

SHEET INDEX

1 of 1

1. ALL DISTANCES SHOWN ARE IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES, NOT CHORD DISTANCES.
3. LOTS ARE CONCEPTUAL AND EXACT LOT LINES MAY VARY AT TIME OF FINAL PLAT.
4. LOT REQUIREMENTS INCLUDING PROPOSED SETBACKS ARE SHOWN ON EXHIBIT A.
5. VERTICAL DATUM IS BASED ON NAVD83 (GEOID-12A).
6. HORIZONTAL CONTROL IS BASED ON THE DOUGLAS/SARPY COMBINE LDP IN INTERNATIONAL FEET.

POWER:	OMAHA PUBLIC POWER DISTRICT
GAS:	BLACK HILLS ENERGY
SEWER:	CITY OF SPRINGFIELD/SOCWWA
WATER:	CITY OF SPRINGFIELD

- SECTION 4.15: BLOCKS
 - BLOCK LENGTH TO EXCEED 80

EXISTING: AR (AGRICULTURE RESIDENTIAL)
PROPOSED: MU-PUD (MIXED USE - PLANNED UNIT DEVELOPMENT)

OUTLOT	FUTURE DEVELOPMENT	PCSDP DRAINAGE	PARK/ TRAIL	SEWER LIFT STATION	COTTAGE COMMON SPACE
A	X				
B	X				
C		X			
D		X			
E				X	
F					
G			X		X
H					X
I			X		
J					X
K			X		

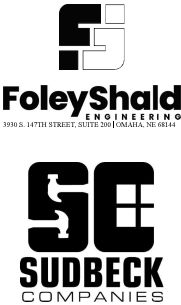
A TRACT OF LAND BEING THE N1/2 OF THE S1/2 OF SECTION 19, TOWNSHIP 11 NORTH, RANGE 12 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 19, THENCE S89°52'29"E, ON THE NORTH LINE OF SAID SW1/4, A DISTANCE OF 2627.81 FEET TO THE CENTER OF SAID SECTION; THENCE S89°16'12"N, ON THE EAST LINE OF SAID N1/2 OF SAID SW1/4, A DISTANCE OF 1321.42 FEET TO THE SE CORNER; N1/2, SW1/4, THENCE S89°34'W LEAVING SAID EAST LINE, AND ON THE SOUTH LINE OF SAID N1/2, A DISTANCE OF 2637.93 FEET TO THE CENTER OF SAID SECTION; THENCE S89°49'49"E, ON THE WEST LINE OF SAID N1/2, A DISTANCE OF 1119.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3446.42 OR 89 SQUARE FEET OR 79.51 ACRES MORE OR LESS, OF WHICH 128,538.99 SQUARE FEET OR 2.95 ACRES ARE CURRENTLY BEING USED AS COUNTY ROAD RIGHT OF WAY. SAID TRACT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

----	----	EXISTING PROPERTY LINE
----	----	EXISTING CENTERLINE
----	----	EXISTING RIGHT-OF-WAY
----	ST	EXISTING STORM SEWER
----	ONE	EXISTING OVERHEAD ELECTRIC
----	----	EXISTING PAVEMENT
----	----	PROPOSED RIGHT-OF-WAY
----	----	PROPOSED PROPERTY LINE
----	----	PROPOSED PAVEMENT
----	----	PROPOSED PROPERTY SETBACK
----	----	PLAT BOUNDARY
----	----	FOUND SURVEY POINT
----	----	SITE BENCHMARK
----	----	POWER POLE

VILLAGE ON MAIN
PRELIMINARY PLAT
LOTS 1-310 AND OUTLOTS A-K



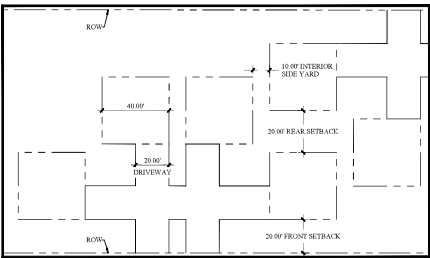
LOT REQUIREMENTS								
LOT TYPE	LOT AREA (SQ)	LOT WIDTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	STREET SIDE YARD (FT)	MAX HEIGHT (FT)	MAX IMPERVIOUS AREA (%)
SINGLE-FAMILY	5,800	60	20	5	25	15	35	50
TOWNHOME	1,900	20	20	5*	25	15	45	80
BUNGALOW	5,300	45	20	5	25	15	35	50
COTTAGE	1,600	40	0	0	0	0	35	100
COTTAGE OUTLOT	0	0	20	10	20	20	0	30

*SIDE YARD SETBACK SHALL BE ZERO FEET AT COMMON WALLS

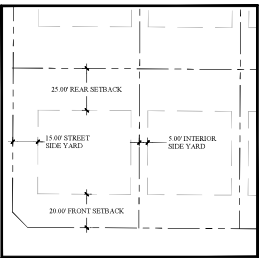
NET OPEN SPACE			
LOT TYPE	TOTAL LOT AREA (SQ)	MAX IMPERVIOUS AREA (SQ)	MINIMUM PERVIOUS AREA (SQ)
SINGLE-FAMILY	638,317	446,822	191,495
TOWNHOME	403,011	322,809	80,202
BUNGALOW	227,075	158,953	68,123
COTTAGE	49,600	49,600	0
COTTAGE OUTLOTS	120,832	38,950	80,882
OUTLOTS*	324,978	0**	324,978
TOTAL	1,728,813	1,016,733	786,080

*EXCLUDES OUTLOTS A & B WHICH ARE RESERVED FOR FUTURE DEVELOPMENT
**EXCLUDES POTENTIAL IMPERVIOUS AREA FOR PARK AND TRAIL IMPROVEMENTS

