

SUBDIVISION REGULATIONS

McCool Junction, Nebraska

CITIZENS WORKING TOGETHER TO MAKE A GOOD TOWN BETTER

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ARTICLE 1 - GENERAL PROVISIONS

SECTION 101 TITLE

This ordinance may be known and may be cited and referred to as "Subdivision Regulation Ordinance of the Village of McCool Junction, Nebraska" to the same effect as if the full title were stated.

SECTION 102 APPLICATION

These regulations shall apply to all land located within the corporate limits of the Village of McCool Junction, Nebraska and within the one (1) mile planning and zoning jurisdiction area of the Village, as indicated on the Official Zoning Map of the Village of McCool Junction, Nebraska, as same may be amended from time to time.

SECTION 103 PURPOSE

The purpose and intent of these regulations is:

- A. To establish uniform rules, procedures and standards governing the subdivision of land,
- B. To assure the public that necessary public facilities will be provided in any subdivision in an amount and size commensurate with the size of the subdivision and the uses which will occur in the subdivision,
- C. To secure suitable sites for building purposes and protect the property values thereof,
- D. To provide the public with assurance that all subdivisions will be improved in accordance with established public policy,
- E. To coordinate land development with the Comprehensive Plan in the laying out of public ways, places, structures, utilities and services,
- F. To supply proper land records for the convenience of the public and for appropriate identification and permanent location of real estate boundaries, all in accordance with applicable statutes.

ARTICLE 2 - APPLICATION

SECTION 201 APPLICATION AND AUTHORITY

The requirements of this Ordinance shall be applied to any and all divisions of a lot, tract or parcel of land into two (2) or more lots, sites or other divisions of land for the purpose, whether immediate or future, of ownership or building development, including the re-subdivision of land or lots, except that the division of land in which the smallest parcel created or remaining is more than ten (10) acres, such division shall not be considered a subdivision and the provisions of this Ordinance shall not apply to the subdivision of burial lots in cemeteries. Further, the regulations set forth in this Ordinance shall apply as follows:

- A. Each separate principal use / building within the jurisdiction of this Ordinance shall be situated on a single and separate lot of record unless otherwise provided in the Zoning Ordinance of the Village of McCool Junction, Nebraska.
- B. No subdivision of land shall be permitted within the jurisdiction of this Ordinance unless a plat of such subdivision is approved in accordance with the provisions of this Ordinance. Further, no lot in a subdivision may be sold, transferred or negotiated to sell, no permit to erect, alter, or repair any building upon land in a subdivision, and no building may be erected in a subdivision unless a final plat has been approved by the Planning Commission and Village Board of Trustees and recorded in the Office of York County Register of Deeds.
- D. No officer, employee, or agent of the Village of McCool Junction, Nebraska shall issue a zoning permit, or make any water or sewer connection for any building or buildings constructed or proposed to be constructed on land subdivided contrary to the provisions of this Ordinance. No officer, employee or agent of the Village shall perform or cause to be performed any construction or maintenance upon any street or public way purported to be dedicated as a public street or public way by virtue of being shown on a plat, unless such plat shall have been approved as provided for in this Ordinance. These prohibitions shall not apply to any plat of dedication legally recorded prior to the enactment of this Ordinance.
- E. No excavation of land or construction of any public or private improvements which require a permit shall take place or be commenced on any parcel of land which was created by subdivision after the effective date of this Ordinance except in conformity with the requirements and regulations of this Ordinance.

SECTION 202 INTERPRETATION

Under the authority to regulate the subdivision of land set as forth in Neb. Rev. Stat. § 23-374 and in their interpretation and application, the provisions of this Ordinance shall:

- A. be held to be minimum requirements, adopted for the promotion of public health, safety, morals, or general welfare. Wherever the requirements of the Ordinance are at variance with any other lawfully adopted rules, regulations, ordinances, the most restrictive or that imposing the higher standards shall govern.
- B. not be intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of this Ordinance are more restrictive or impose higher standards than such easement, covenant or other private agreement or restriction, the requirements of this Ordinance shall apply.

SECTION 203 VACATION OF PLATS

Any plat or any part of a plat of a subdivision may be vacated in accordance with the following:

- A. Any plat or any part of plat may be vacated by the owner(s) of record of the property affected, at any time prior to the sale of any lot therein, by a written instrument, duly executed, acknowledged and approved, to which a copy of such plat shall be attached, declaring the same to be vacated.
- B. Such written instrument for vacation of a plat shall be reviewed by the Planning Commission and referred for action by the Village Board of Trustees in the same manner as subdivision plat approvals. The Village Board of Trustees may reject any such plat vacation instrument which abridges or destroys any public rights-of-way in any of its public uses, improvements, streets or alleys.
- C. Such written instrument, when executed, acknowledged and approved, shall be recorded in like manner as plats of subdivisions and being duly recorded shall operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public right in the streets, alleys, and public grounds laid out or described in such plat being vacated.
- D. In cases where any lots have been sold, the plat may be vacated, as herein provided, only by all owners of the lots in such plat joining in the execution of the written instrument and only if such vacation will not result in a defacto subdivision of land where a re-plat of the land is needed and required by this Ordinance.

SECTION 204 SAVING PROVISION

These regulations shall not be construed as abating any action now pending under, or by virtue of prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the Village under any section or provision existing at effective date of these regulations, or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the Village, except as shall be expressly provided for in these regulations.

ARTICLE 3 - RULES AND DEFINITIONS

SECTION 301 INTERPRETATION

For the purposes of this Ordinance, certain terms or words used herein shall be interpreted according to the rules and definitions set forth in this Article, except when the context clearly indicates otherwise.

SECTION 302 RULES

- A. The word person includes firm, association, corporation, organization, partnership, trust, company, as well as the individual.
- B. The present tense includes the future tense; the singular number includes the plural, and the plural number includes the singular.
- C. The words "shall" and "will" are mandatory while the word "may" is permissive.
- D. The words "used" or "occupied" include the words intended, designed, or arranged to be used or occupied.
- E. The word "lot" includes the words plot or parcel.

SECTION 303 DEFINITIONS

- 303.01 Alley:** a public way, which affords only a secondary means of vehicular access to the back or side of property otherwise abutting a street.
- 303.02 Block:** an area of land bounded by streets, railroad rights-of-way, waterways, parks, undeveloped land, or a combination thereof.
- 303.03 Bond:** any form of security, including cash deposit, security bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Village Board of Trustees which meets the intent of such security required by this Ordinance.
- 303.04 Building Setback Line:** lines with a lot which run parallel to the front, side and rear lot lines and set back from said lot lines a distance as prescribed by the applicable zoning regulations, thus delineating the buildable lot area.
- 303.05 Commission:** the Planning Commission of McCool Junction, Nebraska.
- 303.06 Common Open Space:** an area of land or water or combination thereof, planned for passive or active recreation use, which does not include areas for streets, alleys, driveways or private roads, off-street parking or loading areas, or required front yards. Such area may include recreational facilities such as swimming pools, tennis courts and other such outdoor recreational facilities.
- 303.07 Common Sewer System:** a sanitary sewerage system in public ownership, which provides for the collection and treatment of domestic and other effluent in one or more centralized treatment plants and which meet the minimum requirements of the Nebraska Departments of Environmental Quality, Health or other agency having jurisdiction.
- 303.08 Common Water System:** a publicly owned water system which provides for the supply, storage and distribution of potable water on an uninterrupted basis
- 303.09 Comprehensive Plan:** the Comprehensive Plan of the Village of McCool Junction, Nebraska, adopted by the Village Board of Trustees, as a guide for the development and improvement of the Village.
- 303.10 Covenant:** a binding agreement made between a subdivider of land and the purchaser(s) of such subdivided land to do or keep from doing specified things.
- 303.11 Cul-de-sac:** a vehicular turnaround area which is located at the closed end of dead-end street or alley.

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- 303.12 Culvert:** a transverse drain that channels water under a street, driveway or other improvement.
- 303.13 Density:** the number of lots per gross acre of land area in a subdivision computed by dividing the gross acreage of the subdivision into the total number of lots in the subdivision.
- 303.14 Easement:** a grant by the property owner for the use of a strip of land for a specific purpose by a specific person, a public utility or the general public.
- 303.15 Engineer:** any person registered to practice professional engineering by the State of Nebraska.
- 303.16 Final Plat:** a map, prepared in accordance with the provisions of this Ordinance, indicating the subdivision of land, which is intended to be recorded for public record in the Register of Deeds of York County, Nebraska.
- 303.17 Flood Plain:** those lands within the jurisdiction of this Ordinance which are subject to a one percent (1%) or greater chance of flooding in any given year, as determined on an Official Flood Hazard Boundary Map or Flood Insurance Rate Map issued by the Federal Insurance Administration, U.S. Department of Housing and Urban Development and any revisions thereto or, if no such maps are available, as determined by the Nebraska Department of Natural Resources.
- 303.18 Frontage:** the length of any lot, tract or parcel which abuts a street, measured along the dividing line between the street and the lot, tract or parcel. A lot, tract or parcel which abuts more than one street shall have two (2) or more frontages.
- 303.19 Full Control of Access:** the condition where vehicular access to an arterial street or roadway, including its location, is fully controlled in connection with streets to give preference to through traffic by providing access connections to such arterial street or roadway only from selected streets and by prohibiting crossing at grade and direct driveway connections to such arterial street or roadway.
- 303.20 Governing Body:** the Village Board of Trustees of the Village of McCool Junction, Nebraska.
- 303.21 Improvements:** street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage structures, utility lines, landscaping, grading and other facilities and changes normally associated with the development of land for building sites.
- 303.22 Land Area:** the entire area within a subdivision including lots, open space, and streets and alleys. Where streets and alleys occur on the perimeter of a subdivision the land area shall include the land area to the centerline of such perimeter streets or alleys.
- 303.23 Lot:** a parcel of land identified and intended as a unit of transfer of ownership or development.
- 303.24 Lot Area:** the horizontal area of a lot computed exclusive of any portion of a street or alley.
- 303.25 Lot Depth:** the distance between the front lot line and the rear lot line. For irregular shaped lots, the depth shall be the distance from the front lot line and the rear lot line between the midpoints of straight lines connecting the front-most and rear-most points of the side lot lines.
- 303.26 Lot of Record:** a tract or land described as an integral portion of a subdivision plat or a parcel of land described by metes and bounds which has been properly and legally recorded in the Office of the Register of Deeds of York County, Nebraska.
- 303.27 Major Street Plan:** a written component of the duly adopted Comprehensive Plan which indicates and delineates the classification of existing and proposed streets or roads within the jurisdiction of this Ordinance.
- 303.28 Marginal Access Street:** a minor street which runs parallel and adjacent to an arterial street and which serves to limit and control the number of vehicular access points to such arterial street. A marginal access street is commonly referred to as a frontage road.

