<table>
<thead>
<tr>
<th>Proposed Improvements</th>
<th>Construction Cost</th>
<th>Total Cost</th>
<th>Special Assessments</th>
<th>General Obligation</th>
<th>GO Reimbursements</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewer</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior</td>
<td>$ 25,180.96</td>
<td>$ 35,001.53</td>
<td>$ 35,001.53</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Storm Sewer</td>
<td>$ 126,032.95</td>
<td>$ 175,165.80</td>
<td>$ -</td>
<td>$ 175,165.80</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Paving</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internal Pavement</td>
<td>$ 275,341.00</td>
<td>$ 366,142.00</td>
<td>$ 88,127.00</td>
<td>$ 129,961.00</td>
<td>$ -</td>
<td>$ 148,054.00</td>
</tr>
<tr>
<td>Sidewalks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trails &amp; Boulevards</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Water Main</td>
<td>$ 27,500.00</td>
<td>$ 38,225.00</td>
<td>$ 38,225.00</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Pioneer Main Extensions</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Gas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas Main</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Power</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical Fees</td>
<td>$ 19,769.00</td>
<td>$ 27,479.00</td>
<td>$ 27,479.00</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Park Fees</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Review Fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Omaha (1% of Construction)</td>
<td>$ 426,554.91</td>
<td>$ 4,265.55</td>
<td>$ -</td>
<td>$ 4,265.55</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 900,378.82</strong></td>
<td><strong>$ 646,298.88</strong></td>
<td><strong>$ 188,832.53</strong></td>
<td><strong>$ 309,412.35</strong></td>
<td><strong>$ -</strong></td>
<td><strong>$ 148,054.00</strong></td>
</tr>
</tbody>
</table>

### ASSESSABLE VALUATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Unit</th>
<th>@</th>
<th>$</th>
<th>/ Unit</th>
<th>=  $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>Lot</td>
<td>@</td>
<td>$</td>
<td>/ Lot</td>
<td>=  $</td>
</tr>
<tr>
<td>Multi-Family Office</td>
<td>Unit</td>
<td>@</td>
<td>$ 80,000.00</td>
<td>/ Unit</td>
<td>=  $</td>
</tr>
<tr>
<td>Box Retail</td>
<td>SF</td>
<td>@</td>
<td>$ 150.00</td>
<td>/ SF</td>
<td>=  $</td>
</tr>
<tr>
<td>Restaurant</td>
<td>SF</td>
<td>@</td>
<td>$ 50.00</td>
<td>/ SF</td>
<td>=  $</td>
</tr>
<tr>
<td>Theatre</td>
<td>SF</td>
<td>@</td>
<td>$ 250.00</td>
<td>/ SF</td>
<td>=  $</td>
</tr>
<tr>
<td>Hotel</td>
<td>SF</td>
<td>@</td>
<td>$ 300.00</td>
<td>/ SF</td>
<td>=  $</td>
</tr>
</tbody>
</table>

**Total Valuation** = **$ 7,200,000.00**

**Total Assessed Valuation** = 95% of **$ 6,840,000.00**

**General Obligation** = **$ 309,412.35**

**GO Debt Ratio** = 4.52%

**GO Debt Ratio (Cumulative)** = 4.52%

Notes:

This document is an opinion of probable cost based upon professional judgement and experience, and does not warranty that actual construction costs will not vary from the opinion of prob Pioneer Main Extension is a reimbursement fee to MUD for mains previously pioneered to serve the development area.
HIGH POINT REPLAT 9
LOTS 1 THRU 4 AND OUTLOTS A THRU D


DOUGLAS COUNTY ENGINEER'S REVIEW
PROPERTY OF HIGH POINT REPLAT 9, LOTS 1 THRU 4 AND OUTLOTS A THRU D WAS REVIEWED FOR THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

APPROVAL OF CITY PLANNING BOARD
THIS REPLAT OF HIGH POINT REPLAT 9, LOTS 1 THRU 4 AND OUTLOTS A THRU D WAS APPROVED BY THE CITY PLANNING BOARD.

APPROVAL OF CITY ENGINEERS OFFICE
CONSENT OF INSTRUMENT OF HIGH POINT REPLAT 9, LOTS 1 THRU 4 AND OUTLOTS A THRU D WAS APPROVED BY THE CITY ENGINEERING OFFICE.

APPROVAL OF TRIMMINGS CITY COUNCIL
EXCEPT ON INSTRUMENT OF HIGH POINT REPLAT 9, LOTS 1 THRU 4 AND OUTLOTS A THRU D WAS APPROVED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

COUNTY TREASURER'S CERTIFICATE
STATE OF ________________ )
COUNTY OF ______________ )

THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

STATE OF ________________ )
COUNTY OF ______________ )

APPROVAL OF OMAHA CITY COUNCIL
THIS PLAT OF HIGH POINT REPLAT 9, LOTS 1 THRU 4 AND OUTLOTS A THRU D WAS APPROVED AND DECLARED ACCEPTABLE TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

IN WITNESS HEREOF, WE DO SET OUR HANDS AND SEAL.

KNOW ALL MEN BY THESE PRESENTS THAT WE, GOTTSCH LAND COMPANY, OWNER'S OF THE LAND DESCRIBED IN THE OMAHA MUNICIPAL CODE.

COUNTY ENGINEER
CITY COUNCIL PRESIDENT
COUNTY TREASURER
NOTARY PUBLIC
WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.
LOT 2
1.336± AC

OUTLOT A
0.412± AC

OUTLOT C
0.712± AC

LOT 1
1.125± AC

LOT 3
1.210± AC

LOT 4
1.120± AC

OUTLOT D
0.116± AC

OUTLOT B
0.640± AC

LOT 25
67849± SF
1.558± AC

204TH STREET
203RD STREET
VETERANS DRIVE
CUMBERLAND DRIVE

LEGEND

PROPERTY BOUNDARY
PROPOSED PROPERTY LINE
PRIVATE EASEMENT
PROPOSED EXISTING LINE
S.D. PARKING

SHEET REVISIONS NO. REV. DATE
PROJECT NO. APPROVED BY CHECKED BY DRAWN BY
DRAWING NO. QA/QC BY DATE

www.olsson.com TEL 402.341.1116
2111 South 67th Street, Suite 200
Omaha, NE 68106
Conceptual Post Construction Stormwater Management Plan

Project Name: High Point Replat 9

PCSMP Number: TBD

Subdivision Name: High Point Replat 9

Total Acreage: 8.45 Acres

Acreage Draining to Basins: 8.45 Acres

Required Water Quality Treatment Volume: 15,337 CF

Provided Water Quality Treatment Volume: 15,337 CF

Drainage and Treatment Summary

The existing site consists of one drainage basin, which drains into existing detention pond at the southeast corner of the site. The proposed site drainage will be the same as the existing, with both detention and water quality treatment being provided by the detention pond.

The requirement for areas west of 72nd Street is to treat the first ½” runoff volume and “no net increase” for the 2-, 10- and 100-year storm events.

This area contains delineated wetlands. Any impacts will be permitted with the U.S.A.C.E. prior to grading activities.

Please refer to the attached PCSMP exhibit for further information.