BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION: GRANT SECOND 90 DAY EXTENSION OF APPROVAL TO FINAL PLAT – REMINGTON RIDGE, LOTS 157-251 AND OUTLOTS E - H

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 of Commissioners (County Board); and,

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

WHEREAS, said Subdivision Regulation requires final plats to be filed with the Sarpy County Register of Deeds Office within 90 days of approval by the County Board of Commissioners. Further the Subdivision Regulation allows the County Board of Commissioners to approve requests for extensions of the filing deadline with the Register of Deeds; and

WHEREAS, the final plat for Remington Ridge, (Lots 157-251, Outlots E - H), was approved by Resolution 2015-355 on August 25, 2015 with the 90 day filing deadline of November 23, 2015 on the following described property, to wit:

A part of Tax Lot 7 and part of the W ½ of the SE ¼ all located in the SE ¼ of Section 18, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE.

WHERAS, by Resolution 2015-446, the County Board approved the extension of the Remington Ridge, (Lots 157-251, Outlots E - H) final plat filing deadline with the Register of Deeds for ninety (90) days beginning on November 24, 2015 and ending on February 22, 2016

WHEREAS, the applicant, Mark Westergard with E&A Consulting Group, has requested to extend the final plat approval of Remington Ridge, (Lots 157-251, Outlots E - H), for an additional ninety (90) days.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the approval of the final plat of a subdivision to be known Remington Ridge, (Lots 157-251, Outlots E - H), is hereby extended for a period of ninety (90) days beginning on February 23, 2016 and ending on May 23, 2016.

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 _20_ day of

[Signature]
Sarpy County Board Chairman

[Signature]
County Clerk

2016-53
Mark Westergard with E & A Consulting Group Inc., on behalf of his client Boyer Young Development, is requesting a second 90-day extension of the approval of the Final Plat to be known as Remington Ridge Lots 157 – 251 and Outlots E – H.

The Final Plat for the proposed subdivision to be known as Remington Ridge Lots 157 – 251 and Outlots E - H was approved by County Board Resolution 2015-355 on August 25, 2015 and a 90 day extension was granted on November 3, 2015 by Resolution 2015-446. The platting is the third phase of the Remington Ridge residential subdivision located northwest of 192nd and Giles Road. Pursuant to Sarpy County Subdivision Regulations, the Final Plat shall be filed with the Register of Deeds within ninety (90) days of the date approved by the Board. Failure to do so shall require re-submittal of the Final Plat with repayment of application fees. The Board may grant up to two (2) ninety (90) day extensions upon the request of the applicant. Each extension must be requested separately.

The 90 day extension granted by the County Board, Resolution 2015-446 expires February 22, 2015.

The applicant submitted an application on February 10, 2016 requesting a second 90 day extension. The applicant is requesting the extension due to market conditions indicating the need for additional lots at a slightly later date than originally anticipated.

The original staff report to the County Board on the Final Plat application is attached for your information and review.

Staff recommends APPROVAL of the extension of the proposed Final Plat of a subdivision to be known as Remington Ridge Lots 157 – 251 and Outlots E - H for an additional ninety (90) day period from February 23, 2016 until May 23, 2016. Staff makes this recommendation as the Final Plat still meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:

1. Submit completed Application
2. Submit Non-Refundable Fee of $100.00 made payable to Sarpy County

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

NAME: Boyer-Young Development  
E-MAIL: ACClark@boyeryoung.com

MAILING ADDRESS: 9719 Giles Road, Ste. 100  
CITY/STATE/ZIP: LaVista, NE 68128

PHONE: 402-334-3690  
FAX: 402-334-3688

ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION:

NAME: Mark Westergard  
E-MAIL: mwester gard@eacg.com

MAILING ADDRESS: 10909 Mill Valley Road  
CITY/STATE/ZIP: Omaha, NE 68154

PHONE: 402-895-4700  
FAX: 402-895-3599

REASON FOR EXTENSION: Give detailed explanation as to why the 90 day extension to the approval of the Plat is necessary. Additional time necessary to complete sewer service agreement and pay sewer fees.

