

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**APPROVE FINAL PLAT – REMINGTON RIDGE Lots 73 – 156 inclusive, Outlots C & D**

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 has applied for approval of a final plat of a subdivision to be known Remington Ridge Lots 73-156 inclusive and Outlot C and D on property generally located on the northwest corner of Giles Road and 192<sup>nd</sup> Street and legally described as follows:

Tax Lot 7 in Section 18, Township 14 North, Range 11 East of the 6<sup>th</sup> P.M.  
Sarpy County, NE.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the final plat of a subdivision to be known as Remington Ridge Lots 73-156 inclusive and Outlot C and D 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 73-156 inclusive and Outlot C and D.

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 January 21, 2014 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 ten (10) days 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 73-156 inclusive and Outlot C and D 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 73-156 inclusive and Outlot C and D as described in the attached Exhibit A is hereby approved.

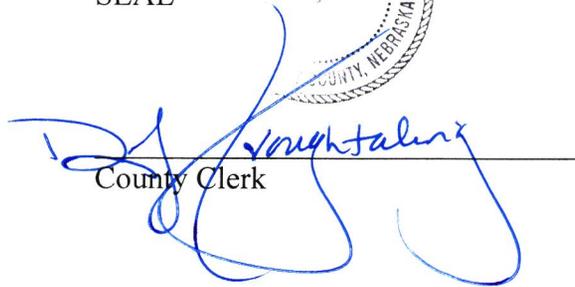
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 11<sup>th</sup> day of March, 2014.

Attest

SEAL



  
Sarpy County Board Chairman

  
County Clerk

Sarpy County Board of Commissioners  
 Exhibit "A"  
 Planning Department Report  
 County Board Meeting Date: March 11, 2014

Subject	Type	By
Application for Final Plat of Remington Ridge, Lots 73-156 and Outlot C & D generally located on the northwest corner of 192 <sup>nd</sup> Street and Giles Road, legally described Tax Lot 7 in Section 18, Township 14 North, Range 11 East of the 6 <sup>th</sup> P.M. Sarpy County, NE.	Public Hearing & Resolution	Donna Lynam Zoning Administrator Planning & Building



➤ **Summary and Purpose of Requests:**

- This application is for the approval of a Final Plat for the second phase of a residential subdivision to be known as Remington Ridge, Lots 73-156 inclusive and Outlots C & D located at the northwest corner of 192<sup>nd</sup> Street and Giles Road.

➤ **Background and Analysis:**

- The detailed staff report on this application was presented to the Planning Commission at their January 21, 2014 meeting and is attached for your information and review. The second phase consists of 84 single family residential lots and 2 outlots.
- The Preliminary Plat was approved by the Sarpy County Board of Commissioners on September 10, 2013 for a five phase residential subdivision.
- The zoning of RS-72 (single-family residential) was approved by Sarpy County Board of Commissioners on September 10, 2013.
- The Preliminary Plat was revised to better accommodate the natural terrain of the site but overall is still consistent with the original approved preliminary plat.

➤ **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 Final Plat of a subdivision to be known as Remington Ridge, Lots 73-156 inclusive and Outlots C & D as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On January 21, 2014 the Planning Commission voted to recommend **APPROVAL** of the Final Plat of phase II of the residential subdivision to be known as Remington Ridge.

**MOTION:** Malmquist moved, seconded by Bliss to recommend approval of the Final Plat of Lots 73-156 and Out lots C & D (Phase II) of a subdivision to be known as Remington Ridge, waiving the maximum 800 ft. block length requirement for 194<sup>th</sup> Street as long as speed tables are installed as a device to control vehicle speed, said locations to be approved by Sarpy County Public Works, and subject to the finalization of a Subdivision Agreement prior to submittal and consideration by County Board of Commissioners. This recommendation is being made as the Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays – None. Abstain – None. Absent – Mohr. **Motion carried.**



**SARPY COUNTY PLANNING  
& BUILDING DEPARTMENT**

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**RECOMMENDATION REPORT**

**FINAL PLAT (FP 14-0001)**

**APPLICANT: BOYER-YOUNG DEVELOPMENT**

***PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION  
TO BE KNOWN AS REMINGTON RIDGE SUBDIVISION  
LOTS 73-156 & OUTLOT C & D (PHASE II)***

**PLANNING COMMISSION HEARING OF: JANUARY 21, 2014**

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**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 192<sup>nd</sup> and Giles Road.

