

**CITY OF CREIGHTON
KNOX COUNTY, NEBRASKA
SUBDIVISION REGULATIONS**

ORDINANCE NUMBER

ADOPTED BY THE CITY OF CREIGHTON, NEBRASKA

TABLE OF CONTENTS

ARTICLE 1: TITLE, PURPOSE, AND DEFINITIONS 1

SECTION 1.01 NAME AND CITATION OF TITLES..... 1

SECTION 1.02 PURPOSE..... 1

SECTION 1.03 DEFINITIONS..... 1

ARTICLE 2: GENERAL PROVISIONS 5

SECTION 2.01 GENERAL PROVISIONS 5

SECTION 2.02 JURISDICTION 5

SECTION 2.03 POWERS..... 5

SECTION 2.04 APPLICABILITY 5

SECTION 2.05 INTERPRETATION..... 5

SECTION 2.06 CONFLICT 5

SECTION 2.07 BUILDING PERMITS..... 5

SECTION 2.08 AMENDMENTS 5

SECTION 2.09 MODIFICATIONS 5

ARTICLE 3: PROCEDURES 7

SECTION 3.01 PROCEDURE FOR FILING PRE-APPLICATION PLANS AND DATA 7

SECTION 3.02 PROCEDURE FOR APPROVAL OF PRELIMINARY PLAT 7

SECTION 3.03 PRELIMINARY PLAT SPECIFICATIONS..... 8

SECTION 3.04 PROCEDURE FOR APPROVAL OF FINAL PLAT 9

SECTION 3.05 FINAL PLAT AND REQUIRED SPECIFICATIONS 9

SECTION 3.06 PLATS OUTSIDE CORPORATE LIMITS 10

SECTION 3.07 VACATION OF PLAT OF RECORD 10

SECTION 3.08 REPLATS..... 10

SECTION 3.09 ADMINISTRATIVE PLATS..... 11

ARTICLE 4: DESIGN STANDARDS 13

SECTION 4.01 MINIMUM DESIGN STANDARDS 13

SECTION 4.02 STREETS 13

SECTION 4.04 DEDICATION OF RIGHTS-OF-WAY FOR NEW STREETS 13

SECTION 4.05 DEDICATION OF RIGHTS-OF-WAY FOR EXISTING STREETS 13

SECTION 4.06 INTERSECTIONS 14

SECTION 4.07 CURVES IN STREETS; HORIZONTAL..... 14

SECTION 4.08 STREET GRADES AND ELEVATIONS 14

SECTION 4.09 FRONTAGE ROADS/MARGINAL ACCESS STREETS 14

SECTION 4.10 ACCESS/EGRESS 14

SECTION 4.11 STREET JOGS 14

SECTION 4.12 CUL-DE-SAC STREETS..... 14

SECTION 4.13 STREET NAMES..... 14

SECTION 4.14 PRIVATE STREETS AND RESERVE STRIPS 15

SECTION 4.15 BLOCKS 15

SECTION 4.16 LOTS..... 15

SECTION 4.17 THROUGH (DOUBLE FRONTAGE) LOTS 15

SECTION 4.18 EASEMENTS 15

SECTION 4.19 STORM SEWER SYSTEM 16

SECTION 4.20 SANITARY SEWER SYSTEM 16

SECTION 4.21 SIDEWALKS 16

SECTION 4.22 FLOOD HAZARDS..... 16

SECTION 4.23 CREEK SETBACK..... 16

SECTION 4.24 CONFORMANCE WITH OTHER REGULATIONS 16

SECTION 4.25 MINIMUM STREET STANDARDS 18

ARTICLE 5: REQUIRED IMPROVEMENTS 19

SECTION 5.01 GENERAL..... 19

SECTION 5.02	MONUMENTS AND MARKERS.....	19
SECTION 5.03	MONUMENT CONSTRUCTION	19
SECTION 5.04	STREET GRADING AND CONSTRUCTION.....	19
SECTION 5.05	STREET SIGNS AND LIGHTING, ELECTRICAL POWER, MAIL BOXES, GAS MAINS, AND HYDRANTS.....	19
SECTION 5.06	LANDSCAPE SCREENS	20
SECTION 5.07	SIDEWALKS	20
SECTION 5.08	DRAINAGE.....	20
SECTION 5.09	SANITARY SEWERS	21
SECTION 5.10	WATER MAINS	21
SECTION 5.11	COST OF OVER-SIZE IMPROVEMENTS.....	22
SECTION 5.12	EXTENSION TO BOUNDARIES	22
SECTION 5.13	OFF-SITE EXTENSIONS	22
SECTION 5.14	LAND PREPARATION.....	22
ARTICLE 6: DEDICATIONS AND RESERVATIONS ON PUBLIC LAND.....		24
SECTION 6.01	DEDICATION	24
SECTION 6.02	RESERVATION AND DEDICATION OF PUBLIC LAND AND OPEN SPACE	24
SECTION 6.03	DETERMINATION OF DEDICATION OR FEE PAYMENT	24
SECTION 6.04	DEDICATION REQUIREMENTS	24
SECTION 6.05	FEE PAYMENT REQUIREMENTS.....	24
SECTION 6.06	DEVELOPER AGREEMENTS	25
SECTION 6.07	PRESERVATION OF LAND	25
ARTICLE 7: IMPROVEMENT PROCEDURE		26
SECTION 7.01	IMPROVEMENTS FINANCING, GENERAL	26
SECTION 7.02	SUBDIVISION IMPROVEMENTS GUARANTEES	26
SECTION 7.03	SURETY PERFORMANCE BOND	26
SECTION 7.04	ESCROW ACCOUNT.....	26
SECTION 7.05	IMPROVEMENT DISTRICTS	26
SECTION 7.06	TIME LIMITS	27
SECTION 7.07	INSTALLATION OF IMPROVEMENTS	27
SECTION 7.08	PLAN AND ADMINISTRATION REVIEW REIMBURSEMENT	27
SECTION 7.09	FAILURE TO COMPLETE IMPROVEMENTS	27
SECTION 7.10	CERTIFICATION AND INSPECTION	27
SECTION 7.11	REDUCTION OF GUARANTEES	28
SECTION 7.12	RELEASE OF GUARANTEE	28
SECTION 7.13	OPERATION AND MAINTENANCE	28
ARTICLE 8: WAIVERS, ANNEXATIONS, AMENDMENTS		29
SECTION 8.01	GRANTING OF WAIVERS (EXCEPTIONS) AND CONDITIONS.....	29
SECTION 8.02	CLUSTERED/MIXED USE DEVELOPMENTS	29
SECTION 8.03	ANNEXATION OF ADJOINING OR CONTIGUOUS PROPERTIES	29
SECTION 8.04	PETITION FOR ANNEXATION	29
SECTION 8.05	AMENDMENTS	29
ARTICLE 9: ADMINISTRATION/ENFORCEMENT		30
SECTION 9.01	GENERAL.....	30
SECTION 9.02	FEES FOR PARKS AND OPEN SPACE.....	30
SECTION 9.03	AMENDMENTS	30
SECTION 9.04	VIOLATION/PENALTIES.....	30
ARTICLE 10: LEGAL STATUS PROVISIONS.....		31
SECTION 10.01	SEPARABILITY	31
SECTION 10.02	REPEALS	31
SECTION 10.03	EFFECTIVE DATE	31
SECTION 10.04	ADOPTION.....	31

ARTICLE 11: CERTIFICATION AND DEDICATION STATEMENTS.....32

SECTION 11.01 ACKNOWLEDGE OF NOTARY32
SECTION 11.02 SURVEYOR’S CERTIFICATION.....32
SECTION 11.03 APPROVAL OF CREIGHTON CITY PLANNING COMMISSION32
SECTION 11.04 ACCEPTANCE BY CREIGHTON CITY COUNCIL32
SECTION 11.05 ACCEPTANCE BY THE CREIGHTON CITY ENGINEER.....33
SECTION 11.06 ACCEPTANCE BY KNOX COUNTY REGISTER OF DEEDS33
SECTION 11.07 REVIEW OF KNOX COUNTY SURVEYOR33
SECTION 11.08 COUNTY TREASURER’S CERTIFICATIONS33
SECTION 11.09 ADMINISTRATIVE PLAT APPROVAL.....33
SECTION 11.10 OWNERS CERTIFICATION34
SECTION 11.11 LIEN HOLDER CONSENT.....34

ARTICLE 1: TITLE, PURPOSE, AND DEFINITIONS.

Section 1.01 Name and Citation of Titles

This Ordinance shall be known, referred to and cited as "The Subdivision Regulations" of Creighton, Nebraska.

Section 1.02 Purpose

The purpose of this Ordinance is to provide for the orderly development of Creighton and its environs by insuring, through the prescribed rules and standards, functional arrangements of street layouts; open spaces; adequate community facilities and utilities, to coordinate development with the City's transportation, land use and capital facilities plan, and to generally provide conditions favorable for the health, safety and convenience of the community.

Section 1.03 Definitions

For the purpose of this Ordinance, certain words used herein are defined as follows:

- 1.03.01 **APPLICANT** shall mean the titleholder of record, his agent, or a person holding a notarized letter authorizing the person to represent the legal owner of the property, or an appropriate purchase agreement.
- 1.03.02 **ALLEY** shall mean a public right-of-way used primarily as a secondary means of access to the abutting property.
- 1.03.03 **BLOCK** shall mean a tract or parcel of land bounded by public streets or lands, streams, railroads, unplatted lands or a combination thereof.
- 1.03.04 **BOND** shall mean any form of security including a cash deposit, security bond, or instrument of credit in an amount and form satisfactory to the City Council which meets the intent of such security required by this Ordinance.
- 1.03.05 **BOUNDARY ADJUSTMENT** shall mean the transfer of property by deed to a respective owner or owners of contiguous property for the purpose of adjusting a boundary line and not for the purpose of creating an additional lot or parcel.
- 1.03.06 **BUILDING LINE** shall mean a line parallel, or nearly parallel, to the street line at a specified distance from the street line which marks the minimum set back distance a building may be erected. In the case of a cul-de-sac the building line shall be measured around the curvature of the street line and shall be located at the required front yard set back where the lot width shall meet the minimum lot width required in the district.
- 1.03.07 **CHIEF BUILDING OFFICIAL** shall mean the individual appointed and/or employed by the City to enforce the prescribed and adopted building codes for the City. Said individual may be assigned to enforce Municipal Code, the Comprehensive Development Plan, Zoning Ordinance, and Subdivision Ordinance for the City of Creighton.
- 1.03.08 **CITY** shall mean the City of Creighton, Nebraska.
- 1.03.09 **CITY ADMINISTRATOR** shall mean the chief administrative person appointed and hired by the governing body of Creighton.
- 1.03.10 **CITY COUNCIL** shall mean the governing body for the City of Creighton, Nebraska.
- 1.03.11 **CITY ENGINEER** shall mean the City Engineer of the City of Creighton retained by the City Council for the recommendation, advice, and implementation of engineering work as requested by the City.
- 1.03.12 **CLERK** shall mean the City Clerk of the City of Creighton, Nebraska.
- 1.03.13 **CLUSTER/MIXED USE DEVELOPMENT** shall mean a development designed to provide for an unusual or different arrangement of residential, business, or industrial uses in accordance with an approved development plan.
- 1.03.14 **COMPREHENSIVE DEVELOPMENT PLAN** shall mean the master plan for the improvement and development of Creighton, Nebraska, as adopted by the City Council in accordance with the laws of the State of Nebraska and the ordinances of Creighton.
- 1.03.15 **CUL-DE-SAC** shall mean a public way with one end open to traffic and the other end terminated by a vehicular turn-around.

