

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT –REMINGTON RIDGE
Lots 1-72 inclusive and Outlots A and B

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2012); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for Final plats; and

WHEREAS, the applicant, Boyer Young Development applied for approval of a Final plat of a subdivision to be known Remington Ridge (Lots 1-72 inclusive and Outlots A and B) on property generally located at the northwest corner of 192nd and Giles Road and legally described as follows:

West ½ of the southeast ¼ and Tax Lot 7 all in Section 18, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the Final plat of a subdivision to be known as Remington Ridge (Lots 1-72 inclusive and Outlots A and B) for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department report, the aerial map of the subject property and a copy of the Final plat of the subdivision to be known as Remington Ridge (Lots 1-72 inclusive and Outlots A and B).

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the Final plat was held on June 19, 2013 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the Final plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.

- IV. The Planning Department staff recommends approval.
- V. The proposed Final plat of a subdivision to be known as Remington Ridge (Lots 1-72 inclusive and Outlots A and B) is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the Final plat of a subdivision to be known as Remington Ridge (Lots 1-72 inclusive and Outlots A and B) as described in the attached Exhibit A is hereby approved.

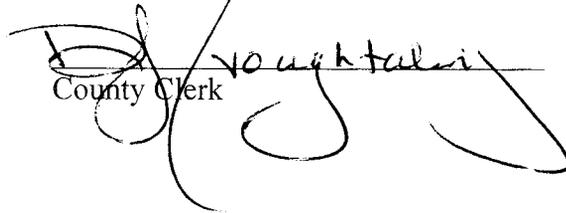
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 10th day of September, 2013.

Attest

SEAL




Sarpy County Board Chairman


County Clerk

Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: September 10, 2013

Subject	Type	By
Applications related to property generally located on the northwest corner of 192 nd Street and Giles Road, legally described as the West ½ of the southeast ¼ and Tax Lot 7 all in Section 18, Township 14 North, Range 11 East of the 6 th P.M. Sarpy County, NE. ◦ Revised Preliminary Plat – Remington Ridge ◦ Final Plat – Remington Ridge, Lots 1-72 inclusive and Outlots A & B	Public Hearing & Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building 

➤ **Summary and Purpose of Requests:**

- These applications are for approval of the revised Preliminary Plat and Final Plat for the first phase of a residential subdivision to be known as Remington Ridge located at the northwest corner of 192nd Street and Giles Road.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their June 19, 2013 meeting and is attached for your information and review. The revised preliminary plat consists of a total of 300 single family residential lots and 7 outlots. The Final Plat for the first phase of the development consists of 72 single family residential lots and 2 outlots.
- The original Preliminary Plat was approved by the Board on March 12, 2013 and consisted of 305 single family lots and 7 outlots. The rezoning of the property to RS-72 (single-family residential) was also approved at that meeting. The Preliminary Plat had to be revised to better accommodate the natural terrain of the site.

➤ **Staff Recommendation:**

- All comments and conditions that staff had during the review before the Planning Commission have been satisfactorily addressed. Therefore, staff recommends **APPROVAL** of the revised Preliminary Plat and Final Plat (Lots 1-72 inclusive and Outlots A & B) of a subdivision to be known as Remington Ridge. Staff makes this recommendation as both the revised Preliminary Plat and Final Plat meet the

requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On June 19, 2013 the Planning Commission voted to recommend **APPROVAL** of the revised Preliminary Plat for the residential subdivision to be known as Remington Ridge.

MOTION: Malmquist moved, seconded by Bliss to APPROVE the Revised Preliminary Plat of a subdivision to be known as Remington Ridge waving the maximum 800 foot block length requirement for those blocks between 192nd Avenue and 193rd Street and 193rd Avenue and 194th Street due to elevation differentials, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Ackley, Whitfield, Malmquist, and Farrell. Nays – none. Abstain – Mohr. Absent – Stuart, Murante, Fenster and Torczon. **Motion carried.**

- On June 19, 2013 the Planning Commission voted to recommend **APPROVAL** of the Final Plat for the residential subdivision to be known as Remington Ridge (Lots 1-72 inclusive and Outlots A & B).

MOTION: Malmquist moved, seconded by Bliss to APPROVE the Final Plat of Phase 1 of a subdivision to be known as Remington Ridge waving the maximum 800 foot block length requirement for those blocks between 192nd Avenue and 193rd Street, due to elevation differentials, subject to the finalization of a Subdivision Agreement prior to submittal and consideration by the County Board of Commissioners, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Ackley, Whitfield, Malmquist, and Farrell. Nays – none. Abstain – Mohr. Absent – Stuart, Murante, Fenster and Torczon. **Motion carried.**



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

**REVISED PRELIMINARY PLAT (PP 13-0001)
FINAL PLAT (FP 13-0006)**

**APPLICANT: BOYER-YOUNG DEVELOPMENT
PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION
TO BE KNOWN AS REMINGTON RIDGE SUBDIVISION**

PLANNING COMMISSION HEARING OF: JUNE 19, 2013

I. GENERAL INFORMATION

A. APPLICANT:

Boyer-Young Development
9719 Giles Road, Suite 100
La Vista, NE 68128

B. PROPERTY OWNERS:

Boyer-Young Equities XVI, LLC
9719 Giles Road, Suite 100
La Vista, NE 68128

C. SUBJECT PROPERTY LOCATION: Subject property is located on the northwest corner of 192nd and Giles Road.

D. LEGAL DESCRIPTION: West ½ of the southeast ¼ and Tax Lot 7 all in Section 18, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, NE.

E. SUBJECT PROPERTY SIZE: approximately 136.657 acres in Revised Preliminary plat and 25.251 in Phase I Final Plat.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Urban Residential, Mixed Use Center, and Park/School Site
- Zoning: RS-72 (Single-Family Residential)

G. REQUESTED ACTION(S): To approve a revised preliminary plat and a final plat of Phase 1 of a subdivision to be known as Remington Ridge. The Revised Preliminary Plat of the entire subdivision consists of 300 lots and 7 outlots. Phase I of the Final Plat consists of 72 single-family lots and 2 outlots.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Undeveloped.

B. GENERAL VICINITY AND LAND USE:

North: Urban Residential Development and St. Charles Borromeo Church
South: Undeveloped
East: Urban Residential Development and Whitetail Creek Elementary School
West: Undeveloped

C. RELEVANT CASE INFORMATION:

- Development will be served with utilities as follows: water by MUD, natural gas by Black Hills Energy, sanitary sewer by City of Gretna, and electrical power by OPPD.
- Proposed access points are as follows:
 - Revised Preliminary Plat
 - 192nd Street @ Cottonwood Street
 - 192nd Street @ Greenleaf Street
 - Giles Road @ 194th Street
 - 2 additional access points from Bellbrook Subdivision (195th & 197th Streets)
 - Proposed future access to Lot 303 (west)
 - Final Plat
 - 192nd Street @ Cottonwood Street
 - 192nd Street @ Greenleaf Street

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 14, RS-72 Single-family Residential District
 - Section 38, Stormwater Regulations
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

The Comprehensive Plan shows the area as Future Urban Residential, Mixed Use Center and a portion of it is Park/Green Site. The proposed development is 100% Urban Residential.

B. TRAFFIC AND ACCESS:

- Access to the subject property will be available from several locations:
 - Revised Preliminary Plat
 - 192nd Street @ Cottonwood Street
 - 192nd Street @ Greenleaf Street
 - Giles Road @ 194th Street
 - 2 additional access points from Bellbrook Subdivision (195th & 197th Streets)
 - Proposed future access to Lot 303 (west)
 - Final Plat
 - 192nd Street @ Cottonwood Street
 - 192nd Street @ Greenleaf Street
- Outlot A will be landscaped to reduce the impact of headlights from north bound traffic on 192nd Avenue with sound bound traffic on 192nd Street.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from:
 - **Sarpy County Public Works** – Updated comments referenced previous letter dated January 31, 2013 regarding concerns with Robin Drive and 192nd Avenue which run parallel to the arterial streets, drainage near Cottonwood Street

access, and accuracy of drainage report dated 1/11/13 with revised preliminary plat layout. Please see copy of comments included in this packet.

- **Papio Missouri River Natural Resource District** – Comments include the requirement of a post construction stormwater management plan and the submittal of all documentation to the Papillion Creek Watershed Partnership Website (Omaha Permix). Copy attached.
- **Sarpy County GIS** – Commented that with the new proposed street alignment, that part of Cherrywood Street which now lies between 193rd Street and 193rd Avenue should be changed to Rosewood Street.