**D. LEGAL DESCRIPTION:** A part of Tax Lot 7 in Section 18, Township 14N, Range 11E of the 6<sup>th</sup> P.M. in Sarpy County, NE.

**E. SUBJECT PROPERTY SIZE:** approximately 27.364 acres in Phase II (Phase I was approx.. 25.25 ac)

**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 Final Plat of Phase II of a subdivision known as Remington Ridge, Lots 73-156 and Outlots C & D.

**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.
- A new connection for access is proposed with Phase II at 194<sup>th</sup> and Giles Road. This future access will be allowed to connect to Giles Road once the roadway is hard-surfacing is completed.

**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 designates the area as Urban Residential, Mixed Use Center and Green Space. The proposed development is consistent with the Comprehensive Plan.

**B. TRAFFIC AND ACCESS:**

- Access to the subject property will be available from several locations:
  - 192<sup>nd</sup> Street @ Cottonwood Street
  - 192<sup>nd</sup> Street @ Greenleaf Street
  - 194<sup>th</sup> Street @ Giles Road (future access – once Giles Road is hard-surfaced, the 194<sup>th</sup> Street connection will be allowed)
- Outlot C will be landscaped to reduce the impact of headlights from east/west traffic on Robin Drive with east/west traffic on Giles Road.

**C. OTHER AGENCY REVIEW/COMMENTS:** The application was sent to area jurisdictional agencies and departments that may have an interest. The only feedback received is noted below. All other responses received indicated no comments or objections to the application

- Comments were received from:
  - **Sarpy County Public Works** – Commented that they would recommend speed tables over stop signs on 194<sup>th</sup> Street for speed control device. Also commented that no date has been set for the hard surfacing of Giles Road. Grading and construction of box culvert will begin Spring of 2014 with the road surface being put back to rock for the interim until hard surfacing occurs.
  - **Papio Missouri River Natural Resource District** – Request for comments sent December 11, 2013. No comments were received.

**D. GENERAL COMMENTS:**

- **Final Plat**
  - Comments following the staff review were forwarded to the applicant's engineer.
  - Final Plat will consist of 84 Single-family lots and Outlots C and D. Outlot C and D will have a designated use for buffer, open space, and landscaping and will be owned and maintained by the SID.

- 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 proposed Final Plat of Lots 73-156 and Outlots C & D (Phase II) of the subdivision known as Remington Ridge, waving the maximum 800 foot block length requirement for 194<sup>th</sup> Street as long as speed tables, with location approval by Sarpy County Public Works, are installed as a device to control vehicle speed and 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 recommend approval of the Final Plat of Lots 73-156 and Out lots C & D (Phase II) of a subdivision to be known as Remington Ridge, waving the maximum 800 ft. block length requirement for 194<sup>th</sup> Street as long as speed tables are installed as a device to control vehicle speed, said locations to be approved by Sarpy County Public Works, and subject to the finalization of a Subdivision Agreement prior to submittal and consideration by County Board of Commissioners. This recommendation is being made as the Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays – None. Abstain – None. Absent – Mohr. Motion carried.*