- 1.03.16 **DEAD END STREET** shall mean a public way that has only one outlet for vehicular traffic and does not terminate in a vehicular turn-around.
- 1.03.17 **DEDICATION** shall mean the intentional appropriation of land by the owner to some public use.
- 1.03.18 **DEVELOPER**. See "Subdivider".
- 1.03.19 **EASEMENT** shall mean a right to use a parcel of land, granted to the general public, utility, corporation or person(s) for a specific purpose or purposes.
- 1.03.20 **FLOOD PLAIN** shall mean those lands which are subject to a one percent or greater chance of flooding in any given year.
- 1.03.21 **FLOODWAY** means the channel of the river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
- 1.03.22 **FRONTAGE ROAD** shall mean minor streets parallel to and adjacent to arterial streets and highways, which reduce the number of access points to the arterial street or highway for the purpose of increased traffic safety.
- 1.03.23 **IMPROVEMENTS** shall mean street grading, street surfacing and paving, curbs and gutters, street lights, street signs, sidewalks, crosswalks, water mains and lines, fire hydrants, sanitary sewers, storm drainage facilities, culverts, bridges, public utilities, or other such installation as designated by the City Council or its specific approving authority.
- 1.03.24 **LOT** shall mean a parcel, tract or area of land created in conformance with this Ordinance that may be separately owned, used, developed, or built upon.
- 1.03.25 **LOT CONSOLIDATION** shall mean a method for approval of lot boundary adjustments which reduces the number of lots to not greater than two.
- 1.03.26 **LOT, CORNER** shall mean a lot abutting upon two or more streets at their intersection.
- 1.03.27 **LOT, DEPTH OF** shall mean the mean horizontal distance between the front and rear lot lines. Corner lots shall provide at least one dimension equal to the required lot depth prescribed in the affected zoning district.
- 1.03.28 **LOT, DOUBLE FRONTAGE** shall mean a lot having a frontage on two non-intersecting streets.
- 1.03.29 **LOT, FLAG** shall mean lots, being those lots landlocked from public right-of-way, except for a narrow tract of land of less width than required under assigned zoning.
- 1.03.30 **LOT FRONTAGE** shall mean that portion of a lot abutting a street. For purposes of determining yard requirements of corner lots and through lots, all sides of a lot abutting a street shall be considered frontage.
- 1.03.31 **LOT, INTERIOR** shall mean a lot other than a corner lot which has frontage on one street only.
- 1.03.32 **LOT LINE** shall mean the boundary line of a lot.
- 1.03.33 **LOT MINIMUM AREA** shall mean the minimum square footage of land area within the boundaries of the platted lot lines, as applicable to designated zoning districts.
- 1.03.34 **LOT, NONCONFORMING** shall mean a lot which was lawfully created under prior zoning when lesser area or dimension requirements were enforced and does not currently conform to the existing zoning district space limits.
- 1.03.35 **LOT, PLATTED** shall mean a lot which is part of a subdivision of the plat of which, or the appropriate permit for which, has been legally approved by the City and recorded in the office of the Register of Deeds for Knox County.
- 1.03.36 **LOT OF RECORD** shall mean a lot which is both part of a subdivision recorded in the office of the Register of Deeds for Knox County, and having been owned separately and individually from adjoining lots or tracts of land prior to the adoption of this Ordinance.

- 1.03.37 **LOT SPLIT** shall mean a subdivision involving the division of one or more lots with the end result not be greater than two lots.
- 1.03.38 **LOT, THROUGH** shall mean a lot other than a corner lot fronting on more than one street.
- 1.03.39 **LOT, WIDTH OF** shall mean the minimum street frontage measured along the front street property line except when a lot fronts on the inside or concave side of a horizontal curvilinear alignment of a street or on a corner lot; in which case, the minimum lot width shall be measured along the front building line of the principal use structure extended to both lot property lines.
- 1.03.40 **MASTER PLAN** See Comprehensive Development Plan.
- 1.03.41 **MONUMENT** shall mean an identification marker established by certified land survey and set by a registered land surveyor at each section corner, angle point, block corner, street centerline, or other point.
- 1.03.42 **OUTLOT** A lot remnant or parcel of land left over after platting, which is intended as open space or other use, for which no zoning permit shall be issued for any private structure.
- 1.03.43 **PERSON** shall mean an individual, firm, partnership, corporation, company, association, syndicate, or any legal entity and including any trustee, receiver, assignee, or other similar representatives thereof.
- 1.03.44 **PLANNING COMMISSION** shall mean the Planning Commission of Creighton, Nebraska.
- 1.03.45 **PLAT** shall mean a map that delineates the subdivision of a quantity of land. A plat commonly shows lots, blocks, streets and other features relevant to the development and improvement of the property.
- 1.03.46 **PLAT, ADMINISTRATIVE** shall provide for lots splits, lot combinations, and boundary adjustment which result in lots divided or combined into not more than four tracts without having to re-plat said lot, provided that the resulting lots shall not again be divided without re-platting.
- 1.03.47 **PLAT, FINAL** shall mean the final plat of the plat, subdivision or dedication of land prepared for filing or recording in conformance with this Ordinance. Substantial conformance to an approved preliminary plat, prepared in accordance with Ordinance.
- 1.03.48 **PLAT, PRELIMINARY** shall mean the preliminary plan of the plat, subdivision or dedication prepared in accordance with the requirements of this ordinance.
- 1.03.49 **PLAT, REVISED PRELIMINARY** A revised plat or map of a previously approved preliminary plat, including supporting data, indicating a proposed subdivision development, prepared in accordance with this ordinance.
- 1.03.50 **PROPERTY LINE ADJUSTMENT** is the relocation of a single common property line between two abutting lots, parcels or other units of land where an additional lot, parcel or unit of land is not created and the existing lot, parcel or unit of land reduced in size by the adjustment must comply with the applicable zoning requirements. A property line adjustment does not vacate a plat nor does it add lot lines. A property line adjustment does not alter the location of utility services and hook ups.
- 1.03.51 **SIDEWALK OR WALKWAY** shall mean that portion of a dedicated right-of-way or easement improved and intended for pedestrian use only.
- 1.03.52 **REPLAT** is the act of platting the lots, parcels and easements in a recorded subdivision to achieve a reconfiguration of existing subdivision or to increase or decrease the number of lots in the subdivision.
- 1.03.53 **STREET** shall include public streets, highways, avenues, boulevards, parkways, roads, lanes, alleys, viaducts, subways, tunnels, bridges, public easements and right-of-way. Where explicitly authorized by the City Council, private streets may be authorized as part of planned developments.
- 1.03.54 **STREET, COLLECTOR** shall mean a street or highway that is intended to carry traffic from minor streets to major streets. Collector streets are usually the principal entrance streets to residential developments and the streets for circulation within the development as designated in the Comprehensive Development Plan.
- 1.03.55 **STREET, MAJOR** shall mean a street or highway used primarily for fast or high volume traffic, including

expressways, freeways, boulevards, and arterial streets as designated in the Comprehensive Development Plan.

- 1.03.56 **STREET, MINOR** shall mean a street intended primarily to provide pedestrian and vehicular access to the abutting properties.
- 1.03.57 **SUBDIVIDER** shall mean any person, group, corporation, partnership, or other entity, or any agency thereof, dividing or proposing to divide land so as to constitute a subdivision.
- 1.03.58 **SUBDIVISION** shall mean the division of a lot, tract, or parcel of land into two or more lots, sites, or other divisions of land for the purpose, whether immediate or future, of transfer of ownership or building development, provided that the smallest lot created by the division is less than 10 acres in size.
- 1.03.59 **SUBDIVISION AGREEMENT** An agreement between the City of Creighton and a developer whereby the developer agrees to construct any required public street, drainage, and other improvements, for a subdivision and to provide security for completion of the subdivision improvements and in situations involving public financing, the relative cost be borne by the developer and by the public entity.
- 1.03.60 **ZONING DISTRICT** shall mean an area delineated on a zoning map for which uniform use regulations are specified.
- 1.03.61 **ZONING ORDINANCE** shall mean the Zoning Ordinance of the City of Creighton as amended from time to time.

ARTICLE 2: GENERAL PROVISIONS

Section 2.01 General Provisions

The Subdivision Regulations as herein set forth are intended to provide for harmonious development of the City and its environs; for the integration of new subdivision streets with other existing or planned streets or with other features of the Comprehensive Development Plan of the City; for adequate open spaces for traffic, recreation, light and air; for the distribution of population and traffic in a manner which will tend to create conditions favorable to health, safety, convenience, or prosperity to insure conformance of subdivision plans with the capital improvement program of the City and its planning area; and, to secure equitable handling of all subdivision plats by providing uniform procedures and standards for observance by subdividers, Planning Commission and City Council.

Section 2.02 Jurisdiction

The provisions of this Ordinance shall apply to all land located within the legal boundaries of the City, as the same may be amended by subsequent annexation, and shall also include all land lying within one mile of the corporate limits of the City, or as indicated on the Official Zoning Map of the City and not located in any other Municipality.

Section 2.03 Powers

No plat of a subdivision of land lying within the jurisdiction of the City shall be filed or recorded until it shall have been submitted to and a report and recommendation thereon made, by the Planning Commission to the City Council and the City Council has approved the final plat.

It shall be unlawful for the owner, agent, or person having control of any land within the corporate limits of the City, or within the area shown on the Official Zoning Map to subdivide land except in accordance with Neb. Rev. Stat. §19-916 (R.R.S. 1997) and the provisions of the title; provided, however, that any subdivision of land caused by the acquisition of land by the federal government, the State of Nebraska, any County, the City, or any City incorporated or unincorporated, within the jurisdiction of the City, shall be deemed to have received approval as required by Neb. Rev. Stat. § 19-916 (R.R.S. 1997).

Section 2.04 Applicability

Any plat, hereafter made, for each subdivision or each part thereof lying within the jurisdiction of this ordinance, shall be prepared, presented for approval, and recorded as herein prescribed. The regulations contained herein shall apply to the subdivision of a lot, tract, parcel of land into two or more lots, tracts, or other division of land for the purpose of sale or development, whether immediate or future, including the subdivision or re-platting of land or lots, except that the division of land when the smallest parcel created is more than 10 acres in area shall be exempt from this Ordinance. Further, the regulations set forth by this ordinance shall be minimum regulations which shall apply uniformly throughout the jurisdiction of this ordinance except as hereinafter provided.

Section 2.05 Interpretation

In interpreting and applying the terms of this Ordinance, subdividers shall be held to be minimum requirements for the promotion of the public health, convenience, comfort, morals, prosperity, and general welfare.

Section 2.06 Conflict

No final plat of land within the force and effect of the existing Zoning Ordinance shall be approved unless it conforms to the Subdivision Regulations contained herein. Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in the Zoning Regulations, Building Regulations, or other official regulations or ordinances, the most restrictive shall apply.

Section 2.07 Building Permits

Unless a lot shall have been platted in accordance with the provisions of this Article, no building permit shall be issued.

Section 2.08 Amendments

Any provisions of this Ordinance may from time to time be amended, supplemented, changed, modified, or repealed by the City Council; provided, however, that such amendments shall not become effective until after public hearing and consideration by the Planning Commission; and a public hearing by the City Council in relation thereto has been held, public notice of which shall have been published in a newspaper of general circulation within the City of Creighton at least one time, 10 days prior to such hearing.

Section 2.09 Modifications

Where, in the case of a particular proposed subdivision, the subdivider can show that the strict compliance with this Ordinance would result in extraordinary hardship to the subdivider because of unusual topography; or other such conditions not inflicted by the applicant; or where conditions would result in inhibiting the achievement of the objectives of this

Ordinance, the Board of Adjustment, after receiving a report from the Planning Commission, may vary, modify, or waive the requirements so that substantial justice may be done and the public interest secured. Provided, that such modifications or waiver will not adversely affect the development, the character of which shall be in conformance with recommended platting and development practices in the general area of the proposed subdivision; will not have the effect of nullifying the intent and purpose of the regulations; and, will not interfere with carrying out the Comprehensive Development Plan of the City.