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

PLAT NAME: Remington Ridge Lots 157 thru 251 & Outlots E thru H

ASSESSOR’S PARCEL NUMBER: 010430490  
ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 192nd & Giles  
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) See attached sheet

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

[Signature]
Property Owner/Applicant Signature

Date: 2-10-2016
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED
HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE
WITHIN PLAT AND PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS,
STREETS AND ANGLE POINTS IN REMINGTON RIDGE (THE LOTS NUMBERED AS SHOWN A TRACT
OF LAND LOCATED IN PART OF TAX LOT 7 AND PART OF THE W1/2 OF THE SE1/4; ALL LOCATED IN
SE1/4, AND PART OF THE NW1/4 OF THE SE1/4; IN SECTION 18, TOWNSHIP 14 NORTH, RANGE 11
EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 138, REMINGTON RIDGE (LOTS 73-156, AND
OUTLOTS "C" & "D"), A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 18, SAID POINT ALSO
BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THEREC SOUtherLY
ALONG THE WESTERLY LINE OF SAID REMINGTON RIDGE (LOTS 73-156, AND OUTLOTS "C" & "D")
ON THE FOLLOWING NINE (9) DESCRIBED COURSES; THENCE S19°34'36"W (ASSUMED BEARING), A
DISTANCE OF 706.84 FEET; THENCE S70°25'24"E, A DISTANCE OF 5.00 FEET; THENCE S19°34'36"W,
A DISTANCE OF 119.02 FEET; THENCE S13°22'57"W, A DISTANCE OF 93.85 FEET; THENCE
S08°19'32"W, A DISTANCE OF 84.35 FEET; THENCE S03°16'06"W, A DISTANCE OF 91.91 FEET;
THENCE S02°41'40"E, A DISTANCE OF 394.92 FEET; THENCE S15°57'47"E, A DISTANCE OF 94.81
FEET; THENCE S32°36'37"E, A DISTANCE OF 158.24 FEET TO THE SOUTHWEST CORNER OF SAID
OUTLOT "D", REMINGTON RIDGE (LOTS 73-156, AND OUTLOTS "C" & "D"), SAID POINT ALSO BEING
ON THE NORTH RIGHT-OF-WAY LINE OF GILES ROAD; THENCE S86°56'51"W ALONG SAID NORTH
RIGHT-OF-WAY LINE OF COTTONWOOD STREET, A DISTANCE OF 180.00 FEET; THENCE N08°54'22"W,
A DISTANCE OF 70.00 FEET; THENCE N03°28'25"E, A DISTANCE OF 50.00 FEET; THENCE N01°12'08"W,
A DISTANCE OF 81.72 FEET; THENCE N02°28'14"W, A DISTANCE OF 164.41 FEET; THENCE N09°02'01"E,
A DISTANCE OF 67.57 FEET; THENCE N19°47'00"E, A DISTANCE OF 67.07 FEET; THENCE N25°00'28"E,
A DISTANCE OF 63.84 FEET; THENCE N23°48'01"E, A DISTANCE OF 70.45 FEET; THENCE N17°02'07"E,
A DISTANCE OF 67.96 FEET; THENCE N09°51'53"E, A DISTANCE OF 76.80 FEET; THENCE
S86°54'54"W, A DISTANCE OF 179.44 FEET; THENCE N03°04'51"W, A DISTANCE OF 50.00 FEET;
THENCE N41°54'54"E, A DISTANCE OF 12.02 FEET; THENCE N33°05'06"W, A DISTANCE OF 121.50
FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF SECTION 18, SAID POINT ALSO BEING
THE SOUTHERN CORNER OF LOT 206, BELLBROOK, A SUBDIVISION LOCATED IN THE NE1/4 AND
PART OF THE NW1/4 OF SAID SECTION 18, SAID POINT ALSO BEING THE WESTERLY
RIGHT-OF-WAY LINE OF 187TH STREET; THENCE S88°54'54"E ALONG SAID NORTH LINE OF THE
SE1/4 OF SECTION 18, SAID LINE ALSO BEING THE SOUTH LINE OF SAID BELLBROOK, A DISTANCE
OF 1121.48 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 6, A TAX LOT LOCATED IN SAID SE1/4
OF SECTION 18; THENCE S02°21'41"E ALONG THE WEST LINE OF SAID TAX LOT 6, A DISTANCE OF
884.85 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING ON THE
NORTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THENCE S86°05'53"W ALONG THE NORTH
RIGHT-OF-WAY LINE OF COTTONWOOD STREET, A DISTANCE OF 195.28 FEET; THENCE
S02°22'23"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,917.34 SQUARE FEET OR 44.015 ACRES, MORE OR LESS.

