

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending Chapter 26.15 of the Lincoln Municipal Code relating  
2 to Land Subdivision, Preliminary Plats by amending Section 26.15.020 to require the location of  
3 easements for minimum flood corridors and other items related thereto to be shown on the  
4 preliminary plat; amending Section 26.15.040 to require additional information regarding Flood  
5 Regulations for Existing Urban Area to be included with the preliminary plat; adding a new section  
6 numbered 26.15.050 to require additional information regarding Flood Regulations for New Growth  
7 Areas to be included with the preliminary plat; and repealing Sections 26.15.020 and 26.15.040 of  
8 the Lincoln Municipal Code as hitherto existing.

9           BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

10           Section 1. That Section 26.15.020 of the Lincoln Municipal Code be amended to read  
11 as follows:

12   **26.15.020    Information on or Accompanying a Preliminary Plat.**

13           The following required information shall be identified and shown on the preliminary plat or  
14 on accompanying sheets:

- 15           (a)   Centerline profiles in NAVD 1988 of all existing and proposed streets and private  
16 roadways within and adjacent to the subdivision. The profile shall show points of intersection with  
17 all other streets and private roadways, stationing, the existing ground surface elevations, the  
18 proposed street grades, the length of vertical curves between changes in grade, and the profiles and  
19 horizontal alignment of temporary dead-end streets extending 300 feet beyond the limits of the  
20 subdivision.

1 (b) A drainage study in NAVD 1988 (when utilizing NGVD based flood elevations from  
2 FEMA floodplain maps, 0.50 feet shall be added to NGVD 1929 to obtain NAVD 1988, unless a  
3 more accurate conversion factor using an established conversion program is demonstrated to the  
4 satisfaction of the Director of Public Works and Utilities) shall include the following:

5 (1) A topographic map showing the drainage area and resulting runoff from all  
6 land lying outside the limits of the preliminary plat which discharges storm water runoff into or  
7 through the plat.

8 (2) A topographic map showing proposed contour lines and all sub-drainage areas  
9 and resulting runoff within the limits of the preliminary plat.

10 (3) Directional flow arrows for surface drainage along all lot lines where:

11 (i) The flow from one acre or more discharges along a  
12 common lot line; and

13 (ii) The finished grade of the lot is proposed to be two  
14 percent or less.

15 The drainage study map shall provide sufficiently detailed information to determine the proposed  
16 slope along all lot lines.

17 (4) The size and location of the pipes, ditch liners, and other drainage facilities  
18 required to adequately drain the subdivision.

19 (5) A copy of the drainage computations.

20 (6) The elevation and limits of a flood from a 100-year storm along and adjacent  
21 to all open drainage channels.

1 (7) The elevation and limits of flow routes necessary to provide overland runoff  
2 capacity through and along the storm drain system for the 100-year storm without flooding building  
3 areas.

4 (8) The elevations of any building or structure along flow routes indicating that  
5 no opening in the building or structure is subject to flooding at the post development flow route  
6 elevations.

7 (9) The location of easements for minimum flood corridors in the Existing  
8 Urban Area centered on the channel and delineated along all channels which do not have a delineated  
9 floodplain and which are outside the FEMA-delineated flood plain and drain an area equal to  
10 or greater than 150 acres or have a defined bed and bank. Minimum corridor preservation and  
11 mitigation for allowed encroachments shall be in conformance with Chapter 2.05 (Stormwater  
12 Drainage Design Standards) of the City of Lincoln Design Standards. Easements shall be in  
13 conformance with Section 26.23.120, "Easements," of the development standards for this title.

14 (10) The location of easements for minimum flood corridors in New Growth Areas  
15 delineated along all channels which drain an area equal to or greater than 150 acres or have a defined  
16 bed and bank. Minimum corridor preservation and mitigation for allowed encroachments shall be  
17 in conformance with Chapter 2.05 (Stormwater Drainage Design Standards) of the City of Lincoln  
18 Design Standards. If the minimum flood corridor is in the floodplain or floodprone area, it shall be  
19 preserved in conformance with the Flood Design Criteria. Easements shall be in conformance with  
20 Section 26.23.120, "Easements," of the development standards for this title.

21 ~~(10)~~(11) The location of proposed stormwater detention/retention facilities.

22 ~~(11)~~(12) A copy of the supporting calculations for the provision to limit the  
23 peak rate of storm water discharged.

