



CONCURRENT PLAT/SMALL TRACT SUBDIVISION TECHNICAL CHECKLIST

Plat Name: _____

Location: _____

Concurrent plats require the data submission requirements of both a Preliminary and Final Plat.

Concurrent Plats shall include the following information:

Requirement, General: A preliminary plat shall be based on a boundary survey of the property including a certified legal description of the property and a preliminary drainage report. A preliminary plat shall, at a minimum, meet the design standards set forth in these regulations. Sheet sizes for plats shall be adequate to provide for a scale of 1" equals 100' making it possible to clearly read all necessary information shown thereon.

Requirements, Specific: Preliminary Plats shall include the following information:

Identification and description:

- Name of subdivision and applicant
- Name of subdivider, engineer, landscape architect, or surveyor.
- Certification and Dedication Statements (*see Schedule B*)
- North arrow and graphics scale
- Proposed location and size of lots, alleys, easements, streets (with suggested names) and other proposed dedicated areas shall conform to current Zoning Ordinance, or a proposed zoning plan deemed acceptable by Planning Commission.
- Show all existing structures in the area.
- All lands and/or subdivisions shall be shown for a distance of two hundred (200) feet from all sides of land

in question showing location, names and width of streets and highways, etc.

- ❑ Building front setback line, as required by Zoning Ordinance for that district or proposed zone district.
- ❑ Location of section and half-section lines in relation to plat.

Other data:

- ❑ Total acreage of the subdivision, number of lots and acreages designated to other uses.
- ❑ Contours with intervals of five (5) feet. If the subdivision exceeds ten (10) acres in area or contains unusual topographic features, closer contour lines may be required by the Planning Commission.
- ❑ Delineation of public grounds other than streets or alleys.
- ❑ Location and size of proposed utilities and facility.
- ❑ Location, widths, and other dimensions of proposed streets, alleys and easements.
- ❑ Layout, numbers and approximate dimensions of proposed lots, blocks.
- ❑ Drainage channel, flood plains and floodways, wooded areas, rock out crops and other significant natural features.
- ❑ Existing sewers, water mains, culverts or other underground structures within the tract and immediately adjacent thereto. If water mains and sewers are not on or adjacent to the tract, direction and distance to the nearest ones shall be shown including invert elevations of sewers.
- ❑ Location, widths and names of all existing or platted streets or other public ways within and immediately adjacent to the tract, existing permanent buildings, railroad right-of-way, section lines, and other such important features.
- ❑ Proposed public improvements; highways and other major improvements planned by public authorities for future construction on or near the tract.
- ❑ Vicinity Map. A map shall be presented accompanying or included on the Preliminary Plat showing the geographic relationship of the proposed subdivision to the surrounding area. Features to be noted on the vicinity map include major streets, railroads, public areas. Vicinity maps shall be prepared at a scale of no smaller than 1" equals 2000'.
- ❑ A description of proposed curbs, gutter, sidewalks, street surfacing, and street sub-structure.

- ❑ When required by the Planning Commission, there shall be furnished profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision; typical cross sections of the proposed grading, roadway and sidewalk.
- ❑ Names of adjacent property owners or subdivisions.

The subdivider shall prepare and submit to the Planning Commission a Final Plat prepared by a registered engineer and registered land surveyor for recording purposes and shall submit to the City Engineer:

- ❑ A sanitary sewer plan.
- ❑ A surface storm drainage plan within the subdivision (this requirement may vary on a case by case basis, subject to City Council review and approval.)
- ❑ A street profile plan with a statement of proposed street improvements.

Final Plat shall include:

- ❑ Name of subdivision
- ❑ Date, north arrow and scale.
- ❑ Boundary lines of area being subdivided (heavy dashed lines) with accurate distance, angles other than 90 degrees, boundaries and location of section and half section lines in relation of the Plat.
- ❑ Include lands adjoining subdivision for a distance of two hundred (200) feet on all sides, all names of such additions, and streets, together with property lines, lot and block numbers and other designations, exact dimensions, to be shown by broken lines). Dimensions of bounding streets, together with lot dimensions on side adjoining streets will be shown.
- ❑ Identification systems for all lots and blocks.
- ❑ Proposed streets, cul-de-sacs, (with names), alleys, easements and other dedications and lots of other parcels of land must be accurately dimensioned. All angles other than ninety (90) degrees, as required to definitely establish lines or parcels of land, must be shown.
- ❑ Locations of markings (in feet and decimals of a foot) of iron pipe, three-quarters (3/4") of an inch plus or minus, in diameter and not less than two (2) feet in length at all lot corners and change in alignments of such lines.
- ❑ The point of beginning and ending of curve, its radius and total deflection angle.
- ❑ Certification by a registered land surveyor. (*see Schedule B*)
- ❑ A notarized certification 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. (*see Schedule B*)