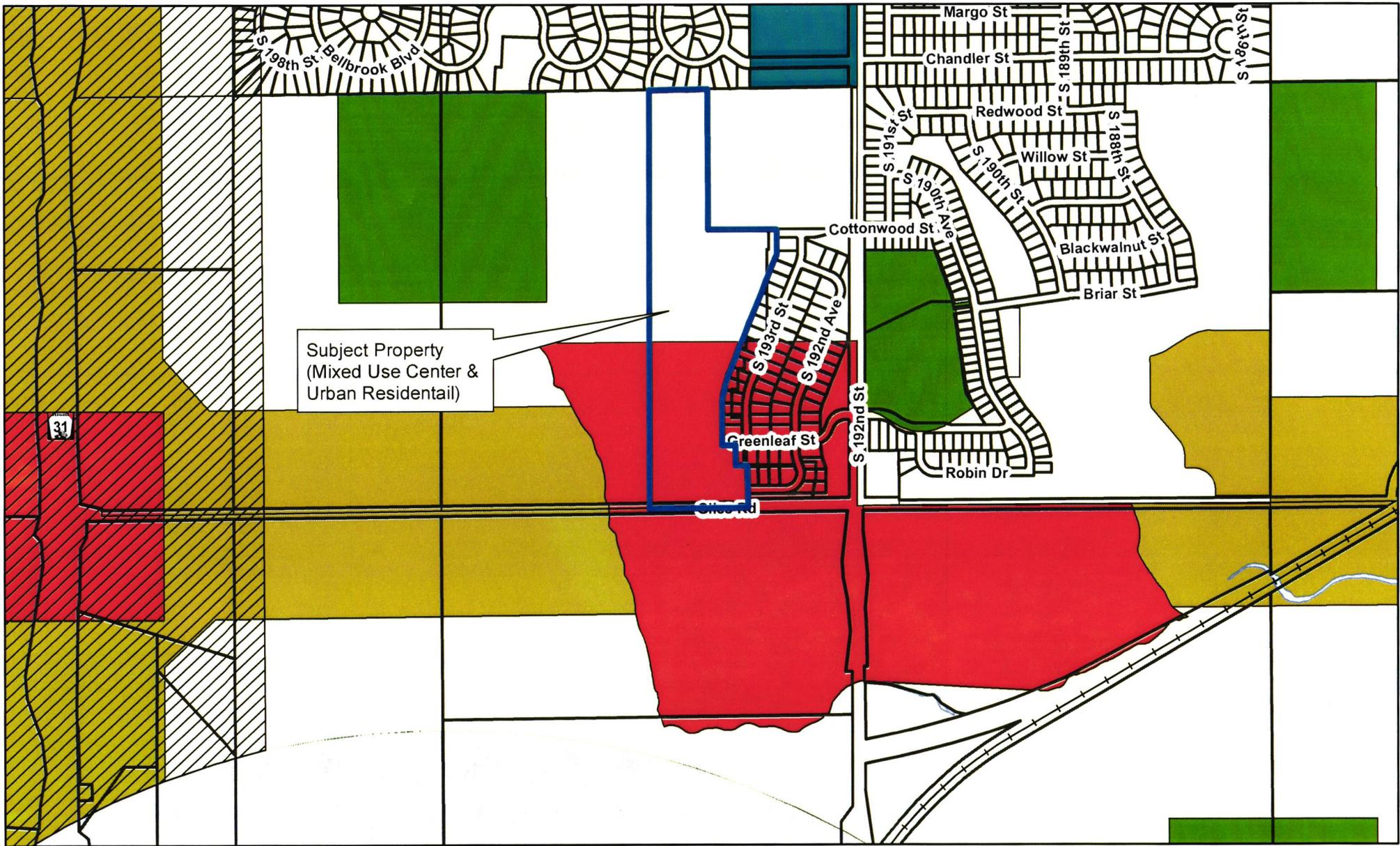
**VI. ATTACHMENTS TO REPORT:**

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Proposed Final Plat as submitted
4. Staff comment letter to applicant's engineer/surveyor
5. 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





## Current FLU - Sarpy Co

0 0.05 0.1 0.2 Miles

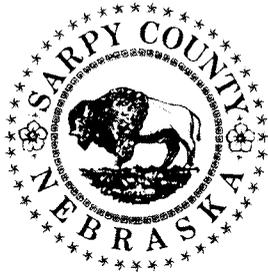


Comprehensive Development Plan  
**Figure 5.1: Development Structure Plan**  
 Sarpy County, Nebraska

### Legend

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





# Sarpy County Planning & Building Department

Bruce Fountain, AICP, EDFP – Director

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

January 7, 2014

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

## RE: REMINGTON RIDGE (PHASE II) FINAL PLAT

The application for a Final Plat of Remington Ridge (Phase II) has been reviewed by the Planning Department staff and we have the following comments:

