BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

APPROVE CHANGE OF ZONE

APPLICANT: Boyer-Young Equities XIV, LLC

CHANGE OF ZONE FROM AG, AGRICULTURAL DISTRICT TO RS-72, SINGLE FAMILY RESIDENTIAL DISTRICT (Remington Ridge, Lots 309-360 and Outlots J-L)

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, 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, 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; 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 application for a Change of Zone from AG, Agricultural 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 northwest of 192nd Street and Giles Road and legally described as follows, hereinafter “the Property”:

W ½ of the SE ¼ of 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. This Change of Zoning application has been submitted concurrently with an application for a Preliminary Plat at Resolution 2018-129.

II. A Preliminary Plat shall become void after 12 months from the date of such approval unless the County Board has approved either (1) all of, or a portion of the Preliminary Plat as a Final Plat, or (2) a 12 month extension of the Preliminary Plat approval. Final Plats and Extension requests for the Preliminary Plat approval must be acted upon by the County Board no later than 12 months from the date of the Resolution approving said Preliminary Plat.
III. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on April 17, 2018 and further, the Planning Commission gave their recommendation.

IV. A public hearing regarding the Change of Zone Application was held by this Board.

V. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing and the proof of publication has been filed in the Office of the Sarpy County Clerk.

VI. The Planning Department staff made a recommendation as noted in the attached Exhibit “A”, which includes the Planning Department Report.

VII. 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 District to RS-72, Single Family Residential District on the Property legally described above with the following conditions:

1. The Change of Zone shall only take effect on the Property, or with approval of a phased development on a portion of the Property, upon
   (A) the Sarpy County Board’s approval of a Final Plat of the Property or a Final Plat of a portion of the Property and
   (B) the subsequent timely filing of said Final Plat with the Sarpy County Register of Deeds.

2. If a Final Plat of the Property, or a Final Plat of a portion of the Property, is not timely filed with the Sarpy County Register of Deeds, Sarpy County’s approval of the Change of Zone application shall be withdrawn without further action by Sarpy County and the approval for this Resolution 2018-128 shall be void.

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 8th day of May, 2018.

Attest
SEAL

Sarpy County Board Chairman

County Clerk
I. GENERAL INFORMATION

A. APPLICANT:
   Boyer-Young Equities XIV, LLC
   9719 Giles Road, Ste 100
   La Vista, NE 68128

B. PROPERTY OWNERS:
   Boyer-Young Equities XIV, LLC
   9719 Giles Road, Ste 100
   La Vista, NE 68128

C. SUBJECT PROPERTY LOCATION:
   Northwest of 192nd and Giles Road.

D. LEGAL DESCRIPTIONS:
   W ½ of the SE ¼ of Section 18, Township 14 North, Range
   11 East of the 6th P.M., Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE:
   20.983 acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
   ▪ Future Land Use Designation: Low to Medium Density Residential
   ▪ Zoning: AG (Agricultural)

G. REQUESTED ACTION(S):
   To approve a Change of Zone from AG (Agricultural) to RS-72
   (Single-family Residential) and a Preliminary Plat of a subdivision
   known as Remington Ridge, Lots 309-360 and Outlots J – L.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:
   Undeveloped.
B. GENERAL VICINITY – FUTURE LAND USE (FLU) AND CURRENT ZONING (CZ)

<table>
<thead>
<tr>
<th>DIRECTION FROM SUBJECT PROPERTY</th>
<th>FUTURE LAND USE DESIGNATION (reference attached map)</th>
<th>CURRENT ZONING DESIGNATION (reference attached map)</th>
<th>SURROUNDING DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>Low to Medium Density Residential</td>
<td>RS-72</td>
<td>Remington Ridge &amp; Bellbrook single-family residential subdivisions</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Parks, Recreation, and Open Space</td>
<td>AG</td>
<td>Future NRD Dam Site</td>
</tr>
<tr>
<td>EAST</td>
<td>Low to Medium Density Residential</td>
<td>RS-72</td>
<td>Remington Ridge and Whitetail single-family residential subdivisions</td>
</tr>
<tr>
<td>WEST</td>
<td>Low to Medium Density Residential</td>
<td>AG</td>
<td>Agricultural Land in row crops</td>
</tr>
</tbody>
</table>

RS-72 = Single-family residential (7,200 sq. ft. minimum lot size)
AG = Agricultural (20 plus acres)

C. RELEVANT CASE INFORMATION

- This property was originally preliminarily platted in March of 2013 with a total of five phases to the development. A revised preliminary plat was submitted for consideration in September of 2013 that better accommodated for the natural terrain of the area which omitted the fifth phase.

