



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 | PCSNAP DRAINAGE | PARK/ TRAIL | SEWER LIFT STATION | COTTAGE COMMON SPACE |
|--------|--------------------|-----------------|-------------|--------------------|----------------------|
| A      | X                  |                 |             |                    |                      |
| B      | X                  |                 |             |                    |                      |
| C      |                    | X               |             |                    |                      |
| D      |                    | X               |             |                    |                      |
| E      |                    |                 |             | X                  |                      |
| F      |                    |                 |             |                    | X                    |
| G      |                    |                 | X           |                    |                      |
| H      |                    |                 | X           |                    | X                    |
| I      |                    |                 |             |                    |                      |
| 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°32'21" 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" W, ON THE EAST LINE OF THE N1/2 OF SAID SW1/4, A DISTANCE OF 1321.02 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 2637.9 FEET TO THE CENTER CORNER OF SAID SECTION; THENCE N89°09'49" W, ON THE WEST LINE OF SAID N1/2, A DISTANCE OF 1119.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3446.4288 SQUARE FEET OR 79.51 ACRES MORE OR LESS, OF WHICH 128.9389 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



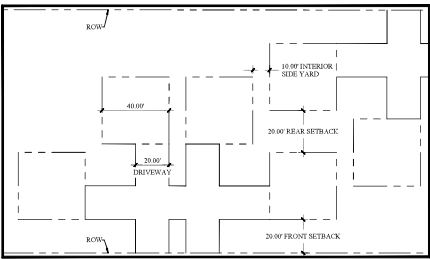
| LOT REQUIREMENTS |               |                |                 |                |                |                       |                 |                         |
|------------------|---------------|----------------|-----------------|----------------|----------------|-----------------------|-----------------|-------------------------|
| 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

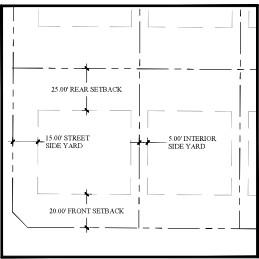
| NET OPEN SPACE  |                     |                          |                            |
|-----------------|---------------------|--------------------------|----------------------------|
| LOT TYPE        | TOTAL LOT AREA (SQ) | MAX IMPERVIOUS AREA (SQ) | MINIMUM PERVIOUS AREA (SQ) |
| SINGLE-FAMILY   | 638,317             | 446,822                  | 191,495                    |
| TOWNHOME        | 403,011             | 322,809                  | 80,202                     |
| BUNGALOW        | 227,075             | 158,953                  | 68,123                     |
| COTTAGE         | 49,660              | 49,660                   | 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

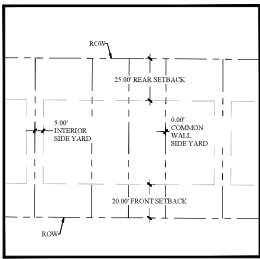
| OUTLOT USAGE |                    |                |            |                    |                      |
|--------------|--------------------|----------------|------------|--------------------|----------------------|
| OUTLOT       | FUTURE DEVELOPMENT | PCSD# DRAINAGE | PARK TRAIL | SEWER LIFT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



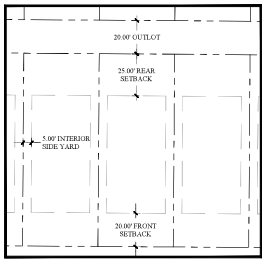
COTTAGE TYPICAL



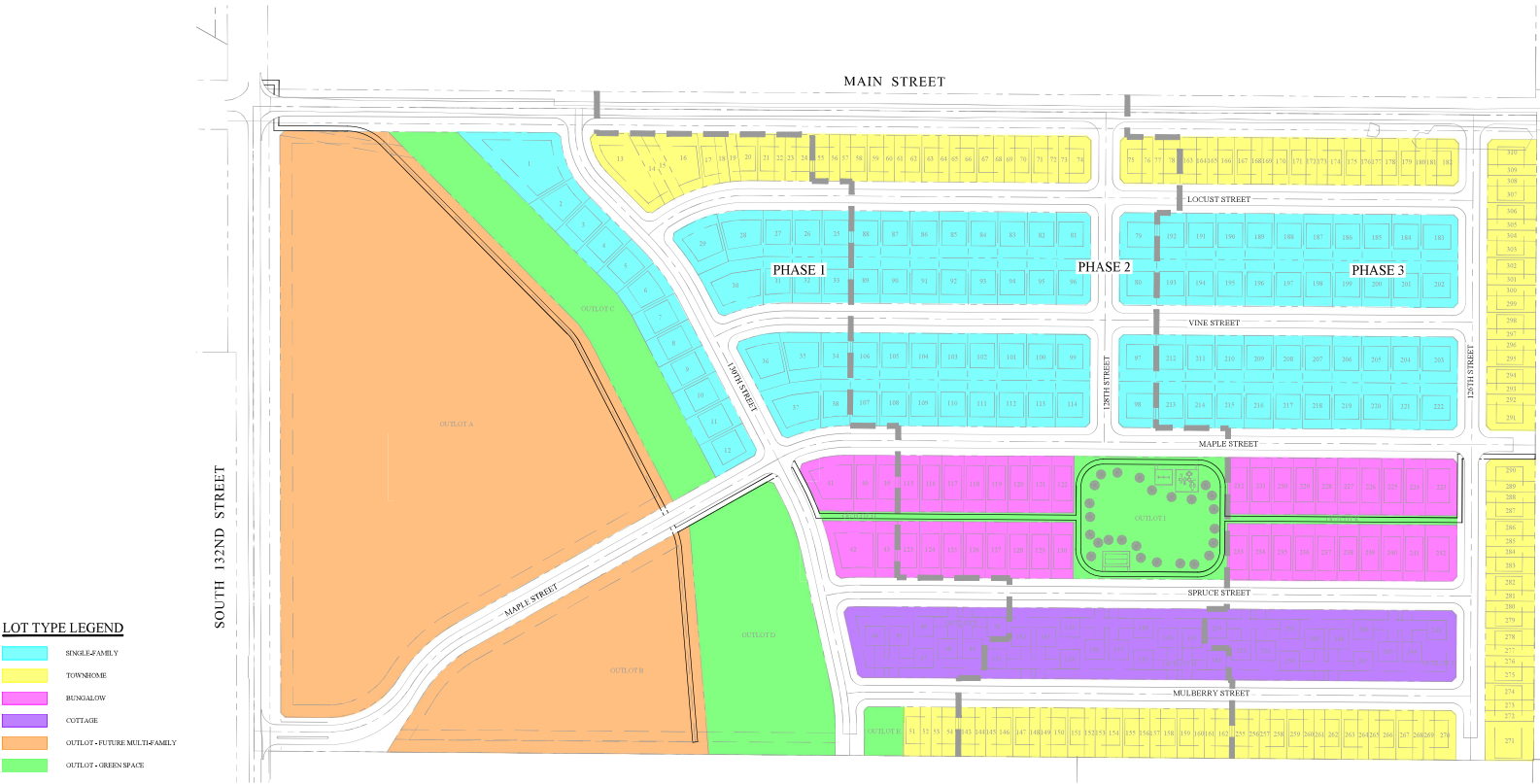
SINGLE-FAMILY TYPICAL



TOWNHOME TYPICAL



BUNGALOW TYPICAL



| 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