ERIC A. SCHABEN
LAND SURVEYOR
REGISTERED STATE OF NEBRASKA
CITY OF LINCOLN, COUNTY OF LINCOLN

LS-608
FEB 1, 2016
DATE
BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT – REMINGTON RIDGE
(Phase III – Lots 157 – 251, Outlots E – H)

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 of Commissioners (County Board); and,

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

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

WHEREAS, the applicant, Boyer Young Development, applied for approval of a Final plat on property generally located at the northwest corner of 192nd and Giles Road and legally described as follows, hereinafter “the Property”:

A part of Tax Lot 7 and part of the W ¼ of the SE ¼ all located in the SE ¼ of Section 18, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the Final plat of a subdivision to be known as Remington Ridge (Phase III, Lots 157-251, Outlots E-H) for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department reports, the aerial map of the Property and a copy of the Final plat of the subdivision to be known as Remington Ridge, Lots 157-251, Outlots E-H (Phase III).

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

I. A public hearing regarding the approval of the Final plat was held on March 17, 2015 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.

II. A public hearing regarding the approval of the Final plat was held by this County Board.
III. Notice of each of the public hearings described above was published at least ten (10) days prior to each respective public hearing, and the proof of publication has been filed in the Office of the Sarpy County Clerk.

IV. The Planning Department staff recommends approval.

V. The proposed Final plat of a subdivision to be known as is in conformity with the Zoning Regulations, the Subdivision Regulations, and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the Final Plat of a subdivision to be known as Remington Ridge, Lots 157-251, Outlots E-H (Phase III) and as further described in the attached Exhibit A is hereby approved with the following condition:
1. Sanitary and Improvement District 294 and the developer, Boyer-Young Equities XVI, LLC must both sign the Subdivision Agreement.

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 25th day of August, 2015.

Attest

SEAL

Sarpy County Board Chairman

County Clerk

I. GENERAL INFORMATION

A. APPLICANT:
   Boyer-Young Development
   9719 Giles Road, Suite 100
   La Vista, NE 68128

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

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

D. LEGAL DESCRIPTION: A part of Tax Lot 7 and part of the W ½ of the SE ¼ all located in the SE ¼ of Section 18, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 44.047 acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
   * Future Land Use Designations: Urban Residential
   * Zoning: AG (Agricultural)

G. REQUESTED ACTION(S): To approve a Revised Preliminary Plat and Final Plat of Phase III of a subdivision known as Remington Ridge, Lots 157-251 and Outlots E-H.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Undeveloped.

B. GENERAL VICINITY AND LAND USE
   * North: Urban Residential Development
   * East: Urban Residential Development and St. Charles Borromeo Church
   * South: Undeveloped
   * West: Undeveloped

C. UTILITY INFORMATION:
Subdivision is served by OPPD, MUD, Black Hill Energy, and City of Gretna.

D. RELEVANT CASE INFORMATION:
- On September 10, 2013 the County Board of Commissioners approved Resolution 2013-318 for a revised preliminary plat for a 300 lot subdivision and Resolution 2013-319 approving the final plat for lots 1-72 (Phase I) of Remington Ridge.
- The applicant proposed additional design changes to a portion of the remaining unplatted land approved by Resolution 2013-318 and now proposes a revision consisting of a total of four phases of development with 308 single-family lots and outlots for storm water detention, buffering and greenspace.
- The zoning was approved by Resolution 2013-66 from AG (Agricultural) to RS-72 (Single-family Residential) to become effective with the filing of the final plat in March of 2013.

E. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
  - Section 14, RS-72 Single-family Residential District
  - Section 38, Storm Water Regulations
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
The Comprehensive Plan designates the area as Urban Residential. The proposed development is consistent with the Comprehensive Plan.

B. TRAFFIC AND ACCESS:
- Access to the subject property will be available from several locations:
  - 192nd Street @ Cottonwood Street
  - 192nd Street @ Greenleaf Street
  - 195th Street and 197th Street via Bellbrook Subdivision to the north.

C. GENERAL COMMENTS:
- Revised Preliminary Plat:
  - Revised Preliminary Plat proposes four phases of development with a total of 308 single-family lots.
  - All proposed outlots are non-buildable and will be utilized for storm water detention, buffering and greenspace.
  - Allows for connectivity to existing and future development
- Final Plat (Phase III):
  - Final Plat consists of 100 single-family residential lots and 4 outlots to be utilized for storm water detention, buffer, and green space/channel
  - Lots 157, 179, 180, 181, 195, 196, 203, 219, 221, 246, and 248 shall have no direct vehicular access to Cottonwood Street.
  - The subdivision agreement has been approved by the Sarpy County Attorney’s office.

IV. OTHER AGENCY REVIEW/COMMENTS:
The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. Sarpy County Public Works comments are attached.

V. PLANNING DEPARTMENT RECOMMENDATIONS:
I. Staff recommends **APPROVAL** of the proposed Revised Preliminary Plat of a subdivision known as Remington Ridge as the Revised Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning and Subdivision Regulations.

II. Staff recommends **APPROVAL** of the proposed Final Plat of Lots 157-251 and Outlots E-H (Phase III) of the subdivision known as Remington Ridge, subject to the comments above. Staff makes this recommendation as the Final Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning and Subdivision Regulations.

VI. **PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission held public hearings on these applications at their March 17, 2015 meeting and recommended **APPROVAL** to the County Board with a 7-0 vote.

**MOTION:** Huddleston moved, seconded by Davis, to recommend approval of the Revised Preliminary Plat of a subdivision known as Remington Ridge, subject to: a) the block lengths being 800 ft. maximum; b) the developer working with the Planning Department staff on the corner lots that shall have limited access to streets and noting this on the plat; and, c) confirmation that Lot 187 is buildable in the RS-72 District. This recommendation is being made as the Revised Preliminary Plat is consistent with the Sarpy County Comprehensive Development Plan, Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Whitfield, Malmquist, and George. Nays: None. Abstain: None. Absent: Ackley, Christianson, Fenster and Torczon. **Motion carried 7-0-4.**

**MOTION:** Huddleston moved, seconded by Davis, to recommend Approval of the Final Plat of a subdivision to be known as Remington Ridge Lots 157 – 256 and Outlots E-H (Phase III), subject to: a) the block lengths being 800 ft. maximum; b) the developer working with the Planning Department staff on the corner lots that shall have limited access to streets and noting this on the Final Plat; and, c) confirmation that Lot 187 is buildable in the RS-72 District. This recommendation is being made as the Final Plat is consistent with the Sarpy County Comprehensive Development Plan, Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Whitfield, Malmquist, and George. Nays: None. Abstain: None. Absent: Ackley, Christianson, Fenster and Torczon. **Motion carried 7-0-4.**

VII. **ATTACHMENTS TO REPORT:**

1. Change of Zoning Application
2. Preliminary Plat Application
3. Proposed Preliminary Plat as submitted
4. Final Plat Application
5. Proposed Final Plat as submitted
6. Current Zoning Map (showing subject property area)
7. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)

Report prepared by: Donna Lynam, CFM - Assistant Director, Sarpy County Planning & Building
Preliminary Plat Application

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

1. Completed Preliminary Plat Application
2. Non-Refundable Fee of $______, made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in AutoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.

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

<table>
<thead>
<tr>
<th>PLANNING STAFF USE ONLY:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION #:</td>
<td></td>
</tr>
<tr>
<td>DATE RECEIVED:</td>
<td></td>
</tr>
<tr>
<td>CP DESIGNATION:</td>
<td></td>
</tr>
<tr>
<td>CURRENT ZONING DESIGNATION:</td>
<td></td>
</tr>
<tr>
<td>PROPOSED ZONING DESIGNATION:</td>
<td></td>
</tr>
<tr>
<td>APPLICATION FEE:</td>
<td></td>
</tr>
<tr>
<td>RECEIPT NO.</td>
<td></td>
</tr>
<tr>
<td>RECEIVED BY:</td>
<td></td>
</tr>
<tr>
<td>NOTES:</td>
<td></td>
</tr>
</tbody>
</table>

**APPLICANT INFORMATION:**

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Boyer-Young Development</th>
<th>E-MAIL:</th>
<th><a href="mailto:AClark@boyeryoung.com">AClark@boyeryoung.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>9719 Giles Road, Ste 100</td>
<td>CITY/STATE/ZIP:</td>
<td>LaVista, NE 68128</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Boyer-Young Equities XVI, LLC</th>
<th>E-MAIL:</th>
<th><a href="mailto:AClark@boyeryoung.com">AClark@boyeryoung.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>9719 Giles Road, Ste 100</td>
<td>CITY/STATE/ZIP:</td>
<td>LaVista, NE 68128</td>
</tr>
</tbody>
</table>

**ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION:**

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Mark Westergard</th>
<th>E-MAIL:</th>
<th><a href="mailto:mwestergard@eacg.com">mwestergard@eacg.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS:</td>
<td>330 N. 117th Street</td>
<td>CITY/STATE/ZIP:</td>
<td>Omaha, NE 68154</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PHONE:</th>
<th>402.334.3690</th>
<th>FAX:</th>
<th>402.334.3688</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHONE:</td>
<td>402.895.4700</td>
<td>FAX:</td>
<td>402.895.3599</td>
</tr>
</tbody>
</table>
PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

Residential

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

PLAT NAME: Remington Ridge

ASSESSOR'S PARCEL NUMBER: 010430490 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 192nd & Giles
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) W 1/2 of the SE 1/4 and Tax Lot 7 of Section 18, 14N, R11E, of the 6th P.M., Sarpy County, Nebraska

SIZE OF PROPERTY: 62.832 acres CURRENT ZONING: AG REQUESTED ZONING: RS-72

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

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

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

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

Applicant Signature Date

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

[Walter Wilson, Agent for Owner] Signature Date 2-2-15

Owner Signature (or authorized agent)

Date

Date
TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEAD END STREETS.

OUTLOT "F", "H" AND "I" - BUFFER / GREEN SPACE AND CHANNEL

OUTLOT "E" AND "G" - STORMWATER DETENTION / PCSMP

EXIST. MAJOR CONTOURS

REAR = 25'
FRONT = 25'

SOUTHEAST CORNER OF SEC18-T14N-R11E

S195TH STREET

ROSEWOOD STREET

CORNHUSKER ROAD

WILLOW STREET

STREET

E & A CONSULTING GROUP, INC.

Drawn By: TRF3

Designed By: E & A CONSULTING GROUP, INC.

SARPY COUNTY, NEBRASKA

K:\Projects\2010\083\p01\Plat\Preliminary Design\PRE PLAT PHS III_000.dwg

4/22/2015 8:37 AM

Terry Hansen
**SARPY COUNTY PLANNING & BUILDING DEPT.**

1210-GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555  FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

**FINAL PLAT APPLICATION**

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

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of $________ made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in AutoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.

