

ORDINANCE NO. _____

1 AN ORDINANCE amending Section 27.65.070 of the Lincoln Municipal Code to
 2 change references from community sewage system and individual sewage disposal system to
 3 community wastewater works and on-site wastewater treatment system, respectively; and
 4 repealing Section 27.65.070 of the Lincoln Municipal Code as hitherto existing.

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

6 Section 1. That Section 27.65.070 of the Lincoln Municipal Code be amended
 7 to read as follows:

8 **27.65.070 Form of Community Unit Plan.**

9 A plot plan shall be accurately, clearly, and legibly drawn on tracing cloth or mylar in a
 10 sufficient size and scale to show the details of the plan clearly and shall contain the following
 11 information:

12 (a) A surveyor's certificate certifying to the accuracy of the boundary survey shown
 13 thereon, and a certificate for showing the Planning Commission's approval or disapproval, and
 14 a certificate for the City Clerk to show the approval or disapproval by City Council, including the
 15 date and resolution number;

16 (b) Date prepared, north point, scale of plot plan, and location of section lines and
 17 section corners;

18 (c) Contour lines at intervals not to exceed five feet based on NAVD 1988. Spot
 19 elevations on a 100-foot grid shall be required to fully indicate the topography on flat land;

20 (d) Locations, name, tangent lengths, centerline radius of each curve and its interior
 21 angle and width of all proposed and existing streets, highways, private roadways, and other
 22 public ways within and adjacent to the development;

23 (e) Locations and widths of all existing and proposed easements for drainage,
 24 sewers, and other public utilities and, if appropriate, access easements;

25 (f) Location, width, and direction of flow of all watercourses in and adjacent to the
 26 community unit plan, including the limits of the flood plain and floodway as defined in Chapter
 27 27.55;

1 (g) The location and size of all existing and proposed sanitary and storm sewers,
2 culverts, watermains, fire hydrants, and existing power lines and other underground structures
3 or cables within the tract of land and adjacent streets;

4 (h) All lot lines, building setback lines for all lots, dimensions of all lot lines and
5 building envelope lines. Chord distances shall be shown for lot lines abutting curvilinear streets;

6 (i) Lot numbers shall begin with the number (1) and shall continue consecutively
7 through a block with no omission or duplication. Blocks shall be numbered in the same manner.
8 Letters shall be used to designate outlots in alphabetical order;

9 (j) Proposed areas for parks and playgrounds. Any parcels other than streets which
10 are to be dedicated or reserved for public use shall be clearly shown and said parcels shall be
11 designated as outlots and assigned an alphabetical designation;

12 (k) The location of all proposed and existing sidewalks, walkways, and other pedes-
13 trian ways;

14 (l) Location, height, and use of proposed and existing buildings with an indication
15 as to whether an existing building is to be removed or to remain, and signs, if any, in
16 accordance with the provisions of Chapter 27.69;

17 (m) A certified accurate boundary survey showing sufficient linear, angular, and curve
18 data to determine the bearing and length of all boundary lines of the community unit plan.
19 Where the tract of land abuts on an existing plat, the distances, angles, and bearing of any
20 common lines shall be shown and any differences in measurement noted. The total calculated
21 acres within the boundaries of the community unit plan shall be shown;

22 (n) The following data shall be shown on each sheet of the community unit plan:

23 (1) The name of the community unit plan;

24 (2) The name, address, and telephone number of the person or company
25 responsible for preparation of the community unit plan;

26 (3) North arrow, scale, date;

27 (4) Sheet number and the total number of sheets comprising the community
28 unit plan.

29 (o) Accompanying the community unit plan, the following information shall be sub-
30 mitted to the Planning Department with the number of copies requested by the Planning
31 Director:

