

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**APPROVE CHANGE OF ZONE****APPLICANT: BOYER YOUNG DEVELOPMENT;
CHANGE OF ZONE FROM AG, AGRICULTURAL FARMING DISTRICT TO RS-72,
SINGLE FAMILY RESIDENTIAL DISTRICT**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Change of Zone Applications; and

WHEREAS, the Sarpy County Planning Department staff has reviewed the Boyer Young application for a Change of Zone from AG, Agricultural Farming District to RS-72, Single Family Residential District for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located on the northwest corner of Giles Road and 192nd Street 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.

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

- I. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on February 20, 2013 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Change of Zone Application was held by this 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 as required by Neb. Rev. Stat. §23-164 (Reissue 2007), and the proof of publication has been filed in the Office of the Sarpy County Clerk.

- IV. The Planning Department staff made a recommendation as noted in the attached Exhibit "A", which includes the Planning Department Report.
- V. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural Farming District to RS-72, Single Family Residential District on the property legally described above.

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 12th day of March, 2013.

Attest

SEAL



Jim Wanan
Sarpy County Board Chairman

Debra J. Houghtaling
County Clerk

Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: March 12, 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. • Change of Zone: AG to RS-72 • Preliminary Plat – Remington Ridge	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building

➤ **Summary and Purpose of Requests:**

- These applications are requesting approval of a Preliminary Plat for a proposed residential development consisting of 306 single-family lots in a five-phase project to be known as Remington Ridge. The proposed zoning would change from AG (Agricultural Farming) to RS-72 (Single-family Residential).

➤ **Background and Analysis:**

- The detailed staff report on these applications was presented to the Planning Commission at their February 20, 2013 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

The conditions for approval outlined in the Staff Report to the Planning Commission have all been addressed at this time.

- Staff recommends **APPROVAL** of the Change of Zone for the proposed Remington Ridge development as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Remington Ridge, subject to the comments and conditions outlined in the attached Planning Commission staff report being addressed as necessary prior to submittal and consideration of the final plat. Staff makes this recommendation as the Preliminary Plat, with conditions as noted, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On February 20, 2013 the Planning Commission voted to recommend **APPROVAL** of the Change of Zone and the Preliminary Plat for the proposed Remington Ridge development.

MOTION: Fenster moved, seconded by Malmquist, to recommend approval of Change of Zone from AG to RS-72 the proposed Remington Ridge Subdivision, as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. Ballot: Ayes: Lichter, Stuart, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Absent – Bliss and Murante. **Motion carried 9-0-2.**

MOTION: Fenster moved, seconded by Torczon, to recommend approval of the Preliminary Plat for the subdivision to be known as Remington Ridge subject to the recommendations of the Planning Department, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. Ballot: Ayes: Lichter, Stuart, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Absent – Bliss and Murante. **Motion carried 9-0-2.**



SARPY COUNTY PLANNING & BUILDING DEPARTMENT

RECOMMENDATION REPORT

CHANGE OF ZONE (CZ 13-0001)

PRELIMINARY PLAT (PP 13-0001)

APPLICANT: BOYER YOUNG DEVELOPMENT

PROPOSED RESIDENTIAL SUBDIVISION TO BE KNOWN AS REMINGTON RIDGE

(Changed from Bellbrook South)

PLANNING COMMISSION HEARING OF: FEBRUARY 20, 2013

I. GENERAL INFORMATION

A. APPLICANT:

Boyer Young Development
9719 Giles Road, Suite 100
LaVista, NE 68128

B. PROPERTY OWNERS:

Boyer Young Development
9719 Giles Road, Suite 100
LaVista, NE 68128

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

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

E. **SUBJECT PROPERTY SIZE:** 136.657 total acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Urban Residential, Mixed Use Center, and Park/School Site
- Zoning: AG (Agricultural Farming District)

G. **REQUESTED ACTION(S):** To approve a Preliminary Plat of a proposed urban residential subdivision consisting of 305 single-family lots in a five-phase project. The proposed zoning would change from AG (Agricultural Farming) to RS-72 (Single-family Residential). All to be known as Remington Ridge.

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:

- Project was originally submitted as Bellbrook South. Developer has changed the subdivision name to Remington Ridge.
- 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:
 - 192nd Street @ Cottonwood Street
 - 192nd Street @ Greenleaf Street
 - Giles Road @ 194th Street
 - 2 additional access points from Bellbrook Subdivision (at 195th and 197th Streets)
 - Proposed future access to the west

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 15, 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. The current plan does not have any plan for trails or park areas but staff has requested that the applicant consider and implement such within their plan.

B. TRAFFIC AND ACCESS:

- Access to the subject property will be available from several locations:
 - 192nd Street @ Cottonwood Street (constructed with Phase 1)
 - 192nd Street @ Greenleaf Street (constructed with Phase 1)
 - Giles Road @ 194th Street (constructed with Phase II)
 - 2 additional access points from Bellbrook Subdivision (195th and 197th Streets - Constructed with Phases III and IV)
 - No access designated for Phase V
 - 1 proposed access to connect with future development to the west
- Staff has requested consideration of future access connecting Phase V to the rest of the development and designated on the preliminary plat.
- Staff requested that developer plat outlots between 192nd Street and proposed 192nd Ave. and between Giles Road and proposed Robin Drive so as to lessen the impact of headlights and perceived head-on effects. These outlot areas are to be bermed and landscaped.
- Any street or road improvements required will be the developer's responsibility.
- The Subdivision Agreement will outline requirements for road improvements on Giles Road when Phase II is constructed and connects.

- ### **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** – Comments include concerns with the perceived head-on conflict with frontage roads (192nd Ave. and Robin Drive), site triangles with turning movements where church traffic will enter onto 193rd/Cottonwood Street as well as potential future site obstructions. Please see copy of comments included in this packet.
 - **Sarpy County GIS** – Amended a few street names to match existing streets in street grid system. See attached copy of street map included in this packet.
 - **Papio Missouri River Natural Resource District** – Comments include the requirement of a post construction stormwater management plan, submittal of all documentation to the Papillion Creek Watershed Partnership Website (Omaha Permix) and Watershed Management Fees. Please see copy of comments included in this packet.
 - **City of Gretna City Engineer** – Comments include a statement that the City has not had any discussions with Applicant/Developer in regards to connecting to the Gretna Outfall Sewer and a WWSA (wastewater sewer agreement) will need to be submitted to the City of Gretna for approval prior to connection to the sewer. Please see copy of comments included in this packet.
 - **City of Omaha Fire Department** – No comments received.
 - **Other responses** received indicated they had no comments or objections to the application.

D. GENERAL COMMENTS:

- **Change of Zone**

- Currently zoned AG, Agricultural Farming District
- Lots 1-306 to be zoned RS-72, Single-family Residential
- Outlots A-G will be zoned RS-72 also but will remain as unbuildable lots

- **Preliminary Plat:**

- Staff held a pre-application meeting with developer to discuss the proposed development. Staff has made the developer aware of general comments.
- Proposed development to be completed in five phases.
- 305 total single-family lots with RS-72 zoning proposed. Lot 306 is a large area at the southwest area of the site. Due to the steep slopes, this area will be laid out with lots and streets in the future in conjunction with planning for other privately owned land to the west.
- A note must be added that all lots will have a minimum lot width of at least 60 feet and a minimum lot area of 7,200 square feet as required in the RS-72 zoning district.
- Staff submitted a letter to E & A Consulting Group (Engineer of Record) with a number of requested amendments on January 31, 2013
- E & A Consulting Group submitted an amended preliminary plat and a response to our staff letter on February 11, 2013 (see attached letter)
- Developer must submit written authorization for transmission of sewage through sanitary sewer owned by SID 291, Whitetail Creek
- Developer must submit confirmation that they are working with the City of Gretna on proposed Wastewater Sewer Agreement
- Outlots A through G are dedicated for drainage/stormwater detention areas and landscape buffer areas which are unbuildable.

- Staff has requested a Landscape Plan for Outlot F that is proposed to contain a stormwater detention facility. Applicant has verbally proposed a plan for a stormwater retention basin with a fountain, berms, trees and bushes.
- The Post Construction Stormwater Plan must be submitted for the project as well as submittal to the Permix Website for approval of grading permit
- Additional Right-of-Way has been dedicated along 192th Street and Giles Road
- No direct vehicular access will be allowed to any proposed lot within the subdivision from 192nd Street or Giles Road. Access to double frontage lots is limited pursuant to the plat notes
- The proposed subdivision has identified 5 access points. Staff has requested that future access connecting Phase V to the remainder of the development be evaluated and implemented.
- Staff has requested that the applicant consider and implement a trail system or liner park to connect abutting neighborhoods and schools within their plan
- Staff recommends that the applicant/developer work with Sarpy County Attorney's Office to update and amend issues within the Subdivision Agreement for resubmittal and approval

IV. STAFF RECOMMENDATIONS:

- Staff recommends APPROVAL of the Change of Zone for the proposed Remington Ridge development as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends APPROVAL of the proposed preliminary plat of a subdivision to be known as Remington Ridge, subject to the comments and conditions listed above being addressed as necessary prior to submittal and consideration by County Board of Commissioners. Staff makes this recommendation as the Preliminary Plat, with conditions as noted, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

- On February 20, 2013 the Planning Commission voted to recommend APPROVAL of the Change of Zone and the Preliminary Plat for the proposed Remington Ridge development.

MOTION: Fenster moved, seconded by Malmquist, to recommend approval of Change of Zone from AG to RS-72 the proposed Remington Ridge Subdivision, as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. Ballot: Ayes: Lichter, Stuart, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Absent – Bliss and Murante. **Motion carried 9-0-2.**

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VI. ATTACHMENTS TO REPORT:

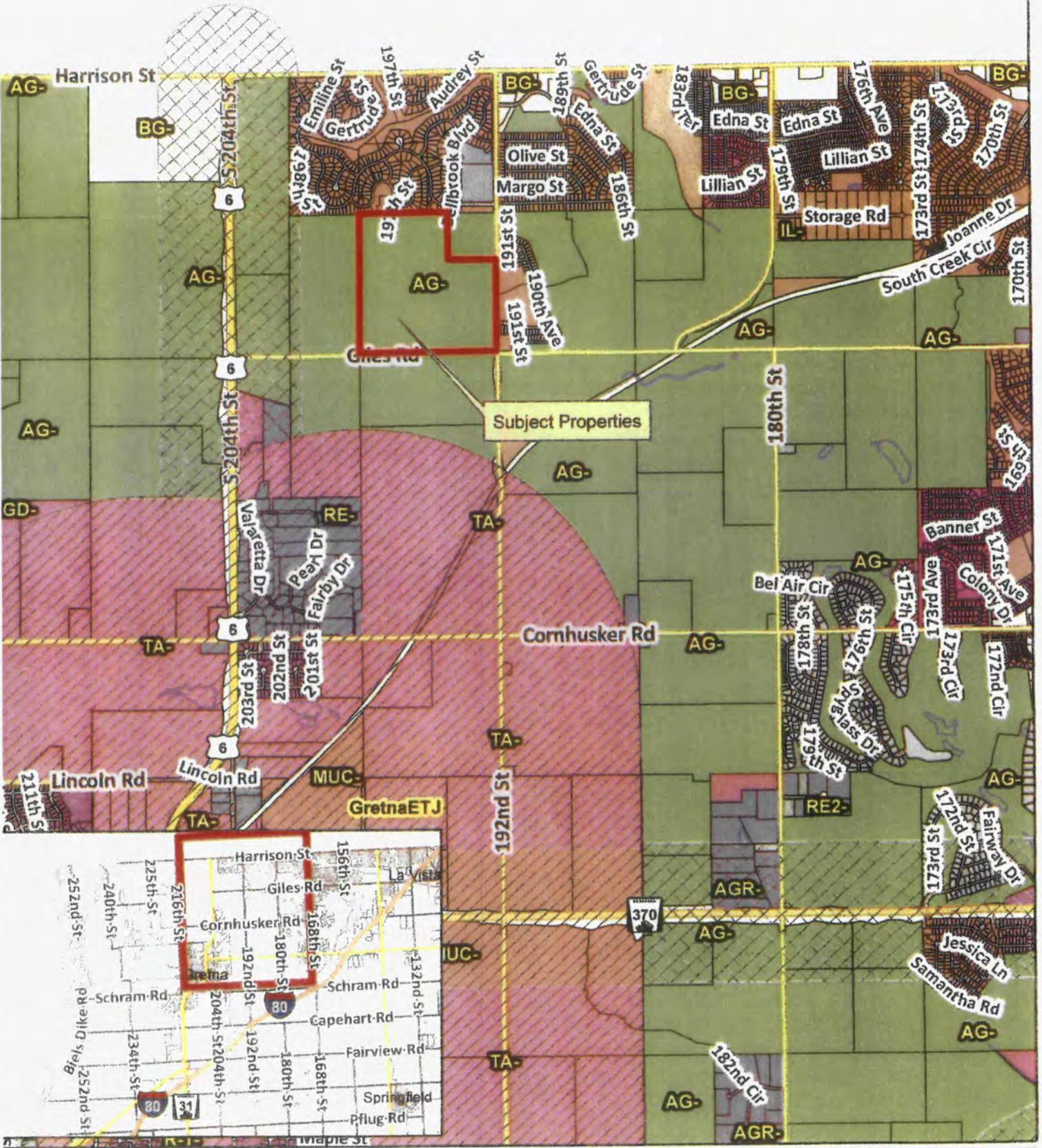
1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Proposed Preliminary Plat as submitted
4. Phasing Plan for Development
5. Letter from Staff to Applicant regarding review comments
6. Response letter from Applicant addressing review comments
7. Comments received from jurisdictional agencies or departments having an interest.
8. Citizen correspondence regarding applications
9. Change of Zoning Application
10. Preliminary Plat Application
11. Residential Subdivision Agreement

VII. COPIES OF REPORT SENT TO:

1. Boyer Young Development (applicant and owner)
2. E & A Consulting Group (applicant's engineer)
3. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator

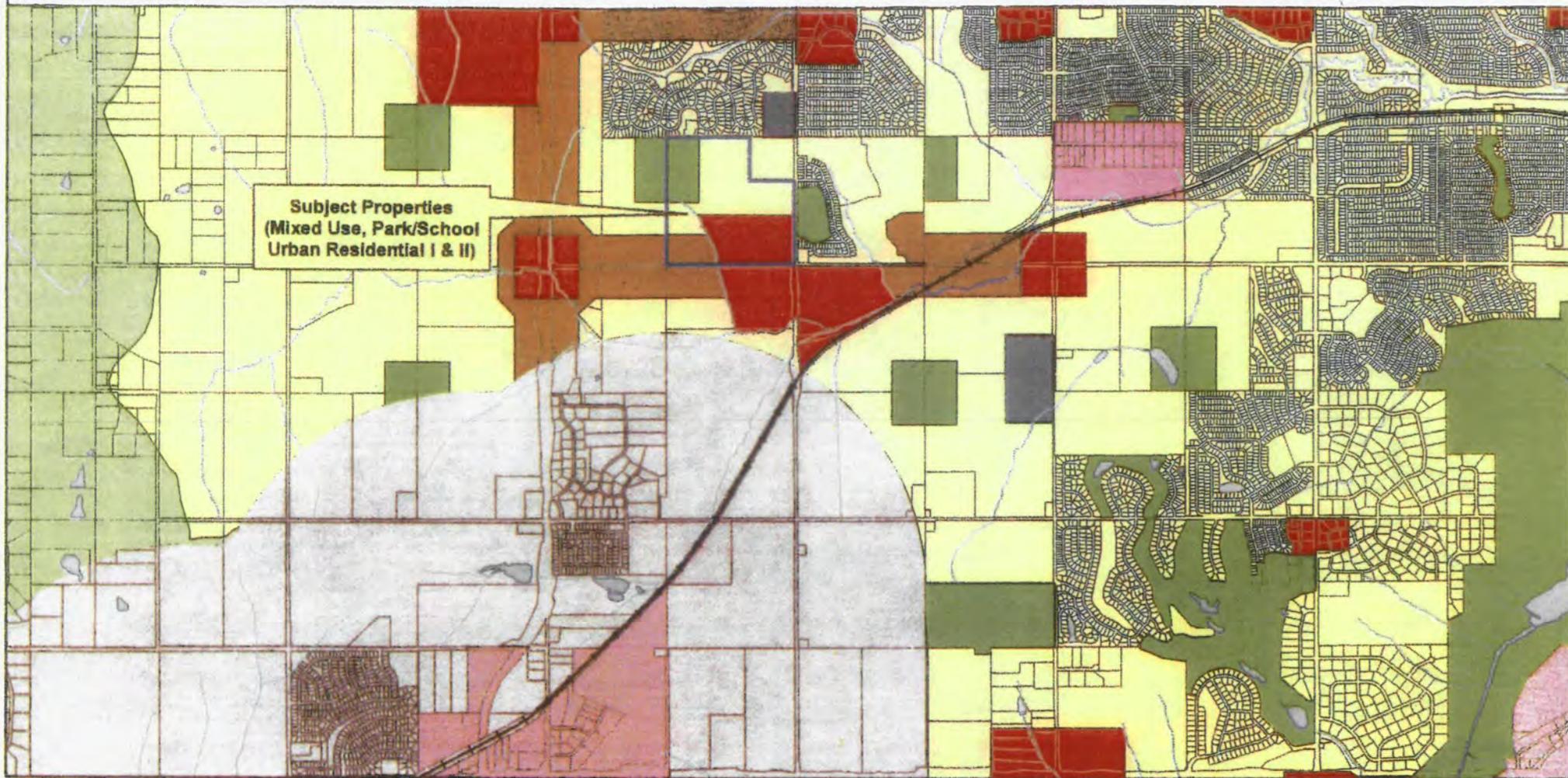
Reviewed, edited & approved by: Bruce Fountain, Planning Director



Vicinity Map - Zoning
Remington Ridge
Rezoning

 Sarpy Highway Corridor Overlay





Current FLU - Sarpy Co

0 1,375 2,750 5,500 Feet

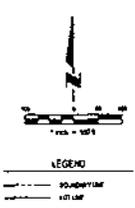
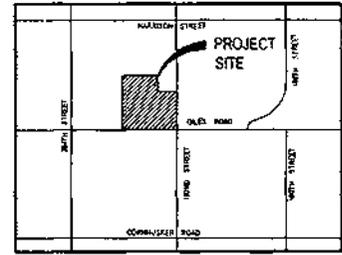


Remington Ridge - Rezoning, Preliminary Plat

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

Legend

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



PHASE I - 58 LOTS
 PHASE II - 102 LOTS
 PHASE III - 82 LOTS
 PHASE IV - 63 LOTS
 PHASE V - FUTURE
 TOTAL = 305 LOTS

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10000 North 10th Street, Suite 100
 Phoenix, Arizona 85020



REMINGTON RIDGE
 Subdivision Name

PHASING EXHIBIT

DATE	DESCRIPTION	BY	CHK



Engineering Answers

E & A CONSULTING GROUP, INC.