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

<table>
<thead>
<tr>
<th>PLANNING STAFF USE ONLY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION #:</td>
</tr>
<tr>
<td>DATE RECEIVED:</td>
</tr>
<tr>
<td>CP DESIGNATION:</td>
</tr>
<tr>
<td>CURRENT ZONING DESIGNATION:</td>
</tr>
<tr>
<td>PROPOSED ZONING DESIGNATION:</td>
</tr>
<tr>
<td>APPLICATION FEE: $________ RECEIPT NO. ________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RECEIVED BY:</th>
<th>NOTES:</th>
</tr>
</thead>
</table>

**APPLICANT INFORMATION:**

| NAME: Boyer-Young Development | E-MAIL: AClark@boyeryoung.com |
| ADDRESS: 9719 Giles Road, Ste 100 | LaVista, NE 68128 |

| MAILING ADDRESS: | (IF DIFFERENT) |
| PHONE: 402.334.3690 | 402.334.3688 |

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

| NAME: | E-MAIL: AClark@boyeryoung.com |
| ADDRESS: 9719 Giles Road, Ste 100 | LaVista, NE 68128 |

| MAILING ADDRESS: | (IF DIFFERENT) |
| PHONE: 402.334.3690 | 402.334.3688 |

**ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:**

| NAME: Mark Westergard | E-MAIL: mwestergard@eacg.com |
| ADDRESS: 330 N. 117th Street | Omaha, NE 68154 |

| MAILING ADDRESS: | (IF DIFFERENT) |
| PHONE: 402.895.4700 | 402.895.3599 |
PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. Attach additional sheets if necessary.

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

Residential

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

PLAT NAME: Remington Ridge

ASSESSOR’S PARCEL NUMBER: 010430490 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 192nd & Giles (example 192nd & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) See attached sheet

SIZE OF PROPERTY: 44.047 acres CURRENT ZONING: AG REQUESTED ZONING: RS-72

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

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

Applicant Signature

[Signature]

Date

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

Owner Signature (or authorized agent)

[Signature] 2-2-15

Date

Owner Signature (or authorized agent)
SURVEYORS CERTIFICATION


BEGINNING AT THE NORTHWEST CORNER OF LOT 138, REMINGTON RIDGE (LOTS 73-156, AND OUTLOTS "C" & "D"), A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 18, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID REMINGTON RIDGE (LOTS 73-156, AND OUTLOTS "C" & "D") ON THE FOLLOWING NINE (9) DESCRIBED COURSES; THENCE S19°34'36"W (ASSUMED BEARING), A DISTANCE OF 708.84 FEET; THENCE S70°25'24"E, A DISTANCE OF 5.00 FEET; THENCE S19°34'36"W, A DISTANCE OF 119.02 FEET; THENCE S13°22'57"W, A DISTANCE OF 93.85 FEET; THENCE S08°19'32"W, A DISTANCE OF 64.35 FEET; THENCE S03°16'06"W, A DISTANCE OF 91.91 FEET; THENCE S02°41'40"E, A DISTANCE OF 394.92 FEET; THENCE S15°57'47"E, A DISTANCE OF 94.81 FEET; THENCE S32°36'37"E, A DISTANCE OF 158.24 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "D", REMINGTON RIDGE (LOTS 73-156, AND OUTLOTS "C" & "D"), SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF GILES ROAD; THENCE S86°36'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF GILES ROAD, A DISTANCE OF 337.94 FEET; THENCE N02°42'11"W, A DISTANCE OF 302.83 FEET; THENCE N28°11'21"W, A DISTANCE OF 775.27 FEET; THENCE N59°00'05"W, A DISTANCE OF 44.27 FEET; THENCE N20°30'25"E, A DISTANCE OF 125.39 FEET; THENCE N69°29'35"W, A DISTANCE OF 129.83 FEET; THENCE N68°27'13"W, A DISTANCE OF 49.92 FEET; THENCE N60°16'49"W, A DISTANCE OF 44.30 FEET; THENCE N29°43'11"E, A DISTANCE OF 130.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS 490.00 FEET, A DISTANCE OF 15.83 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N59°21'16"W, A DISTANCE OF 15.83 FEET; THENCE N31°34'16"E, A DISTANCE OF 193.10 FEET; THENCE N20°08'49"E, A DISTANCE OF 135.20 FEET; THENCE N09°58'11"E, A DISTANCE OF 65.70 FEET; THENCE N05°23'00"E, A DISTANCE OF 66.60 FEET; THENCE N00°47'46"W, A DISTANCE OF 66.45 FEET; THENCE N02°26'54"W, A DISTANCE OF 186.70 FEET; THENCE N09°02'01"E, A DISTANCE OF 67.57 FEET; THENCE N19°47'00"E, A DISTANCE OF 67.07 FEET; THENCE N25°00'26"E, A DISTANCE OF 140.02 FEET; THENCE N18°52'11"E, A DISTANCE OF 65.68 FEET; THENCE N03°04'51"W, A DISTANCE OF 74.87 FEET; THENCE S86°54'54"W, A DISTANCE OF 179.44 FEET; THENCE N03°04'51"W, A DISTANCE OF 50.00 FEET; THENCE N41°54'54"E, A DISTANCE OF 12.02 FEET; THENCE N03°05'06"W, A DISTANCE OF 121.50 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF SECTION 18, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 206, BELLBROOK, A SUBDIVISION LOCATED IN THE NE1/4 AND PART OF THE NW1/4 OF SAID SECTION 18, SAID POINT ALSO BEING THE ON THE WESTERLY RIGHT-OF-WAY LINE OF 197TH STREET; THENCE S06°54'54"W ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 18, SAID LINE ALSO BEING THE SOUTH LINE OF SAID BELLBROOK, A DISTANCE OF 1121.48 FEET TO THE NORTHWEST CORNER OF TAX LOT 6, A TAX LOT LOCATED IN SAID SE1/4 OF SECTION 18; THENCE S02°21'41"E ALONG THE WEST LINE OF SAID TAX LOT 6, A DISTANCE OF 884.95 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 6, SAID POINT ALSO BEING ON THE NORTH
RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THENCE S86°05'53"W ALONG THE NORTH
RIGHT-OF-WAY LINE OF COTTONWOOD STREET, A DISTANCE OF 195.28 FEET; THENCE
S02°22'23"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,918,684 SQUARE FEET OR 44.047 ACRES, MORE OR LESS.
MEMO