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- 303.29 Monument:** permanent concrete or iron marker used to establish definitely all corners and lines of the plat of a subdivision on the ground, including all lot corners, boundary lines, corners, and points of change in street alignment.
- 303.30 Off-site:** any premises not located within the property being subdivided, whether or not such premises is in the same ownership and control as the subdivision.
- 303.31 Out Lot:** a parcel of land shown on a subdivision plat outside of the boundaries of the land which is being subdivided and which is to be excluded from the subdivision.
- 303.32 Owner:** Any person, group of persons, firm or firms, corporation or corporations or any legal entity having legal title to or sufficient proprietary interest in the land proposed to be subdivided.
- 303.33 Partial Control of Access:** The condition where vehicular access including its location is partially controlled in connection with arterial streets or roadways to give preference to through traffic on such arterial streets or roadways to a degree that in addition to selected streets, there may be permitted some crossings of such arterial streets or roadways at grade and some direct driveway connections, with the design and location approved by public authority, including the Village Board of Trustees.
- 303.34 Pedestrian Way:** A right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access to adjacent streets or properties.
- 303.35 Preliminary Plat:** a map and supporting information prepared in accordance with the requirements of this Ordinance, indicating a tentative subdivision of land, intended for guidance in the preparation of a final plat.
- 303.36 Private Street:** an approved privately-owned open and unoccupied space, other than a public street or alley, reserved as the principal means of vehicular access to abutting property.
- 303.37 Public Improvements:** any drainage ditch, roadway, parkway, sidewalk, pedestrian way, landscaping, parking area, lot improvement, utility line, or other facility for which the local government may ultimately assume the responsibility for maintenance and/or operation, or which may affect an improvement for which local government responsibility is established.
- 303.38 Public Way:** an alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road sidewalk, street, tunnel, viaduct, overpass or other ways in which the general public or a public entity has a right or which is dedicated for public use, whether improved or not.
- 303.39 Re-subdivision:** a change in the plat of an approved or recorded subdivision if such change affects any street layout, area reserved for public use, easement, or any lot line or if it affects any plat legally recorded prior to the effective date of this Ordinance.
- 303.39 Right-of-Way:** a strip of land used or intended to be used for pedestrian, vehicular, and utility line circulation and access for the general public. Said strip of land is that total area between the boundary lines of the street, alley or easement which is not reserved for the exclusive right of any individual property owner.
- 303.41 Sale or Lease:** any immediate or future transfer of ownership or any possessory interest in land, including contract for sale, lease, devise, intestate succession, or transfer of any interest in a subdivision or part thereof, whether by metes and bounds description, deed, contract, plat, map, lease device, intestate succession or other written means.
- 303.42 Screen Planting / Buffer Strip:** an area of land devoted to fences, walls, hedges, shrubs, trees, grass and other landscape materials for the purpose of obstructing view, absorbing sound and providing desirable delineation of property.

303.43 Street: a right-of-way, dedicated to public use, or a private roadway, which provides the principal means of vehicular access to abutting property. Streets shall be classified in accordance with the Village's Major Street Plan and shall include:

- A. **Local (Minor) Street:** a street which is used primarily for access to properties abutting on such street and which carries relatively small volumes of vehicular traffic.
- B. **Collector Street:** a street designed to accept vehicular traffic from local streets and link such traffic to employment centers, public facilities and other points of attraction and to link such traffic with arterial streets or roads. Collector streets may also provide access to properties abutting such streets and carry higher volumes of traffic than do local streets.
- C. **Arterial Street:** a street designed to accept traffic from local and arterial streets and transport such traffic at higher volumes and higher speeds into, through or out of a community or county.

303.44 Subdivider: The owner or owners of land, legal and equitable, who causes land to be divided into a subdivision.

303.45 Subdivision: the division of a lot, tract or parcel of land into two (2) or more lots, sites or other division of land for the purpose, whether immediate or future, of transfer of ownership or building development, including the re-subdivision of land or lots and the lease of any land for building development, except that the division of land in which the smallest parcel created or remaining is more than ten (10) acres, such division shall not be considered a subdivision and the provisions of this Ordinance shall not apply and the provisions of this Ordinance shall not apply to the subdivision of burial lots in cemeteries. For purposes of this definition and to classify the types of subdivisions with regard to the review and approval processes established in this Ordinance, the following sub-definitions shall apply:

Major Subdivision: any subdivision not classified herein as a minor or administrative subdivision.

Minor Subdivision: any subdivision or land containing not more than three (3) lots fronting on an existing improved street, not involving any new street, street extension, or extension of public utilities, or any other public improvements, and not adversely affecting the remainder of the parcel or adjoining properties and not in conflict with any provision of the Major Street Plan, the Comprehensive Plan, the Zoning Ordinance or these regulations.

Administrative Subdivision: any further subdivision of existing lots or blocks whenever all required public improvements have been installed, no new dedication of public rights-of-way or easements is involved, and such subdivision complies with the provisions of the Major Street Plan, the Comprehensive Plan, the Zoning Ordinance or these regulations.

303.46 Surveyor: any person registered to practice land surveying in the State of Nebraska.

ARTICLE 4 - AUTHORITIES AND DUTIES

SECTION 401 AUTHORITIES AND DUTIES OF THE PLANNING COMMISSION

The Planning Commission shall have the following duties and responsibilities with regard to this Ordinance:

- A. Review and recommend approval, denial or conditional approval of preliminary and final plats and transmit preliminary and final plats together with appropriate recommendations to the Village Board of Trustees for action.
- B. Make other determinations and decisions as may be required of the Planning Commission from time to time by this Ordinance, and by the applicable sections of the Nebraska Statutes related to subdivision of land.
- C. Make recommendations to the Village Board of Trustees regarding exceptions and variances to the terms of this Ordinance relative to approval of particular subdivisions.
- D. Consider and recommend amendments to this Ordinance to the Village Board of Trustees.

SECTION 402 AUTHORITIES AND DUTIES OF THE SECRETARY OF THE PLANNING COMMISSION

The Secretary of the Planning Commission shall have the following duties with regard to this Ordinance, provided that all or part of the duties herein listed may be assigned and performed by other Village Officials including the Zoning Administrator or Village Clerk:

- A. Maintain permanent and current records with respect to these regulations including amendments thereto. Keep minutes and agendas of all meetings and hearings.
- B. File copies of all subdivision applications, together with applicable filing fees, with the Village Clerk.
- C. Transmit final plats and related subdivision improvements plans and specifications together with Planning Commission recommendations to the Village Board of Trustees for its action.
- D. Send written notice regarding a proposed subdivision to all owners of real property adjoining the proposed subdivision.

SECTION 403 AUTHORITIES AND DUTIES OF THE VILLAGE BOARD OF TRUSTEES

The Village Board of Trustees shall have the following duties and responsibilities with regard to this Ordinance:

- A. Consider Planning Commission recommendations on preliminary and final plats and approve, approve conditionally, or disapprove preliminary and final plats and subdivision improvements plans and specifications.
- B. Determine the appropriateness of any financial participation by the Village in the engineering and / or construction of improvements in subdivisions.
- C. Consider and require appropriate financial guarantees regarding installation of approved subdivision improvements to be provided by the subdivider.
- D. Cause inspections of all subdivision improvements to be made to assure compliance of such improvements with the approved plans and specifications.
- E. Take other actions as required from time to time to assure proper enforcement of this Ordinance.
- F. Consideration of and adoption of amendments to this Ordinance.

ARTICLE 5 - PROCEDURES

Any person desiring to subdivide land within the jurisdiction of this Ordinance shall comply with the procedures set forth herein and in the sequence specified.

SECTION 501 PRELIMINARY CONSULTATION

Prior to the filing of an application for approval of a preliminary plat or other subdivision, the subdivider shall consult with the Zoning Administrator and shall present an indication of the proposed subdivision in the form of an approximate sketch showing all contiguous land holdings of the subdivider, together with information regarding physical conditions on the property involved, the type of development proposed, proposed improvements, including layout of streets and lots, methods of providing for water supply, sewage disposal and other public utilities and surface drainage, and any legal encumbrances. The purpose of this preliminary consultation is to afford the subdivider an occasion to avail himself / herself of the advice and assistance of the Administrator before the preparation of a preliminary or final plat of a subdivision in order to conserve time and expense for the subdivider.

The Administrator shall advise the subdivider regarding the type of subdivision procedure applicable to such proposed subdivision and indicate the type of plat (preliminary, final, minor or administrative) that is required along with the provisions of applicable laws and regulations, including the provisions of the zoning regulations and this Ordinance, the desirability and acceptability of the proposed subdivision design and improvements and the degree of conformity or non-conformity of the proposed subdivision with the Comprehensive Plan.

The subdivider shall be responsible for all engineering fees related to the preparation of the preliminary plat and supporting information as required to be provided as set forth in Section 502.04 of this Ordinance. In addition, the subdivider shall be responsible for payment of preliminary plat filing review fee as set forth in the Schedule of Fees for Preliminary and Final Plats and engineering review fees, established by the Village Board of Trustees and that the subdivider shall be responsible for payment of plat filing and review fees as set forth in said Schedule of Fees.

The pre-application process shall not require formal application or any payment of fees.

SECTION 502 PRELIMINARY PLAT APPLICATION

502.01 SUBMISSION

The subdivider shall take into consideration the advice offered by the Zoning Administrator and/or Planning Commission in preparing and submitting an application for preliminary plat approval. The subdivider shall submit to the Zoning Administrator, ten (10) copies of the preliminary plat and four (4) copies of the supplemental material specified in Section 502.04 herein, together with one (1) written application on a form specified by the Village. The land area to be included in any preliminary plat shall include all contiguous land holdings of the subdivider (owner). The subdivider shall submit a complete application at least fifteen (15) days prior to the date of the next regularly scheduled meeting of the Planning Commission at which the subdivision request is to be considered.

502.02 CHECKING OF APPLICATION

Upon submission of a subdivision application, the Zoning Administrator shall check it for completeness. If complete the application shall be docketed for consideration at the next Planning Commission meetings. If the application is incomplete, the Zoning Administrator shall not docket the application and shall notify the subdivider that the application is incomplete and specify what additional data is needed. The Zoning Administrator shall notify the subdivider of any incompleteness within five (5) days of the date of filing of the application. If the application has not been filed in time to allow review by the various entities set forth in Section 502.06 of this Ordinance before the next regular meeting of the Planning Commission, such application shall be docketed for consideration at the following meeting of the Commission.

502.03 FEES

A preliminary plat filing and review fee shall be paid by the subdivider and shall accompany the application submitted. The amount of such fee shall be in accordance with the Schedule of Fees adopted by the Village Board of Trustees, as may be amended from time to time.

502.04 SCALE AND PRELIMINARY PLAT CONTENTS

Preliminary plats shall be drawn at a scale of one (1) inch to fifty (50) feet or one (1) inch to one hundred (100) feet on a maximum sheet size of twenty-four (24) inches by thirty-six (36) inches, and shall include the following information:

- A. The name of the proposed subdivision, the acreage of the land in the proposed subdivision and the location of the subdivision by specific legal description;
- B. The name(s) of the owner(s) of the land within the subdivision and the name of the land planner, surveyor or engineer who prepared the preliminary plat;
- C. Date, north point and graphic scale of the plat map;
- D. The names and addresses of owners of property abutting the proposed subdivision;
- E. The location and dimensions in feet and hundredths of feet of the property lines and the locations and dimensions in feet of lot lines, and building setback lines, if such building setback lines are to be in excess of those required by the applicable zoning regulations;
- F. The location(s) of any existing building(s) or structure(s) to be retained;
- G. The names and dimensions of all existing streets and the proposed names and dimensions of all proposed street rights-of-way with approximate grades and curve radii and pavement widths;
- H. The location of existing and proposed water and sewer lines;
- I. Existing and proposed topographic contours at two (2) foot intervals if the average slope is less than five (5) percent and at five (5) foot intervals if the average slope is five (5) percent or more and an indication of any areas within the proposed subdivision which are subject to flooding, provided that topographic information for any portion of the contiguous land holdings included in the preliminary plat which are not proposed to be subdivided may be provided utilizing enlargements of topographic maps provided by the United States Geological Survey instead of detailed topographic survey data.
- J. The location of existing trees with trunks twelve (12) inches in diameter or greater, measured two (2) feet above the ground. Clumps of trees may be identified as a group of trees without precisely locating each tree;
- K. A clear indication of the proposed course of surface water drainage from the point(s) where the water enters and leaves the subdivision together with the courses of all surface drainage within the subdivision and outside of the subdivision to the point where such water enters a water course or existing recognized storm drain and the locations of proposed storm sewers, culverts and related drainage facilities: (Refer to Section 710 of this Ordinance for drainage report requirements).
- L. The location and size of proposed easements, dedications and reservations of land, including any proposed park or common open space sites reserved for common or public use;
- M. An indication of any proposed phasing of the subdivision development.
- N. An indication of how the proposed subdivision improvements are to be financed. Such improvements shall be financed by the subdivider unless the Village Board of Trustees shall agree to finance all or any portion of the improvements, under the conditions set forth in Section 712.05 of this Ordinance, or assess all or a portion of the cost of such improvements and / or the final plat engineering thereof against the subdivision.

502.05 NOTIFICATION OF SCHOOL BOARD

At least ten (10) calendar days prior to the Planning Commission meeting at which the preliminary plat is to be considered, the Administrator shall submit a copy of the proposed preliminary plat to the Board of the school district in which the proposed subdivision is located, together with a notice of the Planning Commission meeting, date, time and location.