- 1 (1) Name, address, and telephone number of developer;
- 2 (2) Certified record owner or owners and their address;
- 3 (3) Legal description of the proposed community unit plan, including the
4 number of acres;
- 5 (4) Statement of present zoning and proposed use or uses of the property;
- 6 (5) Profiles along the centerline of the proposed streets and private roadways
7 which show the existing ground surface elevations and the proposed street grades including the
8 length of vertical curves between changes in grade with the profiles for stub streets ending at
9 the boundary of the community unit plan to be extended 300 feet beyond the limits of the
10 community unit plan into subdivided and unsubdivided land;
- 11 (6) The proposed method of providing sanitary sewer service to the area;
 - 12 (i) If a public wastewater works or community ~~sewage system~~
13 wastewater works is established, the size and location of all proposed sanitary sewers, the
14 proposed manhole locations, any necessary extension to the existing public system or to the
15 proposed community ~~sewage treatment facility~~ wastewater works, and the location of the pro-
16 posed community ~~sewage treatment facility~~ wastewater works;
 - 17 (ii) If the use of ~~individual sewage disposal~~ an on-site wastewater
18 treatment system is permitted, pursuant to Section 26.27.040 of the Lincoln Municipal Code,
19 plans for the proposed disposal system and its location on each lot must be shown. If a septic
20 tank system is proposed, soil and percolation data and plans which show the location of one
21 main subsurface disposal field for each lot which is proposed to be served by a septic tank
22 system shall be shown.
- 23 (7) The proposed method of providing an adequate potable water supply;
 - 24 (i) If a public, or community water system, or rural water district is
25 used, the location and size of all proposed water mains, the proposed hydrant locations, and
26 any necessary extension of the proposed system to existing water mains or to a proposed
27 community well, the location of the proposed community well, and the type of water treatment
28 to be used;
 - 29 (ii) If a community water system other than a rural water district is
30 proposed, data on the quantity and quality of the water shall be obtained from a test well within
31 the immediate vicinity of the proposed water supply well. If an individual water well system for

1 each lot is proposed, data on the quantity and quality of the water shall be obtained from test
2 wells which shall be drilled on the ratio of one to each ten acres on a grid system. The results
3 of these preliminary tests shall in no way be construed to guarantee the quantity or quality of
4 water to individual lots in the proposed community unit plan and the data obtained from these
5 tests shall not be used to imply that an adequate quantity or acceptable quality of water is
6 available in the proposed community unit plan.

7 (8) A drainage study prepared in accordance with the current storm sewer
8 design standards of the city on file with the City Clerk. The following items must be included in
9 the drainage study:

10 (i) A map showing the drainage area and resulting runoff from any
11 land lying outside the limits of the community unit plan which discharges storm water runoff into
12 or through the community unit plan;

13 (ii) A map showing all internal drainage areas and resulting runoff;

14 (iii) Proposals as to how the computed quantities of runoff will be
15 handled;

16 (iv) A copy of the drainage computations.

17 (9) A map or an aerial photograph showing the proposed streets, private
18 roadways, driveways, parking areas, buildings and lots which includes the location, and
19 identifies, by common name, all existing trees within the area of the community unit plan. Single
20 trees which are three inches in caliper or larger measured five feet above the ground must be
21 shown. However, if five or more trees are located so that each is within approximately ten feet
22 of the edge of another tree, they will be considered a tree mass and the outline of the tree mass
23 may be shown with a list of the common names of the trees which are within the tree mass. If
24 the above-stated procedure is followed, the individual location of each tree within the tree mass
25 is not necessary. An indication shall be made on the map showing which trees or tree masses
26 are to remain and which trees or tree masses are to be removed;

27 (10) A vicinity sketch showing the general location of the community unit plan
28 in relation to existing streets, section lines, and city limits;

29 (11) Site grading plan showing existing and proposed contour lines with
30 intervals at no greater distance than five feet, and if necessary, spot elevations showing com-
31 plete proposed grading of the community unit plan. Also, cross-sections may be required

1 showing existing and proposed ground lines and buildings. Information as to where fill will be
2 obtained and the amount of the fill shall be included if all or part of the property is located within
3 the flood plain as defined in Chapter 27.55. If the proposed location from which said fill is
4 obtained is later to be changed, the developer shall inform the Public Works and Utilities
5 Department of the location of the proposed new borrow area and obtain approval thereof from
6 the Director of Public Works and Utilities;

7 (12) All deviations from the provisions of this chapter shall be fully set forth and
8 reasons given for said deviations;

9 (13) In the event that said real property is located within a flood plain, the
10 developer shall comply with all requirements pertaining to flood plains contained in the Lincoln
11 Municipal Code and applicable state statutes.

12 Section 2. That Section 27.65.070 of the Lincoln Municipal Code as hitherto
13 existing be and the same is hereby repealed.

14 Section 3. That this ordinance shall take effect and be in force from and after its
15 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ___ day of _____,
2002:

Mayor