- The intersection of 194<sup>th</sup> Street and Cottonwood Street is not consistent with the approved Revised Preliminary Plat. Please provide explanation or drawings on how Phase II will connect with future phases.
- Please add the following notes to the Plat:
  - Lots 100-101 and 137-138 will have no direct vehicle access to Cottonwood Street
  - Lot 120 front property line will be 194<sup>th</sup> Street
- 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.
- We are currently in the process of reviewing the Draft Subdivision Agreement submitted with the application. Once we have completed our review, we will be in touch with any comments regarding the agreement.
- A copy of the proposed Amended Wastewater Service Agreement with the City of Gretna must be submitted to our office for review.
- As recommended in our staff report to the Planning Commission at the Public Hearing on the Revised Preliminary Plat, we hereby request that speed tables be install on 194<sup>th</sup> Street with locations to be approved by the Sarpy County Public Works Department.

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

Please forward your response to the above comments to [dlynam@sarpy.com](mailto:dlynam@sarpy.com) at your earliest convenience.

Respectfully,

Donna Lynam  
Zoning Administrator/Code Enforcement  
Sarpy County Planning

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



Sarpy County Planning & Building Department  
Bruce Fountain, AICP, EDFP – Director

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

January 9, 2014

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

**RE: REMINGTON RIDGE (PHASE II) FINAL PLAT**

In addition to the comments in the letter dated January 7, 2014 and following a discussion with Sarpy County Public Works, we have one additional comment:

- Construction of the 194<sup>th</sup> Street connection to Giles Road will be prohibited until such time as the roadway frontage of Remington Ridge is hard-surfaced. 194<sup>th</sup> Street may be constructed to the southern property line of Lot 156.

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

Please forward your response to the above comments to [dlynam@sarpy.com](mailto:dlynam@sarpy.com) at your earliest convenience.

Respectfully,

Donna Lynam  
Zoning Administrator/Code Enforcement  
Sarpy County Planning

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



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240  
PAPILLION, NE 68046  
PHONE: 402-593-1555 FAX: 402-593-1558  
E-MAIL: [PLANNING@SARPY.COM](mailto: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 \$ 1360 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. **Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.**

**APPLICATION FILING FEES** – see Sarpy County Master Fee Schedule for the Planning and Building Department

### PLANNING STAFF USE ONLY:

APPLICATION #: FP 14-0001  
 DATE RECEIVED: 12-2-13  
 CP DESIGNATION: Urban Residential, MUCenter  
 CURRENT ZONING DESIGNATION: RS-72  
 PROPOSED ZONING DESIGNATION: \_\_\_\_\_  
 APPLICATION FEE: \$ 1360 RECEIPT NO. 2037  
 RECEIVED BY: Lisa Dinkley  
 NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

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

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

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

### ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

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

**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 (Lots 73-156 & OL C & D)

ASSESSOR'S PARCEL NUMBER: 010430490 ADDITIONAL PARCEL NUMBERS \_\_\_\_\_

GENERAL LOCATION: 192nd & Giles  
(example 189<sup>th</sup> & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Tax Lot 7 of Section 18, T14N, R11E of the 6th p.m., Sarpy County, Nebraska

SIZE OF PROPERTY: 27.364 acres CURRENT ZONING: AG REQUESTED ZONING: RS 72

SOURCE OF UTILITY SERVICES: Water - MUD Sewer - Gretna (Omaha)  
Gas - Black Hills Electric - OPPD

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

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. 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).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant Signature

Date

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

Owner Signature (or authorized agent)

Date

12-2-13

Owner Signature (or authorized agent)

Date



**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT : REMINGTON RIDGE ZONING: SINGLE FAMILY 84 LOTS  
 DEVELOPER: BOYER YOUNG  
 AREA (ACRES):  
 JURISDICTION: SARPY COUNTY  
 DATE: 12/02/13  
 ESTIMATED BY: WESTERGARD  
 E&A PROJECT: P2010.083.002

