



SPRINGFIELD

NEBRASKA

December 4, 2025

SYNOPSIS OF PROFESSIONAL STAFF COMMENTS FOR PLANNING COMMISSION & CITY COUNCIL

**Lots 1-310 and Outlots A-K, Village on Main
Centipede (Owner)/SM2 Sudbeck Development (Subdivider)/FoleyShald (Agent)
Conditional Use Permit and UPDATED Preliminary Plat and Request for Zone Change Applications**

FoleyShald ("Agent") submitted the following documents on November 14, 2025, related to the property legally described as the North One-Half of the Southwest Quarter of Section 19, Township 13 North, Range 12, East of the 6th P.M., Sarpy County, Nebraska, owned by Centipede LLC:

1. UPDATED Request for Zone Change Application
2. UPDATED Preliminary Plat Application
3. Request for Conditional Use Permit Application

The following exhibits were also provided:

1. UPDATED Preliminary Plat
2. UPDATED Preliminary Source and Use of Funds (SUF)
3. Survey
4. Traffic Impact Study
5. Example House Elevations

The documents were 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 (SCCWAA)), 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

The following comments are supplemental to comments of August 15, 2025, on initial submittal.

1. Trails
 - a. The Comprehensive Plan shows a proposed trail in the vicinity. The resubmitted Preliminary Plat shows Outlots G, I, and K as trails. It appears the trail dead ends on the eastern edge.
 - i. If there will be a development to the east in the future, a provision will need to be made for trail connection.
 - ii. We also need to know how trail will connect on the west edge of the plat.
 - b. If trails are to be useful, are there any problems with pedestrian crossing on widened 132nd & Main Street area?

- i. The submitted traffic study mentions a turn lane at 132nd Street and Main Street.
- c. A trail would have to cross between Outlots C and D. Are there any issues with pedestrian amenities and/or crossing zone?
 - i. The submitted traffic study mentions Maple Street and 132nd Street and the need for additional right of way because of traffic volume.

1. PUD Planned Unit Development District

- a. Article 5 Section 5.20 E.8 of the City Zoning Ordinance requires copies of the proposed articles of incorporation and bylaws of such entity.
- b. Article 5 Section 5.20 E.9 of the City Zoning Ordinance requires copies of any restrictive covenants on any of the lots, if applicable.

Copy of August 15, 2025 Comments

- 1. S.I.D. Versus Other Methods of Public Improvement Methods
 - a. Based on recent S.I.D. construction adjacent to assumed land, the S.I.D. property tax levy would be significantly higher than the City levy.
 - b. The City should consider alternatives to S.I.D. construction.
 - c. S.I.D.s are not part of the corporate limits of the City, and the City derives no property tax revenue from them. They do, however, have the potential for demands from S.I.D. residents, who do not understand the distinction between the City and the S.I.D.
 - d. S.I.D.s are governed by an S.I.D. Board of Directors, elected by the lot owners.
 - e. In the past, S.I.D.s adjacent to Springfield were allowed to increase the population, to allow for construction and amortization of City waterworks and City sewer systems across a larger population.
 - f. With the addition of large industrial construction in the northern part of the corporate limits of Springfield, the creation of the South Sarpy Sewer Agency and its financing mechanisms, there may be different considerations for additional construction and population. The City still is responsible for its water system, and the functioning of the City utility system and available water system should be considered.
- 2. Development Risks to Springfield
 - a. Development may not be able to construct houses or improvements to reach the projected values.
 - b. If the Subdivider cannot sell all of the lots at the projected price, and collect the special assessments, or if the average value of the improvements is less than the projected value, it may mean that the S.I.D. would have to address its debt. It would also mean that the projected debt could not be retired according to the projected schedule.
 - c. It is unknown if the current residential market conditions in Springfield, or the surrounding area, would allow for the construction of these improvements.
 - d. Given that many of the suggested dwellings are different than what currently exists in the City, an inquiry should be made into any market projections or studies that have been made to support the proposition of Phase Value and Final Value.
- 3. Annexation Risks
 - a. If it is the policy of the City of Springfield not to annex S.I.D.s until the S.I.D. reduces its debit to a level that can be serviced at the then-current levy of the City, it may mean that annexation of the area may never occur.
 - b. The tax levy of the S.I.D. should be compared to the property tax levy of the City of Springfield.
 - i. It is unknown what the district tax levy would have to be to service its construction, debt, and operation cost.



- c. If the S.I.D. cannot generate sufficient revenue to maintain its infrastructure, it may allow its infrastructure to deteriorate, which would create a problem for the City, with deteriorated streets, sewers, and outlots in an area within City limits.
- d. If, in the future, the City cannot, or will not, annex this S.I.D., because of debt levels, or infrastructure considerations, the City would not be able to annex areas east or south of this S.I.D. that were contiguous with this S.I.D. but not the corporate limits of the City.
 - i. This means that if an area arose to the south or east of this projected S.I.D., that the City desired to annex, that the City could not reach the new subdivision. The City could not extend its extra territorial zoning jurisdiction.

4. Papillion Issues

- a. Springfield has an interlocal agreement with Papillion regarding extraterritorial zoning jurisdiction. If there is additional development to the north and east of the current Springfield corporate limits, and Springfield annexes the subdivision, it would potentially alter Springfield's one-mile extraterritorial zoning jurisdiction boundary.
- b. Alternatively, if the area between Springfield and Papillion becomes increasingly urbanized, Papillion may wish to extend its boundaries.
 - i. These matters should be studied in light of the City's relationship with Papillion.
- c. Papillion is a City of the First Class and Springfield is a City of the Second Class.
- d. Springfield should consider the zoning and annexation issues that could arise because of increased suburban development in the area between Papillion and Springfield.

5. PUD

- a. This would be the first Springfield Planned Unit Development (PUD).
- b. Per Article 5, Section 5.20 of the Springfield Zoning Ordinance, "A. **Intent**. The intent of the PUD District is to encourage the creative design of new living and retail areas, as distinguished from subdivisions of standard lot sizes, in order to permit such creative design in buildings, open space, and their inter-relationship while protecting the health, safety, and general welfare of existing and future residents of surrounding neighborhoods.
The PUD District is a floating zone. Although the specific conditions within this district are predetermined, they must be carefully reviewed to assure that these conditions can be met".
 - i. All provisions of Article 5, Section 5.20 PUD in the Springfield Zoning Ordinance should be reviewed and compared to the document submitted by the Subdivider.
- c. PUD zoning and construction will require more City staff time and input from the City Planner and County. There may be substantial present and future personnel costs to the City that cannot be offset by property taxes on the area if it has not been annexed by the City.

6. Lots

- a. It is assumed that Lot 1, which is 14.12 acres on the western edge of the subdivision, will be multifamily. *In the resubmittal packet, this lot is now labeled as Outlot A to be developed with future phasing.*
- b. It is assumed that Lot 2, which is 4.2 acres on the western edge of the subdivision, will be multifamily. *In the resubmittal packet, this lot is now labeled as Outlot A to be developed with future phasing.*
- c. There are a number of lots on the perimeter of the subdivision to the north, east, and south that are exceptionally narrow (22 foot lots).
 - i. This matter should be investigated.

7. Types of Structures

- a. There may be a need for an amendment to the City Zoning Ordinance to define Townhomes, Cottages, and Bungalows as these types of housing are not defined in the current City Zoning Ordinance.