- 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.

III. APPLICABLE REGULATIONS

A. SARPY COUNTY COMPREHENSIVE PLAN

- CHAPTER 3: Land Use & Growth Management
  - Future Land Use – Map 12 Future Land Use Map classifies this site as Low to Medium Density Residential. The Low to Medium Density Residential land use area is intended for typical suburban scale residential development densities. This category represents one of the most common residential land use types, and is located in areas that are experiencing growth and have an established transportation network and infrastructure. Generally, uses within this area include single-family residential in accordance with appropriate zoning districts, neighborhood commercial, public and quasi-public uses, parks/recreation/open space, and associated accessory uses.
  - Appendix A – Zoning Relationship to the Future Land Use Plan lists the proposed zoning for this site, RS-72, as a compatible zoning district under the Low to Medium Density Residential use designation.
  - Future Land Use – Growth Management – Map 13 Growth Management Zones designates this site as being within the Urban Development Zone. This zone is intended to provide opportunity for immediate investment and development. These are the areas of the County that are best able to support urban and suburban-scale densities with corresponding infrastructure extensions.
  - Development Density – Figure 19 Residential Development Decision Matrix allows densities of less than 10,000 square feet per unit up to 1 acre per unit with municipal water and sanitary sewer utilities being provided. The proposed Remington Ridge (Phase 5) subdivision meets this criterion.
- Conservation Provisions – *Map 14 Environmentally Sensitive Areas* identifies portions of this site as Environmentally Sensitive. Environmentally sensitive areas include:
  - Water bodies and watercourses
  - Wetlands
  - 100 year floodplains
  - Tree canopy, individual specimen trees, or small stands of significant trees
  - Aquifer recharge areas and areas with highly permeable (“excessively drained”) soils
  - Significant wildlife habitat areas
  - Historic, archaeological or cultural features listed (or eligible to be listed) on the National Register of Historic Places, or on inventories developed by the Nebraska State Historical Society
  - Slopes of a gradient higher than 15%
  - Land with soils that do not support residential development
  - Native or original growth prairie

- Map 14 identifies this site as potentially being environmentally sensitive due to steep slopes. The applicant has provided documentation that slopes do not exceed 15% within the platted buildable lots. Please see attached exhibit.

- **CHAPTER 4 – Infrastructure**

- The site of this proposed project is located within MUD’s water service area and the City of Gretna’s sanitary sewer district.
- An approved Wastewater Service Agreement with the City of Gretna must be submitted to the County prior to approval of the Final Plat for the project. The City of Gretna Engineer has provided additional comments regarding the sanitary sewer service to this property. Please see comments attached.
- Wellhead Protection Area – *Map 16 Sarpy County Wellhead Protection Areas* does not indicate any wellhead protection areas on this site.

- **CHAPTER 5 – Transportation**

- Federal Roadway Functional Classification – *Map 17 Sarpy County Federal Roadway Functional Classification* identifies 192th Street and Giles Road as Major Collector roadways.
- Anticipated Full Buildout Street Network – *Map 21 Sarpy County Anticipated Full Buildout Street Network* shows 192th Street and Giles Road as future 4-lane divided roadways with 100’ right-of-way in this area.
- Implement a Through-Route Policy to set standards to allow direct and continuous neighborhood access to adjacent arterial streets. Each mile section should have three through local or collector routes in the north/south and east/west direction generally at the ½ and ¼ mile points. Local roadways should also be designed to provide connection and access to adjacent developments through subdivision regulations.
  - This preliminary plat addresses these policies as best as is possible given natural constraints of the property as well as needing to align streets with the adjacent development.
  - Proposed access points to the subdivision are as follows:
    - 196th Street (existing access from Remington Ridge Phase 4 on the north)
    - 196th Street via Giles Road on the south
    - Future connection with future development to the west at Birch Avenue
B. SARPY COUNTY ZONING REGULATIONS

- SECTION 15, RS-72 (Single-Family Residential – 7,200 sq. ft. minimum lot size)
  - 15.1.4 – Single family dwellings, as proposed by this application, are a Principal Permitted Use
  - 15.4.1 – Single family dwelling development must meet the following minimum requirements:
    • Lot Area – 7,200 square feet
    • Lot Width – 60 foot (measured at the front yard setback line)
    • Front Yard Setback – 25 feet
    • Side Yard Setback – 5 feet
    • Side Yard Street Setback – 15 feet
    • Rear Yard Setback – 25 feet
    • Maximum Height – 35 feet

The preliminary plat submitted meets the requirements above.