Planning • Engineering • Environmental & Field Services

330 North 117th Street
Omaha, NE 68154-2509

www.eacg.com

Phone: 402.895.4700
Fax: 402.895.3599

March 5, 2013

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

Re: Remington Ridge Preliminary Plat (Formerly Bellbrook South)
E&A File P2010.083.002

Dear Donna,

We have received your Recommendation Report prepared for the February 20, 2013 Planning Commission meeting. The following responses are submitted to address the comments. If staff concurs, we request that the Preliminary Plat to be heard by the County Board on March 12, 2013:

COMPREHENSIVE PLAN

Trail Plan - In response to the comment regarding ultimate trail and park plans a conceptual plan has been prepared and attached. Due to the large general obligation expenditures required with this proposed subdivision for items such as Giles Road improvements and a sanitary outfall sewer, the costs of the trail have not been included in the initial subdivision costs. They will need to be constructed at such time as the expenditures are approved by the SID fiscal agent.

TRAFFIC AND ACCESS

Access to Phase V - At this time no layout or development plan has been proposed for Phase V. Staff has suggested a connection to the Phase I and II area. The developer is not opposed to a connection if in the future development is proposed that is incorporated with the first phases of the project. However, it is a more likely scenario that Phase V will be sold or traded and developed with the property to the west. The topography and natural drainage way division support this probably future utilization of the land.

Opposing Traffic Issue on Frontage Road - Regarding the concerns about the frontage roads along 192nd and Giles a 20' outlot that will provide an area to allow grade differential from the arterial street or an earthen berm has been added to the subdivision layout. This outlot will also be landscaped to provide a buffer from the arterial street.

Giles Road - Discussions have commenced with the Sarpy County Engineers office regarding the extent, schedule and cost sharing of improvements to Giles Road. A meeting has been set for this Friday, March 8 to continue discussions. The subdivision agreement and most likely an Interlocal Agreement will detail all the specifics of the Giles Road improvements.

03-05-13P04:43 RCVD

OTHER AGENCY REVIEW /COMMENTS

Sarpy County Headlight Issue – Addressed with outlots as described above.

Sarpy County GIS – Suggested street name changes which have been made

P-MRNRD - Comments and responses as follows: PCSMP – Submittal required. *Detailed computations and a plan have been submitted for Phase I. Detailed computations and plans for later phases are requested to be submitted with those appropriate phase final plats.* Watershed Management Fees required. *These fees will be included in the Subdivision Agreement,*

Gretna City Engineer – Wastewater Sewer Agreement needed. Meetings and discussions have been held with the Gretna City Engineer, Administrator and Attorney. A draft agreement is being prepared by Jeff Miller, the City Attorney.

GENERAL COMMENTS

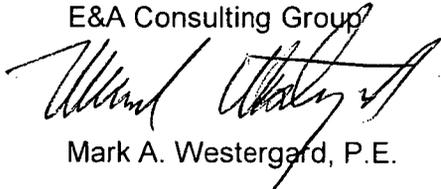
Note on Plat – As requested a note has been added on the preliminary plat stipulating the 60' minimum lot width and the 7,200 sf minimum lot area.

SID 291 Letter on Sewer Connection - A letter authorizing connection to SID 291 sanitary sewer has been requested and received. A copy is attached.

Subdivision Agreement - All comments received to date have been modified in the draft of the Subdivision Agreement.

I trust this addresses all the comments contained in the recommendation report. Please let me know if you need any additional information.

Sincerely,
E&A Consulting Group

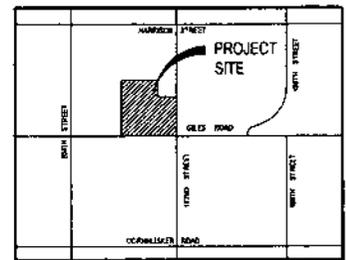
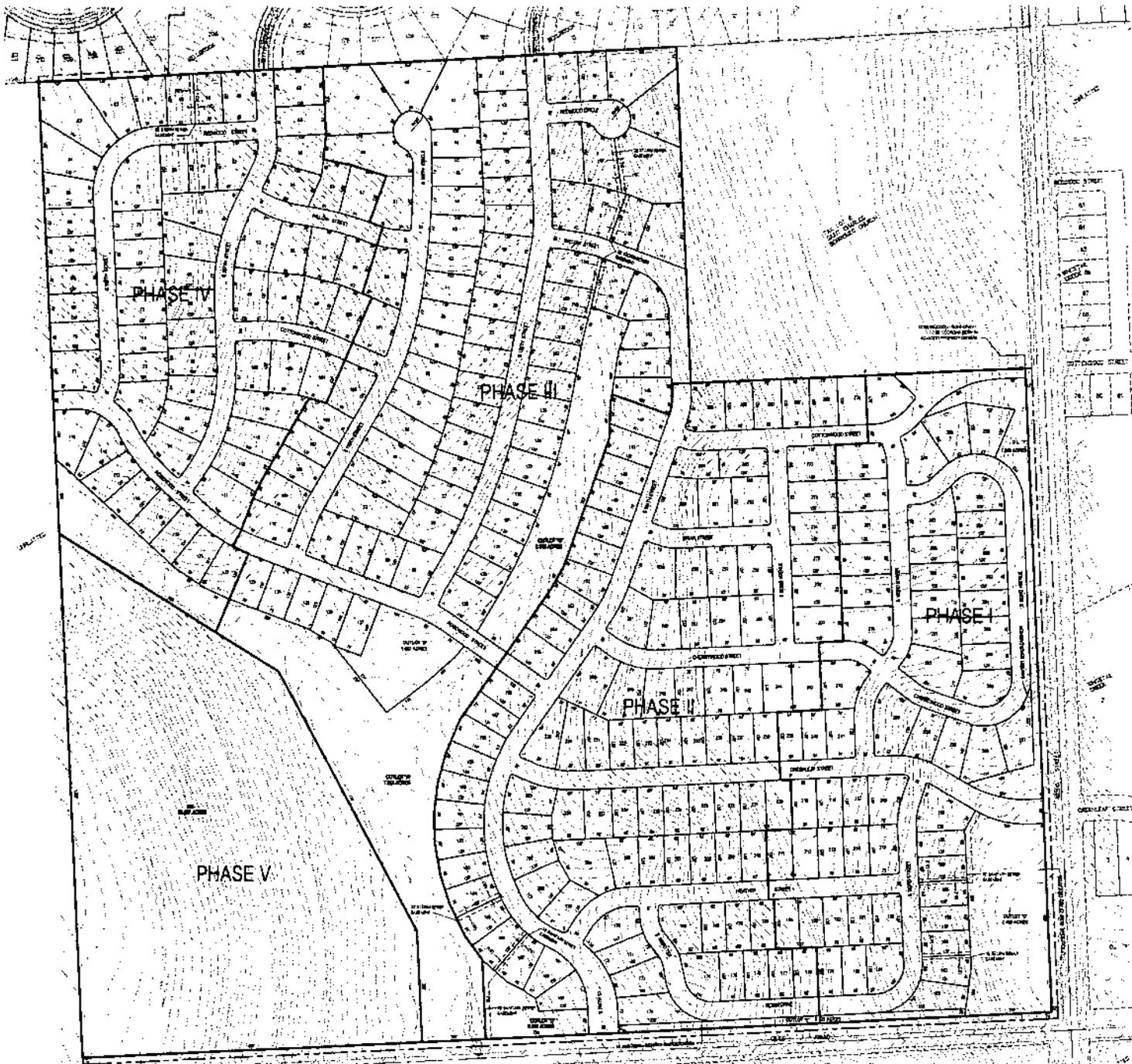


Mark A. Westergard, P.E.

Cc: Larry Jobeun
Tim Young

Attachments:

Preliminary Plat(Revised)
Preliminary Grading Plan(Revised)
Preliminary Street Profiles(Revised)
Preliminary Storm Sewer Exhibit(Revised)
Preliminary Sanitary Sewer Exhibit(Revised)
Preliminary Phasing Plan
Trail Plan
PCSMP & Comps
SID 291 Letter
Draft of Subdivision Agreement



LEGEND
 --- ROADWAY
 --- UTILITY

PHASE I - 50 LOTS
 PHASE II - 102 LOTS
 PHASE III - 82 LOTS
 PHASE IV - 63 LOTS
 PHASE V - FUTURE
 TOTAL = 305 LOTS

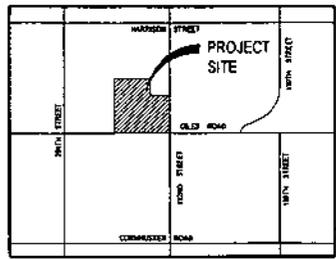
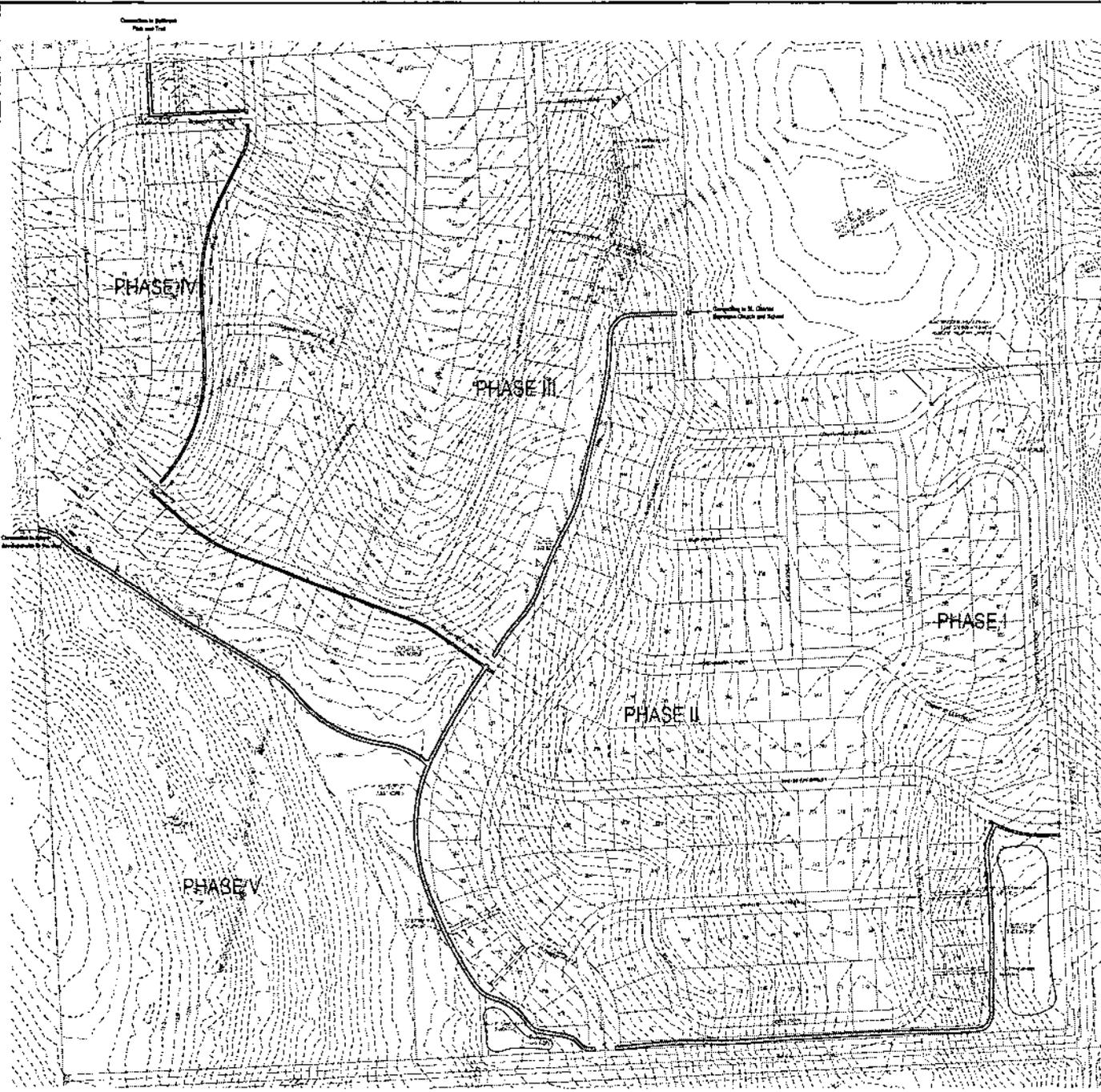
E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10000 West 10th Street, Suite 100
 Denver, Colorado 80231
 Phone: 303.751.1000
 Fax: 303.751.1001



REMININGTON RIDGE
 PHASING EXHIBIT

PHASING EXHIBIT

DATE	BY	REVISION



- NOTES**
1. All work shall conform to the 1997...
 2. All work shall conform to the 1997...
 3. All work shall conform to the 1997...

Compliance with State and Federal Regulations

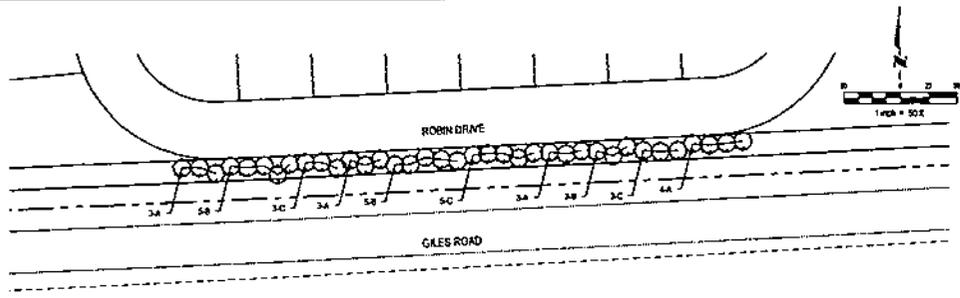
E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10000 Old Road, Suite 100
 Wain, MA 01890



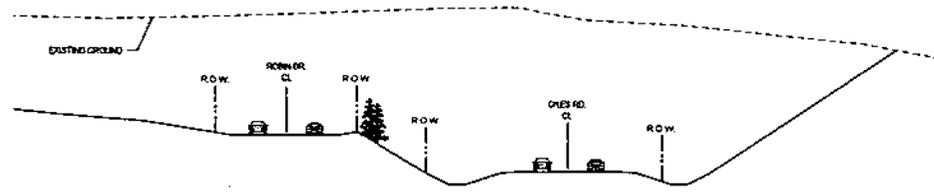
REMINGTON RIDGE
 Development

FUTURE TRAIL EXHIBIT

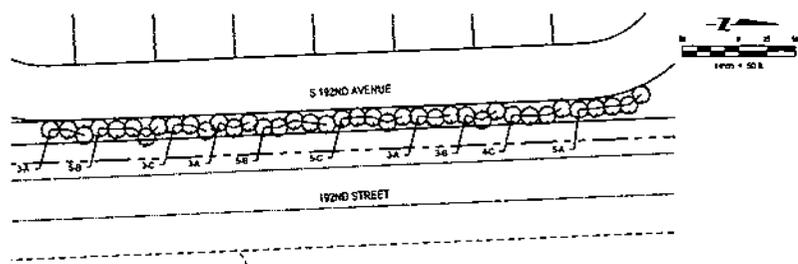
DATE	DESCRIPTION	BY	CHECKED
05/11/06	REVISED	JL	MS
05/11/06	REVISED	JL	MS
05/11/06	REVISED	JL	MS



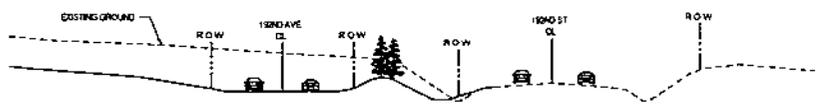
LANDSCAPE PLAN - ROBIN DR. & GILES RD.
SCALE: 1" = 50'



TYP. CROSS SECTION - ROBIN DR. & GILES RD. LOOKING EAST
SCALE: H 20', V 5'



LANDSCAPE PLAN - 182ND AVE & 192ND ST.
SCALE: 1" = 50'



TYP. CROSS SECTION - 182ND AVE & 192ND ST. LOOKING NORTH
SCALE: H 20', V 5'

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	27	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	8' 8"	B&B
B	26	<i>Picea pungens</i> 'Glauca'	Colorado Blue Spruce	8' 8"	B&B
C	23	<i>Picea abies</i>	Norway Spruce	8' 8"	B&B