502.06 NOTIFICATION OF AND REVIEW BY OTHERS

At least seven (7) working days prior to the Planning Commission meeting at which the preliminary plat is to be considered, the Zoning Administrator shall submit one (1) copy of the proposed preliminary plat to the Village Board of Trustees, the Village Engineer (if the Village Engineer was not involved in the engineering of the preliminary plat), the Village Utilities Superintendent, the fire department, electrical and natural gas suppliers, and telephone and cable television company which will serve the proposed subdivision together with a communication requesting review and comment by these entities with regard to proper design of the subdivision, easement locations and ability to serve the proposed subdivision. For subdivisions outside of the corporate limits of the Village, the County Zoning Administrator and utility entities providing water, electrical power and natural gas shall also be provided with a similar communication and request for review and comment. All comments received shall be summarized by the Zoning Administrator and submitted to the Planning Commission at the meeting at which the proposed preliminary plat is to be considered.

502.07 PLANNING COMMISSION ACTION ON A PRELIMINARY PLAT APPLICATION

In consideration of the preliminary plat, the Planning Commission shall determine if the preliminary plat is consistent with the Comprehensive Plan, the Major Street Plan, the requirements of the applicable zoning regulations and is consistent with the requirements of this Ordinance. In its deliberations, the Commission shall consider all comments and recommendations of the Zoning Administrator, the Village Engineer, the Village Utilities Superintendent, the Fire Department, the School Board and the public utilities involved. The Planning Commission shall, within forty five (45) days, recommend approval as proposed, approval with conditions or denial of the preliminary plat.

In the event the subdivider is proposing that the Village participate financially in the construction of improvements in the proposed subdivision, the Commission shall also consider what phasing in final platting is proposed to determine if such phasing is reasonably consistent with market demand and the ability for the subdivider to market all lots created in each phase within five (5) years from the date of final plat approval. The Commission shall provide recommendations regarding appropriate phasing of the subdivision to the Village Board of Trustees for its consideration.

The Commission may, as a condition of recommendation of approval, attach any reasonable condition to bring the subdivision or plat into conformance with the requirements of this Ordinance and the Comprehensive Plan of the Village. If a recommendation of denial is forwarded to the Village Board of Trustees, the Commission shall state the specific reason(s) for such recommendation. The Commission shall cause the subdivider to be notified in writing of its action within thirty (30) days of such action and such notification shall state any conditions of approval or any reasons for rejection.

502.08 RECORDING OF ACTION BY THE COMMISSION

The action of the Commission shall be recorded in the minutes of the Commission and attached to three (3) copies of the preliminary plat together with a listing of any recommended conditions of approval or reason(s) for rejection. One (1) copy shall be provided to the subdivider, one (1) copy shall be forwarded to the Village Board of Trustees and one (1) copy shall be retained by the Commission.

502.09 VILLAGE BOARD OF TRUSTEES ACTION ON PRELIMINARY PLAT APPLICATION

Following consideration of the recommendations of the Planning Commission, the Village Board of Trustees shall approve, approve conditionally, or deny a preliminary plat. The Village Board of Trustees shall determine the acceptability of any proposed street, alley or other dedications and shall impose any conditions or requirements necessary to assure that the preliminary plat is in conformance with the requirements of this Ordinance, the Major Street Plan and the Comprehensive Plan and may impose any

other condition to assure that the development of the subdivision will not result in any harm to adjoining property or the Village in general.

If a subdivider proposes to petition the Village Board of Trustees seeking financial participation in the final plat engineering and / or construction of infrastructure improvements in the proposed subdivision, the subdivider's engineer shall provide estimates of final plat engineering fees and construction costs for all subdivision improvements as part of the preliminary plat. In its review of the preliminary plat, the Village Board of Trustees shall determine if such participation is warranted in accordance with the conditions for such Village participation set forth in Section 712.05 of this Ordinance.

If the Village Board of Trustees shall determine that financial participation by the Village would comply with the conditions set forth in Section 712.05 of this Ordinance, or if any such participation is to include assessment of all or a portion of the costs of final plat engineering and infrastructure development in the subdivision against the property contained with the subdivision, the Village Board of Trustees and the subdivider shall reach an agreement with regard to phasing of the final platting and subdivision development which complies with the requirements of Section 713.03 of this Ordinance.

In addition, the Village Board of Trustees and the subdivider shall enter into a written subdivision agreement which shall specify:

- A. what portions of the final plat engineering fees and infrastructure construction costs shall be paid by the Village;
- B. whether the subdivider's engineer or the Village Engineer shall prepare the final plat engineering plans and specifications, conduct inspections of construction and issue certifications of compliance and completion;
- C. what portions of said costs are to be assessed against lots in the subdivision, if any;
- D. that if actual costs for those items for which the Village Board of Trustees agree to pay for exceeds the above referenced engineer's estimate, the subdivider shall be responsible for such additional costs; and
- E. that if the Village Board of Trustees incurs any final plat engineering cost for which it as agreed to pay and the subdivider elects not to develop the proposed subdivision, the subdivider shall agree to reimburse the Village for such costs.

502.10 PRELIMINARY PLAT APPROVAL IS CONDITIONAL

Village Board of Trustees approval of a preliminary plat shall not constitute approval of a final plat for all or any part of the subdivision contained in the preliminary plat. Rather, such approval shall be deemed an expression of approval to the layout and preliminary design of the subdivision to be used as a guide in the preparation of any final plat or all or part of the subdivision contained in the preliminary plat which shall be subject to further consideration by the Commission and consideration and approval by the Village Board of Trustees.

502.11 EXPIRATION OF AN APPROVED PRELIMINARY PLAT

Unless a final plat for all or part of the subdivision proposed in an approved preliminary plat has been submitted for consideration by the Planning Commission and Village Board of Trustees, the approval of the preliminary plat shall expire two (2) years from the date of the original preliminary plat approval by the Village Board of Trustees unless the subdivider formally requests an extension of such expiration and can show good cause why the Village Board of Trustees should grant an extension. Upon such a request and upon showing of good cause, the Board of Trustees may grant an extension for any length of time it determines to be appropriate for the proper planning and development of the Village.

SECTION 503 FINAL PLAT APPLICATION

503.01 SUBMISSION REQUIREMENTS

All final plat applications for review and approval shall conform to the approved preliminary plat and any conditions of approval of such preliminary plat, as well as all applicable standards set forth in this Ordinance and other applicable laws and regulations. If desired by the subdivider, a final plat may constitute only a portion of the land area contained in the approved preliminary plat to facilitate phasing of the subdivision development. Such phasing shall be in a manner as agreed by the Village Board of Trustees in the approval of the applicable preliminary plat.

The subdivider shall submit to the Zoning Administrator, ten (10) copies of the proposed final plat and four (4) copies of the supplemental material and subdivision improvement plans and specifications described in Sections 503.04 and 503.05 herein, together with one (1) written application on a form specified by the Village. If the Village Board of Trustees has preliminarily authorized financial participation in the subdivision, in accordance with conditions set forth in Section 712.05 of this Ordinance, and the Village Engineer is providing the subdivision improvement plans and specifications, the subdivider shall be required to submit only such supplemental material listed in Sections 503.04 and 503.05 herein which is not provided by the Village Engineer. The subdivider shall submit a complete application at least fifteen (15) days prior to the date of the next regularly scheduled meeting of the Planning Commission at which the subdivision request is to be considered.

503.02 CHECKING OF APPLICATION

Upon submission of a subdivision application, the Zoning Administrator shall check it for completeness. If complete, the application shall be docketed for consideration at the next Planning Commission meetings. If the application is incomplete, the Zoning Administrator shall not docket the application for hearing and shall notify the subdivider that the application is incomplete and specify what additional data is needed. The Zoning Administrator shall notify the subdivider of any incompleteness within five (5) days of the date of filing of the application. If the application has not been filed in time to allow review by the various entities in the same manner as set forth in Section 502.06 of this Ordinance before the next regular meeting of the Planning Commission, such application shall be docketed for consideration at the following meeting of the Commission.

503.03 FEES

A final plat filing and review fee shall be paid by the subdivider and shall accompany the application submitted. The amount of such fee shall be in accordance with the Schedule of Fees adopted by the Village Board of Trustees, as may be amended from time to time.

503.04 SCALE AND FINAL PLAT CONTENTS

Final plats shall be drawn in ink on dimensionally stable reproducible plastic film or paper at a scale of one (1) inch to fifty (50) feet or one (1) inch to one hundred (100) feet on a maximum sheet size of eighteen (18) inches by twenty four (24) inches and such plat shall include the following information:

- A. The name of the proposed subdivision, the acreage of the land in the final plat and the location of the land within the subdivision final plat by specific legal description indicating boundary lines with accurate lengths, angles and bearings based upon an accurate traverse. Said boundary lines shall be determined by a balanced and closed survey conducted in the field. (See Section 702).
- B. The name(s) of the owner(s) of the land within the subdivision (See Owner's Certification, Item N below).
- C. Date, north point and graphic scale of the plat map;
- D. The name of the surveyor and/or engineer who prepared the final plat (See Surveyor's Certificate, Item M below).

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- E. The name, location and dimensions in feet and hundredths of feet with bearings or deflection angles, radii, arcs and central angles of all curves of the rights-of-way of all streets, alleys and other rights-of-way, all lot lines and other sites, and building setback lines, if such building setback lines are to be in excess of those required by the applicable zoning regulations;
 - F. The radii, central angles, tangents, lengths of arcs, curvature angles at street intersections and a complete traverse of each street within and on the perimeter of the plat.
 - G. The location, dimensions in feet and hundredths of feet of all easements, together with an indication of the purpose or purposes of each easement.
 - H. All lake, pond, stream or river shore meander lines established by the surveyor indicating the high and low water marks. If any area within the plat is subject to flooding, the minimum floor elevation for each lot which is subject to flooding shall be indicated.
 - I. All lot and block numbers.
 - J. Accurate location, size, type and material of all monuments, an indication of whether such monuments were found or set and the elevation of at least one (1) such monument.
 - K. Accurate locations of any area to be dedicated or reserved for public use or acquisition with the purpose(s) indicated thereon. Any area to be reserved by covenant or deed restriction for the common use by the owners in the subdivision shall also be located and noted.
 - L. Restrictive covenants or deed restrictions applicable to the land contained in the plat, either placed directly on the plat or attached thereto. Such covenants or restrictions shall clearly indicate the disposition of all land within the plat with respect to liability, maintenance and other responsibility, and shall provide for the following items:
 - 1. Provisions for the prohibiting maintaining of nuisances.
 - 2. Provisions with reference to utility and drainage easements including the specific provision that any tree, shrub, fence or other structure or installation placed or allowed to grow in any easement shall be subject to the paramount right of the utility or Village to install, repair, replace and maintain its installations and the utility and Village shall not be liable for replacement or reinstallation of such trees, shrubs, fences or other installation placed or allowed to grow in such easement.
 - 3. Provisions for maintaining proper site distances at street and alley intersections, within and on the periphery of the subdivision, as set forth in Section 602.12 of this Ordinance.
 - 4. Such other provisions as may be consistent with the use and protection of the subdivision, including provisions for the amendment and enforcement of the covenants or restrictions by any aggrieved property owner in the subdivision.
 - M. Certification and signature of the surveyor certifying to the effect that the final plat accurately represents a survey made by him/her or under his/her direct supervision, 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 on the plat actually exist on the ground or will be installed and their position and description is correctly shown and that all dimensional and geodetic data are correct. The following surveyor's certificate shall be used on all final plats:

SURVEYOR'S CERTIFICATION

I ____ (name) ____ 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 ____ (date) ____, that any changes from the description appearing in the last record transfer of the land contained in this plat are so indicated, that all monuments shown hereon actually exist as described on the ground or will be installed and their position is correctly shown, and that all dimensional and directional data are correct.