ARTICLE 3: PROCEDURES

Section 3.01 Procedure for Filing Pre-application Plans and Data

Pre-application Plans and Data: Prior to filing an application for approval of a preliminary plat the subdivider shall submit plans and data to the City in sketch form showing ideas for the proposed subdivision of land. The sketch plan shall include:

- 3.01.01 The proposed tentative layout of streets, lots, and other features in relation to existing streets, utilities, topography, and other conditions.
- 3.01.02 A general location map showing the proposed subdivision and its relationship to existing abutting subdivisions and community facilities in the area, such as streets, alleys, schools, parks, commercial areas and other data supplementing the plans which outline or describe all of the proposed development as it relates to existing conditions.

These pre-application plans and data shall not require a formal application fee. After discussion with the subdivider and review of the data, City staff will inform the subdivider in writing whether such plans and data submitted meet the objectives of this Ordinance and shall describe any inconsistencies with the requirements of this Ordinance.

Section 3.02 Procedure for Approval of Preliminary Plat

- 3.02.01 Before any subdivider or agent contracts for the sale or offers to sell any subdivision of land or any part thereof, which is wholly or partly within the City of Creighton or which is within a one mile limit of the City of Creighton as it may from time to time exist or which is proposed to be annexed, the subdivider or his agent shall file a preliminary plat of said subdivision with the City of Creighton. The Preliminary Plat shall be prepared in accordance with the regulations set forth herein, and shall be submitted to City staff prior to the completion of final surveys of streets and lots and before the start of grading or construction work upon the proposed streets and lots and before any map of said subdivision is made in a form suitable for recording. The City shall determine whether the plat is in proper form and shall not receive and consider such plat as filed until it is submitted in accordance with the requirements hereof. The street layout shall be in conformity with a plan for the most advantageous development of the entire neighboring area and in conformity with the Comprehensive Development Plan.
- 3.02.02 All plats, preliminary and final, shall be prepared in conformance with the provisions of this Ordinance and in conformance with the Comprehensive Development Plan and Zoning Ordinance. The subdivider shall be responsible for such conformance.
- 3.02.03 Ten full sized copies and 10 - 11 x17 (folded) copies of the Preliminary Plat and required supplementary material as specified in Section 3.03 of this Ordinance shall be submitted to the City of Creighton in accordance to the review schedule. The submission of materials shall be at least 21 days prior to the meeting at which it is to be considered. City staff shall distribute one copy of the Preliminary Plat with a request for comments within four working days to each of the following:
 1. City Engineer
 2. School Board(s)
 3. Fire Chief
 4. Knox County Planning Commission, if located outside the corporate limits
 5. Nebraska Public Power District
 6. Nebraska Department of Roads, when applicable
 7. Wherever else deemed necessary by the Planning Commission.
- 3.02.04 The Planning Commission will consider the Preliminary Plat at a public hearing, of which notice is given in a newspaper of general circulation within the City of Creighton, and will:
 1. Review the preliminary plat and other material submitted for conformity thereof to this Ordinance,
 2. Review any recommendations of the above agencies and other agencies, and
 3. Recommend to the subdivider changes deemed advisable and the kind and extent of improvements to be made by him/her.

The Planning Commission shall act on the plat as submitted or modified, and if approved, the Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons thereof in writing.
- 3.02.05 Conditional approval of a preliminary plat shall not constitute an acceptance of the plat, but shall be deemed an expression of approval of the layout submitted on the preliminary plat.
- 3.02.06 If the Planning Commission recommends disapproval or approval, then the City Clerk will order Notice of Public Hearing before the City Council to be published. The notice must be published at least 10 days prior to the Public Hearing in a paper of general circulation within the City of Creighton. The City Council may (a) Concur with the Planning Commission's Recommendation; (b) Reverse the Planning Commission's recommendation; or (c) Refer

the Preliminary Plat back to the Planning Commission for reconsideration with specific instructions to the Planning Commission; (d) approve with some modification from the Planning Commission's recommendation.

- 3.02.07 Approval of a Preliminary Plat shall not constitute approval of the Final Plat. Rather, the Preliminary Plat shall be deemed an expression of approval of the general design concept and serves as an acceptable guide for the preparation of the Final Plat. Approval of the Preliminary Plat shall become void after 12 months from the date of such approval by the City Council, if no Final Plat has been filed or a Final Plat of previously proposed phases has not been filed or unless extension of approval has been granted by City Council and such extension shall not exceed 12 months.

Section 3.03 Preliminary Plat Specifications

The Preliminary Plat shall be drawn to a scale of at least one inch to 100 feet with a sheet size not to exceed 42"x 30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion.
- 3.03.05 The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout; and the names of all landowners abutting the proposed subdivision.
- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development.
- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be prepared by a title company and submitted in list form and as mailing labels.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three draft copies of the subdivision agreement with attached itemized cost estimate for all public improvements and detailed break down of portion of estimated costs to be borne by Subdivider and those to be borne by the City, S.I.D. or other proposed issuer of public debt.
- 3.03.16 Three copies of an erosion and sediment control plan.
- 3.03.17 Requests for waivers of design standards.
- 3.03.18 The subdivider or subdividers representative shall be in attendance at the City Planning Commission and City Council meetings when the Preliminary Plat (displayed in duplicate) is discussed.
- 3.03.19 Traffic impact analysis study may be required by the City Engineer.
- 3.03.20 Four copies of the following to the City for review at the time of preliminary plat submittal :
1. A sanitary sewer plan.
 2. A preliminary drainage study, within the subdivision.

3. A street profile plan with a statement of proposed street improvements.

Section 3.04 Procedure for Approval of Final Plat

- 3.04.01 The Final Plat shall conform to the Preliminary Plat as approved and may be comprised of only that portion of the approved Preliminary Plat which the subdivider proposed to record and develop at the time.
- 3.04.02 The Final Plat shall be submitted in accordance with the review schedule to the City for Planning Commission and City Council review.
- 3.04.03 Prior to approval of the City Council, at least one reproducible copy (mylar) of the final plat and 15 copies of the final plat (three full size and 12 - 11 x 17), shall be prepared as specified in this Ordinance and submitted to the City at least 21 days prior to the meeting at which it is to be considered.
- 3.04.04 The Planning Commission shall approve or reject the Final Plat and have prepared a recommendation to the City Council recommending approval or rejection. All reasons and findings for rejection shall be clearly stated.
- 3.04.05 The final approval by the City Council shall be by Ordinance after receiving the recommendation of the Planning Commission together with a letter stating that the subdivider has complied with the requirements of these regulations. Notification of approval or rejection by the Planning Commission or City Council shall be given the subdivider within 60 days after submission of the Final Plat to the Planning Commission.
- 3.04.06 Upon approval of the Final Plat, a certification of approval by the City shall be endorsed thereon by the Mayor and the Planning Commission Chair, and the original shall be filed with the Knox County Register of Deeds, a record copy with the City Clerk, and the two copies of the original with the developer/owner.
- 3.04.07 The final plat will be filed with the register of deeds within one year of the City Council's approval. Evidence of such shall be submitted to the City by the developer.

Section 3.05 Final Plat and Required Specifications

After approval of the preliminary plat by the Planning Commission, the subdivider shall prepare and submit to the Planning Commission a final plat prepared by a registered land surveyor for recording purposes and shall submit in conformance with the approved preliminary plat drawn to a scale of one inch to 100 feet with a sheet size not to exceed 42"x 30"-accompanied by the following information:

- 3.05.01 Name of subdivision designated, by name or as otherwise prescribed, in bold letters inside the margin at the top of each sheet included in the plat.
- 3.05.02 Date, north arrow and graphic scale.
- 3.05.03 Lot designation, street names, location, and rights-of-way width for all streets within or abutting the plat shall be shown.
- 3.05.04 An accurate boundary survey of the property, with bearings and distances, referenced to section lines and/or adjacent subdivisions. The boundary survey shall meet or exceed the "Minimum Standards for Surveys", as established by the Professional Surveyors Association of Nebraska.
- 3.05.05 Fractional lines and corners of the government township and section surveys shall be approximately labeled and dimensioned as applicable to the plat.
- 3.05.06 Boundary dimensions from angle point to angle point shall be used for all sides of the closed traverse.
- 3.05.07 Bearings, based on assumed meridian approximating North, of all boundary lines or internal angles of all angle points on the boundary shall be shown.
- 3.05.08 The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot.
- 3.05.09 Adjacent subdivisions, streets, alleys and easements, with their widths and names.
- 3.05.10 Names and widths of the streets, and block and lot numbers (numbered consecutively).
- 3.05.11 Location of lots, streets, public highways, alleys and other property features, with accurate bearings and distances. At a minimum all curves shall be identified with the following data; radius, arc distance, chord distance and chord bearing. It is intended that enough information be shown, so the subdivision can be reestablished on the ground.
- 3.05.12 All distances shall be shown in feet to the nearest one-hundredth of a foot.
- 3.05.13 A notarized dedication signed and acknowledged by all parties having any titled interest in, or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of the land for streets, easements, and other purposes as per Section 11.01.
- 3.05.14 A block for the certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land as per Section 11.08.
- 3.05.15 A block for the approval of the Planning Commission as per Section 11.03.
- 3.05.16 A block for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk as per

Section 11.04.

- 3.05.17 A block for the approval of the City Engineer per Section 11.05.
- 3.05.18 A legal description including total acreage for the subdivision and individual lot areas.
- 3.05.19 A block for Certificate of County Register of Deeds as per Section 11.06.
- 3.05.20 A block of review from the Knox County Surveyor as per Section 11.07.
- 3.05.21 A block for the approval of the Lending Institution as per Section 11.11.
- 3.05.22 A block for Surveyors Certification as per Section 11.02.
- 3.05.23 Three copies of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.
- 3.05.24 Prior to approval of the City Council, a minimum of one reproducible copy (Mylar) of the final plat and 15 copies of the plat ((3) full size and (12) 11 x 17) shall be submitted as well as two electronic copies on a compact disc (AutoCAD 14 release and newer or compatible to the City Engineer and Knox County's needs furnished in DXF extension).
- 3.05.25 Plat Boundary computations shall be based on Nebraska State Plane Coordinates as set forth in Neb. Rev State §86-1601 to 86-1606 (RRS 1998), except that North American Datum ("NAD") 1983 should be version 1995 under Neb. Rev. Stat. §86-1602(2), and the use of United States Feet and decimals of a foot shall be required in Creighton (Knox County) pursuant to Neb. Rev. Stat. §86-1603. State Plan Coordinates shall be shown for all boundary corners and reference points used in the boundary description of the final plat.
- 3.05.26 Statement of estimated costs and financial assumptions for any possible sanitary and improvement districts (SID) connection fees.
- 3.05.27 Financial data showing cost of all public improvements. Costs to be itemized and all soft costs to be itemized and funding sources identified as to general obligation, special assessment, and private.
- 3.05.28 Development of an acceptable subdivision agreement prior to City Council action.
- 3.05.29 Waivers being requested.
- 3.05.30 Final construction plans
- 3.05.31 Approved drainage study
- 3.05.32 Final Plat shall then be submitted to the City Council approval and adoption prior to the start of construction, at a public hearing advertised and posted with notice at least 10 days prior to the hearing in a paper of general circulation in the City of Creighton.

Section 3.06 Plats Outside Corporate Limits

Procedure for approval of Final Plats of land within extraterritorial jurisdiction of Creighton and outside of the corporate limits shall be the same as set forth in this Article, except that one copy of the Final Plat shall be referred to Knox County Planning Commission with a request for their recommendations to be submitted to the Planning Commission. If no recommendation is received from Knox County within four weeks shall be deemed approved by the Knox County Planning Commission.

Section 3.07 Vacation of Plat of Record

- 3.07.01 A subdivider may make application to the City to vacate any plat of record under the following conditions:
 - 1. The Plat to be vacated is a legal plat of record.
 - 2. Vacation of the subdivision will not interfere with development of, nor deny access via public thoroughfare to, adjoining properties or utility services or other improvements.
 - 3. Vacation of the subdivision will not be contrary to the Comprehensive Development Plan.
- 3.07.02. The owner or owners shall present a proposal to the City, containing the legal description of the subdivision and calling for vacation thereof. The Planning Commission shall after public hearing and consideration send recommendations to the City Council. The City Council, after public hearing shall approve or deny the proposal. If the proposal is approved, it shall then be recorded in the office of the Knox County Register of Deeds. All fees for the recording of such vacation shall be paid by the subdivider.