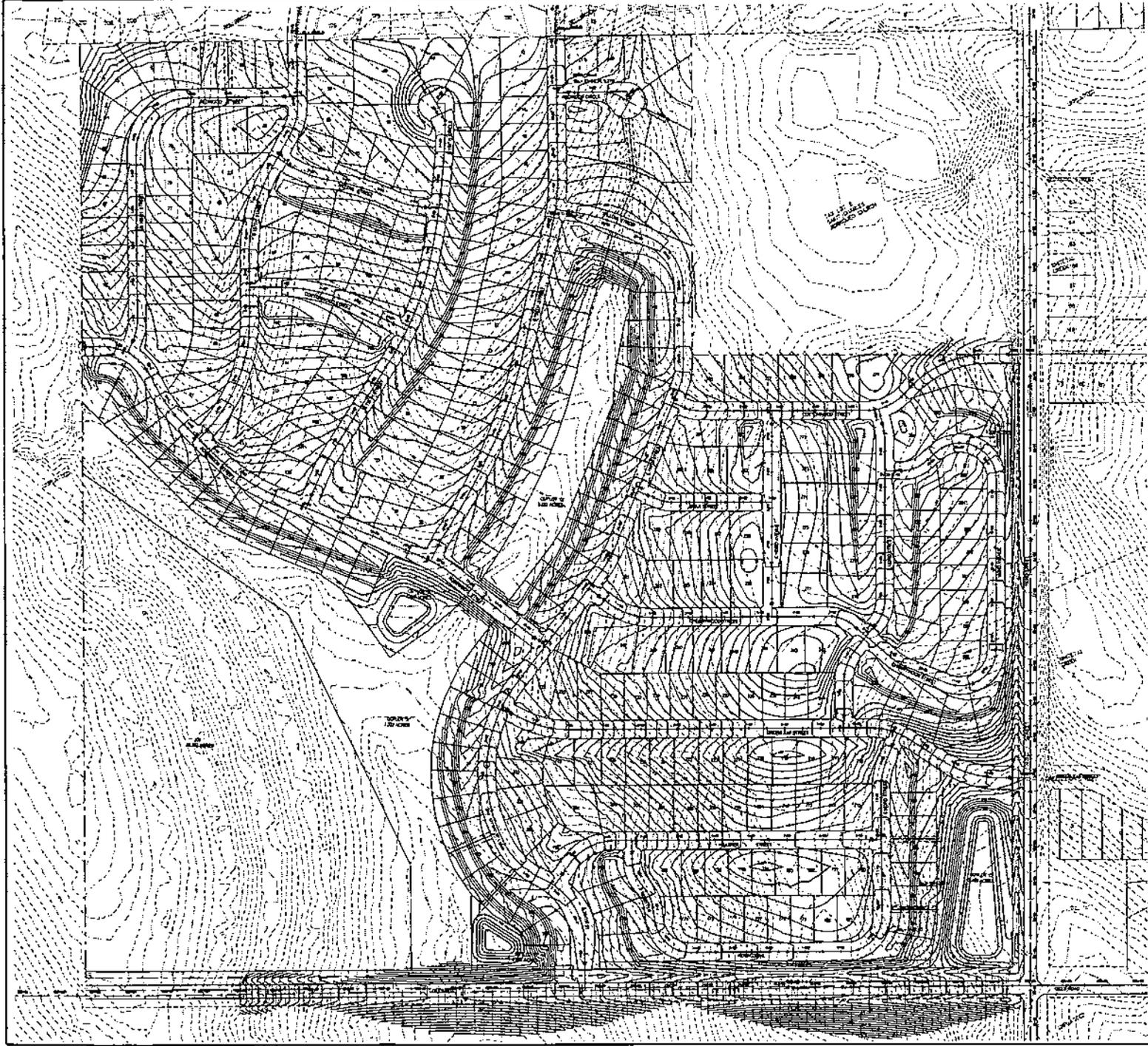
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1800 13th St. Suite 101, 1800
Boulder, CO 80502
Phone: 303.440.1800
Fax: 303.440.1800
www.eagroup.com



REMINGTON RIDGE
SUPPORT CONTRACT

TYPICAL CROSS SECTIONS
AND LANDSCAPE PLAN

DATE: 02/18/2010	PROJECT: 180013	SCALE: 1" = 50'
DRAWN BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS	DATE: 02/18/2010
PROJECT NO.:	DATE:	SCALE:
PROJECT NAME:	PROJECT NO.:	PROJECT NAME:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:



LEGEND

- Contour Interval (7' intervals)
- Proposed Centerline of Roadway

DATE	BY	CHECKED

PRELIMINARY GRADING PLAN
(REVISED 3-5-2013)

REMINGTON RIDGE
MERRIMACK COUNTY, NEW HAMPSHIRE



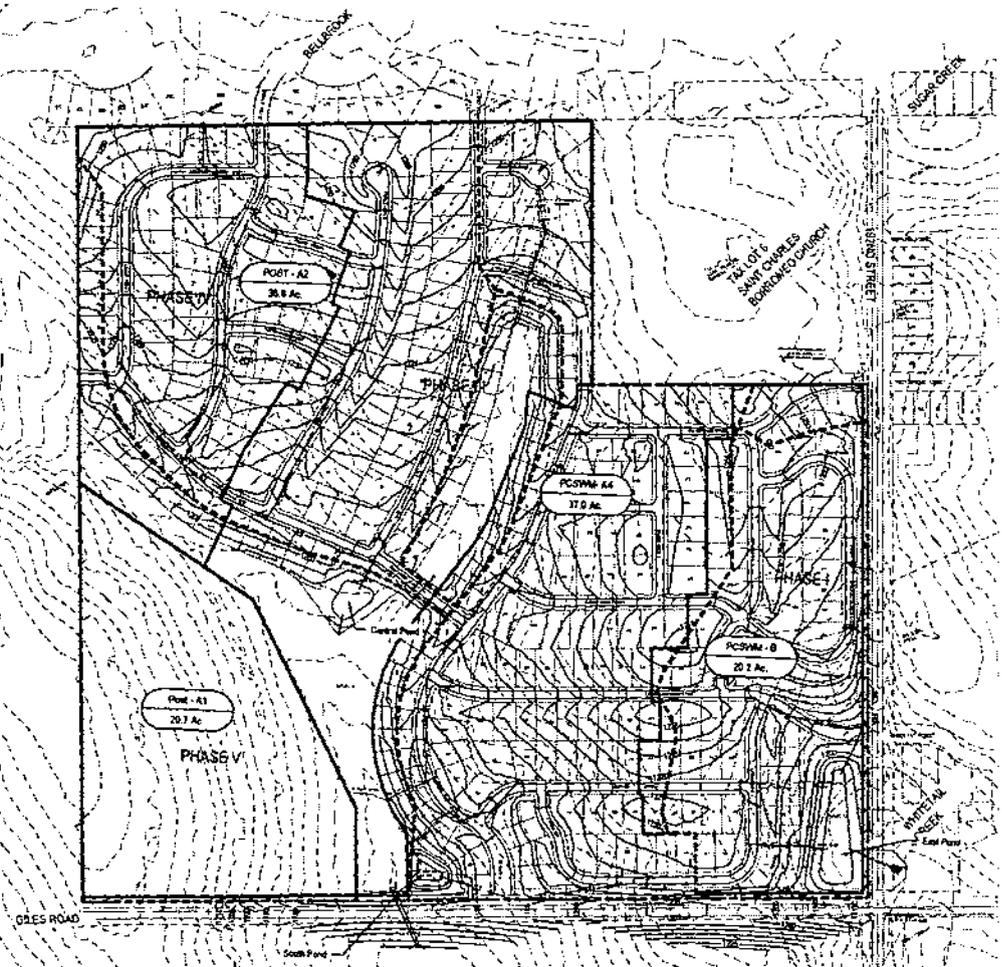
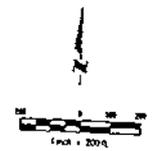
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LEGEND

----- Orange Basin Boundary

Basin ID
0.00 Ac. Orange Basin ID and Area Tag

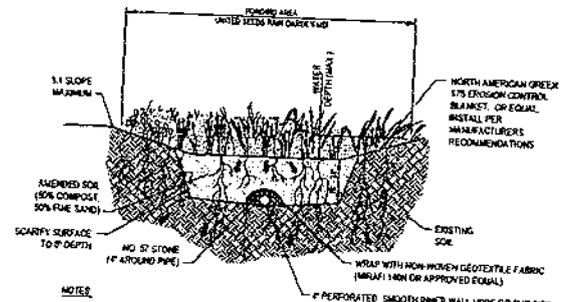


PCSMP BMP INFORMATION

BASIN	DRAINAGE AREA (AC)	10" VOLUME (CF)	METHOD	10" VOLUME PROVIDED (CF)
A1	20.7	37,571		
A2	28.8	65,782	BIO-RETENTION BASIN	18,680
A4	37.0	67,150	BIO-RETENTION BASIN	24,120
B	20.2	36,080	BIO-RETENTION BASIN	40,657*

*These basins are subject to future phases of the project that are not currently scheduled to proceed. Post Commercial 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 Plan of these basins.

**Bio-retention proposed in the East Pond located in Phase I (Circle 1). The total volume in the Proposed East Pond is about enough to offset 40 (20 ac.) but the additional volume and tree is reserved for 2-year duration, landscape features.



NOTES

1. SCARF BOTTOM AND SIDES OF BASIN AND OVER EXCAVATED AREA TO A DEPTH OF 8" 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 LIMITED RAIN GARDEN MIXTURE FROM LIMITED SEEDS INC. PLANTING METHOD AND SEEDING RATE SHALL BE 25 TO 50 LBS PER 1,000 SQ. FT. SEEDING ON PETS IN RICH JUNE. DORMANT SEEDING DECEMBER. MIXCH SEED TO BE COVERED WITH MIXCH NORTH AMERICAN GREEN S7S 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. PIPE WILL NEED TO BE USED FROM THE MANHOLE TO THE EXISTING STORM STRUCTURE
6. PROTECT BASIN FROM EROSION AND SEDIMENT DURING AND AFTER CONSTRUCTION OF THE FINISHED BIO-RETENTION BASIN UNTIL THE CONTRIBUTING AREA IS FULLY STABILIZED.

**BIO-RETENTION BASIN SECTION
NOT TO SCALE**

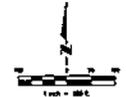
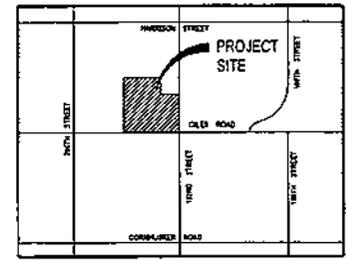
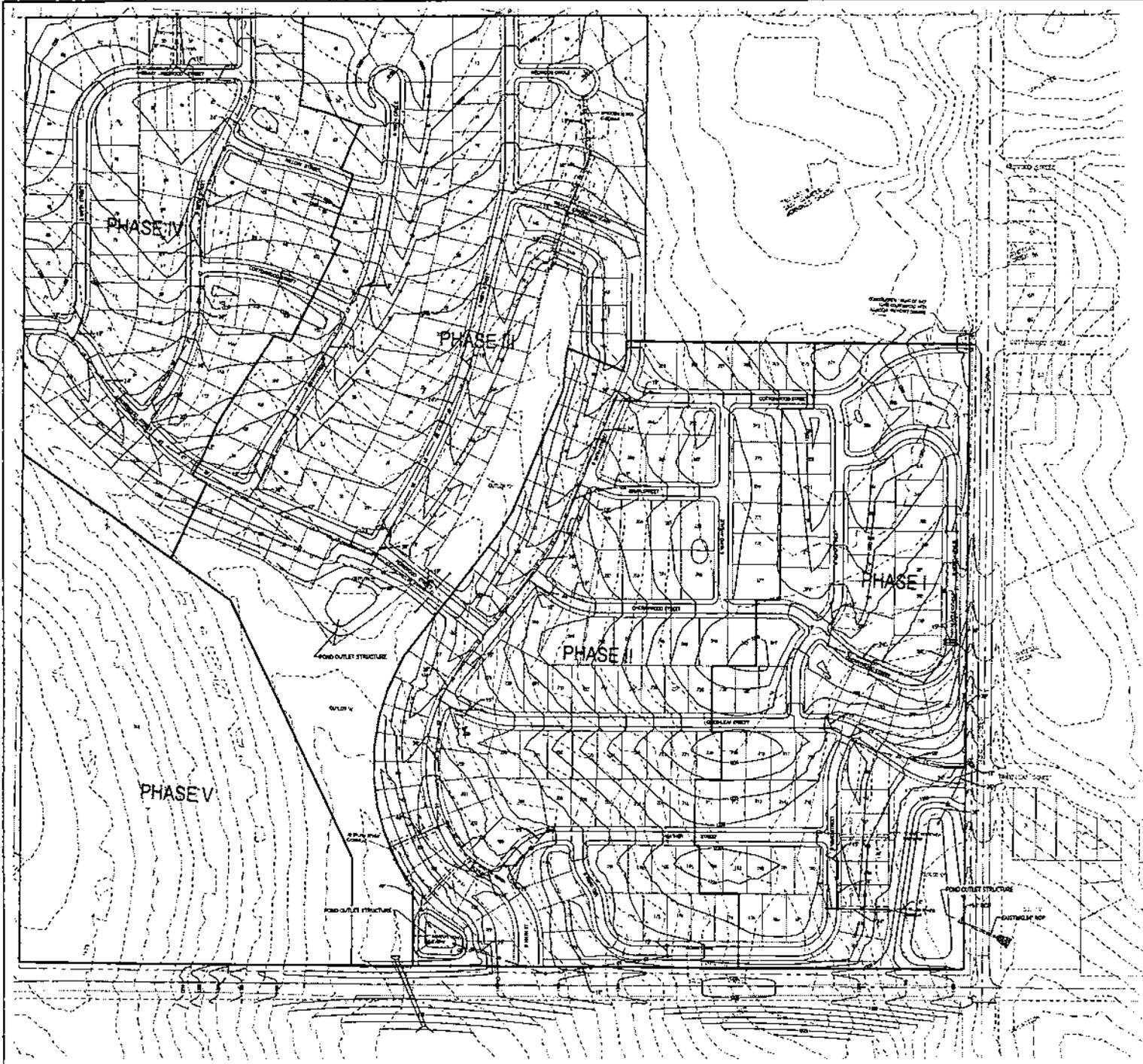
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Remington Ridge
MAY COUNTY, MISSOURI

PRELIMINARY
POST CONSTRUCTION
STORM WATER MANAGEMENT PLAN
(REVISED 3-5-2013)

NO.	DATE	BY	REVISION
1	07/11/2013	WJL	ISSUED FOR PERMITS
2			
3			
4			
5			



- LEGEND**
- Existing Contours
 - Proposed Major Collector
 - Existing Minor Collector
 - Proposed Minor Collector
 - Proposed Storm Sewer (18" style="display: none;"/>

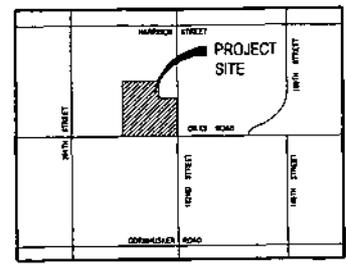
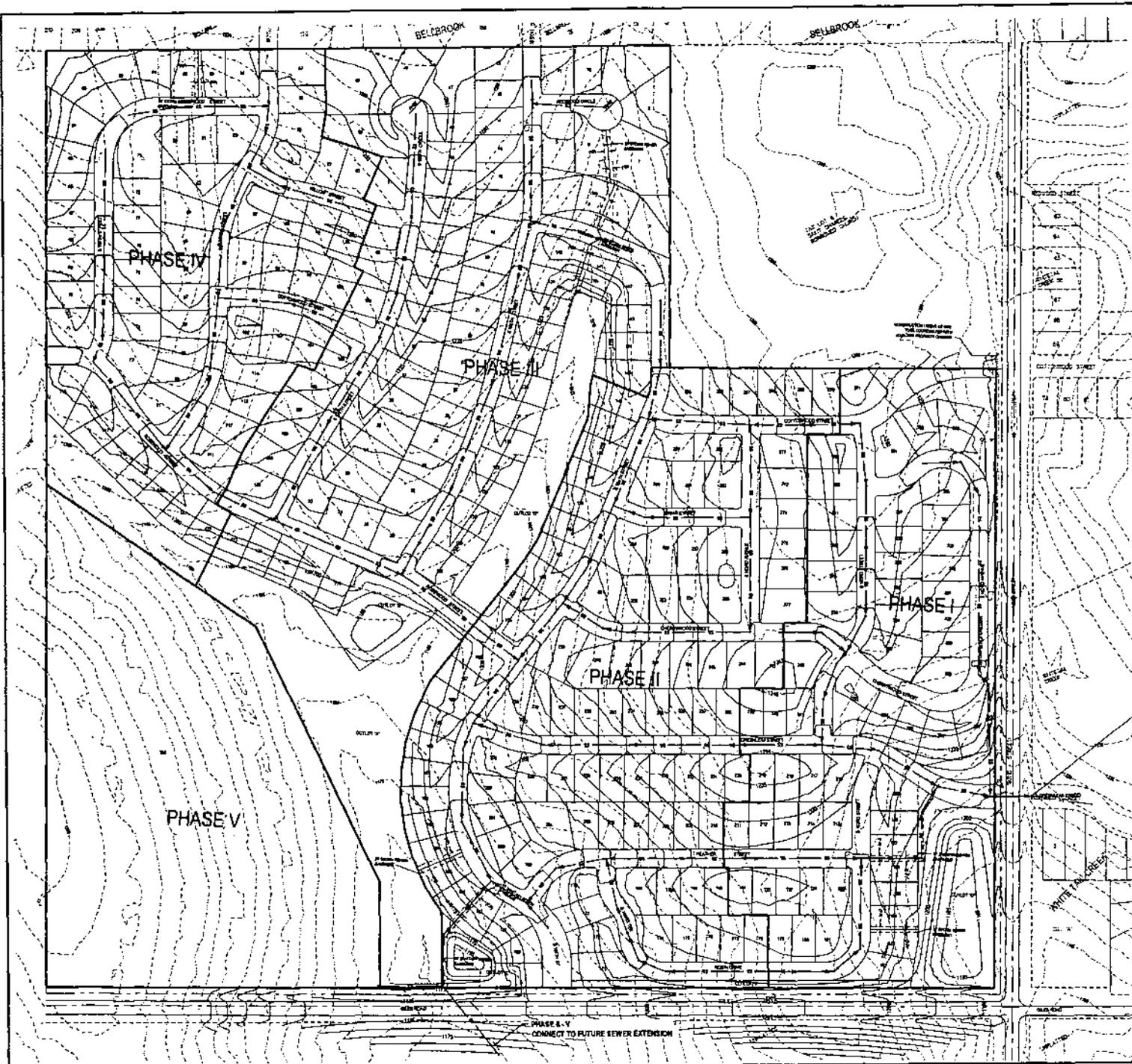
E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 1000 West 10th Street, Suite 100
 Fort Collins, CO 80521
 Phone: 970.221.1111
 Fax: 970.221.1112



REMINGTON RIDGE
 1000 West 10th Street, Suite 100
 Fort Collins, CO 80521

PRELIMINARY
 STORM SEWER EXHIBIT
 (REVISED 3-5-2013)

DATE	DESCRIPTION
3/5/2013	REVISED



- LEGEND**
- Existing Sanitary Sewer
 - Proposed Sanitary Sewer Within 5' of Vertical Obstruction (Slope)
 - Sanitary Conduits
 - Proposed Water Conduits

PHASE I
CONNECT TO EXISTING 8" SANITARY SEWER
SAID 231 WHITEFALL CREEK, 1E 1156 03

PHASE I - V
CONNECT TO FUTURE SEWER EXTENSION

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10000 10th Street, Suite 100
New York, NY 10019
www.eag.com



REMNICK ROAD
Remnick Road

PRELIMINARY
SANITARY SEWER EXHIBIT
(REVISED 3-5-2013)

DATE	DESCRIPTION
3/5/13	REVISED 3-5-2013



FULLENKAMP
DOYLE &
JOBEUN

JOHN H. FULLENKAMP
ROBERT C. DOYLE
LARRY A. JOBEUN
BRIAN C. DOYLE
MARK B. JOHNSON

February 25, 2013

Larry Jobeun
Fullenkamp Doyle & Jobeun
11440 West Center Road
Omaha, NE 68144

RE: Sanitary and Improvement District No. 291 of Sarpy County

Dear Larry,

The undersigned represents Sanitary and Improvement District No. 291 of Sarpy County ("SID #291"), more commonly known as the Whitetail Creek subdivision located generally north and west of 192nd Street and Giles Road. It is my understanding that you have a proposed subdivision to be located directly west of SID #291 across 192nd Street that will be incorporated as a sanitary and improvement district at a future date.