D. GENERAL COMMENTS:

▫ **Revised Preliminary and Final Plat**

- Comments following the staff review were forwarded to the applicant's engineer. Staff has met with developer and engineer to discuss comments following the review of the submittal.
- Developer and engineer have addressed all comments including the block length between 195th and 196th but a waiver is being requested for those block lengths between 192nd Ave and 193rd Street and 193rd Ave and 194th Street as a cross street would not be able to attain a satisfactory street grade due to elevation differences. Sarpy County Public Works confirms this issue.
- Developer plans to install speed tables as traffic calming devices on 194th Street due to its length. Sarpy County Public Works would support the installation of speed tables verses a traffic circle and three-way stop intersections.
- Developer has proposed a trail system that will connect this development with neighboring subdivisions to the north and east.
- Final Plat will consist of 72 Single-family lots and Outlots A and B. Outlot A will have a landscape buffer along 192nd Street and Outlot B will be used for permanent stormwater management.
- A draft subdivision agreement has been submitted for review to the County Attorney's office. The Subdivision Agreement must be finalized prior to taking the Final Plat application to the County Board for a recommendation.

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Revised Preliminary Plat of a subdivision to be known as Remington Ridge. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of Phase 1 of a subdivision to be known as Remington Ridge waving the maximum 800 foot block length requirement for those blocks between 192nd Ave and 193rd Street and 193rd Ave and 194th Street of , subject to the finalization of a Subdivision Agreement prior to submittal and consideration by County Board of Commissioners. Staff makes this recommendation as the Final Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

- **MOTION:** Malmquist moved, seconded by Bliss to APPROVE the Revised Preliminary Plat of a subdivision to be known as Remington Ridge waving the maximum 800 foot block length requirement for those blocks between 192nd Avenue and 193rd Street and 193rd Avenue and 194th Street due to elevation differentials, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Ackley, Whitfield, Malmquist, and Farrell. Nays – none. Abstain – Mohr. Absent – Stuart, Murante, Fenster and Torczon. Motion carried.*

- **MOTION:** Malmquist moved, seconded by Bliss to APPROVE the Final Plat of Phase 1 of a subdivision to be known as Remington Ridge waving the maximum 800 foot block length requirement for those blocks between 192nd Avenue and 193rd Street, due to elevation differentials, subject to the finalization of a Subdivision Agreement prior to submittal and consideration by the County Board of Commissioners, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Ackley, Whitfield, Malmquist, and Farrell. Nays – none. Abstain – Mohr. Absent – Stuart, Murante, Fenster and Torczon. Motion carried.*

VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Proposed Revised Preliminary Plat as submitted
4. Proposed Final Plat as submitted
5. Staff comment letter to applicant's engineer/surveyor
6. Engineers response to comments by Staff
7. Comments received from jurisdictional agencies or departments having an interest.
8. Complete Final Plat Application

VII. COPIES OF REPORT SENT TO:

1. Boyer Young Development
2. E & A Consulting – Mark Westergard – applicant's engineering consultant
3. Public Upon Request

Report prepared by: Donna Lynam – Zoning Administrator, Planning & Building Dept.



SARPY COUNTY PLANNING

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046
PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

FINAL PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of ~~\$483.00~~ 522.00 made payable to Sarpy County Treasurer
3. 1 reduced size plat drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, **folded** plat drawings
6. Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.

PLANNING STAFF USE ONLY:

APPLICATION NO.: FP 13-0007
 DATE RECEIVED: 5-1-2013
 CP DESIGNATION: Urban Residential, PD
 ZONING DESIGNATION: RE-72
 FEE: \$522 RECEIPT NO. 1773
 RECEIVED BY: [Signature]
 NOTES:

Review for Approval - Plann J

05-01-13P12:01 RCVD

APPLICANT INFORMATION:

NAME: Boyer-Young Development E-MAIL: _____
 ADDRESS: 9719 Giles Road, Ste 100 CITY/STATE/ZIP: LaVista, NE 68128
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402.334.3690 FAX: 402.334.3688

PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Boyer-Young Equities XVI, LLC E-MAIL: _____
 ADDRESS: 9719 Giles Road, Ste 100 CITY/STATE/ZIP: LaVista, NE 68128
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402.334.3690 FAX: 402.334.3688

ENGINEER INFORMATION:

NAME: Mark Westergard E-MAIL: mwestergard@eacg.com
 ADDRESS: 330 N. 117th Street CITY/STATE/ZIP: Omaha, NE 68154
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402.895.4700 FAX: 402.895.3599

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.
Residential

PLAT INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PLAT NAME: Remington Ridge

ASSESSOR'S PARCEL NUMBER: 010430490 **CURRENT ZONING:** AG

ADDITIONAL PARCEL NUMBERS: **GEN. PROP. LOCATION*:** 192nd & Giles

*example 189th & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit:)

Tax Lot 7 of Section 18, T14N, R11E of the 6th p.m., Sarpy County, Nebraska

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 Mylar and 5 Paper Copies with signatures).

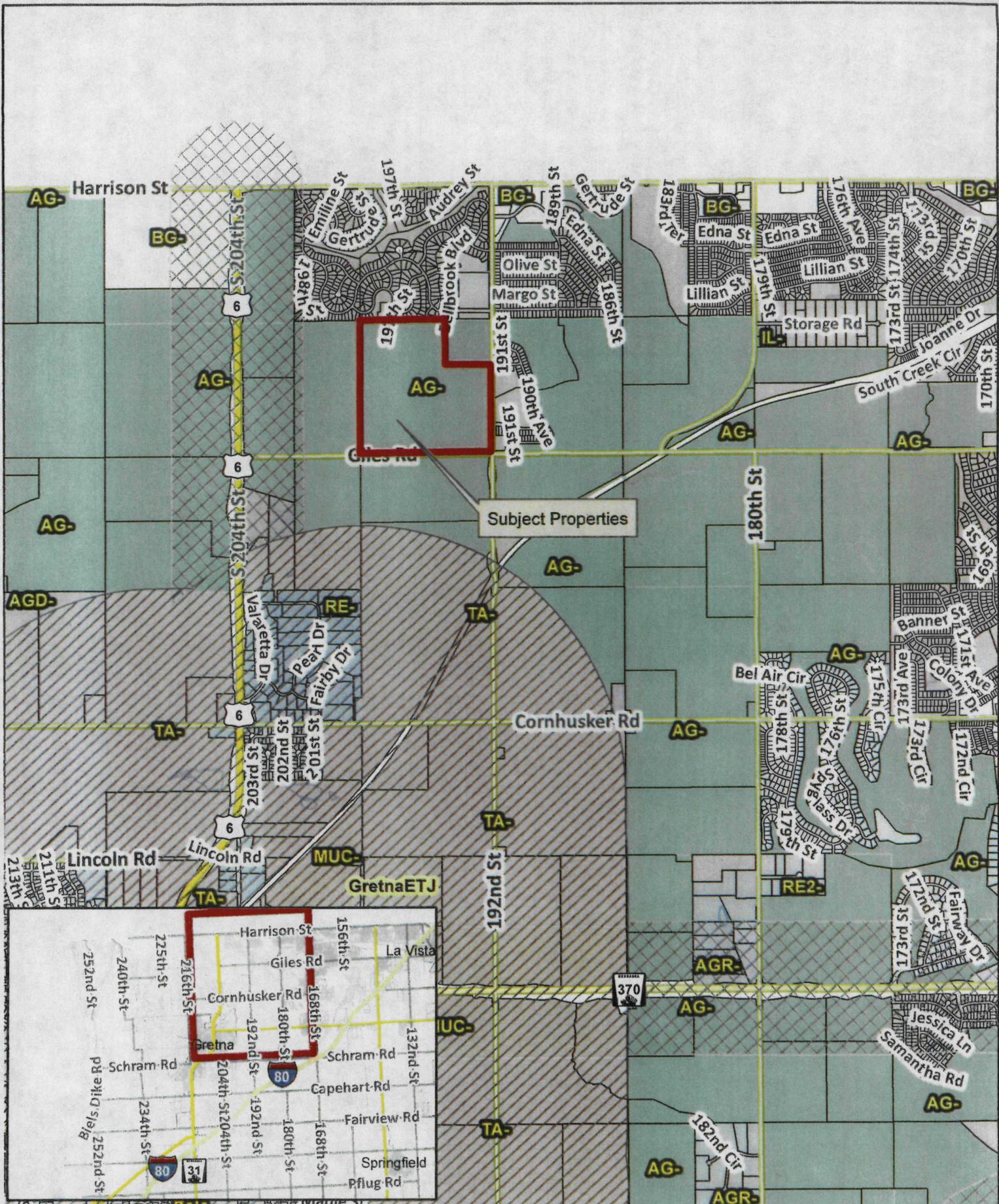
I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