REMINGTON RIDGE, PHASE II						
ITEM	CONSTRUCT.	TOTAL	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	
SANITARY SEWER (INTERIOR)	186,910	261,674	261,674		0	
SANITARY SEWER (EXTERIOR),	90,800	127,120	0		127,120	
PAVING(INTERIOR)	404,206	565,888	499,415		66,473	
PAVING GILES ROAD (EXTERIOR)	100,000	137,000	0		137,000	
WATER (INTERIOR)	266,000	359,100	359,100	0	0	
WATER (EXTERIOR)	180,785	207,903		56,000	151,903	
UNDERGROUND ELECTRICAL	63,000	85,050	85,050		0	
STORM SEWER	183,925	257,495	0		257,495	
SEWER FEES	159,418	183,331		70,854	112,477	
LAND ACQUISITION						
ADMINISTRATIVE FEE (1%)	8,658	10,390	7,273		3,117	
<b>TOTALS</b>	<b>1,643,702</b>	<b>\$2,194,951</b>	<b>\$0</b>	<b>\$1,212,512</b>	<b>\$126,854</b>	<b>\$ 855,585</b>

SINGLE FAMILY ASSESSMENT PER LOT **\$ 14,435**

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION: 84 S.F. @ \$300,000 = \$25,200,000

TOTAL @ 100% \$ 25,200,000  
 90% OF VALUE \$ 22,680,000

4) G.O. DEBT RATIO = \$855,585 / \$ 22,680,000 = 3.77%

PROJECT: <b>SANITARY SEWER (EXTERIOR)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	1,400	L.F.	20.00	28,000
2	8 INCH SANITARY SEWER PIPE BORE & JACK	100	L.F.	150.00	15,000
3	12 INCH SANITARY SEWER PIPE	0	L.F.	22.00	0
4	54 IN. I.D. SANITARY MANHOLE -	50	V.F.	275.00	13,750
5	SANITARY SEWER PIPE BORE AND JACK	0	L.F.	80.00	0
6	SIPHON	0	L.S.	30000.00	0
7	CRUSHED ROCK BEDDING	100	TON	18.00	1,800
8	PERMANENT EASEMENT ACQUISITION	0.7	ACRE	30000.00	21,000
9	TEMPORARY EASEMENT ACQUISITION	1.5	ACRE	7500.00	11,250
TOTAL ESTIMATED CONSTRUCTION COST:					\$90,800

NOTES:

1) TOTAL SID COSTS @ 40% - \$127,120

2) G.O. COSTS, (100% G.O.) 127,120

PROJECT: <b>SANITARY SEWER (INTERIOR)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE TO SINGLE FAMILY	4,270	L.F.	18.00	76,860
2	8 INCH SANITARY SEWER BORE AND JACK	0	L.F.	50.00	0
3	8 INCH SANITARY SEWER PIPE TO COMMERCIAL	0	L.F.	16.00	0
4	6 INCH SANITARY SEWER PIPE	2,700	L.F.	16.00	43,200
5	54 IN. I.D. SANITARY MANHOLE (26) -	230	V.F.	275.00	63,250
6	CRUSHED ROCK BEDDING	200	TON	18.00	3,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$186,910

NOTES:

1) TOTAL SID COSTS @ 40% - \$261,674

2) G.O. COSTS

10" DIFF. BETWEEN E	\$0.00
10" OUTFALL	\$0.00
10" ALONG PARK	\$0.00
8" OUTFALL	\$0.00
OUTFALL MANHOLE	\$0.00
54" MH ALONG PARK	\$0.00
TOTAL	\$0.00

RESIDENTIAL SPECIAL ASSESSMENT \$261,674.00

**PROJECT: PAVING (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	9" P.C. CONCRETE PAVEMENT W/ INT. CURB	0	S.Y.	\$29.00	\$0
2	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	14,741	S.Y.	\$26.00	\$383,269
3	EARTHWORK	4,914	C.Y.	1.25	6,142
4	ADJUST MANHOLE TO GRADE	22	EA	130.00	2,860
5	STREET SIGNS	9	EA	215.00	1,935
6	9" IMPRINTED COLORED PCC	0	S.F.	\$15.00	\$0
7	4" IMPRINTED COLORED PCC	0	S.F.	\$10.00	\$0
8	6" IMPRINTED COLORED PCC FOR ROUND A BOUT	0	S.F.	\$13.00	\$0
9	SEDIMENT BASIN MAINT.	1	L.S.	\$10,000.00	\$10,000
10					
11					
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$404,206</b>