It is my understanding that as part of the development, in order to gravity flow the sanitary sewer, you will need to connect to the sewer system of SID #291. Pursuant to our City of Gretna Waste Water Service Agreement General Provisions Section VI, you will need the permission of the City of Gretna in order to connect to the sewer system of SID #291. A copy of the Waste Water Service Agreement is enclosed. Additionally, a copy of the Subdivision Agreement between SID #291 and Sarpy County is enclosed. Assuming you comply with the relevant provisions of the Subdivision Agreement, your District will be permitted to discharge its sanitary effluent through the SID #291 sanitary sewer system at no charge to your district, except to the extent that SID #291 has constructed a system in excess of eight inches in diameter in order to accommodate such flow, in which case SID #291 may charge your District for its pro-rata share of the cost of such construction in excess of eight-inches in diameter in accordance with Sections IV(C)(1), IV(C)(2) and VII(B) of the attached Subdivision Agreement.

Finally, enclosed is a copy of the sanitary sewer impact points calculations performed by the engineers for SID #291, Lamp Rynearson & Associates, Inc. If the basin area to be gravity flowed into the sanitary sewer system of SID #291 is to be expanded beyond the area shown in the impact points drawing attached hereto, your District will need to provide additional calculations and documentation to SID #291 showing that there is adequate capacity to serve the increased basin area. Any such increase in the basin area



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

January 31, 2013

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

RE: BELLBROOK SOUTH PRELIMINARY PLAT SUBMITTAL

The application for a Preliminary Plat for "Bellbrook South has been reviewed by the Planning Department staff and we have the following comments:

- Legal Description on Preliminary Plat indicates "Douglas County" and should read "Sarpy County" Nebraska.
- Sanitary Sewer Plan proposes Phase I of the development to be served with a connection to the existing Whitetail Creek sanitary sewer line. Written confirmation from SID 291 Whitetail Creek will be required to be submitted to the Sarpy County Planning Department.
- City of Gretna has not had any discussions with regards to the extension of the interceptor sewer to serve this sub basin.
- An amended WWSA with the City of Gretna will be required with the Final Plat submittal
- 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
- Landscape plans for Outlot F that contains stormwater detention facility.
- Post Construction Storm Water 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 the project.
- Application and supporting documentation must be submitted to the Omaha Permix website at www.omahapermix.com for approval prior to the issuance of a grading permit.
- 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 19nd Street ditch. Positive drainage needs to be maintained through access roadways along County road Right-of-Way.
- That portion of 192nd Avenue which runs as frontage to 192nd Street draws a concern from Public Works staff. There is an issue of the "perceived head-on" conflict that will arise between southbound drivers on 192nd Street and northbound drivers on 192nd Avenue, more prevalent during nighttime when headlights will enhance this perceived conflict. Elevation differentials may arise when 193nd Street is widened to full build-out condition to which lower cost solutions such as grading may not address the issue. This section of 192nd Avenue should be reconfigured to address these concerns.
- That 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.

- Based on sound planning principals, as well as comments received, Planning Department Staff recommends that an alternate parcel configuration be submitted so as to remove any concerns associated with a minor street abutting a collector street while offering an improved development.
- The intersection of Cottonwood Street and 192nd Avenue is concerning in the regards to the angles 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 decision. The sight triangle 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 the 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. In depth study of the intersection may be needed to address any geometric concerns.
- Street names have been amended and assigned by Sarpy County GIS Department and will need to be changed accordingly on the new submittal (see attached).
- Subdivision Agreement Amendments needed –
 - ✓ Add language to address the Watershed Management Fees pursuant to the Papillion Creek Watershed Partnership Interlocal Agreement adopted in 2009
 - ✓ Section II, Paragraph E – E is labeled twice. Paragraphs should be re-lettered
 - ✓ Section II, Paragraph E (2nd) – Aquila is now doing business as Black Hills Energy
 - ✓ Section II, Paragraph F – Aquila now doing business a Black Hills Energy
 - ✓ Section II, Paragraph J – Please make reference to the current edition of the MUTCD
 - ✓ Section IV, Paragraph A – “Thickness 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 (7) 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 to 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
 - ✓ Please confer with Nicole O’Keefe, Sarpy County Attorney’s Office, for the most current template of subdivision agreement
- Trails and/or lineal parks connecting with neighborhoods to the north and east need to be considered and implemented into the plan.
- Future access connecting Phase V to the rest of the development should be thought through and designated on the preliminary plat.

We would appreciate you addressing the above comments prior to our Board Packets going out on February 12th, 2013. 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

E & A CONSULTING GROUP, INC.

Planning • Engineering • Environmental & Field Services

390 North 117th Street
Omaha, NE 68154-2509

www.eacg.com

Phone: 402.895.4700
Fax: 402.895.3599

February 11, 2013

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

Re: Remington Ridge Preliminary Plat (Formerly Bellbrook South)
E&A File P2010.083.002

Dear Donna,

We have received your January 31, 2013 comment letter on the above referenced preliminary plat and have the following responses:

1. The typo in the legal description has been corrected.
2. The attorney from SID 291 is writing a letter approving the connection of this project to the Whitetail Creek sanitary sewer.
3. An initial meeting has been scheduled with the City of Gretna for Tuesday, February 12, 2013 to initiate the required amendment to the wastewater treatment agreement.
4. The comments related to drainage and PCSM will be addressed with the final drainage study. We have no issues with any of the comments made.
5. Regarding drainage at Coltonwood and 192nd Street, the layout has been revised to create an outlet on this corner which will provide enough space to route the stormwater drainage through a detention/raingarden prior to reaching the 192nd Street ditch.
6. Regarding the concerns about the frontage roads along 192nd and Giles a 20' wide berm and landscape buffer has been added to address this issue.
7. The revised layout eliminates concerns over street intersection angles and unusual sight angles.
8. I have the latest template for the subdivision agreement now and do not have any issues with the suggested modifications. Will get those drafted prior to the Planning meeting.
9. The developer is not adverse to a trail system although the costs need to work with respect to the SID financing. We will draft a conceptual plan and have for the Planning meeting.
10. The revised layout adds a second street connection to the west.

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 / 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.

From: Steven Perry [SteveP@olmstedperry.com]
Sent: Thursday, January 24, 2013 1:21 PM
To: Donna Lynam
Cc: Jeff Kooistra; kris@cityofgretna.com
Subject: RE: City of Gretna Comments- Planning Review for Bellbrook South - Rezoning & Preliminary Plat

Donna

We have reviewed the preliminary plat documents forwarded to this office for the Bellbrook South Subdivision. We offer the following comments:

1. The subdivision will be served by the City of Gretna's municipal sanitary sewer. The existing sewer is presently located at 192nd Street, south of Giles Road. A sub-basin interceptor sewer constructed by the City will be required to serve this subdivision. The City of Gretna has not been contacted regarding the extension of the interceptor sewer.
2. The City is in the process of establishing a Policy to extend sub-basin interceptor sewers within their service area. The City's interceptor sewer fees will apply to this subdivision as well as sub-basin interceptor sewer fees.
3. A wastewater services agreement will need to be executed with the City of Gretna.

Please contact this office if you need additional information regarding the above.

Steven W. Perry, PE
Gretna City Engineer

From: Knott, Sandra (PWks) [Sandra.Knott@ci.omaha.ne.us]
Sent: Tuesday, January 22, 2013 6:44 PM
To: Kelly Jeck; Bruce Fountain; Donna Lynam
Cc: Steve Perry; Tammy@cityofgretna.com
Subject: RE: Planning Review for Bellbrook South - Rezoning & Preliminary Plat

Unless I missed it, none of the e-mailed documents showed sewer lines or their connection point(s) to the sewage treatment system. Due to location, my guess is that while the S&ID resides in the Sarpy County zoning jurisdiction, the connection point to the sewage treatment system will be one or more Sarpy S&IDs that flow into a Gretna-built interceptor (then on to the Sarpy County industrial sewer and the Omaha treatment system). An executed wastewater service agreement between the S&ID and Gretna (with Omaha as a third-party signatory) needs to be prepared by Gretna and included as a requirement for the S&ID at this time. The agreement format can probably be very similar to the one that Whitetail Creek executed in 2012. Donna Lynam was instrumental in drafting the wastewater service agreement between Gretna and Whitetail Creek while serving as the zoning administrator for Gretna.

The wastewater service agreement **MUST** be executed before houses are constructed and connected to the sewer system. I did a cursory scan of the Bellbrook South Residential Subdivision Agreement and did not find a requirement that the S&ID execute a wastewater service agreement with Gretna.

Omaha suggests starting the process by requiring the S&ID to prepare an exhibit that shows (Gretna may have more or different requirements):

- o the boundaries of the subdivision & SID
- o all platted lots
- o the portion of the subdivision area or SID to be developed and covered by this service agreement (gray shading can be used to indicate ground that will be developed and connected via wastewater service agreement amendment subsequent to the initial agreement)
- o all streets and sewer lines within the SID or immediately adjacent to the SID
- o for each connection point to the sewer system not owned by the SID or the City of Gretna - indicate designated project number of the sewer line and its owner & and include written authorization to connect and use these sewers

Question: It is typical that outfall sewers constructed by an S&ID be deeded over to a municipality or other public entity upon completion. If an outfall sewer connects directly or indirectly to a Gretna-owned sewer in Sarpy's zoning jurisdiction, should Gretna or Sarpy receive the deed? VII-B. seems to indicate that it will be Sarpy County.

**CITIZEN CORRESPONDENCE
REGARDING
REMINGTON RIDGE REZONING
AND PRELIMINARY PLAT**

February 8, 2013

Bruce A. Fountain, AICP, EDFP
Director, Planning & Building
Sarpy County Administration Offices
1210 Golden Gate Drive
Papillion, NE 68046

Mr. Fountain:

I am writing you regarding the letter I recently received informing me of a public hearing to consider an application by Boyer-Young to change the zoning of land located behind the development Bellbrook (192nd and Harrison) from agricultural to residential in order to build a new development called Bellbrook South (192nd and Giles).

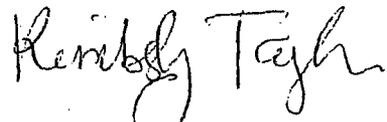
To give you a little background, my husband Terry and I just moved to Bellbrook from Northern Virginia this past summer, July 2012. We have lived in a couple different planned communities in Virginia, Florida and Texas, which included pools, parks, walking trails, clubhouses, etc. Bellbrook was the only neighborhood in Southwest Omaha that we could find that included the same amenities. Our house backs up to the land that is currently under proposal for development, and has a beautiful view of rolling farmland. We were concerned about the possibility of the land being developed, but were told by several neighbors and the builder that the land would not be developed until our current neighborhood was nearing completion, which they estimated to be about five years. My objection is on a personal level, due to the fact that we love the view from our home; however, I understand that demand for new developments is high. I would like to attend the meeting to learn more about the proposal; however, I work downtown and may not be able to arrange childcare. In my absence I was hoping that the planning commission would address the following concerns with Boyer-Young:

- Why is the new development being proposed now when there are still many lots undeveloped in Bellbrook?
- Will the new development contain the same look and feel as Bellbrook – with curving streets and cul-de-sacs, decorative street signs, same lot sizes, etc.?
- Will the new development contain the same amenities, including a pool, park and fitness center? If not, will the new development be allowed access to Bellbrook's facilities? (I do not believe the current Bellbrook facilities are large enough to accommodate an additional neighborhood.)
- Will Boyer-Young leave the natural tree line that runs through the land, or any other open green spaces or landscaping?

- Will Boyer-Young include a walking trail along the tree line like the one in Bellbrook?
- Will Giles Road be paved from 168th Street to Highway 6 heading west, and 192nd to Highway 370 heading south, to accommodate the additional traffic? Harrison Street is only two lanes, and already heavily traveled.

I would really appreciate the commission's consideration of my concerns. While I would love for the land to stay agricultural, my hope is that if a new development is approved that it will contain all of the unique characteristics that has made Bellbrook a wonderful neighborhood that stands out from all the others in the area.

Sincerely,



Kimberly Taylor
19743 Chandler Street
Gretna, NE 68028

(402) 915-5575



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

February 13, 2013

Ms. Kimberly Taylor
19743 Chandler Street
Gretna, NE 68028

Dear Ms. Taylor:

Thank you for your letter of February 8, 2013 regarding the proposed subdivision formerly known as Bellbrook South – it has now been renamed "Remington Ridge" to address the objections that have been received from residents and the developer of Bellbrook. This should help alleviate any confusion between the two subdivisions and their amenities.

This letter is to try to answer the questions you submitted in your correspondence, but please be assured that your letter will also be forwarded to the Sarpy County Planning Commission and Board of Commissioners so that they are aware of your questions as well.

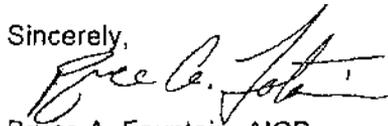
Below are your questions with my response based on the current Preliminary Plat application for Remington Ridge:

1. Why is the new development being proposed now when there are still many lots undeveloped in Bellbrook? *Boyer-Young are not the developers of Bellbrook and are not involved in the sale or development of the lots in that area. There are no regulations regarding the number of lots that can be proposed or platted within the County at a given time. It is a matter of the free-market and the developers have to know that market and its risks.*
2. Will the new development contain the same look and feel as Bellbrook – with curving streets and cul-de-sacs, decorative street signs, same lot sizes, etc. *Yes, the Remington Ridge subdivision plat that has been submitted proposes to have the same zoning classification as Bellbrook (RS-72 which requires a minimum lot size of 7,200 sq. ft. and a minimum lot width of 60 feet). The majority of the lots proposed actually exceed these minimum zoning requirements. The proposed plat contains curving streets and some cul-de-sacs as well. Street sign details are not known at this time.*
3. Will the new development contain the same amenities, including a pool, park and fitness center? If not, will the new development be allowed access to Bellbrook's facilities? *The Remington Ridge development does not propose to have a pool, park or fitness center. These amenities are not required by the Sarpy County Zoning or Subdivision Regulations and are provided at the developer's discretion. We have recommended that the developer be required to provide a plan for trails/sidewalks to provide connectivity to area schools as well as being an amenity through the green space that will be retained on the property. There is no plan at this time to allow the residents of Remington Ridge to utilize or have access to the amenities provided in the Bellbrook neighborhood.*

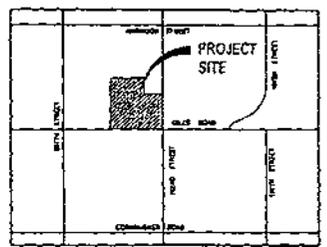
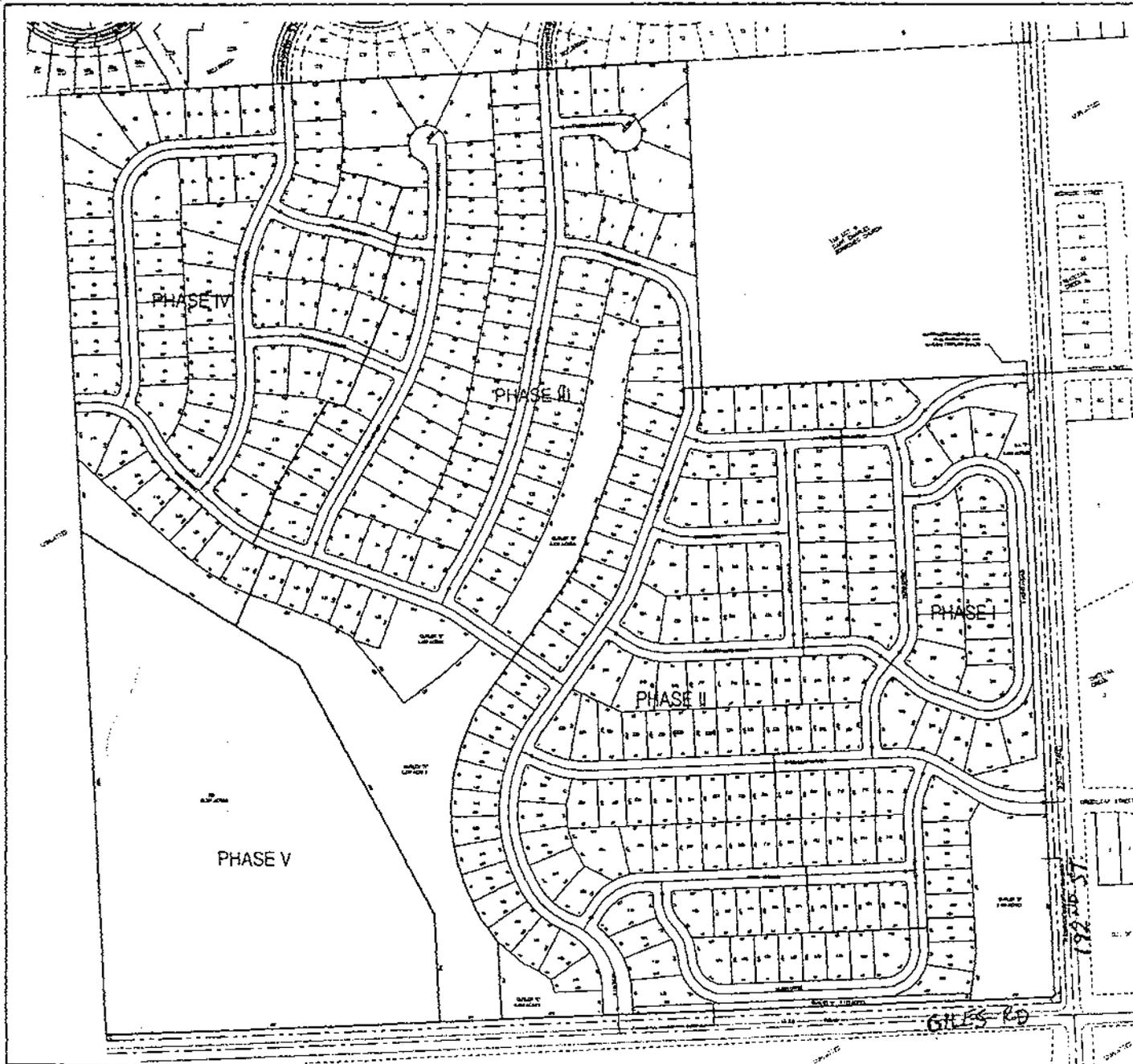
4. Will Boyer-Young leave the natural tree line that runs through the land or any other open green spaces or landscaping? *The plan proposed by Boyer-Young maintains open/green space areas throughout the property and designates them as Outlots which may not be developed (see enclosed Phasing Exhibit). In addition, they will be providing 20'+ wide buffer area between the development and 192nd Street and Giles Road. This area will be bermed and landscaped.*
5. Will Boyer-Young include a walking trail along the tree line like the one in Bellbrook? *See question #3 response above.*
6. Will Giles Road be paved from 168th Street to Highway 6 heading west, and 192nd to Highway 370 heading south, to accommodate the additional traffic? *Harrison Street is only 2 lanes and already heavily traveled. The subdivision agreement with Boyer-Young will require them to pave Giles Road along their property frontage during Phase II of the development when it connects into Giles Road. We cannot require them to make other road improvements that are not adjacent to their property. The County Public Works Department is currently looking into the needed road improvements in this area as part of their County wide road improvement plan. They are coordinating with developers in the area to time these improvements as needed.*

I hope this helps to clarify some of your concerns and questions. If you have any further questions or comments, please feel free to contact me. You are also more than welcome to attend the Planning Commission's public hearing on this project on February 20th at 7:00 pm. That meeting will be held in the County Board Room at 1210 Golden Gate Drive, Papillion, NE.

Sincerely,



Bruce A. Fountain, AICP
Director, Planning & Building Dept.



PHASE I - 53 LOTS
 PHASE II - 107 LOTS
 PHASE III - 83 LOTS
 PHASE IV - 53 LOTS
 PHASE V - FUTURE
 TOTAL = 305 LOTS

E & A CONSULTING GROUP, INC.
 Engineers • Planners • Environmental • Civil Services
 10000 Old York Rd. #100
 York, PA 17403
 Tel: 717-765-1100

e-a
 Engineering Associates

REARINGTON RIDGE
 PHASING EXHIBIT

DATE:	DRAWN BY:	CHECKED BY:	SCALE:	SHEET NO.:

Joyce Kuykendall
19433 Bellbrook Blvd
Gretna, NE 68028
February 9, 2013

Sarpy County Planning Department
Bruce Fountain, Director
Sarpy County Administration Offices
1210 Golden Gate Drive
Papillion, NE 68046

Dear Sir,

I am writing to lodge an objection concerning the plans for the Bellbrook South project proposed by Boyer-Young Development. I was at your office on February 8, 2013 and received a copy of the plans. It appears on the plans that there seems to be a approximately 100 lots which would be using 195th St and 197th St access thru the present Bellbrook neighborhood which would greatly increase traffic and congestion on Bellbrook Blvd. I only see one exit out to Giles Road so the western section of the development would have traffic routed through Bellbrook past Reeder elementary school which is already so congested when school is in session or there are activities at the school. Bellbrook Blvd was no designed to handle that much traffic.

The second objection is the name of the project, Bellbrook South. The buyers in the new neighborhood would not have access to the Bellbrook pool, fitness center and clubhouse. The name, Bellbrook South, may cause confusion about access to these amenities for the new neighborhood.

It also says this project will be done in phases. Can you please send me a map of the phases that are planned?

Sincerely,



Joyce Kuykendall

From: Joyce Kuykendall [jkuykendall3@cox.net]
Sent: Tuesday, February 12, 2013 10:37 AM
To: Planning & Building Department
Cc: 'Jana Faller'; 'Zak Ziegenbein'
Subject: Bellbrook South

Dear Mr. Fountain,

I wrote you a letter expressing my concerns for the design of the proposed Bellbrook South subdivision. In addition to the increased traffic from the extension of 195th ST and 197th St, I do have two more issues with the design.

1. I do not see any plans for a play ground or a park in this development. I would think that a development of this size would be required to have some area for outdoor activity
2. As of now, Giles Road is not paved. This could affect the one Giles Road entrance to the development and the traffic in the area.

Joyce Kuykendall
402-333-6703
<mailto:jkuykendall3@cox.net>

From: Bruce Fountain
Sent: Tuesday, February 12, 2013 4:21 PM
To: 'Joyce Kuykendall'; Planning & Building Department
Cc: 'Jana Faller'; 'Zak Ziegenbein'; Donna Lynam; 'Mark Westergard'; Mark Wayne; Scott Bovick; Jim Warren
Subject: RE: Bellbrook South - now known as Remington Ridge
Attachments: Remington Ridge - Phase Plan 2-12-13.pdf

Ms. Kuykendall,

Thank you for your correspondence regarding the proposed subdivision formerly known as Bellbrook South – the developer has now changed the name to Remington Ridge to address the objections that have been received from residents and the developer of Bellbrook. I wanted to try to address the issues you brought up based on our review of the subdivision as to being in compliance with the County's zoning and subdivision regulations, but I will also include your correspondence in our staff report packets that will go out later this week to all members of the Planning Commission so they are aware of them and they can be discussed at the public hearing.

In response to your first letter, I believe the information above should address your concerns about the subdivision name – it has been changed to Remington Ridge. In addition, the project is proposed to be constructed in phases. They have submitted this Preliminary Plat application to address the general plan of the entire area. Before they begin construction in each phase, they will have to come back with a Final Plat for that phase along with the final Development Agreement. The first phase of the project proposes to have two street access connections to 192nd Street and there are no connections into Bellbrook in this phase. Phase II adds a connection to Giles Road, still with no access into Bellbrook yet. Phase III will provide two connections into Phase II and will connect in with the existing 195th Street of Bellbrook. Phase IV will connect into Phase III and will connect in with the existing 197th Street of Bellbrook. Phase IV also provides for future connectivity to any development on the property (owned by others) to the west of this site. Phase V is the very southwest corner of the property which contains steep slopes. This area is being platted as one large lot at this time as it will probably need to be planned in conjunction with and as an integral part of the property to the west (separate owners) at in the future. Currently Phase V shows no proposed streets but it is anticipated that it will have access to Giles Road in the future.

A copy of the Phasing Plan is attached for your information. The attachment is the most current layout of the plat which incorporates changes to address other issues that County staff had concerns on.

In regards to your concern about Giles Road improvements, the developer will be required to make improvements to that portion of Giles Road which fronts the development at the time that they connect into it with Phase II. This will be coordinated with the County's Public Works Department in conjunction with other planned Giles Road improvements at the time.

In terms of playground or park requirements, we do encourage developers to consider this in their plans but our zoning and subdivision regulations do not require anything at this time. We have had discussions with this developer concerning providing trails through the areas to be maintained as green space and sidewalk/trail connections leading to the schools in the area. The developer has indicated that they are not adverse to this although the costs need to work with the phasing and SID financing. They will provide a draft conceptual trail plan at the Planning Commission meeting.

I believe this addresses the items in your correspondence. If you have additional questions, please feel free to call or email me.

Thank you,
Bruce Fountain

From: Zak Ziegenbein [zziegenbein@kzco.com]
Sent: Monday, February 11, 2013 4:03 PM
To: Planning & Building Department
Cc: Jana Faller (jana@synergyomaha.com); jkuykendall3@cox.net
Subject: Bellbrook South

Dear Mr. Fountain,

I am Zak Ziegenbein, elected board of trustees of SID 261 for the Bellbrook subdivision, and HOA member. I would like to voice some of my concerns with the proposed "Bellbrook South". The best way for me to do this is in bullet point form.

1. The proposed name "Bellbrook South" will be potentially confusing to future homeowners looking to purchase a home in the subdivision. "Bellbrook South" is not affiliated with "Bellbrook" to the north. Bellbrook has its own clubhouse and pool, which these homeowners will not have access to. The Bellbrook clubhouse and pool is exclusive to the Bellbrook HOA members. Misrepresentation of these new lots may occur, to make it seem like access to Bellbrook's amenities is possible.
2. I have been told that phase 1 of the project does not include any streets with direct access to 192nd or Giles Road. This is concerning because all the traffic would potentially go through Bellbrook's narrow residential two lane streets. With the closest entrance to Bellbrook south being past the Gretchen Reeder Elementary school. Which concerns me, because there are lots of school children potential near a large increase in vehicle traffic, as well as unnecessary traffic in front of existing homeowners. I feel Bellbrook South should have direct access to at least 192nd street from the start. To further make my case on this, "Bellbrook South" homeowners will be in Gretna School district, without direct access to the Gretna Elementary school across 192nd Street.

With these two topics aside, I am excited for further Sarpy county development, and look forward to this new neighborhood with these two provisions.

I will be in attendance at the Feb 20th planning meeting to voice my concerns if need be.

If you would like to contact me, my phone number is 402-429-0500, or email zziegenbein@kzco.com

Best Regards,

Zak Ziegenbein

KZValve

Jr. Principal

Assistant Engineering Manager

I.T. Manager

Contact Info:

Telephone: 402-944-2767 ext 134

Toll Free: 800-288-1112

Fax: 402-944-2402

Cell: 402-429-0500

Email: zziegenbein@kzco.com

Electric Valves and Controls Manufacturing

Bruce Fountain

From: Bruce Fountain
Sent: Wednesday, February 13, 2013 11:14 AM
To: 'Zak Ziegenbein'
Cc: Jana Faller (jana@synergyomaha.com); jkuykendall3@cox.net; 'Mark Westergard'; Mark Wayne; Scott Bovick; Jim Warren
Subject: RE: Bellbrook South - now known as Remington Ridge

Mr. Ziegenbein,

Just wanted to follow up on our telephone conversation and again provide you answers to your questions as noted in your email below. First, the developer has now changed the name to Remington Ridge to address the objections that have been received from residents and the developer of Bellbrook. This should eliminate the confusion you were concerned about.

Next, let me address your concerns about access. The project is proposed to be constructed in phases. They have submitted this Preliminary Plat application to address the general plan of the entire area. Before they begin construction in each phase, they will have to come back with a Final Plat for that phase along with the final Development Agreement. The first phase of the project proposes to have two street access connections to 192nd Street and there are no connections into Bellbrook in this phase. Phase II adds a connection to Giles Road, still with no access into Bellbrook yet. Phase III will provide two connections into Phase II and will connect in with the existing 195th Street of Bellbrook. Phase IV will connect into Phase III and will connect in with the existing 197th Street of Bellbrook. Phase IV also provides for future connectivity to any development on the property (owned by others) to the west of this site. Phase V is the very southwest corner of the property which contains steep slopes. This area is being platted as one large lot at this time as it will probably need to be planned in conjunction with and as an integral part of the property to the west (separate owners) at in the future. Currently Phase V shows no proposed streets but it is anticipated that it will have access to Giles Road in the future.

A copy of the Phasing Plan is attached for your information. The attachment is the most current layout of the plat which incorporates changes to address other issues that County staff had concerns on.

I believe this addresses the items in your correspondence. If you have additional questions, please feel free to call or email me.

Thanks,

Bruce Fountain

Bruce A. Fountain, AICP, EDFP
Director, Planning & Building Dept.



Sarpy County, Nebraska
1210 Golden Gate Dr.
Papillion, NE 68046
☎ Phone: 402-593-1556
☎ Fax: 402-593-1558
✉ Email: bfountain@sarpy.com

**CHANGE OF ZONING
AND
PRELIMINARY PLAT
APPLICATIONS**



SARPY COUNTY PLANNING

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

P2010.083.002

CHANGE OF ZONE APPLICATION

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

1. Completed Change of Zone Application
2. Non-Refundable Fee of \$200.00 made payable to Sarpy County Treasurer
3. Copy of Deed on file with Register of Deeds
4. 2 Site plan drawings (folded) and 25 reduced size (11" x 17") and 1 digital copy including: (if applicable)
 - a. Legal description with site layout (1"=20')
 - b. Metes and bounds description with lot size
 - c. Floodplain/floodway boundaries
 - d. Existing easements
 - e. General location map (2 mile radius)
 - f. Elevations or other supporting materials
5. Detailed operational plans
6. Contact information for consultants, i.e. engineer, surveyor, attorney, etc.

PLANNING STAFF USE ONLY:

APPLICATION NO.: 02 13-0001
 DATE RECEIVED: 7/4/2013
 CP DESIGNATION: UR, misc Park/School
 ZONING DESIGNATION: AG
 FEE: \$ 200 RECEIPT NO. _____
 RECEIVED BY: _____
 NOTES: _____

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

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 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: 402.334.3690

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.

Developing agriculture into residential

PROJECT SITE 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.

ASSESSOR'S PARCEL NUMBER: 010430490

ADDITIONAL PARCEL NUMBERS _____

LEGAL DESCRIPTION: (Describe property to wit:)

W 1/2 SE 1/4 and Tax Lot 7, Sec. 18-14-11

GENERAL PROPERTY LOCATION: NW corner 192nd & Giles Road ACRES: _____

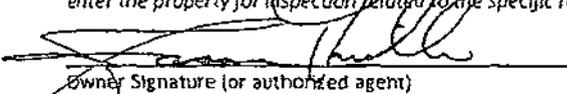
CURRENT ZONING: AG REQUESTED ZONING: RS 72

SOURCE OF SERVICES: Water _____ Sewer _____
Gas _____ Electric _____

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 Change of Zone.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Change of Zone applicant or the property owner.

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 Change of Zone process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.


Owner Signature (or authorized agent)

1/4/2013
Date

Owner Signature (or authorized agent)

Date



SARPY COUNTY PLANNING

P2010.083.002

1210 GOLDEN GATE DRIVE PAPILLION, NE 68046
PHONE: 402.593.1555 • FAX: 402.593.1558 • E-MAIL: PLANNING@SARPY.COM

PRELIMINARY PLAT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Preliminary Plat Application 2. Submit Non-Refundable Fee of \$ 1540.00 <u>1644.00</u> made payable to Sarpy County Treasurer 3. 1 reduced size site plan drawing (8.5 x 11) 4. 1 Electronic copy of the plat drawing (PDF) 5. 25 full sized, <u>folded</u> plat drawings 6. Preliminary Drainage Plan <u>2</u> 7. 5 copies proposed Post- Construction Storm Water Management Plan 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>PP-13-001</u> DATE RECEIVED: <u>1/4/2013</u> CP DESIGNATION: <u>UR, MWC, Park/School</u> ZONING DESIGNATION: <u>AG</u> FEE: \$ <u>1644</u> RECEIPT NO. _____ RECEIVED BY: _____ NOTES: _____</p> <p><u>Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.</u></p>
---	---

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 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

ENGINEER INFORMATION:

NAME: E & A Consulting Group, Inc. E-MAIL: jthlallen@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. Developing agriculture into 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: Belbrook South Remington Ridge

ASSESSOR'S PARCEL NUMBER: D10430490

CURRENT ZONING: AG

ADDITIONAL PARCEL NUMBERS _____

GEN. PROP. LOCATION*: NW corner 192nd Giles Road
**example 189th & Giles Rd*

LEGAL DESCRIPTION: *(Describe property to wit:)*

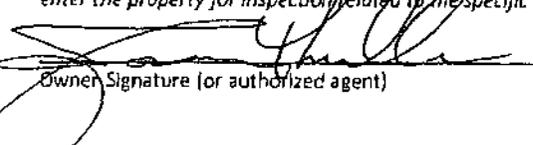
W 1/2 SE 1/4 and Tax Lot 7 Sec. 18-14-11

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 Preliminary Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Preliminary Plat applicant or the property owner.

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 Preliminary Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.



Owner Signature (or authorized agent)

1/4/2013

Date

Owner Signature (or authorized agent)

Date

From: Mark Westergard [mwestergard@eacg.com]
Sent: Friday, February 08, 2013 1:35 PM
To: Bruce Fountain; Donna Lynam
Cc: Larry Jobeun; Tim Young; Terry Hansen
Subject: Name Change for 192nd & Giles

The former property owner and developers of the original Bellbrook subdivision have prohibited Boyer Young from using "Bellbrook" in the name. The subdivision has been renamed "Remington Ridge".

Mark A. Westergard, P.E.
Engineering Answers... by transforming concepts into reality
E & A Consulting Group, Inc. www.eacg.com

330 North 117th Street Omaha, NE 68154 • Ph: 402.895.4700 • Fax: 402.895.3599

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**DRAFT RESIDENTIAL
SUBDIVISION AGREEMENT**

RESIDENTIAL SUBDIVISION AGREEMENT
REMINGTON RIDGE
(PUBLIC FINANCING UTILIZED)

This Subdivision Agreement made as of the dates indicated at the signatures below by and between **BOYER YOUNG DEVELOPMENT**, a Nebraska limited liability company (hereinafter "Developer"), Sanitary and Improvement District Number **294** of Sarpy County, Nebraska (hereinafter "District"), and the County of Sarpy, State of Nebraska (hereinafter "County"). Collectively, Developer, District, and County are hereinafter sometimes referred to as the "Parties."

WITNESSETH:

WHEREAS, Developer is the owner of or has been designated by the owner as agent for the development of the parcel of land or real property within the County's zoning and platting jurisdiction shown on the plat attached hereto as Exhibit "A" (hereinafter defined as the "Development Area"), known as Remington Ridge, a subdivision surveyed, platted and recorded in Sarpy County, Nebraska, which is within the County's zoning and platting jurisdiction; and

WHEREAS, Developer has requested County to approve a specific platting of the Development Area; and

WHEREAS, Developer and District wish to connect to the sewer and water system to be constructed by District Number 294 within the Development Area with the sewer system of County; and

WHEREAS, Developer and County wish to agree upon the manner, method and the extent to which (i) public funds may be expended in connection with the installation and construction of certain public improvements constructed within and/or serving the Development Area, (ii) those contemplated public improvements which specifically benefit property in the Development Area and adjacent thereto, and (iii) those public improvement costs that are deemed to be of general benefit to the property within the District and which shall be specially assessed.

WHEREAS, Developer, District and County agree that the terms and conditions hereof shall govern development of the entire Development Area.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

SECTION

1.