- i. They do appear in the 2025 Comprehensive Plan (Townhomes are on page 95; Cottage Courts are on pages 92 and 94).
8. Phasing
 - a. The subdivision will have 102 single-family residential dwellings valued at \$375,000 each, 41 bungalow residential dwellings at \$350,000 each, 31 cottage residential dwellings at \$325,000 each, 136 townhome residential dwellings at \$275,000 each, and 340 units of multi-family residential dwellings at \$175,000 each. *Multi-family residential is now labeled as Outlots A & B.*
 - i. Article 5 Section 5.20 D.1 of the City Zoning Code requires a minimum of fifty (50) percent of the total planned construction to be completed within five (5) years.
9. Apartments *{Multi-family residential is now labeled as Outlots A & B to be developed at a future phase.}*
 - a. High-density apartments were the least desired housing by current Springfield residents, per page 87 of the 2025 Comprehensive Plan.
 - i. This matter should be reviewed as Phase 1 of the subdivision would have 340 apartments.
 - ii. Springfield does not have any experience with an apartment complex of this size.
 - iii. This will increase nearby population for the City.
 - b. The location of the apartment lot near single family houses should be studied.
10. The matter of water should be investigated as it is unknown if the current Springfield water system would have sufficient water to supply this development and these residents with this phasing. *This has been reviewed by the city engineer.*
11. Per pages 157 and 160 of the 2025 Comprehensive Plan, there is a proposed trail in the vicinity. Trail location needs to be shown. *This was addressed in resubmittal.*
12. Agent needs to update the Preliminary Source and Use of Funds ("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.
13. There should be proof of the agency between the Subdivider and Owner (i.e., Power of Attorney or Certificate of Authority to Act from Owner to Subdivider and Agent authorizing them to request the applications).
14. Agent to provide additional information for outlots:
 - a. What will each outlot be used for (i.e., alley, park, stormwater detention, etc.)?
 - 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.
 - i. Some method for outlot maintenance, now and in the future, should be proposed by the Subdivider.
15. A PUD must have sidewalks, per Article 5, Section 5.20 D. 15. Agent to update plat to include sidewalks.
16. City to develop a Subdivision Agreement, containing at least the City standard provisions, between the Subdivider and City.

Jeff Ray, City Planner

No comments received.



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. Item No. 1 from our August 12, 2025, review letter should be addressed prior to the City of Springfield's formal approval of the final plat. August 12, 2025, comment below:
 - a. Recommend a boundary adjustment application be submitted to the SCCWWA 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 at least on a temporary basis.
 - i. Based on the current Agency master plan the above referenced parcel is currently located entirely in the Phase 1B service area based on the natural topography of the property.
 1. It is SCCWWA's understanding this parcel will be temporarily serviced by a lift station and force main for sewer service. When Agency infrastructure is available within Phase 1B per the Master Plan, the development shall connect to the Agency system and decommission and abandon the lift station and force main at an expense not to be borne by the Agency.
2. In relation to Item No. 2 from our August 12, 2025, no reimbursements are expected or will be required from the Agency now or in the future. August 12, 2025, comment below:
 - a. It appears that the development proposal showing the sanitary sewer located through 130th Street extending from the northern right-of-way line of Main Street, south to approximately Outlot C, is consistent with the general location of the Master Plan Infrastructure of the Agency (see attachment). The Source and Use of Funds ("SUF") identifies both interior and exterior sanitary sewer costs with \$1,156,483 of reimbursable expenses to the exterior infrastructure. Please provide more thorough detail on this reimbursable as well as any financial expectation for the Agency now or in the future.
3. Item No. 3 from our August 12, 2025, review letter should be addressed prior to the City's formal approval of the final plat. August 12, 2025, comment below:
 - a. Recommend a boundary adjustment application be submitted to the Agency board for consideration to amend and adjust the growth boundary zone to include the entire parcel within the UDZ.
 - i. Based on the current growth management plan, the above referenced parcel is currently located entirely in the Urban Reserve Zone ("URZ").
4. Provide total proposed flow to lift station downstream of impact point no. 1 for entire service area. It also may be prudent considering the cost of a temporary lift station to potentially move the lift station off site further south to capture and open more developable area with subbasin SX-1.
 - a. This would obviously increase outfall cost but would appear to be approximately the same length of force main (**see attached VOM Sewer Exhibit_12-1-25**). Additional development area would allow for additional reimbursable contributions supplementing the higher construction costs.
 - b. NOTE: The sewer report in the 8-12-25 submittal package was missed.
5. Item No. 5 from our August 12, 2025, review letter has been acknowledged and understood. August 12, 2025, comment below:
 - a. City to provide, at the time of the final plat submittal, the sewer connection agreement between the City of Springfield and the development area.
6. Based on Agency calculations (see attached **Village on Main-Connection Fee Schedule_12-1-25.PDF**), the resubmitted Preliminary Plat designated two previously large developable lots as Outlots at this time. It is presumed that these lots will develop at some point in the future.
 - a. The estimated 1/2 of the connection fees due at the time of the final plat will now be a total \$454,257.60.



- i. Based on actual final plat phasing the fees due will be adjusted and accounted for sequentially.
 - b. 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.
 - c. The SUF identifies \$1,691,965 in "capital facilities fees" which I presume are still the equivalent of Agency connection fees.
 - i. Agent to provide a breakdown of the \$1,691,965 in "capital facilities fees", as well as how they were established, as identified in the resubmitted SUF document provided.
 - ii. 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 costs in the submittal.
 - iii. The Agency will only require ½ of the connection fees due to the Agency at the time of the final plat. The second ½ will be due as each building permit is pulled.
 - iv. It appears to the Agency the SID is intending on funding 100% of the connection fees at the time of the final plat.
7. Item No. 7 from our August 12, 2025, review letter has been acknowledged and understood. August 12, 2025, comment below:
 - 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 68.88% which is slightly larger than those preliminary engineering estimates.
8. Item No. 8 from our August 12, 2025, review letter has been acknowledged and understood. August 12, 2025 comment below:
 - 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. Subdivider to clarify ROW labels for 132nd & Main Streets.
 - a. For 132nd Street, change 55' Proposed ROW label to 33' Existing ROW.
 - b. For Main Street, change 33' Proposed ROW label to 33' Existing ROW.
2. Traffic Study has been provided.
 - a. Per the study, Subdivider to provide sufficient ROW for future left turn lanes on 126th, 128th, and 130th Streets.
3. Subdivider to add a trail to the final plat.
 - a. Per the future trails map in the comprehensive plan, a trail will be required as part of the Main Street Improvements and future 132nd Street Improvements.
4. Subdivider to coordinate with City and Sarpy County for Interlocal Agreement for Main Street Improvements and future 132nd Street Improvements.
 - a. Internal Note: With the Spring View development online, the City should consider requiring 132nd Street to be a current improvement, rather than future. Recommend discussing this with the County.
 - i. Because there is a large profile grade cut (10'+) for future 132nd Street improvements, the City cannot install water mains or anything else that would need to get removed when the street grade gets lowered.
5. Subdivider to provide development CAD files, including water mains, for city to update the water model and provide sizing recommendations.



6. 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.
7. Subdivider to coordinate with City and nearby developers regarding the sanitary sewer trunk main extension and/or force main.

MUD

1. Metropolitan Utilities District is the supplier of gas to this new development. There is a 4" gas main in Main St. approximately 600' west of S. 132nd St., near the entrance to Springfield Pines at N. 10th Ave. Gas main extensions would be needed in order to supply gas to the new subdivision.
 - a. Subdivider needs to submit a gas main application with Metropolitan Utilities District to coordinate design and construction.