____ (Signature) _____

____ (Date) _____

- N. Certification signed and notarized by all parties holding title or having a title interest in the land contained in the final plat and consenting to the preparation and recording of the plat as submitted and consenting to all dedications noted thereon. The certification shall also indicate that the title to all land contained in the plat is free and unencumbered. The following owner's certification shall be used on all final plats:

OWNER'S CERTIFICATION

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

This subdivision shall be known and designated as ____ (name) ____, an addition to the Village of McCool Junction, Nebraska. *(delete the last phrase if the subdivision is located outside of the corporate limits and will not be platted as an addition to the Village or otherwise annexed to the Village.)*

All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public unless specifically noted hereon. Any other public lands shown hereon and not heretofore dedicated are hereby reserved for public use with provisions for maintenance by the owners of property within the subdivision unless specifically noted hereon. *(this language is to be used where streets and / or alleys are proposed to the dedicated to the public and the Village Board of Trustees has agreed to accept such dedications.)*

Where private streets are proposed, where the Village does not agree to accept any dedications of streets and / or alleys or when the subdivision is located outside of the corporate limits of the Village and will not be platted as an addition to the Village or otherwise annexed by the Village, the following language shall be used: All streets and alleys shown and not heretofore dedicated are hereby established as public access easements to be maintained by owners of property within this subdivision unless specifically noted hereon. Any other public lands shown hereon and not heretofore dedicated are hereby reserved for public use with provisions for maintenance by the owners of property within the subdivision unless specifically noted hereon.

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

There are strips of land shown on this plat and marked easement, reserved for the use of public utilities or other entity so indicated and such easements are subject to the paramount right of the utility or other entity so indicated to install, repair, replace and maintain its installations.

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

Witness our hands on this ____ day of _____, ____

Signature

Signature

NOTARIZATION OF OWNER'S SIGNATURES

STATE OF _____

COUNTY OF _____

Before me, the undersigned Notary Public, in and for the County and State, personally appeared and each separately and severally acknowledged 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 _____, _____

Notary Public
Notarial Seal

- O. Each final plat shall also contain the following approval certifications:

PLANNING COMMISSION CERTIFICATION

The foregoing plat was reviewed and approved by the Planning Commission of McCool Junction, Nebraska on this _____ day of _____, _____. This plat is void unless recorded before the _____ day of _____, _____ which is two (2) years from the date of said approval.

Planning Commission Chairperson

ACCEPTANCE CERTIFICATE

If the proposed subdivision is platted as an addition to the Village or is to be otherwise annexed to the Village and dedication of streets, alleys or other dedications has been approved by the Village Board of Trustees, the following language shall be used:

The foregoing plat and dedications are approved and accepted by the Village Board of Trustees of the Village of McCool Junction, Nebraska on this _____ day of _____, _____.

Chairperson, Village Board of Trustees

Attest: Village Clerk

Where private streets are proposed, where the Village does not agree to accept any dedications of streets and / or alleys or when the subdivision is located outside of the corporate limits of the Village and will not be platted as an addition to the Village or otherwise annexed by the Village, the following language shall be used:

The foregoing plat is hereby approved and accepted by the Village Board of Trustees of the Village of McCool Junction, Nebraska on this _____ day of _____, _____.

Chairperson, Village Board of Trustees

Attest: Village Clerk

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- P. Customary recording notations for transfer and recording, indicating the date and time of recording, the plat book location thereof, the instrument number and the date and time duly entered for taxation including the following certifications:

YORK COUNTY TREASURER CERTIFICATION

This is to certify that I have found no regular or special taxes or assessments due or delinquent against the real property described in this plat, as shown by records of this Office as of this _____ day of _____, 20__.

York County Treasurer

REGISTRAR OF DEEDS CERTIFICATION

This instrument was filed for record on _____, _____ at _____ o'clock __ M. and duly recorded and entered for taxation in Vol. ____ of Book ____, Page _____. A recording fee of \$ _____ was paid. Dated this _____ day of _____, 20__.

York County Registrar of Deeds

503.05 SUPPLEMENTAL DATA REQUIRED FOR FINAL PLATS

1. **Construction Plans and Specifications:** The subdivider's / Village engineer shall submit construction plans and specifications in accordance with the following requirements for all improvements and installations required by this Ordinance. The construction plans and specifications shall consist of all cross-sections, profiles and all other engineering data necessary for the proper design and construction of all improvements and installations required by this Ordinance including, but not limited to, the following:
 - A. Streets;
 - B. Storm sewers and all other elements of the drainage system;
 - C. Sanitary sewer system;
 - D. Water system;
 - E. Monuments and markers;
 - F. Sidewalks and pedestrian ways;
 - G. Street signs and street lighting and any construction / improvement elements peculiar to the subdivision.

503.06 PLANNING COMMISSION ACTION ON THE FINAL PLAT APPLICATION

Following consideration of the final plat, the Planning Commission shall determine if the final plat and subdivision improvement plans and specifications are consistent with the approved preliminary plat, the Comprehensive Plan, the Major Street Plan, the requirements of the applicable zoning regulations and is consistent with the requirements of this Ordinance and any conditions established by the Village Board of Trustees in its approval of the preliminary plat. In its deliberations, the Commission shall consider all comments and recommendations of the Zoning Administrator, the Village Engineer, the Village Utilities Superintendent, the Fire Department, the School Board and the public utilities involved. The Planning Commission shall, within forty five (45) days, recommend approval, approval with conditions or denial of the final plat.

The Commission shall also consider if any phasing in final platting and development is consistent with the phasing approved by the Village Board of Trustees. The Commission shall provide recommendations regarding any inconsistencies in phasing of the subdivision development to the Village Board of Trustees for its consideration.

The Commission may, as a condition of recommendation of approval, attach any reasonable condition to bring the subdivision or plat into conformance with the requirements of this Ordinance and the Comprehensive Plan of the Village. If a recommendation of denial is forwarded to the Village Board of Trustees, the Commission shall state the specific reason(s) for such recommendation. The Commission shall cause the subdivider to be notified in writing of its action within ten (10) days of the Commissions' action and such notification shall state any conditions of approval or any reasons for rejection as specified in Section 503.07 below.

503.07 RECORDING OF ACTION BY THE PLANNING COMMISSION

The action of the Commission shall be noted in the minutes of the Commission together with any recommended conditions of approval or reasons for rejection. If no changes are required on the final plat the Chairman of the Commission shall date and sign the plat. If changes are recommended on the final plat, the Chairman shall not sign such final plat until such changes have been completed.

503.08 ACCEPTANCE BY THE VILLAGE BOARD OF TRUSTEES

Upon signing the final plat by the Chairperson of the Planning Commission, the Zoning Administrator shall forward Commission's approval recommendation regarding such final plat and related construction plans and specifications, if applicable, to the Village Board of Trustees. The Village Board of Trustees shall approve or reject such plat and plans and specifications and accept or reject any dedications indicated thereon. If rejected, the Village Board of Trustees shall state the specific reason(s) for the rejection. The Village Board of Trustees shall notify the subdivider of the action of the Board of Trustees within ten (10) days of its meeting and shall state all reasons for rejection.

503.09 RECORDING OF FINAL PLATS

After final approval of the plat for the record by the Village Board of Trustees, the subdivider shall make any necessary revisions in the final plat and any necessary revisions in the subdivision improvement plans and specifications and file with the Zoning Administrator the original and three (3) copies of the final plat and three (3) copies of any revised construction plans and specifications. Until such copies have been filed no zoning permit or other permit shall be issued for any lot therein.

The Zoning Administrator shall retain the original of the final plat until released for recording in the Office of York County Registrar of Deeds. Release of final plat for recording shall be conditioned upon the following:

1. If the subdivider is to install and pay for all subdivision improvements and has elected not to provide acceptable financial assurances to the Village, the final plat shall not be released for recording until such time as all required subdivision improvements have been installed and inspected and the Village Board of Trustees have agreed to accept such improvements.
2. If the subdivider wishes to record the final plat prior to completion of installation of any improvements which are the responsibility of the subdivider, the final plat shall not be released for recording until the subdivider has provided acceptable financial surety in accordance with Section 713 of this Ordinance and such surety has been accepted by the Village Board of Trustees.
3. If any part or all of the subdivision improvements are to be designed by the subdivider's / Village Engineer and installed by the Village and/or an assessment district is to be utilized to finance any improvements, such approved final plat shall not be released for recording until such time as the plans and specifications for such improvements have been approved by the Village Board of Trustees and, if applicable, an assessment district has been created.

When the final plat is released by the Zoning Administrator, the Subdivider shall record the final plat, pay all recording fees and provide one (1) copy of such recorded final plat to the Zoning Administrator.

602.02 DEDICATION OF RIGHTS-OF-WAY FOR NEW STREETS

The dedication of rights-of-way for new streets, measured from lot line to lot line, shall be as shown on the Major Street Plan, a component of the Comprehensive Plan, and shall meet the right-of-way width requirements as set forth in Schedule A of this Ordinance. All streets classified as arterial streets in the Major Street Plan shall have all points of access approved by the Village Board of Trustees. Dedication of one-half (1/2) rights-of-way for a proposed street along the boundaries of the land being subdivided 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 dedication of the other one-half (1/2) of the right-of-way when the adjoining property is subdivided.

602.03 DEDICATION OF RIGHTS-OF-WAY FOR EXISTING STREETS

Subdivisions platted along existing streets shall dedicate additional right-of-way if necessary to meet the minimum street right-of-way standards set forth in the Ordinance. The entire minimum right-of-way 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, measured from the centerline of the existing street shall be dedicated.

In the development of residential subdivisions utilizing zero-lot line and clustered development housing styles, the Village Board of Trustees may grant a right-of-way variance to reduce the right-of-way dedication to the width of the street pavement for streets classified as local streets with the provision that utility and sidewalk easements not less than ten (10) feet in width shall be provided on either side of said reduced right-of-way and that the housing be set back a minimum of twenty (20) feet from the easement line furthest from the street.

602.04 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 a street intersection is less than seventy-five (75) degrees, the Village Board of Trustees may require greater curb radii. Wherever 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.

602.05 HORIZONTAL AND VERTICAL STREET CURVES

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 alignment of a street, a curve with a radius adequate to insure safe site distance shall be provided. The minimum radii of street curves shall be as set forth in Schedule A of this Ordinance.

All changes of grade shall be connected by vertical curves of a minimum length equivalent to eighty-five (85) times the difference in the rate of grade, expressed in feet per hundred for arterial streets, fifty-five (55) times the difference for collector streets, thirty-five (35) times the difference for local and other minor streets.

602.06 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 tenths (0.3) of one (1) percent. Minimum grades for gutters and ditches shall be four-tenths (0.4) of one (1) percent and five-tenths (0.5) of one (1) percent respectively. Storm sewer construction shall be required where necessary to meet these minimum grade requirements.

The Village Board of Trustees shall not approve streets which will be subject to inundation or flooding. All streets must be located at elevations which will make them flood-free in order that portions of the subdivisions will not be isolated by floods. Where flood conditions exist, the Village Board of Trustees shall require profiles or elevations of streets in order to determine the advisability of permitting the proposed subdivision activity.

Fill may be used in areas subject to flooding in order to provide flood-free streets if such fill does not increase flood heights up stream. Drainage openings shall be designed so as not to restrict the flow of water and thereby increase flood heights. Street grades shall conform to the minimum requirements provided in Schedule A of this Ordinance.

602.07 MARGINAL ACCESS (FRONTAGE) STREETS

Where a subdivision abuts or contains an existing or proposed major arterial street, the Village Board of Trustees may require marginal access streets, reverse frontage lots with screen planting contained in a no-access reservation along the rear property line or such other treatment as may be necessary for adequate protection of the platted properties and to afford separation of through and local traffic.

Where the proposed subdivision abuts upon or contains an existing or proposed major arterial street on which traffic volumes and vehicular speeds warrant special safety considerations, the Village Board of Trustees may require that marginal access streets be provided in order that no new lots shall front on or have access directly to such existing or proposed arterial street or highway.

Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Village Board of Trustees may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, such as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

602.08 STREET JOGS

Street jogs with centerline offsets of less than one hundred twenty five (125) feet shall be prohibited.

