



City of Grand Island

Tuesday, October 10, 2006

Council Session

Item F2

#9081 - Consideration of Amendments to Chapter 33 of the Grand Island City Code Relative to Subdivision Regulations

Staff Contact: Chad Nabity

ORDINANCE NO. 9081

An ordinance to amend Chapter 33 of the Grand Island City Code; to amend Chapter 33 pertaining to subdivision regulations; to require signed plats to be present at Planning Commission meeting; to amend drawing standards; to repeal Chapter 33 as now existing, and any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Sections 33-7(4); 33-7(5); 33-8(6); 33-8.1(3); and, 33-22 of the Grand Island City Code are hereby amended to read as follows:

§33-7(4)

(4) The city council shall consider and act upon the Planning Commission's recommendation, and shall approve or disapprove the preliminary study. In the event of disapproval, the council shall notify the Planning Commission and state specific reasons for disapproval, a copy of which shall be transmitted to the subdivider. Approval by the council shall be effective for a period of twelve months, after which if ~~the a~~ final plat has not been submitted to the Planning Commission for approval, reapproval of the preliminary study by the Planning Commission and council shall be required.

§33-7(5)

(5) The preliminary study shall be made from an accurate survey made by a licensed land surveyor in the State of Nebraska. The ~~minimum~~-acceptable scale shall be between 10 and 100 feet to the inch. Scales of more than 100 feet per inch may be permitted by the Director of Planning for very large projects. All preliminary studies shall provide the following information:

- (a) Proposed name and acreage of the subdivision.
- (b) Name and address of owner, subdivider, and engineer or land surveyor.
- (c) A legal description sufficient to define the location and boundaries of the subdivision and evidence of ownership of the property proposed to be subdivided.
- (d) A map indicating plans for the development of the entire area if the proposed plat is a portion of a larger holding intended for subsequent development. Preliminary engineering plans for all improvements for the entire holding shall be a part of the requirement. Positive drainage from easements shall be included in the drainage plan.
- (e) Location, width, and name (if any) of all highways, streets, easements, right-of-way or railroad, whether public or private, parks, or other open spaces within and adjacent to the proposed subdivision. Tentative grades and direction of flow in streets and easements shall be shown.
- (f) Location, grade, and size of existing and proposed storm drainage facilities, sanitary sewers, water mains, electric, CATV, telephone, and gas mains within and adjacent to the proposed subdivision.
- (g) Contours at intervals of six inches.
- (h) If any portion of the land within the boundary of the proposed subdivision is subject to flood or storm water overflow, that fact and location shall clearly be shown. Areas covered by water and trees shall also be shown.
- (i) Layout, approximate dimensions, proposed use, number of each lot, and number of each block shall be indicated.
- (j) Location and outline to scale of each existing building or structure.

ORDINANCE NO. 9081 (Cont.)

(k) Date, north point, and scale shall be shown.

(l) All areas not a part of the proposed plat due to other ownership shall be clearly shown and marked "Not a Part."

(m) If the lots within the proposed subdivision are to be served by individual water supply and sanitary sewage systems, then the general location of such facilities on each lot shall be shown.

§33-8(6)

(6) The final plat shall be in permanent black lettering and lines on high grade linen or mylar which is reproducible with dimensions of 18 inches by 24 inches. The ~~minimum~~-acceptable scale shall be between 10 and 100 feet to the inch. In the event that the entire plat cannot be one sheet, it shall be submitted in two or more sheets of the same dimensions along with an index sheet showing the entire development at a smaller scale. All final plats shall portray the following information.

(a) Name of subdivision, north arrow, scale, date, and names of subdivider, owner, and land surveyor.

(b) Legal description of the property, including location of boundary lines in relation to section, township, range, county, and state. The perimeter of the subdivision shall be clearly and distinctly indicated.

(c) The lines of all streets and alleys and other lands to be dedicated with their widths and names.

(d) All lot lines and dimensions and numbering of lots and blocks according to a uniform system.

(e) Location, use, and width of all easements for public use, drainage, services, and utilities.

(f) All dimensions in feet and decimals of feet, both linear and angular, interior angles, length of radii and/or arcs of all curves, with all other information necessary to reproduce the plat on the ground.

(g) The perimeter and blocks of the plat shall have a closure to an allowable unadjusted error of 1 to 7500. Latitudes and departure computations shall be submitted.

(h) The location and description of all permanent monuments in the subdivision.

(i) The description, location, and elevation of all benchmarks.

(j) Names in dotted lettering of adjacent plats with the location and widths of adjoining streets shown by dashed lines.

(k) Certificate, seal, and signature of land surveyor.

(l) Notarized certificate and signature of all parties having title interest in the land being subdivided consenting to dedication and recording of the final plat as submitted.

(m) Certificates to be signed by the chairman of the Planning Commission, mayor, and city clerk.

(n) All areas not a part of the plat due to other ownerships shall be clearly shown as "Not a Part."

(o) Electronic subdivision requirements as provided in Addendum "A" of this chapter. The plat shall meet the drawing standards as identified in Addendum "B" of this chapter. Certificates shall be written in a format consistent with those shown on Addendum "B" of this chapter.

(p) References to a minimum of three established points, such as section corners, section quarter corners, block or subdivision corners, at least one of which shall be a County Control Point.

(q) a closure sheet shall be included with all submitted final plats. Said closure sheet shall include northing and easting coordinates for each point on the Subdivision Boundary and bearing and distance between points.