NDOT

No comments received.

OPPD

1. Subdivider should contact OPPD Utility Coordinator for removal of existing facilities on property, if applicable, and discuss design of the electrical backbone for the 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.
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.

Papio Missouri River Natural Resources District

No comments.



Sarpy County Admin/Engineer/Public Works

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 Main Street improvements and 132nd Street improvements.
 - b. Subdivider/SID to contribute the cost of one lane of improvement of Main Street.
 - i. Interlocal will include agreed upon phasing plan for Main Street improvements.
 - c. Subdivider/SID to contribute the cost of one lane of future reconstruction/expansion of 132nd Street.
 - i. Subdivider/SID has provided a generally acceptable proposed future profile for 132nd Street.
 - ii. The Source and Use of Funds should be revised to include the contribution of one lane adjacent to future 132nd Street.
 - d. Subdivider/SID to contribute 25% towards signalization of 132nd and Main Street when warranted.
 - e. Subdivider/SID is responsible for any other improvements identified in the traffic study.

Sarpy County Emergency Management Agency

No comments.

Sarpy County GIS

1. Sarpy County GIS will review street names with the City when ready for that step.

Sarpy County Sheriff

No comments received.

Springfield Fire Chief

No comments.

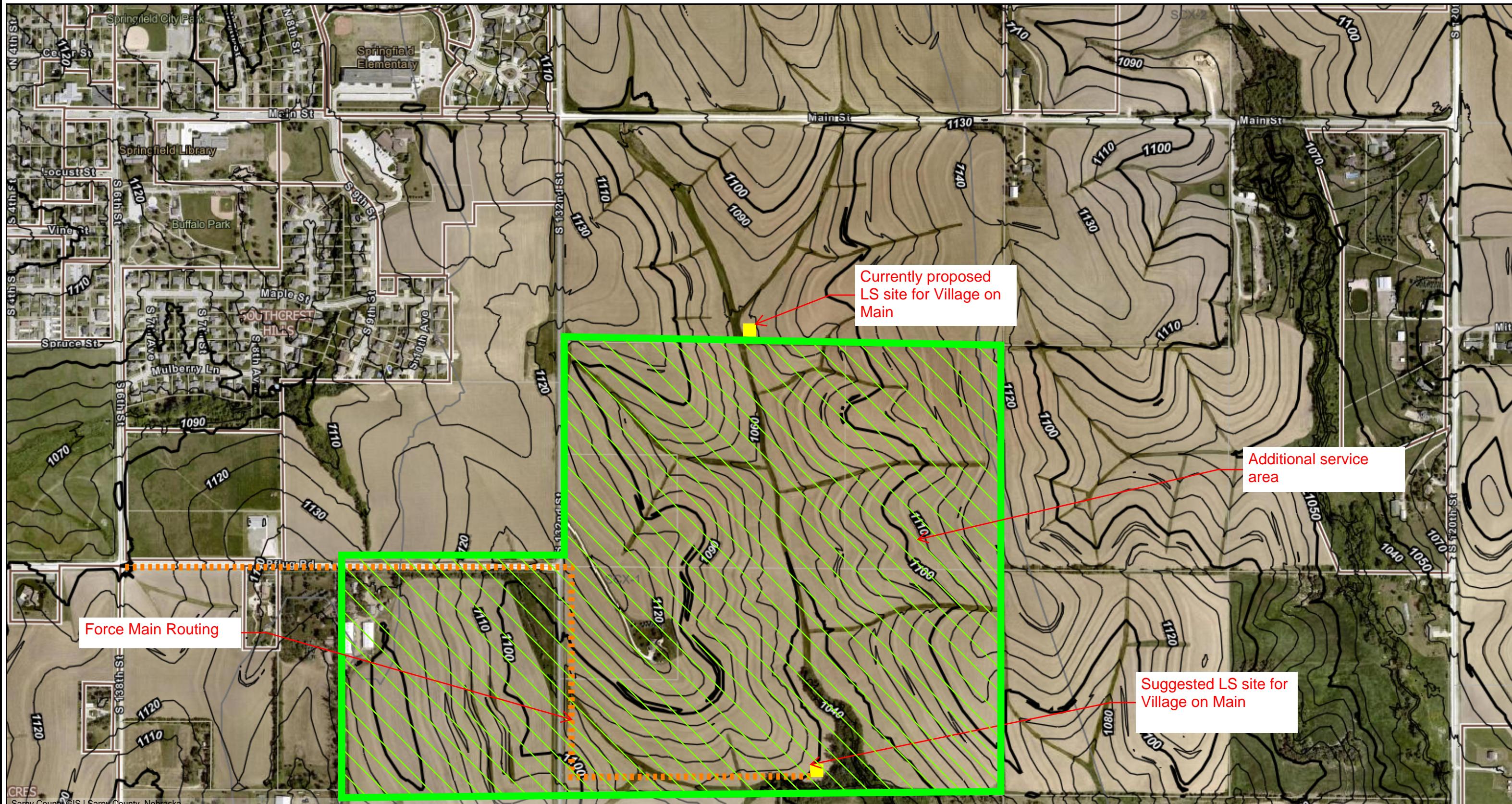
Ryan Saunders (Springfield Platteview Community Schools)

1. City to consider a staggered approach to allowing development to begin.

Attachments:

- *VOM Sewer Exhibit_12-1-25.PDF*
- *Village on Main-Connection Fee Schedule_12-1-25.PDF*





0 500 1000 ft

Map Scale 1: 8616

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes

Developable acres shall mean the difference between the gross acres reflected on such final plat, less the aggregate acreage attributable to greenspace, outlots, roads, utility and other similar easements, and other areas on which development is not permitted under such final plat .

Development shall mean any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, paving, or storage of equipment or materials.

Greenspace shall mean any area of land or water, or combination thereof, planned for passive or active recreation, but does not include area utilized for buildings, structures, streets, alleys, driveways, or private roads, off-street parking, loading areas, lawns, landscaping, or planters. Greenspace is typically contained within an outlot.

Outlots shall mean any portion of a subdivision intended and reserved, as a unit, for public purposes or as a private common area that has restrictions for transfer of ownership and building development that are designated by the subdivider at the time of filing the initial plat in conformity with the regulations herein. For the purposes of collecting sanitary sewer connection fees, any outlot that contains any building or structure that requires sanitary sewer service shall not qualify for exclusion.

Public way shall mean an alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, viaduct, walk, or other ways in which the general public or a public entity has a right or which are dedicated, whether improved or not.

Roads shall mean any strip of land taken or dedicated for use as a public way. In addition to the roadway, right-of-way normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (as required by the topography or treatment), such as grade separation, landscaped areas, viaducts, and bridges.

Utility or other similar easements shall mean a property interest granted by a property owner to the public, a corporation, or other person(s), etcetera, for the use of such property owner's real property, or a portion or right thereof, for utility or similar purposes. For the purposes of collecting sanitary sewer connection fees, standard utility easements dedicated along lot lines shall not qualify for exclusion. Further, any utility or similar easement within which any development is permitted shall not qualify for exclusion.