602.09 DEAD END STREETS

Minor terminal or dead-end streets or courts which are designed so as to have one end permanently closed shall not be longer than nine hundred (900) feet and shall be provided at the closed end with a turn-around having a radius at the outside of the pavement of at least forty (40) feet and a right-of-way radius of at least forty five (45) feet.

602.10 STREET NAMES

Proposed streets, which are in alignment with other already existing and named streets, shall bear the names of such existing streets. The name of a proposed street, which is not in alignment with an existing street, shall not duplicate the name of any existing street, irrespective of the use of the suffix street, avenue, boulevard, drive, place, court, lane, road, pike, highway, parkway, or similar suffix.

Whenever a street alignment changes direction more than forty-five (45) degrees without a return to the original alignment within a distance of five hundred (500) feet, then the name of the street shall be changed at the point of curvature.

Whenever a cul-de-sac street serves not more than three (3) lots, the name of the intersecting street shall apply to the cul-de-sac.

To avoid duplication and confusion, the proposed names of all streets shall be approved by Village Board of Trustees as part of its approval of the final plat prior to such names being assigned or used.

602.11 PRIVATE STREETS

New private streets may be created within any subdivision within the corporate limits of the Village or proposed to be platted as an addition to the Village or be otherwise annexed by the Village. In subdivisions which are outside of the corporate limits of the Village and which are not to be platted as an addition to the Village or be otherwise annexed by the Village, all new streets shall be private streets, described as public access easements. All private streets shall be designed and constructed with the same specifications as a public street.

602.12 SITE DISTANCE AT INTERSECTIONS

The following shall be required as part of the restrictive covenants on all final plats:

No fence, wall, hedge, tree or shrub planting which obstructs sight lines at elevations between 2.5 and 8 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points (25 feet for local streets or 50 feet for a collector or arterial street) from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended.

602.13 VISIBILITY REQUIREMENTS

Minimum horizontal visibility measured on inside travel lane center line shall be three hundred fifty (350) feet on arterial streets, two hundred seventy five (275) feet on collector streets, and two hundred (200) feet on local and other minor streets.

SECTION 603 ALLEYS

Alleys shall be provided to give access to the rear of all lots used for commercial and industrial purposes, only in the event that private service drives cannot be provided. Alleys shall not be provided in residential subdivisions except in cases where the subdivider produces evidence of the need for alleys which is acceptable to the Village Board of Trustees. The minimum width of an alley shall be twenty (20) feet. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement. Dead-end alleys shall be avoided and if such dead-end alleys occur, such shall be equipped with a turnaround with a minimum radius of twenty-five (25) feet.

SECTION 604 BLOCKS

The lengths, widths and shapes of blocks shall be determined with due regard to the provision of adequate access and circulation, building sizes suitable to the needs of the use contemplated, zoning requirements regarding minimum lot sizes, widths and frontages and the limitations of opportunities presented by the topography. Block lengths, except in unusual circumstances, shall not exceed nine hundred (900) feet.

SECTION 605 LOTS

605.01 GENERAL

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.

605.02 LOT DIMENSIONS

Lot dimensions shall conform to the requirements of the applicable zoning district. Residential lots not served by a public sewer where soil percolation rates and topography meet the requirements of Title 124 of the Nebraska Department of Environmental Quality, shall be required to have a minimum lot area of two (2) acres and a minimum lot width of two hundred (200) feet. (Refer to Section 711.01 of this Ordinance.)

605.03 CORNER LOTS

Corner lots for residential use shall have additional width to permit the required minimum front yard setback distances on both frontages, while maintaining adequate buildable area and orientation of the residential structure to one or both streets.

605.04 ACCESS TO LOTS

The subdividing of land shall be such as to provide each lot with satisfactory vehicular access by means of a public street or approved private street.

605.05 DOUBLE FRONTAGE AND REVERSE FRONTAGE LOTS

Double frontage and reverse 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 residential development from the arterial street and dampen the noise generated by traffic on the arterial streets

605.06 ANGLE OF SIDE LOT LINES

Side lot lines shall be substantially at right angles or radial to street lines, except in cases, determined by the Village Board of Trustees, where odd land configuration or topography would dictate creation of lots with side lot lines at substantial variation with this limitation.

605.07 SETBACK LINES

Minimum building setback (yard) lines on lots shall be as regulated by the yard provisions of the applicable zoning district and such minimum building setback lines shall be indicated on each lot in each plat. Where the subdivider desires setback distances in excess of the minimum setback stipulated in the zoning district, such shall be indicated on the final plat.

SECTION 606 SIDEWALKS

606.01 GENERAL

Sidewalks shall be labeled upon the improvement plans and installed by the subdivider in every subdivision, except where unusual conditions exist which eliminate the need for sidewalks and an exception to eliminate all or a portion of the sidewalk construction requirement is recommended by the Planning Commission and approved by the Village Board of Trustees as part of the final plat approval process.

606.02 RESPONSIBILITY FOR INSTALLATION

The sale of each lot in any subdivision shall include a written condition that the purchaser of such lot shall be responsible for installation of the sidewalk, as indicated on the subdivision improvement plans, and that such sidewalk shall be installed upon completion of construction of the first building on such lot. Any zoning permit issued for the first building on such lot shall include a condition that the sidewalk be installed upon completion of the building for which the permit was issued.

606.02 STANDARDS:

Sidewalks shall be installed in all subdivisions within the boundaries of a plat regardless of the use of land in the subdivision and such sidewalks shall be installed according to the following standards:

- A. Along both sides of all streets within the subdivision, in which case the edge of the sidewalk nearest to the street shall normally be placed five (5) feet from the back of the street curb or, where no curb exists, from the edge of the street pavement. Sidewalks abutting the curb or pavement of any street shall be prohibited. Sidewalks may meander to avoid removal of trees or to take advantage of more easily traversed topography by pedestrians, but in no event shall such meandering result in the edge of the sidewalk nearest the street to be closer than the aforementioned five (5) feet minimum distance and such meandering sidewalks shall align with any existing adjoining sidewalks at the point where such sidewalks meet. If a sidewalk is to meandering onto private property and easement for such private property shall be established.
- B. All sidewalks shall extend to the street pavement at all intersections and at mid-block crossings where appropriate and shall be equipped with handicap access ramps.

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- C. 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, including sidewalks in rear yards and elsewhere to accomplish such efficiency in pedestrian movement.
 - D. The Planning Commission may recommend modifications to and the Village Board of Trustees may modify the requirements of this Section, but only in instances where park, railroads, extreme topographical conditions or other unusual conditions, excluding use of the property, make sidewalk installation non-essential or unnecessary on both sides of the street. In any subdivisions under the jurisdiction of the Village where lot sizes equal or exceed one (1) acre and average lot frontages exceed two hundred (200) feet, the Planning Commission may recommend and the Village Board of Trustees may grant an exception to all or some of this sidewalk installation requirement.
 - E. The minimum sidewalk width shall be four (4) feet.

SECTION 607 FLOOD AND TOPOGRAPHIC HAZARD AREAS

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 included in a subdivision and be set aside on the plat for such uses as will be compatible with the hazards associated with the flooding or erosion. The Village Board of Trustees shall require that the lowest inhabitable floor of any building lot situated in a flood prone area be elevated a minimum of one (1) foot above the 100 year flood elevation in accordance with the requirements of the Zoning Ordinance.

SECTION 608 EASEMENTS

Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least sixteen (16) feet in width. Where a subdivision is traversed by a water course or drainage way, a drainage easement shall be provided and such easement shall conform substantially with the lines of such water course or drainage way and such easement shall have a width as will be adequate for the purpose of retaining the water handling capacity of the water course or drainageway.

SECTION 609 COMMUNITY ASSETS

In all subdivisions, due regard shall be shown for natural features such as trees, unusual rock or topographic formations, water courses, and any sites having historic significance, which if preserved, would add attractiveness and value to the area. The Village Board of Trustees shall have the authority to require preservation of such natural or historic features as it deems reasonable.

SECTION 610 RESERVATION / DEDICATION OF PUBLIC LAND AND OPEN SPACE

Before preliminary or final plat approval is given, the Planning Commission may recommend and the Village Board of Trustees may require the subdivider to reserve sites for parks, playgrounds, open space, schools and other public uses consistent with the Comprehensive Plan of the Village, as recommended by the Planning Commission and determined by the Village Board of Trustees. Reservation of land for public acquisition and/or use shall be for a period of time not to exceed two (2) years from the date the final plat wherein such reserved area is located is recorded unless otherwise provided in this Ordinance. If such reserved site is not acquired by the Village or other governmental entity within said two (2) year period, the subdivider may then re-subdivide the site or alternative purposes and sell any or all of such site.

Where a park, playground, school, or other site for public use, indicated in the Comprehensive Plan, is located in whole or in part in a area proposed to be subdivided the Village Board of Trustees may require immediate acquisition of such site by the Village or other governmental entity or accept the dedication of such area.

SECTION 611 DEDICATION

Final plat approval shall be subject to acceptance of any dedication of streets and alleys by the Village Board of Trustees. If dedication of such streets and alleys is not accepted by the Village Board of Trustees and are to be developed as private streets, or if the subdivision is located outside the corporate limits of the Village and is not being platted as an addition to the Village or will be immediately annexed by the Village, the subdivider shall make adequate provision, as determined by the Village Board of Trustees, for an owner's association with direct responsibility to and control by the property owners of the

subdivision to provide for the proper maintenance of all such private streets and alleys, the removal of debris and the timely removal of snow there from 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 shall be self-perpetuating and has the authority to collect assessments upon owners of land in the subdivision to accomplish the required street and alley maintenance.

Such provisions shall also provide for agreement of the property owners within the subdivision, that if the Village or other government entity is requested or required to perform any maintenance or snow removal from such private streets or alleys in order to maintain adequate access, said owners shall pay the costs thereof to the Village and that if not paid within ninety (90) days of billing by the Village, the same shall become a lien upon all properties within the subdivision until such costs are paid in full.

ARTICLE 7 - REQUIRED IMPROVEMENTS

SECTION 701 GENERAL REQUIREMENTS

The subdivider, or in the event the Village Board of Trustees has agreed to financially participate in the development of the subdivision under the conditions set forth in Section 712.05 of this Ordinance and the creation of an assessment district, the Village shall design and construct improvements using standards not less than the standards outlined in this Ordinance. All plans and specifications for such improvements shall be reviewed and recommended to the Village Board of Trustees by the Planning Commission and be approved by the Village Board of Trustees upon recommendation of the Village Engineer.

If the subdivider is to install such improvements, all construction work shall be done under the supervision of the Village and shall be completed within the time limitations set forth herein. The minimum requirements for materials shall be in accordance with the specifications of the Village which are currently in force or as approved by the Village Engineer. Standards applicable to health and sanitation as promulgated by the Nebraska Departments of Environmental Quality and Health shall be minimum standards unless higher standards are required by the Village.

All inspection costs and costs for required tests shall be the responsibility of the subdivider unless the Village Board of Trustees has agreed to pay for all or any portion of such costs, in which case the costs agreed to by the Village Board of Trustees shall be borne by the Village.

SECTION 702 MONUMENTS AND MARKERS

The subdivider shall be responsible for and monuments and markers shall be installed by the subdivider's surveyor so that the top thereof is level with the proposed finished grade adjoining it, and the center, cross mark or other designation thereon shall coincide exactly with the intersecting or other lines so marked and designated.

702.01 MONUMENT LOCATIONS

- A. Iron rod monuments shall be located at all quarter section points or other reference points tied to the federal land survey on the boundaries or within the area being platted.
- B. Iron rod monuments shall be installed at:
 1. The intersection of all angles in the boundary line of the subdivision
 2. The intersection of all street and alley right-of-way lines within and on the perimeter of the subdivision.
 3. The beginning and ending of all curves in street and alley right-of-way lines, except corner easements having a radius of fifty (50) feet or less.
 4. Such other points as are necessary to definitely establish all major plat lines.

702.02 MONUMENT CONSTRUCTION

Iron rod monuments shall consist of an iron rod at least one-half (1/2) inch in diameter and twenty four (24) inches in length.