[Handwritten Signature]
Owner Signature (or authorized agent)

2-28-13 5-1-13
Date

Owner Signature (or authorized agent)

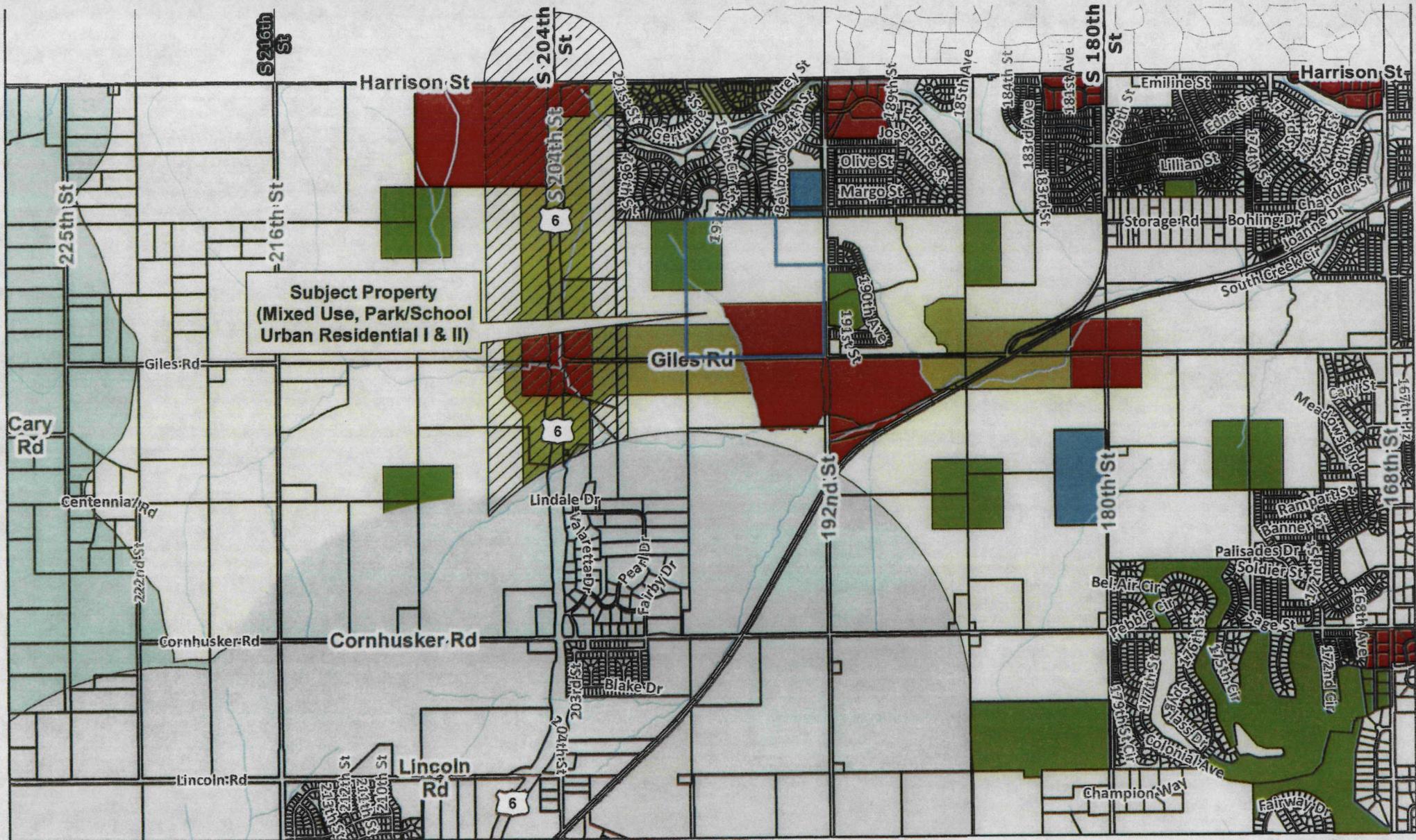
Date



Vicinity Map - Zoning
 Remington Ridge
 Rezoning

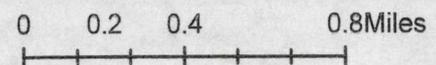
 Sarpy Highway Corridor Overlay





Subject Property
 (Mixed Use, Park/School
 Urban Residential I & II)

Current FLU - Sarpy Co



Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|--------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth | Cross County Arterial |
| Bellevue Future Growth | Mixed Use | City Limit |
| Business Park | Mixed Use Center | City ETJ |
| Civic | New Richfield Village | |
| Conservation Residential | Park/School Site | |
| Estate Residential | Plug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |

REMINGTON RIDGE

LOTS 1 THRU 72 INCLUSIVE & OUTLOTS 'A' & 'B'
 A PORTION OF LAND LOCATED IN LOT 1, LOCATED PART OF THE SE 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 17 EAST OF THE 10TH P.M., SASSY COUNTY, NEBRASKA