Methodology

Step Description

- 1 Identify the gross acres of the final plat as notated in the Surveyor's Certification.
- 2 Identify the total area of right-of-way dedicated within the final plat. This area is excluded from the sanitary sewer connection fee calculation.
- 3 Identify the area of each outlot. Verify whether the construction of any buildings or structures that will connect to sanitary sewer is permitted within each outlot. If such construction is permitted, a sewer connection fee must be remitted. If such construction is not permitted, the outlot area is excluded from the sanitary sewer connection fee calculation.
- 4 Identify the area of any greenspace. This area is excluded from the sanitary sewer connection fee calculation.
- 5 Identify the fiscal year. The Sarpy County and Cities Wastewater Agency fiscal year is July 1 to June 30; however, the fiscal year for fee collection purposes is January 1 to December 31
- 6 Identify whether the final plat is within the UDZ or URZ to determine the applicable connection fee rate for single-family residential.
- 7 For single-family residential lots located in the Urban Reserve Zone (URZ) consisting of three acres or less, and approved for development through applicable Member build-through or similar type zoning or subdivision regulations, identify the number of parcels/tracts/ lots and multiply that by the applicable residential use rate.
- 8 For single-family residential lots located in the URZ consisting of twenty acres or more, and approved through applicable member large-lot or similar type zoning or subdivision regulations, identify the number of parcels/tracts/ lots and multiply that by the applicable residential use rate.
- 9 For all other residential uses that do not fall within the residential uses described in the previous two bullets, identify the number of acres and subtract any easement areas deemed undevelopable. Multiply that result by the applicable residential use rate.
- 10 Identify the area of commercial uses and subtract any easement areas deemed undevelopable. Multiply that result by the applicable commercial use rate.
- 11 Identify the area of industrial uses and subtract any easement areas deemed undevelopable. Multiply that result by the applicable industrial use rate.
- 12 Identify the area of civic uses and subtract any easement areas deemed undevelopable. Multiply that result by the applicable civic use rate.
- 13 Verify that all acres are accounted for by subtracting the excluded area from the gross acres of the final plat. The remaining total should match the areas identified as outlots with sewer connections and residential, commercial, industrial, and civic uses.
- 14 Add the total fee amounts for each applicable category (outlots with sewer connections and residential, commercial, industrial, and civic uses).
- 15 Divide the total fee amount by two to determine the amount due with the final plat and the minimum amount due with building permits.
- 16 Each jurisdiction shall be responsible for preparing an invoice to the developer/SID for the 50% of sewer connection fee due to the Agency with the final plat.
- 17 Each jurisdiction shall collect the sewer connection fee due with final plat to the Agency.
- 18 Each jurisdiction shall remit the sewer connection fee due with the final plat to the Agency within 30 days of collection of such fee.
- 19 Each jurisdiction shall include a sewer connection fee in the building permit invoice for any building or structure that requires connection to the Agency's sewer. For purposes of calculating the fee, 50% of the sewer connection fee rate in effect at the time of building permit application shall be used and be calculated by taking the 50% remaining fee and dividing it by the total number of square feet or acre in the residential lots and assigning a per square foot or acre fee that is then multiplied times the number of square feet in the lot applying for the building permit fee. Each jurisdiction is required to make include their fee calculation approach in whatever agreement is required for approval by the Agency
- 20 Each jurisdiction shall collect the sewer connection fee due with building permit to the Agency.
- 21 Each jurisdiction shall remit the sewer connection fee due with the building permit to the Agency within 30 days of collection of such fee.

Property Use	Unit	Pre-Agency	FY2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2026-2027
Single-family Residential lots located in the Urban Reserve Zone ("URZ")2 consisting of three acres or less, and approved for development through applicable Member build-through or similar type zoning and/or subdivision regulations	Lot	NA	\$ 3,941.00	\$ 4,181.62	\$ 4,307.48	\$ 4,437.14	\$ 4,571.00	\$ 5,714.00	\$ 6,000.00	\$ 6,300.00	\$ 6,615.00
Single-family Residential parcel/tract/ lots located in the URZ consisting of twenty acres or more, and approved for development through applicable Member large-lot or similar type zoning and/or subdivision regulations	Lot	NA	\$ 3,941.00	\$ 4,181.62	\$ 4,307.48	\$ 4,437.14	\$ 4,571.00	\$ 5,714.00	\$ 6,000.00	\$ 6,300.00	\$ 6,615.00
All other Residential uses that do not fall within the residential uses described in the two rows immediately above	Ac	\$ 2,980.00	\$ 19,705.00	\$ 20,906.06	\$ 21,533.25	\$ 22,179.24	\$ 22,845.00	\$ 28,556.00	\$ 29,984.00	\$ 31,484.00	\$ 32,059.00
Commercial	Ac	\$ 17,500.00	\$ 19,705.00	\$ 20,906.06	\$ 21,533.25	\$ 22,179.24	\$ 22,845.00	\$ 28,556.00	\$ 29,984.00	\$ 31,484.00	\$ 32,059.00
Industrial	Ac	\$ 17,500.00	\$ 19,705.00	\$ 20,906.06	\$ 21,533.25	\$ 22,179.24	\$ 22,845.00	\$ 28,556.00	\$ 29,984.00	\$ 31,484.00	\$ 32,059.00
Civic	Ac	\$ 17,500.00	\$ 19,705.00	\$ 20,906.06	\$ 21,533.25	\$ 22,179.24	\$ 22,845.00	\$ 28,556.00	\$ 29,984.00	\$ 31,484.00	\$ 32,059.00
Note: FY is July 1 through June 30											
Growth Management Zone		UDZ									
		URZ									

Raw Acres	70.51	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	614862	14.12	\$ 211,616.42			
2	182748	4.20	\$ 62,896.19			
3	19908	0.46	\$ 6,851.72			
4	6748	0.15	\$ 2,322.45			
5	6000	0.14	\$ 2,065.01			
6	6000	0.14	\$ 2,065.01			
7	6216	0.14	\$ 2,139.35			
8	6495	0.15	\$ 2,235.38			
9	5996	0.14	\$ 2,063.64			
10	6000	0.14	\$ 2,065.01			
11	6000	0.14	\$ 2,065.01			
12	6000	0.14	\$ 2,065.01			
13	6000	0.14	\$ 2,065.01			
14	7103	0.16	\$ 2,444.63			
15	11933	0.27	\$ 4,106.97			
16	3460	0.08	\$ 1,190.82			
17	3203	0.07	\$ 1,102.37			
18	7973	0.18	\$ 2,744.06			
19	3584	0.08	\$ 1,233.50			
20	2195	0.05	\$ 755.45			
21	2135	0.05	\$ 734.80			
22	3788	0.09	\$ 1,303.71			
23	3230	0.07	\$ 1,111.67			
24	2090	0.05	\$ 719.31			
25	2090	0.05	\$ 719.31			
26	3230	0.07	\$ 1,111.67			
27	8644	0.20	\$ 2,975.00			
28	8325	0.19	\$ 2,865.21			
29	5700	0.13	\$ 1,961.76			
30	5700	0.13	\$ 1,961.76			
31	5700	0.13	\$ 1,961.76			
32	11350	0.26	\$ 3,906.32			
33	5772	0.13	\$ 1,986.54			
34	5700	0.13	\$ 1,961.76			
35	5700	0.13	\$ 1,961.76			
36	8689	0.20	\$ 2,990.48			
37	7498	0.17	\$ 2,580.58			
38	5700	0.13	\$ 1,961.76			
39	10778	0.25	\$ 3,709.45			