Section 3.08 Replats

Whenever a re-subdivision of a parcel consists of four or fewer lots, the City may waive the separate submission requirements for the Preliminary and Final Plats to expedite the subdivision review process if, in the judgment of the City Engineer, separate submission will not serve the public interest and will not conflict with the intent of this Ordinance. Concurrent Plats shall be:

- 3.08.01 Replats shall be discussed with the City at a scheduled pre-application Conference, as set out in Section 3.01.
- 3.08.02 Submitted to the City at least 21 days prior to the meeting in which it is to be considered or in accordance with the

review schedule;

- 3.08.03 Accompanied by the applications fees and completed application forms as required;
- 3.08.04 Follow the procedure set forth for herein and contain the required information Preliminary and Final Plats;
- 3.08.05 Include a drainage plan showing how run-off generated by the proposed development impacts drainage on downstream drainage systems.
- 3.08.06 Changes required by the Planning Commission shall be made prior to submission to City Council. Final plans shall be submitted to the City at least seven days prior to the next regular meeting of the City Council.
- 3.08.07 A final plat, in conformance with Section 3.05, shall be submitted to the City.
- 3.08.08 All requirements of Section 3.05 shall be met and a revised preliminary platting shall be required if the guidelines of section 3.09.03, 1 through 8 are found.

Section 3.09 Administrative Plats

- 3.09.01 The intent of this section is to provide for lots splits, lot combinations, and boundary adjustment which result in lots divided or combined into not more than four lots without having to re-plat said lot, provided that the resulting lots shall not again be divided without re-platting. City staff shall review the administrative plat application and make a final determination.
- 3.09.02 Requests for an administrative plat approval shall be made by the owner or a designated representative of the land to the City. The application shall include four copies of a scale drawing of the lots involved if being split, four copies of the survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split. Additional information required as part of the administrative plat shall include the following:
 - 1. A survey of the lot(s),
 - 2. Location of all existing structures(s),
 - 3. Location and dimensions of the proposed administrative plat,
 - 4. A block for Acknowledgment by Notary as per Section 11.01,
 - 5. A block for Surveyors Certification as per Section 11.02,
 - 6. A block for Certificate of County Register of Deeds as per Section 11.06,
 - 7. A block of review from the Knox County Surveyor as per Section 11.07,
 - 8. A block for approval or certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land as per 11.08,
 - 9. A block for the approval of the City as per Section 11.09,
 - 10. Size and number of copies shall conform to 3.05.24.
 - 11. A block for the approval of the City Engineer per Section 11.05.
- 3.09.03. Disapproval of administrative plat shall be based on the following guidelines:
 - 1. A new street or alley is needed or proposed,
 - 2. Vacations of streets, alleys, setback lines, access control or easements are required or proposed,
 - 3. Such action will result in significant increases in service requirements, e.g., utilities, schools, traffic control, streets, etc. or will interfere with maintaining existing service levels, e.g., additional curb cuts, repaving, etc,
 - 4. There is less street right-of-way than required by this Ordinance or the Comprehensive Development Plan unless such dedication can be made by separate instrument,
 - 5. All easement requirements have not been satisfied,
 - 6. Such action taken during an administrative plat will result in a tract without direct access to a street,
 - 7. A substandard-sized lot or parcel will be created,
 - 8. The lot has been previously split.
- 3.09.04 No Administrative Plats shall be approved unless all required public improvements have been installed, no new dedication of public right-of-way or easements is involved, and such subdivision complies with the ordinance requirements concerning minimum areas and dimensions of such lots.
- 3.09.05 Prior to the approval of the administrative plat, the subdivider shall provide a statement from the County Treasurer's office showing there are no tax liens against said land within the proposed subdivision or any part thereof. The subdivider shall also provide a statement from the City Treasurer's office showing that all special assessment installment payments are current as applied to said proposed subdivision or any part thereof. All taxes shall be paid

in full on all real property dedicated to a public use.

3.09.06 The filing fee for the administrative plat shall be in accordance to the City's Master Fee Schedule.

3.09.07 After approval from the City, all mylars must be certified by all applicable parties filed with the County Register of Deeds and two copies filed with the City prior to the issuance of a permit.

ARTICLE 4: DESIGN STANDARDS

Section 4.01 Minimum Design Standards

No subdivision shall be approved unless it is in conformance with the requirements of this Ordinance and the Comprehensive Development Plan.

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds, and other common areas for public use so as to best conform to any recommendations of the Comprehensive Development Plan. Any provisions for schools, parks, and playgrounds should be indicated on the preliminary plat in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate agency.

Land which the City has found to be unsuitable for subdividing, due to flooding, poor drainage, steep slopes, rock formation, or other features likely to be harmful to the safety, welfare or health of the future residents, shall not be subdivided unless adequate methods for subdivision are formulated by the developer and approved by the City that would eliminate or substantially reduce such hazards.

The City may require all contiguous land under common ownership to be submitted with the Preliminary Plan in order to evaluate overall development patterns and conformity with the Comprehensive Development Plan and issue proper extension of future roads and services.

If a proposed subdivision contains lots which are sufficiently larger parcels than the minimum required lot size of the zoning district, such parcels shall be arranged to permit, and the preliminary plat shall show, a logical future street and utility system and logical re-subdivision.

Section 4.02 Streets

The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Development Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of land to be serviced by such streets.

The street layout of the proposed subdivision shall provide for the continuation or appropriate projection of streets and alleys already existing in areas adjacent to the area being subdivided. Where, at the determination of the City with recommendation from the City Engineer, it is desirable to provide street access to adjoining properties, proposed streets shall be extended by dedication to the boundaries of the subdivision. Where the City Engineer deems it necessary, such dead-end streets shall be provided with a temporary turnaround having a radius at outside of the pavement of at least 35 feet or other approved design.

Section 4.03 Companion Easements

In order to promote on-site management of surface drainage or other public dedications, a developer may propose the use of companion easements in lieu of a portion of the required right-of-way for local or collector streets. Such easements shall be for utilities or other public purposes and shall be allowed in proportion to dedicated areas. Such easements may be authorized by the City Council where:

1. The proposed subdivision contains sufficient area and design that approval of the option will not create a potential problem in the construction of streets,
2. Where areas for storm drainage control or public purpose are dedicated by easement or where a homeowners association is created and approved to provide perpetual maintenance of such common areas or where the City accepts dedication to the public, and
3. The required rights-of-way are of sufficient width to accommodate future traffic needs consistent with the recommendations of the Comprehensive Development Plan and the standards set forth herein.

Section 4.04 Dedication of Rights-of-way for New Streets

The dedications of rights-of-way for new streets measured from lot line to lot line shall be shown on the plat and shall meet the right-of-way requirements as stated in Section 4.25 of this Ordinance. Access to lots located on arterials and other arterials shall be approved by the City.

Frontage roads or marginal access streets may be required by the City for subdivisions fronting on arterial streets. If lots back up to the arterial street and such lots have access other than the arterial street frontage a marginal access street may not be required.

Section 4.05 Dedication of Rights-of-way for Existing Streets

Subdivisions platted along existing streets shall dedicate additional right-of-way or easements if necessary to meet the minimum street width requirements set forth in this Ordinance. The entire minimum right-of-way width shall be dedicated

where the subdivision is on both sides of an existing street. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way width, measured from the centerline of the existing roadway, shall be dedicated along with any proposed easements. Dedication of one-half of the right-of-way for a proposed street along the boundaries of land proposed for subdivision shall be prohibited except where essential to the reasonable development of the subdivision and where it is found to be practical and reasonable to require the dedication of the other half of the right-of-way when adjoining property is subdivided.

Section 4.06 Intersections

Streets shall intersect as nearly as possible at an angle of 90 degrees, and no intersection shall be at an angle of less than 60 degrees. Street curb intersections shall be rounded by radii of at least 20 feet in residential areas and 30 feet in commercial and industrial areas. When the smallest angle of street intersection is less than 75 degrees, the City may require curb radii of greater length. Whenever necessary to permit the construction of a curb having a desirable radius without reducing the sidewalk at such street corner to less than nominal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

No lot or other parcel of land, which abuts on and has access to either a collector or minor street, shall have a service drive, curb cut, or other means of access to an arterial street within 75 feet of right-of-way or such arterial street. "T" intersections shall be offset a minimum of 150 feet, centerline to centerline. Intersections of more than two streets shall be avoided.

Section 4.07 Curves in Streets; Horizontal

A tangent at least 100 feet long shall be introduced between reversed curves on arterial and collector streets.

Where there is a deflection angle of more than 10 degrees in the horizontal alignment of a street, a curve with a radius adequate to ensure safe sight distance shall be made. Minimum requirements shall conform to the standards in section 4.25 of this ordinance.

Section 4.08 Street Grades and Elevations

All streets shall be designed so as to provide for the discharge of surface water from the pavement and from the right-of-way by grading and drainage. For adequate drainage, the minimum street grade shall not be less than five tenths (0.50' / 100') of one percent. Minimum grades for gutters and ditches shall be four tenths (0.4' / 100') and five tenths (0.5' / 100') of one percent respectively. Storm sewer construction shall be required where necessary to meet these minimum grade requirements. Street grades shall conform to the minimum requirements provided in section 4.25 of this Ordinance.

Section 4.09 Frontage Roads/Marginal Access Streets

Where a subdivision fronts on or contains an existing or proposed arterial street, the City may require marginal access streets in all situations indicated below or, reverse frontage lots with screen planting located in the non-access arterial street frontage along the rear of the lots, or such other treatment as may be necessary for adequate protection of properties from the arterial street and to protect and preserve the safety and traffic handling capabilities of the arterial street.

Marginal access streets may be required by the City for subdivisions fronting on arterial streets. If lots back up to the arterial street and such lots have access other than the arterial street frontage a marginal access street may not be required.

Section 4.10 Access/Egress

There shall be a minimum of two vehicular access points per platted subdivision. The City Engineer shall determine the most suitable location for said access points during the review period.

Section 4.11 Street Jogs

Street jogs with centerline offsets of less than 150 feet at intersections shall be prohibited.

Section 4.12 Cul-de-sac Streets

Minor terminal temporary dead-end streets or cul-de-sacs shall not be longer than 600 feet and shall provide a turnaround conforming to the requirements of Section 4.25 of this ordinance. The City may approve alternative designs for a temporary turn-around. The length of the cul-de-sac shall be measured from the center of the turn-around to the center of the intersecting street. Rights-of-way and paving requirements shall comply with Section 4.25 of this ordinance.

Section 4.13 Street Names

Proposed streets which are in alignment with other existing streets shall bear the name of such streets. The name of a proposed street which is not in alignment with an existing street shall not be similar to the name of any existing street. To avoid duplication and confusion, the proposed names of all streets shall be approved by the City Council prior to such names being assigned or used.

Section 4.14 Private Streets and Reserve Strips

New private streets may be created as part of a Clustered/Mixed Use district, provided such streets are specifically authorized by the City Council as an exception to the terms of the Ordinance. There shall be no reserve strips in a subdivision except where their control is definitely vested in the municipality under conditions of approval by the City as authorized in this Ordinance.

Section 4.15 Blocks

The lengths, widths and shapes of blocks shall be determined with due regard to the provisions of adequate access and circulation, building sites suitable to the needs of the use contemplated, zoning requirements regarding minimum lot sizes, widths and frontages and the limitations or opportunities presented by the topography. Block lengths, except in unusual circumstances, shall not exceed 1,320 feet and shall be a minimum length of 300 feet. Pedestrian easements 10 feet wide shall be provided through or near the center of blocks more than 600 feet long in order to provide for pedestrian circulation.