C. SARPY COUNTY SUBDIVISION REGULATIONS

- SECTION 6, PRELIMINARY PLAT AND SUPPLEMENTAL DATA
  - A Preliminary Plat shall at a minimum meet the design standards set forth in these regulations and provide all necessary information shown thereon. Please see Staff Comments to Engineer dated March 23, 2018 attached.

- SECTION 8, FINAL PLAT AND SUPPLEMENTAL DATA
  - Following the approval of the preliminary plat by the Planning Commission and the County Board, the applicant shall prepare a final plat that is consistent with the approved preliminary plat and submit for consideration.
    • 6.2.13 – A preliminary draft of proposed subdivision agreement needs to be provided.
    • Sarpy County has provided names for proposed street layout in accordance with the addressing grid
    • The following notes should be added to the plat:
      - Lots 314-315 shall have not direct vehicular access to S 196th Street
      - Lot 326 shall have not direct vehicular access to S 196th Street
      - Lots 330 and 335 shall not have direct vehicular access to S 197th Avenue
      - Lot 339 shall have not direct vehicular access to Birch Ave
      - Lot 351 shall have not direct vehicular access to Greenleaf Street
    • Sarpy County Public Works submitted additional comments with regards to the proposal. Those comments are attached on the Sarpy County Public Works Project Comment Form and are considered to be a part of this report.
    • An approved Waste Water Service Agreement with the City of Gretna and a signed Subdivision Agreement with Sarpy County must be submitted before the Final Plat application will be submitted for consideration by the County Board.
    • All lots will be subject to the Whitetail Creek Sub Basin Sewer Fee of $400 per lot.
    • Post-Construction Stormwater Plan must be submitted to Permix website for review and approval.
IV. ANALYSIS

A. COMPREHENSIVE PLAN POLICY STATEMENTS: This development application, and the requirements placed on it, support the following policies of the Sarpy County Comprehensive Plan (see Comprehensive Plan Chapter 9 Goals & Implementation):

Land Use and Growth Management
- 1.a An Urban Development Zone will be established to facilitate urban-scale growth in areas that can be served immediately by public utility extensions prior to, or in conjunction with, new development.

_The Urban Development Zone is to be created to facilitate the urban growth demands of Sarpy County. These zones are established in accordance with the South Sarpy County Sanitary Sewer Study and represent areas currently served by urban services. By guiding urban scale growth to these areas, the County is promoting compact, contiguous growth and the most efficient provision of infrastructure and utilities._

- 2.c Sarpy County should not approve a development or subdivision that is:
  - inconsistent with the County’s adopted Comprehensive Plan, detailed area plans, infrastructure and utility plans, or long-range transportation corridor plans or studies;
  - inconsistent with the County’s right-of-way standards, or standards established in long-range transportation corridor plans or studies;
  - lacking necessary local paved road plans, approved by the County, to serve the subdivision or development within a timeframe consistent with development, or does not conform to roadway policies;
  - lacking adequate sanitary sewer and potable water capabilities;
  - lacking adequate storm water drainage, storm water treatment facilities, or storm water management either within the development site or downstream;
  - inconsistent with any other standards addressed in adopted zoning regulations, subdivision regulations, or design standards;
  - inconsistent with other adopted decision criteria;
  - inconsistent with the Comprehensive Plan unless the proposed development or subdivision furthers another more important Comprehensive Plan objective. In which case, the County should, for good planning purposes, allow development that is different than the Comprehensive Plan might call for in certain areas.
  - inconsistent with the Comprehensive Plan unless there have been substantial legal, physical, or infrastructure changes that formed the basis for the Comprehensive Plan, in which case the Comprehensive Plan should be amended so as to allow for and support the change.

_The County shall maintain clear standards for approval of development and subdivision plans in order to implement the vision of its Comprehensive Plan._

- 3.b Promote land use development within the zoning jurisdictions of municipalities and the Urban Development Zone.