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
40	5818	0.13	\$ 2,002.38		
41	10238	0.24	\$ 3,523.60		
42	5175	0.12	\$ 1,781.07		
43	5175	0.12	\$ 1,781.07		
44	10666	0.24	\$ 3,670.91		
45	5175	0.12	\$ 1,781.07		
46	1600	0.04	\$ 550.67		
47	1600	0.04	\$ 550.67		
48	1600	0.04	\$ 550.67		
49	1600	0.04	\$ 550.67		
50	1600	0.04	\$ 550.67		
51	1600	0.04	\$ 550.67		
52	1600	0.04	\$ 550.67		
53	3405	0.08	\$ 1,171.90		
54	2203	0.05	\$ 758.20		
55	2204	0.05	\$ 758.55		
56	3406	0.08	\$ 1,172.24		
57	3230	0.07	\$ 1,111.67		
58	2090	0.05	\$ 719.31		
59	2090	0.05	\$ 719.31		
60	3230	0.07	\$ 1,111.67		
61	3230	0.07	\$ 1,111.67		
62	2090	0.05	\$ 719.31		
63	2090	0.05	\$ 719.31		
64	3230	0.07	\$ 1,111.67		
65	3230	0.07	\$ 1,111.67		
66	2090	0.05	\$ 719.31		
67	2090	0.05	\$ 719.31		
68	3230	0.07	\$ 1,111.67		
69	3230	0.07	\$ 1,111.67		
70	2090	0.05	\$ 719.31		
71	2090	0.05	\$ 719.31		
72	3230	0.07	\$ 1,111.67		
73	3230	0.07	\$ 1,111.67		
74	2090	0.05	\$ 719.31		
75	2090	0.05	\$ 719.31		
76	4099	0.09	\$ 1,410.75		
77	4099	0.09	\$ 1,410.75		
78	2090	0.05	\$ 719.31		
79	2090	0.05	\$ 719.31		
80	3230	0.07	\$ 1,111.67		

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
81	5700	0.13	\$ 1,961.76		
82	5700	0.13	\$ 1,961.76		
83	5699	0.13	\$ 1,961.42		
84	5699	0.13	\$ 1,961.42		
85	5699	0.13	\$ 1,961.42		
86	5699	0.13	\$ 1,961.42		
87	5699	0.13	\$ 1,961.42		
88	6608	0.15	\$ 2,274.27		
89	7181	0.16	\$ 2,471.48		
90	5700	0.13	\$ 1,961.76		
91	5700	0.13	\$ 1,961.76		
92	5701	0.13	\$ 1,962.11		
93	5701	0.13	\$ 1,962.11		
94	5701	0.13	\$ 1,962.11		
95	5701	0.13	\$ 1,962.11		
96	5701	0.13	\$ 1,962.11		
97	6611	0.15	\$ 2,275.30		
98	7178	0.16	\$ 2,470.44		
99	5700	0.13	\$ 1,961.76		
100	5700	0.13	\$ 1,961.76		
101	5699	0.13	\$ 1,961.42		
102	5699	0.13	\$ 1,961.42		
103	5699	0.13	\$ 1,961.42		
104	5699	0.13	\$ 1,961.42		
105	5699	0.13	\$ 1,961.42		
106	6660	0.15	\$ 2,292.17		
107	7129	0.16	\$ 2,453.58		
108	5700	0.13	\$ 1,961.76		
109	5700	0.13	\$ 1,961.76		
110	5701	0.13	\$ 1,962.11		
111	5701	0.13	\$ 1,962.11		
112	5701	0.13	\$ 1,962.11		
113	5701	0.13	\$ 1,962.11		
114	5701	0.13	\$ 1,962.11		
115	6662	0.15	\$ 2,292.85		
116	7127	0.16	\$ 2,452.89		
117	5175	0.12	\$ 1,781.07		
118	5175	0.12	\$ 1,781.07		
119	5175	0.12	\$ 1,781.07		
120	5175	0.12	\$ 1,781.07		
121	5175	0.12	\$ 1,781.07		

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
122	5175	0.12	\$ 1,781.07		
123	5175	0.12	\$ 1,781.07		
124	5175	0.12	\$ 1,781.07		
125	5175	0.12	\$ 1,781.07		
126	5175	0.12	\$ 1,781.07		
127	5175	0.12	\$ 1,781.07		
128	5175	0.12	\$ 1,781.07		
129	5175	0.12	\$ 1,781.07		
130	5175	0.12	\$ 1,781.07		
131	5175	0.12	\$ 1,781.07		
132	5175	0.12	\$ 1,781.07		
133	1600	0.04	\$ 550.67		
134	1600	0.04	\$ 550.67		
135	1600	0.04	\$ 550.67		
136	1600	0.04	\$ 550.67		
137	1600	0.04	\$ 550.67		
138	1600	0.04	\$ 550.67		
139	1600	0.04	\$ 550.67		
140	1600	0.04	\$ 550.67		
141	1600	0.04	\$ 550.67		
142	1600	0.04	\$ 550.67		
143	1600	0.04	\$ 550.67		
144	1600	0.04	\$ 550.67		
145	3407	0.08	\$ 1,172.58		
146	2205	0.05	\$ 758.89		
147	2205	0.05	\$ 758.89		
148	3409	0.08	\$ 1,173.27		
149	3410	0.08	\$ 1,173.62		
150	2207	0.05	\$ 759.58		
151	2207	0.05	\$ 759.58		
152	3412	0.08	\$ 1,174.30		
153	3413	0.08	\$ 1,174.65		
154	2209	0.05	\$ 760.27		
155	2209	0.05	\$ 760.27		
156	3414	0.08	\$ 1,174.99		
157	3415	0.08	\$ 1,175.34		
158	2210	0.05	\$ 760.61		
159	2211	0.05	\$ 760.96		
160	3417	0.08	\$ 1,176.03		
161	3418	0.08	\$ 1,176.37		
162	2212	0.05	\$ 761.30		

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
163	2212	0.05	\$ 761.30		
164	3420	0.08	\$ 1,177.06		
165	3230	0.07	\$ 1,111.67		
166	2090	0.05	\$ 719.31		
167	2090	0.05	\$ 719.31		
168	3230	0.07	\$ 1,111.67		
169	3230	0.07	\$ 1,111.67		
170	2090	0.05	\$ 719.31		
171	2090	0.05	\$ 719.31		
172	3230	0.07	\$ 1,111.67		
173	3230	0.07	\$ 1,111.67		
174	2090	0.05	\$ 719.31		
175	2090	0.05	\$ 719.31		
176	3230	0.07	\$ 1,111.67		
177	3230	0.07	\$ 1,111.67		
178	2090	0.05	\$ 719.31		
179	2090	0.05	\$ 719.31		
180	3230	0.07	\$ 1,111.67		
181	3230	0.07	\$ 1,111.67		
182	2090	0.05	\$ 719.31		
183	2090	0.05	\$ 719.31		
184	4099	0.09	\$ 1,410.75		
185	5701	0.13	\$ 1,962.11		
186	5701	0.13	\$ 1,962.11		
187	5700	0.13	\$ 1,961.76		
188	5700	0.13	\$ 1,961.76		
189	5700	0.13	\$ 1,961.76		
190	5700	0.13	\$ 1,961.76		
191	5700	0.13	\$ 1,961.76		
192	5699	0.13	\$ 1,961.42		
193	5699	0.13	\$ 1,961.42		
194	7178	0.16	\$ 2,470.44		
195	5699	0.13	\$ 1,961.42		
196	5699	0.13	\$ 1,961.42		
197	5700	0.13	\$ 1,961.76		
198	5700	0.13	\$ 1,961.76		
199	5700	0.13	\$ 1,961.76		
200	5700	0.13	\$ 1,961.76		
201	5700	0.13	\$ 1,961.76		
202	5701	0.13	\$ 1,962.11		
203	5701	0.13	\$ 1,962.11		