702.03 REMOVAL AND REPLACEMENT OF MONUMENTS

The removal, replacement or installation of monuments at points designated as A through Z in the Federal Land Survey System as indicated by the York County Surveyor shall be accomplished in accordance with the standards and requirements of the York County Surveyor.

702.04 MARKER LOCATIONS

Markers shall be located at all the following points:

- A. All points where lot lines intersect street or alley right-of-way lines.
- B. All points where curves begin and end.
- C. All angles formed by intersections of lot lines.
- D. All other lot corners not established by monument.
- E. All points required to delineate the location or extent of reservations, easements, or dedications not otherwise defined.

702.05 MARKER CONSTRUCTION

All markers shall consist of iron rods not less than one-half (1/2) inch in diameter and not less than twenty four (24) inches in length.

702.06 TEMPORARY MONUMENTS AND MARKERS

Temporary monuments and markers may be installed during construction of subdivision improvements, provided however, that permanent monuments and markers shall be a part of the physical improvements covered under the subdivider financial guarantees required in this Ordinance and such monuments and markers shall be installed in accordance with the requirements of this Ordinance.

SECTION 703 STREET GRADING

All streets, except arterial and collector streets, shall be graded to the full width of the right-of-way to within three (3) inches of the street grade established in the plans and specifications of the approved final plat. All arterial and collector streets shall be graded to a width of at least twenty (20) feet beyond the curbs or edge of pavement to within three (3) inches of the street grade established in the plans and specification of the approved final plat, all in accordance with the following:

703.01 PREPARATION OF SUBGRADE

Before grading is initiated, the entire right-of-way areas shall first be cleared of all tree stumps, roots, brush and other objectionable material. The subgrades shall then be properly shaped, rolled and uniformly compacted to conform with the specified cross-section and grades.

703.02 CUTS AND FILLS

In all cuts and fills, all tree stumps, boulders, organic material, soft clay, spongy material and other objectionable material shall be removed to a depth of two (2) feet below the graded surface. Rock, when encountered, shall be scarified to a depth of at least twelve (12) inches below the graded surface. In fills, no objectionable material shall be incorporated.

SECTION 704 STREET CONSTRUCTION

704.01 PAVEMENT

Minimum requirements for pavement construction shall be in accordance with the standard specifications of the Village or as recommended by the Planning Commission and approved by the Village Board of Trustees. Higher design standards may be recommended by the Commission and required by the Village Board of Trustees to provide adequately for unusual soil conditions or extraordinary traffic volumes, axle loads or other abnormal characteristic.

All streets shall be paved in accordance with the specifications of the Village, except in the case of a residential subdivision wherein all lots in the subdivision have a minimum lot area of two (2) acres and a minimum frontage of two hundred (200) feet or more, the paving requirements may be waived and streets in such subdivision shall be provided with a crushed rock or gravel surface, of depth acceptable to the Village Board of Trustees, not less than twenty (20) feet in width. A condition of such a waiver shall be that a deed restriction shall be added to all lots within the subdivision which prohibits future lot owners from protesting or voting against the creation of an assessment district for the purpose of paving such streets.

The subgrade for rigid and flexible pavements shall be prepared in compliance with the specifications of the Village or in accordance with the requirements established by the Village Board of Trustees.

704.02 SHOULDERS, SIDE SLOPES AND DITCHES

All shoulders, side slopes and ditches shall be prepared in compliance with the standard specifications of the Village. All shoulders, side slopes and ditches shall be protected from erosion by either sodding or seeded as set forth in the standard specifications. Plans for erosion control shall be part of the required improvement plans to be submitted and approved as part of the final plat approval.

Ditches having a grade of three (3) to five (5) percent shall have a gutter consisting of sod. If the grade of any ditch is in excess of five (5) percent, the gutter shall consist of concrete or small sodded dams or such other erosion control devices as may be approved by the Zoning Administrator.

The maximum side slopes for drainage swales and ditches shall be five (5) of run to one (1) foot of vertical change.

704.03 MINIMUM PAVEMENT WIDTHS

Pavement widths shall be measured between the curbs and shall have a minimum width for the classification of the street as set forth in Schedule A of this Ordinance.

704.04 CURBS AND GUTTERS

Curbs and gutters shall be required for all streets within the boundaries of the subdivision unless specifically excepted by recommendation of the Planning Commission and approved by the Village Board of Trustees. Curbs shall be constructed in accordance with specifications approved by the Village Board of Trustees and shall not be less than six (6) inches in height and the backfill shall be higher than the curb and shall slope to the curb to assure proper surface drainage.

SECTION 705 STREET NAME SIGNS

At least one (1) street name sign shall be installed by the subdivider, or in the event the Village Board of Trustees has authorized financial participation by the Village in accordance with the conditions of Section 712.05 of this Ordinance, the Village, at each street intersection within or on the perimeter of the subdivision and shall be located on the northeast corner thereof, whenever possible, and on the park strip between the street and the sidewalk at a point approximately six (6) inches from said sidewalk or its intended location.

SECTION 706 CULVERTS

Culverts shall be constructed and installed whenever necessary by the subdivider, or in the event the Village Board of Trustees has authorized financial participation by the Village in accordance with the conditions of Section 712.05 of this Ordinance, the Village, to provide adequate surface drainage, as determined by the Village Engineer and approved by the Village Board of Trustees in their review and approval of the subdivision plat and associated improvement plans and specifications.

SECTION 707 SIDEWALKS

Sidewalks shall be constructed in conformance with the requirements of Section 506 of this Ordinance and shall be constructed of Portland cement concrete or other acceptable material as approved by the Planning Commission and Village Board of Trustees in the approval of the subdivision plat and associated improvement plans and specifications. Sidewalk thickness shall not be less than four (4) inches.

SECTION 708 DRIVEWAYS

Subdivision street design and grading shall result in driveways having a maximum grade of ten (10) percent. Driveways and curb cuts shall not be closer than three (3) feet from a side lot line. Curb cuts shall be three (3) feet wider than the driveway and each side to provide for a radius on the driveway pavement.

SECTION 709 STREET AND WALKWAY LIGHTING

The subdivider, or in the event the Village Board of Trustees has authorized financial participation by the Village in accordance with the conditions of Section 712.05 of this Ordinance, the Village, shall install street lights at each entrance (street or sidewalk) into the subdivision and at each street intersection within the subdivision and at such intermediate points so that street or walkway light spacing does not exceed three hundred (300) feet between such lighting fixtures. In residential areas such lighting in new subdivisions shall utilize underground wiring and appropriate easements for such wiring as indicated on the approved final plat.

SECTION 710 DRAINAGE

A drainage system shall be designed and constructed by the subdivider to provide for proper drainage of surface water into, within and through the subdivision for which preliminary plat approval is sought. The drainage system shall comply with the following requirements.

710.01 Drainage Report

A preliminary subdivision plat, other than a minor or administrative subdivision, as herein defined, shall not be considered for final approval until the subdivider shall submit a drainage report prepared by the Village Engineer or the Subdivider's Engineer regarding the existing and proposed drainage conditions. The report may be included on the preliminary plat or 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. The report shall include:

1. Estimates of the quantity of storm water entering the subdivision naturally and estimates of such storm water when the upper watershed shall be developed in a manner in which it is zoned.
2. Existing conditions of the watershed that may affect the proposed subdivision, such as soil type, drainage channels, obstructions and the like.
3. Quantities of flow at each pick-up point.
4. Estimates of temporary erosion control measures necessary to control erosion during construction.
5. A description of an adequate drainage system within the subdivision and its design capacities based on a fifty (50) year storm.
6. A description of the impacts that the proposed drainage system will have on property downstream until such water drains into a recognized water course.

710.02 DRAINAGE REQUIREMENTS

The subdivider shall provide adequate drainage facilities within the subdivision including storm sewers determined to be necessary by the Village Board of Trustees upon recommendation of the Village's Engineer. If storm sewers are not necessary all open ditches shall be graded and all pipes, culverts, intersectional 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 Village Board of Trustees upon recommendation by the Village's Engineer.

710.03 DRAINAGE SYSTEM STANDARDS

1. All streets shall be provided with an adequate storm drainage system of curbs, gutters and storm sewers or side ditches.
2. 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 a protective grating shall be installed.

3. All streets having curb and gutter on which storm water flows across intersections shall be provided with concrete cross gutters at such intersections.
4. All off-street drainage swales and ditches shall be protected by drainage easements noted on the final plat. Where water courses would cross lots diagonally, the subdivider shall straighten such course and shall substantially follow lot lines.

SECTION 711 UTILITY INSTALLATION

Utilities shall be designed and constructed for all lots in the proposed subdivision. Utilities shall be provided in rear lot easements wherever possible. When it is necessary to install such utility in a street right-of-way, such shall be installed after grading is completed and approved and before any pavement base is applied. All in-street underground construction, water mains, sewer mains, gas mains, electrical power, cable television, etc, and all service connections shall be completely installed through and across the street. Where the utility mains and lines are outside of the area to be paved, installations of service connections may be omitted, provided that at such time as these connections are needed, they may be drilled across the street without breaking or weakening of the street pavement.

Where rock is known to exist beneath the street pavement is at such depth as to interfere with the drilling of service connections, the complete installation of the service connections before paving of the street shall be required. In cases where underground utilities must be provided within a street right-of-way, such shall not be installed under the street paving unless specifically authorized by the Village.

711.01 SANITARY SEWERS

A sanitary sewer system shall be designed and constructed for all lots proposed in a subdivision. The following types of sanitary sewage system and the requirements for same shall apply:

A. Within the Corporate Limits

Within the corporate limits of the Village of McCool Junction, 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 reviewed by the Village Engineer and approved by the Village Board of Trustees.

B. Within Jurisdictional Area of the Village

Within the one (1) mile planning and zoning jurisdictional area outside of the corporate limits of the Village of McCool Junction, as indicated on the Official Zoning Map of the Village, a sanitary sewer collection system, including all pipes and manholes, shall be provided by the subdivider, or in the case of an authorized assessment district, by the Village, and said collection system shall be connected to a public sewer of the Village in accordance with plans reviewed by the Planning Commission and approved by the Village Board of Trustees if:

1. the proposed subdivision is so located with regard to an adequate public sewer, either existing or to be installed within one (1) year from the date of application for final plat approval, and
2. said public sewer is located within three hundred (300) feet of the proposed subdivision or, a public sewer is located at a greater distance from the proposed subdivision, but the cost of installing the lateral and connecting sewers from all lots shown upon the final plat of the subdivision, exclusive of connections from individual structures, is equal to or less than one hundred fifty (150) percent of the cost of installing a privately operated sewage collection, treatment and disposal system to serve all lots shown on such final plat.

If a proposed subdivision is not so located relative to a public sewer, or is not to be platted as an addition to the Village or will not be otherwise annexed by the Village or connection to the municipal sewer system is not authorized by the Village Board of Trustees, a privately operated sewer collection, treatment and disposal system acceptable to the Village Board of Trustees or individual on-site sewage disposal systems, such as a septic tank and tile field, may be used. If individual on-site sewage

disposal systems are to be used, the minimum lot size in the subdivision shall be two (2) acres, the minimum lot width shall be two hundred (200) feet and the minimum lot frontage shall be eighty (80) feet and the subdivider shall provide evidence that the soil percolation rates and topography comply with the requirements of Title 124 of the Nebraska Department of Environmental Quality on each lot proposed in the subdivision.

C. Standards

When applicable, improvement plans for a sewage collection system shall be provided showing pipe sizes, gradients, type of pipe, invert and finished grade elevations, location and type of manholes, the type and capacity of treatment facilities, if applicable, and the location, type and size of all lift or pumping stations. The design of such sewage system shall be subject to approval of the Village Board of Trustees in accordance with the following standards:

1. All sewer lines shall be a minimum of eight (8) inch diameter, except for service lines from the sewer main to the property line of each lot shall be at least six (6) inches in diameter. The location of each service line shall be marked.
2. Manholes shall be provided at all interceptor and lateral junctions, at the end of each line and at all changes in direction, grade and size.

