

Preliminary Plat 02007

RESOLUTION NO. A-\_\_\_\_\_

1           WHEREAS, Hartland Homes, Inc. has submitted the preliminary plat of **Hartland**  
 2 **Homes N.W. 1st Addition** for acceptance and approval, together with a request to waive City  
 3 of Lincoln Land Subdivision Ordinance requirements to allow unenclosed decks to project 10  
 4 feet into the required rear yard; and

5           WHEREAS, the Lincoln City - Lancaster County Planning Commission has reviewed  
 6 said preliminary plat and has recommended conditional approval of said plat.

7           NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,  
 8 Nebraska:

9           That the preliminary plat of **Hartland Homes N.W. 1st Addition**, located west of N.W.  
 10 48th Street and north of West St. Paul Avenue as submitted by Hartland Homes, Inc., is hereby  
 11 accepted and approved, subject to the following terms and conditions:

12           1.     The City Council must approve the following associated requests:

- 13           a.     Special Permit #1965.
- 14           b.     Street vacation #02003.
- 15           c.     Street Vacation #03006.

16           2.     Final Plats will be approved by the Planning Director after:

17           a.     The sidewalks, streets, drainage facilities, street lighting, landscape  
 18 screens, street trees, temporary turnarounds and barricades, and street name signs have been  
 19 completed or the subdivider has submitted a bond or an escrow of security agreement to  
 20 guarantee their completion.

21           b.     The Subdivider has signed an agreement that binds the subdivider, its  
 22 successors and assigns:

- 1 i. to complete the paving of private roadway shown on the final plat  
2 within two (2) years following the approval of this final plat.  
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- 4 ii. to complete the installation of sidewalks along both sides of all  
5 streets as shown on the final plat within four (4) years following  
6 the approval of this final plat.
- 7 iii. to construct the sidewalk in the pedestrian way easement in Outlot  
8 A at the same time as W. Cleveland and W. Madison are paved.
- 9 iv. to complete the public water distribution system to serve this plat  
10 within two (2) years following the approval of this final plat.
- 11 v. to complete the public wastewater collection system to serve this  
12 plat within two (2) years following the approval of this final plat.  
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- 14 vi. to complete the enclosed public drainage facilities shown on the  
15 approved drainage study to serve this plat within two (2) years  
16 following the approval of this final plat.
- 17 vii. to complete the enclosed private drainage facilities shown on the  
18 approved drainage study to serve this plat within two (2) years  
19 following the approval of this final plat.
- 20 viii. to complete land preparation including storm water  
21 detention/retention facilities and open drainageway improvements  
22 to serve this plat prior to the installation of utilities and  
23 improvements but not more than two (2) years following the  
24 approval of this final plat.
- 25 ix. to complete the installation of public street lights along all streets  
26 within this plat within two (2) years following the approval of this  
27 final plat.
- 28 x. to complete the installation of private street lights along all streets  
29 within this plat within two (2) years following the approval of this  
30 final plat.
- 31 xi. to complete the planting of the street trees along all streets within  
32 this plat within four (4) years following the approval of this final  
33 plat.
- 34 xii. to complete the planting of the landscape screen within this plat  
35 within two (2) years following the approval of this final plat.
- 36 xiii. to complete the installation of the street name signs within two (2)  
37 years following the approval of this final plat.  
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- 39 xiv. to complete the installation of the permanent markers prior to  
40 construction on or conveyance of any lot in the plat.



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- xxii. to perpetually maintain the sidewalks in the pedestrian way easements on Outlot A at their own cost and expense.
- xxiii. to protect the trees that are indicated to remain during construction and development.
- xxiv. to inform all prospective purchasers and users that the land is located within the Airport Environs Noise District, that the land is subject to an avigation and noise easement granted to Lincoln Airport Authority, and that the land is potentially subject to aircraft noise levels which may affect users of the property and interfere with its use.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

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

<p>Approved this ___ day of _____, 2005:</p> <p>_____</p> <p>Mayor</p>
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