_Infrastructure service should be implemented in cooperation with appropriate entities to ensure the efficient utilization of resources and local control of the built environment._

- 3.d The cost of extending infrastructure and increasing capacities should be shared by the development generating the need for such improvements. Funding mechanisms should be established relating to a fee structure of sharing costs proportionately by development(s) that benefit from facility improvements relating to: Parks; Stormwater Management; and Transportation.

_The expense of servicing new development should not fall solely on required due to the increase in demand and use of public facilities. Over-buils are often an important policy for staged infrastructure investments, which can be recouped with_
development fees. Over-building is a phasing process by which a single subdivision will build excess infrastructure capacity to facilitate the development of future subdivisions along the served route. The cost of the excess infrastructure is then reimbursed via a fee or other financial mechanisms, paid by adjacent developments and the County.

- 5. Developments should be built and designed in a manner that contributes to and enhances the quality of life in Sarpy County.

- 5.a Ensure that Sarpy County, along with local jurisdictions within, provide diverse options in relation to lot size, density, and type for all land uses.

Sarpy County and the municipalities located within the county represent a primary area of residential growth for the Omaha-Council Bluffs MSA. However, a public priority lies in preserving the unique environmental resources found in the area, including agriculture production. Offering a range of development options in a managed fashion will result in a more diverse, well-balanced, and prosperous region.

- 5.c Development should be designed in a manner that identifies the infrastructure of adjacent development and provides continuation and connectivity of those facilities throughout the immediate area.

Coordinating the development of public infrastructure and facilities will enhance the overall connectivity and continuity of public amenities, thereby creating comprehensive systems available throughout the county. The infrastructure and amenity systems that should be connected include:

- Trails
- Parks
- Roadways and transportation access
- Utilities
- Stormwater management

- 5.f County Subdivision Regulations should reflect standards for development and grading along waterways to allow the waterway to meander and erode; or for man-made stabilization techniques to be installed. These standards should allow for a maintenance access easement.

Subdivision Regulations should prevent development too close to waterways to protect the natural amenity as well as the development itself. To best protect these areas, a minimum easement/right-of-way should be considered which provides the wider of the 100-year flow, or the width determined by a 3H:1V slope plus 50 feet on each side of the channel projected up from the lowest point in the channel to the overbank ground surface.

Transportation
- 2.e Local roadways should also be designed to provide connection and access to adjacent developments through subdivision regulations.

- 2.f Sarpy County should not approve a development or subdivision that is:
  - inconsistent with the County’s right-of-way standards, or standards established in long-range transportation corridor plans or studies;
  - lacking a necessary local paved roads plan to serve the subdivision or development within the Urban Development Zone.

Environmental Resources & Recreation
- 1.d Managing storm-water runoff on site will be a requirement of development, implemented through subdivision regulations.

- 1.e Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water. Development with the potential for adverse effects on water sources should not be approved.

- 1.f Promote best land management practices through the development of erosion control
B. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. Comments received are attached for your review.

V. PLANNING COMMISSION RECOMMENDATION
The Planning Commission held a public hearing on these applications at their April 17, 2018 meeting. The Commission voted 9-0 to recommend APPROVAL of the Change of Zone and Preliminary Plat applications to the County Board:

MOTION: Malmquist moved, seconded by Lichter to recommend APPROVAL of the application for a Change of Zone from AG (Agricultural) to RS-72 (Single-Family Residential) for a proposed subdivision to be known as Remington Ridge Lots 309-360 and Outlots J-L inclusive subject to the comments found in the Planning Department’s Recommendation Report and attachments, as the proposal is consistent with the Sarpy County Comprehensive Plan and complies with the requirements of the Sarpy County Zoning Regulations. Ballot: Ayes – Torczon, Davis, George, Whitfield, Ackley, Huddleston, Korth, Malmquist, and Lichter. Nays: None. Abstain: None. Absent: Sotak and Giff. Motion carries.

MOTION: Malmquist moved, seconded by Lichter to recommend APPROVAL of the application for a Preliminary Plat of a proposed subdivision to be known as Remington Ridge Lots 309 – 360 and Outlots J-L inclusive, subject to the comments and attachments in this staff report, as the proposal is consistent with the Sarpy County Comprehensive Plan and complies with the requirements of the Sarpy County Zoning and Subdivision Regulations Ballot: Ayes – Torczon, Davis, George, Whitfield, Ackley, Huddleston, Korth, Malmquist, and Lichter. Nays: None. Abstain: None. Absent: Sotak and Giff. Motion carries.