(r) The following supplementary engineering data and plans shall be submitted following approval of the final plat:

(i) Paving design, including alignment, grades, and a typical cross-section.

(ii) Public sidewalks design and location.

(iii) Location of telephone, electric, and CATV facilities, if underground.

(iv) Location, grade, and size of existing and proposed storm drainage facilities, sanitary sewers, water mains, and gas mains within the proposed subdivision.

(v) Location and outline to scale of each existing building or structure which is not to be removed in the final development.

(vi) Final approved drainage plan including the location, grade, and direction of flow of easements, and showing the proposed general locations of individual water supply and sanitary sewer systems on each lot, if applicable.

(vii) An approved erosion control plan to prevent wind and water erosion during any activity that will remove natural surface cover from within the subdivision boundary. This

ORDINANCE NO. 9081 (Cont.)

plan shall not be required for any subdivision containing less than five-one acres in size unless such subdivision is a phase of a larger development of five acres or more.

(viii) Final approved drainage plans shall be required with the submission of all final plats. A drainage plan may be submitted with the paving and storm water plans, but the paving plan will not be signed off until the drainage plan is approved by the Director of Public Works and proof of its filing at the Register of Deeds office is submitted to the Director of Public Works.

§33-8.1(3)

(3) The administrative subdivision final plat shall be prepared in accordance with final plat requirements specified and set forth in Section 33-8(6), excepting subsections (m) and (er). A place of certification to be signed by the Planning Director shall also be provided.

§33-~~2224~~. Penalty

Any person violating the provisions of this chapter shall, upon conviction, be deemed guilty of a misdemeanor.

SECTION 2. Sections 33-22 and 33-23, and Addendum “B” are hereby adopted as part of Chapter 33 of the Grand Island City Code, and shall read as follows:

33-22. Subdivision Naming

Submitted plats shall not have a number to start the subdivision name. example – 4 Times \$. Sub. (not allowed); Four Times Four (allowed). Subdivision names that start with initials with periods are not accepted. Example: R.J.M. Subdivision (not allowed); RJM Subdivision (allowed).

33-23. Original Mylar Subdivision Plat

The original Mylar of subdivision plats submitted to the Regional Planning Commission for review, shall be signed by all title holders involved with the plat, prior to the time of the regular meeting date, and the Mylar present at the meetings for the chairman to sign.

Mylar plats not presented at the meeting, will be signed by the chairman at the next regular regional planning commission meeting. subdivision shall not be forwarded to the City Council until all such signatures are in place.

Mylar plats will not be released by the City until such time as all subdivision agreements have been signed and connection fees or other fees related to the development have been paid by the developer.

ADDENDUM “B”
DRAWING STANDARDS AND SAMPLE PLATS

Drawing standards refer to drawings presented in model space. Line type and line width on paper space drawings shall match model space drawings as presented.

Examples:

1. Subdivision Boundary – The outer boundary line of the subdivision.

Layer Name: Subdivision Boundary.

The boundary shall be drawn equal to an Auto CAD line weight of 1.00mm and shall be a solid line.

2. New Easements – Easements dedicated with this plat.

Layer Name: New Easements.

ORDINANCE NO. 9081 (Cont.)

Easements shall be drawn equal to an Auto CAD line weight of 0.30mm and shall be a dashed line.

3. Existing Easements – Easements dedicated prior to this plat.

Layer Name: Existing Easements.

Existing easements shall be drawn equal to an Auto CAD line weight 0.18mm and shall be a dashed line.

4. Lot Line – New lot lines.

Layer Name: New lot lines.

New lot lines shall be drawn in AutoCAD line weight of 0.30mm and shall be a solid line.

5. Measurements – Distance, angles, bearings.

Layer Name: Measurements or Dimension

Measurements shall be shown with distance, angle, and bearings on all lot lines where allowable. In a case of large subdivision plats, distance, angle and bearings shall be shown along the centerline on existing and new easement.

Text fonts, size and placement shall be readable, legible and clear.

6. Adjacent Properties

Surrounding property lines, subdivision, undeveloped ground, right of way, easements, section lines or quarter section lines shall be drawn in AutoCAD line weight of 0.18mm and shall be dashed or dash dot. Subdivisions adjacent shall also show subdivision names, lot numbers, block numbers.

Note: Subdivision plats plotted on Mylar shall have no gray tone lines.

7. All plats and revised plats submitted shall include a schedule of revisions showing the time and date of the original drawing and subsequent revisions.

8. Hall County Register of Deeds.

A space shall be reserved on the subdivision plat for the register of deeds stamp; a space shall be 6"x3".

All notary stamps must be clear, complete and readable when reproduced.

All signatures must be clear, complete and readable when reproduced.

All dates and signatures must agree with the dates and signatures in the acknowledgements. (the acknowledgement must state the exact name that was signed.)

ORDINANCE NO. 9081 (Cont.)

A paper copy of the subdivision plat shall be presented to the Register of Deeds offices for review at the time copies are presented to the Regional Planning department for review.

Names and titles in acknowledgements must be identical to the signatures and titles of the parties who sign. (acknowledgments must include the marital status of individuals and/or position or title for persons signing on behalf of partnerships, corporations or limited liability corporations).

SECTION 3. Sections 33-7(4); 33-7(5); 33-8(6); 33-8.1(3); and, 33-22 as now existing, and any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 4. Sections 33-23 and 33-24 and Addendum "B" are hereby adopted as part of Chapter 33 of the Grand Island City Code.

SECTION 5. That this ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: October 10, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk