



SPRINGFIELD

NEBRASKA

PLANNING COMMISSION REPORT
APRIL 14, 2026 AGENDA

Agenda Item:	Subject:	Submitted By:
Agenda Items 6A and 7A	Application for Final Plat (Lots 1-72 and Outlots A-G), Village on Main Phase 1 (of 3) submitted by M2S LLC (“Subdivider”) and Centipede LLC (“Owner”) for property generally located at the Southeast Corner of 132 nd & Main Streets, Springfield, NE	Kathleen Gottsch City Administrator

Synopsis

FoleyShald Engineering (“Agent”) submitted the following document on March 9, 2026, on behalf of Melvin Sudbeck/M2S LLC (“Subdivider”) related to the property legally described as the North ½ of the Southwest ¼ of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, owned by Centipede LLC (“Owner”):

1. Final Plat Application

Additionally, the following exhibits were submitted:

1. Final Plat Checklist
2. Phase 1 Final Plat
3. Source and Use of Funds

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

1. Final Plat of Lots 1-72 and Outlots A-G, Village on Main Phase 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).

A copy of the synopsis of comments from the Planning Review team, as well as the submitted documents and exhibits, are attached.

Recommendation

Planning Commission consideration. Refer to staff comments in synopsis.

Attachments

Synopsis of Comments

Village on Main-FP Connection Fee Schedule_3-13-26.pdf

Village on Main – Phase 1 Final Plat w/Comments

Official Survey of Record 00031150 8-14-25.pdf

Village on Main – Survey Comments 8-14-25

Village on Main Final Streets 3-20-26

Final Plat Application

Final Plat Checklist

Phase 1 Final Plat

Source and Use of Funds



SPRINGFIELD

NEBRASKA

March 30, 2026

SYNOPSIS OF PROFESSIONAL STAFF COMMENTS FOR PLANNING COMMISSION & CITY COUNCIL

Lots 1-72 and Outlots A-G, - Village on Main Phase 1 Centipede (Owner)/M2S LLC (Subdivider)/FoleyShald (Agent) Final Plat Application

FoleyShald (“Agent”) submitted the following documents on March 9, 2026, on behalf of M2S LLC (“Subdivider”) related to the property legally described as a tract of land beginning the N1/2 of the SW1/4 of Section 19, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, owned by Centipede LLC (“Owner”):

1. Final Plat Application

The following exhibits were also provided:

1. Final Plat Checklist
2. Phase 1 Final Plat
3. Source and Use of Funds

At the request of Jeff Thompson (SCCWWA), FoleyShald also provided the following documents:

1. Village On Main - Phase 1 Area Table
2. Village On Main - Phase 1 Final Plat CAD

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

1. Final Plat of lots 1-72 and Outlots A-G, Village on Main Phase 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

1. Description
 - a. This is an application by M2S, LLC for land owned by Centipede, LLC.
 - b. The plat is for Phase 1 of a 3-phase project. It is for seventy-two (72) residential lots and seven (7) outlots.

- c. The land is east of the current corporate limits of Springfield. It is not within the current city corporate limits but is within its Extra Territorial Zoning Jurisdiction.
 - d. It is part of a Planned Unit Development (PUD) subdivision in 3 phases.
2. Documents Reviewed
 - a. Final Plat Checklist;
 - b. Final Plat Application dated March 3, 2026;
 - c. Final Plat, Lots 1 thru 72 and Outlets A thru G;
 - d. Source and Use of Funds dated March 24, 2026; and
 - e. Sanitary Sewer 30% Design Report.
3. S.I.D. Versus Other Methods of Public Improvement Methods
 - a. Under Springfield Subdivision Regulations, a 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.
 - b. The S.I.D. property tax levy would be significantly higher than the City levy.
 - c. The city should consider alternatives to S.I.D. construction.
 - d. 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.
 - e. S.I.D.s are governed by an S.I.D. Board of Directors, elected by the lot owners.
 - f. 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.
4. Development Risks to Springfield
 - a. A risk is that the 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.
5. Annexation Risk
 - 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 debt 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. 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. 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 it extra territorial zoning jurisdiction.



6. Impact of Potential Lot Combinations and Undeveloped Lots (*To Be Addressed in Subdivision Agreement*)

- a. The Sources and Uses of Funds Exhibit projects a valuation of \$164,943,750.00.
- b. If lots within the subdivision are combined into single lots, or if lots are undeveloped, either by choice or because of market conditions, this could affect the valuation of the entire S.I.D. If the S.I.D. does not reach the projected valuation, the S.I.D. may not be able to retire it's debt.
- c. There are a number of known variables of unknown value that will affect the city's approach to annexing this S.I.D. They include market forces of the lot buyer, timing of lot development, cumulative value of parcels within the S.I.D., and levy rate set by the S.I.D. directors.
- d. The Subdivider's methodology of the valuation assumption should be explored.

7. 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

8. Planned Unit Development ("PUD")

- a. To this commentator's knowledge, this would be the first Springfield PUD.
- b. The preliminary plat is presented as a Planned Unit Development (PUD) Article 5. Section 5.20 of the Springfield zoning code addresses Planned Unit Developments. The section provides "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 ensure that these conditions can be met."

- i. All provisions of Article 5, Section 5.20 PUD section 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.

9. Phasing

- a. The phasing proposed in the Preliminary Plat was as follows:
 - i. Phase 1 as submitted is 72 lots.

10. Outlots

- a. The plat refers to a Homeowners' Association (HOA) and the Association's responsibility to maintain certain outlots. Because some of the lots are trail space, it may be more appropriate to have them maintained by the S.I.D.



- b. Outlot D is the PCSMP basin owned by S.I.D. and maintained by S.I.D. but transferred to HOA prior to annexation. Outlots F and G will be owned by the HOA for Green Space, Trails, and Amenities.
 - c. With respect to outlots, the putative trail and park lots, a HOA may not have sufficient funds, or the political will, to maintain the outlots. What should be their level of maintenance? The standard of maintenance by the HOA should be considered.
 - d. If the S.I.D. is annexed, the city still will not control these outlots.
11. Subdivision Agreement
- a. There will need to be a Subdivision Agreement between the Subdivider and the city.

Jeff Ray, City Planner

- 1. Agent to add the following items to the Final Plat:
 - a. Identify all amenities in their location.
 - i. E.g., 8 feet wide concrete trail, etc.
 - b. All setbacks need to be labeled not just illustrated
 - i. This can be per area and not on every lot.
 - 1. Agent can add Lot Requirements box from Exhibit A in Preliminary Plat.
 - c. The planned open space should be labeled and listed as a percentage of the phase or total development.
 - i. Agent can add Net Open Space box from Exhibit A in Preliminary Plat.
- 2. The intended use of the Outlots per the MU-PUD Zoning District should be listed in the Subdivision Agreement.

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. Recommend a boundary adjustment application be submitted to the Agency board to consider amending and adjusting the Agency Masterplan to reflect the revised Agency infrastructure.
 - a. Based on the current Agency master plan and the natural topography, the above referenced parcel is currently located entirely in the Phase 1B service area.
 - i. Subdivider is considering the full construction of a Phase 1B Agency gravity line down to approximately 120th Street with the addition of a lift station to pump it into the Phase 1A force main at that location.
 - ii. Agency staff could support the proposed alignment location with the understanding that the Agency would have no further infrastructure obligations within the SCX-1 subbasin. In other words, this development alignment would supersede the current Agency Master Plan alignment in its entirety.
 - 1. SCCWWA will begin coordination with our engineering consultant to provide design requirements and other feedback necessary for this concept if the City of Springfield agrees.
- 2. City and Agency to continue working on framework for reimbursement of pioneered Agency infrastructure.
 - a. The source and use of funds (“SUF”) identifies exterior sanitary sewer costs with \$3,229,578 of reimbursable expenses to the exterior infrastructure, presumably by the Agency through the City of Springfield.
- 3. 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 Urban Development Zone (“UDZ”).
 - a. Based on the current growth management plan the above reference parcel is currently located entirely in the Urban Reserve Zone (“URZ”).



- i. Item 1 and 3 may be considered within the same application request for simplification.
4. Please provide an updated flow rate study from the entire service area now extending to 120th Street and its points of impact(s) through what would be considered the Agency system.
 - a. Assumed land uses and projected flow rates can be found at <https://scacwa.maps.arcgis.com/apps/instant/basic/index.html?appid=6307929e69234ac58f8eb18b6e533fda>.
5. 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. SID to pay half (1/2) of the sewer connection fees should item 3 above be pursued and the development area is moved within the UDZ. The second half becoming due at the time of building permits for each lot being built upon.
 - a. Based on the current final plat, the total estimated connections fees will be \$241,271.07 (**see attached Village on Main-FP Connection Fee Schedule_3-13-26.pdf**).
 - b. Half (1/2) of the connection fees equaling \$120,635.53 will be due at the time of the final plat.
 - i. These fees are based on the 2025-2026 fiscal year rates which expire June 30, 2026. Should the final plat not be approved by then, future fiscal years rates shall apply.
 - c. The City of Springfield may have their own connection fee charge for the development on top of the Agency charges, which is perfectly understandable should they deem it necessary.
7. SCCWWA will review layout of future final plat submittals for any changes to the development ratio.
 - 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.
 - b. Based on the current final plat information, this development equates to a ratio of 19.47% which is much less than those preliminary engineering estimates.
 - i. The ratio calculation is skewed because several of the large outlots being proposed are presumed to be replatted and developable in the future.
8. Recommend further due diligence within the development area after testing to confirm and ensure 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. Agent to provide the following documents:
 - a. Construction documents.
2. City to work with Subdivider on the following documents:
 - a. Draft subdivision agreement.
 - b. Draft roadway agreement with Sarpy County.
 - c. Bond, escrow, or security agreement.
3. Final Plat
 - a. Agent to show trail easement on Outlots A and B (or D, depending on trail layout).
 - b. Agent to show storm sewer easement on north end of Outlot A, matching storm sewer plan from prelim plat.
4. PCSMP Drainage Study
 - a. Development appears to meet the PCSMP requirements.



- i. A more detailed review will be performed by the city once the additional information has been received.
5. Draft Traffic Study
 - a. No comments.
6. Source and Use of Funds
 - a. Agent to update SUF to reflect reimbursement to Sarpy County as lead agent for improvements to 132nd & Main Streets.
7. Exterior Road Improvements:
 - a. Sarpy County will serve as the lead agent for road improvements along 132nd Street and Main Street.
 - b. Subdivider shall contribute 25% toward intersection improvements (i.e., traffic lights, roundabout) at 132nd & Main.

MUD

1. Metropolitan Utilities District (“MUD”) is the supplier of natural gas to this new plat for Village on Main subdivision.
2. There is a 4” natural gas main in Main Street approximately 600’ west of S. 132nd Street, near the entrance to Springfield Pines at N. 10th Avenue.
 - a. Agent to work with MUD on gas main application.

NDOT

No comments received.

OPPD

No comments.

Papio Missouri River Natural Resources District

No comments.

Sarpy County Admin/Engineer/Public Works

Public Works

The following are the comments on the Final Plat (**see attached Village on Main - Phase 1 Final Plat w/Comments 3-12.pdf**):

1. Subdivider/Surveyor to file the survey dated August 4, 2025 that was routed for comments on August 8, 2025.
 - a. **Required time to file is 90 days.**
2. Agent to check the dimensions on the ROW for Main Street and 132nd Street.
 - a. Final plat shows them as 66’.
3. Agent to check the Section Corner SW Corner, N ½, SW ¼ as there is no monument set.
 - a. Corner not set as shown on survey dated August 4, 2025 that was routed for comments on August 8, 2025.
4. Agent to check Section Corner Ties as they need to be updated as per 2026.03.11.
 - a. Check type of cap at W ¼ Corner Section 19-13-12.
 - b. E-2’+ - CL 132nd Street is not a tie.
 - c. Mag Nail & Washer monument is not set as of 3/10/26.
 - i. Ties under SW Corner, N ½, SW ¼ Section 19-13-12 Found Mag Nail & Washer are not set as of 3/10/26.
 - d. NE – 57.38’ – N.W. Corner Mailbox Post & SE 87.43 S.W. Corner Mailbox Post under Center of Section 19-13-12 Fund ¾” pipe are not acceptable ties.
 - i. Agent to use what Sarpy County set.



- e. Ties under SE Corner, N ½, SW ¼ Section 19-13-12 Found Capped Monument LS-449 are not set as of 3/10/26.
 - i. 3/8” rebar are not acceptable when state minimum is ½”.
5. Recommend Agent add details on the small jog on the east side of the plat (near Lot 38).
6. Subdivider to determine if Sudbeck Companies logo is needed on final plat.
7. The following are the comments on the Survey:
NOTE: Sarpy County Public Works believes they have incorporated all of the necessary comments for the survey on the **Village on Main - Phase 1 Final Plat w/Comments 3-12.pdf** document. However, below is a summary of the comments received :
 - a. The Synopsis of Comments to the Applicant dated 9/3/25 in response to documents initially submitted August 8, 2025 stated, “Sarpy County Public Works noted that the survey that was provided (dated 7/11/25) was not an official survey” (**see attached Village on Main - Survey Comments 8-14-25.pdf**).
 - i. “Agent to **update survey**. See attached **Official Survey of Record 00031150 8-14-25.pdf** which is an official copy from the State Survey Repository.
 1. **NOTE:** This was NOT a survey of the same parcel of land
 - b. Updated documents, including a Survey (which was a copy of the Official Survey of Record 00031150 provided), were submitted November 14, 2025 by the Agent and routed to the Residential Planning Review Team on November 20, 2025.
 - i. No comments were received on the survey provided.
 - c. The survey that was provided is not for the same S-T-R; it references 228th Street.
 - i. Agent to **provide updated survey** for corrected area and taking into account comments from the 9/3/25 synopsis.

Sarpy County Emergency Management Agency

No comments received.

Sarpy County GIS

1. Streets provided
 - a. **See attached Village On Main Final Streets 3-20-26.pdf**

Sarpy County Sheriff

1. Concerned with the increase of traffic at the intersection of 132nd Street & Main Street during peak hours in the morning and afternoon.
 - a. Are there any plans for a pedestrian crossing system with flashing lights on demand or something similar for children walking to the elementary school?

Springfield Fire Chief

No comments.

Ryan Saunders (Springfield Platteview Community Schools)

No comments received.

Attachments:

- Village on Main-FP Connection Fee Schedule_3-13-26.pdf
- Village on Main - Phase 1 Final Plat w/Comments 3-12.pdf
- Official Survey of Record 00031150 8-14-25.pdf
- Village on Main - Survey Comments 8-14-25.pdf
- Village On Main Final Streets 3-20-26.pdf



Raw Acres	41.33	Ac			
Lot #	Lot Area (sf)	Platted Lot Area (acres)	Connection Fee at time of Plat FY 2025-2026		Connection Fee Per Agency @ Bldg Permit Per Acre
1	19908.43	0.46	\$ 13,703.73		
2	6747.52	0.15	\$ 4,644.57		
3	6000	0.14	\$ 4,130.03		
4	6000	0.14	\$ 4,130.03		
5	6215.57	0.14	\$ 4,278.41		
6	6494.85	0.15	\$ 4,470.65		
7	5996.1	0.14	\$ 4,127.34		
8	6000	0.14	\$ 4,130.03		
9	6000	0.14	\$ 4,130.03		
10	6000	0.14	\$ 4,130.03		
11	6000	0.14	\$ 4,130.03		
12	7102.68	0.16	\$ 4,889.04		
13	10360.76	0.24	\$ 7,131.70		
14	3754.53	0.09	\$ 2,584.39		
15	3459.67	0.08	\$ 2,381.42		
16	3867.39	0.09	\$ 2,662.07		
17	5389.45	0.12	\$ 3,709.76		
18	2240.65	0.05	\$ 1,542.32		
19	2148.04	0.05	\$ 1,478.58		
20	2573.29	0.06	\$ 1,771.29		
21	3519.8	0.08	\$ 2,422.81		
22	1995	0.05	\$ 1,373.23		
23	1995	0.05	\$ 1,373.23		
24	2470	0.06	\$ 1,700.19		
25	2470	0.06	\$ 1,700.19		
26	1995	0.05	\$ 1,373.23		
27	1995	0.05	\$ 1,373.23		
28	2470	0.06	\$ 1,700.19		

Lot #	Lot Area (sf)	Platted Lot Area (acres)	Connection Fee at time of Plat FY 2025-2026	Connection Fee Per Agency @ Bldg Permit Per Acre
29	5699.83	0.13	\$ 3,923.41	
30	5699.94	0.13	\$ 3,923.48	
31	5700.06	0.13	\$ 3,923.57	
32	8324.84	0.19	\$ 5,730.30	
33	8644.09	0.20	\$ 5,950.05	
34	11349.96	0.26	\$ 7,812.61	
35	5771.52	0.13	\$ 3,972.76	
36	5700.08	0.13	\$ 3,923.58	
37	5700.2	0.13	\$ 3,923.66	
38	5699.83	0.13	\$ 3,923.41	
39	7498.48	0.17	\$ 5,161.49	
40	8689.32	0.20	\$ 5,981.19	
41	10778.38	0.25	\$ 7,419.17	
42	5817.87	0.13	\$ 4,004.66	
43	5700.31	0.13	\$ 3,923.74	
44	5175	0.12	\$ 3,562.15	
45	5175	0.12	\$ 3,562.15	
46	10237.77	0.24	\$ 7,047.05	
47	10665.95	0.24	\$ 7,341.78	
48	5175	0.12	\$ 3,562.15	
49	5175	0.12	\$ 3,562.15	
50	5175	0.12	\$ 3,562.15	
51	5175	0.12	\$ 3,562.15	
52	5175	0.12	\$ 3,562.15	
53	5175	0.12	\$ 3,562.15	
54	1600	0.04	\$ 1,101.34	
55	1600	0.04	\$ 1,101.34	
56	1600	0.04	\$ 1,101.34	
57	1600	0.04	\$ 1,101.34	
58	1600	0.04	\$ 1,101.34	

Lot #	Lot Area (sf)	Platted Lot Area (acres)	Connection Fee at time of Plat FY 2025-2026	Connection Fee Per Agency @ Bldg Permit Per Acre	
59	1600	0.04	\$ 1,101.34		
60	1600	0.04	\$ 1,101.34		
61	2803.75	0.06	\$ 1,929.93		
62	2303.48	0.05	\$ 1,585.57		
63	2303.85	0.05	\$ 1,585.83		
64	2805.18	0.06	\$ 1,930.91		
65	2605.29	0.06	\$ 1,793.32		
66	2104.62	0.05	\$ 1,448.69		
67	2104.92	0.05	\$ 1,448.90		
68	2606.52	0.06	\$ 1,794.17		
69	2606.98	0.06	\$ 1,794.48		
70	2105.98	0.05	\$ 1,449.63		
71	2106.29	0.05	\$ 1,449.84		
72	2608.51	0.06	\$ 1,795.54		
Total Developable Acres (UDZ)		8.05			
Total Sewer Connection Fee			\$ 241,271.07		
OL A	605131.56	13.89			
OL B	173896.54	3.99			
OL C	102578.81	2.35			
OL D	134509.22	3.09			
OL E	8000.41	0.18			
OL F	31996.43	0.73			
OL G	7636.25	0.18			
Total Outlot	1,063,749	24.42			
					241,271.07
Right of Way	256927.31	5.90			

Lot #	Lot Area (sf)	Platted Lot Area (acres)	Connection Fee at time of Plat FY 2025-2026	Connection Fee Per Agency @ Bldg Permit Per Acre		
Total Project Acres		38.37				
1/2 Due at F.P			\$ 120,635.53			
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	19.47%	>60%	FALSE			
EDU's	40.23330234					
Note: Several large lots included in the previous submittal have now been designated as outlots which are presumed to be developable in the future						
Connection Fees Owed to Omaha (\$293/EDU)						
1/2 due to Omaha at the time of final plat			\$ 11,788.36			

VILLAGE ON MAIN LOTS 1 THRU 72 AND OUTLOTS "A" THRU "G" INCLUSIVE BEING A PLATTING OF PART OF THE N 1/2 OF THE SW 1/4 OF SECTION 19, T13N, R12E, OF THE 6TH P.M. CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA

Reviewed by: JMB 03/10/2026 3:12:24 PM

file your survey that we have in our possession from 2026.06.11 90 days is the required time to file

Suggestion of a little detail for the jog

showing a distance

is this needed?

corner not set as shown on survey submitted as part of the package for review 2026.06.11 it is not set as of 2026.03.10

double check type?

these are not acceptable ties use what we set

this monument is not set as of 2026.03.10

these ties are not set as of 2026.03.10

these ties are not set as of 2026.03.10

5/8" rebars are not acceptable when the state minimum is 1/2"

P.O.B W1/4 CORNER SECTION 19-13-12

CENTER OF SECTION 19-13-12

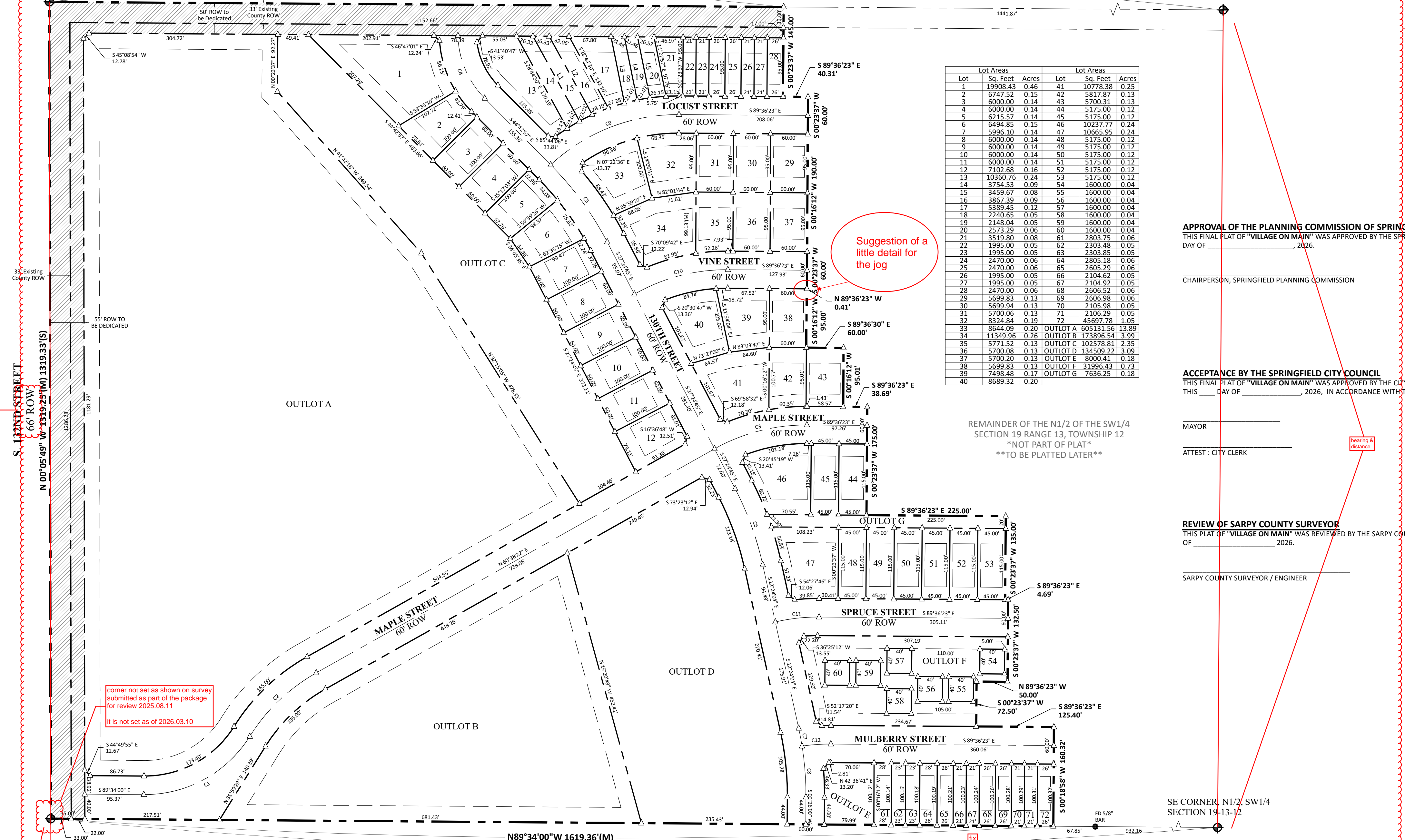


Table with 6 columns: Lot, Sq. Feet, Acres, Lot, Sq. Feet, Acres. Lists lot numbers 1 through 72 and their respective areas.

REMAINDER OF THE N1/2 OF THE SW1/4 SECTION 19 RANGE 13, TOWNSHIP 12 *NOT PART OF PLAT* **TO BE PLATTED LATER**

SW CORNER, N1/2, SW1/4 SECTION 19-13-12

SE CORNER, N1/2, SW1/4 SECTION 19-13-12

Curve Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C12.

Line Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L5.

SECTION CORNER TIES

W1/4 CORNER SECTION 19-13-12 FOUND 2" ALUMINUM CAP SW - 60.40' - 3/8" REBAR POWER POLE NW - 70.85' - 5/8" REBAR SE - 48.72' - X NAILS S.W. FACE POWER POLE SE - 81.06' - 5/8"x24" REBAR - LS CAP 502

CENTER OF SECTION 19-13-12 FOUND 3/4" PIPE S - 32.52' - 3/4" PIPE N - 32.98' - PINCHED TOP PIPE NE - 57.28' - N.W. CORNER MAILBOX POST SE - 67.43' - S.W. CORNER MAILBOX POST

SW CORNER, N1/2, SW1/4 SECTION 19-13-12 FOUND 2" ALUMINUM CAP SW - 50.00' - 3/8" REBAR SE - 50.00' - 3/8" REBAR E - 33.00' - 5/8"x24" REBAR - LS CAP 502 NE - 50.00' - 3/8" REBAR

SE CORNER, N1/2, SW1/4 SECTION 19-13-12 FOUND 3/4" PIPE SW - 40.00' - 3/8" REBAR NE - 40.00' - 3/8" REBAR NW - 40.00' - 3/8" REBAR SW - 40.00' - 3/8" REBAR

ACCEPTANCE BY THE SPRINGFIELD CITY ENGINEER

THIS FINAL PLAT OF "VILLAGE ON MAIN" WAS REVIEWED AND APPROVED BY THE SPRINGFIELD CITY ENGINEER, ON THIS DAY OF 2026.

SPRINGFIELD CITY ENGINEER

COUNTY TREASURER'S CERTIFICATION

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 THE OFFICE.

THIS DAY OF 2026.

SARPY COUNTY TREASURER

DEDICATION KNOW ALL MEN BY THESE PRESENTS, THAT "M2S, LLC", THE OWNER(S) OF RECORD OF THE REAL ESTATE SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, REPLATTED AND DESIGNATED AS "VILLAGE ON MAIN" (LOTS, OUTLOTS, LANES AND CIRCLES TO BE NUMBERED AND DESCRIBED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, IN THE CITY OF SPRINGFIELD, SARPY COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, REPLATTING, DESIGNATION AND DEDICATED RIGHT OF WAY FOR PUBLIC USE, WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF SPRINGFIELD, OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, METROPOLITAN UTILITIES DISTRICT, AND CENTURY LINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT 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. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, ON THIS DAY OF 2026.

OWNER: M2S, LLC

MELVIN SUDBECK; OWNER M2S, LLC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) SS COUNTY OF SARPY)

ON THIS DAY OF 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY CAME TO ME, MELVIN SUDBECK (OWNER M2S, LLC) WHO IS KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION THE UNDERSIGNED, HOLDER OF THAT CERTAIN DEED OF TRUST AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS "VILLAGE ON MAIN" (HEREINAFTER "PLAT"), SAID DEED OF TRUST BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SARPY COUNTY, NEBRASKA AS INSTRUMENT NO. (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY EASEMENTS, STREETS, ROADS, ACCESS EASEMENTS, AND RELINQUISHMENTS OF ACCESS DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

ADDRESS: (TRUSTEE AND BENEFICIARY):

By:

POSITION - COMPANY)

ACKNOWLEDGMENT OF NOTARY

State of Nebraska) SS Sarpy County)

ON THIS DAY OF 2025 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BEHALF OF SAID POSITION - COMPANY

MY COMMISSION EXPIRES THE DAY OF 20 : WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE I, THOMAS B. CATLETT, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 502, DUJY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT TO BE KNOWN AS "VILLAGE ON MAIN" BEING COMPRISED OF LOTS 1-72 AND OUTLOTS "A" THRU "G".

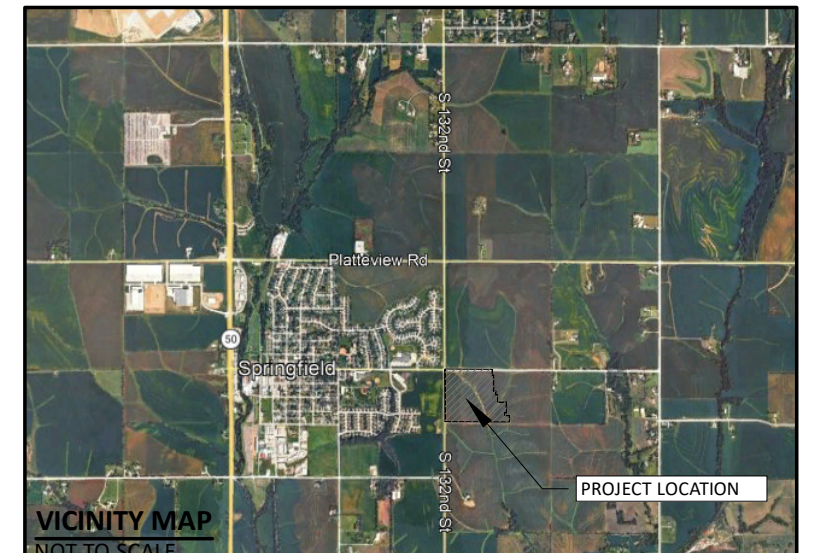
LEGAL DESCRIPTION: BEGINNING AT THE W1/4 CORNER SECTION 19 TOWNSHIP 13 NORTH, RANGE 12 EAST, OF THE 6TH P.M., THENCE ON THE NORTH SECTION LINE OF THE SW1/4 OF SAID SECTION 19, S89°36'23"E A DISTANCE OF 1185.94 FEET; THENCE LEAVING SAID SECTION LINE, S00°23'37"W A DISTANCE OF 145.00 FEET; THENCE S89°36'23"E A DISTANCE OF 40.31 FEET; THENCE S00°23'37"W A DISTANCE OF 60.00 FEET; THENCE S00°16'12"W A DISTANCE OF 190.00 FEET; THENCE S00°23'37"W A DISTANCE OF 60.00 FEET; THENCE N89°36'23"W A DISTANCE OF 0.41 FEET; THENCE S00°16'12"W A DISTANCE OF 60.00 FEET; THENCE S89°36'30"E A DISTANCE OF 60.00 FEET; THENCE S00°16'12"W A DISTANCE OF 89.01 FEET; THENCE S89°36'23"E A DISTANCE OF 38.69 FEET; THENCE S00°23'37"W A DISTANCE OF 175.00 FEET; THENCE S89°36'23"E A DISTANCE OF 225.00 FEET; THENCE S00°23'37"W A DISTANCE OF 135.00 FEET; THENCE S89°36'23"E A DISTANCE OF 4.69 FEET; THENCE S00°23'37"W A DISTANCE OF 132.50 FEET; THENCE N89°36'23"W A DISTANCE OF 50.00 FEET; THENCE S00°23'37"W A DISTANCE OF 72.50 FEET; THENCE S89°36'23"E A DISTANCE OF 125.40 FEET; THENCE S00°18'58"W A DISTANCE OF 160.32 FEET TO THE SOUTH SECTION LINE OF THE N1/2 OF THE SW1/4 OF SAID SECTION 19; THENCE N89°34'00"W ALONG SAID SECTION LINE A DISTANCE OF 1619.36 FEET TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 19; THENCE N00°05'49"W ALONG SAID SECTION LINE A DISTANCE OF 1319.25 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,800,330.00 SQ. FT. OR 41.33 ACRES, MORE OR LESS, OF WHICH 2.96 ACRES MORE OR LESS WILL BE COUNTY ROAD RIGHT OF WAY, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORD ON FILE.

PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF U.S. SURVEY FEET.

SIGNED THIS DAY OF 2026.

THOMAS B. CATLETT CATLETT SURVEYING 13650 S. 150TH COURT BENNET, NE 68317



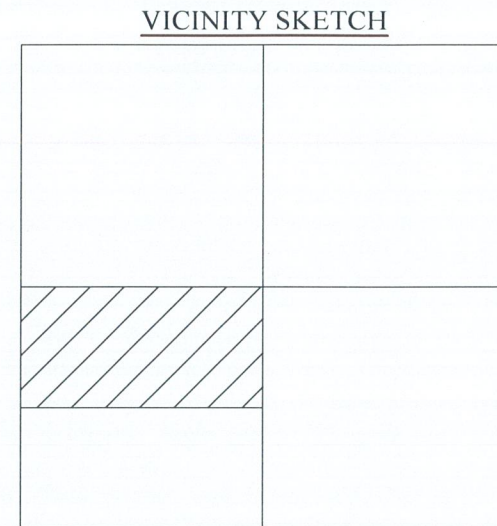
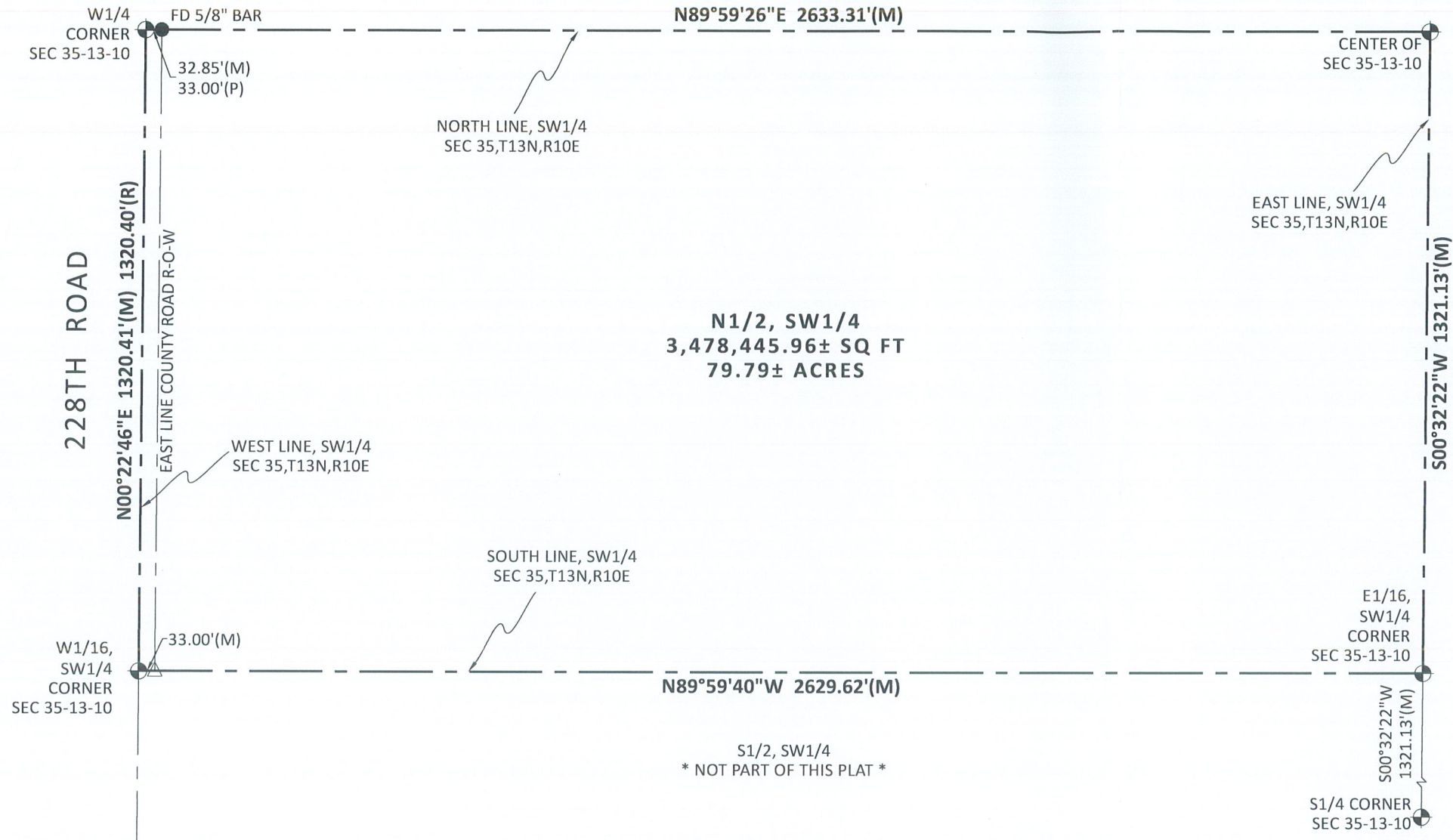
LEGEND table with symbols for various survey features like corner monuments, easements, and utility lines.

Crew: TC/AK/JS Drawn by: PC/JS Checked by: TC/PC Date: 02/25/2026 Revision Date: 03/06/2026 Job #: 2025-063 Sheet No. 1 of 1

CATLETT LAND SURVEYING BENNET, NEBRASKA 402-274-7523 • 402-217-5816 WWW.CATLETSURVEYING.COM

SURVEY RECORD

N1/2 OF THE SW1/4 OF SECTION 35, T13N, R10E
OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



LEGAL DESCRIPTION

FROM TITLE COMMITMENT, EFFECTIVE DATE JANUARY 23, 2025, FILE NO. 2510455

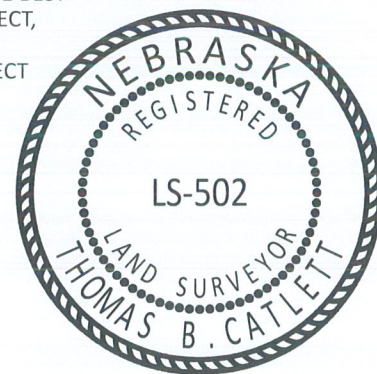
THE N 1/2 OF THE SW1/4, SECTION 35, T13N, R10E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

SAID N 1/2 OF THE SW 1/4 CONTAINS 3,478,445.96 SQUARE FEET, OR 79.79 ACRES, OF WHICH 43,573.62 SQUARE FEET OR 1.00 ACRES MORE OR LESS IS SUBJECT TO COUNTY ROAD RIGHT OF WAY, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LAND SURVEYORS CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA REGISTERED LAND SURVEYOR NO. 502, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS, MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT, AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

Thomas B. Catlett
THOMAS B. CATLETT
NEBRASKA R.L.S. NO. 502
04/01/2025
DATE



SECTION CORNER INFORMATION

W1/4 CORNER SECTION 35, T13N, R10E
FD SC5M CAP
ENE - 29.00' - X/NAIls IN CFP
S - 18.00' - CL E/W ROAD CULVERT
WNW - 34.07' - X/NAIls IN N FACE OF RR TIE CFP
E - 32.85' - 5/8" REBAR

E1/16, SW1/4 SECTION 35, T13N, R10E
SET 5/8"x24" REBAR & LS CAP 502
SSE - 7.95' - MAG NAIL IN 12" DTREE
S - 5.20' - MAG NAIL IN 6" DTREE
W - 4.05' - MAG NAIL IN 4" DTREE
CORNER FALL IN THE WEST TOE OF CREEK

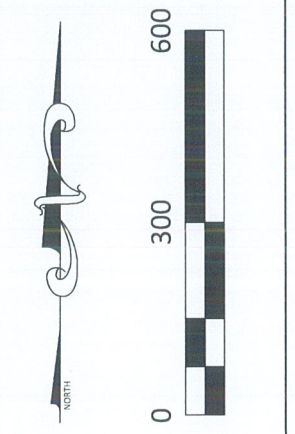
S1/4 CORNER SECTION 35, T13N, R10E
FD SC5M CAP, 2'± DEEP IN FIELD
NE - 10.09' - 5/8" BAR AND ALUM CAP
SE - 9.87' - 5/8" BAR AND ALUM CAP
SW - 10.02' - 5/8" BAR AND ALUM CAP
NW - 10.08' - 5/8" BAR AND ALUM CAP

CENTER OF SECTION 35, T13N, R10E
FD 5/8" BAR
NE - 14.87' - TOP CENTER OF TPOST
N - 21'± - TO HIGH BANK EDGE
NW - 14.45' - X/NAIls IN DTR
E - 11.95' - X/NAIls IN CFP

W1/16, SW1/4 SECTION 35, T13N, R10E
FD LS CAP 308
ESE - 43.86' - X/NAIls IN PP
W - 33.00' - LS CAP 308
WNW - 24.34' - X/NAIls IN N FACE RR TIE CFP
SW - 40.24' - EYE BOLT IN TOP FP
ESE - 43.80' - N TOP CFP
E - 33.00' - LS CAP 502

Nebraska
Survey Record Repository
RECEIVED
\$5.00
JUL 25 2025
SARPY
1730-516
S.C.P.W.
Received
(08-11-2025)

CATLETT
LAND SURVEYING
BENNETT, NEBRASKA
402-274-7525 · 402-217-5816
WWW.CATLETTSURVEYING.COM



Drawn By: AK
Checked By: PC/TC/JS
Crew: JS/AK
Field: 3/18/25
Drawing: 04/01/25
Job #: 2025-013
Scale: 1" = 300'
Sheet 1 of 1

- LEGEND**
- △ - SET SURVEY POINT AS INDICATED
 - - FOUND SURVEY POINT AS INDICATED
 - - CALCULATED SURVEY POINT
 - CTP - CRIMPED TOP PIPE
 - OTP - OPEN TOP PIPE
 - M - MEASURED DISTANCE
 - C - CALCULATED DISTANCE
 - P - PLAT DISTANCE
 - R - RECORDED DISTANCE
 - BOUNDARY LINE

SEE DOCUMENT THAT WAS RECEIVED AS OFFICIAL SURVEY OF RECORD FROM THE STATE REPOSITORY. FILE 00031150.PDF

SURVEY RECORD

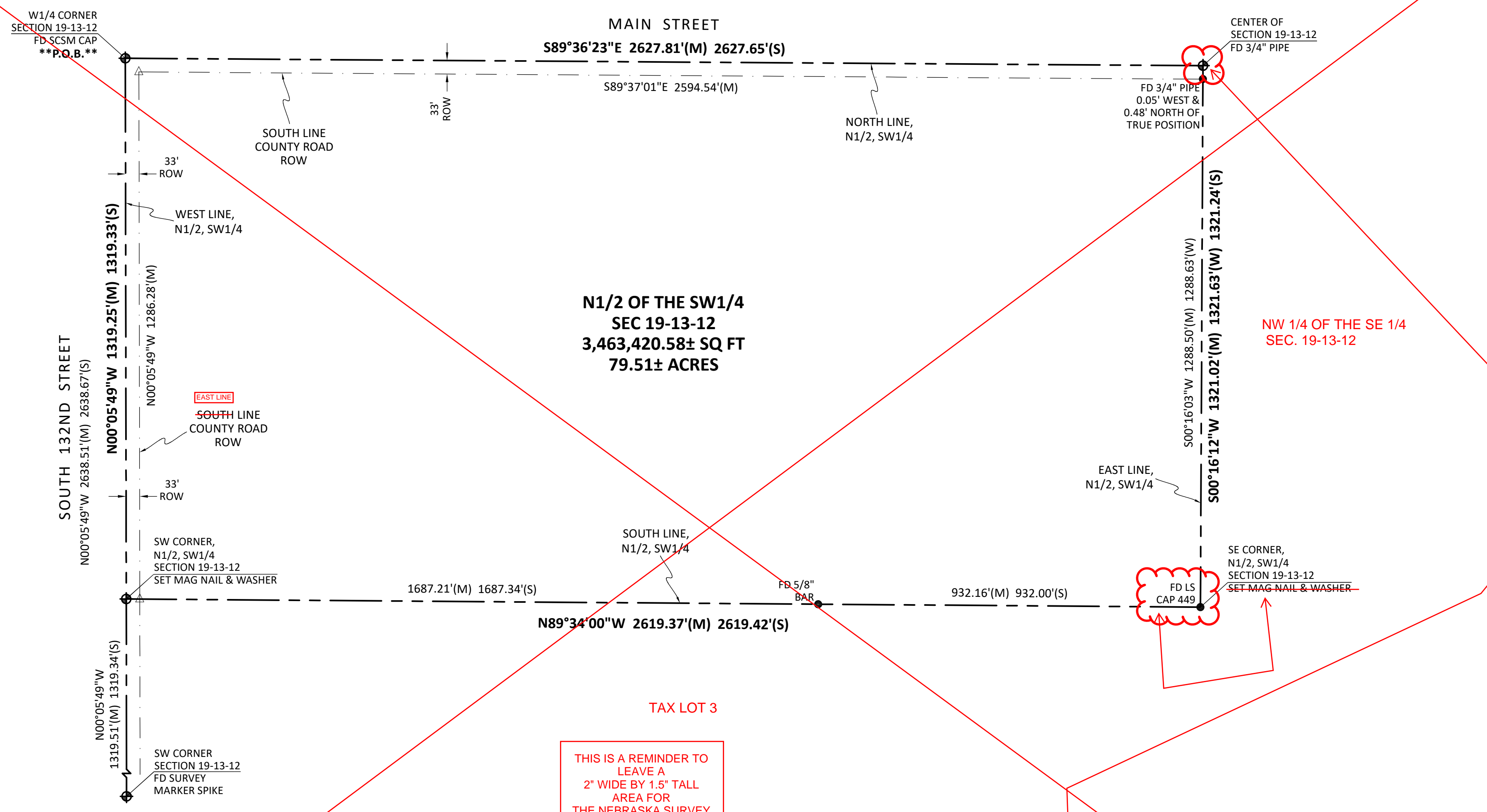
N1/2 OF THE SW1/4 OF SECTION 19, T13N, R12E
OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Reviewed by: JMB
08/11/2025 9:10:54 AM

Reviewed by: MRL
08/12/2025 8:20:39 AM

CATLETT

LAND SURVEYING
BENNETT, NEBRASKA
402-274-7525 • 402-217-5816
WWW.CATLETTSURVEYING.COM



**N1/2 OF THE SW1/4
SEC 19-13-12
3,463,420.58± SQ FT
79.51± ACRES**

NW 1/4 OF THE SE 1/4
SEC. 19-13-12

TAX LOT 3

THIS IS A REMINDER TO LEAVE A 2" WIDE BY 1.5" TALL AREA FOR THE NEBRASKA SURVEY RECORD REPOSITORY STAMP AND RECORDING INFORMATION

LEGEND
△ - SET 5/8" X 24" CAPPED REBAR (LS502)
● - FOUND SURVEY POINT AS INDICATED
○ - SECTION CORNER
○ - FOUND CORNER
○ - FOUND CAPPED REBAR (LS502)
○ - CALCULATED SURVEY POINT
CTP - CRIMPED TOP PIPE
OTP - OPEN TOP PIPE
M - MEASURED DISTANCE
S - SUTHERLAND SURVEY, DATED 5-23-08
W - WHITFIELD SURVEY, DATED 3-11-24
--- BOUNDARY LINE

SURVEY RECORD
N1/2 OF THE SW1/4 OF SECTION 19, T13N, R12E
OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

NOT OFFICIAL UNTIL SIGNED AND SEALED Professional

LAND SURVEYORS CERTIFICATE
I, THOMAS B. CATLETT, NEBRASKA REGISTERED LAND SURVEYOR NO. 502, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS, MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT, AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

THIS IS A REMINDER TO LEAVE A 2"X2" AREA FOR THE SURVEYORS SEAL WHO WILL BE CERTIFYING.

ONLY AUTHORIZED SEALS

#1. AN AUTHORIZED DIGITAL SEAL BY THE STATE OF NEBRASKA OR
#2. THE RUBBER OR EMBOSSED SEAL SUPPLIED TO YOU BY THE STATE OF NEBRASKA

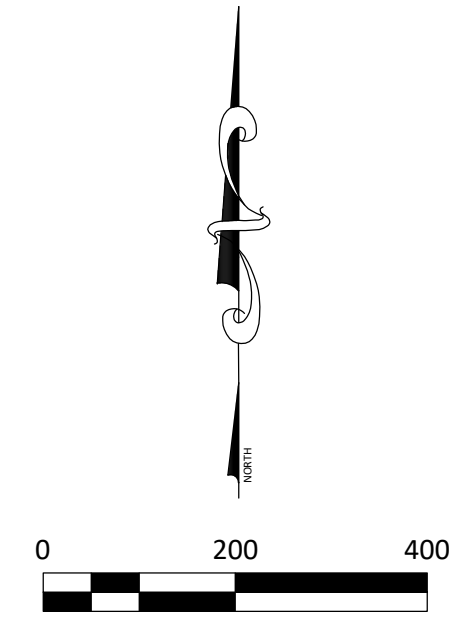
THOMAS B. CATLETT
NEBRASKA R.L.S. NO. 502
07/18/25 P.L.S.
DATE

LEGAL DESCRIPTION
A TRACT OF LAND BEING THE N1/2 OF THE SW1/4 OF SECTION 19, TOWNSHIP 13 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°36'23"E, ON THE NORTH LINE OF SAID SW1/4, A DISTANCE OF 2627.81 FEET TO THE CENTER OF SAID SECTION; THENCE S00°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 N89°34'00"W, LEAVING SAID EAST LINE AND ON THE SOUTH LINE OF SAID N1/2, A DISTANCE OF 2619.37 FEET TO THE SW CORNER, N1/2, SW1/4; THENCE N00°05'49"W, ON THE WEST LINE OF SAID N1/2, A DISTANCE OF 1319.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3,463,420.58 SQUARE FEET OR 79.51 ACRES MORE OR LESS, OF WHICH 128,538.90 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.

SURVEYOR'S NOTE
HORIZONTAL CONTROL IS BASED ON THE DOUGLAS/SARPY COMBINED LDP IN INTERNATIONAL FEET.



840
W1/4 CORNER SECTION 19-13-12
FD BRASS CAPS
SW - 60.40' - X/N NW FACE PP
NW - 70.85' - 3/8" BAR
SE - 48.72' - X/N SW FACE PP
E - 2' ± - CL 132ND STREET
THERE WAS A TIE NE WE SET

1320
CENTER OF SECTION 19-13-12
FD 3/4" PIPE
S - 32.52' - 3/4" PIPE
N - 32.98' - OPEN TOP PIPE
NE - 57.38' - NW COR MAILBOX POST
SE - 87.43' - SW COR MAILBOX POST
NOT VERY GOOD TIES. WHY DID YOU NOT USE WHAT WE SET?

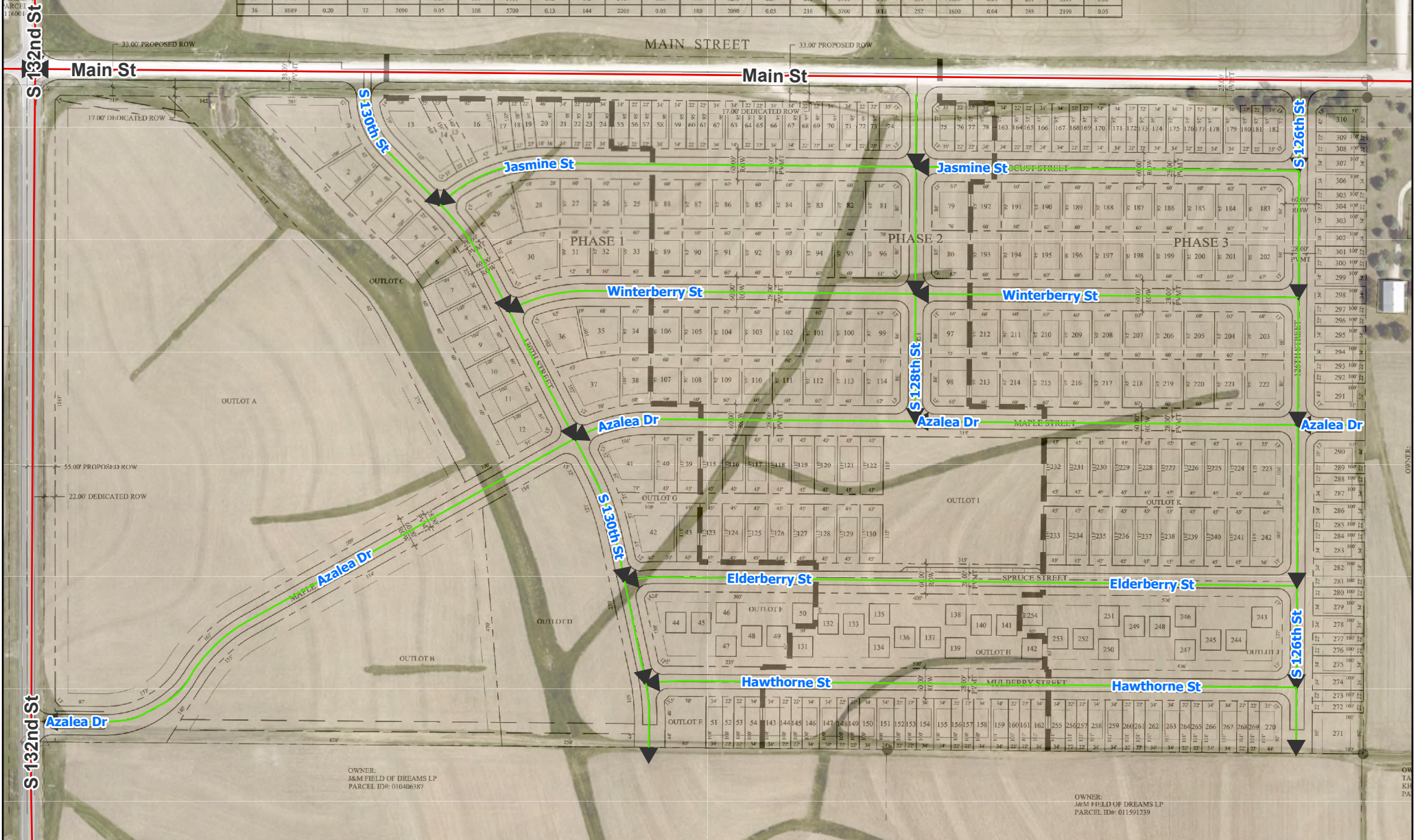
842
SW CORNER, N1/2, SW1/4 SECTION 19-13-12
FD SURVEY MARKER SPIKE
WNW - 96.88' - X/N SE FACE PP
NW - 44.78' - X/N SOUTH FACE PP
E - 32.92' - 3/4" PIPE
SW - 41.20' - X/N NE FACE CFP

848
SE CORNER, N1/2, SW1/4 SECTION 19-13-12
FD LS CAP 449
SE - 40.00' - 3/8" BAR
NE - 40.00' - 3/8" BAR
NW - 40.00' - 3/8" BAR
SW - 40.00' - 3/8" BAR

WHAT IS X/N?
NOT A TIE

CREW: AK/JS
DRAWN BY: AK
CHECKED BY: TC/PC
DATE: 7/11/25
REVISION DATE:
JOB #: 2025-063
SHEET NO.
1 of 1

33	5700	0.13	69	2090	0.05	105	5700	0.13	141	1600	0.04	177	2090	0.05	211	5699	0.13	249	1600	0.04	285	2199	0.05	OH, K	9385	0.22
34	5700	0.13	70	3230	0.07	106	5700	0.13	142	1600	0.04	178	3230	0.07	214	5699	0.13	250	1600	0.04	286	3399	0.08			
35	2499	0.17	71	3730	0.07	107	5700	0.13	143	3407	0.08	179	3230	0.07	215	5700	0.13	251	1600	0.04	287	3399	0.08			
36	8889	0.20	72	3690	0.05	108	5700	0.13	144	2205	0.05	180	2090	0.05	216	5700	0.13	252	1600	0.04	288	2199	0.05			



S-132nd St

S-126th St

OWNER:
J&M FIELD OF DREAMS LP
PARCEL ID#: 016408187

OWNER:
J&M FIELD OF DREAMS LP
PARCEL ID#: 011591239

Village on Main
Springfield NE, 68059



FINAL PLAT APPLICATION

(please print or type)

Subdivider's Name M2S LLC

Address 16255 Woodland Drive, Omaha, Ne 68136

Phone (402) 895 - 3288 ext. _____

Owner's Name CENTIPEDE LLC

Address 11813 Hickory St Omaha, Ne 68144

Phone () _____ - _____ ext. _____

Agent's Name _____

Address _____

Phone () _____ - _____ ext. _____

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

BEGINNING AT THE W1/4 CORNER SECTION 19 TOWNSHIP 13 NORTH, RANGE 12 EAST, OF THE 6TH P.M., THENCE ON THE NORTH SECTION LINE OF THE SW1/4 OF SAID SECTION 19, S89°36'23"E A DISTANCE OF 1185.94 FEET; THENCE LEAVING SAID SECTION LINE, S00°23'37"W A DISTANCE OF 145.00 FEET; THENCE S89°36'23"E A DISTANCE OF 40.31 FEET; THENCE S00°23'37"W A DISTANCE OF 60.00 FEET; THENCE S00°16'12"W A DISTANCE OF 190.00 FEET; THENCE S00°23'37"W A DISTANCE OF 60.00 FEET; THENCE N89°36'23"W A DISTANCE OF 0.41 FEET; THENCE S00°16'12"W A DISTANCE OF 95.00 FEET; THENCE S89°36'30"E A DISTANCE OF 60.00 FEET; THENCE S00°16'12"W A DISTANCE OF 95.01 FEET; THENCE S89°36'23"E A DISTANCE OF 38.69 FEET; THENCE S00°23'37"W A DISTANCE OF 175.00 FEET; THENCE S89°36'23"E A DISTANCE OF 225.00 FEET; THENCE S00°23'37"W A DISTANCE OF 135.00 FEET; THENCE S89°36'23"E A DISTANCE OF 4.69 FEET; THENCE S00°23'37"W A DISTANCE OF 132.50 FEET; THENCE N89°36'23"W A DISTANCE OF 50.00 FEET; THENCE S00°23'37"W A DISTANCE OF 72.50 FEET; THENCE S89°36'23"E A DISTANCE OF 125.40 FEET; THENCE S00°18'58"W A DISTANCE OF 160.32 FEET TO THE SOUTH SECTION LINE OF THE N1/2 OF THE SW1/4 OF SAID SECTION 19; THENCE N89°34'00"W ALONG SAID SECTION LINE A DISTANCE OF 1619.36 FEET TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 19; THENCE N00°05'49"W ALONG SAID SECTION LINE A DISTANCE OF 1319.25 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,800,330.08 SQ. FT. OR 41.33 ACRES, MORE OR LESS, OF WHICH 2.96 ACRES MORE OR LESS WILL BE COUNTY ROAD RIGHT OF WAY, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF U.S. SURVEY FEET.

The current zoning of the property is as follows:
AR (Agriculture Residential)

Name of the Final Plat:
Village on Main

Number of lots in the Final Plat:
72 Residential Lots
7 Outlots

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

- yes
- no

If yes, please describe the nature of such interest:

The proposed project is phase one (1) of a three (3) phase development.

Will the Final 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:

Yes, the proposed zoning is MU-PUD (mixed use-planned unit development).

The Final Plat is based on the Preliminary Plat for:
Village on Main

This Preliminary Plat was approved by the City Council on:

Date Tuesday, January 6th, 2026

Is the Final Plat consistent with the approved Preliminary Plat?

- yes
- no

If not, explain the proposed changes and the reasons therefore:

Phase line was slightly modified for lot optimization

Have all improvements required by the Preliminary Plat application process been completed?

- yes
- no

If not, list improvements which have not been completed:

Working through standard agreements.



FINAL PLAT CHECKLIST

Plat Name: Village on Main

Subdivider's Name M2S LLC

Final Plats shall include the following information:

After approval of the Preliminary Plat by the Planning Commission, the subdivider shall prepare and submit to the Planning Commission a Final Plat prepared by a registered engineer and registered land surveyor for recording purposes and shall submit to the City Engineer:

(The following items were submitted with the Preliminary Plat)

- A sanitary sewer plan
- A surface storm drainage plan within the subdivision (this requirement may vary on a case by case basis, subject to City Council review and approval).
- A street profile plan with a statement of proposed street improvements

Final Plat, in conformance with the approved Preliminary Plat, shall include:

- Name of subdivision
- Date, north arrow and scale
- Boundary lines of area being subdivided (heavy dashed lines) with accurate distance, angles other than 90 degrees, boundaries and location of section and half-section lines in relation to Plat.
- Include lands adjoining subdivision for a distance of two hundred (200) feet on all sides, all names of such additions, and streets, together with property lines, lot and block numbers and other designations, (except dimensions, to be shown by broken lines.) Dimensions of bounding streets, together with lot dimensions on side adjoining streets shall be shown.
- Identifications systems for all lots and blocks.
- Proposed streets, cul-de-sacs, (with names), alleys, easements and other dedications and lots of other parcels of land must be accurately dimensioned. All angles other than ninety (90) degrees, as required to definitely establish lines or parcels of land, must be shown.
- Locations of markings (in feet and decimals of a foot) of iron pipe, three-quarters (3/4) of an inch plus or minus, in diameter and not less than two (2) feet in length at all lot corners and change in alignments of such lines.

- ☒ The point of beginning and ending of curve, its radius and total deflection angle.
- ☒ Certification by a registered land surveyor.
- ☒ A notarized certification signed and acknowledged by all parties having any titled interest in, or lien upon the land to be subdivided consenting to the Final Plat including the dedication of parts of the land for streets, easements, and other purposes.
- ☒ A certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land.
- ☒ A form for the approval of the Planning Commission.
- ☒ A form for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk.
- ☒ Location description of the subdivision by the section, township, range, county, and state and including metes and bounds description for the boundaries of the subdivision.
- ☒ A form for the approval of the City Engineer.
- ☒ A form for Acknowledgement by Notary.
- ☒ A form for Certificate of County Register of Deeds.
- ☒ One copy of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.

**Please refer to the Springfield Subdivision Regulations for subdivision design standards.*

Village on Main
Project Summary



Source and Use of Funds
 Springfield, NE

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
GRADING	700,000	CY	2,558,880	307,066	2,865,946	-	-	-	2,865,946
SANITARY SEWER									
Interior	10,990	LF	2,221,440	973,905	3,195,345	34,800	3,160,545	-	-
Exterior	2,900	LF	2,514,265	1,102,283	3,616,548	386,971	-	3,229,578	-
Capital Facilities Fee			1,691,965	271,175	1,963,140	1,963,140	-	-	-
STORM SEWER									
Interior	4,700	LF	811,560	355,797	1,167,357	1,167,357	-	-	-
Watershed Fee			493,392	-	493,392	-	-	-	493,392
PAVING									
Interior	37,120	SY	2,972,764	1,303,295	4,276,059	1,269,914	3,006,144	-	-
Exterior	8,680	SY	1,690,300	741,047	2,431,347	1,215,674	-	1,215,674	-
Arterial Street Improvement Fee			1,042,181	7,231	1,049,412	46,250	-	-	1,003,162
WATER									
Interior	11,830	LF	1,580,040	692,708	2,272,748	-	2,272,748	-	-
Exterior	3,870	LF	650,880	285,353	936,233	468,117	-	468,117	-
Capital Facilities Fee			462,138	72,255	534,392	-	534,392	-	-
SIDEWALKS/TRAILS/PARKS									
Interior	47,810	SF	949,140	416,114	1,365,254	1,365,254	-	-	-
Park Space Fee			-	-	-	-	-	-	-
POWER									
Interior	331	LOTS	599,338	93,706	693,044	-	693,044	-	-
Utility Relocation			160,000	25,016	185,016	185,016	-	-	-
REVIEW FEES			133,904	20,936	154,840	77,420	77,420	-	-
TOTAL			20,532,187	6,667,887	27,200,074	8,179,913	9,744,293	4,913,368	4,362,500
PROJECTED VALUATION									
			Unit Valuation		Valuation				
Single Family Residential	102	Units	\$ 400,000		\$ 40,800,000				
Bungalow Residential	41	Units	\$ 375,000		\$ 15,375,000				
Cottage Residential	31	Units	\$ 350,000		\$ 10,850,000				
Townhome Residential	157	Units	\$ 300,000		\$ 47,100,000				
Multi-Family	340	Units	\$ 175,000		\$ 59,500,000				
			Total - 100%		\$ 173,625,000				
			Total - 95%		\$ 164,943,750				
			Debt Ratio at 95% Valuation		7.94%				
			Debt Ratio after Reimbursement		4.96%				

Village on Main
Phase 1A



Source and Use of Funds
Springfield, NE

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
GRADING	700,000	CY	\$ 2,558,880	\$ 307,066	\$ 2,865,946	\$ -	\$ -	\$ -	\$ 2,865,946
SANITARY SEWER									
Interior	4,830	LF	\$ 751,920	\$ 329,651	\$ 1,081,571	\$ 14,750	\$ 1,066,821	\$ -	\$ -
Exterior	2,900	LF	\$ 2,514,265	\$ 1,102,283	\$ 3,616,548	\$ 386,971	\$ -	\$ 3,229,578	\$ -
Capital Facilities Fee			\$ 224,280	\$ 37,659	\$ 261,940	\$ 261,940	\$ -	\$ -	\$ -
STORM SEWER									
Interior	2,210	LF	\$ 519,120	\$ 227,588	\$ 746,708	\$ 746,708	\$ -	\$ -	\$ -
Watershed Fee			\$ 86,328	\$ -	\$ 86,328	\$ -	\$ -	\$ -	\$ 86,328
PAVING									
Interior	13,320	SY	\$ 1,125,804	\$ 493,566	\$ 1,619,370	\$ 647,748	\$ 971,622	\$ -	\$ -
Exterior	3,060	SY	\$ 942,600	\$ 413,247	\$ 1,355,847	\$ 677,923	\$ -	\$ 677,923	\$ -
Arterial Street Improvement Fee			\$ 209,550	\$ -	\$ 209,550	\$ -	\$ -	\$ -	\$ 209,550
WATER									
Interior	4,100	LF	\$ 552,000	\$ 242,003	\$ 794,003	\$ -	\$ 794,003	\$ -	\$ -
Exterior	1,940	LF	\$ 329,760	\$ 144,571	\$ 474,331	\$ 237,165	\$ -	\$ 237,165	\$ -
Capital Facilities Fee			\$ 60,858	\$ 9,515	\$ 70,373	\$ -	\$ 70,373	\$ -	\$ -
SIDEWALKS/TRAILS/PARKS									
Interior	10,860	SF	\$ 122,100	\$ 53,530	\$ 175,630	\$ 175,630	\$ -	\$ -	\$ -
Park Space Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POWER									
Interior	72	LOTS	\$ 113,400	\$ 17,730	\$ 131,130	\$ -	\$ 131,130	\$ -	\$ -
Utility Relocation			\$ 40,000	\$ 6,254	\$ 46,254	\$ 46,254	\$ -	\$ -	\$ -
REVIEW FEES			\$ 68,576	\$ 10,722	\$ 79,297	\$ 39,649	\$ 39,649	\$ -	\$ -
TOTAL			\$ 10,219,441	\$ 3,395,384	\$ 13,614,825	\$ 3,234,738	\$ 3,073,597	\$ 4,144,666	\$ 3,161,824