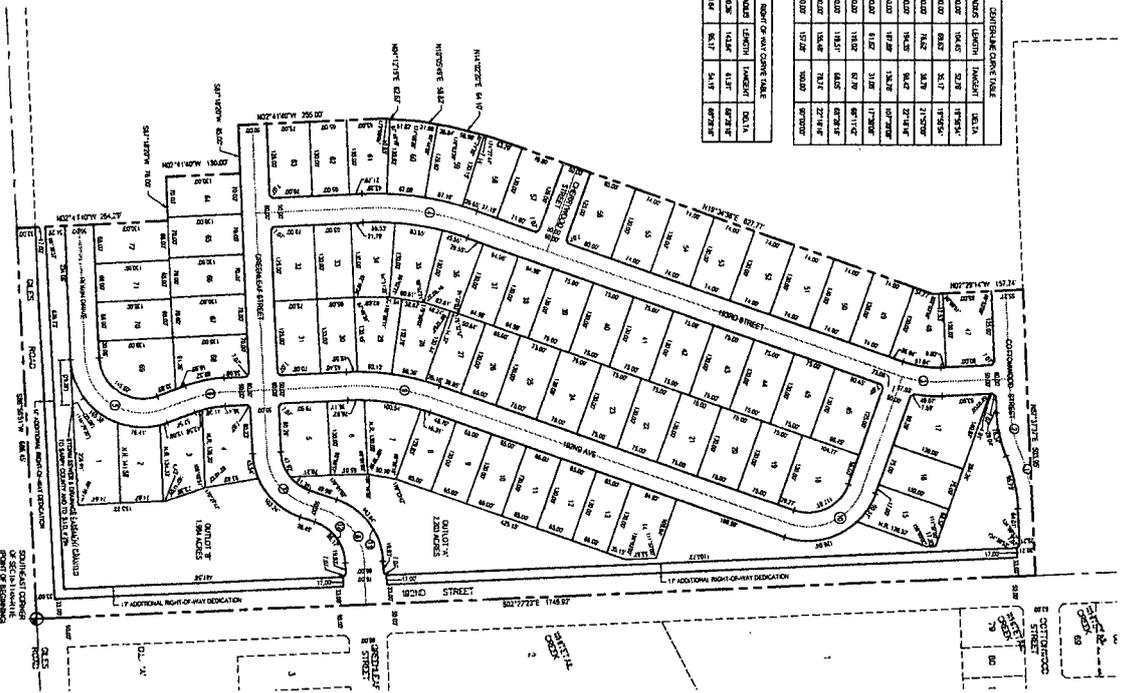


1 inch = 100 ft

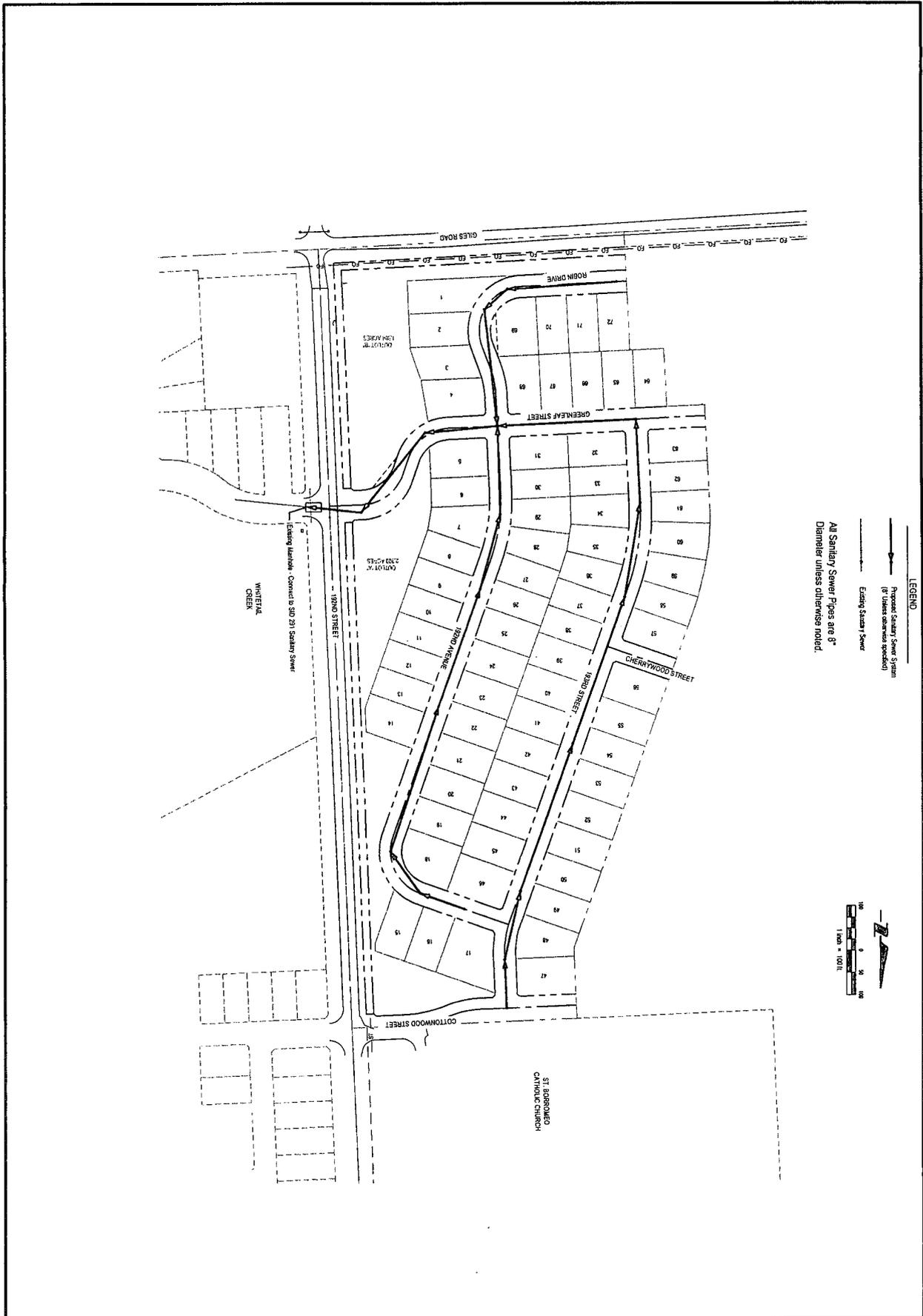
- LEGEND**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENTS
 - ADJACENT PROPERTY LINES

CONTIGUOUS CORNER TABLE

Corner	Length	Bearing	Distance	Area
1	100.00	S 00° 00' 00" W	100.00	10000.00
2	100.00	S 90° 00' 00" W	100.00	10000.00
3	100.00	S 00° 00' 00" E	100.00	10000.00
4	100.00	S 90° 00' 00" E	100.00	10000.00
5	100.00	S 00° 00' 00" W	100.00	10000.00
6	100.00	S 90° 00' 00" W	100.00	10000.00
7	100.00	S 00° 00' 00" E	100.00	10000.00
8	100.00	S 90° 00' 00" E	100.00	10000.00
9	100.00	S 00° 00' 00" W	100.00	10000.00
10	100.00	S 90° 00' 00" W	100.00	10000.00



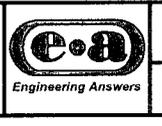
LOT #	ACRES	LOT #	ACRES
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3	1.0000	43	1.0000
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149	1.0000	189	1.0000
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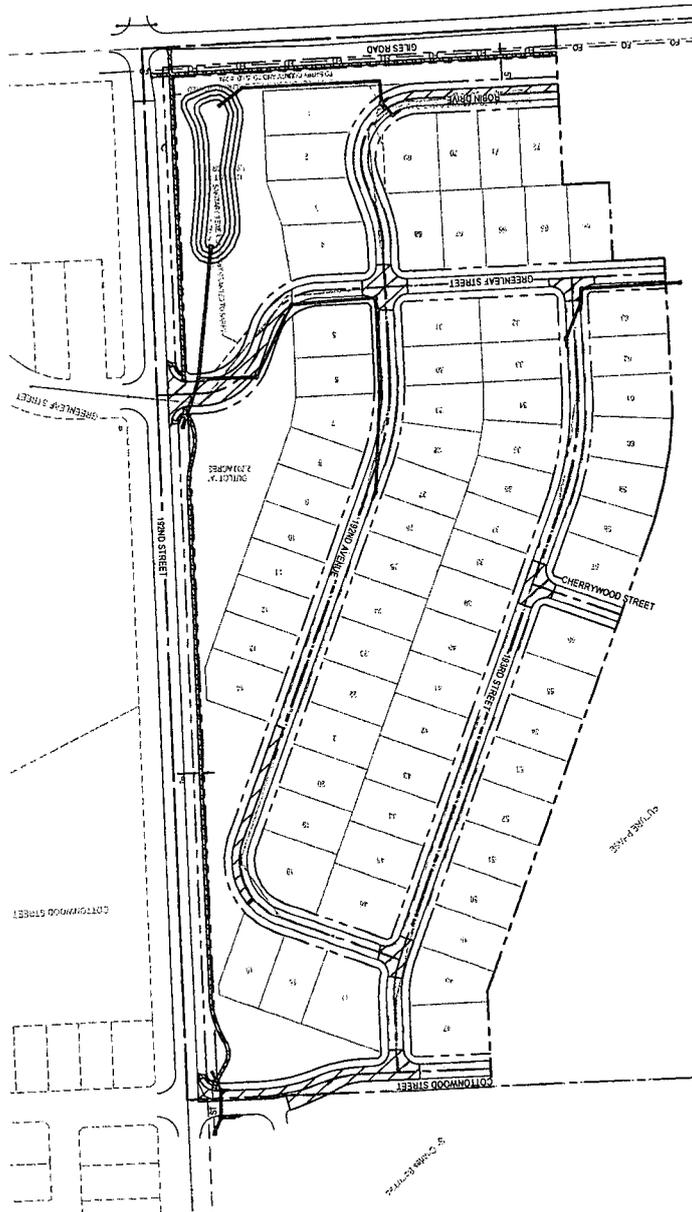
Proj. No.	P2010 083 001
Date:	08/22/2011
Designed By:	RSJ
Drawn By:	ASL
Scale:	SEE SHEET
Sheet:	1 of 2

Revisions	
Date	Description
04/7/2010	Rev for Water Main Conflict

SANITARY SEWER
EXHIBIT 'B'

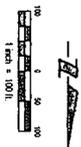


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- LEGEND**
- Proposed Storm Sewer System
 - 7-IN PCC PAVEMENT
 - GENERAL OBLIGATION PAVEMENT
 - SIDEWALK

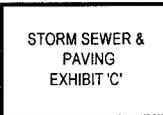
*Note: Internal Streets Shall Have a 4' Sidewalk on Both Sides of the Street.