**NOTES:**

1) TOTAL DISTRICT COST W/ 40% -	\$565,888
2) G.O. ITEMS	
TOTAL PAVING	1,260 SY \$48,157
EARTHWORK	420 CY \$772
STREET SIGNS	9 EACH \$2,844
SEDIMENT BASIN MAINT.	1 L.S. \$14,700
<b>G.O. TOTAL</b>	<b>\$66,473</b>
<b>SPECIAL ASSESSMENT</b>	<b>\$499,415.03</b>

**PROJECT: PAVING (EXTERIOR) GILES ROAD**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8" P.C. CONCRETE PAVEMENT W/ INT. CURB	7,400	S.Y.	\$50.00	\$370,000
2	7" P.C. CONCRETE PAVEMENT W/ INT. CURB		S.Y.	\$24.00	\$0
3	EARTHWORK	2,500	C.Y.	2.00	5,000
4	ADJUST MANHOLE TO GRADE		EA	130.00	0
5	STREET SIGNS		EA	215.00	0
6	9" IMPRINTED COLORED PCC		S.F.	\$15.00	\$0
7	4" IMPRINTED COLORED PCC		S.F.	\$10.00	\$0
8	STORM DRAINAGE	1	L.S.	\$150,000.00	\$150,000
9	EROSION CONTROL	1	L.S.	\$10,000.00	\$10,000
10					
11					
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$535,000</b>

**NOTES:**

1) TOTAL DISTRICT COST W/ 40% -	\$749,000
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**PROJECT: POWER DISTRIBUTION**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	84	LOTS	\$750.00	\$63,000
2	ELECTRICAL SERVICE COMMERCIAL	0.00	ACRES	\$2,425.00	\$0
3	ELECTRICAL MULTI-FAMILY	0.00	UNIT	\$750.00	\$0
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$63,000</b>

**NOTES:**

1) TOTAL DISTRICT COSTS W/ 35% -	\$85,050
RESIDENTIAL	\$85,050.00
COMMERCIAL	\$0.00
MULTI-FAMILY	\$0.00

**PROJECT: WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 8" WATER MAIN RESIDENTIAL	5,320	LF	\$50.00	\$266,000
2	INSTALL 8" WATER MAIN COMMERCIAL	0	LF	\$28.00	\$0

TOTAL ESTIMATED CONSTRUCTION COST: \$266,000

NOTES:

1) TOTAL DISTRICT COST W/ 35% - \$359,100

**PROJECT: WATER (EXTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	PIONEER MAIN FEES	25%	LS	\$275,140.00	\$68,785
2	192nd STREET MAIN EXTENSION	0	L.F.	\$178.00	\$0
3	Giles Road Main Extension	1,400	L.F.	\$80.00	\$112,000

TOTAL ESTIMATED CONSTRUCTION COST: \$180,785

NOTES:

1) TOTAL DISTRICT COST W/ 15% - \$207,903  
 2) 192nd Main Reimbursement, (80%) \$0.00  
 3) Giles Road Main Reimbursement (50%) \$56,000.00  
 3) G.O. PORTION \$151,902.75

**PROJECT: INTERCEPTOR SEWER FEES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	GRENA INTERCEPTOR FEES SINGLE FAMILY	84	LOTS	\$1,687.00	\$141,708
2	SUB-BASIN INTERCEPTOR FEES SINGLE FAMILY	25.30	ACRES	\$700.00	\$17,710

TOTAL ESTIMATED CONSTRUCTION COST: \$159,418

NOTES:

1) TOTAL DISTRICT COST W/ 15% - \$183,331

GO REIMBURSIBLE \$70,854

GO NON REIMBURSIBLE \$112,477

PROJECT: **STORM SEWER**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	250	LF	\$23.00	\$5,750
2	18" RCP	1,375	LF	25.00	34,375
3	24" RCP	725	LF	35.00	25,375
4	30" RCP	350	LF	38.00	13,300
5	36" RCP	75	LF	55.00	4,125
6	42" RCP	0	LF	70.00	0
7	48" RCP	0	LF	80.00	0
8	54" RCP	0	LF	95.00	0
9	60" RCP	0	LF	105.00	0
10	66" RCP	0	LF	115.00	0
11	72" RCP	0	LF	135.00	0
12	78" RCP	0	LF	155.00	0
13	60" RCP	0	LF	189.00	0
14	STORM MANHOLES	14	VF	300.00	4,200
15	CURB INLETS	17	EA	1600.00	27,200
16	FES	2	EA	3000.00	6,000
17	CONNECTIONS	0	EA	750	0
18	AREA INLETS	0	EA	2500.00	0
19	PERMANENT RETENTION BASIN	2	EA	30000	60,000
	MISCELLANEOUS (+ 2%)	1	L.S.	XXXX	3,600
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$183,925</b>