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
204	7181	0.16	\$ 2,471.48		
205	5701	0.13	\$ 1,962.11		
206	5701	0.13	\$ 1,962.11		
207	5700	0.13	\$ 1,961.76		
208	5700	0.13	\$ 1,961.76		
209	5700	0.13	\$ 1,961.76		
210	5700	0.13	\$ 1,961.76		
211	5700	0.13	\$ 1,961.76		
212	5699	0.13	\$ 1,961.42		
213	5699	0.13	\$ 1,961.42		
214	7230	0.17	\$ 2,488.34		
215	5699	0.13	\$ 1,961.42		
216	5699	0.13	\$ 1,961.42		
217	5700	0.13	\$ 1,961.76		
218	5700	0.13	\$ 1,961.76		
219	5700	0.13	\$ 1,961.76		
220	5700	0.13	\$ 1,961.76		
221	5700	0.13	\$ 1,961.76		
222	5701	0.13	\$ 1,962.11		
223	5701	0.13	\$ 1,962.11		
224	7232	0.17	\$ 2,489.03		
225	5175	0.12	\$ 1,781.07		
226	5175	0.12	\$ 1,781.07		
227	5175	0.12	\$ 1,781.07		
228	5175	0.12	\$ 1,781.07		
229	5175	0.12	\$ 1,781.07		
230	5175	0.12	\$ 1,781.07		
231	5175	0.12	\$ 1,781.07		
232	5175	0.12	\$ 1,781.07		
233	5175	0.12	\$ 1,781.07		
234	7332	0.17	\$ 2,523.45		
235	5175	0.12	\$ 1,781.07		
236	5175	0.12	\$ 1,781.07		
237	5175	0.12	\$ 1,781.07		
238	5175	0.12	\$ 1,781.07		
239	5175	0.12	\$ 1,781.07		
240	5175	0.12	\$ 1,781.07		
241	5175	0.12	\$ 1,781.07		
242	5175	0.12	\$ 1,781.07		
243	5175	0.12	\$ 1,781.07		
244	7365	0.17	\$ 2,534.80		

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
245	1600	0.04	\$ 550.67		
246	1600	0.04	\$ 550.67		
247	1600	0.04	\$ 550.67		
248	1600	0.04	\$ 550.67		
249	1600	0.04	\$ 550.67		
250	1600	0.04	\$ 550.67		
251	1600	0.04	\$ 550.67		
252	1600	0.04	\$ 550.67		
253	1600	0.04	\$ 550.67		
254	1600	0.04	\$ 550.67		
255	1600	0.04	\$ 550.67		
256	1600	0.04	\$ 550.67		
257	3420	0.08	\$ 1,177.06		
258	2214	0.05	\$ 761.99		
259	2214	0.05	\$ 761.99		
260	3422	0.08	\$ 1,177.75		
261	3423	0.08	\$ 1,178.09		
262	2215	0.05	\$ 762.33		
263	2216	0.05	\$ 762.68		
264	3425	0.08	\$ 1,178.78		
265	3426	0.08	\$ 1,179.12		
266	2217	0.05	\$ 763.02		
267	2217	0.05	\$ 763.02		
268	3428	0.08	\$ 1,179.81		
269	3428	0.08	\$ 1,179.81		
270	2219	0.05	\$ 763.71		
271	2219	0.05	\$ 763.71		
272	4399	0.10	\$ 1,514.00		
273	7998	0.18	\$ 2,752.66		
274	2200	0.05	\$ 757.17		
275	2200	0.05	\$ 757.17		
276	3400	0.08	\$ 1,170.17		
277	3400	0.08	\$ 1,170.17		
278	2200	0.05	\$ 757.17		
279	2200	0.05	\$ 757.17		
280	3399	0.08	\$ 1,169.83		
281	3399	0.08	\$ 1,169.83		
282	2199	0.05	\$ 756.83		
283	2199	0.05	\$ 756.83		
284	3399	0.08	\$ 1,169.83		
285	3399	0.08	\$ 1,169.83		

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
286	2199	0.05	\$ 756.83		
287	2199	0.05	\$ 756.83		
288	3399	0.08	\$ 1,169.83		
289	3399	0.08	\$ 1,169.83		
290	2199	0.05	\$ 756.83		
291	2199	0.05	\$ 756.83		
292	4357	0.10	\$ 1,499.54		
293	5107	0.12	\$ 1,757.67		
294	2199	0.05	\$ 756.83		
295	2199	0.05	\$ 756.83		
296	3398	0.08	\$ 1,169.49		
297	3398	0.08	\$ 1,169.49		
298	2198	0.05	\$ 756.48		
299	2198	0.05	\$ 756.48		
300	3397	0.08	\$ 1,169.14		
301	3397	0.08	\$ 1,169.14		
302	2198	0.05	\$ 756.48		
303	2198	0.05	\$ 756.48		
304	3397	0.08	\$ 1,169.14		
305	3397	0.08	\$ 1,169.14		
306	2198	0.05	\$ 756.48		
307	2198	0.05	\$ 756.48		
308	3397	0.08	\$ 1,169.14		
309	3397	0.08	\$ 1,169.14		
310	2198	0.05	\$ 756.48		
311	2198	0.05	\$ 756.48		
312	5104	0.12	\$ 1,756.64		
Total Developable Acres (UDZ)		48.57			
Total Sewer Connection Fee Collected at Final Plat			\$ 728,129.71		
Due to Omaha for Connection Fees at Plat(1/2 of \$293)			\$ 45,708.00		

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
OL A	92848	2.13			
OL B	125658	2.88			
OL C	8000	0.18			
OL D	31620	0.73			
OL E	3136	0.07			
OL F	46052	1.06			
OL G	85950	1.97			
OL H	52160	1.20			
OL I	9385	0.22			
Total Outlot	454,809	10.44			
Right of Way			11.50		
Total Project Acres			70.51		

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



EDU's 242.8394169

Raw Acres	70.51	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	19908	0.46	\$ 6,896.32		
2	6748	0.15	\$ 2,248.80		
3	6000	0.14	\$ 2,098.88		
4	6000	0.14	\$ 2,098.88		
5	6216	0.14	\$ 2,098.88		
6	6495	0.15	\$ 2,248.80		
7	5996	0.14	\$ 2,098.88		
8	6000	0.14	\$ 2,098.88		
9	6000	0.14	\$ 2,098.88		
10	6000	0.14	\$ 2,098.88		
11	6000	0.14	\$ 2,098.88		
12	7103	0.16	\$ 2,398.72		
13	11933	0.27	\$ 4,047.84		
14	3460	0.08	\$ 1,199.36		
15	3203	0.07	\$ 1,049.44		
16	7973	0.18	\$ 2,698.56		
17	3584	0.08	\$ 1,199.36		
18	2195	0.05	\$ 749.60		
19	2135	0.05	\$ 749.60		
20	3788	0.09	\$ 1,349.28		
21	3230	0.07	\$ 1,049.44		
22	2090	0.05	\$ 749.60		
23	2090	0.05	\$ 749.60		
24	3230	0.07	\$ 1,049.44		
25	5700	0.13	\$ 1,948.96		
26	5700	0.13	\$ 1,948.96		
27	5700	0.13	\$ 1,948.96		
28	8325	0.19	\$ 2,848.48		
29	8644	0.20	\$ 2,998.40		
30	11350	0.26	\$ 3,897.92		
31	5772	0.13	\$ 1,948.96		
32	5700	0.13	\$ 1,948.96		
33	5700	0.13	\$ 1,948.96		
34	5700	0.13	\$ 1,948.96		
35	7498	0.17	\$ 2,548.64		
36	8689	0.20	\$ 2,998.40		
37	10778	0.25	\$ 3,748.00		
38	5818	0.13	\$ 1,948.96		
39	5175	0.12	\$ 1,799.04		