VI. STAFF COMMENTS AND RECOMMENDATION
Staff recommends APPROVAL of the application for a Change of Zone from AG (Agricultural) to RS-72 (Single-Family Residential) for a proposed subdivision to be known as Remington Ridge Lots 309-360 and Outlots J-L inclusive, subject to the comments found in this staff report and attachments, as the proposal is consistent with the Sarpy County Comprehensive Plan and complies with the requirements of the Sarpy County Zoning Regulations.

Staff recommends APPROVAL of the application for a Preliminary Plat of a proposed subdivision to be known as Remington Ridge Lots 309 – 360 and Outlots J-L inclusive, subject to the comments and attachments in this staff report, as the proposal is consistent with the Sarpy County Comprehensive Plan and complies with the requirements of the Sarpy County Zoning and Subdivision Regulations.

VII. ATTACHMENTS TO REPORT
1. Preliminary Plat exhibit
2. Environmentally Sensitive Area Exhibit
3. Sarpy County GIS Street Name Exhibit
4. Comments received
   - Sarpy County Public Works
   - Papio-Missouri NRD
   - City of Gretna
5. Current Zoning Map (showing subject property area)
6. Future Land Use Map of the Sarpy County Comprehensive Plan (showing subject property area)
VIII. COPIES OF REPORT SENT TO

1. Boyer-Young Equities XIV, LLC (applicant)
2. Jeff Stoll, E & A Consulting Group, Inc. (Applicant’s Agent)
3. Public Upon Request
A tract of land located in part W1/2 of the SE1/4 of Section 18, Township 14 North, Range 11 East of the 5th P.M., Sarpy County, Nebraska.

Said tract of land contains 914,007 square feet or 20.983 acres, more or less.

Legal Description

A tract of land located in part W1/2 of the SE1/4 of Section 18, Township 14 North, Range 11 East of the 5th P.M., Sarpy County, Nebraska.

Said tract of land contains 914,007 square feet or 20.983 acres, more or less.

Centerline Curve Table

<table>
<thead>
<tr>
<th>Station</th>
<th>Curve Type</th>
<th>Radius</th>
<th>Deflection</th>
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<td>Reverse</td>
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Notes:
1. Temporary formwork shall be constructed at all bends and stops.
2. Outlets and soak structures are designated for the following:
   - Outlet "A": Stormwater detention pond, owned and maintained by the U.S. Army Corps of Engineers.
   - Outlet "B": Sanitary easement, owned and maintained by the homeowners association.
Environmentally Sensitive Area = 0.00 acres
Total Site Area = 20.98 acres
Environmentally Sensitive Area = 0.0% of site

I hereby certify that the total area of the site with tree cover and slopes in excess of 15% is less than 15% of the total site's land area.
## Project Comment Form

**Project/S&ID Name and Number:** Remington Ridge V

**Project Contact Information:** E&A Consulting Group 402-895-47000

**Project Submittal Level:** Preliminary Plat

**Review Date:** 4/10/2018

<table>
<thead>
<tr>
<th>Nº</th>
<th>Reference (e.g. Art, §)</th>
<th>Reviewer's Comments, Questions, Proposals</th>
<th>Author</th>
<th>Correction or justification (by the consultant)</th>
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<tbody>
<tr>
<td>1</td>
<td>Drainage study</td>
<td>Per the Sarpy County Subdivision Regulations 12.8 any subdivision within a drainage area shall be required to provide a Storm Water Management Plan. If the “Preliminary Drainage Report” was submitted as the management plan the following items have been omitted: Bullet points 12.9.6.</td>
<td>GZ</td>
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<tr>
<td>2</td>
<td>Hydrology</td>
<td>No design data provided for “Cross Drainage Facilities” per 2.4.2 of the Omaha Regional Stormwater Design Manual these facilities should be designed for 50-year storm with a minimum 2 foot of freeboard. The drainage calculations for the proposed dual 48” RCP across 196th Street should be provided for review.</td>
<td>GZ</td>
<td></td>
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<tr>
<td>3</td>
<td>Hydrology</td>
<td>Per 2.4.2 of the Omaha Regional Stormwater Design Manual Storage Facilities should be designed for 2-, 10-, and 100-year design storm events. Only 2-year design storm calculations were provided for review.</td>
<td>GZ</td>
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<td><strong>STORM DRAINAGE SYSTEM</strong></td>
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<tr>
<td>4</td>
<td>Pavement Drainage</td>
<td>No street classifications are provided</td>
<td>GZ</td>
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<tr>
<td>5</td>
<td>Pavement Drainage</td>
<td>Confirm Qprevious equals Qby-pass for the curb inlet design calculations and/or the noted bypass inlet is correct; there appears to be some discrepancies.</td>
<td>GZ</td>
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<tr>
<td>6</td>
<td>Pavement Drainage</td>
<td>No calculations provided to check maximum cross-street flow. Confirm cross flow is less than those shown on Table 3-4</td>
<td>GZ</td>
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<td>7</td>
<td>Storm water inlets</td>
<td>Details of stormwater inlets types not provided for review</td>
<td>GZ</td>
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<tr>
<td>8</td>
<td>Storm water inlets</td>
<td>No profiles of streets have been provided to determine if inlets have been placed at sag points or flanking inlets positioned appropriately.</td>
<td>GZ</td>
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<tr>
<td>No.</td>
<td>Reference (e.g. Art, §)</td>
<td>Reviewer's Comments, Questions, Proposals</td>
<td>Author</td>
<td>Correction or justification (by the consultant)</td>
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<tr>
<td>9</td>
<td>Storm water inlets</td>
<td>As noted in the Preliminary Drainage Report, no hydraulic grade line available for review; additionally no elevations or storm sewer profiles have been provided to check depth of cover or connections.</td>
<td>GZ</td>
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<tr>
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<td>General Storm Drainage System</td>
<td>Drainage area B-9 appears to be draining to curb inlet (CI) 9. CI 9 has 2.1 cfs of stormwater by-passing for a 10-year design storm. Per the Inlet Design Computations it has been noted that this by-pass goes to CI 7; however, based on the grades shown on the grading plan it would appear this by-pass stormwater would travel north on 196th Street not to CI 7. No provisions are shown to route this by-passed stormwater through the detention facility. Additionally, no provisions are shown to collect the stormwater at an apparent low point on 196th Street.</td>
<td>GZ</td>
<td></td>
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<tr>
<td>11</td>
<td>Design of Culvert</td>
<td>No culvert design calculations or details were provided for review; it appears there are proposed culverts crossing 196th Street within the proposed development</td>
<td>GZ</td>
<td></td>
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<tr>
<td>12</td>
<td>Design of Open Channels</td>
<td>No open channel designs or details were provided for review; it appears grading of an open channel is anticipated along the southern portion of the development.</td>
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<td>13</td>
<td>Storage Facilities</td>
<td>6.1.5 Plan Review of the Omaha Regional Stormwater Manual  Detention or retention storage construction plans shall be submitted by the owner to the Nebraska Department of Natural Resources for approval, or shall be certified by the owner that Nebraska Department of Natural Resources approval is not required.</td>
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<td>Storage Facilities</td>
<td>6.4.4 Grading and Depth of the Omaha Regional Stormwater Manual  • 6.4.4.1 General – Confirm that storage facilities have side slopes no steeper than 4:1 (horizontal to vertical) and that the top width of any embankment is not narrower than 14 ft.  6.4.4.2 Detention – Confirm a minimum 2% bottom slope is provide on unpaved detention facility bottoms.</td>
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<td>15</td>
<td>Energy Dissipaters</td>
<td>No energy dissipater data was provided for review</td>
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<td>16</td>
<td>Erosion &amp; Sediment Control</td>
<td>• No erosion or sediment control data was provided for review.</td>
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<td>Reference (e.g. Art, §)</td>
<td>Reviewer’s Comments, Questions, Proposals</td>
<td>Author</td>
<td>Correction or justification (by the consultant)</td>
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<td>Reference (e.g. Art, §)</td>
<td>Reviewer's Comments, Questions, Proposals</td>
<td>Author</td>
<td>Correction or justification (by the consultant)</td>
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April 2, 2018

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

RE: Remington Ridge Phase V Preliminary Plat and Change of Zone Applications

Dear Mr. Fountain:

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

- This project is immediately adjacent to the proposed Papio Dam Site 19 project.
- The top-of-dam elevation of the proposed Dam Site 19 is 1,184.0 feet (NAVD). The preliminary plat provided for review indicates that all residential lots will be above the elevation. This is acceptable to the District. Any changes to grades on these lots must be coordinated with the District.
- The District requires a permanent flowage, storage, and access easement over Outlot J (see attached easement language). The District acknowledges that grading will be required on Outlot J during construction of Phase V and has no objections to the grading plan provided for review. Any changes to the grading plan must be coordinated with the District.

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

Sincerely,

Lori Ann Laster, P.E., CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRN RD
PERMANENT FLOWAGE, STORAGE AND ACCESS EASEMENT

___________ (“GRANTOR”), for and in consideration of the sum of one dollar ($1.00) and other value consideration, the receipt of which is hereby acknowledged, hereby grants to the Papio-Missouri River Natural Resources District (“DISTRICT”), and its officers, agents, employees, and contractors, the permanent and non-exclusive rights to access and allow for the flowage, permanent storage and temporary detention, of any waters and sediments in, out, on, under, over and across the tract of land(s), identified and legally described in Exhibit “A”, attached hereto and incorporated herein by reference, for the permanent rights to:

(1) have, free from obstructions, vehicular, equipment, and pedestrian ingress and egress to, over and across all portions of the EASEMENT AREA to the District’s adjacent project, including without limitation, the rights to vehicular maneuvering, parking and servicing, and equipment storage during the course of any work performed by District in the Easement Area pursuant to the terms hereof;

(2) flow water and sediment in, out, on, under, and over the EASEMENT AREA for purposes of flood storage including, but not limited to, for the permanent storage and/or temporary detention of any waters and sediments that are impounded, stored and/or detained on the EASEMENT AREA by the District’s adjacent project; and,
(3) modify the EASEMENT AREA as the DISTRICT reasonably determines necessary or convenient to facilitate the DISTRICT’S use of the EASEMENT AREA for the purposes set forth above.

GRANTOR hereby acknowledges and agrees to not deposit or excavate earthen or other material in the EASEMENT AREA and agrees not to interfere with the flood storage afforded by the DISTRICT’S adjacent project.

GRANTOR hereby represents and warrants to the DISTRICT that: (a) it has the full right, power, title and interest to make the grant of the easements described herein to the DISTRICT; and (b) such grant and any rights granted under this PERMANENT FLOWAGE, STORAGE AND ACCESS EASEMENT may be fully and thoroughly enjoyed and utilized by the DISTRICT pursuant to the terms hereof.

GRANTOR hereby acknowledges and agrees that the easements and other rights conferred by this PERMANENT FLOWAGE, STORAGE AND ACCESS EASEMENT are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors and assigns.

[SIGNATURES ON FOLLOWING PAGE]
Dated: ________________, 2017

______________________________
GRANTOR

By: ___________________________
Title: __________________________

STATE OF ___________ )
COUNTY OF ___________ ) SS.
The foregoing instrument was acknowledged before me this _____ day of __________, 2017, by ____________________, the _____________ of ________________, on behalf of ________________

______________________________
Notary Public
Name: __________________________
Notary Public: State of ________________
My commission expires:
Exhibit “A”

Attachment ___
Kelly Jeck

From: Steven Perry <SteveP@olmstedperry.com>
Sent: Monday, April 02, 2018 1:23 PM
To: Kelly Jeck
Subject: RE: Planning Review: Change of Zone and Preliminary Plat: Remington Ridge (Phase V)

Kelly

The City of Gretna has the following comments:

1. An amendment to the WSA with the City of Gretna will be required as part of this Phase V plat approval.
2. Calculations need to be provided to show that the Whitetail Creek gravity sanitary sewer has the capacity to handle the Phase V flows.
3. Provisions need to be incorporated in the design of the sewer system so that all the flows from Remington Ridge can be diverted to a future City sanitary interceptor sewer to be located on the south side of Giles Road.

Contact this office if you have questions regarding the above.