Section 4.16 Lots

The lot sizes, width, depth, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Corner lots for residential uses shall have additional width to permit appropriate building setback distances and orientation to both streets. The subdividing of land shall be such as to provide each lot with satisfactory vehicular access by means of Public Street or approved Private Street. Side lot lines shall be substantially at right angles or radial to curved street lines.

Section 4.17 Through (Double Frontage) Lots

Double frontage lots, shall be avoided except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography. Where such lots are used in relation to an arterial street, a landscape screen of at least 10 feet in width shall be provided along the line of lots abutting such arterial street and the subdivider shall install trees, shrubbery, or fences or a combination thereof to screen the residential development from the arterial street and dampen the noise generated by traffic on the arterial street. Such screen shall be installed prior to the issuance of a certificate of occupancy.

Section 4.18 Easements

- 4.18.01 Easements for sanitary or storm sewers, where necessary, shall be provided and shall be a total of at least 16 feet wide or wider when required by the City Engineer.
- 4.18.02 Where a subdivision is traversed by a major watercourse, drainage way, channel, or stream, there shall be provided to the City a permanent storm water easement or drainage right-of-way such width as will be adequate for both water flow and maintenance operations as determined by the City. No other surface improvements or fill, except trails, bank stabilization, and stabilization structures, shall be placed in any such easement right-of-way.
- 4.18.03 Easements across lots, centered on rear, or side lot lines shall be provided for utilities where necessary and shall be at least 16 feet in width; eight feet on each side of the lot line. A minimum of 10 feet, five feet on each side of a lot line, shall be allowed in those zoning districts that require only a five-foot side yard.
- 4.18.04 Where a subdivision is traversed by a water course, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water handling capacity of the water course.
- 4.18.05 Where a subdivision is traversed by a water course, there shall be provided to the City and the Lewis and Clark Natural Resources District a permanent easement adequate for construction, operation, and maintenance of channel and flood control improvements and public recreation trails. No other surface improvements or fill, except bank stabilization structures, shall be placed in any such easement right-of-way.
- 4.18.06 Perpetual easements shall be granted to the Nebraska Public Power District and any telecommunications entity or other corporation transmitting communication signals authorized to use the City streets, to erect, operate, maintain, repair and renew poles, wires, cables, conduits, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds and the reception on, over, through, under and across a five-foot wide strip of land abutting all front and side boundary lot lines, and eight-foot wide strip of land abutting the rear boundary lines of all interior lots, and a 16-foot wide strip of land abutting the rear boundary lines of all exterior lots.

The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described addition. Said 16-foot wide easement will be reduced to an eight-foot wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the afore-said uses or rights herein granted.
- 4.18.07 Perpetual easements shall be granted to all other utility providers, and their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for

the transmission of gas, sanitary sewer, and water on, through under and across a five-foot-wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the afore-said uses or rights herein granted.

Section 4.19 Storm Sewer System

Provisions shall be made to limit the peak rate of storm water discharge from the subdivision. Post development runoff (cubic feet per second) shall not exceed 1.25 times the pre-development runoff rate at any time following post development, based upon a 10-year storm event. Pre-development shall be the condition prior to improvements being completed, including cultivated row crops. In determining the size or type of storm sewer system the design shall be sufficient to handle the computed runoff at the point in question. For large drainage areas, the City may require cross drainage structures such as culverts, bridges, etc. The City may require retention or detention basins in order to control post-development run-off.

Section 4.20 Sanitary Sewer System

Design standards for sanitary sewers shall conform to Nebraska Department of Environmental Quality's Standards.

Section 4.21 Sidewalks

Sidewalks shall be labeled upon the improvement plans and installed by the property owner upon completion of the new primary structure. All required sidewalks shall be a minimum of four feet in width and four inches thick and shall have a cross slope of one-eighth inch per foot. However, in multiple family residential developments and non-residential developments said sidewalks shall be of a width suitable for the anticipated traffic but not less than four feet, as determined by the Planning Commission. Except where unusual conditions exist and exception is specifically granted by the Planning Commission, the following shall apply:

1. In the public way along both sides of all streets within the subdivision, in which case the edge of the sidewalk away from the property line shall normally be placed at a distance of one foot towards the street side.
2. Parallel to any streets abutting and/or running along the outer perimeter of the subdivision.
3. All sidewalks shall extend to the street pavement at all intersections at mid-block crossings where appropriate and shall be equipped with handicap access ramps.
4. In neighborhoods planned as clustered/mixed use developments, sidewalk locations may be adjusted to accommodate the most efficient pedestrian circulation through and to and from the development.
5. The commission may modify the requirements of this section, but only in instances where park, drainage, extreme topographic conditions or other unusual conditions make sidewalk installation non-essential or unnecessary on both side of the street.

Section 4.22 Flood Hazards

Land subject to flooding and land deemed to be topographically unsuitable for residential or other development shall not be platted for such purposes. Such land may be set aside on the plat for such uses compatible with the hazards associated with flooding or erosion. All development shall be flood proof in accordance with the flood hazard zoning provisions of the Zoning Ordinance.

Section 4.23 Creek Setback

No person shall be granted a permit for the construction of any structure, exclusive of bank stabilization structures, adjacent to any creek or stream unless such structure is located so that no portion thereof is any closer to the stream than will allow a maximum three-to-one slope plus 20 feet between the water's edge of the stream and the closest point on the structure at grade. As used herein, the edge of the water of the stream shall be the point constituting the edge of the water during normal flow conditions.

A property shall be exempt from the provisions of before mentioned upon a showing by a registered professional engineer that adequate bank stabilization structures or slope protection will be installed in the construction of said structure, having an estimated useful life equal to that of the structure, which will provide adequate erosion control conditions coupled with adequate lateral support so that no portion of said structure adjacent to the stream will be endangered by erosion or lack of lateral support. In the event that the structure is adjacent to any stream which has been channelized or otherwise improved by any agency of government, then such certification providing an exception to the before mentioned may take the form of a certification to the adequacy and protection of the improvements installed by such governmental agency.

Prior to work on or near any watercourses all the necessary permits must be obtained from the Army Corp of Engineers or any other applicable governmental agencies.

Section 4.24 Conformance with Other Regulations

No final plat of land within the City or its jurisdictional area shall be approved unless it conforms to the existing zoning

ordinance unless waived by the Planning Commission and City Council in accordance with this Ordinance. Whenever there is a variance between the minimum standards set forth in this Ordinance and those contained in other regulations the most restrictive standard shall govern.

Section 4.25 Minimum Street Standards

Street Classifications	Minimum Right-of-Way (ft.)	Minimum Pavement Width ¹ (ft.)	Minimum Number of Traffic Lanes	Maximum Grade (%)	Minimum Centerline Radius (ft.) (Curve Data)	Minimum Sight Distance (VC) ³ (ft)	Minimum Pavement Thickness ⁴ (inches)
Arterial Street ⁶	100	36	2	6	(5)	(5)	9
Collector Street	80	32	2	10	300	300	8
Local Street	60	27	2	10	200	200	7
Cul-De-Sac ² and Loop Street	60	27	2	10 (average)	100	300	7
Marginal Access (Frontage Road) (No Parking)	50	25	2	8	100	300	7
Minor Streets (No Parking)	50	27	2	10	200	200	7
Alleys	20						
Pedestrian	10						

1. Pavement width measured back to back of curb.
2. Minimum right-of-way radius for the cul-de-sac turnaround shall be 65 feet and the minimum pavement radius for the cul-de-sac turnaround shall be 50 feet in residential areas. Larger dimensions will be required in commercial and industrial areas as directed by the City Engineer.
3. (VC) - Vertical Curve of road
4. Strength equivalent to pour-in-place Portland Cement Concrete as per design standards by AASHTO
5. Per NDOR Standards or as directed by the City Engineer.
6. All section line roads will be designated as arterial streets.

ARTICLE 5: REQUIRED IMPROVEMENTS

Section 5.01 General

The subdivider shall design and construct improvements using standards not less than the standards outlined in this Ordinance. All such plans shall be approved by the City upon recommendation of the City Engineer.

The work shall be done in accordance with specifications approved by the City and shall be completed within the time limitations established herein. The minimum requirements for materials shall be in accordance with specifications approved by the City. Standards applicable to health and sanitation as required by the Nebraska Department of Environmental Quality and the Nebraska Health and Human Services System shall be the minimum standards required thereof.

All inspection and testing costs shall be paid by the subdivider.

Section 5.02 Monuments and Markers

Monuments and markers placement shall be as follows:

5.02.01 Concrete monuments shall be located at all quarter section points or other reference points tied to the federal survey system on the boundaries of or within the area being platted.

Section 5.03 Monument Construction

Monumentation shall meet or exceed the "Minimum Standards for Surveys" as adopted by the Professional Surveyors Association of Nebraska in February 1989. These standards are as follows:

1. The surveyor shall establish or confirm the prior establishment of permanent monuments at each corner on the boundary lines of the parcel being surveyed. Monuments shall be solid and substantially free from movement. In such cases where the placement of a permanent monument at the true corner is impractical because of instability or is likely to be destroyed, the surveyor shall set a corner accessory monument and show its relationship by dimension to the true corner.
2. The monuments set shall be constructed of material capable of being detected by commonly used magnetic locators. These monuments shall consist of an iron pipe or steel rod with a minimal diameter of five-eighths inch and minimal length of 24 inches. When extenuating circumstances dictate, the surveyor may use monuments (i.e., nail and washer) that have a probability of permanence. Where a corner or a line falls on or within a wall, column line or other physical feature and the placement of a monument is not feasible, the wall, column line or physical feature shall become the monument by reference thereto.
3. In addition, monuments shall be set at all block corners, lot corners, deflection points and points of curvature, except in cases where it is deemed clearly unreasonable or infeasible by the City Council.

Section 5.04 Street Grading and Construction

5.04.01. All streets shall be graded to a minimum 15 feet back of curb or edge of pavement and to within six inches of the street grade established in the approved final plat construction plans and specifications. Final construction plans shall be in conformance with specifications set forth by the City Engineer.

5.04.02. Higher design standards may be required by the City to provide for unusual soil conditions or extra-ordinary traffic volumes or other abnormal characteristics.

5.04.03. Curbs and gutters shall be required for all streets within the boundaries of the subdivision unless accepted by the City in accordance with the terms of this Ordinance.

5.04.04. The applicant shall comply with all NPDES requirements as administered by the State of Nebraska and the Lewis and Clark NRD.

Section 5.05 Street Signs and Lighting, Electrical Power, Mail Boxes, Gas Mains, and Hydrants

5.05.01 At least one street sign shall be installed at each street intersection within or on the perimeter of the subdivision and shall be located in the northeast corner thereof, whenever possible, and within the area between the street and sidewalk at a point approximately six inches from said sidewalk or its intended location. Whenever possible street signs shall be installed on street utility poles.

5.05.02 The developer shall provide and install street lights at each entrance (street or sidewalk) into a subdivision and at each street intersection within the subdivision and at such intermediate points as necessary, as specified by Nebraska Public Power District (subsequent providers) and City Engineer.

5.05.03 New subdivision lighting and electrical power shall be underground wiring and easements for such wiring shall be indicated on the plat. All underground wiring shall meet proper specifications for installation.

5.05.04 Mailboxes owned and serviced by the post office shall be clustered whenever possible and coordinated through the City Engineer to be consistent with future parking restrictions.

Section 5.06 Landscape Screens

Landscape screens as required by the City shall be installed at the subdivider's expense as a buffer for the protection of residential properties along major streets, railroad rights-of-way, and land uses which are substantially different from that proposed in the subdivision. Such screen shall be installed prior to the issuance of a certificate of occupancy.