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
40	5175	0.12	\$ 1,799.04		
41	10238	0.24	\$ 3,598.08		
42	10666	0.24	\$ 3,598.08		
43	5175	0.12	\$ 1,799.04		
44	1600	0.04	\$ 599.68		
45	1600	0.04	\$ 599.68		
46	1600	0.04	\$ 599.68		
47	1600	0.04	\$ 599.68		
48	1600	0.04	\$ 599.68		
49	1600	0.04	\$ 599.68		
50	1600	0.04	\$ 599.68		
51	3405	0.08	\$ 1,199.36		
52	2203	0.05	\$ 749.60		
53	2204	0.05	\$ 749.60		
54	3406	0.08	\$ 1,199.36		
Phase 1		6.84	\$ 102,545.28		
55	3230	0.07	\$ 1,049.44		
56	2090	0.05	\$ 749.60		
57	2090	0.05	\$ 749.60		
58	3230	0.07	\$ 1,049.44		
59	3230	0.07	\$ 1,049.44		
60	2090	0.05	\$ 749.60		
61	2090	0.05	\$ 749.60		
62	3230	0.07	\$ 1,049.44		
63	3230	0.07	\$ 1,049.44		
64	2090	0.05	\$ 749.60		
65	2090	0.05	\$ 749.60		
66	3230	0.07	\$ 1,049.44		
67	3230	0.07	\$ 1,049.44		
68	2090	0.05	\$ 749.60		
69	2090	0.05	\$ 749.60		
70	3230	0.07	\$ 1,049.44		
71	3230	0.07	\$ 1,049.44		
72	2090	0.05	\$ 749.60		
73	2090	0.05	\$ 749.60		
74	4099	0.09	\$ 1,349.28		
75	4099	0.09	\$ 1,349.28		
76	2090	0.05	\$ 749.60		
77	2090	0.05	\$ 749.60		
78	3230	0.07	\$ 1,049.44		
79	7181	0.16	\$ 2,398.72		

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
80	7178	0.16	\$ 2,398.72		
81	6608	0.15	\$ 2,248.80		
82	5699	0.13	\$ 1,948.96		
83	5699	0.13	\$ 1,948.96		
84	5699	0.13	\$ 1,948.96		
85	5699	0.13	\$ 1,948.96		
86	5699	0.13	\$ 1,948.96		
87	5700	0.13	\$ 1,948.96		
88	5700	0.13	\$ 1,948.96		
89	5700	0.13	\$ 1,948.96		
90	5700	0.13	\$ 1,948.96		
91	5701	0.13	\$ 1,948.96		
92	5701	0.13	\$ 1,948.96		
93	5701	0.13	\$ 1,948.96		
94	5701	0.13	\$ 1,948.96		
95	5701	0.13	\$ 1,948.96		
96	6611	0.15	\$ 2,248.80		
97	7129	0.16	\$ 2,398.72		
98	7127	0.16	\$ 2,398.72		
99	6660	0.15	\$ 2,248.80		
100	5699	0.13	\$ 1,948.96		
101	5699	0.13	\$ 1,948.96		
102	5699	0.13	\$ 1,948.96		
103	5699	0.13	\$ 1,948.96		
104	5699	0.13	\$ 1,948.96		
105	5700	0.13	\$ 1,948.96		
106	5700	0.13	\$ 1,948.96		
107	5700	0.13	\$ 1,948.96		
108	5700	0.13	\$ 1,948.96		
109	5701	0.13	\$ 1,948.96		
110	5701	0.13	\$ 1,948.96		
111	5701	0.13	\$ 1,948.96		
112	5701	0.13	\$ 1,948.96		
113	5701	0.13	\$ 1,948.96		
114	6662	0.15	\$ 2,248.80		
115	5175	0.12	\$ 1,799.04		
116	5175	0.12	\$ 1,799.04		
117	5175	0.12	\$ 1,799.04		
118	5175	0.12	\$ 1,799.04		
119	5175	0.12	\$ 1,799.04		
120	5175	0.12	\$ 1,799.04		

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
121	5175	0.12	\$ 1,799.04		
122	5175	0.12	\$ 1,799.04		
123	5175	0.12	\$ 1,799.04		
124	5175	0.12	\$ 1,799.04		
125	5175	0.12	\$ 1,799.04		
126	5175	0.12	\$ 1,799.04		
127	5175	0.12	\$ 1,799.04		
128	5175	0.12	\$ 1,799.04		
129	5175	0.12	\$ 1,799.04		
130	5175	0.12	\$ 1,799.04		
131	1600	0.04	\$ 599.68		
132	1600	0.04	\$ 599.68		
133	1600	0.04	\$ 599.68		
134	1600	0.04	\$ 599.68		
135	1600	0.04	\$ 599.68		
136	1600	0.04	\$ 599.68		
137	1600	0.04	\$ 599.68		
138	1600	0.04	\$ 599.68		
139	1600	0.04	\$ 599.68		
140	1600	0.04	\$ 599.68		
141	1600	0.04	\$ 599.68		
142	1600	0.04	\$ 599.68		
143	3407	0.08	\$ 1,199.36		
144	2205	0.05	\$ 749.60		
145	2205	0.05	\$ 749.60		
146	3409	0.08	\$ 1,199.36		
147	3410	0.08	\$ 1,199.36		
148	2207	0.05	\$ 749.60		
149	2207	0.05	\$ 749.60		
150	3412	0.08	\$ 1,199.36		
151	3413	0.08	\$ 1,199.36		
152	2209	0.05	\$ 749.60		
153	2209	0.05	\$ 749.60		
154	3414	0.08	\$ 1,199.36		
155	3415	0.08	\$ 1,199.36		
156	2210	0.05	\$ 749.60		
157	2211	0.05	\$ 749.60		
158	3417	0.08	\$ 1,199.36		
159	3418	0.08	\$ 1,199.36		
160	2212	0.05	\$ 749.60		
161	2212	0.05	\$ 749.60		