1 (c) The location, size, and common name of all existing trees within and adjacent to the  
2 subdivision. The location of the trees may be shown on an aerial photograph with the proposed  
3 streets and lots accurately shown thereon. All existing trees which measure three inches or more in  
4 caliper five feet above the ground shall be shown and each tree identified with its common name.  
5 However, if five or more trees are located so that each is within approximately ten feet of the edge  
6 of another tree, they may be considered a tree mass and the outline of the tree mass shall be shown,  
7 with a list of the common name of the trees which are within the tree mass and their general  
8 grouping. If this procedure is followed, the individual location of each tree within the tree mass is  
9 not necessary. An indication shall be made on the map showing which trees or tree masses are to  
10 remain and which trees or tree masses are to be removed. Trees, shrubs and other vegetation within  
11 minimum flood corridors shall be preserved to the maximum extent possible. Those trees, shrubs,  
12 and other vegetation within minimum flood corridors which cannot be preserved shall be shown on  
13 the plans to be mitigated at a minimum ~~one-to-one~~ 1.5 to 1 ratio in accordance with Chapter 2.05  
14 (Stormwater Drainage Design Standards) of the City of Lincoln Design Standards and Flood Design  
15 Criteria. Trees and shrubs utilized for mitigation purposes shall meet the standards for planting size  
16 and method listed in the City of Lincoln's Plant Material List of August, 1986.

17 (d) A vicinity sketch showing the general location of the preliminary plat in relation to  
18 existing streets, section lines, and city limits.

19 (e) An aerial photograph from the Lancaster County soil survey maps designating soil  
20 types with the land area of the preliminary plat outlined. Accompanying the map there shall be an  
21 explanation on how (1) the engineering properties, and (2) the physical, chemical, and water  
22 properties of the soil will affect the proposed development. Should the grading plan show more than  
23 a five foot cut on any significant part of the area or a large number of basements are anticipated, a

1 geotechnical engineer or a professional geologist shall certify that the soil data supplied from the soil  
2 survey maps is still appropriate. If the soil survey maps are not appropriate, a subsurface  
3 investigation shall be performed and an explanation on how the soil properties will affect the  
4 development shall be submitted.

5 (f) Notwithstanding (a) and (b) above, centerline profiles and the drainage study  
6 submitted before March 1, 2000 may be in either city datum or NAVD 1988.

7 Section 2. That Section 26.15.040 of the Lincoln Municipal Code be amended to read  
8 as follows:

9 **26.15.040 ~~Development Within Flood Plain~~ Regulations for Development in Existing**  
10 **Urban Area.**

11 ~~The following~~ Within the Existing Urban Area, additional information shall be included with  
12 the preliminary plat in conformance with Chapter 26.24, "Flood Regulations for Existing Urban  
13 Area," if any part of the subdivision is within the ~~flood plain~~ floodplain.

14 ~~—— (a) —— All hydrological and grade information in NAVD 1988, including base flood~~  
15 ~~elevation data within Zone A (no base flood elevations determined), which is necessary to determine~~  
16 ~~the frequency and extent that the subdivision is subject to inundation by flood water, except that this~~  
17 ~~shall not apply where the use of the property is not being changed and where there are no physical~~  
18 ~~changes on the site which have the potential to increase the flood hazard. When utilizing NGVD~~  
19 ~~based flood elevations from FEMA floodplain maps, 0.50 feet shall be added to NGVD 1929 to~~  
20 ~~obtain NAVD 1988, unless a more accurate conversion factor using an established conversion~~  
21 ~~program is demonstrated to the satisfaction of the Director of Public Works and Utilities.~~  
22 ~~Notwithstanding the above, hydrological and grade information included with a preliminary plat~~  
23 ~~submitted before March 1, 2000 may be in either city datum or NAVD 1988.~~

1 ~~——(b)——~~ The type and extent of the proposed use or development of the land which is located  
2 ~~within the flood plain, along with such information as is necessary to determine the effect flood~~  
3 ~~waters will have on such development and use and the effect such development and use may have~~  
4 ~~upon the flood waters. All such information shall show the location of the proposed use, areas of~~  
5 ~~habitation and employment, including the location, size, and floor elevation of any structures, the~~  
6 ~~location and elevation of all parking areas, and the use, location, and elevations of all open land~~  
7 ~~areas.~~

8 ~~——(c)——~~ All plans and other information required herein shall conform to the development  
9 standards of this title.

10 ~~——(d)——~~ The limits of the 100-year flood plain.

11 ~~——(e)——~~ The amount of fill material brought into the flood plain from outside the flood plain.  
12 ~~If fill is from within the flood plain, give the location of the borrow area.~~

13 ~~——(f)——~~ Should proposed grading occur in the regulatory floodway, a certification by a  
14 professional engineer or hydrologist demonstrating the grading will not result in any increase in the  
15 flood level during the occurrence of the base flood discharge.—

16 Section 3. That Chapter 26.15 of the Lincoln Municipal Code be amended by adding  
17 a new section numbered 26.15.050 to read as follows:

18 **26.15.050 Flood Regulations for Development in New Growth Areas.**

19 Within New Growth Areas, additional information shall be included with the preliminary plat  
20 in conformance with Chapter 26.25, “Flood Regulations for New Growth Areas,” if any part of the  
21 subdivision is within the floodplain or floodprone area.

22 Section 4. That Sections 26.15.020 and 26.15.040 of the Lincoln Municipal Code  
23 as hitherto existing be and the same are hereby repealed.

1                   Section 5. That this ordinance shall take effect and be in force from and after its  
2 passage and publication according to law.

Introduced by:

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Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this ___ day of _____, 2004:  _____ Mayor
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