Section 5.07 Sidewalks

Sidewalks shall be provided in conformance with the requirements of Section 4.21 and shall be constructed of Portland cement concrete or other acceptable material as approved by the City. Sidewalk thickness shall not be less than four inches or otherwise directed by the City. The subdivider need not install such sidewalks until building construction is completed on a lot by lot basis to avoid damage by heavy equipment. Sidewalks shall be constructed on any undeveloped lot within six months, by the owner, after a directive from the City.

Section 5.08 Drainage

A drainage system shall be designed and constructed by the subdivider to provide for the proper drainage of surface water of the subdivision and the drainage area of which it is a part. Provisions shall be made to limit the peak rate of storm water discharge from the subdivision. Post development runoff (cubic feet per second) shall not exceed 1.25 times the predevelopment runoff rate at any time following post-development, based upon a 10-year storm event. Storm sewer shall be constructed and installed to provide adequate drainage in accordance with recommendations of the City Engineer. In addition, the developer shall submit, a drainage report prepared by a registered professional engineer as to the existing and proposed drainage conditions. A preliminary report shall be included with the preliminary plat. The final report shall be attached to the final plat and shall include an evaluation of the ability of the proposed water courses, drainage tiles, storm sewers, culverts and other improvements pertaining to drainage or flood control within the subdivision to handle the run-off which would be generated by the development of the land within and above the subdivision and the impacts of such drainage on downstream drainage systems.

5.08.01 The preliminary plat report shall include:

1. Preliminary estimates of the quantity of storm water entering the subdivision naturally and upon full development of lots within the subdivision for 10-year and 100-year frequency storm events.
2. Existing conditions of the watershed that may affect the proposed subdivision, such as soil type, drainage channels, obstructions and the like.
3. A preliminary grading plan illustrating proposed drainage management.

5.08.02 The final plat drainage report shall contain:

1. Calculations of the quantity of storm water entering the subdivision naturally and estimates of such storm water upon full development within the subdivision based on the proposed zoning.
2. Quantities of flow at each pick-up point.
3. Estimates and type of temporary erosion control measures necessary to control erosion during construction.
4. A description of an adequate drainage system within the subdivision and its design capacities based on a 10-year storm and capacities at critical points for 100-year frequency storm events.

5.08.03 Drainage Requirements The subdivider shall provide adequate drainage facilities within the subdivision including storm sewers upon recommendation of the City Engineer. If storm sewers are not necessary all open ditches shall be graded and all pipes, culverts, intersection drains, drop inlets, bridges, headwalls, gutters and similar or related installations necessary to provide adequate surface water drainage shall be constructed and installed in accordance with plans approved by the City Council upon recommendation by the City Engineer.

5.08.04 Drainage System Requirements All streets shall be provided with an adequate storm drainage system of curbs, gutters and storm sewers or side ditches.

Curb drainage inlets shall be provided at appropriate intervals along streets with curbs and gutter drainage. Where inlets connect to storm sewers, a drain inlet structure and protective grating shall be installed.

All streets having curb and gutter on which storm water flows across intersections shall be provided with concrete cross gutters at such intersections.

All off-street drainage swales and ditches shall be protected by drainage easements notes on the Final Plat. Where water courses would cross lots diagonally, the subdivider shall straighten such course and shall substantially follow lot lines.

- 5.08.05 Storm Drain Responsibility The subdivider shall be responsible for the entire cost and expense for the construction of all storm drain systems; provided, however, that the City, through City Council, may agree to contribute to and pay up to one-half the difference in cost as determined at the time of approval between the storm drain system requiring a storm drain 36 inches in diameter and one requiring a storm drain over 36 inches in diameter for plats located within the corporate limits, or to be annexed with the final plat approval. City contribution shall be limited to the available funds appropriated for such purposes in the current fiscal year's budget, provided if requests for such subsidies exceed available funds appropriated for such purposes, the City Council may establish by resolution, a system of priorities upon which to base City contributions.

The dollar amount of City participation for a particular subdivision shall be determined by the City Council as of the date of acceptance of the Final Plat of such subdivision and shall be set forth in the ordinance approving and accepting such Final Plat. The City's agreement to make such a contribution shall lapse if the storm drains are not constructed by the subdivider within two years after the date of acceptance of the final subdivision. The subdivider shall be responsible for the installation and maintenance of open ditches for surface drainage where permitted.

Section 5.09 Sanitary Sewers

A sanitary sewer system shall be designed and constructed by the subdivider for all lots in the proposed subdivision. The following requirements shall apply:

- 5.09.01 Within the corporate limits, a sanitary sewer collection system including all pipes and manholes shall be provided and said collection system shall be connected to the public sewage system in accordance with plans acceptable to the Planning Commission and City Council.
- 5.09.02 Within the jurisdictional areas of the City but outside the corporate limits, if a proposed subdivision is so located with regard to adequate public sewer, either existing or to be existing within one year from the date of application for final plat approval, or that said sewer is located within 500 feet of the proposed subdivision or can be reached if the cost of installing lateral and connecting sewers from all lots shown upon said plat, exclusive of connections from individual structures; is equal to or less than 150 percent of the cost of installing a private sewage collection and disposal system for all lots, then adequate lateral and connecting sewers to said public sewer system shall be constructed.
- 5.09.03 If the subdivision is not located relative to a public sewer system, a private collection and treatment system acceptable to the City Council and appropriate to the Nebraska Department of Health and Human Services and the Nebraska Department of Environmental Quality (or successor agencies) may be used. However, the City may require the developer to provide a plan for future expansion of utilities including permanent easements. If on-site disposal is proposed, the subdivider shall document acceptable percolation rates on each lot and such lots shall be adequately sized to allow for the installation and safe operation of such systems in conjunction with any proposed water supply or well location.
- 5.09.04 Standards - When applicable, improvement plans for a permanent sewage system shall be provided showing pipe sizes, gradients, type of pipe, invert and finished grade elevations, location and type of manholes, treatment facilities, if applicable, and the location, type and size of all lift or pumping stations.

Design Standards of said system shall be subject to the approval of the City in accordance with the following standards:

1. At least 8-inch sewer lines will be installed.
2. At least 4-inch service connections from the sewer line to the property line of each lot will be installed with the location marked.
3. Manholes will be provided at all interceptor and lateral junctions, at the end of each line, and at all changes in direction, grade, and size.

Design standard of said system shall be in general compliance with the requirements of the Nebraska Department of Environmental Quality (or successor agencies).

Section 5.10 Water Mains

A water distribution system shall be designed and constructed by the subdivider to provide adequate water service to all lots in the proposed subdivision. The following requirements shall apply:

- 5.10.01 Type of Improvement - Within the corporate limits, a water distribution system including all pipes, fire hydrants, valves and other appurtenances shall be provided and said distribution system shall be connected to the public water system in accordance with plans acceptable to the Planning Commission and City Council.

Within the jurisdictional area of the City but outside the corporate limits, if a proposed subdivision is so located with regard to an adequate public water supply line, either existing or proposed within one year from the date of application for Final Plat approval or that said water line is located within 500 feet of the proposed subdivision or

can be reached if the cost of connecting to said water line and installing an adequate distribution system to all lots shown upon said plat, exclusive of connections from individual structures, is equal to or less than 150 percent of the cost of installing an individual water system for all lots, then adequate connecting lines to said public water system shall be constructed.

If the subdivision is not so located relative to a public water line, the City may authorize a community well system. In addition, the City may require a plan for future extension of such utilities, including permanent easements, for utilities throughout the proposed subdivision.

5.10.02 **Standards** - When applicable, improvement plans for a permanent water system shall be provided showing pipe sizes, type of pipe, locations of fire hydrants and valves and, if applicable supply facilities, booster pumps, elevated or ground level storage tanks and other appurtenances.

Design Standards of said system shall be subject to the approval of the City in accordance with the following standards:

1. The minimum main or pipe size shall be determined by the type of uses to be served and the provision of adequate fire flow capacities. Generally, water lines shall be a minimum of 6-inches in diameter.
2. All hydrants will be located at a maximum of 300-foot intervals, unless otherwise authorized by the City. The layout and flow design must meet the minimum requirements as set forth by the City.
3. Gate valves on cross-connecting water lines shall be so located that no single break in the distribution system shall require more than 500 feet to be out of service in Commercial and Industrial districts or 800 feet in other districts.
4. Valves or cross-connecting mains shall be so located that a break in the secondary distribution system will not necessitate shutting down major distribution lines.
5. Design standards of the water distribution system shall be in compliance with the requirements of the Nebraska Department of Health and Human Services (or successor agencies).

Section 5.11 Cost of Over-size Improvements

Minimum street pavement widths for streets shall conform to the standards established in Section 4.25 of this Ordinance. Minimum utility sizes shall be determined by the standards of the City with regard to providing service to the subdivision in question.

Where pavement widths or larger pipe or main sizes are deemed necessary by the Planning Commission and City Council, the City may choose to bear the extra cost of providing such greater width or larger pipe or main sizes. The subdivider shall be required to pay for that part of the construction costs for the Arterial streets, trunk sewers, or water mains which are serving the proposed subdivision as determined by the Planning Commission and City Council. The City shall pay the remainder of the costs.

Section 5.12 Extension to Boundaries

The subdivider may be required to extend all necessary improvements to the boundaries of the proposed subdivision at his/her expense to allow for services to future anticipated developments on the adjoining lands, as determined by the Planning Commission and City Council.

Section 5.13 Off-site Extensions

If streets or utilities are not available at the boundary of the proposed subdivision or within the distances or costs established in this Article and the Planning Commission determines that extensions across undeveloped areas are not warranted, the subdivider, if he/she wishes to proceed with the development, shall pay the cost of such off-site improvements and provide for appropriate off-site easements prior to the approval of the Final Plat. Such improvements shall be available for connections by subdividers of adjoining lands subject to City approval.

Section 5.14 Land Preparation

Any cut, fill and compaction of land within, and if applicable, adjacent to the subdivision, shall be accomplished in accordance with design standards of the City or as approved by the City Engineer. To control erosion and sedimentation during and after land preparation, the subdivider, any successors and assigns shall provide for disturbing only the areas needed for construction; removing only those trees, shrubs and grasses that must be removed by construction; installing required sediment basins and diversion dikes before disturbing the land that drains into them; and temporary stabilizing each segment of graded or otherwise disturbed land by seeding and mulching or by other approved methods.

As land preparation is completed, the subdivider, any successors and assigns shall permanently stabilize each segment with perennial vegetation and structural measures. Diversion dikes and sediment basins shall be leveled after areas that drain into them are stabilized, and permanent vegetation shall be established on those areas. Sediment basins that are to be retained for storm water detention shall be seeded to permanent vegetation no later than nine months after completion of the sediment

basins and shall be permanently maintained by the subdivider or any successors and assigns.

ARTICLE 6: DEDICATIONS AND RESERVATIONS ON PUBLIC LAND

Section 6.01 Dedication

As a condition of final plat approval, the subdivider shall dedicate to the public all streets and alleys and easements as may be required by the City of Creighton. If such streets and alleys are not to be dedicated and are to be developed as private streets, the subdivider shall make adequate provision for an owner's association with direct responsibility to and control by the property owners of the subdivision, to provide for the maintenance of all such private streets and alleys and the removal of debris and snow therefrom so as to maintain adequate access at all times for fire, police, sanitation, utility and emergency vehicles. Legal assurances shall be provided which show that the association is self-perpetuating and has the authority to collect assessments from owners of property within the subdivision to accomplish these and other related purposes. The agreement by which the legal assurances are proved shall be a covenant running with the land in form acceptable to the City and enforceable by the City.

Such provisions shall also provide for agreement of the property owners that if the City is requested or required to perform any reconstruction, maintenance, repair, or snow removal from such streets in order to maintain adequate access, said owners shall pay the costs thereof to the City and that if not paid, the same shall become a lien upon the properties until such costs are paid in full.