Plot No:	07010 BE3 002
Date:	08/29/2011
Designed By:	RSJ
Drawn By:	ASX
Scale:	SEE SHEET
Sheet:	1 of 21

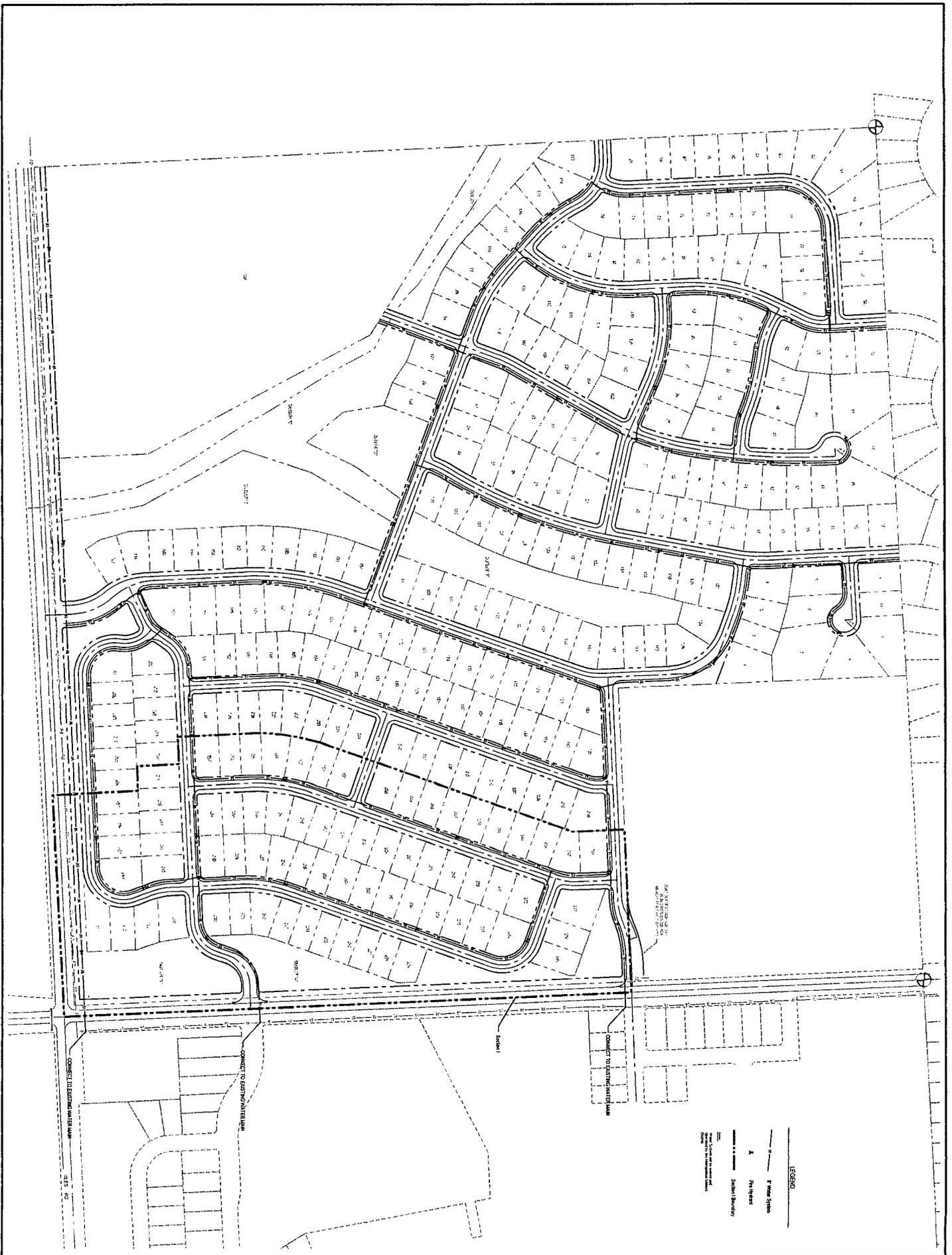
Revisions	
Date	Description

STORM SEWER & PAVING EXHIBIT 'C'



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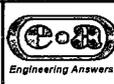


LEGEND

Water System
 Fire Hydrant
 School Boundary

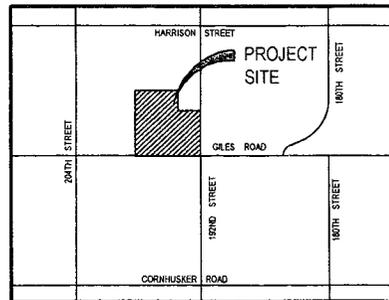
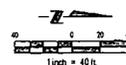
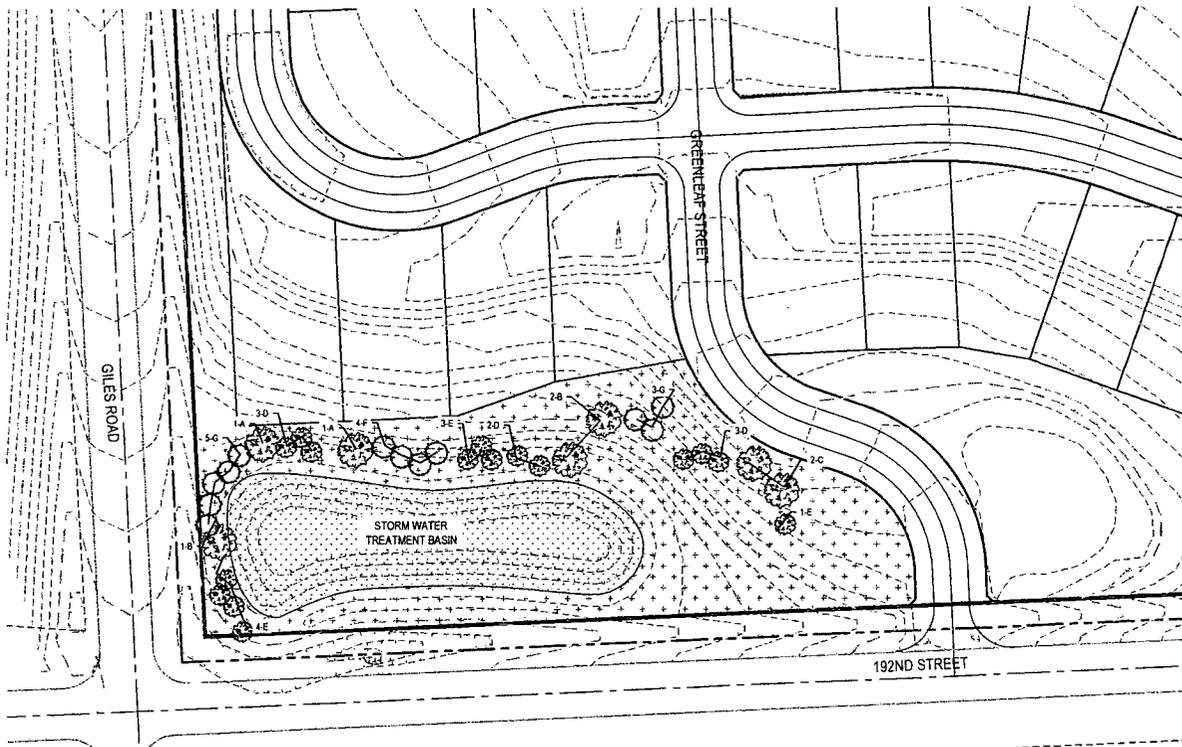
Plan No.	2000-029-000
Date	08/27/2010
Designed By	AM
Drawn by	AS
Scale	1" = 150'
Sheet	1 of 1

WATER PLAN
EXHIBIT 'D'



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PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	2	Quercus rubrum	Red Oak	2"	B&B
B	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"	B&B
C	2	Acer rubrum 'Frankred'	Red Sunset Maple	2"	B&B
D	8	Morus 'Spring Snow'	Spring Snow Crabapple	1 1/2"	B&B
E	8	Morus 'Pink Profusion'	Pink Profusion Crabapple	1 1/2"	B&B
F	4	Picea pungens 'Glaucal'	Colorado Blue Spruce	8'-9'	B&B
G	8	Picea abies	Norway Spruce	8'-9'	B&B

- * SEED & MAT (CITY OF OMAHA, TYPE 'B' SEED) = 48,871 S.F.
- * RAINGARDEN SEED MIX & MAT = 21,650 S.F.

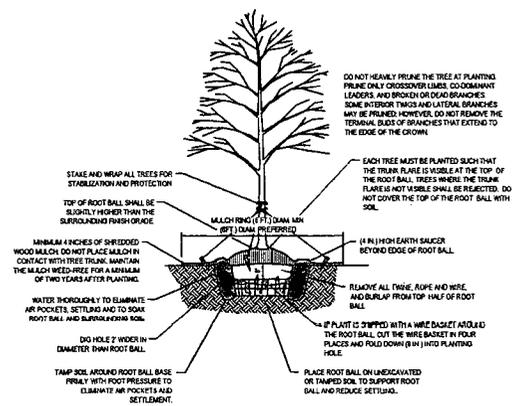
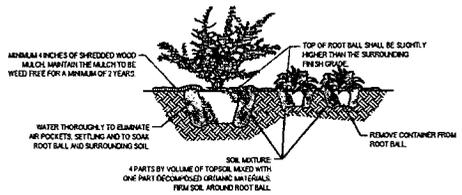
* NOTE: 10,100 SQUARE FEET OF SEED (United Rain Garden Mixture)
Contractor to Follow Manufacturer's Specifications: 25 to 50 Lbs per 1,000 Sq Ft.
Seeding Dates: March - June Dormant Seeding: December - March
25,900 SQUARE FEET OF SOD (BUFFALO GRASS)

LANDSCAPE NOTES:

1. Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and size shall meet required size specifications. Owner reserves the right to substitute plant material type, size and/or quantity.
3. All plants are to be watered in immediately after planting and then watered once a week for a period of two months from time of planting.
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (two years) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is crucial and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
6. The Landscape Contractor shall remove all construction debris and materials injurious to plants growing from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
7. Provide locally available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Minor site grading to be included if needed.
8. All trees are to be installed for a period of not less than one year from time of planting.
9. Contractor to coordinate work with other amenities contractors.

