° 55' 29.68"E 24° 22' 48"
C7	400.00'	127.63'	127.09'	N73° 44' 40.04"E 18° 16' 52"
C8	200.00'	88.65'	87.93'	N77° 18' 06.94"E 25° 23' 46"
C9	200.00'	44.96'	44.86'	N83° 27' 42.81"E 12° 52' 45"
C10	1000.00'	165.40'	165.21'	N84° 52' 05.32"W 9° 28' 35"
C11	1000.00'	213.86'	213.45'	S86° 15' 23.19"E 12° 15' 11"
C12	7500.00'	839.67'	839.23'	S89° 10' 32.47"W 6° 24' 53"
C13	5000.00'	594.02'	593.80'	S88° 51' 22.25"E 5° 46' 32"
C14	495.00'	85.59'	85.48'	N05° 02' 56.53"W 9° 54' 23"
C15	205.00'	57.10'	56.92'	N08° 04' 14.38"W 15° 57' 34"
C16	500.00'	181.32'	180.33'	N09° 59' 43.23"W 20° 46' 00"
C17	1470.00'	537.80'	534.80'	N09° 54' 08.31"W 20° 57' 50"
C18	700.00'	130.61'	130.42'	N05° 55' 29.97"E 10° 41' 26"
C19	200.00'	67.67'	67.35'	N01° 34' 36.31"E 19° 23' 14"
C20	700.00'	97.96'	97.88'	N04° 06' 27.65"W 8° 01' 06"
C21	700.00'	375.81'	371.32'	N08° 03' 40.81"W 30° 45' 38"
C22	1180.00'	640.33'	632.50'	N07° 53' 45.18"W 31° 05' 30"
C23	1820.00'	437.15'	436.10'	N00° 46' 08.02"E 13° 45' 43"
C24	1180.00'	123.85'	123.79'	N03° 06' 19.22"W 6° 00' 49"
C25	200.00'	114.23'	112.68'	N16° 27' 39.28"W 32° 43' 29"
C26	200.00'	116.14'	114.52'	N16° 11' 12.63"W 33° 16' 22"
C27	990.00'	384.04'	381.63'	N12° 27' 08.18"W 22° 13' 34"
C28	890.00'	463.50'	458.28'	N08° 38' 45.20"W 29° 50' 20"
C29	2100.00'	452.72'	451.85'	N00° 05' 51.03"E 12° 21' 07"
C30	890.00'	92.89'	92.85'	N03° 05' 18.66"W 5° 58' 48"
C31	700.00'	482.68'	473.18'	N19° 21' 37.48"W 39° 30' 29"
C32	540.00'	440.74'	428.61'	N15° 42' 56.12"W 46° 45' 52"
C33	2460.00'	573.08'	571.79'	N00° 58' 33.83"E 13° 20' 52"
C34	1000.00'	97.72'	97.69'	N02° 53' 53.41"W 5° 55' 57"
C35	990.00'	586.54'	578.00'	N16° 34' 44.98"W 33° 56' 44"
C36	600.00'	405.67'	397.99'	N14° 10' 56.96"W 38° 44' 20"
C37	2750.00'	510.79'	510.06'	N00° 08' 03.15"W 10° 38' 52"
C38	1030.00'	96.30'	96.26'	N02° 46' 37.05"W 5° 21' 24"
C39	500.00'	88.58'	88.46'	N04° 40' 34.07"W 10° 09' 02"
C40	500.00'	59.34'	59.31'	N06° 21' 24.39"W 6° 48' 01"
C41	1400.00'	800.84'	789.97'	N19° 20' 38.60"W 32° 46' 30"
C42	500.00'	345.17'	338.36'	S15° 57' 16.33"E 39° 33' 14"
C43	3100.00'	490.43'	489.92'	N00° 42' 35.02"W 9° 03' 52"
C44	1000.00'	89.77'	89.74'	N02° 40' 12.86"W 5° 08' 36"
C45	200.00'	88.00'	87.29'	N02° 11' 36.88"W 25° 12' 51"
C46	750.00'	310.64'	308.43'	N01° 53' 19.98"W 23° 43' 53"
C47	1000.00'	507.51'	502.09'	S00° 47' 04.30"W 29° 04' 42"
C48	1000.00'	262.63'	261.87'	N07° 48' 00.40"E 15° 02' 51"

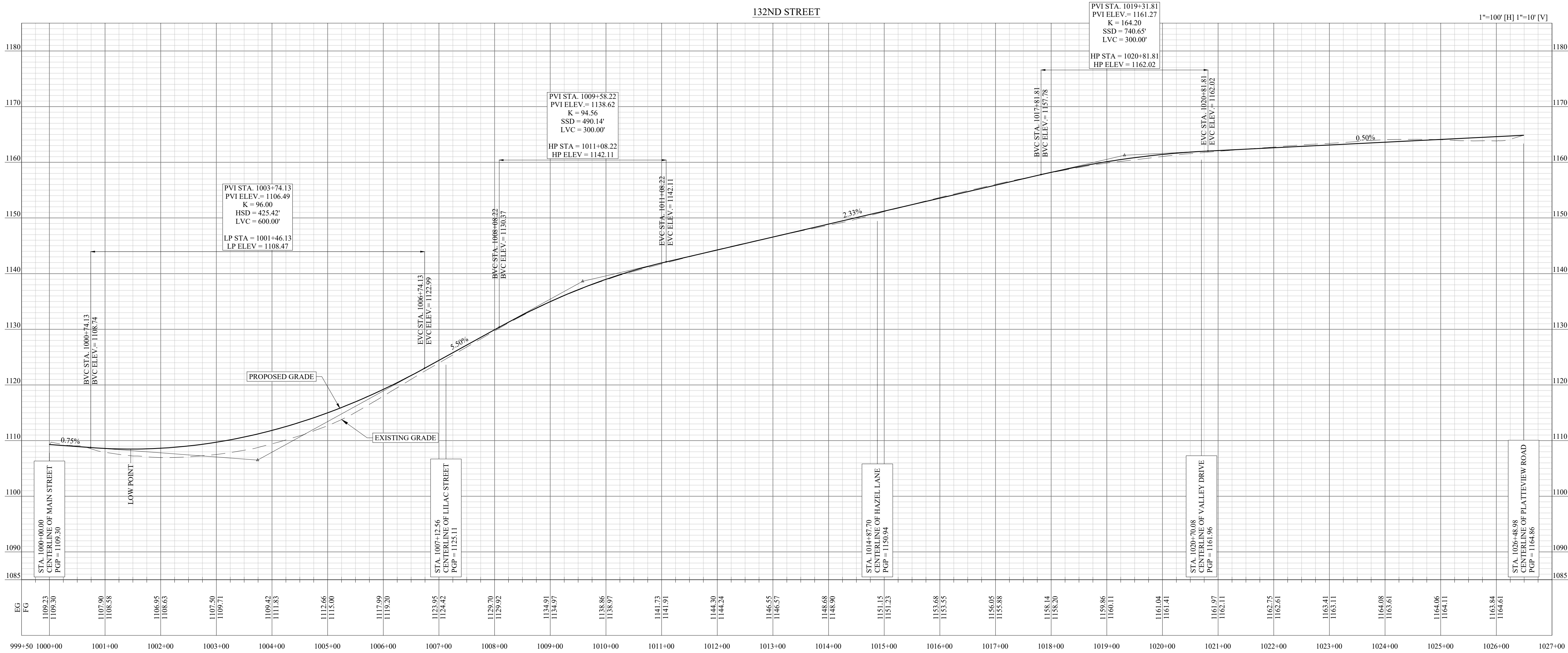
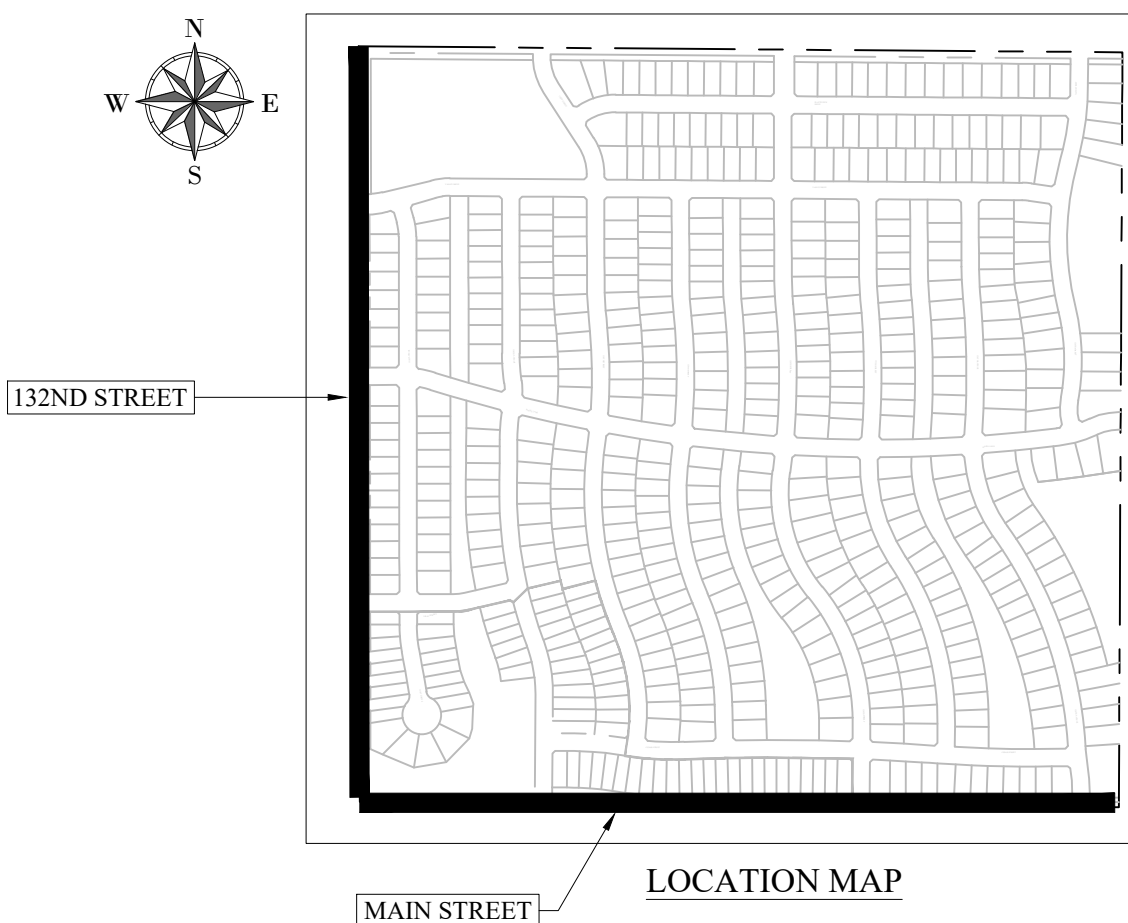