TO: Bruce Fountain, AICP, EDFP, Planning Director
FROM: Patrick M. Dowse, PE, Engineering Manager
DATE: March 9, 2015
RE: Remington Ridge Phase III – Revised Preliminary Plat and Final Review

Sarpy County Public Works has reviewed the above mentioned Preliminary Plat, and has the following comments:

**Preliminary Drainage Report:**
It appears with the proposed storm sewer inlet network, the roadway spread at the curb inlets will overtop the crown of the roadway in most inlet locations. Has there been any consideration to change the configuration to keep inlet spread from not overtopping the crown? Will the 100 year storm stay within the public road right of way?

Feel free to let me know if you have any questions.
MEMORANDUM

Date: February 25th, 2015

To: Kelly Jeck

From: Michael Felschow, MAPA Transportation and Data Manager

Re: Remington Ridge

With regard to the Remington Ridge at 192nd and Giles road, please note that Giles road is slated to go from a gravel road to two lane urban road. This transportation improvement is anticipated between the years 2026 and 2030 depending on funding. In the coming decades, higher traffic volumes are anticipated around Giles road. MAPA recommends the need for future transportation system improvements, such as the preservation of sufficient right-of-way, be considered during the review process for this development.

If you have any questions, please contact me at 402-444-6866 ext. 229.
Vicinity Map - Current Zoning
Parcel #010430490 – Northwest of 192nd Street and Giles Road
Remington Ridge – Phase III and IV (and future Phase V)
Subject Property Outlined in Blue (Urban Residential, Urban Residential II, Park/School, Mixed Use Center)
AFFIDAVIT OF PUBLICATION

TATE OF NEBRASKA
County of Sarpy

being duly sworn, upon oath, Shon Barenklau deposes and says that he is the publisher or Anne Lee deposes and says that she is the Business Manager of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published herein; 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 printed in the said newspaper once each week, the first insertion having been on:

Wednesday, March 4, 2015
Papillion Times
Bellevue Leader
Gretna Breeze
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.