Section 6.02 Reservation and Dedication of Public Land and Open Space

Before preliminary or final plat approval is given, the subdivider shall reserve at least 10 percent of the total property suitable for parks, playgrounds, open space and other common areas for public use in conformance with the Comprehensive Development Plan, as determined by the Planning Commission and City Council. Reservation of land for public acquisition and/or use shall be for a period not to exceed two years from the date the plat is officially recorded unless otherwise provided for in the subdivision agreement. If such reserved site is not acquired by the City or other governmental entity within said two year period, the subdivider may then re-subdivide the site for alternative purposes and sell any or the entire site.

Where a park, playground, school, or other site for public use indicated in the Comprehensive Development Plan is located in whole or in part in the applicant's subdivision the Planning Commission and City Council may require the immediate acquisition, reservation or accept the dedication of such area. Where necessary, The Planning Commission and City Council may require the subdivider to reserve up to 20 percent of the total property for public use.

Section 6.03 Determination of Dedication or Fee Payment

Before preliminary or final plat approval is given, the City Council will determine, after consultation with City Staff, if the subdivider shall dedicate reserve sites for parks, playgrounds, open space, trails, and other public land consistent with the Comprehensive Development Plan, or pay a designated fee in lieu of said dedication. Such determination shall be provided to the subdivider in written form, and shall become part of the subdivision agreement.

Section 6.04 Dedication Requirements

Before preliminary or final plat approval, the subdivider shall convey any dedication of land for parks, playgrounds, trails, or other public spaces as described in Sections 6.02 and 6.03 to the City of Creighton in the following manner:

1. Subdivider shall provide the City with an affidavit of title to such real estate
2. Subdivider shall provide the City with a deed conveying fee simple title
3. Said title shall be free and clear of all liens or encumbrances
 - a. Liens or encumbrances dischargeable by cash accompanying said deed are exempt
 - b. Current real estate taxes are exempt
4. Commitment for title insurance issued by a title insurance company acceptable to the City Council for a period of no more than 30 days prior to the date of conveyance in an amount equivalent to the fair market value of the land that is being dedicated to the City.

Section 6.05 Fee Payment Requirements

If the subdivider is directed to provide the City with a fee payment in lieu of parkland dedication, it shall be done in the following manner:

1. The subdivider shall pay the City, upon approval of the final plat, either the sum of two hundred dollars (\$200.00) per lot based on the total number of lots shown on the final plat OR an amount equal to 115% of the most ascertainable taxes for the year pro-rated to the date that the deed is delivered.
2. The City shall hold all collected funds in trust to be used for the purchase and/or development of park and associated facilities.

Section 6.06 Developer Agreements

The sections of this article may be implemented through a subdivision agreement between the developed and the City so long as the time and manner of compliance of this article and other provisions of these regulations are adhered to.

Section 6.07 Preservation of Land

In all subdivisions, due regard shall be shown for natural features such as large trees, unusual rock formations, and water courses; for sites which have historical significance; and for similar assets which, if preserved, will add attractiveness and value to the subdivision and to the area. The Planning Commission may prepare a list of all such features within its area of planning jurisdiction which it deems worthy of preservation. When such features do exist, the applicant is encouraged to plat and develop the subdivision while preserving such features.

ARTICLE 7: IMPROVEMENT PROCEDURE

Section 7.01 Improvements Financing, General

In order to provide consistent information concerning the financing of required subdivision improvements; establish and equitable division of costs between the developer and City; and to insure orderly, cost effective growth in Creighton, the City shall require that the developer pay for the following services and improvements indicated as part of the subdivision process.

- 7.01.01 All costs associated with the preparation and revisions to the preliminary plat including but not limited to surveying, preliminary grading, drawings, and related services.
- 7.01.02 Unless otherwise agreed to by the City in a subdivision agreement, the developer shall pay for all preparation of all items related to the final plat and those improvements and related costs contained in Article 6.

Section 7.02 Subdivision Improvements Guarantees

Prior to the Final Plat approval, but after approval of all improvement plans and specifications, the subdivider shall complete all improvements required for the subdivision. Final Plat approval shall not be given until the dedication of all appropriate improvements and acceptance thereof by the City.

In lieu of requiring the completion of all improvements prior to the Final Plat approval, the City Council may enter into an agreement with the subdivider and subdivider shall guarantee to complete all improvements required by this Regulation and approved by the City in a manner satisfactory to the City. To secure this agreement, the subdivider shall provide, subject to the approval of the City Council, one or more of the guarantees set forth in Section 7.03 and 7.04 below.

Section 7.03 Surety Performance Bond

The subdivider shall obtain a performance bond from a bonding company authorized to do business in the State of Nebraska. The bond shall be payable to the City and shall be in an amount to cover 110 percent of the cost of all improvements, as established by the subdivider and accepted by the City Council upon recommendations of the City Engineer. The duration of the bond shall be until such time as the improvements are accepted by the City Council in accordance with this Ordinance.

Section 7.04 Escrow Account

The subdivider shall deposit cash or other instruments readily convertible to cash at face value, either with the City Council or in escrow with a bank. In lieu of any instrument other than cash, and in the case of an escrow account, the bank with which the funds are to be deposited shall be subject to the approval of the City Council. The amount of the deposit shall be an amount equal to 110 percent of the estimated cost of all required improvements as estimated by the subdivider and accepted by the City Council upon recommendation of the City Engineer.

In the case of an escrow account, the subdivider shall file with the City Council an agreement between the bank and himself guaranteeing the following:

- 7.04.01 That the funds of said escrow account shall be held in trust until released by the City Council and may not be used or pledged by the Subdividers as security in any other matter during that period.
- 7.04.02 That in the case of a default on the part of the subdivider to complete said improvements, the bank shall immediately make the funds of said account available to the City for use in completion of the improvements.

Section 7.05 Improvement Districts

7.05.01 As to those portions of the subdivision that are situated within the corporate limits of the City, the developer may petition the City to create Improvement (Assessment) Districts to allow for the financing of improvements within the subdivision. Depending on the City's financial condition, the City's evaluation of risk of failure or delay in subdivision build out, or other sufficient reason as determined by City, the City may or may not grant the subdivider's request. In the event the City creates assessment districts, the subdivider shall deposit with the City funds equal to 20 percent or less of the cost of improvements as determined from the City Engineer's estimates prior to receipt of bids and award of contracts. The City may finance up to 80 percent of the cost of construction of said improvements. Such petition shall be in the form prescribed by the City and shall be executed by the owners of all the lots situated within the proposed improvement district. The cost of all such improvements in the district which are constructed shall be specially assessed against the land benefited thereby, to the full extent of special benefits, and unless otherwise agreed to in writing by the City prior to the time of the City's approval of the Final Plat, the entire cost of all public improvements in said subdivision shall be deemed to be of special benefit to the property situated therein, and the full cost thereof, including engineering fees, attorney's fees and other related costs, shall be specially assessed against such property. The City shall, in no event, be bound to form such a district, and if such a district be formed, the City shall not be required to install improvements therein until, in the opinion of the City, economic conditions warrant such installation; provided, the City shall have the right to limit the size of the final plat if the area of the tentative plat is more than ten acres.

7.05.02 As to those portions of the subdivision that are situated outside the corporate limits of the City but within the zoning jurisdiction of the City, the developer may cause such improvements to be constructed by a street improvement district or sanitary and improvement district in accordance with the appropriate state law. However, the City Engineer shall not certify to the City that the required improvements have been satisfactorily arranged for until the developer presents certified evidence that the improvement district has been duly formed and has adopted a resolution of necessity authorizing a contract for the required work in that portion of said road improvement district or sanitary and improvement district included in the Final Plat. It is further provided, however, that if the City has approved a Final Plat for a phase of the area comprised in the Preliminary Plat, the developer may submit for final platting the next phase only if the required improvements have been installed in the first phase, or have been contracted for as above provided in the phase comprised in the Final Plat theretofore approved. Subsequent applications for final platting shall be processed in the same manner.

Section 7.06 Time Limits

Prior to the granting of Final Plat approval, the subdivider and the City Council shall agree upon a deadline for the completion of all improvements. Such deadlines shall not exceed two years from the date of Final Plat approval, provided, however the City Council may extend that deadline for one additional year where the subdivider presents substantial reason for doing so and provides any additional performance surety made necessary due to inflation or increased cost of completing the improvements.

Section 7.07 Installation of Improvements

Developers may select either method or combination of methods listed below to comply with the minimum improvement requirements:

- 7.07.01 They may install required improvements upon acceptance of plans and specifications being approved by the City Council.
- 7.07.02 They may submit a petition requesting the City to construct street surfacing and sanitary sewer in the proposed subdivision by the district method. In the event, the developer shall have plans and specifications prepared and pay all costs for same, approved by the City staff, City Engineer, and City Council for all such improvement districts. The City shall assess the cost of such improvements to the adjacent property as provided by law.

Section 7.08 Plan and Administration Review Reimbursement

The subdivider of Sanitary and Improvements District shall reimburse the City for such costs incurred by the City for plan review, plan check, and plan approval as to conformance with approved City Standards and specifications.

Subdivider shall pay to the City an amount to one percent of the actual construction cost of Subdivider paid improvements as administrative expenses incurred by the City in connection with the administration of this Agreement. Estimated payment shall be made on the basis of one percent of the construction and/or installation cost estimates for the various improvements computed by the subdivider's engineer, which estimated amount shall be paid to the City at the time the plans and specifications are submitted to the City for City final review approval.

Section 7.09 Failure to Complete Improvements

If any portion of the required improvements shall fail to be completed and accepted for dedication in compliance with Section 7.09 below within the required time period, either for reason of non-compliance or for reason of substandard and unacceptable construction, the City Council shall do one of the following:

- 7.09.01 Where improvements have been guaranteed under Section 8.03 of this Ordinance, the bond shall be forfeited to the City.
- 7.09.02 Where improvements have been guaranteed under Section 8.04 of this Ordinance, the City Council shall declare whatever security has been pledged as a guarantee to be forfeited.

Where the City Council is not already in possession of said security, it shall immediately take the actions necessary to obtain it. Upon receipt of the security, the City Council shall use such to finance the completion of the improvements or rebuilding of substandard improvements. Unused portions of the surety shall be returned to the subdivider without interest.

Section 7.10 Certification and Inspection

Upon completion of the improvements, the developer or designated agent shall file with the City a statement either certifying that the improvements meet the requirements of the City or provide a statement indicating the improvements do not meet the requirements of the approved improvement plans and specifications.

Upon completion of the improvements, the subdivider through use of a registered professional engineer shall file with the City a statement stipulating the following:

- 7.10.01 That all required improvements are complete.

7.10.02 That these improvements are in compliance with the minimum standards specified by the City.

7.10.03 That there are no known defects from any cause in the improvements.

7.10.04 That these improvements are free and clear of any encumbrances or lien.

If the City Engineer or other authorized person has certified that the improvements are complete and free from defect, the City shall accept any dedication of improvements. The City Council may, at its discretion, accept the dedication of any portion of the improvements provided that all statements and agreements specified above have been received for that portion of the improvements.

The developer or other authorized person shall regularly inspect condition of required improvements for defects.

Section 7.11 Reduction of Guarantees

In those cases where improvement guarantees have been made under Section 7.03 or 7.04 of this Ordinance, the amount of the guarantee may be reduced upon acceptance in compliance with Section 7.02 of the dedication and acceptance of a portion of the improvements.

Section 7.12 Release of Guarantee

Upon acceptance, in accordance with Section 7.01 and 7.02 of the Ordinance, the City shall authorize the release of the performance bond or the remaining portion of the escrow.

Section 7.13 Operation and Maintenance

It is the intention of the City to provide no services other than planning, zoning and subdivision regulations administration to the jurisdictional area beyond the corporate limits of the City. Therefore, it shall be the obligation of the subdivider to present to and the City, a precise approach for the operation and maintenance of improvements in the subdivision. Said approach may include formation of districts, homeowners associations or other methods to operate and maintain such improvements. Said approach shall be binding on the subdivider in a form, agreement, or contract acceptable to the City.