SEEDING NOTES:

1. Seed to be installed as per City of Omaha specifications. Use the Type A seed in Table 802.06 Seed Application Rates of Part (D) of Section 802.03, which is the Tall Fescue in Table 802.01 Non-seeded Lawn and Turf Seed of Part (B) of Section 802.02
2. Contractor to coordinate work with other amenities contractors.



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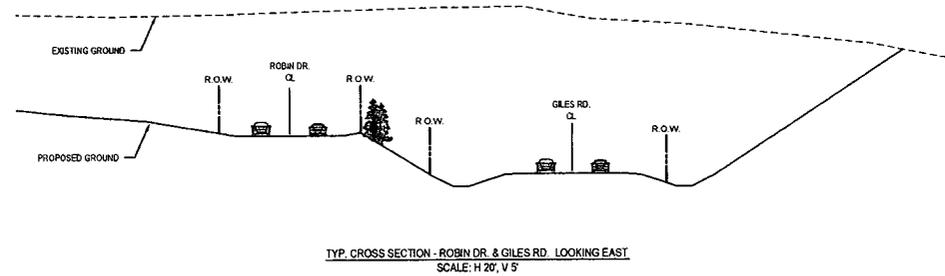
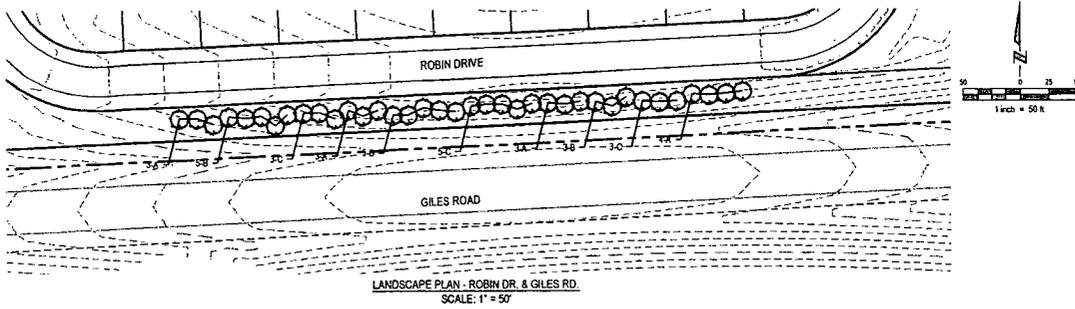


REMINGTON RIDGE
SARASOTA, FLORIDA

EXHIBIT E
LANDSCAPE PLAN
DETENTION BASIN IN OUTLOT 'B'

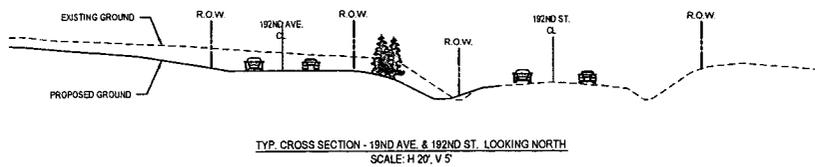
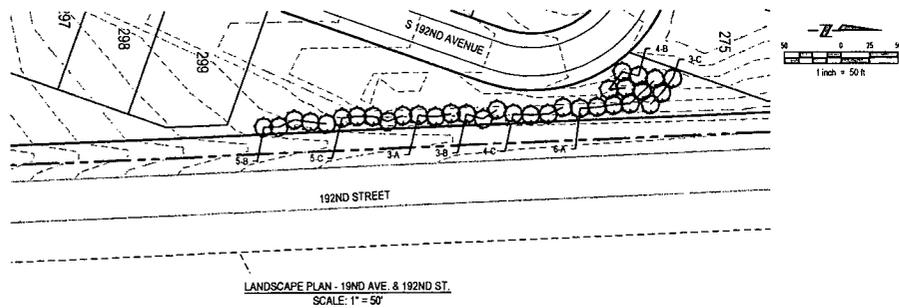
Drawn By:	Checked By:	Date:
Designed By:	Approved By:	Scale:
Drawn By:	Checked By:	Sheet:
Designed By:	Approved By:	1 of 1

EXHIBIT F



PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	22	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	8'-9"	B&B
B	25	<i>Picea pungens</i> 'Glaucol'	Colorado Blue Spruce	8'-9"	B&B
C	23	<i>Picea abies</i>	Norway Spruce	8'-9"	B&B



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REMINGTON RIDGE
 SASSY COUNTY, IOWA

EXHIBIT F
 LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

Drawn By: JSS/3/2005
 Checked By: MHT
 Date: 02/27/2013
 Scale: 1" = 50'

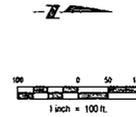
Issue 1 Page 1 02/27/2013 12:29 PM \\P:\Projects\20130201_Crosser\Drawings\2013.dwg

EXHIBIT G

LEGEND

----- Drainage Basin Boundary

Basin_10
0.00 Ac. Drainage Basin 10,
and Area Tag

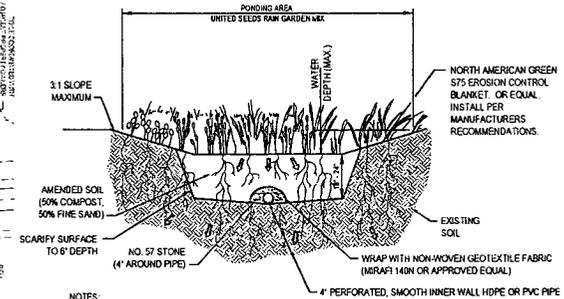
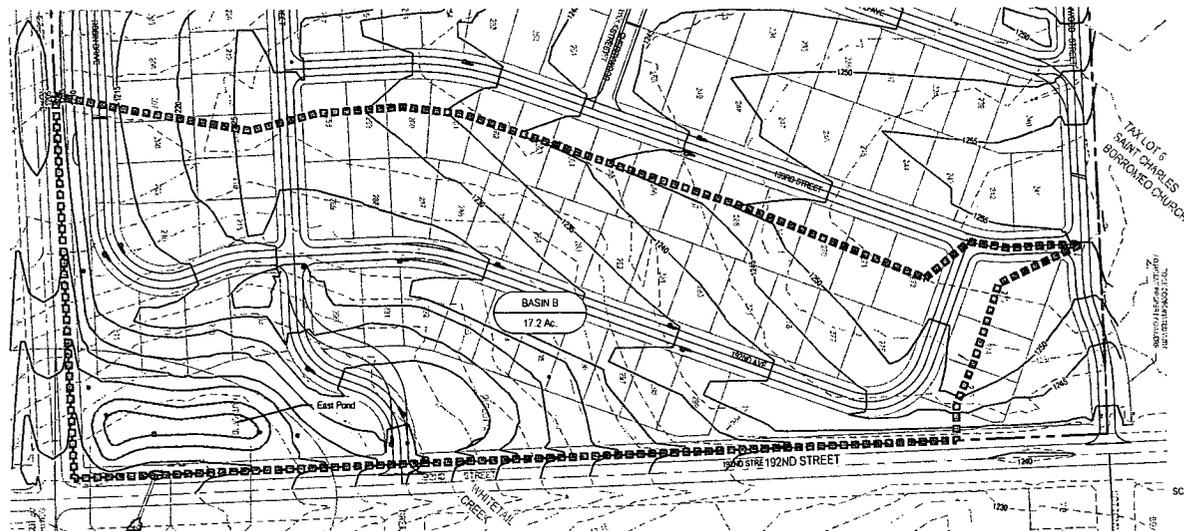


PCSMP BMP INFORMATION

BASIN	DRAINAGE AREA (AC)	1/2" VOLUME (CF)	METHOD	1/2" VOLUME PROVIDED (CF)
A1*	50.2	91,113		
A2*	20.7	37,571	BIO-RETENTION BASIN	38,000
A3*	13.7	24,865	BIO-RETENTION BASIN	25,000**
A4	25.3	45,920	BIO-RETENTION BASIN	46,000**
B	17.2	31,218	BIO-RETENTION BASIN	32,000**

* These basins are within future phases of the project that are not currently scheduled to proceed. Post Constructed Storm Water Management for these basins will be evaluated in detail at a later time and submitted for review and approval prior to application for Final Plat of these areas.