- ❑ A certification signed by the County Treasurer stating that there are no regular or special taxes due or delinquent against the platted land.
- ❑ A form for the approval of the Planning Commission. (*see Schedule B*)
- ❑ A form for the approval of the City Council to be signed by the Mayor and attested to by the City Clerk. (*see Schedule B*)
- ❑ Location and description of the subdivision by the section, township, range, county, and state and including metes and bounds description for the boundaries of the subdivision.
- ❑ A form for the approval of the City Engineer.
- ❑ A form for Acknowledgement by Notary. (*see Schedule B*)
- ❑ A form for Certificate of County Register of Deeds.
- ❑ One copy of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.
- ❑ A drainage plan showing how run-off generated by the proposed development impacts drainage on downstream drainage systems

Drainage reports shall not be required for the following:

1. *Subdivision of existing tax lots that are primarily developed;*
2. *Subdivision of a farmstead that creates not more than two(2) lots and allows for the split of them main residence from the remaining farmstead.*
3. *Acreages where lots are not less the one (1) acre in size.*

Please see the attached Design Standard Criteria.

Revised 06.2002
C: Planning/Ad Plat Checklist

Schedule B
Certification and Dedication Statements

SURVEYOR'S 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.

(signature) _____
(seal) _____

PLANNING COMMISSION CERTIFICATION

This plat of _____ Addition has been submitted to and approved by the Springfield Planning Commission this ____ day of _____, 20__.

Chairperson

ATTEST:

Secretary of Planning Commission

CITY COUNCIL CERTIFICATION

This plat approved by the City Council of Springfield, Nebraska, this ____ day of ____, 20__.

Mayor

ATTEST:
City Clerk

OWNERS CERTIFICATION

I/We the undersigned _____ owner(s) of the real estate shown and 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 Springfield, Nebraska (delete the 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 to the public unless specifically noted herein. Other public lands shown and not hereto fore 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 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.)

Witness our Hands this _____ day of _____, 20__.

Signature

Signature

NOTARY CERTIFICATION

STATE OF NEBRASKA
COUNTY OF SARPY

Before me, the undersigned Notary Public, in and for the County and State, personally appeared _____ and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed. Witness my Hand and Notarial Seal this _____ day of _____, 20__.

Notary Public

Seal

FORM OF PLAT

- ❑ Four (4) copies of a scaled drawing must be provided, on one sheet (if possible) sufficient to show all required information clearly
- ❑ Drawing must be in ink or photographed on tracing cloth or mylar
- ❑ Signatures must be in black opaque ink
- ❑ Drawing must have both an outline and a ½ inch blank margin
- ❑ Application materials must be numbered and totaled; index sheet provided if total pages exceeds two (2)

CERTIFICATES AND ACKNOWLEDGEMENTS

Provide:

- ❑ Owner's acknowledgement and offer of dedication
- ❑ Surveyor's certificate
- ❑ Planning Commission approval recommendation certificate
- ❑ City Council approval and acceptance certificate
- ❑ All affidavits, certificates, acknowledgements, endorsements, dedications, and notarial seals as are required by law and the provisions of this zoning ordinance

DATA REQUIRED ON PLAT

Provide:

- ❑ Sufficient data to determine all existing and place stakes; sufficient data to locate and retrace all lots, blocks, and parcels
- ❑ All dimensions to the nearest .01 foot
- ❑ Lot, outlot, and block dimensions
- ❑ Lot, outlot, and block designations
- ❑ Indication of areas reserved for public use; clearly identify which areas are private and which are public
- ❑ If park land is reserved for private use, the intention must be stated and maintenance agreement provided
- ❑ Streets information, including the following:
 - location
 - name
 - centerline
 - centerline radius
 - length and interior angle of horizontal curves
 - tangent length
 - width
- ❑ Location, width and purpose of all easements
- ❑ Location and identification of all section corners
- ❑ Total number of lots and outlots; total number of acres