Steve

From: Kelly Jeck [mailto:kjeck@sarpy.com]
Sent: Monday, March 19, 2018 12:45 PM
To: Dan Hoins; Scott Bovick; Nikki Lampe; Denny Wilson; Pat Dowse; Nicole Spitzenberger; Jeff Davis; Greg London; Lynn Marshall; Steven Perry; Michael Helgerson; Jeff Schovanec - MUD ; 'sfanslau@oppd.com' (sfanslau@oppd.com); llaster@papionrd.org; Grint, Amanda; 'Williams, Eric'; Dan Glitfinger; 'kriley@gretnadragons.org'; Rod Buethe
Cc: Bruce Fountain; Donna Lynam
Subject: Planning Review: Change of Zone and Preliminary Plat: Remington Ridge (Phase V)

Boyer-Young Equities XIV, LLC has submitted applications for consideration of a Change of Zone from AG (Agricultural Farming District) to RS-72 (Single-Family Residential District), and a Preliminary Plat for Remington Ridge, Lots 309 – 360 and Outlots J – L (Phase V), for tract of land being part of the W ½ of the SE ¼ of Section 18, Township 14 North, Range 11 East, of the 6th P.M., Sarpy County, NE. Generally located northwest of 192nd Street and Giles Road.

This application is slated for an April 17, 2018 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to March 28, 2018. Note: If additional information is needed to complete your review, please contact our office to request.

Thank you,

Kelly Jeck
Planning & Zoning Assistant
Sarpy County Planning Department
1210 Golden Gate DriveT
Papillion, NE 68046
kjeck@sarpy.com
Vicinity Map - Current Zoning

Northwest of 192nd Street and Giles Road
Remington Ridge, Lots 309 – 360 and Outlots “J” – “L” (Phase V)
Subject Property Outlined in blue
(Low to Medium Density Residential)
STATE OF NEBRASKA

County of Sarpy

Being duly sworn, upon oath, Raylyn Ramsgard deposes and says that she is the Accounting Manager or Laura Estep-Bronk deposes and says that she is a Sales Representative or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was

Wednesday, April 4, 2018

Gretna Breeze
Bellevue Leader
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska.
The above facts are within my personal knowledge.

Raylyn Ramsgard
Accounting Manager

Ron Petak
Executive Editor

Laura Estep-Bronk
Sales Representative

Today's Date
Signed in my presence and sworn to before me:

Notary Public

Printer's Fee: $31.75
Customer Number: 40638
Order Number: 0002086987
STATE OF NEBRASKA
County of Sarpy

Being duly sworn, upon oath, Raylyn Ramsgard deposes and says that she is the Accounting Manager or Laura Estep-Bronk deposes and says that she is a Sales Representative or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was

Wednesday, April 25, 2018

Gretta Breeze
Bellevue Leader
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Raylyn Ramsgard
Accounting Manager

OR

Ron Petak
Executive Editor

OR

Laura Estep-Bronk
Sales Representative

Today's Date: 4/25/2018
Signed in my presence and sworn to before me:

Notary Public

[Stamp: GENERAL NOTARY - State of Nebraska
ELIZABETH M. WHITE
My Comm. Exp. December 22, 2018]

Printer's Fee: $33.08
Customer Number: 40638
Order Number: 0002092864

NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF COMMISSIONERS

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, May 8, 2018, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE. A Public Hearing will be held on the following:

Donald & Joyce Krac have submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as Krac Hoppy Acres, Lot 1, being a platting of Part of Tax Lot 68 and Tax Lot 782 in part of the SW ¼ of the SW ¼ in Section 22 together with Tax Lot G1A1 and Tax Lot K in part of the W ½ of the NW ¼ in Section 27, all in Township 14N, Range 11E of the 5th P.M., Sarpy County, NE. Generally located northeast of 240th Street and Lincoln Road.

Vaia's Pumpkin Patch has submitted an application for consideration of a Special Use Permit in AG to allow a 2-day annual event to be known as Agriculture Tasting Event, at 12102 S 180th Street, legally described as Tax Lots 7 and 8, in Section 5, Township 13N and Range 11E of the 5th P.M., Sarpy County, NE. Generally located southwest of 180th Street and Schramm Road.

Donald Story has submitted an application for consideration of a Special Use Permit to allow mini-storage in BG at 16612 S Hwy 75, legally described Lots 1 and 2 Savich's 2nd Subdivision, as surveyed, platted and recorded in Sarpy County, NE. Generally located northwest of Highway 75 and La Platte Road.

Boyer-Young Equities XIV, LLC has submitted applications for consideration of a Change of Zone from AG to RS-72, and a Preliminary Plat for Remington Ridge, Lots 309 - 380 and Outlots J - L (Phase V), for tract of land being part of the W ½ of the SE ¼ of Section 18, Township 14 North, Range 11 East, of the 6th P.M., Sarpy County, NE. Generally located northwest of 192nd Street and Giles Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE. 2082884; 4/25