** The total volume available as shown exceeds the required volume to treat 1/2" of rainfall. This additional volume and area is reserved for 2-year detention and landscape features.



NOTES:

1. SCARIFY BOTTOM AND SIDES OF BASIN AND OVER EXCAVATED AREA TO A DEPTH OF 6" PRIOR TO PLACEMENT OF AMENDED SOIL.
2. MINIMIZE COMPACTION BY LIMITING CONSTRUCTION TRAFFIC AND EQUIPMENT SIZE WITHIN THE LIMITS OF THE BASIN.
3. SEED MIXTURE SHALL BE UNITED RAIN GARDEN MIXTURE FROM UNITED SEEDS INC. PLANTING METHOD AND SEEDING RATE SHALL BE: 25 TO 50 LBS PER 1,000 SQ. FT., SEEDING DATES: MARCH-JUNE, DORMANT SEEDING: DECEMBER - MARCH. SEED TO BE COVERED WITH MATTING, NORTH AMERICAN GREEN S75, OR APPROVED EQUAL.
4. A FILTER SLEEVE WILL NOT BE ALLOWED ON THE PERFORATED UNDERDRAIN PIPE.
5. PERFORATED PIPE WILL NOT BE ALLOWED TO CONNECT TO EXISTING STORM SEWER. SOLID WALL PIPE WILL NEED TO BE USED FROM THE RISER INLET TO THE EXISTING STORM STRUCTURE.
6. PROTECT BASIN FROM EROSION AND SEDIMENT DURING AND AFTER CONSTRUCTION OF THE FINISHED BIORETENTION BASIN UNTIL THE CONTRIBUTING AREA IS FULLY STABILIZED.

BIO-RETENTION BASIN SECTION

NOT TO SCALE

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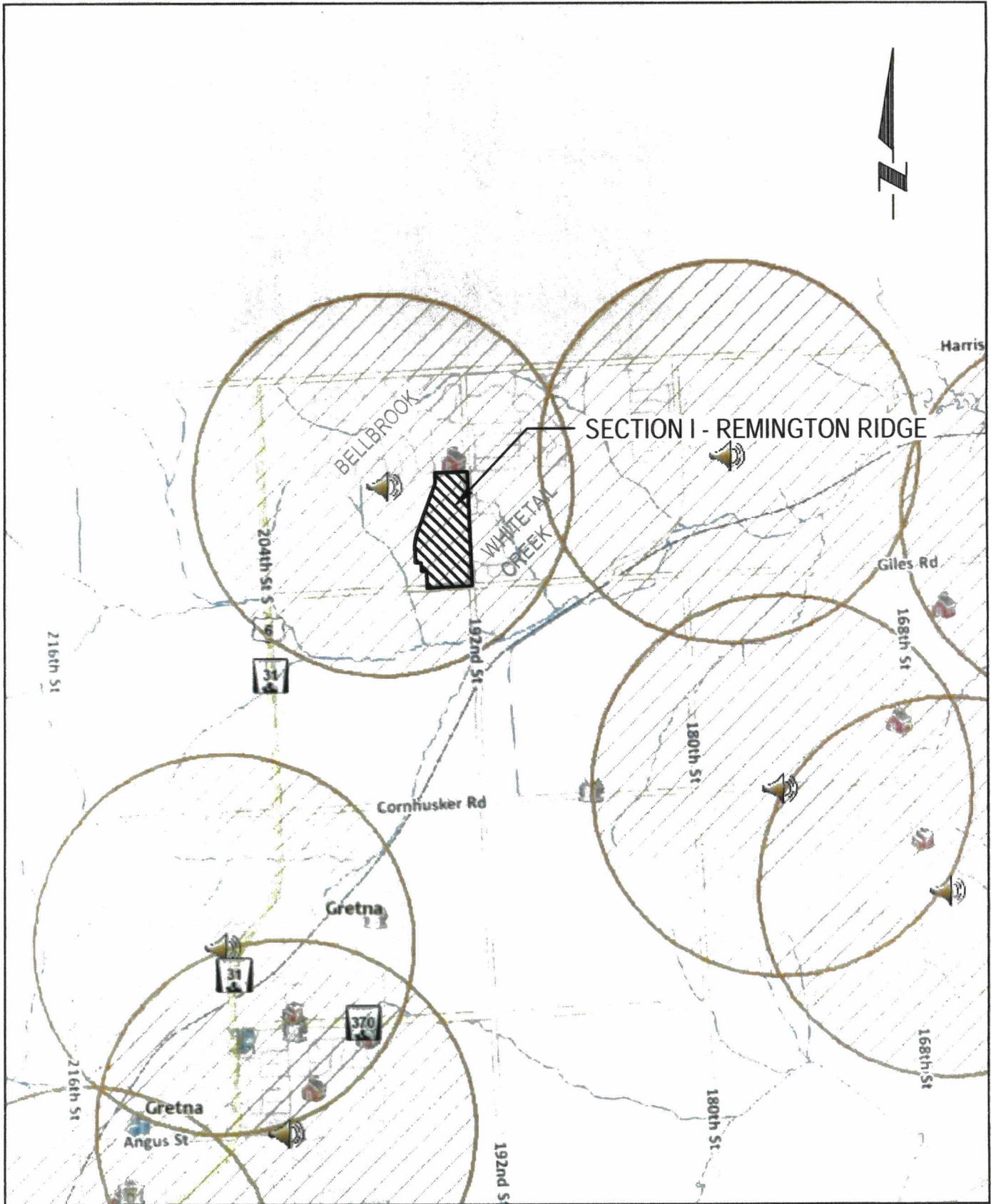


Remington Ridge
SARV COUNTY, NEBRASKA

POST CONSTRUCTION
STORM WATER MANAGEMENT
EXHIBIT 'G'

Proj No.	2011030101
Date	08/07/2011
Designed By	Bar
Drawn By	Bar
Scale	1" = 20'
Sheet	1 of 1

EXHIBIT "I", WARNING & NOTIFICATION COVERAGE PLAN



Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 0.6 mile

8/7/2013



Sarpy County Planning & Building Department

Bruce Fountain, AICP, EDFP – Director

1210 Golden Gate Drive
Papillion, NE 68046
Phone: 402-593-1555
Fax: 402-593-1558
www.sarpy.com/planning

May 24, 2013

E & A Consulting Group, Inc.
Mark Westergard
330 N 117th Street
Omaha NE 68154

RE: REMINGTON RIDGE REVISED PRELIMINARY PLAT AND FINAL PLAT OF PHASE 1

The application for a Revised Preliminary Plat and Final Plat of Phase 1 for Remington Ridge South has been reviewed by the Planning Department staff and we have the following comments:

- Preliminary Plat should be labeled Revised Preliminary Plat beings that the original submittal was approved as Preliminary Plat.
- Legal Description on Preliminary Plat indicates "Douglas County" and should read "Sarpy County" Nebraska.
- The minimum Design Standards found in Section 10 of the Sarpy County Subdivision Regulations, stipulate that the block length shall not exceed 800 feet in length, measured through adjacent back lot lines or through the center of the block. There are three scenarios that do not meet this requirement on the Revised Preliminary Plat.
 - 1) North/South block between 195th and 196th Streets
 - 2) North/South block between 193rd Avenue and 194th Street
 - 3) North/South block between 192nd Avenue and 193rd Street
- Trails and/or lineal parks connecting with neighborhoods to the north and east need to be considered and implemented into the plan as stated at Preliminary Plat review.
- Future access connecting Phase V (Lot 303) to the rest of the development should be considered as stated at Preliminary Plat review.
- As noted in the request for Preliminary Plat approval, a copy of the Wastewater Sewer Agreement with the City of Gretna needs to be submitted for the record in our file.
- A water distribution plan needs to be submitted.
- Landscape plans for Outlots A and B need to be submitted for review.
- 3 full scale copies of the Post Construction Stormwater Plan needs to be submitted for review.

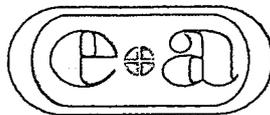
Staff recently sent this proposal out to those entities for additional review. Once we receive their comments, we will send an updated comment letter. Please forward your response to dlynam@sarpy.com at your earliest convenience.

Please contact Bruce Fountain, Planning Director, or myself at 402-593-1555 if you have any questions.