REQUIRED ON EACH SHEET

- Name of subdivision
- Scale
- North arrow
- Sheet number and total number of sheets comprising the subdivision

DOCUMENTS REQUIRED

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion

The Process:

Administrative Plats require three steps:

- The applicant attends a pre-application conference with the Planning Commission. The City must be notified by the applicant at least seven (7) days prior to the Planning Commission meeting. The subdivider must submit to the Planning Commission plans and data in sketch form showing ideas for the proposed subdivision of land. A sketch plan shall include:
 - The proposed tentative layout of streets, lots, and other features in relation to existing streets, utilities, topography, and other conditions.
 - 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.

There is no formal application or fee for the pre-application conference. After discussion and review, the Planning Commission will inform the subdivider whether such plans and data submitted meet the ordinance requirements and will describe any inconsistencies in the proposed plat.

- The applicant then attends the next regular Planning Commission meeting to formally propose the plat. The City office must be contacted at least fifteen (15) working days prior to the Planning Commission meeting with a completed application, required materials, and the administrative plat fee. The applicant then formally proposes the plat to the Planning Commission and the Commission then makes their recommendation to the City Council.

- The applicant then attends a City Council meeting to request final approval of the plat. The City office must be notified at least fifteen (15) working days prior to the City Council meeting. A final plat, including all changes required by the Planning Commission, must be submitted to the City office at least seven (7) days prior to the meeting.

A signed application and all supporting materials must be filed with the city in a reproducible format of legal or letter size. For clarity, copies of supporting material may be filed in a larger format, but will not be distributed to Planning Commission and City Council members prior to meetings. Larger materials must be submitted in triplicate.

The applicant or a representative of the applicant must be present at the meeting to present the application and answer questions in order for action to be taken.

Please contact City Hall with any questions regarding this process.

Revised 05.2001

DATE PREPARED

A vicinity map shall be presented accompanying or included on the Preliminary plat showing the geographic relationship of the proposed subdivision to the surrounding area. Features to be noted on the vicinity map include major streets, railroads, public areas. Vicinity maps shall be prepared at a scale no smaller than 1" = 2000'.

SHEET NUMBER AND TOTAL NUMBER OF SHEETS

Contour lines with intervals of five (5) feet. If the subdivision exceeds ten (10) acres in area or contains unusual topographic features, closer contour lines may be required by the Planning Commission.

Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers.

Determination that proposed use of preliminary plat is in accordance with permitted city zoning. Is a zoning change required?

Existing and proposed streets or access easements, including:

R.O.W. width (according to current comp plan, zoning regs, and subdivision regs)

Paving width (according to current comp plan, zoning regs, and subdivision regs)

Approximate grades

Tangent length

Curve data and interior angle

Angle of intersection

Street name or number

Cul-de-sacs shall not be longer than six hundred (600) feet and have a turnaround with a radius at the outside of the pavement of at least fifty (50) feet and a radius at the right-of-way of at least sixty-five (65) feet.

Sketch of future street system outside of plat where subdivision owns abutting land.

A description of existing and proposed curbs, gutters, sidewalks, pedestrian ways, bikeways, street surfacing and street sub-structure. (Minimum width of sidewalks is four (4) feet.)

Profiles showing existing ground surface and distance beyond the limits of the proposed subdivision; typical cross sections of the proposed grading, roadway and sidewalk (when required).

Utilities on and adjacent to the tract showing proposed connections to existing utilities.

Existing sewer, water mains, culverts or other underground structures within the tract and immediately adjacent thereto. If water mains and sewers are not on or adjacent to the tract, direction and distance to the nearest mains and sewers shall be shown, including invert elevations of sewers.