PROJECTED VALUATION			Unit Valuation	Valuation
Single Family Residential	27 Units	\$	400,000	\$ 10,800,000
Bungalow Residential	10 Units	\$	375,000	\$ 3,750,000
Cottage Residential	7 Units	\$	350,000	\$ 2,450,000
Townhome Residential	28 Units	\$	300,000	\$ 8,400,000
Multi-Family	0 Units	\$	175,000	\$ -
			Total - 100%	\$ 25,400,000
			Total - 95%	\$ 24,130,000
			Debt Ratio at 95% Valuation	30.58%
			Debt Ratio after Reimbursement	13.41%

Cost of Infrastructure Fronting Phase 1B	\$ 672,952.28
Adjusted Phase 1A Special Assessment	\$ 2,400,644.49

**Village on Main
Phase 1B**



Source and Use of Funds
Springfield, NE

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
SANITARY SEWER									
Interior	-	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Facilities Fee			\$ 645,348	\$ 100,899	\$ 746,247	\$ 746,247	\$ -	\$ -	\$ -
STORM SEWER									
Interior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Watershed Fee			\$ 96,523	\$ -	\$ 96,523	\$ -	\$ -	\$ -	\$ 96,523
PAVING									
Interior	0	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	0	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arterial Street Improvement Fee			\$ 100,650	\$ 7,231	\$ 107,881	\$ 46,250	\$ -	\$ -	\$ 61,631
WATER									
Interior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Facilities Fee			\$ 187,000	\$ 29,237	\$ 216,237	\$ -	\$ 216,237	\$ -	\$ -
SIDEWALKS/TRAILS/PARKS									
Interior	16,400	SF	\$ 123,480	\$ 54,135	\$ 177,615	\$ 177,615	\$ -	\$ -	\$ -
Park Space Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POWER									
Interior	0	LOTS	\$ 78,013	\$ 12,197	\$ 90,210	\$ -	\$ 90,210	\$ -	\$ -
Utility Relocation			\$ 40,000	\$ 6,254	\$ 46,254	\$ 46,254	\$ -	\$ -	\$ -
REVIEW FEES									
			\$ 1,235	\$ 193	\$ 1,428	\$ 714	\$ 714	\$ -	\$ -
TOTAL			\$ 1,272,249	\$ 210,147	\$ 1,482,396	\$ 1,017,080	\$ 307,161	\$ -	\$ 158,154

PROJECTED VALUATION			Unit Valuation	Valuation
Single Family Residential	0 Units	\$	400,000	\$ -
Bungalow Residential	0 Units	\$	375,000	\$ -
Cottage Residential	0 Units	\$	350,000	\$ -
Townhome Residential	0 Units	\$	300,000	\$ -
Multi-Family	340 Units	\$	175,000	\$ 59,500,000
Total - 100%				\$ 59,500,000
Total - 95%				\$ 56,525,000
Debt Ratio at 95% Valuation				1.80%
Debt Ratio after Reimbursement				1.80%

Cost of Infrastructure Fronting Phase 1B	\$ 672,952.28
Adjusted Phase 1B Special Assessment	\$ 980,113.62

Village on Main
Phase 2



Source and Use of Funds
 Springfield, NE

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
SANITARY SEWER									
Interior	3,080	LF	\$ 689,040	\$ 302,083	\$ 991,123	\$ -	\$ 991,123	\$ -	\$ -
Exterior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Facilities Fee			\$ 349,787	\$ 58,734	\$ 408,521	\$ 408,521	\$ -	\$ -	\$ -
STORM SEWER									
Interior	1,980	LF	\$ 252,660	\$ 110,769	\$ 363,429	\$ 363,429	\$ -	\$ -	\$ -
Watershed Fee			\$ 133,089	\$ -	\$ 133,089	\$ -	\$ -	\$ -	\$ 133,089
PAVING									
Interior	11,300	SY	\$ 914,666	\$ 401,000	\$ 1,315,666	\$ 421,013	\$ 894,653	\$ -	\$ -
Exterior	3,150	SY	\$ 414,780	\$ 181,844	\$ 596,624	\$ 298,312	\$ -	\$ 298,312	\$ -
Arterial Street Improvement Fee			\$ 321,956	\$ -	\$ 321,956	\$ -	\$ -	\$ -	\$ 321,956
WATER									
Interior	3,590	LF	\$ 471,720	\$ 206,808	\$ 678,528	\$ -	\$ 678,528	\$ -	\$ -
Exterior	1,090	LF	\$ 178,560	\$ 78,283	\$ 256,843	\$ 128,421	\$ -	\$ 128,421	\$ -
Capital Facilities Fee			\$ 92,125	\$ 14,404	\$ 106,529	\$ -	\$ 106,529	\$ -	\$ -
SIDEWALKS/TRAILS/PARKS									
Interior	13,350	SF	\$ 608,520	\$ 266,782	\$ 875,302	\$ 875,302	\$ -	\$ -	\$ -
Park Space Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POWER									
Interior	111	LOTS	\$ 174,825	\$ 27,334	\$ 202,159	\$ -	\$ 202,159	\$ -	\$ -
Utility Relocation			\$ 40,000	\$ 6,254	\$ 46,254	\$ 46,254	\$ -	\$ -	\$ -
REVIEW FEES									
			\$ 35,299	\$ 5,519	\$ 40,818	\$ 20,409	\$ 20,409	\$ -	\$ -
TOTAL			\$ 4,677,028	\$ 1,659,814	\$ 6,336,842	\$ 2,561,662	\$ 2,893,400	\$ 426,734	\$ 455,045
PROJECTED VALUATION									
			Unit Valuation		Valuation				
Single Family Residential	43	Units	\$	400,000	\$	17,200,000			
Bungalow Residential	11	Units	\$	375,000	\$	4,125,000			
Cottage Residential	12	Units	\$	350,000	\$	4,200,000			
Townhome Residential	45	Units	\$	300,000	\$	13,500,000			
Multi-Family	0	Units	\$	175,000	\$	-			
			Total - 100%		\$ 39,025,000				
			Total - 95%		\$ 37,073,750				
			Debt Ratio at 95% Valuation		8.06%				
			Debt Ratio after Reimbursement		6.91%				

Village on Main
Phase 3



Source and Use of Funds
Springfield, NE

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
SANITARY SEWER									
Interior	3,080	LF	\$ 780,480	\$ 342,172	\$ 1,122,652	\$ 20,050	\$ 1,102,602	\$ -	\$ -
Exterior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Facilities Fee			\$ 472,550	\$ 73,883	\$ 546,432	\$ 546,432	\$ -	\$ -	\$ -
STORM SEWER									
Interior	510	LF	\$ 39,780	\$ 17,440	\$ 57,220	\$ 57,220	\$ -	\$ -	\$ -
Watershed Fee			\$ 177,452	\$ -	\$ 177,452	\$ -	\$ -	\$ -	\$ 177,452
PAVING									
Interior	12,500	SY	\$ 932,294	\$ 408,729	\$ 1,341,023	\$ 201,153	\$ 1,139,869	\$ -	\$ -
Exterior	2,470	SY	\$ 332,920	\$ 145,956	\$ 478,876	\$ 239,438	\$ -	\$ 239,438	\$ -
Arterial Street Improvement Fee			\$ 410,025	\$ -	\$ 410,025	\$ -	\$ -	\$ -	\$ 410,025
WATER									
Interior	4,140	LF	\$ 556,320	\$ 243,897	\$ 800,217	\$ -	\$ 800,217	\$ -	\$ -
Exterior	840	LF	\$ 142,560	\$ 62,500	\$ 205,060	\$ 102,530	\$ -	\$ 102,530	\$ -
Capital Facilities Fee			\$ 122,155	\$ 19,099	\$ 141,254	\$ -	\$ 141,254	\$ -	\$ -
SIDEWALKS/TRAILS/PARKS									
Interior	7,200	SF	\$ 95,040	\$ 41,667	\$ 136,707	\$ 136,707	\$ -	\$ -	\$ -
Park Space Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POWER									
Interior	148	LOTS	\$ 233,100	\$ 36,445	\$ 269,545	\$ -	\$ 269,545	\$ -	\$ -
Utility Relocation			\$ 40,000	\$ 6,254	\$ 46,254	\$ 46,254	\$ -	\$ -	\$ -
REVIEW FEES									
			\$ 28,794	\$ 4,502	\$ 33,296	\$ 16,648	\$ 16,648	\$ -	\$ -
TOTAL			\$ 4,363,470	\$ 1,402,542	\$ 5,766,012	\$ 1,366,432	\$ 3,470,135	\$ 341,968	\$ 587,477
PROJECTED VALUATION									
			Unit Valuation		Valuation				
Single Family Residential	32	Units	\$ 400,000		\$ 12,800,000				
Bungalow Residential	20	Units	\$ 375,000		\$ 7,500,000				
Cottage Residential	12	Units	\$ 350,000		\$ 4,200,000				
Townhome Residential	84	Units	\$ 300,000		\$ 25,200,000				
Multi-Family	0	Units	\$ 175,000		\$ -				
			Total - 100%		\$ 49,700,000				
			Total - 95%		\$ 47,215,000				
			Debt Ratio at 95% Valuation		3.62%				
			Debt Ratio after Reimbursement		2.89%				