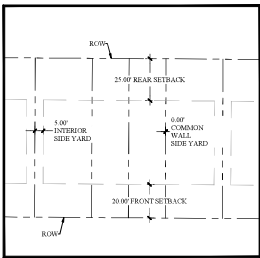
OUTLOT USAGE					
OUTLOT	FUTURE DEVELOPMENT	PCSD# DRAINAGE	PARK TRAIL	SEWER LIFT STATION	COTTAGE COMMON SPACE
A	X				
B	X				
C		X			
D		X			
E					
F				X	
G			X		
H			X		X
I					X
J			X		
K			X		



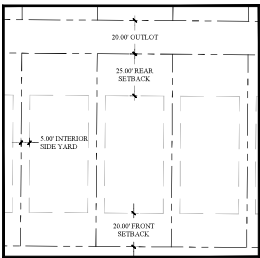
COTTAGE TYPICAL



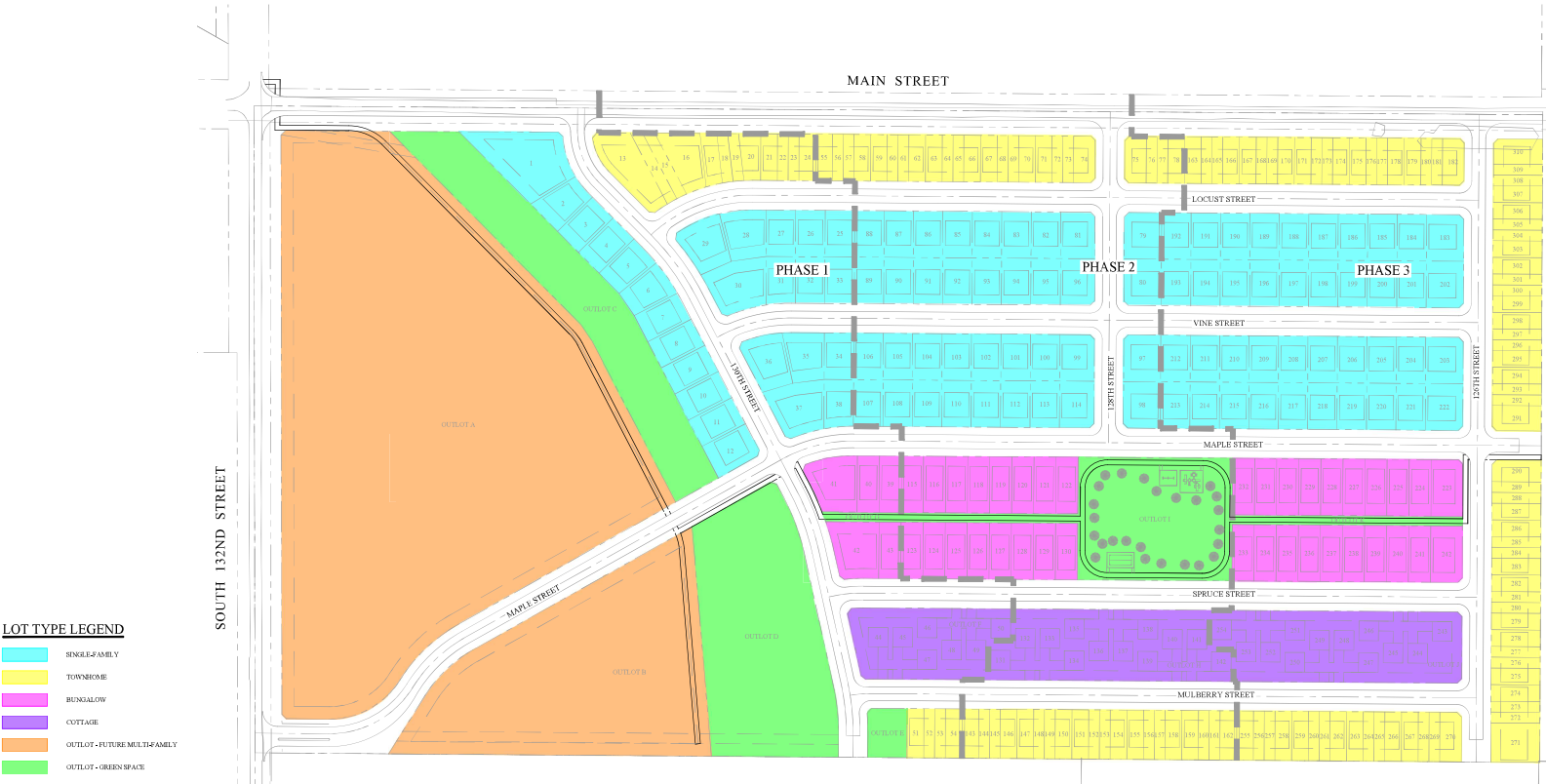
SINGLE-FAMILY TYPICAL



TOWNHOME TYPICAL



BUNGALOW TYPICAL



LOT TYPE LEGEND

- SINGLE-FAMILY
- TOWNHOME
- BUNGALOW
- COTTAGE
- OUTLOT - FUTURE MULTIFAMILY
- OUTLOT - GREEN SPACE

REVISIONS

NUMBER	DATE	DESCRIPTION
1	08/04/2021	ORIGINAL
2	10/23/2025	RESUBMITTAL

Village on Main

Springfield, NE

FSE: CA-4197

FSE #: 102.001

October 23, 2025

Preliminary

NOT FOR CONSTRUCTION

P.U.D. Plan

Exhibit A