Lot lines and dimensions; curvilinears should be noted as arc or cord

Lot, block, and outlot designation and total acreage of land to be subdivided and square feet in each lot (maximum block length is eight hundred (800) feet)

Public areas for schools, parks, playgrounds or any other public uses

DATA REQUIRED ON PLAT

Provide:

- Sufficient data to determine all existing and place stakes; sufficient data to locate and retrace all lots, blocks, and parcels
- All dimensions to the nearest .01 foot
- Lot, outlot, and block dimensions
- Lot, outlot, and block designations
- Indication of areas reserved for public use; clearly identify which areas are private and which are public
- If park land is allowed for public use, an outlet letter must be provided and included in the dedication
- If park land is reserved for private use, the intention must be stated and maintenance agreement provided
- Streets information, including the following:
 - location
 - name
 - centerline
 - centerline radius
 - length and interior angle of horizontal curves
 - tangent length
 - width
- Location, width and purpose of all easements
- Location and identification of all section corners
- Total number of lots and outlots; total number of acres

REQUIRED ON EACH SHEET

- Name of subdivision
- Scale
- North arrow
- Sheet number and total number of sheets comprising the subdivision

DOCUMENTS REQUIRED

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion

Provide any other information or comments related to the plat.

Applicant must bring complete information as stated above to both the Planning Commission and City Council meetings for action to be taken. If information is not available and appropriate fees have not been paid, no action will be taken.

Applications are presented in two steps: the application is first heard before the Planning Commission, who then provides a recommendation to the City Council. The Council then holds a Public Hearing and makes the final decision on the application.

The appropriate fee must be paid for the proposed action. If the appropriate fee has not been paid, no action will be taken.

Application must be filed and appropriate fee must be paid at least two (2) weeks in advance of a regular or called Planning Commission meeting date. If the applicant then wishes to continue with the application process and present the application to the City Council, the City office must be notified. The City office must be notified in sufficient time to allow the City to publish notification of the City Council Public Hearing at least ten (10) days in advance.

Applicant's Signature: _____ Date:

All applications must be filed in triplicate. Triplicate copies must also be provided of all plans, supporting documents, descriptive data, plot plan with dimensions, specifications, and other materials which may constitute a record and which are helpful to better understand the request. The plot plan must be complete and all measurements must be accurate, showing legal lot lines.

Any written statements or petitions in favor of the request from neighboring property owners immediately adjacent to the subject property may be attached to the application along with any photographs of the property.

Applicant must bring complete information as stated above to both the Planning Commission and City Council meetings for action to be taken. If information is not available and appropriate fees have not been paid, no action will be taken.

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Article 4: Design Standards

Section 4.01 Minimum Design Standards.

No subdivision shall be approved unless it is in conformance with the requirements of these regulations and the Comprehensive 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 with any recommendations of the Comprehensive 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 Planning Commission has found to be unsuitable for subdividing, due to flooding, bad 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 Planning Commission that would eliminate or substantially reduce such hazards.

The Planning Commission 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 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 resubdivision.

Section 4.02 Design Standards: Streets.

The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive 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 Planning Commission, 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 Planning Commission deems it necessary, such dead-end streets shall be provided with a temporary turnaround having a radius of at least twenty-five (25) feet or other approved design. The system shall provide adequate traffic flow through a subdivision and provide at least two routes from each lot within the subdivision to the rest of the City, except as explicitly permitted by the approving authority. Additionally, the system should be designed to discourage through traffic from using local streets. (Ord. 533)

Section 4.03 Design Standards: 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:

- A. The proposed subdivision contains sufficient area and design that approval of the option will not create a potential problem in the construction of streets,
- B. 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,
- C. The required rights-of-way are of sufficient width to accommodate future traffic needs consistent with the recommendations of the Comprehensive Plan and the standards set forth herein.

Section 4.04 Design Standards: 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 Schedule A of this Ordinance. Access to lots located on arterials shall be approved by the City.

Frontage roads or marginal access streets shall be required by the Planning Commission for subdivisions fronting on arterial streets where possible. 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 Design Standards: 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 (1/2) 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 (1/2) 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 Design Standards: Intersections.

Streets shall intersect as nearly as possible at an angle of ninety (90) degrees, and no intersection shall be at an angle of less than sixty (60) degrees. Street curb intersections shall be rounded by radii of at least twenty (20) feet. When the smallest angle of street intersection is less than seventy-five (75) degrees, the Planning Commission 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 seventy-five (75) feet of right-of-way or such arterial street.