NOTES:

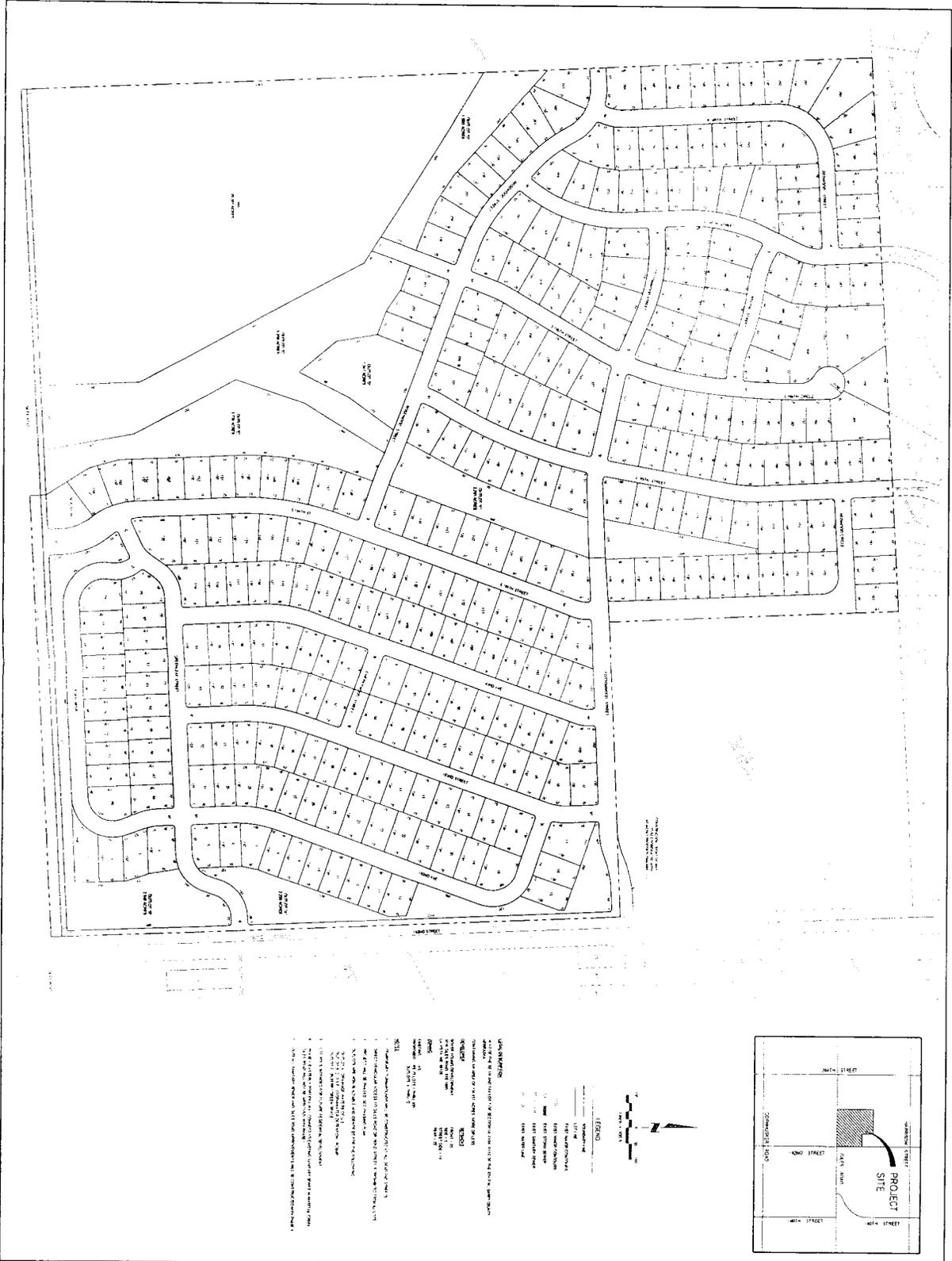
1) TOTAL DISTRICT COST W/ 40% - \$257,495