ARTICLE 8: WAIVERS, ANNEXATIONS, AMENDMENTS

Section 8.01 Granting of Waivers (Exceptions) and Conditions

In addition to the exceptions contained in this Ordinance, the Planning Commission may recommend and the City Council may grant waivers from the provisions of this Ordinance, but only after determining that:

1. There are unique circumstances or conditions affecting the property that are not the result of actions by the subdivider.
2. The waivers are necessary for the reasonable and acceptable development of the property in question.
3. The granting of the waivers will not be detrimental to the public or injurious to adjacent and nearby properties.

Section 8.02 Clustered/Mixed Use Developments

The Planning Commission and City Council may also grant reasonable waivers to this Ordinance if the subdivider concurrently submits an application for, and obtains approval of, a Clustered/Mixed Use Development. The subdivider shall indicate where the plans vary from the requirements of this Ordinance and shall present evidence to support such requests.

Section 8.03 Annexation of Adjoining or Contiguous Properties

All subdivisions or additions laid out adjoining or contiguous to the corporate limits shall be included within the same and become a part of the municipality for all purposes whatsoever, upon the completion of the necessary Public Hearings, the approval of and acceptance by Ordinance of the City Council, §(Section 19-916).

Section 8.04 Petition for Annexation

Any subdivision in which there are lands dedicated to the City or any subdivision serviced by public utilities shall be annexed to the City. Before approval of the Final Plat is given, the governing body shall receive a petition for annexation from the owners of the subdivided properties.

Section 8.05 Amendments

Any provision of this Ordinance from time to time may be amended, supplemented, changed, modified or repealed by the City Council according to law; provided, however, that such amendments, supplements, changes, modifications or repealed provisions shall not become effective until after public hearing and report by the Planning Commission.

ARTICLE 9: ADMINISTRATION/ENFORCEMENT

Section 9.01 General

The following apply towards administration of this Ordinance:

- 9.01.01 It shall be the duty of the designated zoning administrator to enforce this Ordinance and to bring to the attention of the Planning Commission and City Council any violation or lack of compliance herewith.
- 9.01.02 No owner or agent of an owner, of any parcel of land located in a proposed subdivision shall transfer or sell any parcel before a plat of such subdivision has been approved by the Planning Commission and City Council in accordance with the provisions of this Ordinance, and filed for record with Knox County Register of Deeds.
- 9.01.03 The subdivision, including re-subdivision, of any lot or any parcel by the use of metes and bounds description for the purpose of sale, transfer or lease which would evade this Ordinance shall not be permitted. All such subdivisions shall be subject to all the requirements contained in this Ordinance.
- 9.01.04 No permit shall be issued for the construction of any building or structure located on a lot or parcel subdivided, sold, transferred or leased in violation of the provisions of this Ordinance.

Section 9.02 Fees for Parks and Open Space

To aid the acquisition of parks and open spaces as needed or as indicated in the Comprehensive Development Plan, each residential subdivider shall deposit with the City Clerk, a sum set by the City Council, based on the total number of lots in the Final Plat. Where the subdivider dedicated land for a proposed park, playground, school, or other public use, other than streets and alleys, and as provided the fees are waived equal to no more than fair market value as determined by the County Assessor, of the property dedicated. Any fees received shall be reserved and used for public park land acquisition.

Section 9.03 Amendments

Any provision of this Ordinance may be amended, supplemented, changed, modified, or repealed from time to time by the City Council according to law, provided however, that such amendments, supplements, changes, modification, or repealed provisions shall not become effective until after the study, written report, and recommendation by the Planning Commission to the City Council.

Section 9.04 Violation/Penalties

Any person, firm or corporation who fails to comply with the provisions of this Ordinance shall, upon conviction thereof, be guilty of a misdemeanor and shall be punishable by a fine of not more than \$100.00 plus the cost of prosecution for each violation, and in default of payment of such forfeiture and costs, imprisonment in the county jail until payment thereof for a period not exceeding 30 days. Each day a violation exists or continues shall constitute a separate offense.

ARTICLE 10: LEGAL STATUS PROVISIONS

Section 10.01 Separability

Should any article or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 10.02 Repeals

All Ordinances of the City inconsistent herewith to the extent of such inconsistency, and no further, are hereby repealed. The repeal of any of the above mentioned does not revive any other ordinances or portions thereof repealed by said Ordinances. Such repeals shall not affect or prevent the prosecution or punishment of any person for the violation of any Ordinance repealed hereby, for any offense committed prior to the repeal.

Section 10.03 Effective Date

This Ordinance shall take effect and be in force from and after its passage and publication according to law.

Section 10.04 Adoption

This Subdivision Ordinance was adopted and approved this _____ day of _____, 2007 by the City Council of the City of Creighton, Nebraska.

(Seal)

MAYOR

ATTESTED:

CITY CLERK

ARTICLE 11: CERTIFICATION AND DEDICATION STATEMENTS

Section 11.01 Acknowledge of Notary

ACKNOWLEDGE OF NOTARY

STATE OF NEBRASKA

COUNTY OF KNOX

On the ____ day, of _____ 20____, before me, the undersigned Notary Public, duly commissioned and qualified in a for said county approved known by me to be the identical person whose name is affixed to the dedication on this plat and acknowledge the execution thereof to be his/her voluntary act and deed as said _____.

WITNESS my hand and Notarial Seal the day and year last above mentioned.

Notary Public (SEAL)

Section 11.02 Surveyor’s Certification

SURVEYORS CERTIFICATION:

I hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision on _____, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

(Surveyor, RLS #) (seal) _____
Date

Section 11.03 Approval of Creighton City Planning Commission

APPROVAL OF THE PLANNING COMMISSION OF CREIGHTON, NEBRASKA

This final plat of _____ was approved by the Creighton Planning Commission this ____ day _____ 20____

Chairperson, Creighton Planning Commission

Section 11.04 Acceptance by Creighton City Council

ACCEPTANCE BY CITY COUNCIL OF CREIGHTON

This final plat of _____ was approved by the City Council of the City of Creighton, Nebraska on this ____ day _____ 20____, in accordance with the State Statutes of Nebraska.

Mayor (City of Creighton SEAL)

ATTEST _____
City Clerk

Section 11.05 Acceptance by the Creighton City Engineer

This final plat of _____ was reviewed and approved by the Creighton City Engineer on this ____ day of _____, 20__

Creighton City Engineer

Section 11.06 Acceptance by Knox County Register of Deeds

Recorded on this _____ day of _____, 20__.

Knox County Register of Deeds (STAMP including book and Page)

Section 11.07 Review of Knox County Surveyor

REVIEW OF KNOX COUNTY SURVEYOR

This plat of _____ was reviewed by the office of Knox County Surveyor on this ____ day of _____, 20__

Knox County Surveyor (SEAL)

Section 11.08 County Treasurer's Certifications

COUNTY TREASURER'S CERTIFICATIONS

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

County Treasurer Date
(SEAL)

Section 11.09 Administrative Plat Approval

APPROVAL OF CITY OF CREIGHTON

This Administrative Plat was approved by the City of Creighton This _____ Day of _____, 20__.

City Engineer

Zoning Administrator

Section 11.10 Owners Certification

OWNERS CERTIFICATION

I/we the undersigned _____ owner(s) of the real estate shown and _____ (names) described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivided, said real estate in accordance with this plat.

This subdivision shall be known and designated as _____, an addition to the City of Creighton, Nebraska (delete last phrase if the subdivision is located outside of the corporate limits and will not be annexed to the City). All Streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows: _____.

There are strips of ground shown or described on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of utility or City to install, repair, replace and maintain its installations.

(Additional covenants or restrictions and enforcement provisions therein may be inserted here or attached to the plat).

Signature

Signature

Section 11.11 Lien Holder Consent

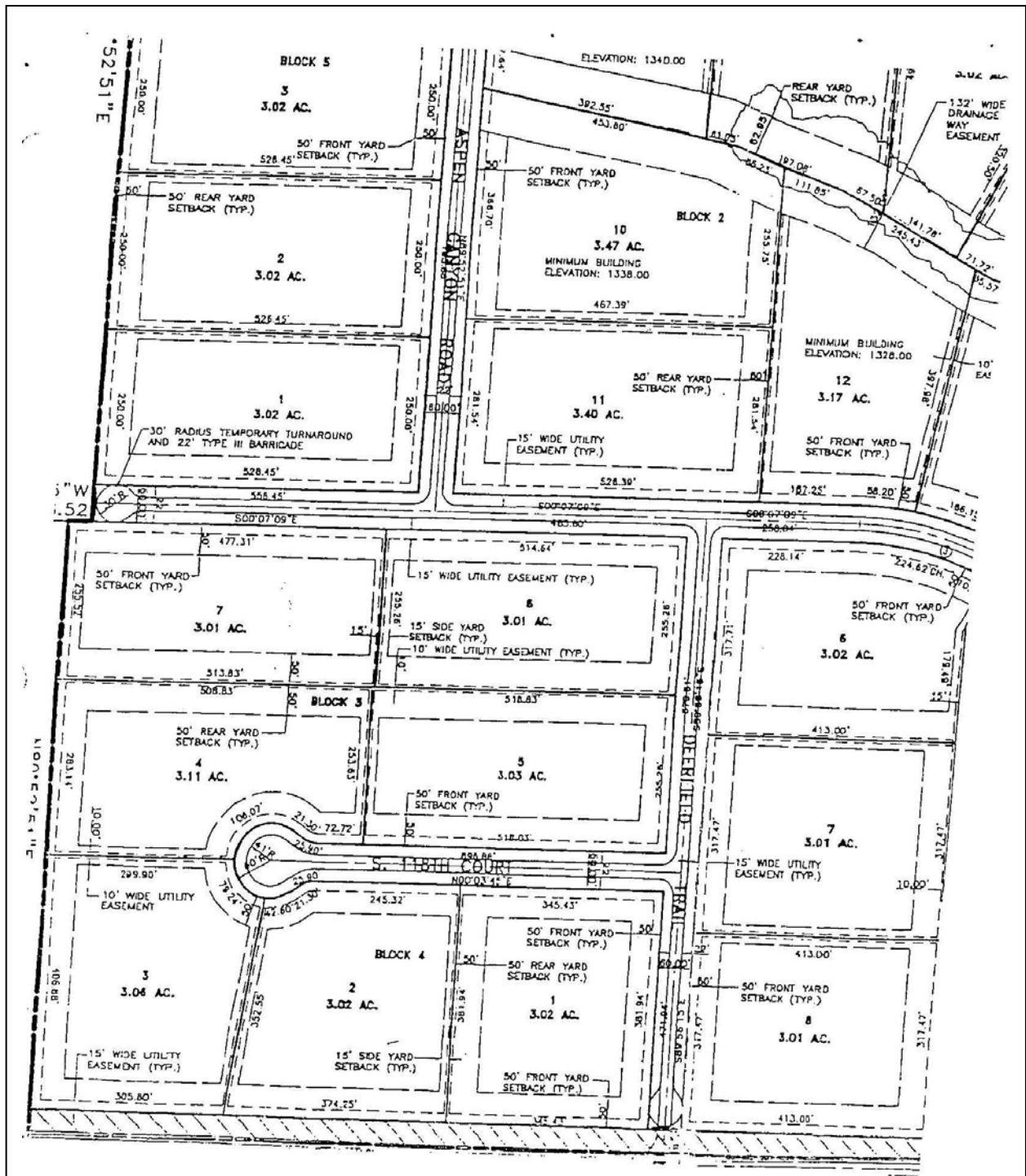
The undersigned holder of that certain lein against the real property described in the plat known as _____ (hereinafter "Plat"), said lein being recorded in the Office of the Register of Deeds of Knox County, Nebraska as Instrument No. _____ (hereinafter "Lein"), does hereby consent to the dedication of and subordinate the Lein to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lein and has not assigned the Lein to any other person.

(Name of Lien Holder)

By: _____

(Print the Name of Individual)

Title: _____



An example of a typical 3-acre subdivision

Courtesy of the City of Lincoln-Lancaster County Planning Department