711.02 WATER DISTRIBUTION SYSTEM

A water distribution system shall be designed and constructed to provide adequate water service to all lots in a proposed subdivision. The following types of water supply / distribution system and the requirements for same shall apply:

A. Within the Corporate Limits

Within the corporate limits of the Village of McCool Junction, a water distribution system, including all pipes, fire hydrants, valves and other appurtenances, shall be provided by the subdivider or in the event of an authorized assessment district, by the Village, and said distribution system shall be connected to the public water supply system in accordance with plans reviewed by the Planning Commission and approved by the Village Board of Trustees.

B. Within Jurisdictional Area of the Village

Within the one (1) mile planning and zoning jurisdictional area outside of the corporate limits of the Village of McCool Junction, as indicated on the Official Zoning Map of the Village, a water distribution system, including all pipes, fire hydrants, valves and other appurtenances, shall be provided and said distribution system shall be connected to a public water supply system of the Village in accordance with plan approved by the Village Board of Trustees if:

1. the proposed subdivision is so located with regard to an adequate public water main, either existing or to be installed within one (1) year from the date of application for final plat approval, and
2. said water main is located within three (300) feet of the proposed subdivision or, said water main is located at a greater distance from the proposed subdivision, but the cost of installing a public water distribution system serving all lots shown upon the final plat of the subdivision, exclusive of connections from individual structures, and connecting such system to an adequate public water main, is equal to or less than one hundred fifty (150) percent of the cost of installing private wells on each lot shown on such final plat.

If a proposed subdivision is not so located relative to a public water main, or is not to be platted as an addition to the Village or will not be otherwise annexed by the Village or connection to the municipal water system is not authorized by the Village Board of Trustees, individual water supply wells or authorized connection to a rural water system may be used, provided that if on-site sewage disposal systems are also to be used, the minimum lot size in the subdivision shall be two (2) acres, the minimum lot width shall be two hundred (200) feet, the minimum lot frontage shall be eighty (80) feet and each lot shall be so situated so that the well to serve each lot shall be able to be located not less than one hundred (100) feet from any septic tank or tile field on the same lot or any abutting lot.

In addition, the subdivider shall provide evidence that the soil percolation rates and topography comply with the requirements of Title 124 of the Nebraska Department of Environmental Quality on each lot proposed in the subdivision.

C. Standards

When applicable, improvement plans for a public water distribution system shall be provided showing main sizes, types of pipe, locations of fire hydrants, locations and types of valves and, if applicable, booster pumps and other appurtenances. The design of the water distribution system shall be subject to approval of the Village Board of Trustees and shall be designed in accordance with the following standards:

1. The minimum water main or pipe size shall be determined by the type of use(s) to be served and the provision of adequate fire flow capacities within the subdivision. Generally, water lines shall be at least six (6) inches in diameter.
2. The maximum distance between fire hydrants shall be determined by the Village Board of Trustees, but generally any portion of the proposed subdivision shall be within three hundred (300) feet of a fire hydrant.
3. Gate valves on cross-connecting water lines shall be so located that no single break in the water distribution system within the subdivision shall require more than five hundred (500) feet of such line to be out of service in commercial and industrial use areas and eight hundred (800) feet of such line in residential areas. Valves on cross connecting mains shall be so located that a break in the secondary distribution system will not necessitate shutting down major distribution mains.
4. The design and testing of all water lines shall be in accordance with applicable standards of the Village and the Nebraska Department of Health.

SECTION 712 SHARED IMPROVEMENT COSTS

712.01 Oversize and Off-site Improvements

The utilities, street pavement and other improvements required for the proposed subdivision may be required by Village Board of Trustees to be oversized or extended to serve nearby land or anticipated future development. This determination shall be made at the sole discretion of the Village Board of Trustees, upon recommendation by the Planning Commission and in consultation with the Zoning Administrator and the Village Engineer.

712.02 Cost of Oversize Improvements

Minimum street pavement widths for all streets in a subdivision shall conform to the standards established in Schedule A of this Ordinance. Minimum utility main sizes shall be determined by the standards of the Village and this Ordinance with regard to providing service to the subdivision in question. Where pavement widths or larger utility pipe or main sizes are deemed necessary, the Village shall bear the additional cost of providing such greater width or larger main or pipe sizes. The subdivider shall be required to pay for that part of the construction costs for the arterial streets, trunk sewers, or major water distribution mains which would be equivalent to constructing the minimum streets and utilities which would otherwise be required to serve the subdivision in question.

712.03 Extensions of Improvement to Boundaries of a Subdivision

The subdivider may be required to extend streets, utilities, drainage or other improvements in a subdivision to the boundaries of such subdivision at the subdivider's expense to allow for service to future developments on adjoining lands, as recommended by the Planning Commission and required by the Village Board of Trustees.

712.04 Off-site Extensions

If a subdivision contains lots less than one (1) acre in size and streets or utilities are not available at the boundary of the proposed subdivision or within the distances or costs established in Sections 711 and 712 of this Ordinance and Village Board of Trustees determines that extensions of public water and/or sewer mains across undeveloped land are not warranted, the subdivider, if he/she wishes to proceed, shall pay the cost of such off-site improvements and provide for appropriate off-site easements prior to approval of the final plat for such subdivision. Such improvements shall be available for use by subdividers of adjoining lands, except that such subdividers shall pay to the Village an amount equivalent to the cost of construction of such off-site improvements and the Village shall pay such amount to the subdivider who installed such off-site improvements.

712.05 Village Participation

If a subdivider petitions the Village Board of Trustees requesting that the Village pay all or any costs associated with the final plat engineering and / or construction of improvements with a subdivision, the Board of Trustees shall first determine that a proposed subdivision meets the requirements of this Resolution and then determine whether financial participation by the Village is warranted in accordance with the following conditions:

- A. The subdivision shall be platted as an addition to the Village, or will be otherwise annexed to the Village,
- B. The expenditure of public funds, in addition to any such expenditure normally provided by the Village by the Village, would be in the interest of the economic development of the Village because the type of development proposed in the subdivision addresses a need of the Village with regard to maintaining and / or enhancing the strength of the Village's economy and enhancing the tax base.
- C. There is agreement between the subdivider and the Village Board of Trustees that the number of lots proposed in each final plat is reasonably consistent with market demand and the ability for the subdivider to market all lots created in each phase within five (5) years from the date of final plat approval.
- D. The reasonableness of the costs of such improvements and the prospect of the Village recovering the costs of any such improvements and the engineering cost thereof through assessment districts, property and sales taxes, utility or other service fees, tax increment financing or other legal means within a reasonable period of time, with a maximum time frame being fifteen (15) years. (See restriction on assessment of costs, Section 713.03 of this Ordinance.)
- E. The subdivision is consistent with the prioritized growth areas of the Village, as indicated in the Village's Comprehensive Plan (Future Land Use Plan and Annexation Areas), and there will be a benefit to surrounding subdivisions in existence or proposed, with regard to the benefits of street extensions, utility extensions and drainage improvements.
- F. The subdivision can be adequately served by water, sewer, electrical and natural gas utilities without undue expenditures of public funds to extend services or expand capacities of such utilities,
- G. The Village has the financial ability to pay such costs without undue impact on the budget of the Village,

If the Village Board of Trustees determines that the proposed subdivision complies with the above conditions, the Village Board of Trustees may agree to pay for, finance or provide any part of the required improvements, as determined by the Village Board of Trustees.

SECTION 713 SUBDIVISION IMPROVEMENT GUARANTEES

Prior to recordation of any final plat approval, but after approval of the final plat and all subdivision improvement plans and specifications, the subdivider shall complete all improvements required for the subdivision. The final plat shall not be recorded until all improvements have been inspected and determined to be in accordance with the approved plans and specifications and until dedication of all appropriate improvements and acceptance thereof by the Village Board of Trustees. In lieu of completion of construction of all improvements prior to final plat recordation, the Village Board of Trustees may enter into an agreement with the subdivider whereby the subdivider shall guarantee to complete all improvements required by the Village and this Ordinance. To secure such an agreement, the subdivider shall provide, subject to approval and acceptance of the Village Board of Trustees, one (1) or more of the guarantees set forth below:

713.01 Surety Performance Bond

The subdivider shall obtain a performance bond from a bonding company authorized to do business in the State of Nebraska and acceptable to the Village Board of Trustees. The bond shall be payable to the Village and shall be in an amount of one hundred ten (110) percent of the estimated cost of all improvements required to be installed by the subdivider. The estimated cost of such improvements shall be subject to review of the Village Engineer and approval of the Village Board of Trustees. The duration of the bond shall be until such time as the improvements required to be installed by the subdivider have been installed, inspected and accepted by the Village Board of Trustees in accordance with Section 714.07 of this Ordinance.

713.02 Escrow Account / Irrevocable Letter of Credit

The subdivider shall provide an Irrevocable Letter of Credit running to the Village of McCool Junction, Nebraska or the subdivider shall deposit cash or other instrument readily convertible to cash at face value, either with the Village or in escrow at a bank. The use of any instrument other than cash and the bank to hold such escrow shall be subject to approval by the Village Board of Trustees. The amount of the irrevocable letter of credit or escrow shall be equal to one hundred ten (110) percent of the estimated cost of all improvements required to be installed by the subdivider. The estimated cost of such improvements shall be subject to review of the Village Engineer and approval of the Village Board of Trustees. The subdivider shall file with the Village Board of Trustees an irrevocable letter or credit or an escrow agreement between the bank and himself / herself guaranteeing the following:

1. That the funds in such escrow account shall be held in trust until released by the Village and may not be used or pledged by the subdivider as security for any other matter during the period such funds are held in escrow.
2. That in the event of failure of the subdivider to satisfactorily install all improvements required of him / her, the bank shall immediately make the funds of such escrow account available to the Village for use in the completion of construction of such improvements.
3. As improvements are made by the subdivider and inspected and approved by the Village, the amount of escrow may be reduced accordingly, provided that at no time shall the amount held in escrow be less than one hundred ten (110) percent of the estimated cost of improvements which have not been installed or accepted.

713.03 Improvement (Assessment) District

Due to the fact that the Village wishes to encourage new subdivision development in the Village, but that it does not wish to place or assume unnecessary financial risks for the taxpayers of the Village, which would result from unnecessary or unwarranted direct payment for improvements, the creation of improvement (assessment) districts for new subdivisions may be utilized whenever the Village Board of Trustees shall determine that the resulting assessments would be consistent with the Board of Trustees's findings in Section 712.05 herein. Further to minimize the Village's financial risk associated with a subdivider's default on the assessment payments, the use of such improvement (assessment) districts in relation to new subdivision development shall be limited as follows:

1. The subdivider and the Village Board of Trustees shall agree on the number of lots to be included in each final plat phase of the subdivision to relate the number of lots to be developed with a reasonable expectation that such lots can be sold within a period not exceeding five (5) years, or
2. The subdivider shall provide a personal financial guarantee for the cost of subdivision improvements for which he / she shall be responsible and provide such documentation regarding the financial ability of the subdivider in association with said guarantee that is acceptable to the Village Board of Trustees.

713.04 Time Limits

Prior to granting of a final plat approval, the subdivider and the Village Board of Trustees shall agree upon a deadline for the completion of all subdivision improvements to be installed. Such deadline shall not exceed two (2) years from the date of final plat approval, provided however, the Village Board of Trustees may extend that deadline for one (1) additional year when the subdivider presents good cause for such extension and provides any additional surety made necessary due to inflation or increased cost of completing such improvements.

713.05 Failure to Complete Improvements

If any construction of any improvements required to be installed by the subdivider are not completed and accepted for dedication in compliance with Section 713.07 below within the required time period, either for reason of non-completion or for reason of substandard and unacceptable construction, the Village Board of Trustees shall take one (1) of the following actions:

1. Where improvements have been guaranteed under Section 713.01 of this Ordinance, the guarantee shall be forfeited to the Village and the Village shall use the proceeds from such guarantee to complete all improvements remaining to be installed.
2. Where improvements have been guaranteed under Section 713.02 of this Ordinance, the Village shall declare whatever security that has been pledged as a guarantee to be forfeited and the Village shall use the proceeds from such guarantee to complete all improvements remaining to be installed.