PROJECT: **LAND ACQUISITION**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	LAND ACQUISITION	0.00	ACRES	\$32,500.00	\$0
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$0</b>

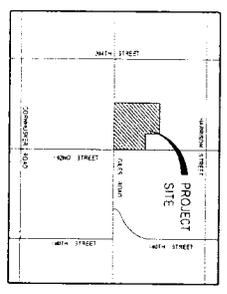
NOTES:

1) TOTAL DISTRICT COST W/ 20% - \$0



**NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.
2. THE DESIGNER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
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DATE	DESCRIPTION
10/1/2010	REVISED PRELIMINARY PLAN
9/15/2010	PRELIMINARY PLAN
8/1/2010	PRELIMINARY PLAN
7/1/2010	PRELIMINARY PLAN
6/1/2010	PRELIMINARY PLAN
5/1/2010	PRELIMINARY PLAN
4/1/2010	PRELIMINARY PLAN
3/1/2010	PRELIMINARY PLAN
2/1/2010	PRELIMINARY PLAN
1/1/2010	PRELIMINARY PLAN

**REVISED PRELIMINARY PLAN**

**REMINGTON RIDGE**  
 10000 REMINGTON RIDGE DRIVE  
 REMINGTON, MISSISSIPPI 38775



**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 10000 REMINGTON RIDGE DRIVE  
 REMINGTON, MISSISSIPPI 38775  
 WWW.EACONSULTING.COM

10/1/2010 10:27:10 AM



**NOTICE OF PUBLIC HEARING  
SARPY COUNTY BOARD OF  
COMMISSIONERS**

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on **Tuesday, March 11, 2014**, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

Boyer-Young Development has submitted an application for consideration of a Final Plat of a subdivision to be known as Remington Ridge, Lots 73-156 and Outlots C & D, being a platting of Tax Lot 7 in Section 18, Township 14N, Range 11E of the 6<sup>th</sup> P.M. in Sarpy County, NE. Generally located northwest of 192<sup>nd</sup> Street and Giles Road.

Antiquity Outdoor Supply has requested a text amendment to Section 24 - IGM General Manufacturing District of the Sarpy County Zoning Regulations to add Retail Outdoor Supply Sales as a Special Permitted Use.

Sarpy County Planning Department requests approval of text amendments to the following sections of the Sarpy County Zoning Regulations: Section 2 - Administration and Enforcement; Section 20 - BG General Business District; Section 21 - BGH Heavy General Business District; Section 23 - IL Light Industrial District; Section 25 - MU Mixed Use District; Section 36 - Wireless Tower Regulations; Section 41 - Special Use Permits; Section 42 - Board of Adjustment; Section 43 - Amendments and Re-Zoning; and Section 44 - Definitions.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.  
2-26-14

**THE DAILY RECORD  
OF OMAHA**  
**LYNDA K. HENNINGSEN, Publisher**  
**PROOF OF PUBLICATION**

UNITED STATES OF AMERICA, }  
The State of Nebraska, } ss.  
District of Nebraska, }  
County of Douglas, }  
City of Omaha, }

**J. BOYD**

being duly sworn, deposes and says that she is

**LEGAL EDITOR**

of **THE DAILY RECORD**, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in **THE DAILY RECORD**, of Omaha, on \_\_\_\_\_  
February 26, 2014

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

GENERAL NOTARY - State of Nebraska  
ELLEN FREEMAN  
My Comm. Exp. Dec. 11, 2017

Subscribed in my presence and sworn to before

Publisher's Fee \$ 31.10 me this 26th day of

Additional Copies \$ \_\_\_\_\_ February \_\_\_\_\_ 2014

Total \$ 31.10

Notary Public in and for Douglas County,  
State of Nebraska