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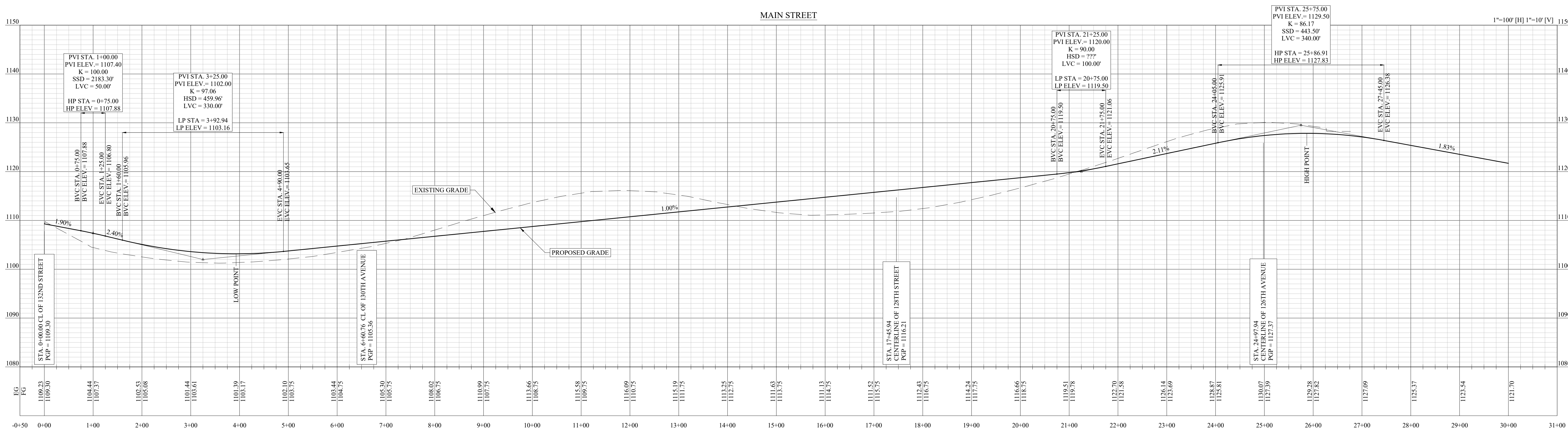
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SHEET NO.	EXHIBIT E

FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



ROADWAY PROFILES
132ND STREET AND MAIN STREET
FAIRMONT
SPRINGFIELD, NE
PRELIMINARY PLAT



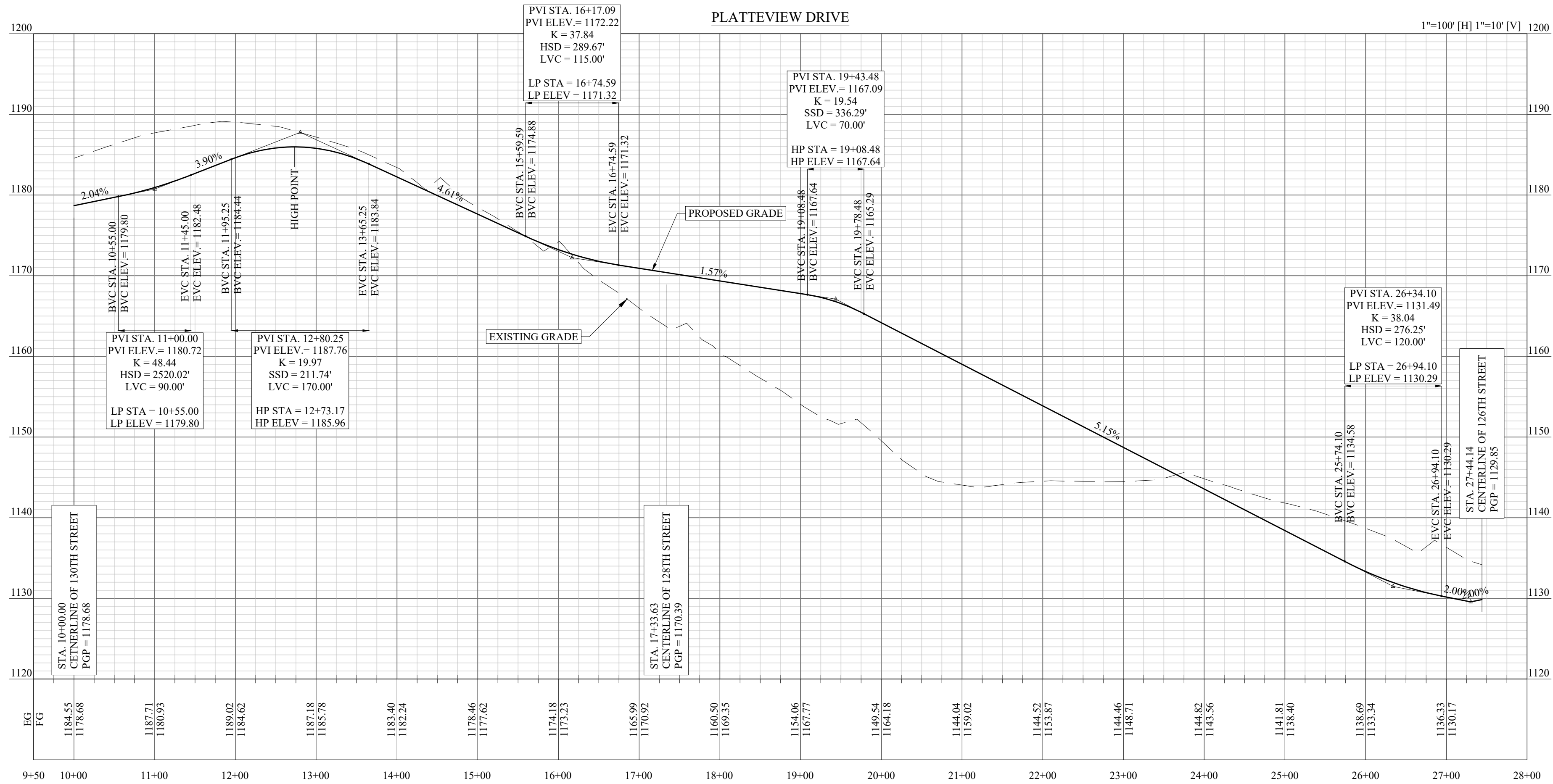
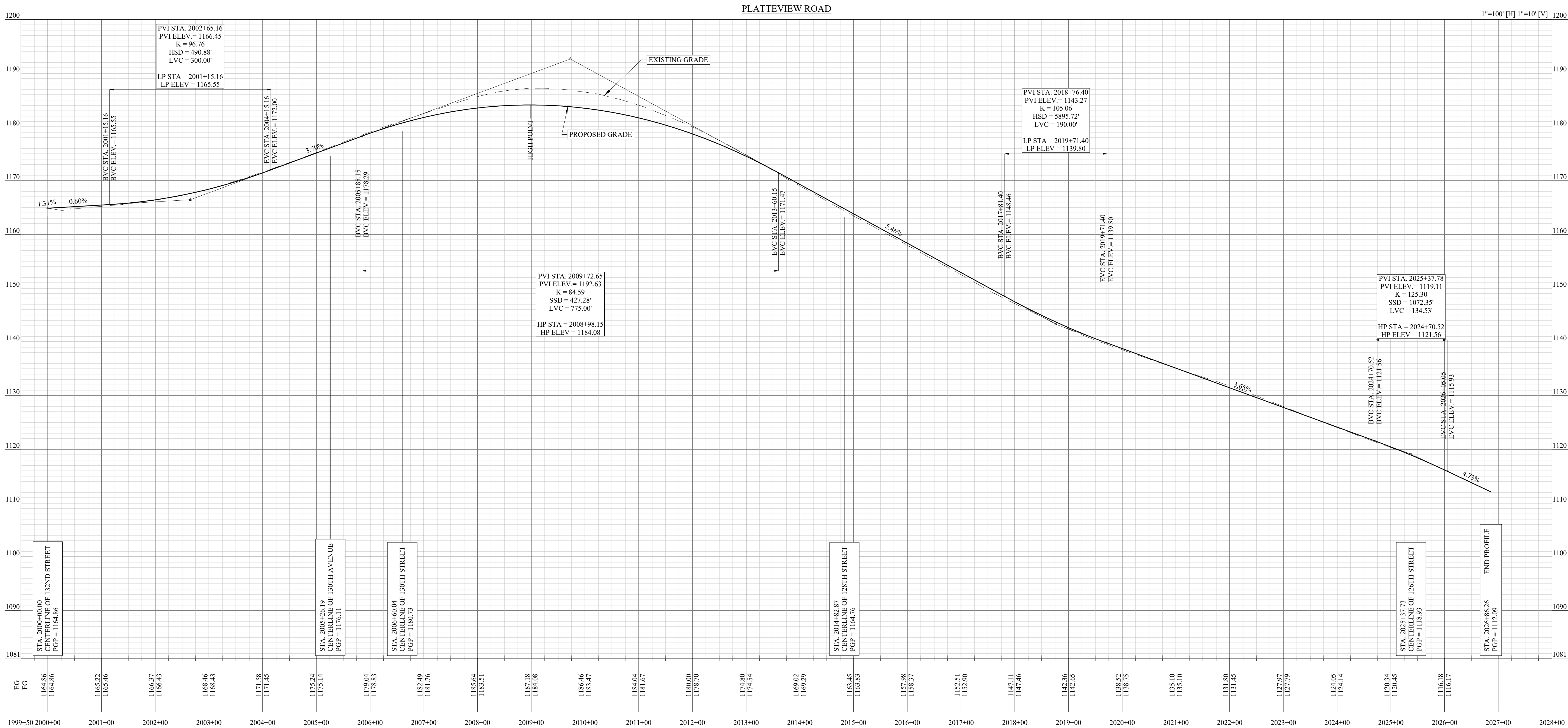
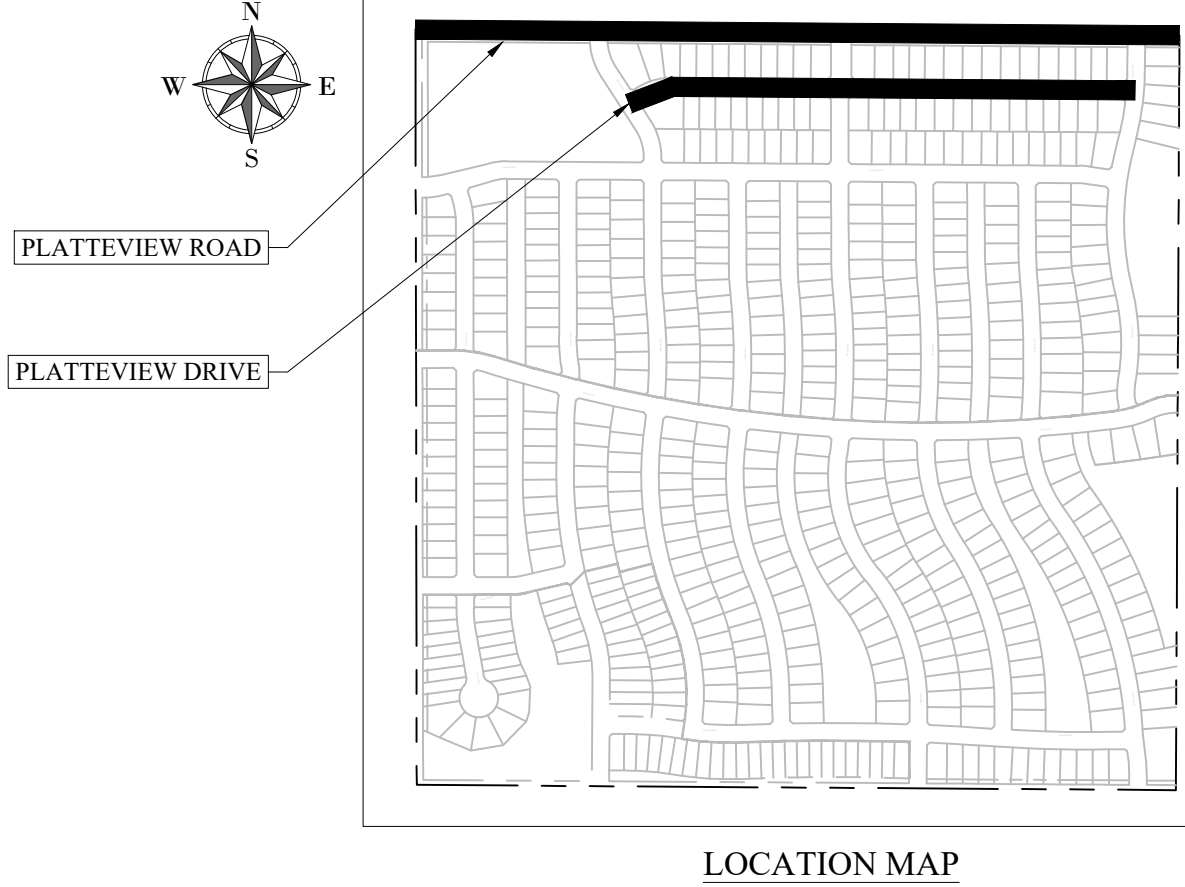
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SHEET NO. EXHIBIT E1

FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



ROADWAY PROFILES
PLATTEVIEW ROAD AND PLATTEVIEW DRIVE
FAIRMONT
SPRINGFIELD, NE
PRELIMINARY PLAT

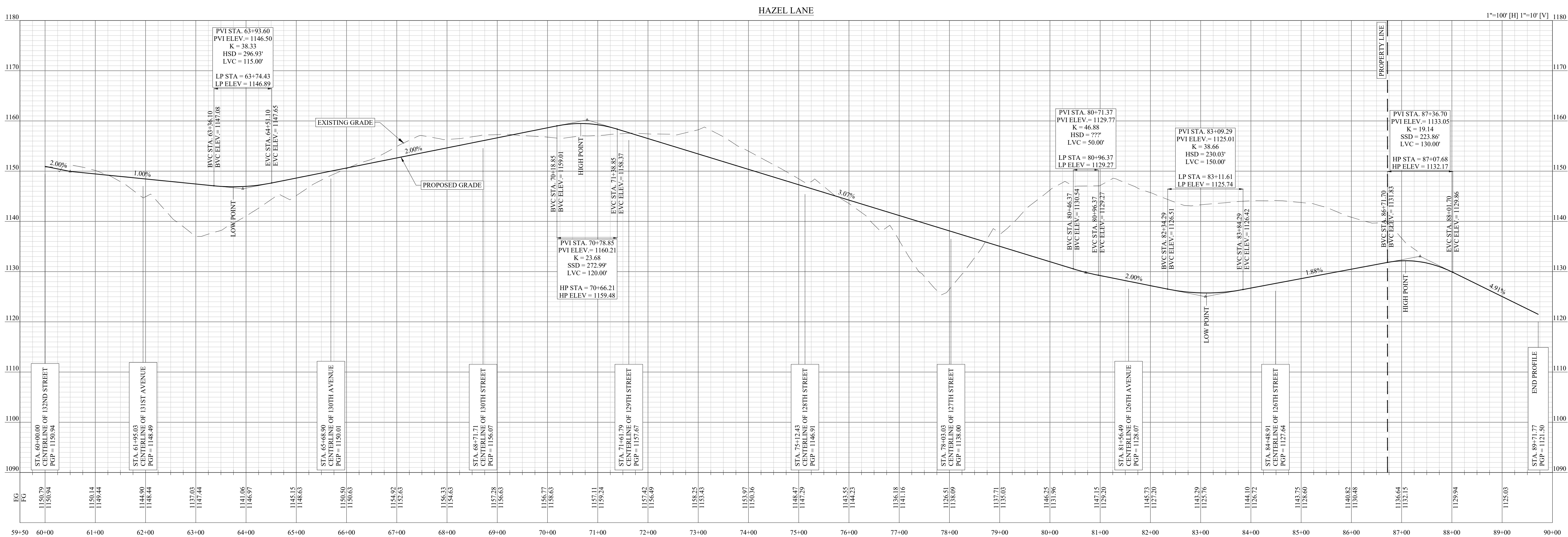
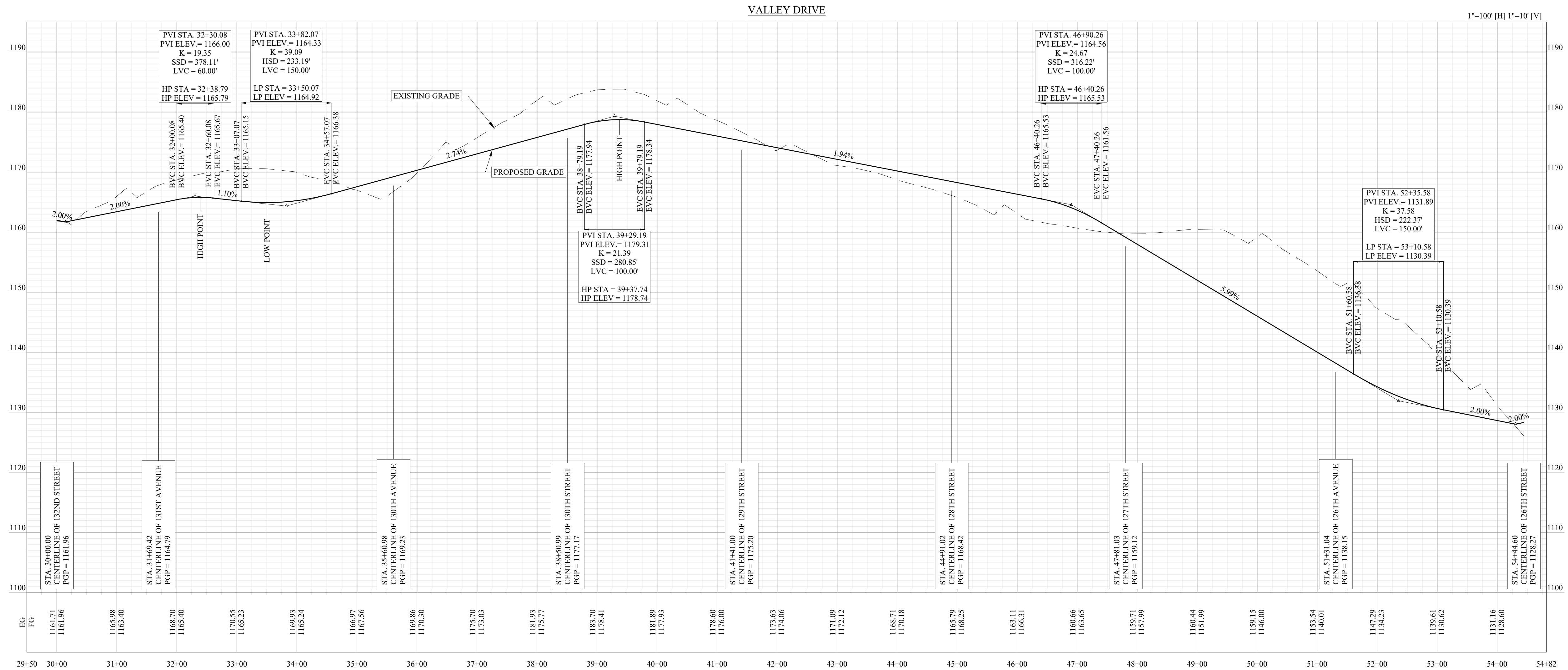
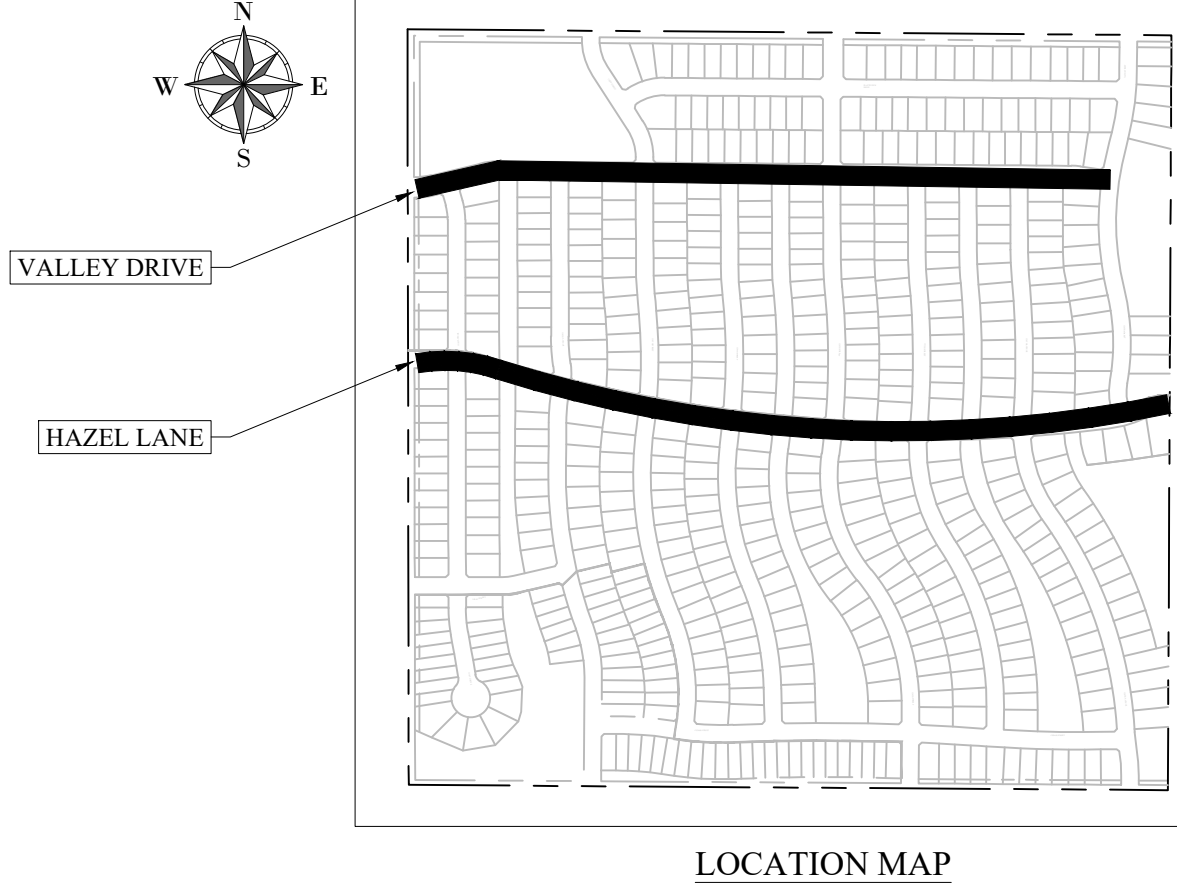
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SHEET NO. EXHIBIT E2

FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



ROADWAY PROFILES
VALLEY DRIVE AND HAZEL LANE
FAIRMONT
SPRINGFIELD, NE
PRELIMINARY PLAT

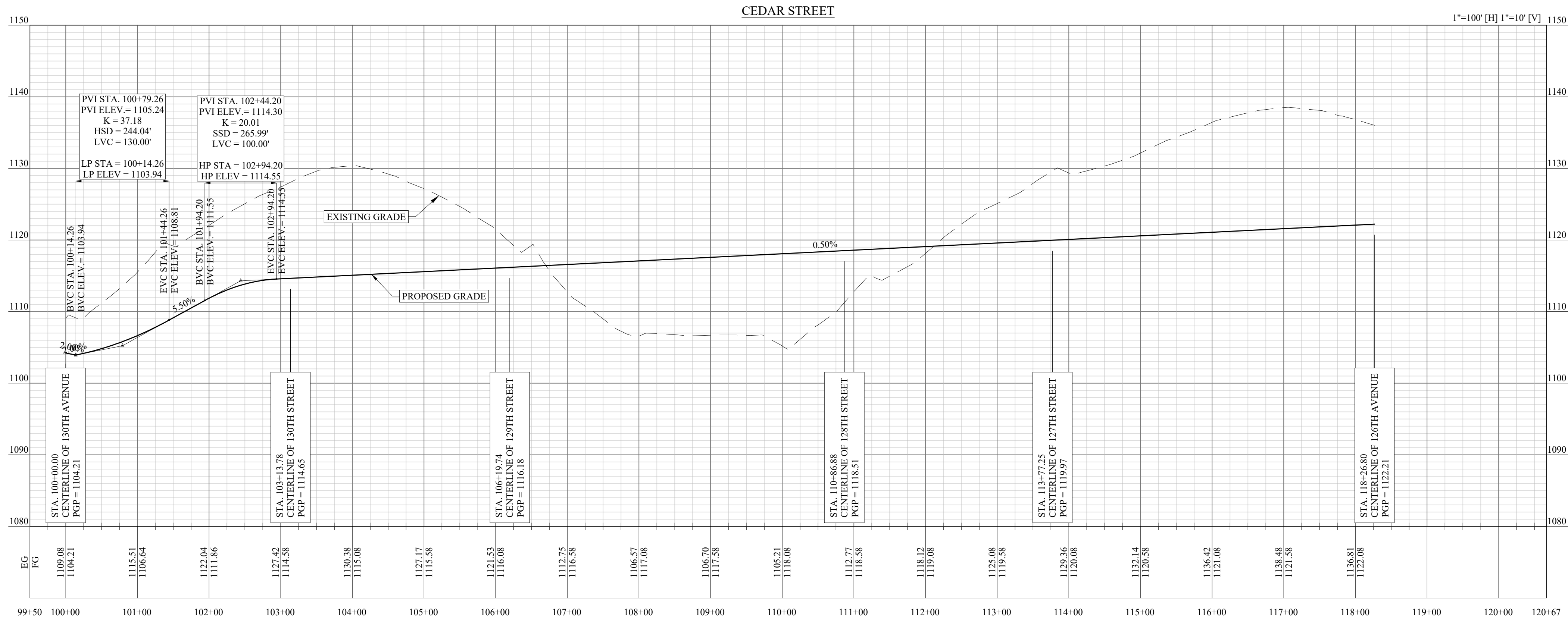
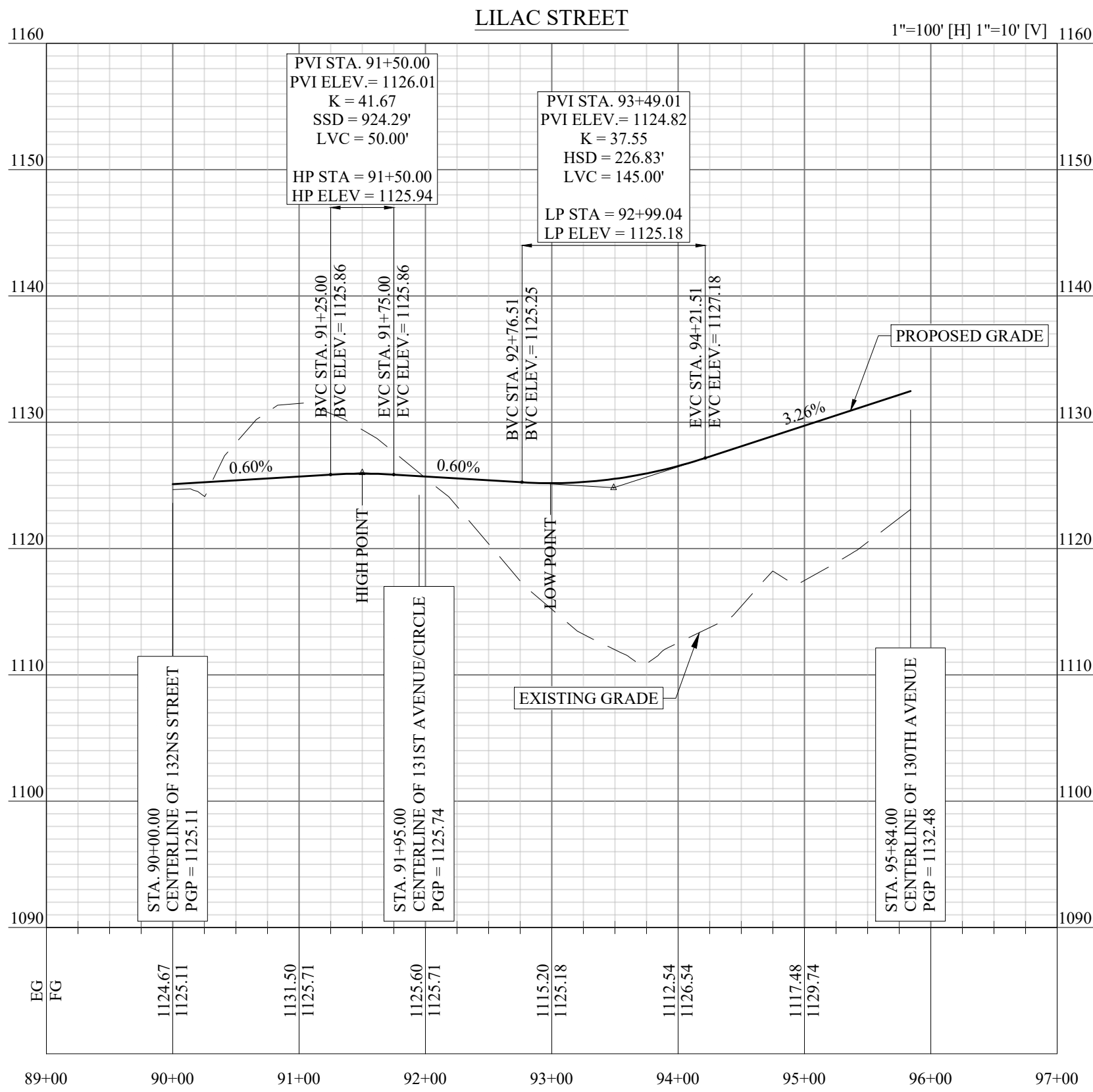
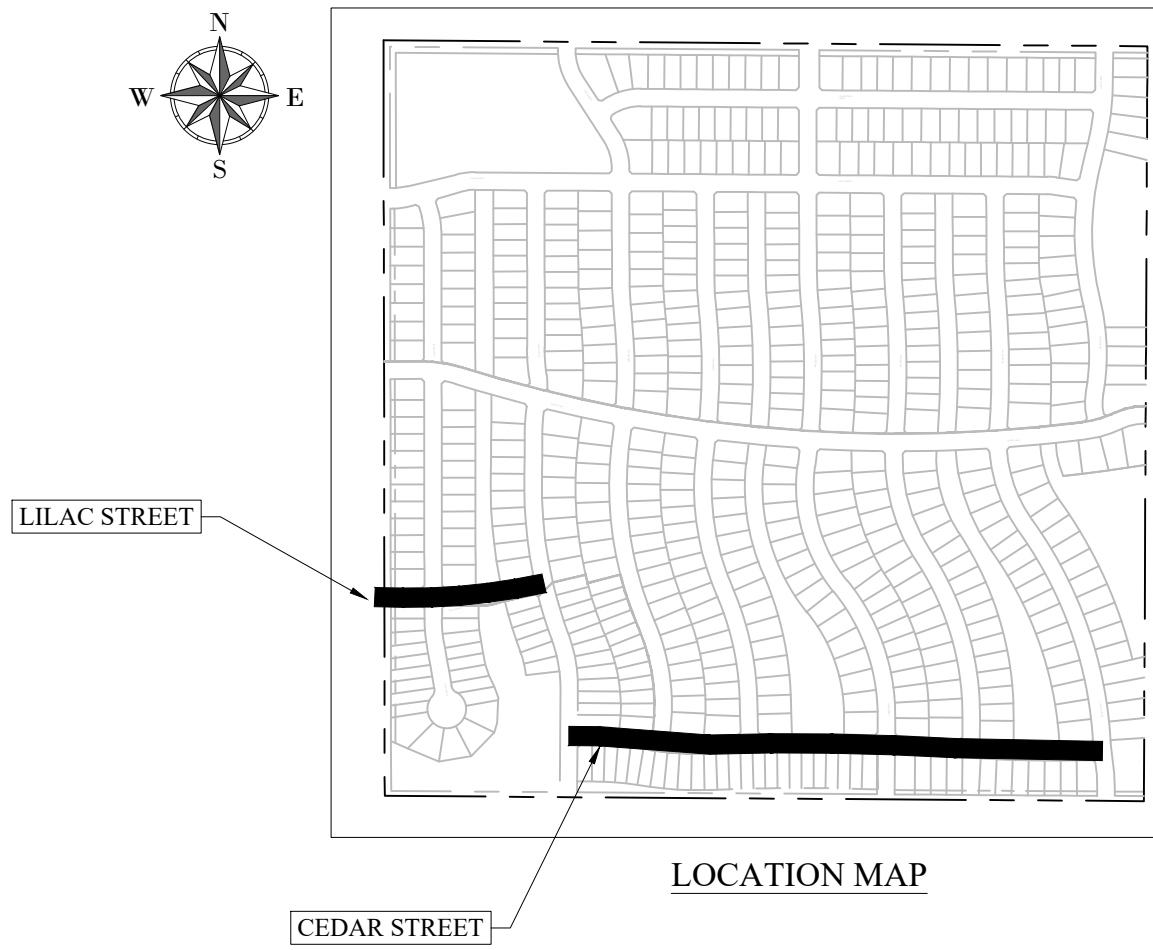
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EXHIBIT E3

FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



ROADWAY PROFILES
LILAC STREET AND CEDAR STREET
FAIRMONT
SPRINGFIELD, NE
PRELIMINARY PLAT

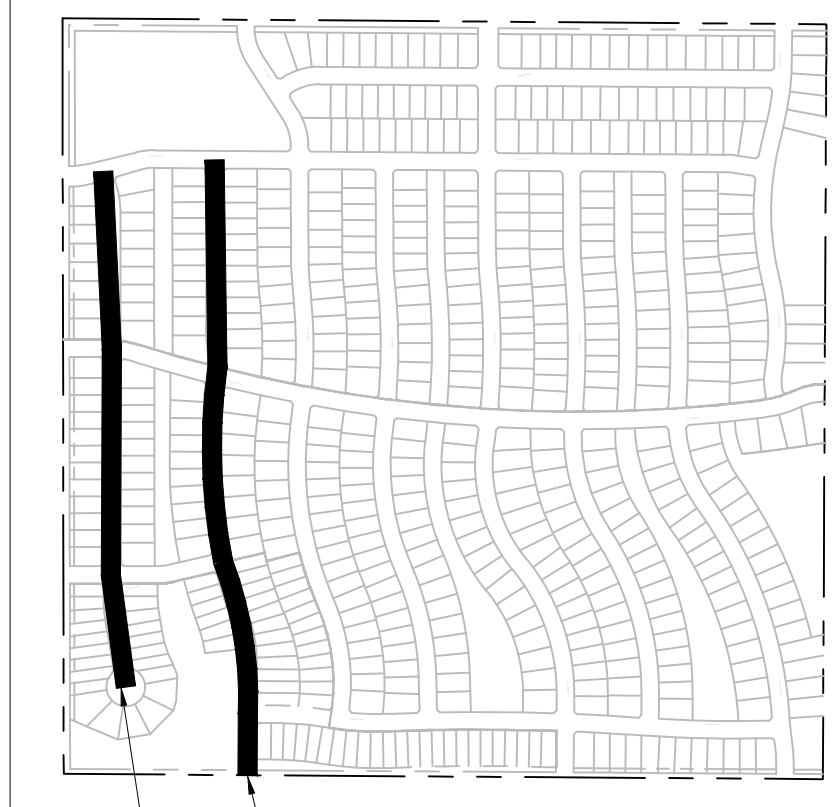
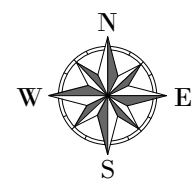
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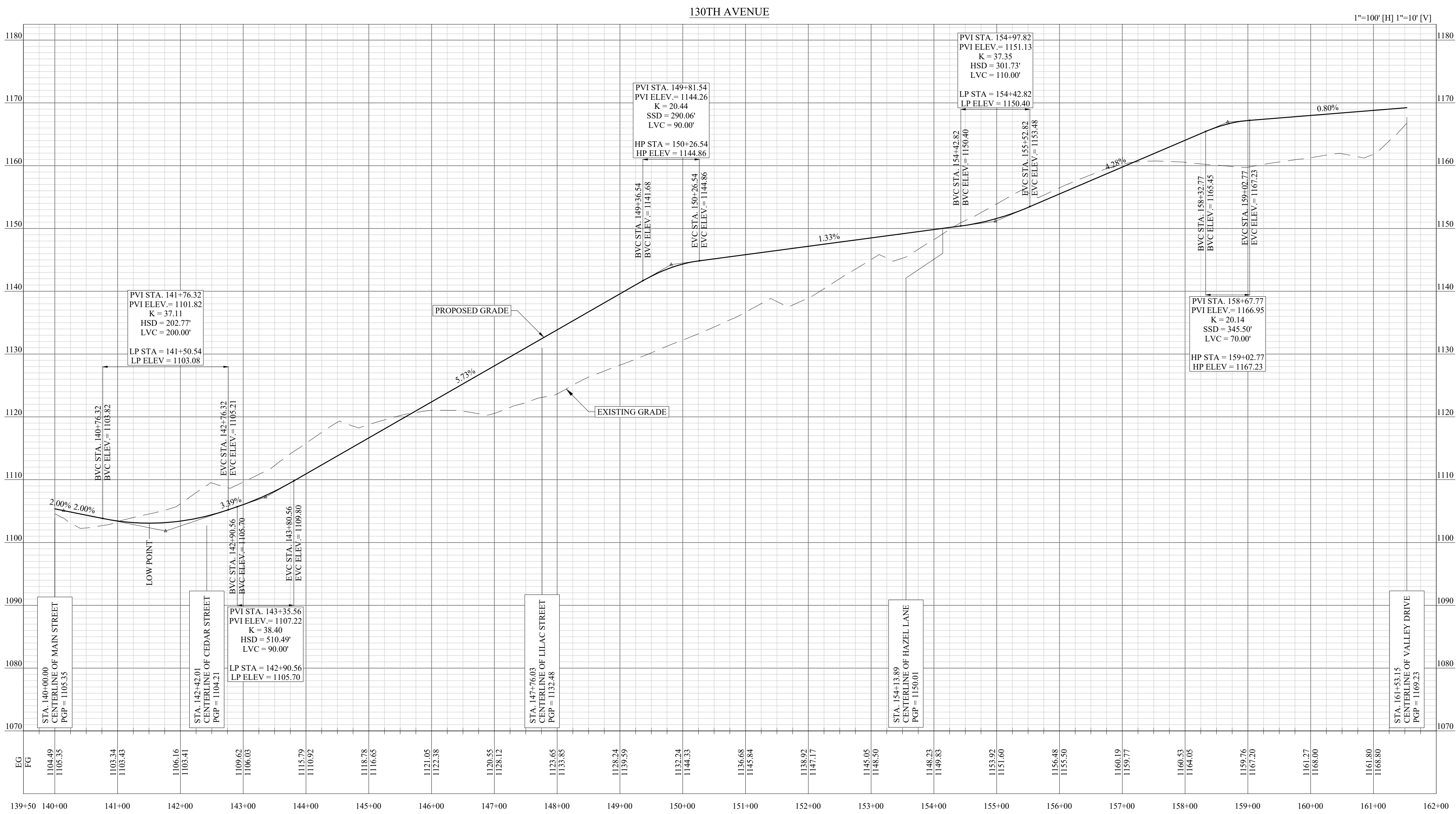
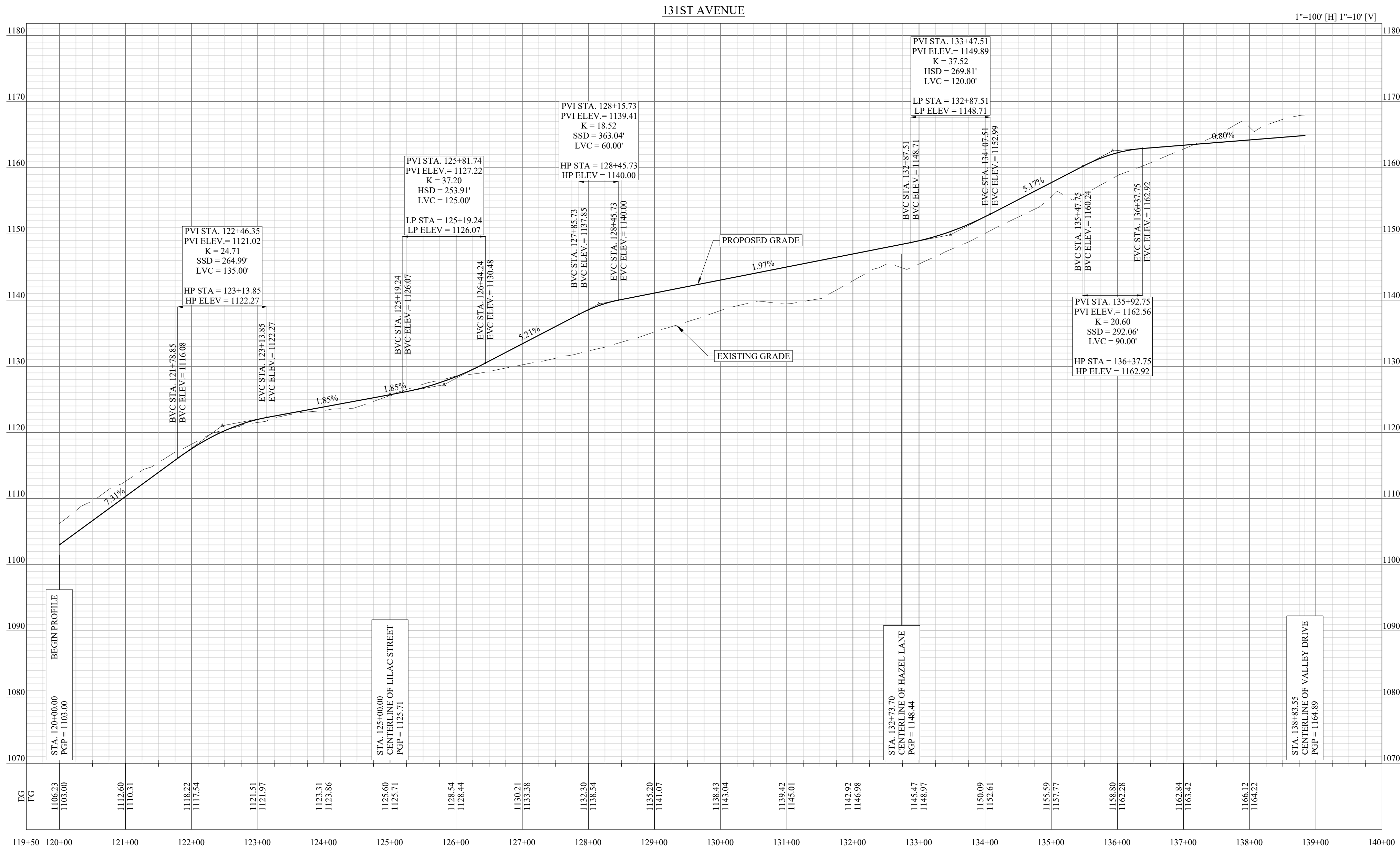
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SHEET NO. EXHIBIT E4

FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



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300 S. 147TH STREET, SUITE 200, OMAHA, NE 68144
WEBSITE: foleyshald.com PHONE: 402.861.7933
NEBRASKA CA-4197