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
162	3420	0.08	\$ 1,199.36		
Phase 2		10.06	\$ 150,819.52		
163	3230	0.07	\$ 1,049.44		
164	2090	0.05	\$ 749.60		
165	2090	0.05	\$ 749.60		
166	3230	0.07	\$ 1,049.44		
167	3230	0.07	\$ 1,049.44		
168	2090	0.05	\$ 749.60		
169	2090	0.05	\$ 749.60		
170	3230	0.07	\$ 1,049.44		
171	3230	0.07	\$ 1,049.44		
172	2090	0.05	\$ 749.60		
173	2090	0.05	\$ 749.60		
174	3230	0.07	\$ 1,049.44		
175	3230	0.07	\$ 1,049.44		
176	2090	0.05	\$ 749.60		
177	2090	0.05	\$ 749.60		
178	3230	0.07	\$ 1,049.44		
179	3230	0.07	\$ 1,049.44		
180	2090	0.05	\$ 749.60		
181	2090	0.05	\$ 749.60		
182	4099	0.09	\$ 1,349.28		
183	7178	0.16	\$ 2,398.72		
184	5699	0.13	\$ 1,948.96		
185	5699	0.13	\$ 1,948.96		
186	5700	0.13	\$ 1,948.96		
187	5700	0.13	\$ 1,948.96		
188	5700	0.13	\$ 1,948.96		
189	5700	0.13	\$ 1,948.96		
190	5700	0.13	\$ 1,948.96		
191	5701	0.13	\$ 1,948.96		
192	5701	0.13	\$ 1,948.96		
193	5699	0.13	\$ 1,948.96		
194	5699	0.13	\$ 1,948.96		
195	5700	0.13	\$ 1,948.96		
196	5700	0.13	\$ 1,948.96		
197	5700	0.13	\$ 1,948.96		
198	5700	0.13	\$ 1,948.96		
199	5700	0.13	\$ 1,948.96		
200	5701	0.13	\$ 1,948.96		
201	5701	0.13	\$ 1,948.96		

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
202	7181	0.16	\$ 2,398.72		
203	7230	0.17	\$ 2,548.64		
204	5699	0.13	\$ 1,948.96		
205	5699	0.13	\$ 1,948.96		
206	5700	0.13	\$ 1,948.96		
207	5700	0.13	\$ 1,948.96		
208	5700	0.13	\$ 1,948.96		
209	5700	0.13	\$ 1,948.96		
210	5700	0.13	\$ 1,948.96		
211	5701	0.13	\$ 1,948.96		
212	5701	0.13	\$ 1,948.96		
213	5699	0.13	\$ 1,948.96		
214	5699	0.13	\$ 1,948.96		
215	5700	0.13	\$ 1,948.96		
216	5700	0.13	\$ 1,948.96		
217	5700	0.13	\$ 1,948.96		
218	5700	0.13	\$ 1,948.96		
219	5700	0.13	\$ 1,948.96		
220	5701	0.13	\$ 1,948.96		
221	5701	0.13	\$ 1,948.96		
222	7232	0.17	\$ 2,548.64		
223	7332	0.17	\$ 2,548.64		
224	5175	0.12	\$ 1,799.04		
225	5175	0.12	\$ 1,799.04		
226	5175	0.12	\$ 1,799.04		
227	5175	0.12	\$ 1,799.04		
228	5175	0.12	\$ 1,799.04		
229	5175	0.12	\$ 1,799.04		
230	5175	0.12	\$ 1,799.04		
231	5175	0.12	\$ 1,799.04		
232	5175	0.12	\$ 1,799.04		
233	5175	0.12	\$ 1,799.04		
234	5175	0.12	\$ 1,799.04		
235	5175	0.12	\$ 1,799.04		
236	5175	0.12	\$ 1,799.04		
237	5175	0.12	\$ 1,799.04		
238	5175	0.12	\$ 1,799.04		
239	5175	0.12	\$ 1,799.04		
240	5175	0.12	\$ 1,799.04		
241	5175	0.12	\$ 1,799.04		
242	7365	0.17	\$ 2,548.64		

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
243	1600	0.04	\$ 599.68		
244	1600	0.04	\$ 599.68		
245	1600	0.04	\$ 599.68		
246	1600	0.04	\$ 599.68		
247	1600	0.04	\$ 599.68		
248	1600	0.04	\$ 599.68		
249	1600	0.04	\$ 599.68		
250	1600	0.04	\$ 599.68		
251	1600	0.04	\$ 599.68		
252	1600	0.04	\$ 599.68		
253	1600	0.04	\$ 599.68		
254	1600	0.04	\$ 599.68		
255	3420	0.08	\$ 1,199.36		
256	2214	0.05	\$ 749.60		
257	2214	0.05	\$ 749.60		
258	3422	0.08	\$ 1,199.36		
259	3423	0.08	\$ 1,199.36		
260	2215	0.05	\$ 749.60		
261	2216	0.05	\$ 749.60		
262	3425	0.08	\$ 1,199.36		
263	3426	0.08	\$ 1,199.36		
264	2217	0.05	\$ 749.60		
265	2217	0.05	\$ 749.60		
266	3428	0.08	\$ 1,199.36		
267	3428	0.08	\$ 1,199.36		
268	2219	0.05	\$ 749.60		
269	2219	0.05	\$ 749.60		
270	4399	0.10	\$ 1,499.20		
271	7998	0.18	\$ 2,698.56		
272	2200	0.05	\$ 749.60		
273	2200	0.05	\$ 749.60		
274	3400	0.08	\$ 1,199.36		
275	3400	0.08	\$ 1,199.36		
276	2200	0.05	\$ 749.60		
277	2200	0.05	\$ 749.60		
278	3399	0.08	\$ 1,199.36		
279	3399	0.08	\$ 1,199.36		
280	2199	0.05	\$ 749.60		
281	2199	0.05	\$ 749.60		
282	3399	0.08	\$ 1,199.36		
283	3399	0.08	\$ 1,199.36		

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
284	2199	0.05	\$ 749.60		
285	2199	0.05	\$ 749.60		
286	3399	0.08	\$ 1,199.36		
287	3399	0.08	\$ 1,199.36		
288	2199	0.05	\$ 749.60		
289	2199	0.05	\$ 749.60		
290	4357	0.10	\$ 1,499.20		
291	5107	0.12	\$ 1,799.04		
292	2199	0.05	\$ 749.60		
293	2199	0.05	\$ 749.60		
294	3398	0.08	\$ 1,199.36		
295	3398	0.08	\$ 1,199.36		
296	2198	0.05	\$ 749.60		
297	2198	0.05	\$ 749.60		
298	3397	0.08	\$ 1,199.36		
299	3397	0.08	\$ 1,199.36		
300	2198	0.05	\$ 749.60		
301	2198	0.05	\$ 749.60		
302	3397	0.08	\$ 1,199.36		
303	3397	0.08	\$ 1,199.36		
304	2198	0.05	\$ 749.60		
305	2198	0.05	\$ 749.60		
306	3397	0.08	\$ 1,199.36		
307	3397	0.08	\$ 1,199.36		
308	2198	0.05	\$ 749.60		
309	2198	0.05	\$ 749.60		
310	5104	0.12	\$ 1,799.04		
Phase 3		13.40	\$ 200,892.80		
Total Developable Acres (UDZ)		30.30			
Total Sewer Connection Fee Collected at Final Plat			\$ 454,257.60		
Due to Omaha for Connection Fees at Plat(1/2 of \$293)			\$ 45,415.00		

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
OL A	614862	14.12			
OL B	182748	4.20			
OL C	92848	2.13			
OL D	125658	2.88			
OL E	8000	0.18			
OL F	31620	0.73			
OL G	3136	0.07			
OL H	46052	1.06			
OL I	85950	1.97			
OL J	52160	1.20			
OL K	9385	0.22			
Total Outlot	1,252,419	28.76			
Right of Way		11.45			
Total Project Acres		70.51			
Development	42.97%	>60%			
Developable Acres		>60%			
EDU's	151.5				

Note: Several large lots included in the previous submittal have now been designated as outlots which are presumed to be developable in the future