For the purposes of this Agreement, the following words and phrases shall have the following meanings:

- A. The "cost" or "entire cost," being used interchangeably, of a type of improvement shall be deemed to include all construction costs, engineering fees, design fees, attorney's fees, testing expenses, publication costs, financing costs, penalties, forfeitures and default charges, and miscellaneous costs, including, among others, interest on warrants to date of the levy of special assessments and fiscal agent's warrant fees and bond fees, owing or to become owing.
- B. "Property benefited" shall mean the property that is benefited from the public improvements and is situated either (1) within the Development Area or (2) outside of the Development Area, but inside the corporate limits of District. No special assessments shall be assessed against any outlot nor against any other lot, part of lot, lands and real estate upon which cannot be built a structure compatible with the zoning regulations of said lot except to the extent of the special benefit to said lot, part of lot, lands and real estate by person of such improvement.
- C. "Street intersections" shall be construed to mean the area of the street between the returns of the various legs of the intersection, but in no case shall said area extend in any direction beyond a straight line drawn perpendicular from the centerline of the street to the adjacent lot corner.
- D. "General obligation" shall mean the entire costs that are not specially assessed.
- E. "Development Area" as shown on Exhibit "A" shall not include any future changes in boundaries unless agreed to in advance in writing by County.
- F. "Wastewater" shall include, but not be limited to, wastewater and sewage.
- G. "Wastewater sewer line" shall be deemed to include all wastewater lines and sanitary sewer lines. "Wastewater sewer system" shall be deemed to include all wastewater systems and sanitary sewer systems.
- H. "County Board" shall mean the County Board of Commissioners of Sarpy County, Nebraska.

SECTION II.

Developer and District jointly and severally represent and covenant that Developer shall and District shall, thirty (30) days prior to the start of construction, present to the County Clerk for the benefit of County, duly authorized and executed, binding contracts in full force and effect for the timely and orderly engineering, procurement, and installation of the public improvements hereinafter set forth, according to the terms of those contracts; and they shall also provide and deliver to County written confirmation of a duly authorized and executed binding agreement between District and its fiscal agent for the placement of the warrants or bonds of District used for the payment of engineering, procurement, and installation of the improvements hereinafter

set forth. Developer, District and County agree that the credit of District shall be used for the construction of the following public improvements within the Development Area:

- A. Grading of street right-of-way;
- B. Construction of and concrete paving of all streets dedicated pursuant to the plat (see Exhibit "A"); all of said paving to be twenty-five feet in width. All interior streets shall be constructed within the right-of-way as shown on the attached plat and shall be constructed of Portland cement concrete with an integral curb and gutter system. Approval of this Agreement and the plat pertaining thereto shall not constitute the creation of a County Road or acceptance of such platted roads or streets for maintenance by County. Final plans and specifications for Subparagraphs B., C., and D., of this Section II. must have the approval of County and shall be submitted to County for review and approval at least thirty (30) days prior to award of contracts.
- C. All sanitary sewer mains, manholes, and related appurtenances constructed in dedicated street rights-of-way and easements pursuant to the plat (see Exhibit "A"), shall be located as shown on the plans and specifications for said sanitary sewer improvements prepared by E&A Consulting Group, a copy of which is attached hereto as Exhibit "B."
- D. Storm sewers, inlets, manholes, and related appurtenances constructed on and in dedicated street rights-of-way and easements pursuant to the plat (see Exhibit "A") plans and specifications for said sewer improvements shall be located as shown on the plans and specifications for said storm sewer improvements prepared by E&A Consulting Group, a copy of which is attached hereto as Exhibit "C."
- E. Water distribution mains located within dedicated street rights-of-way dedicated pursuant to the plat (see Exhibit "A") shall be installed as shown on the water plan improvements prepared by Metropolitan Utilities District, a copy of which is attached hereto as Exhibit "D."
- F. Gas distribution mains located within dedicated street rights-of-way dedicated pursuant to the plat (see Exhibit "A") shall be installed by Metropolitan Utilities District or Black Hills Energy.
- G. Street lighting for public streets dedicated pursuant to the plat (see Exhibit "A") to be installed by the Omaha Public Power District.
- H. Underground electrical service to each of the lots within the Development Area, shall be installed by the Omaha Public Power District.
- I. A concrete sidewalk shall be provided on both sides of a paved street within the dedicated street right-of-way, with a minimum width as required by the existing County Zoning and Subdivision Regulations. All aspects of sidewalk construction shall be governed by the existing County Zoning and Subdivision Regulations, any

and all applicable resolutions of the Sarpy County Board of Commissioners. Sidewalks along both sides of all public streets within the Development Area shall be constructed according to the following schedule:

1. For any improved or built upon lot: Abutting sidewalks shall be constructed immediately or as soon as weather permits.
 2. For any vacant or unimproved lot: When sixty-five percent (65%) of lots on one side of a street have been improved, sidewalks shall be constructed on all vacant lots located on that side of the street with the sixty-five percent (65%) build out.
 3. In any event, all sidewalks shall be constructed upon the public streets within three (3) years of the recording of the subdivision plat.
- J. Landscaping shall be located as shown on the Landscape Exhibit prepared by E&A Consulting Group attached hereto as Exhibit xx.
- K. Purchase of park property as per plat (see Exhibit "A") is subject to price and terms to be approved in writing by County.
- L. Street signs at all intersections per plat (see Exhibit "A") shall comply with the latest edition of the "Manual of Uniform Traffic Control Devices."
- M. Sewer fees paid to the County.
- N. Post construction stormwater management features and related appurtenances shall be located as shown and constructed in conformity with the Post Construction Stormwater Management Plan, attached hereto as Exhibit xx.
- O. The Development Area shall be graded as shown on the Grading Exhibit prepared by E&A Consulting Group attached hereto as Exhibit XX. Further, grading shall be in conformance with the Sarpy County Zoning Regulations, inclusive of payment of permit fees when a grading permit is required under said regulations.
- P. Erosion control shall be performed by seeding the Development Area, controlling erosion of areas disturbed by grading operations, constructing temporary terraces on slopes, temporary silting basins and spillways, and any additional measures necessary to prevent erosion, damage and sedimentation to adjacent properties and public rights-of-way. All erosion control measures shall adhere to the Sarpy County Stormwater Regulations.
- Q. Paving and associated improvements to Giles Road along the subdivision's southerly frontage shall be completed in accordance with the terms of an Interlocal Agreement to be executed by the District and Sarpy County. It is intended that Giles Road Improvements will be phased and NOT constructed with the initial phase of the project. Pavement shall be 9" in thickness.

- R. All costs due and payable as reimbursement for the cost of improvements to 192nd Street have been paid. Subdivider or SID have no further payment obligations for past improvements to 192nd Street.
- S. An outfall sanitary sewer is required for this project and will connect to the Gretna Interceptor Sewer. It is anticipated that the outfall sanitary sewer will be constructed with the second phase of this project. Costs of the outfall sewer including easement acquisition may be a general obligation of the SID.

SECTION III.

It is agreed that the credit or funds of District shall not be used for the engineering, procurement, or construction of any improvements of facilities within the Development Area except those public improvements specified in Section II. hereof or as otherwise provided in this Agreement. By way of specification and not by way of limitation, the Parties agree that the District shall not incur any indebtedness or otherwise involve its credit or expend any of its funds in the construction, acquisition, or improvement of any swimming pool, golf course, park, playground or other recreational facility, or any interest in real estate, without the express prior written approval by Resolution of the Sarpy County Board of Commissioners. Developer and District covenant that there shall be no general obligation of the District without prior written approval of County.

SECTION IV.

Developer and County agree that the entire cost of all public improvements constructed by District within the Development Area (see Exhibit "A") as authorized by Sections II. and III., above, shall be defrayed as follows:

- A. One hundred percent (100%) of the entire cost of all paving and street construction will be paid by special assessment against the property benefited, except that the cost of the paving and construction of street intersections, over width paving (in excess of 25 feet exclusive of curb and gutter) and one-half the street width at park or publicly owned outlot frontage shall be borne by general obligation of District and the cost of pavement thickness in excess of five (5) inches for **continuously** reinforced concrete or **seven (7) inches for jointed plain concrete** shall be borne by general obligation of District and the cost of pavement width in excess of twenty-five (25) feet exclusive of curbs and gutters shall be borne by general obligation of District. The cost for curbs for purposes of assessment shall be one hundred percent (100%) specially assessed against the property benefited thereby. Regulatory and street name signs **shall be purchased and installed by the District.** The cost of regulatory and street name signs may be a general obligation of District.

- B. One hundred percent (100%) of the entire cost of all sidewalk construction shall be paid either by special assessment against the property benefited within the Development Area, or by Developer or property owner at the time of the development ("development" shall mean issuance of an occupancy permit by County) of individual platted lots. The cost of sidewalks along exterior arterial streets, or publicly owned outlot frontage, if required, may be borne by general obligation of District. All sidewalks shall have a minimum width of 4 feet and the minimum spacing shall be 4 feet from the back of the curb or as otherwise approved by the Sarpy County Planning Department under special circumstances.
- C. One hundred percent (100%) of the entire cost of wastewater sewers, including manholes and other appurtenances, shall be paid by special assessment against property benefited within the Development Area, except as follows:
1. In the case of sanitary sewer lines greater than eight inches (8") in diameter that are oversized to serve a total drainage area larger than the Development Area, the cost of oversizing in excess of eight inches (8") may be a general obligation, whether such line is inside or outside the Development Area. The cost of oversizing in excess of eight inches (8"), whether inside or outside of the Development Area, may be paid by general obligation, which general obligation portion shall be eligible for recovery from connecting subdivisions on the basis provided in Subsection C.2. below.
 2. The cost of oversizing beyond eight inches (8") in diameter, whether inside or outside of the Development Area, may be recovered by the District from other property in the drainage area served or to be served by the sewer in proportion to the estimated number of acres of buildable property and contributing design flows in the drainage area in accordance with Subsection VII.B.
 3. One hundred percent (100%) of Sewer fees paid to the County for the sanitary sewer represented on Exhibit "B" attached hereto may be generally obligated.
 4. One hundred percent (100%) of the cost of outfall sewer lines and lift stations may be a general obligation of the District.
- D. One hundred percent (100%) of the entire cost of all storm sewers and permanent post construction stormwater management facilities, including manholes, inlets, easements and related appurtenances, may be a general obligation of the District.
- E. One hundred percent (100%) of the entire cost of the water distribution system serving the Development Area shall be specially assessed against the property benefited within the Development Area. Refunds, if any, shall be credited in the manner used for underground power as provided in Section IV (H) thereof

- F. One hundred percent (100%) of the entire cost of the gas distribution system serving the Development Area shall be specially assessed against the property benefited within the area to be served.
- G. One hundred percent (100%) of the cost of the monthly contract charges paid to Omaha Public Power District for furnishing the lighting of public streets shall be paid out of the general operating fund of District.
- H. All contract charges for underground power or natural gas authorized to be paid by District to the Omaha Public Power District or to any public gas utility, including both the basic charges and refundable charges, together with all other charges as fall within the definition of entire cost as defined in this Agreement, including all penalties and default charges, and are allocable to such contract charges, shall be specially assessed against property within the Development Area. Any refund of the refundable portion of the underground electrical service charge for a particular lot which shall be made by Omaha Public Power District to District or its successors shall be credited as follows:
 - 1. If the refund is prior to the levy of special assessments for underground electrical service, said refund shall be credited as a reduction in the total cost of the underground electrical services to be levied against said lot.
 - 2. If the refund is after the date of the levy of special assessments for underground electrical service, said refund shall be credited as a payment on the balance owing on the special assessment levied against said lot in connection with underground electrical service for said lot.
 - 3. If the refund is after the date of levy and payment in full of special assessment, said refund shall be repaid to persons paying the special assessment or their assignees.
- I. Pursuant to Sarpy County Zoning and Subdivision Regulations, fire hydrants shall be provided by Developer at Developer's cost or by the District and specially assessed against the property within the Development Area. The type of hydrants and control valves and the location of the hydrants must be approved by the applicable fire chief. There shall be installed in the subdivision, prior to the issuance of any occupancy permit for any structure built in said subdivision, fire hydrants and outdoor warning sirens. The applicable fire chief shall determine the type and specifications for fire hydrants. The Director of the Sarpy County Emergency Management and Communication Agency shall determine the location, number, type and receiver specifications for the outdoor warning sirens. The outdoor warning sirens must be capable of sounding the warning through the Sarpy County radio system. The cost for said outdoor warning sirens shall be treated as a general obligation cost of the District.

- J. One hundred percent (100%) of the entire cost of the original street signs shall be a general obligation of the District. All street signs shall conform to County standards. Decorative, ornamental, or any other signs as allowed in the "Manual of Uniform Traffic Control Devices" shall not be installed unless prior written approval by the County Board is received. One hundred percent (100%) of the entire cost of decorative, ornamental, or any other signs not allowed in the "Manual of Uniform Traffic Control Devices" shall be at the cost of Developer. One hundred percent (100%) of the maintenance costs for the street signs shall be paid from the general operating fund of District.
- K. Silt ponds/basin: The initial construction cost of grading and piping for temporary sediment and erosion control facilities shall be paid for privately by the Developer. Removal of said sediment and erosion control measures may be a general obligation of the District. All silt ponds/basins are to remain in place until seventy-five percent (75%) of the drainage sub-basin serviced by erosion control measures are fully developed. District shall maintain silt pond/basin as described in subparagraph 2 below.
1. Sediment removal shall be paid as follows:
 - a. During the initial construction of public streets and sewers, the District may pay for the removal as a general obligation of the District.
 - b. For all subsequent sediment removal, the District shall pay for the work from its operating fund.
 - c. Silt pond/basin closure or removal may be a general obligation of the District.
 2. District shall maintain the silt pond/basin such that the silt pond/basin does not become a nuisance or hazard to the community.
 - a. If at any time County determines that the silt pond/basin is a hazard or a nuisance, County will send a notice to the District with a recommendation to either remedy said hazard or nuisance or remove the silt pond/basin. Removal of the silt pond/basin may be recommended even prior to the time when seventy-five percent (75%) of the drainage sub-basin serviced by erosion control measures are fully developed. District shall comply with County's recommended action in the notice letter. If after thirty (30) days District does not comply with County's recommended action as provided in the notice letter, County may fix the nuisance or hazard (up to and including silt pond/basin removal) and assess any and all costs of said remedy or removal against the District.
- L. Any charges not specifically approved for general obligation in Paragraphs A. through K. of this Section shall be specially assessed.
- M. Developer and District covenant that there shall be no general obligation without the prior written approval of County.

- N. The subdivider agrees to sell Outlots B, C, D and F to the District to be used as permanent post construction stormwater management facilities, for a per acre price of \$ 35,500. The District soft costs for the purchase shall not exceed 20% of the purchase price. Subdivider shall, contemporaneously with the filing of the final plat, transfer title of said Outlots to the District. Such costs shall be a general obligation of the District.
- O. The costs of right-of-way acquisition, paving improvements and drainage improvements to Giles Road at the subdivision frontage shall be a general obligation of the District.

SECTION
V.

District may make certain payments in connection with the extension of water and gas to the boundary of the District with the costs to be defrayed as follows:

- A. Payment to the utility for such extension shall be made only to the extent the utility by policy of practice does not absorb the cost of such extension.
- B. If the extension main is primarily designed and sized to serve the Development Area and no oversizing for service to areas outside the Development Area is involved, then all payments to the utility and related costs shall be one hundred percent (100%) specially assessed. Connection refunds, if any, received for the utility shall be credited in a manner similar to that provided for underground electric service in Subsection IV.H. hereof.
- C. If the extension line is designed and sized to serve properties outside the Development Area, the cost of an extension line that would be installed if only the Development Area were to be specially assessed and the cost of oversizing the line above that size may be borne by general obligation. Refunds from the utility attributable to oversizing cost shall be credited to the Construction Bond Fund of the District. Refunds from connections within the Development Area shall be credited in a manner similar to that for underground electrical service as provided in Subsection IV.H. hereof.
- D. The credit or refunds of the District shall not be used for payment of individual property connection fees for utilities. When credit or refunds of District are used to pay sewer fees to the County, the entire cost thereof shall be specially assessed against the properties served or benefited.

SECTION
VI.

Credits or funds of District may be used to pay for any improvements specified and authorized in the Agreement, but not for any other purpose. Provided, however, District may issue warrants for the purpose of paying for repairs, maintenance, and

operating costs of District, such to be paid out of funds obtained by District through its general fund mill levy, or where allowed by law, such warrants may be paid from special assessments or fees or charges. Maintenance, repair, and reconstruction of a public improvement shall not be a general obligation of District without the prior written approval of County. District shall not acquire any interest in real property without the prior written approval of County.

SECTION
VII.

- A. If the wastewater system of the District is connected in the future to the County's wastewater system then it shall be subject to the conditions and provisions hereinafter specified. County hereby grants permission to District to connect its wastewater sewer system to the wastewater sewer system within the zoning jurisdiction of County in such manner and at such place or places designated on plans submitted by District, all as approved in writing by County.
- B. Alternate of outfalls that serve a district, but no "upstream" areas: Title to the wastewater sewer outfall outside the boundaries of District, as well as any associated easements, all as shown on **Exhibit "B,"** shall vest in the County upon the completion of said outfall and County's approval of the construction and condition of said outfall, and final acceptance by the County. District shall not permit any connection to said outfall, or to any sewer which drains onto said outfall, without prior written approval by County, according to any laws, rules or regulation that may be applicable.
- C. After the County has collected enough permit fees from premises within the District to pay for the construction cost of the portion of the outfall outside of the boundaries of the District, the County shall reimburse the District for the cost of the construction of said portion of the outfall. For the purpose of determining said cost, only construction costs, engineering fees, and the costs associated with the acquisition of easements shall be included, County shall pay to District the total of the construction costs as described herein, without any provisions for interest that may accrue.
- D. The portion of the outfall within the boundaries of the District shall remain the property of the District, and shall be maintained in good working order by District to adequately serve all users of said outfall.
 1. Alternate for oversized outfalls within a district's boundaries serving "upstream" areas: Title to the wastewater sewer outfall, as well as any associated easements, all as shown on **Exhibit "B,"** shall vest in the County upon the completion of said outfall and County's approval of the construction and condition of said outfall, and final acceptance by the County. District shall not permit any connection to said outfall, or to any sewer which drains into said outfall, without prior written approval by the County, according to any laws, rules or regulations that may be applicable. The County shall pay to the

District the cost of the construction of the portion of the outfall outside of the boundaries of the District, and for the cost of oversizing that portion of the outfall within the boundaries of the District, to the extent said oversizing is necessary to serve areas outside of the boundaries of the District.

2. For the purpose of determining said cost, only construction costs, engineering fees, design fees, and the costs associated with the acquisition of easements shall be included. County shall pay District the total of the construction costs as described herein, without any provisions for interest that may accrue. County's payment shall be in the form of a credit for applicable sewer connection fees payable for the platting of the Development Area. The remaining balance, if any shall be paid from any further sewer connection fees, if any, that County receives from connections within the Development Area. County shall remit any such fees to District within thirty (30) days of receipt. In no event shall District receive sewer connection fees and/or credit for sewer connection fees in an amount that exceeds the cost of the sewer, as defined in the preceding paragraph.
 3. District shall be allowed to connect said outfall to the County's outfall upon the completion of the construction of the outfall in conformity with plans and specifications approved by the County. County's approval and acceptance of the outfall shall not be unreasonably withheld. County shall have the right to collect applicable fees and charges for any connections to County's system, except for connections that serve areas within the boundaries of the District. District shall not charge any property within the jurisdiction of County, or owner of such property which is within the jurisdiction of County, for any connection approved by County.
- E. At all times all wastewater from and through said District into County's wastewater sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and wastewater within the zoning jurisdiction of County as now existing and as from time to time amended.
- F. Before any connection from any premises to the wastewater sewer system of District can be made, a permit shall be obtained for said premises, and its connection from the proper department of County. Said permit shall be obtained on the same terms, conditions, and requirements of County and for the applicable permit fee of County for connection to the wastewater sewer system within the zoning jurisdiction of County. It being expressly understood that County reserves the right to collect all connection charges and fees as required by County regulations, ordinances or rules now or hereafter in force. All such connections shall comply with minimum standards prescribed by County.
- G. Notwithstanding any other provision of this Agreement, County retains the right to disconnect the wastewater sewer of any industry or other sewer user within the

Development Area which is discharging into the wastewater sewer system in violation of an applicable ordinance, statute, rule, or regulation, whether local, state, or federal.

- H. District warrants that it has not employed or retained any company or person, other than a bona fide employee working for District, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person other than a bona fide employee working for District any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, County shall have the right to annul this Agreement without liability to Developer or District. District shall require the same warranty from each contractor with whom it contracts in any way pertaining to its wastewater sewer system. The Prohibition provided for herein shall not apply to the retention of any attorney or other agent for the purpose of negotiating any provision of this Agreement where the existence of such agency has been disclosed to County.
- I. Subletting, assignment, or transfer of all or part of any interest of District hereunder is prohibited.
- J. District is i) bound by and to any provisions of any ordinances, rules, and regulations made, amended or hereafter made and adopted by County applicable to sanitary and improvement districts whose wastewater sewers connect directly or indirectly with or into any part of the wastewater sewer system within the zoning of County; and ii) bound by any terms and provisions which by ordinance, resolution, regulation or rules of County now in existence, amended, or hereafter adopted or provided as applicable to or required in contracts with sanitary and improvement districts or in order to permit or continue the discharge of any wastewater from a sanitary and improvement district to flow into or through any part of the wastewater sewer system within the zoning jurisdiction of County.

SECTION VIII.

Developer and District covenant and agree that District shall:

- A. Abide by and incorporate into all of its construction contracts the provisions required by the regulations of County pertaining to construction of public improvements in subdivisions and testing procedures therefore.
- B. Except as may otherwise be agreed to by the County, all of District's levy of special assessments shall be made in such a manner so as to assure that the entire burden of the levy is borne, on an equitable basis, by lots or parcels which are truly building sites. Developer and District certify that to the best of their knowledge all lots and parcels shown on the plat of the Development Area (Exhibit "A" hereto) are buildable

sites. In the discretion of County, it may require Developer and District to prove to the satisfaction of County that a certain lot or parcel be determined by County not to be a buildable site, the cost of improvements that would otherwise have been levied against said lot or parcel shall be spread and levied against lots and parcels within the Development Area that are buildable sites.

- C. Prior to commencement of the construction of improvements, said District shall obtain and file of record permanent easements for all sanitary, water, and storm sewer lines as determined by County's engineer and/or surveyor. Said easements shall be in form satisfactory to the County's attorney and the County's engineer and/or surveyor.
- D. Provide to County at least thirty (30) days prior to the meeting of the Board of Trustees of District to propose the levy of special assessments, the following information:
1. A detailed schedule of the proposed special assessments and the amount of general obligation costs of any improvement or acquisition;
 2. A plat of the area to be assessed; and
 3. A full and detailed statement of the entire cost of each type of improvement, which statement or statements shall separately show:
 - a. The amount as paid to the contractor;
 - b. A separate itemization of all other costs of the project including, but not limited to, engineering fees, attorney's fees, testing expenses, publication expenses, estimated interest on all warrants to date of levy and the estimated fiscal agent's levy of special assessments, and estimated fiscal agent's warrant fees and bond fees;
 - c. A special itemization of all costs of District not itemized in a. or b. above;
 - d. Certification by District's engineer that the information and schedules provided to County in respect to special assessments are true and correct and that the use of funds and credit of District and proposed levies of special assessments have been made in conformity with the terms of this Subdivision Agreement;
 - e. Certification by the District's engineer of proposed assessment schedules prior to advertising for any hearing of District to be held for the purpose of equalizing of levying special assessments against property benefited by any improvements constructed by District in compliance with state statutes; and

- f. District shall not less than ten (10) days prior to the Board of Equalization hearing of District, give notice in writing to County that the Board of Equalization will be convened on that date for the consideration of the levying of special assessments and equalization and apportionment of debt;
- E. Make its annual mill levy sufficient to fully comply with the Nebraska Budget Act. Such annual mill levy shall be in an amount sufficient to timely pay the indebtedness and interest thereon for public improvements.
- F. Be responsible for securing all local and state permits necessary for construction, and to construct all systems in accordance with existing environmental, health, safety and welfare rules, regulations, and standards as may be in place at the time of construction.
- G. If the Development Area is situated within the Future Growth and Development area of municipality as determined under the Industrial Sewer Act (LB 1139, Laws Nebraska, 1994), then the Developer and District agree to abide, and to generally assist County in its compliance with, the terms of such Act and the Interlocal Cooperation Agreement under such act to which the County may be a party.

SECTION
IX.

Developer, District and County acknowledge that County has entered into an Interlocal Cooperation Act Agreement for the Continuation of the Papillion Creek Watershed Partnership, hereinafter "Watershed Partnership Agreement" as from time to time amended. The Watershed Partnership Agreement contains provisions applicable to the Development Area. Specifically, the Parties recognize the County's right to collect Watershed Fees at the time of the issuance of the building permit, which said Watershed Fees for this Agreement shall be those as set by County Board Resolution No. 2010-106.

SECTION
X.

It is mutually agreed that District shall pay a fee of XXX Dollars (\$x,xxx) to County to cover engineering, legal and other miscellaneous expenses incurred by County in connection with any necessary review of plans and specifications in connection with the construction projects performed by District. If the actual cost of such expenses incurred by the County shall exceed xxx Dollars (\$x,xxx), District agrees to pay to County the amount of such excess, but in no event shall this fee exceed one percent (1%) of the actual construction cost of the improvements described herein. The fee shall be allocated to special assessments and general obligation in the

same proportion as costs of the particular construction project and shall be paid within 30 days of the Sarpy County Board of Commissioner's approval of the final plat attached hereto and known as Exhibit A.

SECTION
XI.

District created by Developer is shown on Exhibit "A" attached hereto and incorporated herein. The improvements cited herein or depicted on the plat attached hereto understood to be the minimum acceptable to County.

SECTION
XII.

Prior to the commencement of the construction of the improvements contemplated by this Agreement, Developer and District shall submit all plans and specifications to the Sarpy County Building Inspector or designated representative for review and approval. Copies of all subsidiary and/or ancillary agreements with utility companies and others providing service for the public improvements contemplated by this Agreement is signed. "As built" plans shall be filed by District's engineer within sixty (60) days of District's acceptance or work, and in no event later than the filing of information to be provided pursuant to Subsection VIII.D. above.

SECTION
XIII.

District and Developer shall not discriminate against any parties on account of race, national origin, sex, age, political or religious affiliations, or disabilities in violation of federal or state or local ordinances.

SECTION
XIV.

The Parties shall, without cost to County, conform to the requirements of the applicable County regulations and ordinances and any change in those regulations and ordinances.

SECTION
XV.

Each party agrees to provide the other Parties with as much advance notice as is reasonably possible when this Agreement calls for the approval of a Party before an

action can be taken. The Parties agree to cooperate in the undertakings contemplated by this Agreement and shall share and exchange necessary reports and other documents as required and when reasonably requested by other Parties to this Agreement. Any notice required under this Agreement shall be in writing and shall be sent by certified mail, return receipt requested, to the addresses as noted below. Any party to this Agreement may change its address for notice specified hereunder by sending written confirmation of such change by certified mail, return receipt requested, to the other Parties to this Agreement. The addresses for the purpose of notice and other communications are as follows:

For Developer:

Tim Young
BoyerYoung
9719 Giles Road
LaVista, NE 68128

For Sanitary and Improvement District:

Mark Boyer, Clerk
BoyerYoung
9718 Giles Road
LaVista, NE 68128

With copy to:

Larry Jobeun, Attorney
11440 West Center Road
Omaha, NE 68144

For County:

County Clerk, County of Sarpy
1210 Golden Gate Dr., Suite 1118
Papillion, NE 68046

and

Planning and Building Department, County of Sarpy
1261 Golden Gate Dr., Suite 2E
Papillion, NE 68046

SECTION XVI.

This Agreement shall be binding upon the Parties, their respective successors and assigns. The covenants, warranties, and other obligations of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors, and assigns. The Parties agree that a Party's

obligation to perform pursuant to this agreement may only be released to the extent said obligation is assumed, by written agreement or by operation of law, by the respective heirs, personal representatives, successors, and assigns.

SECTION
XVII.

The laws of the State of Nebraska shall govern as to the interpretation, validity, and effect of this Agreement.

SECTION
XVIII.

This Agreement constitutes the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings, oral and written, between the Parties with respect to the subject matter of this Agreement. This Agreement may not be amended, modified, or altered unless by written agreement signed by all Parties to this Agreement.

SECTION
XIX.

Every representation, covenant, warranty, or other obligation within this Agreement shall carry with it an obligation of good faith in its performance or enforcement.

SECTION
XX.

Developer and Sanitary and Improvement District represent, covenant, and warrant that the making and execution of this Agreement, and all other documents and instruments required hereunder, have been duly authorized by the necessary corporate action of Developer and have been duly approved and authorized by the Board of Trustees of District, and are valid, binding, and enforceable obligations of Developer and District in accordance with their respective terms.

SECTION
XXI.

This Agreement may be recorded at the option of any party hereto at the expense of the recording party.

IN WITNESS WHEREOF, we, the contracting Parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year affixed hereon. Executed in triplicate on the dates indicated with the signatures below.

SARPY COUNTY, NEBRASKA,
A Political Subdivision

Chairperson, Board of Commissioners

Attest:

Approved as to form:

Sarpy County Clerk

Sarpy County Attorney

SANITARY & IMPROVEMENT DISTRICT
No. 294 of Sarpy County, Nebraska

Chairperson, Board of Trustees

Attest:

Clerk, Board of Trustees

Developer:
Boyer Young Development

Principal

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : REMINGTON RIDGE ZONING: SINGLE FAMILY 305 LOTS
 DEVELOPER: BOYER YOUNG
 AREA (ACRES): 0
 JURISDICTION: SARPY COUNTY
 DATE: 03/05/13
 ESTIMATED BY: WESTERGARD
 E&A PROJECT: P2010.083.002

REMINGTON RIDGE, TOTAL PROJECT

ITEM	CONSTRUCT	TOTAL		SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	851,150	1,186,167	0	1,186,167	0	0
SANITARY SEWER (EXTERIOR),	284,250	397,950		0		397,950
PAVING(INTERIOR)	1,429,832	1,991,391	0	1,779,266	0	212,124
PAVING GILES ROAD (EXTERIOR)	350,000	479,500		0	0	479,500
WATER (INTERIOR)	916,000	1,225,475	0	1,225,475	0	0
WATER (EXTERIOR)	387,140	445,211			56,000	389,211
UNDERGROUND ELECTRICAL	228,750	308,813	0	308,813	0	0
STORM SEWER RESIDENTIAL	566,100	792,540	0	0	0	792,540
SEWER FEES	518,500	596,275	0	0	259,250	337,025
ADMINISTRATIVE FEE (1%)	31,313	37,576	0	26,303	0	11,273
TOTALS	5,563,035	\$7,460,897	\$0	\$4,526,024	\$315,250	\$ 2,619,623

SINGLE FAMILY ASSESSMENT PER LOT **\$ 14,839**

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING

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

3) VALUATION: 305 S.F. @ \$300,000 = \$91,500,000

TOTAL @ 100%	\$ 91,500,000
90% OF VALUE	\$ 82,350,000

4) G.O. DEBT RATIO = \$2,619,623 / \$ 82,350,000 = 3.18%

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT: REMINGTON RIDGE ZONING: SINGLE FAMILY 58 LOTS
 DEVELOPER: BOYER YOUNG
 AREA (ACRES):
 JURISDICTION: SARPY COUNTY
 DATE: 03/05/13
 ESTIMATED BY: WESTERGARD
 E&A PROJECT: P2010.083.002

REMINGTON RIDGE, PHASE I						
ITEM	CONSTRUCT.	TOTAL		SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB.
SANITARY SEWER (INTERIOR)	181,450	248,587		248,587		0
SANITARY SEWER (EXTERIOR)	0	0		0		0
PAVING(INTERIOR)	345,793	473,737		414,601		59,136
PAVING GILES ROAD (EXTERIOR)	50,000	68,500		0	0	68,500
WATER (INTERIOR)	222,500	289,250		289,250	0	0
WATER (EXTERIOR)	68,785	79,103			0	79,103
UNDERGROUND ELECTRICAL	43,500	58,725		58,725		0
STORM SEWER	163,775	229,285		0		229,285
SEWER FEES	98,600	113,390			49,300	64,090
ADMINISTRATIVE FEE (1%)	6,910	8,292		5,805		2,488
TOTALS	1,181,314	\$1,568,868	\$0	\$1,016,967	\$49,300	\$ 502,601

SINGLE FAMILY ASSESSMENT PER LOT **\$ 17,534**

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: 58 S.F. @ \$300,000 = \$17,400,000

TOTAL @ 100%	\$ 17,400,000
90% OF VALUE	\$ 15,660,000
- 4) G.O. DEBT RATIO = \$502,601 / \$ 15,660,000 = 3.21%

PROJECT: SANITARY SEWER (EXTERIOR)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE		L.F.	17.50	0
2	8 INCH SANITARY SEWER PIPE BORE & JACK		L.F.	80.00	0
3	12 INCH SANITARY SEWER PIPE		L.F.	22.00	0
4	54 IN. I.D. SANITARY MANHOLE (17) -		V.F.	250.00	0
5	SANITARY SEWER PIPE BORE AND JACK		L.F.	80.00	0
6	SIPHON		L.S.	30000.00	0
7	CRUSHED ROCK BEDDING		TON	18.00	0
8	PERMANENT EASEMENT ACQUISITION		ACRE	10000.00	0
9	TEMPORARY EASEMENT ACQUISITION		ACRE	5000.00	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL SID COSTS @ 37% -	\$0
2) G.O. COSTS, (100% G.O.)	-

PROJECT: SANITARY SEWER (INTERIOR)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE TO SINGLE FAMILY	4,300	L.F.	17.50	75,250
2	8 INCH SANITARY SEWER BORE AND JACK	100	L.F.	80.00	8,000
3	8 INCH SANITARY SEWER PIPE TO COMMERCIAL	0	L.F.	14.00	0
4	6 INCH SANITARY SEWER PIPE	2,200	L.F.	16.00	35,200
5	54 IN. I.D. SANITARY MANHOLE (18) -	216	V.F.	275.00	59,400
6	CRUSHED ROCK BEDDING	200	TON	18.00	3,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$181,450

NOTES:

1) TOTAL SID COSTS @ 37%	\$248,587
2) G.O. COSTS	
10" DIFF. BETWEEN 8"	\$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	\$248,586.50

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	12,800	S.Y.	\$25.50	\$326,400
3	EARTHWORK	4,267	C.Y.	1.25	5,333
4	ADJUST MANHOLE TO GRADE	18	EA	130.00	2,340
5	STREET SIGNS	8	EA	215.00	1,720
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					
TOTAL ESTIMATED CONSTRUCTION COST:					\$345,793

NOTES:

1) TOTAL SID COSTS @ 37%	\$473,737
2) G.O. ITEMS	
TOTAL PAVING	1,100 SY \$41,234
EARTHWORK	367 CY \$674
STREET SIGNS	8 EACH \$2,528
SEDIMENT BASIN MAINT.	1 L.S. \$14,700
G.O. TOTAL	\$59,136
SPECIAL ASSESSMENT	\$59,135.65

PROJECT: PAVING (EXTERIOR) GILES ROAD

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8" P.C. CONCRETE PAVEMENT W/INT. CURB		S.Y.	\$50.00	\$0
2	7" P.C. CONCRETE PAVEMENT W/INT. CURB		S.Y.	\$24.00	\$0
3	EARTHWORK		C.Y.	1.25	0
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		L.S.	\$20,000.00	\$0
9	EROSION CONTROL		L.S.	\$10,000.00	\$0
10					
11					
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL DISTRICT COST W/ 37% -	\$0
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GRADE AND RE-ROCK GILES FROM 192ND TO CREEK

PROJECT: POWER DISTRIBUTION

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	58	LOTS	\$750.00	\$43,500
2	ELECTRICAL SERVICE COMMERCIAL	0.00	ACRES	\$2,425.00	\$0
3	ELECTRICAL MULTI-FAMILY	0.00	UNIT	\$750.00	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$43,500

NOTES:

1) TOTAL DISTRICT COSTS W/ 30% -	\$56,550
RESIDENTIAL	\$58,725.00
COMMERCIAL	\$0.00

MULTI-FAMILY

\$0.00

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 8" WATER MAIN RESIDENTIAL	4.450	LF	\$50.00	\$222,500
2	INSTALL 8" WATER MAIN COMMERCIAL	0	LF	\$28.00	\$0

TOTAL ESTIMATED CONSTRUCTION COST: \$222,500

NOTES:

1) TOTAL DISTRICT COST W/ 30% -	\$289,250
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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		L.F.	\$178.00	\$0
3	Giles Road Main Extension		L.F.	\$80.00	\$0

TOTAL ESTIMATED CONSTRUCTION COST: \$68,785

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$79,103
2) 192nd Main Reimbursement, (80%)	\$0.00
3) Giles Road Main Reimbursement (50%)	\$0.00
3) G.O. PORTION	\$79,102.75

PROJECT: INTERCEPTOR SEWER FEES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	58	LOTS	\$1,700.00	\$98,600
2	COMMERCIAL	0.00	ACRES	\$5,142.00	\$0
3	MULTI-FAMILY	0.00	UNIT	\$500.00	\$0

TOTAL ESTIMATED CONSTRUCTION COST: \$98,600

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$113,390
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GO REIMBURSIBLE \$49,300

GO NON REIMBURSIBLE \$64,090

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	250	LF	\$23.00	\$5,750
2	18" RCP	775	LF	25.00	19,375
3	24" RCP	1,000	LF	35.00	35,000
4	30" RCP	400	LF	38.00	15,200
5	36" RCP	350	LF	55.00	19,250
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	30	VF	300.00	9,000
15	CURB INLETS	15	EA	1600.00	24,000
16	FES	2	EA	1500.00	3,000
17	CONNECTIONS	0	EA	750	0
18	AREA INLETS	0	EA	2500.00	0
19	PERMANENT RETENTION BASIN	1	EA	30000	30,000
	MISCELLANEOUS (+ 2%)	1	L.S.	XXXX	3,200
TOTAL ESTIMATED CONSTRUCTION COST:					\$163,775

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$229,285
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SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : REMINGTON RIDGE ZONING: SINGLE FAMILY 102 LOTS
 DEVELOPER: BOYER YOUNG
 AREA (ACRES):
 JURISDICTION: SARPY COUNTY
 DATE: 03/05/13
 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)	245,550	343,770		343,770		0
SANITARY SEWER (EXTERIOR)	284,250	397,950		0		397,950
PAVING(INTERIOR)	471,413	659,979		624,960		35,019
PAVING GILES ROAD (EXTERIOR)	100,000	137,000		0		137,000
WATER (INTERIOR)	305,000	411,750		411,750	0	0
WATER (EXTERIOR)	180,785	207,903			56,000	151,903
UNDERGROUND ELECTRICAL	76,500	103,275		103,275		0
STORM SEWER	183,925	257,495		0		257,495
SEWER FEES	173,400	199,410			86,700	112,710
ADMINISTRATIVE FEE (1%)	11,851	14,222		9,955		4,266
TOTALS	2,032,675	\$2,732,753	\$0	\$1,493,710	\$142,700	\$ 1,096,343

SINGLE FAMILY ASSESSMENT PER LOT **\$ 14,644**

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: 102 S.F. @ \$300,000 = \$30,600,000
- | | |
|--------------|---------------|
| TOTAL @ 100% | \$ 30,600,000 |
| 90% OF VALUE | \$ 27,540,000 |
- 4) G.O. DEBT RATIO = \$1,096,343 / \$ 27,540,000 = 3.98%

PROJECT: SANITARY SEWER (EXTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	3,700	L.F.	25.00	92,500
2	8 INCH SANITARY SEWER PIPE BORE & JACK	100	L.F.	150.00	15,000
3	12 INCH SANITARY SEWER PIPE		L.F.	22.00	0
4	54 IN. I.D. SANITARY MANHOLE (17) -	210	V.F.	275.00	57,750
5	SANITARY SEWER PIPE BORE AND JACK		L.F.	80.00	0
6	SIPHON	1	L.S.	30000.00	30,000
7	CRUSHED ROCK BEDDING	500	TON	18.00	9,000
8	PERMANENT EASEMENT ACQUISITION	4	ACRE	10000.00	40,000
9	TEMPORARY EASEMENT ACQUISITION	8	ACRE	5000.00	40,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$284,250

NOTES:

1) TOTAL SID COSTS @ 40% -	\$397,950
2) G.O. COSTS (100% G.O.)	397,950

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE TO SINGLE FAMILY	6,000	L.F.	18.00	108,000
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) -	330	V.F.	275.00	90,750
6	CRUSHED ROCK BEDDING	200	TON	18.00	3,600
TOTAL ESTIMATED CONSTRUCTION COST:					\$245,550

NOTES:

1) TOTAL SID COSTS @ 40% -	\$343,770
2) G.O. COSTS	
10" DIFF. BETWEEN 8	\$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	\$343,770.00

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	17,300	S.Y.	\$26.00	\$449,800
3	EARTHWORK	5,767	C.Y.	1.25	7,208
4	ADJUST MANHOLE TO GRADE	19	EA	130.00	2,470
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					
TOTAL ESTIMATED CONSTRUCTION COST:					\$471,413

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$659,979
2) G.O. ITEMS	
TOTAL PAVING	450 SY \$17,199
EARTHWORK	150 CY \$276
STREET SIGNS	9 EACH \$2,844
SEDIMENT BASIN MAINT.	1 L.S. \$14,700
G.O. TOTAL	\$35,019
SPECIAL ASSESSMENT	\$624,959.59

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					
TOTAL ESTIMATED CONSTRUCTION COST:					\$535,000

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	102	LOTS	\$750.00	\$76,500
2	ELECTRICAL SERVICE COMMERCIAL	0.00	ACRES	\$2,425.00	\$0
3	ELECTRICAL MULTI-FAMILY	0.00	UNIT	\$750.00	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$76,500

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% -	\$103,275
RESIDENTIAL	\$103,275.00
COMMERCIAL	\$0.00

MULTI-FAMILY

\$0.00

PROJECT: WATER (INTERIOR)

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 8" WATER MAIN RESIDENTIAL		6,100	LF	\$50.00	\$305,000
2	INSTALL 8" WATER MAIN COMMERCIAL		0	LF	\$28.00	\$0

TOTAL ESTIMATED CONSTRUCTION COST: \$305,000

NOTES:

1) TOTAL DISTRICT COST W/ 35% - \$411,750

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	LF	\$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%) \$58,000.00

3) G.O. PORTION \$151,902.75

PROJECT: INTERCEPTOR SEWER FEES

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY		102	LOTS	\$1,700.00	\$173,400
2	COMMERCIAL		0.00	ACRES	\$5,142.00	\$0
3	MULTI-FAMILY		0.00	UNIT	\$500.00	\$0

TOTAL ESTIMATED CONSTRUCTION COST: \$173,400

NOTES:

1) TOTAL DISTRICT COST W/ 15% - \$199,410

GO REIMBURSIBLE \$86,700

GO NON REIMBURSIBLE \$112,710

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
TOTAL ESTIMATED CONSTRUCTION COST:					\$183,925

NOTES:

1) TOTAL DISTRICT COST W/ 40% .	\$257,495
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PROJECT: SANITARY SEWER (EXTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE		L.F.	18.00	0
2	8 INCH SANITARY SEWER PIPE BORE & JACK		L.F.	80.00	0
3	12 INCH SANITARY SEWER PIPE		L.F.	22.00	0
4	54 IN. I.D. SANITARY MANHOLE (17) -		V.F.	250.00	0
5	SANITARY SEWER PIPE BORE AND JACK		L.F.	80.00	0
6	SIPHON		L.S.	30000.00	0
7	CRUSHED ROCK BEDDING		TON	18.00	0
8	PERMANENT EASEMENT ACQUISITION		ACRE	10000.00	0
9	TEMPORARY EASEMENT ACQUISITION		ACRE	5000.00	0
	MISCELLANEOUS (+ 1%)	1	L.S.	1%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS. (100% G.O.)	-

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE TO SINGLE FAMILY	5,600	L.F.	18.00	100,800
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	3,000	L.F.	16.00	48,000
5	54 IN. I.D. SANITARY MANHOLE (24) -	300	V.F.	275.00	82,500
6	CRUSHED ROCK BEDDING	200	TON	18.00	3,600
	MISCELLANEOUS (+ 5%)	1	L.S.	5%	11,700
TOTAL ESTIMATED CONSTRUCTION COST:					\$246,600

NOTES:

1) TOTAL SID COSTS @ 40% -	\$345,240
2) G.O. CC (10" DIFF. BETWEEN 8"	\$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 ASSESSM	\$345,240.00

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	12,100	S.Y.	\$26.00	\$314,600
3	EARTHWORK	4,033	C.Y.	1.25	5,042
4	ADJUST MANHOLE TO GRADE	26	EA	130.00	3,380
5	STREET SIGNS	8	EA	215.00	1,720
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					
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	16,700
TOTAL ESTIMATED CONSTRUCTION COST:					\$351,442

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$492,018
2) G.O. ITEMS	
TOTAL PAVING	1,360 SY \$51,597
EARTHWORK	450 CY \$827
STREET SIGNS	8 EACH \$2,528
SEDIMENT BASIN MAINT.	1 L.S. \$14,700
G.O. TOTAL	\$69,652
SPECIAL ASSESSMENT	\$422,366.06

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

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	8" P.C. CONCRETE PAVEMENT W/INT. CURB		S.Y.	\$50.00	\$0
2	7" P.C. CONCRETE PAVEMENT W/INT. CURB		S.Y.	\$24.00	\$0
3	EARTHWORK		C.Y.	1.25	0
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		L.S.	\$20,000.00	\$0
9	EROSION CONTROL		L.S.	\$10,000.00	\$0
10					
11					
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$0
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PROJECT: **POWER DISTRIBUTION**

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	82	LOTS	\$750.00	\$61,500
2	ELECTRICAL SERVICE COMMERCIAL	0.00	ACRES	\$2,425.00	\$0
3	ELECTRICAL MULTI-FAMILY	0.00	UNIT	\$750.00	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$61,500

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% -	\$83,025
RESIDENTIAL	\$83,025.00
COMMERCIAL	\$0.00

MULTI-FAMILY

\$0.00

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 8' WATER MAIN RESIDENTIAL	4,200	LF	\$50.00	\$210,000
2	INSTALL 8' WATER MAIN COMMERCIAL	0	LF	\$28.00	\$0
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	10,500

TOTAL ESTIMATED CONSTRUCTION COST: \$220,500

NOTES:

1) TOTAL DISTRICT COST W/ 35% - \$297,675

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		L.F.	\$178.00	\$0
3	Giles Road Main Extension		L.F.	\$80.00	\$0
	MISCELLANEOUS (+ 5%)	0	L.S.	XXXX	0

TOTAL ESTIMATED CONSTRUCTION COST: \$68,785

NOTES:

1) TOTAL DISTRICT COST W/ 15% - \$79,103
 2) 192nd Main Reimbursement, (80%) \$0.00
 3) Giles Road Main Reimbursement (50%) \$0.00
 3) G.O. PORTION \$79,102.75

PROJECT: INTERCEPTOR SEWER FEES

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	82	LOTS	\$1,700.00	\$139,400
2	COMMERCIAL	0.00	ACRES	\$5,142.00	\$0
3	MULTI-FAMILY	0.00	UNIT	\$500.00	\$0

TOTAL ESTIMATED CONSTRUCTION COST: \$139,400

NOTES:

1) TOTAL DISTRICT COST W/ 15% - \$160,310

REIMBURSIBLE GO \$69,700

NON REIMBURSIBLE GO \$90,610

PROJECT: **STORM SEWER**

NO.	ITEM	APPROX QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	100	LF	\$23.00	\$2,300
2	18" RCP	950	LF	25.00	23,750
3	24" RCP	550	LF	35.00	19,250
4	30" RCP	200	LF	38.00	7,600
5	36" RCP	350	LF	55.00	19,250
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	0	VF	300.00	0
15	CURB INLETS	10	EA	1600.00	16,000
16	FES	2	EA	3000.00	6,000
17	CONNECTIONS	0	EA	750	0
18	AREA INLETS	2	EA	2500.00	5,000
19	PERMANENT RETENTION BASIN	1	EA	50000	50,000
	MISCELLANEOUS (+ 2%)	1	L.S.	XXXX	3,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$152,150

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$213,010
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E & A CONSULTING GROUP
 330 N. 117th STREET, OMAHA, NE 68154

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SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT: REMINGTON RIDGE ZONING: SINGLE FAMILY 63 LOTS
 DEVELOPER: BOYER YOUNG
 AREA (ACRES): JURISDICTION: SARPY COUNTY
 DATE: 03/15/13
 ESTIMATED BY: WESTERGARD
 E&A PROJECT: P2010.083.002

REMINGTON RIDGE, PHASE IV						
ITEM	CONSTRUCT.	TOTAL	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB	
SANITARY SEWER (INTERIOR)	177,550	248,570	248,570		0	
SANITARY SEWER (EXTERIOR)	0	0	0		0	
PAVING(INTERIOR)	261,183	365,657	317,340		48,317	
PAVING GILES ROAD (EXTERIOR)	100,000	137,000	0	0	137,000	
WATER (INTERIOR)	168,000	226,800	226,800	0	0	
WATER (EXTERIOR)	68,785	79,103		0	79,103	
UNDERGROUND ELECTRICAL	47,250	63,788	63,788		0	
STORM SEWER RESIDENTIAL	66,250	92,750	0		92,750	
SEWER FEES	107,100	123,165		53,550	69,615	
ADMINISTRATIVE FEE (1%)	5,050	6,060	4,242		1,818	
TOTALS	1,001,168	\$1,342,892	\$0	\$860,739	\$53,550	\$ 428,603

SINGLE FAMILY ASSESSMENT PER LOT **\$ 13,663**

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING

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

3) VALUATION: 63 S.F. @ \$300,000 = \$18,900,000
 S.F. @ \$170,000 = \$0

TOTAL @ 100% \$ 18,900,000
 90% OF VALUE \$ 17,010,000

4) G.O. DEBT RATIO \$428,603 / \$ 17,010,000 = 2.52%

PROJECT: SANITARY SEWER (EXTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE		L.F.	18.00	0
2	8 INCH SANITARY SEWER PIPE BORE & JACK		L.F.	80.00	0
3	12 INCH SANITARY SEWER PIPE		L.F.	22.00	0
4	54 IN. I.D. SANITARY MANHOLE (17) -		V.F.	250.00	0
5	SANITARY SEWER PIPE BORE AND JACK		L.F.	80.00	0
6	SIPHON		L.S.	30000.00	0
7	CRUSHED ROCK BEDDING		TON	18.00	0
8	PERMANENT EASEMENT ACQUISITION		ACRE	10000.00	0
9	TEMPORARY EASEMENT ACQUISITION		ACRE	5000.00	0
	MISCELLANEOUS (+ 1%)	1	L.S.	1%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL SID COSTS @ 40% -	\$0
2) G.O. COSTS, (100% G.O.)	-

PROJECT: SANITARY SEWER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE TO SINGLE FAMILY	3,500	L.F.	18.00	63,000
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	2,450	L.F.	16.00	39,200
5	54 IN. I.D. SANITARY MANHOLE (19) -	230	V.F.	275.00	63,250
6	CRUSHED ROCK BEDDING	200	TON	18.00	3,600
	MISCELLANEOUS (+ 5%)	1	L.S.	5%	8,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$177,550

NOTES:

1) TOTAL SID COSTS @ 40% -	\$248,570
2) G.O. CC 10" DIFF. BETWEEN 8"	\$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 ASSESSMEI	\$248,570.00

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	8,900	S.Y.	\$26.00	\$231,400
3	EARTHWORK	2,967	C.Y.	1.25	3,708
4	ADJUST MANHOLE TO GRADE	20	EA	130.00	2,600
5	STREET SIGNS	5	EA	215.00	1,075
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					
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	12,400
TOTAL ESTIMATED CONSTRUCTION COST:					\$261,183

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$365,657
2) G.O. ITEMS	
TOTAL PAVING	825 SY \$31,532
EARTHWORK	275 CY \$505
STREET SIGNS	5 EACH \$1,580
SEDIMENT BASIN MAINT.	1 L.S. \$14,700
G.O. TOTAL	\$48,317
SPECIAL ASSESSMENT	\$317,339.60

PROJECT: PAVING (EXTERIOR) GILES ROAD

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8" P.C. CONCRETE PAVEMENT W/INT. CURB		S.Y.	\$50.00	\$0
2	7" P.C. CONCRETE PAVEMENT W/INT. CURB		S.Y.	\$24.00	\$0
3	EARTHWORK		C.Y.	1.25	0
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		L.S.	\$20,000.00	\$0
9	EROSION CONTROL		L.S.	\$10,000.00	\$0
10					
11					
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$0
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PROJECT: POWER DISTRIBUTION

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	63	LOTS	\$750.00	\$47,250
2	ELECTRICAL SERVICE COMMERCIAL	0.00	ACRES	\$2,425.00	\$0
3	ELECTRICAL MULTI-FAMILY	0.00	UNIT	\$750.00	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$47,250

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% -	\$63,788
RESIDENTIAL	\$63,787.50
COMMERCIAL	\$0.00
MULTI-FAMILY	\$0.00

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 8" WATER MAIN RESIDENTIAL	3,200	LF	\$50.00	\$160,000
2	INSTALL 8" WATER MAIN COMMERCIAL	0	LF	\$28.00	\$0
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	8,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$168,000

NOTES:

1) TOTAL DISTRICT COST W/ 35% -	\$226,800
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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		L.F.	\$178.00	\$0
3	Giles Road Main Extension		L.F.	\$72.50	\$0
	MISCELLANEOUS (+ 5%)	0	L.S.	XXXX	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$68,785

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$79,103
2) 192nd Main Reimbursement (80%)	\$0.00
3) Giles Road Main Reimbursement (50%)	\$0.00
3) G.O. PORTION	\$79,102.75

PROJECT: INTERCEPTOR SEWER FEES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	63	LOTS	\$1,700.00	\$107,100
2	COMMERCIAL	0.00	ACRES	\$5,142.00	\$0
3	MULTI-FAMILY	0.00	UNIT	\$500.00	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$107,100

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$123,165
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GO REIMBURSIBLE \$53,550
GO NON REIMBURSIBLE \$69,615

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	150	LF	\$23.00	\$3,450
2	18" RCP	650	LF	25.00	16,250
3	24" RCP	450	LF	35.00	15,750
4	30" RCP	300	LF	38.00	11,400
5	36" RCP	0	LF	55.00	0
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	80" RCP	0	LF	189.00	0
14	STORM MANHOLES	7	VF	300.00	2,100
15	CURB INLETS	10	EA	1600.00	16,000
16	FES	0	EA	1500.00	0
17	CONNECTIONS	0	EA	750	0
18	AREA INLETS	0	EA	2500.00	0
19	PERMANENT RETENTION BASIN	0	EA	25000	0
	MISCELLANEOUS (+ 2%)	1	L.S.	XXXX	1,300
TOTAL ESTIMATED CONSTRUCTION COST:					\$66,250

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$92,750
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