ROADWAY PROFILES
131ST AVENUE AND 130TH AVENUE
FAIRMONT
SPRINGFIELD, NE
PRELIMINARY PLAT

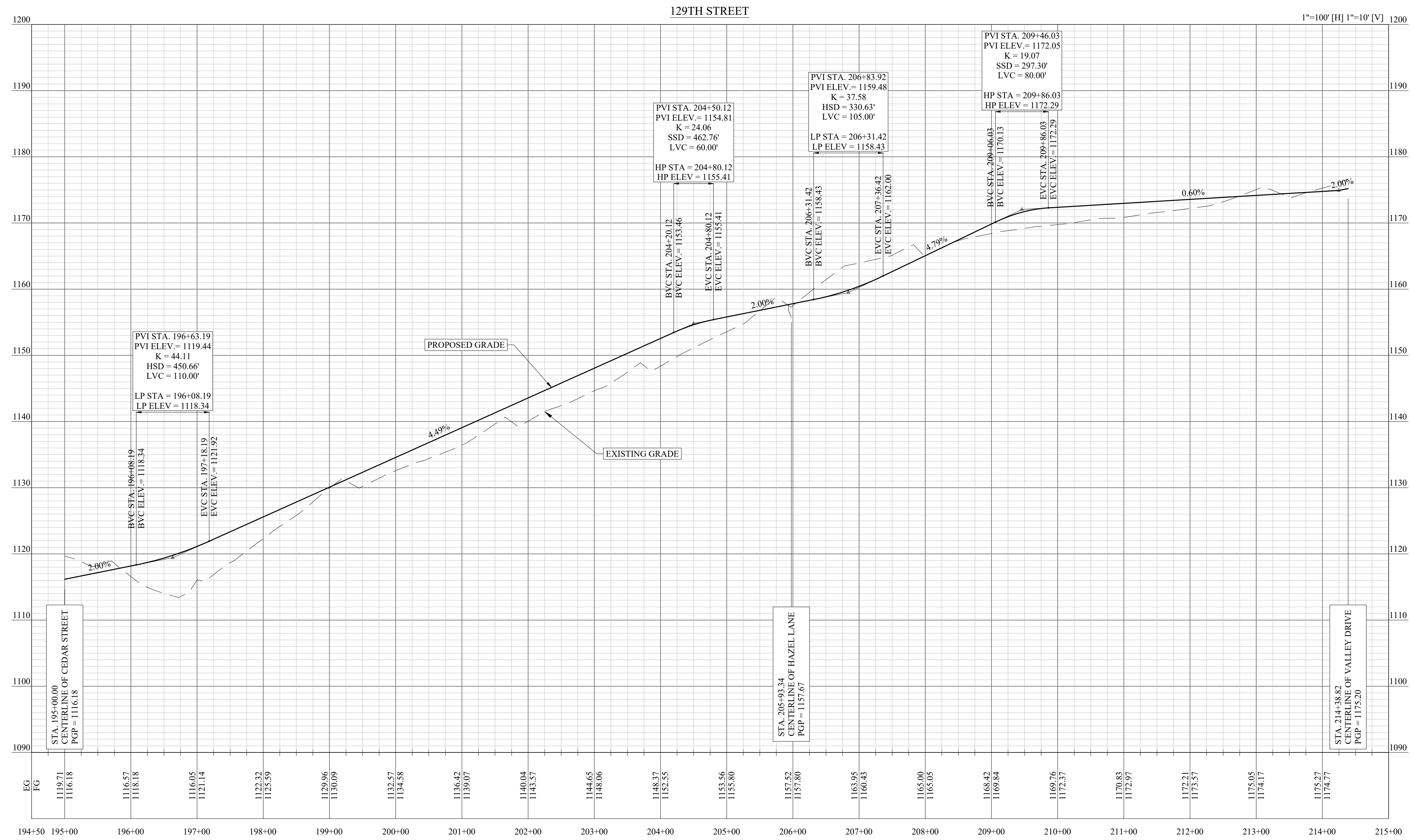
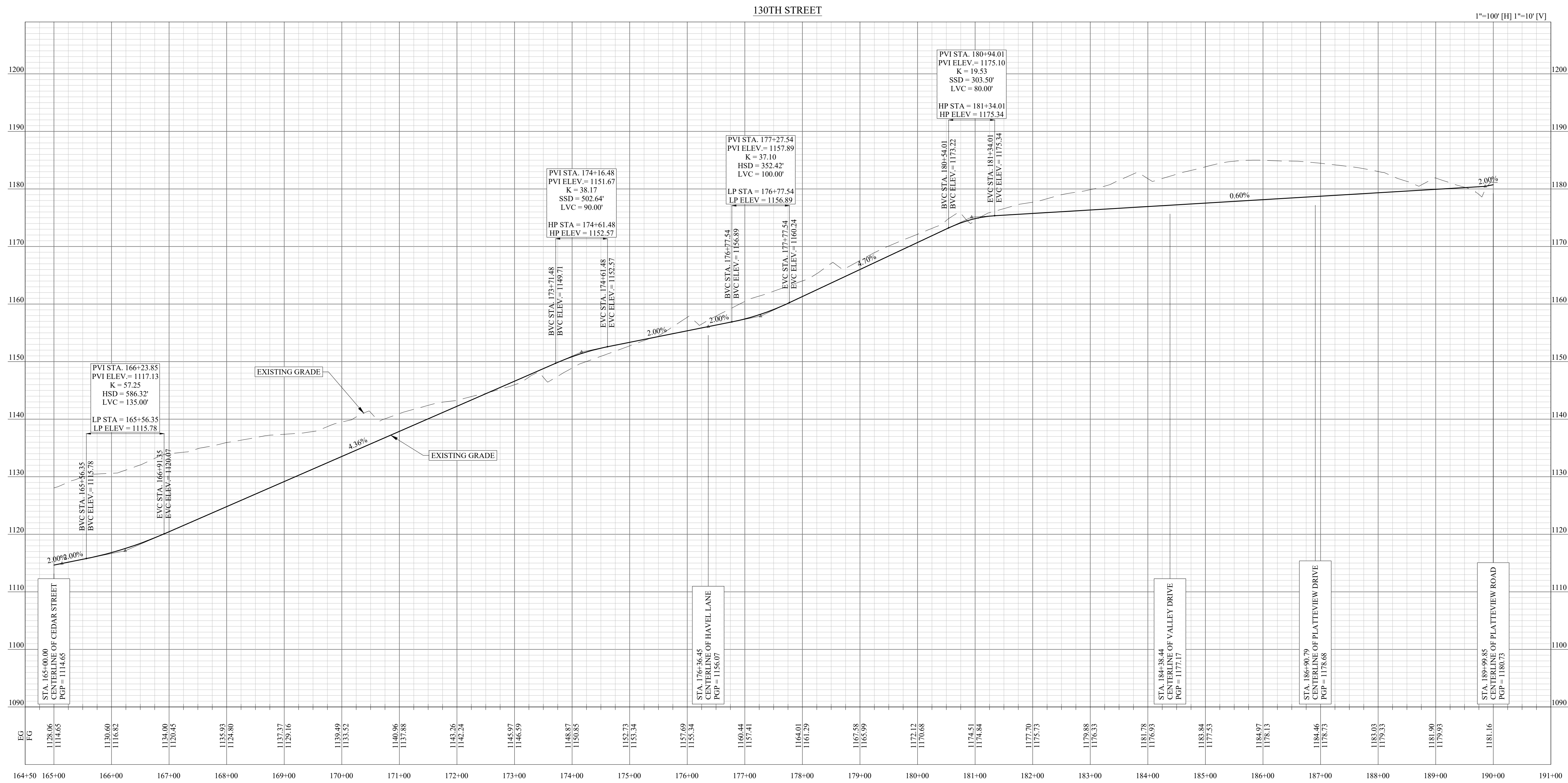
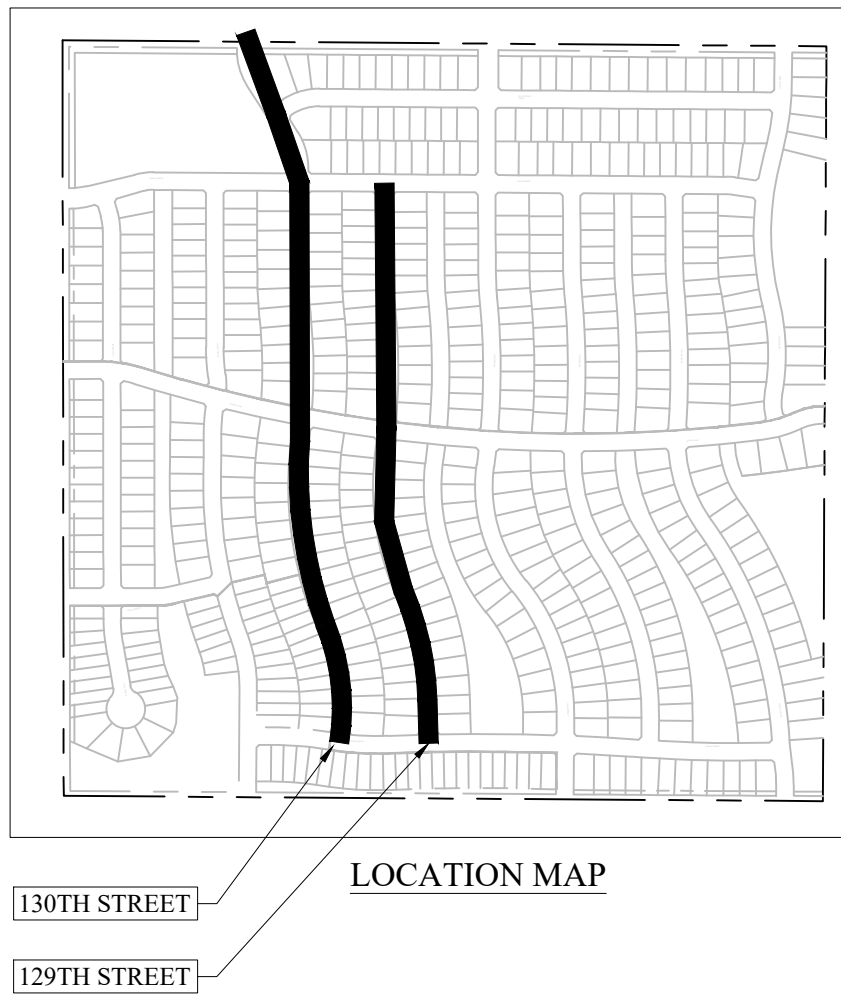
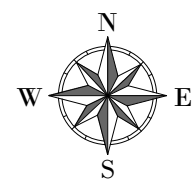
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SHEET NO. EXHIBIT E5

FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



ROADWAY PROFILES

130TH STREET AND 129TH STREET

FAIRMONT
SPRINGFIELD, NE

PRELIMINARY PLAT

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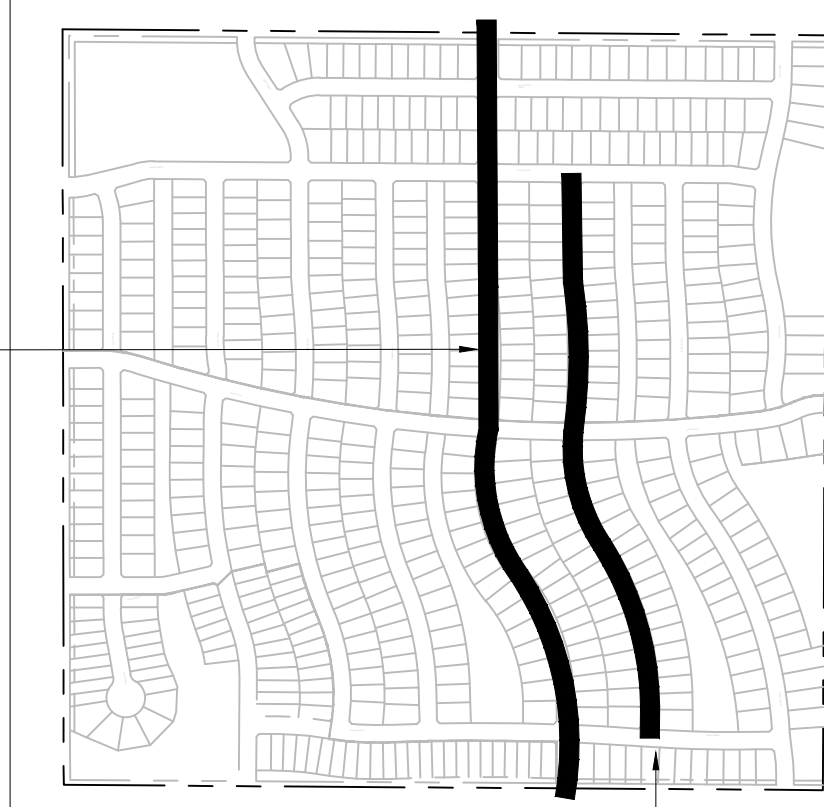
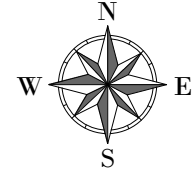
NOT RELEASED FOR CONSTRUCTION

DRAWN BY:	REVIEWED BY:
DATE:	PROJECT NUMBER:
09/04/2026	145.001

SHEET NO.