Shon Barenklau OR Anne Lee
Publisher Business Manager

today's Date 3-4-2015
signed in my presence and sworn to before me:

Notary Public

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

Printers Fee $25.80
Customer Number: 40638
Order Number: 0001839269

NOTICE OF PUBLIC HEARING
SARPY COUNTY PLANNING COMMISSION

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Tuesday, March 17, 2015, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion NE.

Morgan Pet Clinic, P.C. (Charles Morgan), has submitted an application for consideration of a Special Use Permit to allow animal daycare (with outdoor runs and overnight boarding) in BG commonly addressed as Lot 4A, Harrison Woods Replat Three as surveyed, platted, and recorded in Sarpy County, NE. Generally located southwest of 168th & Harrison Streets.

Bret Feller has submitted applications for consideration of a Change of Zone from AG to AGR and a Preliminary Plat of a subdivision to be known as Castle's First Addition Replat 1 being a replatting of Lots 1-4 Castle's First Additon and a portion of Tax Lot 9A SW 1/4 of Sec. 19, Twp. 13N, Rng. 13E, east of the 6th P.M., Sarpy County, NE. Generally located southwest of Platteview Road and 57th Street.

DAMMM, LLC has submitted applications for consideration of a Revised Preliminary Plat and Final Plat of a subdivision to be known as Kramek Industrial Park being a platting of Tax Lot 6 and the irregular south 14.9 feet and the west 999.76 feet in the NW 1/4 all located in Sec. 35, Twp. 14N, Rng. 11E of the 8th P.M. Sarpy County, NE. Generally located southeast of 156th & Cooper Streets.

Boyer-Young Development has submitted applications for consideration of a Revised Preliminary Plat (Phase III & IV) and Final Plat (Phase III) of a subdivision to be known as Remington Ridge being a platting of land located in Part of Tax Lot 7 and Part of the W 1/2 of the SE 1/4 all located in the SE 1/4 of Sec. 18, Twp. 14N, Rng. 11E of the 8th P.M. Sarpy County NE. Generally located northwest of 152nd Street and Giles Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE.
STATE OF NEBRASKA }  
} SS. 
COUNTY OF SARPY }  

Sworn to and subscribed before me this 8th day of August, 2015, by: 

[Signature]

Shon Barenklau
Publisher

Ron Petak
Executive Editor

Notary Public

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

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

[Signature]

Shon Barenklau
Publisher

ON MONDAY, AUGUST 10, 2015, IT IS HEREBY ORDERED THAT:

1. The hearing shall be held at the听会 Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE, on Tuesday, August 25, 2015, at 3:00 P.M.

2. All interested parties are hereby notified of the hearing.

3. An agenda for the meeting is available to the public at the Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

4. A copy of the application is available for inspection at the Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

5. Any person desiring to present oral evidence or make written statements shall notify the Sarpy County Planning Department, 1210 Golden Gate Drive, Papillion, NE, by 5:00 P.M. on August 25, 2015.

6. Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, August 25, 2015, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

7. Boyer Young Development has submitted applications for consideration of a Revised Preliminary Plat (Phase III & IV) and Final Plat (Phase III, Lots 157-256 and Outlots E-H), of a subdivision to be known as Remington Ridge being a platting of land located in Part of Tax Lot 7 and Part of the W 1/2 of the SE 1/4 all located in the NE 1/4 of Sec. 18, Twp. 14N, Rng. 11E of the 6th P.M., Sarpy County, NE. Generally located northwest of 192nd Street and Giles Road.

8. Walnut Opportunities, LLC has submitted applications for consideration of a Final Plat (Lots 1-83 and Outlots A-I), of a subdivision to be known as River Oaks, being a platting of Part of the W 1/4 of the NE 1/4 together with a part of the NW 1/4 of the SE 1/4 of Section 17, Township 14N, Range 11E of the 6th P.M., Sarpy County, NE. Generally located south of 184th and Harrison Streets.

9. An agenda for the meeting is available to the public at the Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

10. All interested parties are hereby notified of the hearing.

11. Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, August 25, 2015, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.