Section 4.07 Minimum Design Standards; Curves in Streets; Horizontal and Vertical.

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

Where there is a deflection angle of more than ten (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 Schedule A of this ordinance.

Section 4.08 Design Standards: 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 three hundredths (0.03%) of one percent. Minimum grades for gutters and ditches shall be four hundredths (0.04%) and five hundredths (0.05%) of one percent respectively. Storm sewer construction shall be required where necessary to meet these minimum grade requirements. Fill may be used in areas subject to flooding in order to elevate streets and building pads provided such fill will not serve to increase flood elevations. Street grades shall conform to the minimum requirements provided in Schedule A of this Ordinance.

Section 4.09 Design Standards: Frontage Roads/Marginal Access Streets.

Where a subdivision fronts on or contains an existing or proposed arterial street, the Planning Commission shall 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 shall be required by the Planning Commission 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 Design Standards: Street Jogs.

Street jogs with centerline offsets of less than one hundred fifty (150) feet at intersections shall be prohibited.

Section 4.11 Design Standards: Cul-de-sac Streets.

Minor terminal temporary dead-end streets or cul-de-sacs shall not be longer than six hundred (600) feet and shall provide a turnaround having a radius at the outside of the pavement of at least fifty (50) feet and a radius at the right-of-way of at least sixty-five (65) feet. Alternative designs for temporary turn-arounds may be approved by the City.

Section 4.12 Design Standards: 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 4.13 Design Standards; Private Streets and Reserve Strips.

New private streets may be created as part of a Planned Development District provided such streets are specifically authorized by the Planning Commission and 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 Planning Commission as authorized in these regulations.

Section 4.14 Design Standards: 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 eight hundred (800) feet. Pedestrian easements ten (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 4.15 Design Standards; Lots.

The lot size, width, depth, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated. All lots shall be developed to channel surface drainage to lot lines and not across adjacent properties. 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 street lines.

Section 4.16 Design Standards: 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 easement of at least ten (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 development from the arterial street and dampen the noise generated by traffic on the arterial street. The boundary along one of the dedicated streets shall be designated as the rear lot line.

Section 4.17 Design Standards: Sidewalks.

Sidewalks shall be labeled upon the improvement plans and installed by the subdivider. The minimum sidewalk width shall be four (4) feet; provided, however, that 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 (4) feet, as determined by the Commission. Except where unusual conditions exist and an exception is specifically granted by the Planning Commission, the following shall apply:

- A. Along both sides of all streets within the subdivision, in which case the edge of the sidewalk away from the street shall normally be placed at a distance of eight (8) feet behind the curb.
- B. Parallel to any streets abutting and/or running along the outer perimeter of the subdivision.
- C. 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.
- D. In neighborhoods planned as cluster developments, sidewalk locations may be adjusted to accommodate the most efficient pedestrian circulation through and to and from the development.
- E. The Commission may modify the requirements of this section, but only in instances where park, drainage, extreme topographical conditions or other unusual conditions make sidewalk installation non-essential or unnecessary on both sides of the street.

Section 4.18 Design Standards: Easements.

Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least fifteen (15) feet in width - seven and one-half (7 1/2) feet each side of lot line. A minimum of a ten (10) foot, five (5) foot on each side of a side yard setback line shall be allowed in those zoning districts that require only a five (5) foot side yard.

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 course and such further width will be adequate for the purpose of retaining the water handling capacity of the water course.

Section 4.19 Design Standards: Storm Sewer.

Provisions shall be made to limit the peak rate of storm water discharge from the subdivision. Post development rates shall be no greater than if the subdivision was in cultivated row crops with conservation treatment and in good hydrologic condition. In determining the size or type of storm sewer the design shall be sufficient to handle all computed runoff at the point in question. For large drainage areas, the City may require cross drainage structures such as culverts, bridges, etc.

Section 4.20 Design Standards: 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 4.21 Design Standards: Conformance with Other Regulations.

No final plat of land within the City or its jurisdictional area shall be approved unless it conforms with existing zoning regulations unless waived by the Planning Commission and City Council in accordance with these regulations. Whenever there is a variance between the minimum standards set forth in these regulations and those contained in other regulations the highest standard shall govern.