EXHIBIT E6

FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



LOCATION MAP



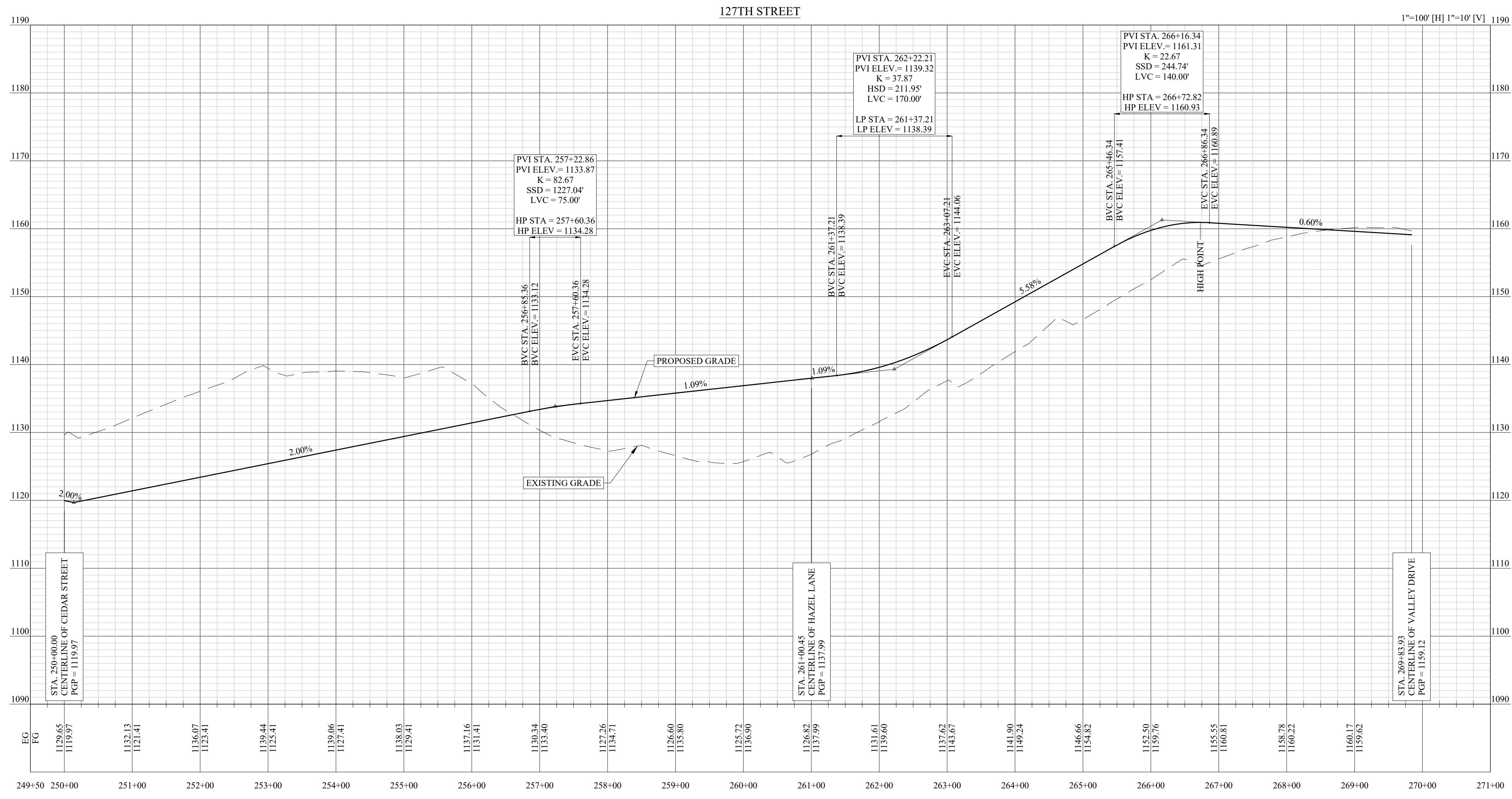
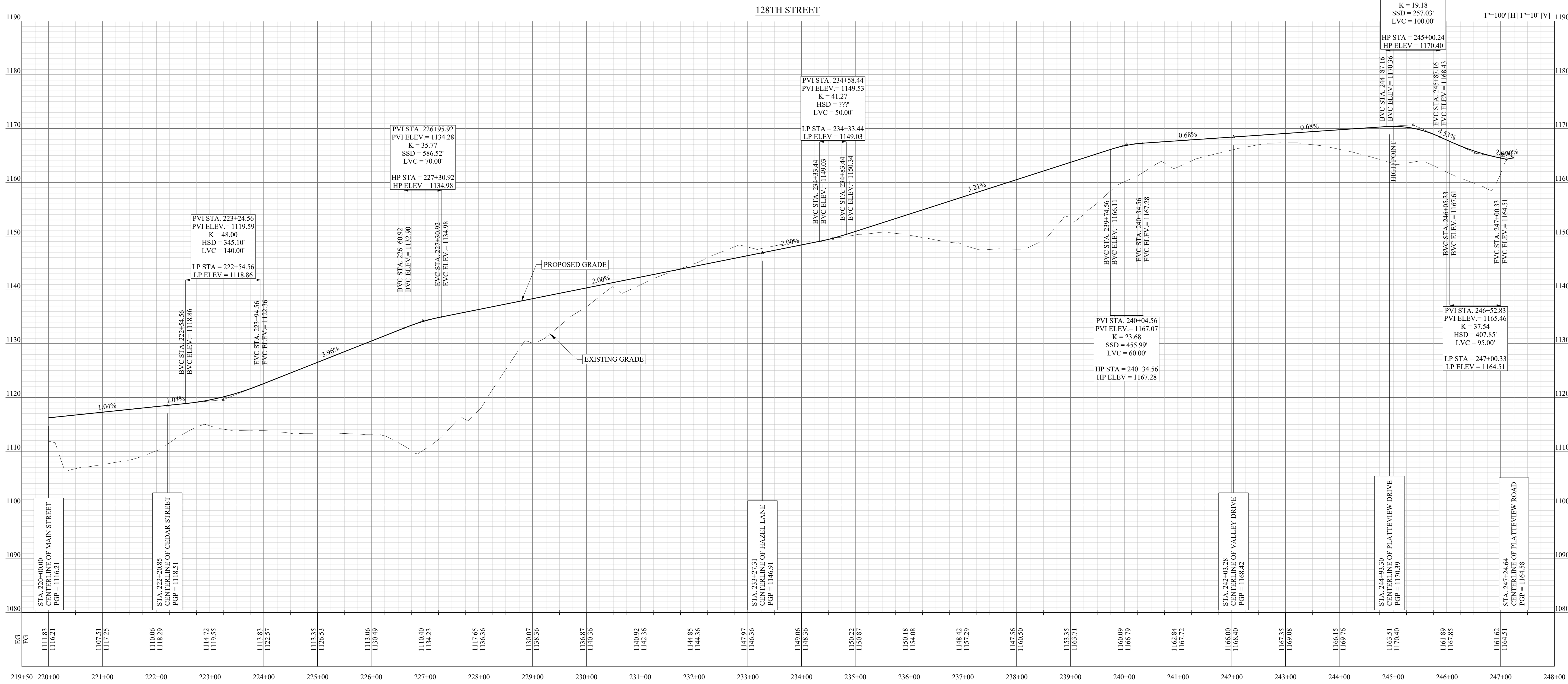
ROADWAY PROFILES
128TH STREET AND 127TH STREET
FAIRMONT
SPRINGFIELD, NE
PRELIMINARY PLAT