Respectfully,


Donna Lynam
Zoning Administrator/Code Enforcement
Sarpy County Planning

cc Bruce Fountain, Planning Director
Nicole O'Keefe, Deputy County Attorney
File



Engineering Answers

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Planning • Engineering • Environmental & Field Services

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Omaha, NE 68154-2509

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Phone: 402.895.4700
Fax: 402.895.3599

June 7, 2013

Ms. Donna Lynam
Sarpy County Planning & Building Department
1210 Golden Gate Drive
Papillion, NE 68046

Re: Remington Ridge Preliminary Plat
E&A File P2010.083.002

Dear Donna,

We have received your May 24, 2013 comment letter on the above referenced preliminary plat and have the following responses: (attached are two full size drawings of each exhibit)

1. Title of "Revised Preliminary Plat" done.
2. Reference to Sarpy County changed on preliminary plat.
3. Block lengths: A street has been added between 195th and 196th to address the block length issue at this location. FOR THE OTHER TWO LOCATIONS A WAIVER OF MAXIMUM BLOCK LENGTH IS REQUESTED. A cross street cannot be added that attains satisfactory street grades. Street profiles that demonstrate this are attached as an exhibit.
4. A revised trail exhibit has been prepared and is attached.
5. The preliminary plat has been revised to indicate an access to Phase V (southwest corner). 6
6. The wastewater treatment agreement has been executed by Gretna and is being executed by SID 294 at their next SID meeting. Copy is attached.
7. Landscape plans for Outlots A and B are attached.
8. The PCSMP has been prepared and is attached.

I trust this addresses the comments contained in your letter. Please let me know if you need any additional information.

Sincerely,
E&A Consulting Group

Mark A. Westergard, P.E.



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, NE 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Code Enforcement

FROM: Patrick M. Dowse, P.E., Engineering Manager *PMD*

DATE: June 4, 2013

RE: Revised Preliminary and Final Review – Remington Ridge

Sarpy County Public Works has reviewed the May 1, 2013 submittal by Boyer-Young Development in regards to the Revised Preliminary and Final Plat Applications of Phase I of Remington Ridge. After review, Public Works has the following comments:

Local Roadways within the Plat

Please refer to the January 31, 2013 comments in regard to the portions of Robin Drive and 192nd Avenue which run frontage to the arterial streets. Roadways need to be delineated by mechanical or landscaping means to ensure driver expectation is not violated.

Storm Sewer Exhibit

Please refer to the January 31, 2013 comments in regards to the drainage near the Cottonwood Street Access. Positive drainage need to be maintained through County Right-of-Way.

Preliminary Drainage Report

Please confirm the Preliminary Drainage Report dated 1/11/13 is still accurate given the changes since the last plat applications. Please refer to the comments dated 1/31/13 in regards to the Preliminary Drainage Report referenced as the Preliminary Drainage Plan.

Please let me know if you have any further questions.



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, NE 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Building Inspector

FROM: Patrick M. Dowse, P.E., Engineering Manager *PM*

DATE: January 31, 2013

RE: Preliminary Plat Submittal Review – Bellbrook South

Sarpy County Public Works has reviewed the submittal by Boyer-Young Development for Bellbrook South. After review, Sarpy County Public Works has the following comments:

Local Roadways within the Plat

The portion of 192nd Avenue which runs as frontage of 192nd Street draws a concern from Public Works staff. There is the issue of the perceived head-on conflict that will arise between southbound drivers on 192nd Street and west to northbound drivers on 192nd Avenue, more prevalent in during nighttime when headlights will enhance this perceived conflict. Elevation differentials may arise when 192nd Street is widened to the full build-out condition to which lower cost solutions such as grading may not address the issue. The configuration of this section of 192nd Avenue should be reconfigured to address these concerns.

The portion of Robin Drive which runs as frontage to Giles Road may have similar issues. Drivers may perceive head-on conflicts given the current configuration and proposed elevations. Also, future expansion of Giles Road to the full build-out condition may warrant higher cost alternatives to overcome the grade differentials between Giles Road and Robin Drive. This section of Robin Drive should be reconfigured to address these concerns.

The intersection of Cottonwood Street and 192nd Avenue is concerning in the regards to the non-perpendicularity of the intersection. The sight triangles for the turning movements onto 193rd/Cottonwood Street will require drivers to look at a less familiar angle, which will increase reaction time and require larger gaps for the driver to make decisions. Sight triangles may also have visual obstructions (vehicles in driveways or parked on the street, landscaping or other non-permanent obstructions) that will decrease the safety of the intersection. Although less likely on a local roadway, turning

movements may also be an issue for light trucks or trash haulers who will have to make the greater than 90 degree turn with stacked vehicles at the minor leg of the intersection. A more in depth study of the intersection should be conducted to address these concerns.

Storm Sewer Exhibit

Stormwater drainage facilities need to be considered near the Cottonwood Street access to 192nd Street to address the runoff velocities from the curbed section of Cottonwood Street into the 192nd Street Ditch. Positive drainage needs to be maintained through access roadways along County road Right-of-Way.

Residential Subdivision Agreement

Section II, Paragraph E - E is labeled twice. Paragraphs should be re-lettered A through O.

Section II, Paragraph E (2nd Paragraph E) – Aquila is now doing business as Black Hills Energy.

Section II, Paragraph F – Aquila is now doing business as Black Hills Energy.

Section II, Paragraph J – Please make reference the current edition of the MUTCD.

Section IV, Paragraph A – “thicknesses in excess of five (5) inches for reinforced concrete or seven (7) inches for plain concrete” should read “thicknesses in excess of five (5) inches for continuously reinforced concrete or seven inches for jointed plain concrete”.

Section IV, Paragraph A – “Street signs shall be purchased from the County and installed by the District” should read “Signs shall be purchased and installed by the District.”

Section IV, Paragraph J – Please make reference the current edition of the MUTCD.

Attachment “A” – Please revise to indicate current standards.

Paving Giles Road (Exterior) – Pavement thickness should be minimum of 9 inches.

Preliminary Drainage Plan

Page 6 – Stormwater Management Plan – First Sentence: Indicate the Phase I facilities are designed to capture and treat the first ½ inch of runoff.

Page 54 – Hydrograph Report – Reach A1 has a typographical error.

Please let me know if you have any further questions.



June 5, 2013

Mr. Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, Nebraska 68046

RE: Remington Ridge – Revised Preliminary and Final Plat of Phase I Applications

Dear Mr. Fountain:

The District has reviewed the revised preliminary and final plat of Phase I applications for Remington Ridge, northwest of 192nd Street and Giles Road in Sarpy County. The District offers the following comments:

- A post construction stormwater management plan demonstrating on-site control of the first one-half inch of stormwater runoff and no-net increase in peak runoff from a 2-year storm event must be submitted for this project. An application and all supporting documentation must be submitted to the Omaha Permix website at <http://www.omahapermix.com/pcsmp/applicant/login.php>.

If you have any questions or concerns, I can be contacted at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

llaster\Documents\Permit-Zoning Reviews\Sarpy County\Reach 8-11\130604-Remington Ridge.doc

Reach: 8-11

06-10-13A09:47 RCVD

Donna Lynam

From: Nikki Lampe
Sent: Thursday, June 06, 2013 10:16 AM
To: Kelly Jeck
Cc: Donna Lynam
Subject: RE: Planning Review of Revised Preliminary & Final Plat of Phase I, Remington Ridge

Donna –

In regards to the new street alignment in Remington Ridge would suggest to rename that part Cherrywood St which now lies between S 193rd St and S 193rd Ave to Rosewood St. The other streets within the sub are ok. Let me know if you have any questions.

Nikki

From: Kelly Jeck
Sent: Friday, May 24, 2013 3:10 PM
To: Mark Wayne; Scott Bovick; Brian Hanson; Eric Herbert; Nikki Lampe; Denny Wilson; Pat Dowse; Nicole O'Keefe; Jeff Davis; Sandy Knott; Steve Perry; 'jeff_schovanec@mudnebr.com'; 'sfanslau@oppd.com' (sfanslau@oppd.com); llaster@papiionrd.org; Grint, Amanda; Chris Shewchuck; Tammy@cityofgretna.com; Christopher Solberg; Brian Craig; 'Kathleen Gottsch'; Dr. Kevin Riley; Daryl Giles
Cc: Bruce Fountain; Donna Lynam
Subject: Planning Review of Revised Preliminary & Final Plat of Phase I, Remington Ridge

Boyer-Young Development has submitted application for consideration of a Revised Preliminary and Final Plat of Phase I of a subdivision to be known as Remington Ridge, being a platting of Tax Lot 7 in Section 18, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 192nd and Giles Road.

This application is slated for a June 19, 2013 Public Hearing before the Sarpy County Planning Commission, therefore, we would like to have any comments back prior to June 4, 2013.

Thank you in advance,

Sarpy County Planning Department