PLAN REVISIONS		
NO.	DATE	REVISION DESCRIPTION

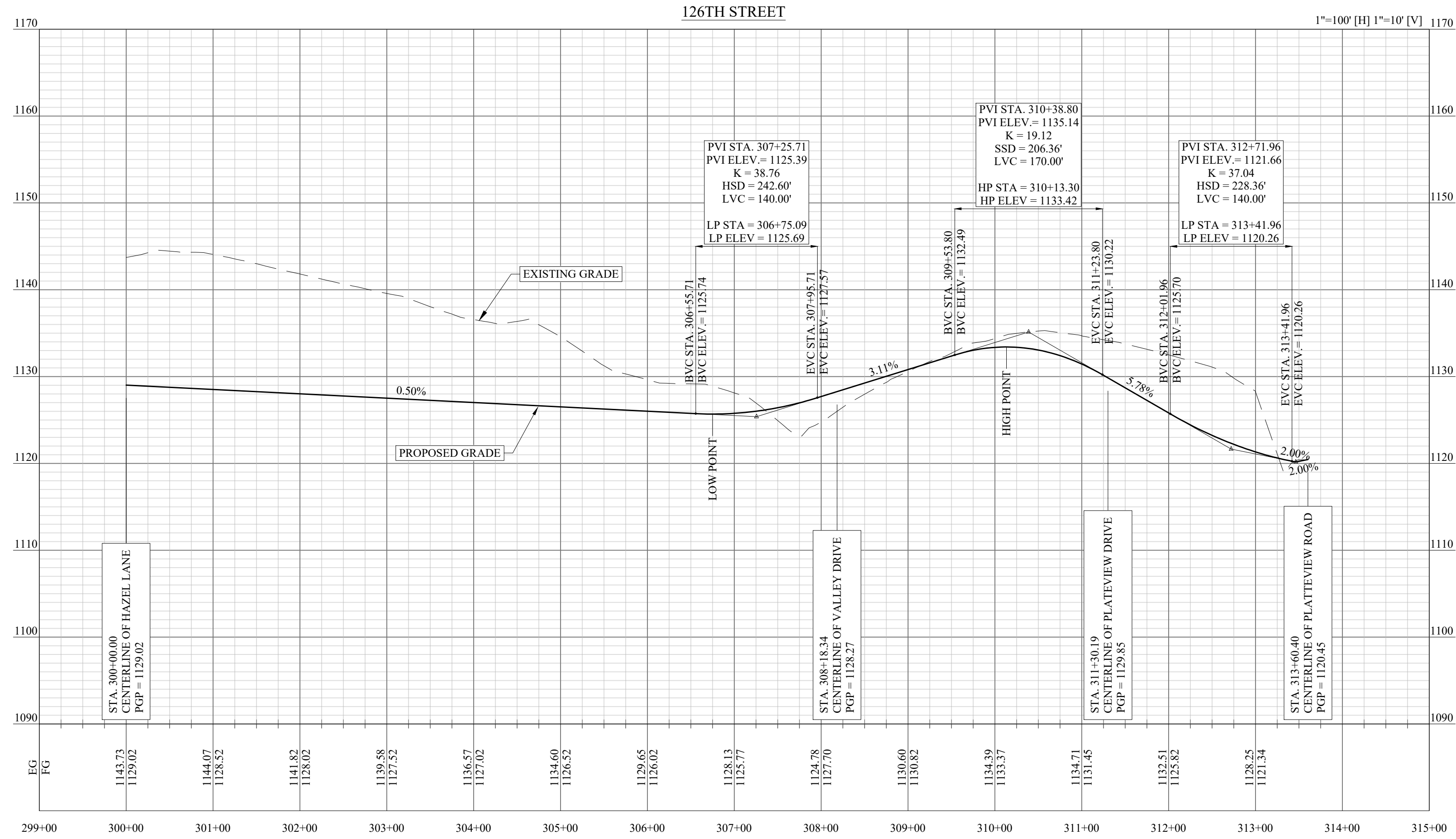
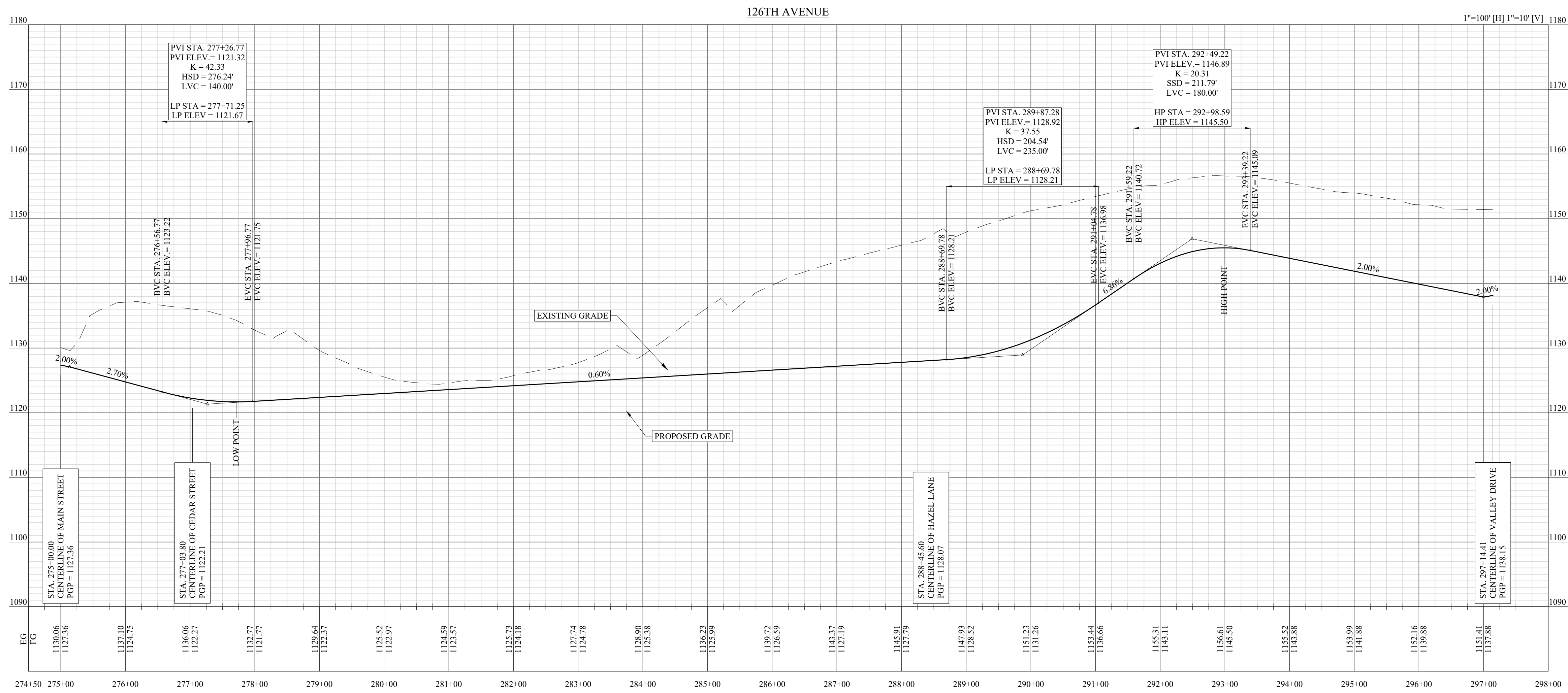
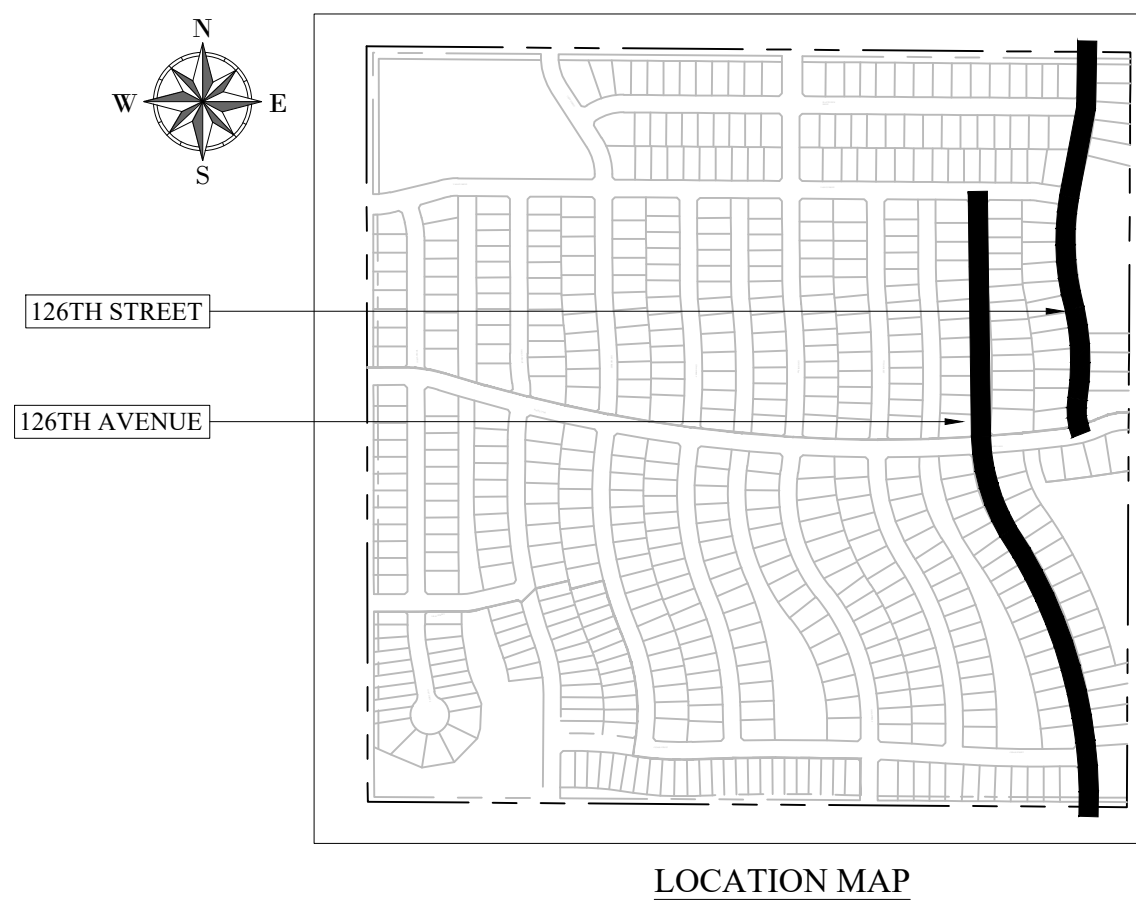
NOT RELEASED FOR CONSTRUCTION

DRAWN BY:	REVIEWED BY:
DATE:	PROJECT NUMBER:
09/04/2026	145.001

SHEET NO. EXHIBIT E7



FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N

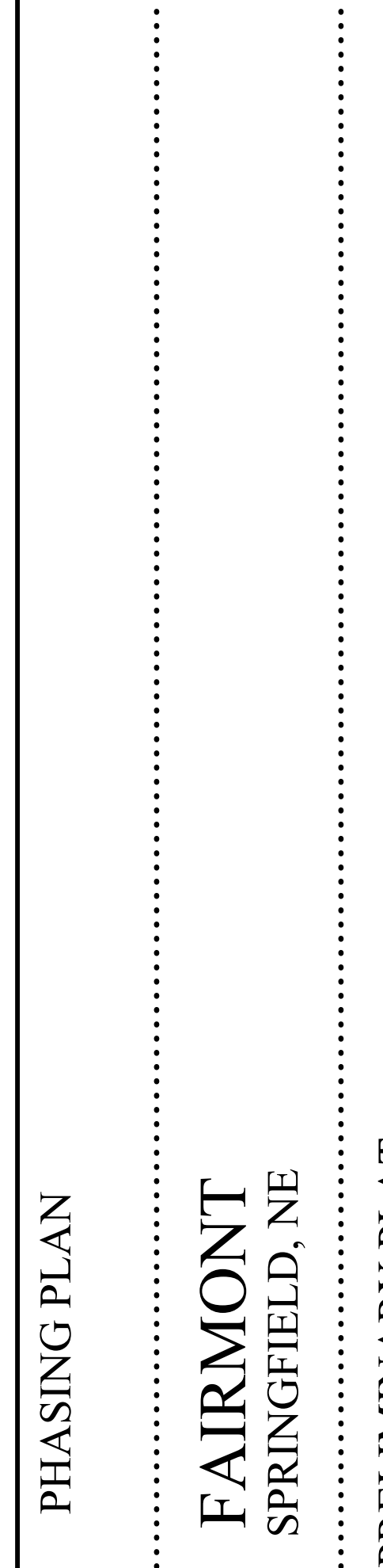


ROADWAY PROFILES
126TH AVENUE AND 126TH STREET
FAIRMONT
SPRINGFIELD, NE
PRELIMINARY PLAT

PLAN REVISIONS		
NO.	DATE	REVISION DESCRIPTION

NOT RELEASED FOR CONSTRUCTION

DRAWN BY:	REVIEWED BY:
DATE:	PROJECT NUMBER:
09/04/2026	145.001
SHEET NO.	EXHIBIT E8

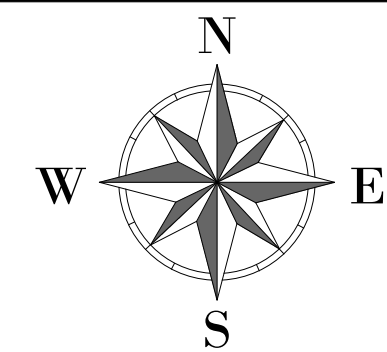


NOT RELEASED FOR CONSTRUCTION	
DRAWN BY: JR DATE: 09/04/2026	REVIEWED BY: JS PROJECT NUMBER: [45.00]
SHEET NO.	
EXHIBIT F	

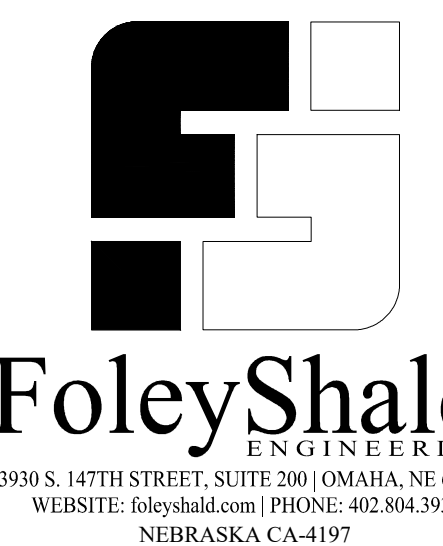
EXHIBIT F

90-1145-01 - Ghosn, Mubekb. Property/CAD/CONSTRUCTION DRAWING/PLATTING/45001-EXHIBIT F - PHASING PLAN, dsg. 9/4/2019, 12:14:35 PM, JRAIDRDMACHER

FAIRMONT
PRELIMINARY PLAT
LOTS 1-560 AND OUTLOTS A-N



0 100 200
SCALE: 1"=100'



TRAIL AND LANDSCAPING PLAN

FAIRMONT
SPRINGFIELD, NE

PRELIMINARY PLAT

PLAN REVISIONS			
NO.	DATE	REVISION DESCRIPTION	BY

NOT RELEASED FOR CONSTRUCTION

DRAWN BY:	REVIEWED BY:
JR	JS
DATE:	PROJECT NUMBER:
09/04/2026	145.001

SHEET NO.

EXHIBIT G