713.06 Default on Improvement (Assessment) District Payments

Should the subdivider have provided a personal guarantee in association with an improvement (assessment) district and should the subdivider than default on payment of such assessments, the Village shall initiate action to attach and collect such personal guarantee and use all proceeds there from to complete all improvements remaining to be installed.

713.07 Inspection and Acceptance of Improvements

The Village Engineer and any other authorized official of the Village shall regularly inspect construction of the required improvements. Upon completion of improvements, the subdivider's / Village engineer or such other authorized official shall file with the Village Board of Trustees a statement either certifying that the improvements have been satisfactorily completed or that defects in such improvements exist and the statement shall list all specific defects and actions appropriate to eliminate such defects. If defects exist, the Village Board of Trustees shall require the subdivider to eliminate all such defects within the time limits established for such improvements set forth in this Ordinance.

Upon satisfactory completion of all improvements, the subdivider shall file with the Village Board of Trustees, a signed statement stipulating the following:

1. That all required improvements have been installed and are complete and that all required improvements are in compliance with the minimum standards specified by the Village.
2. That the subdivider knows of no defect in any improvement and that all required improvements are free and clear from any encumbrance or lien.

If the subdivider's / Village engineer or any other authorized official has certified that all required improvements are complete and free from defect, the Village Board of Trustees shall accept any dedication of such improvements. The Village Board of Trustees may accept the dedication of any portion of the

improvements provided that all statements and agreements specified above shall have been received for the affected portion of the improvements.

714.08 Release of Guarantees

Upon acceptance, in accordance with Section 713.07 above, the Village Board of Trustees shall authorize the release of any outstanding surety or guarantee provided by the subdivider.

SECTION 714 OPERATION AND MAINTENANCE OF IMPROVEMENTS

Unless specifically agreed by the Village Board of Trustees, it is the intention of the Village to provide no services other than planning, zoning and subdivision regulation administration, other than the provision of water and sewer utilities when authorized by the Village Board of Trustees in accordance with the conditions of Section 712.05 of this Ordinance, to the land area within the jurisdictional area of the Village, but outside the corporate limits of the Village of McCool Junction, Nebraska. It shall therefore be the responsibility of the subdivider to present to the Planning Commission and Village Board of Trustees a precise approach for the operation and maintenance of streets and other subdivision improvements within a subdivision so located outside of the corporate limits of the Village at the time of request for final plat approval that annexation to the Village is not feasible. Such approach shall include the formation and perpetuation of an owner's association or other method for generating the finances necessary for the proper maintenance and operation of the streets and other improvements within the subdivision. Such approach shall be binding on the subdivider in a form, agreement or contract acceptable to the Village Board of Trustees.

ARTICLE 8 VARIANCES AND EXCEPTIONS

SECTION 801 GRANTING OF VARIANCES TO THIS ORDINANCE

In addition to the exceptions contained in this Ordinance, the Planning Commission may recommend and the Village Board of Trustees may authorize variances from the requirements of this Ordinance, but only after determining that:

1. There are unique circumstances or conditions affecting the land being subdivided, that are not the result of action by the subdivider, which can be best addressed through varying the requirements of this Ordinance.
2. The variance(s) proposed are necessary for the reasonable and acceptable development of the land being subdivided.
3. The granting of the variance(s) will not be detrimental to the public or injurious to adjacent or nearby properties.

SECTION 802 MINOR SUBDIVISIONS

802.01 Determination

Upon request by the subdivider and determination by the Zoning Administrator, a subdivision may be deemed an exception to a portion of the requirements of this Ordinance and may be processed as a minor plat when it meets all of the following requirements:

1. Said subdivision contains three (3) or fewer lots all fronting on an existing street.
2. Said subdivision does not involve any new street, extension of public utilities or creation of the need for other public improvements.
3. Said subdivision will not adversely affect the remainder of the parcel from which it is being subdivided or adjoining property and is deemed by the Planning Commission to be a one-time occurrence and not a means of avoiding a preliminary plat on the whole of the contiguous property owned by the subdivider.
4. Said subdivision is not in conflict with any provision of the Comprehensive Plan, the Village's Major Street Plan or the zoning regulations of the Village or any other applicable section of this Ordinance.

802.02 Information Waiver

In making a request for minor subdivision approval, the subdivider may propose that the normal requirements of providing of platting information including topographic data and other data normally required for final plat approval be waived. The Zoning Administrator may waive the requirements for such information unless he / she determines that any part of such information including a drainage report is needed to determine the appropriateness of said minor subdivision. The Planning Commission or Village Board of Trustees, when reviewing the minor subdivision, may require that such information be provided even though such waiver may have been granted by the Zoning Administrator.

802.03 Planning Commission and Village Board of Trustees Review

A minor subdivision application shall be deemed an application for final plat approval. The Planning Commission and Village Board of Trustees shall review said final plat for at least the following minimum requirements:

1. Conformity with the Comprehensive Plan, the Major Street Plan and the requirements of the applicable zoning regulations.
2. Correctness of the legal description, certifications, computations, lot data, monuments and markers, adequate drainage and such other information as may be deemed necessary by the Planning Commission or Village Board of Trustees.

802.04 Planning Commission and Village Board of Trustees Action

The Planning Commission may recommend approval, approval with conditions, or rejection of a minor subdivision final plat, and forward its recommendation to the Village Board of Trustees action and acceptance of any dedication and recordation in accordance with the requirements of this Ordinance.

SECTION 803 ADMINISTRATIVE SUBDIVISIONS

803.01 Zoning Administrator Authority

The Zoning Administrator is hereby authorized to approve on behalf of the Village, further subdivisions of existing platted lots whenever all required improvements have been installed, no new dedication of public rights-of-way or easements are involved, and such subdivisions comply with Comprehensive Plan, the Major Street Plan and all applicable zoning regulations. The Planning Commission Certification on such plat shall be replaced with a Zoning Administrator's Certification that such subdivision meets all requirements of an administrative plat and recording of such plat is so authorized.

803.02 Planning Commission Approval Waived

A recommendation of the Planning Commission for administrative subdivisions shall not be required and only the certification of the Village Board of Trustees shall be needed prior to recordation of an administrative subdivision.

ARTICLE 9 - ADMINISTRATION

SECTION 901 GENERAL

901.01 Authority

It shall be the responsibility of the Zoning Administrator to administer and enforce this Ordinance and to bring to the attention of the Planning Commission and Village Board of Trustees any violation or lack of compliance with this Ordinance with regard to any subdivision within the jurisdiction of this Ordinance.

901.02 Limitation on Transfer of Real Estate

No owner, or agent of an owner of any parcel of land resulting from a subdivision of land within the jurisdiction of this Ordinance shall transfer or sell any parcel of land unless a plat of such subdivision has been approved by the Planning Commission and Village Board of Trustees in accordance with the provisions of this Ordinance and filed for record with the York County Register of Deeds. Further any subdivision of land by use of metes and bounds description, including re-subdivision of platted lots, for the purpose of sale, transfer or lease which would evade the requirements of this Ordinance shall not be permitted. All such subdivisions shall be subject to the requirements of this Ordinance.

901.03 Limitation on Zoning Permits

No permit shall be issued for 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 902 OBJECTION PERIOD

Whenever any conveyance, in any manner purporting to subdivide real estate, has been or is hereafter recorded in the Office of the York County Register of Deeds and the conveyance, or the recording thereof, has failed to comply with any requirement of this Ordinance, any party claiming an interest in such conveyance may file an affidavit with the Register of Deeds asserting that written notice of the defect in approval has been received by the Village Board of Trustees. Upon filing such affidavit, the Village Board of Trustees shall have one hundred twenty (120) days from the receipt of such notice of defect to record an objection in the Office of the Register of Deeds or such conveyance shall be fully valid. If an objection is filed, the conveyance shall not be validated. The objection shall be in the form of a resolution adopted after public hearing. Notwithstanding the validity of such conveyance, the subdivider shall not thus be relieved of any penalty imposed by this Ordinance for failure to comply with all the requirements of this Ordinance. Any conveyance of real estate under the jurisdiction of this Ordinance for public use shall be valid only upon express approval of the Village Board of Trustees.

To verify continued compliance with this Ordinance, the Zoning Administrator, shall, on a quarterly basis, review the land transfers which have been recorded in the Office of the York County Registrar of Deeds which are within the Village of McCool Junction or within its one (1) mile planning, zoning and subdivision jurisdictional area. Whenever, a land transfer has occurred that is not in compliance with this Ordinance, the Administrator shall schedule a public hearing in front of the Village Board of Trustees to determine if adoption of a resolution indicating non-compliance with this Ordinance should be adopted and filed with the Registrar of Deeds in accordance with Neb. Rev. Stat. § 76-2, 110. A notice of the public hearing shall be mailed to the parties involved in the land transfer in question and at public hearing the Village Board of Trustees shall determine the appropriateness of adoption of such resolution.

SECTION 903 VIOLATIONS AND PENALTIES

Any person who shall dispose of, or offer for sale or lease, any lot or parcel of land under the jurisdiction of this Ordinance, until a plat thereof has been duly approved, acknowledged and recorded as provided in this Ordinance shall forfeit and pay fifty dollars (\$50.00) for each lot and part of a lot sold or disposed of, leased or offered for sale and/or shall be punishable in any other manner provided under applicable statutes of the State of Nebraska.

ARTICLE 10 - AMENDMENTS

SECTION 1001 AMENDMENTS

Any provision of this Ordinance may be amended, supplemented, changed, modified, or repealed from time to time by the Village Board of Trustees according to law, provided however, that such amendments, supplements, changes, modifications or repealed provisions shall not become effective until the Planning Commission shall have reviewed the proposal, conducted a properly advertised public hearing for which public notice is published in the legal newspaper of the Village at least ten (10) days in advance of such public hearing, and after receiving public input shall have submitted a written recommendation of the Planning Commission to the Village Board of Trustees regarding such proposal.

The Village Board of Trustees, shall, at a properly advertised public hearing for which public notice is published in the legal newspaper of the Village at least ten (10) days in advance of such public hearing, review the recommendations of the Planning Commission, review public input received at said public hearing and decide the appropriateness of such proposal.

ARTICLE 11 - LEGAL STATUS PROVISIONS

SECTION 1101 REPEAL OF CONFLICTING ORDINANCES

Ordinance No. 2041-88 and all other ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 1102 SEVERABILITY

Should any Article, Section or provision of this Ordinance be declared by a Court having jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole, or any part thereof other than that part so declared to be unconstitutional or invalid.

SECTION 1103 ADDITIONS

All additions to the Village of McCool Junction, Nebraska which have heretofore been approved and accepted, and which may hereafter be laid out in accordance with the provisions of this Ordinance and accepted and approved, shall be and become incorporated into this Village of McCool Junction, Nebraska for all purposes whatsoever, and the inhabitants of such additions shall be entitled to all the rights and privileges and be subject to all laws and regulations of the Village of McCool Junction, Nebraska, unless such incorporation into the corporate limits of the Village is specifically exempted by the Village Board of Trustees.

SECTION 1103 EFFECTIVE DATE

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

PASSED AND APPROVED THIS _____ DAY OF _____, _____

Chairperson, Village Board of Trustees

Attest: Village Clerk

SCHEDULE A

MINIMUM STREET STANDARDS

Village of McCool Junction, Nebraska

<u>STREET CLASSIFICATION</u> (Feet)	<u>MINIMUM RIGHT-OF-WAY</u> (Feet)	<u>MINIMUM PAVEMENT WIDTH</u> (Feet)*	<u>MINIMUM NUMBER OF LANES</u>	<u>MINIMUM SHOULDER WIDTH</u> (Feet)	<u>MAXIMUM GRADE</u> (%)	<u>MINIMUM CENTERLINE RADIUS</u>
Arterial Street	80	**	2	4	7	775
Collector Street	60	34	2	4	7	300
Local Street	50***	27	2	4	10	200
Cul-de-sac or Loop Street	50****	27****	2	3	10	200
Marginal Access (Frontage Road - No Parking)	40	24	2	3	10	200

* Measured from back to back of curb

** Minimum pavement width for arterial streets shall be as determined by the Village Board of Trustees upon recommendation by the Planning Commission, but in no case shall said minimum pavement width be less than eleven (11) feet per driving lane.

*** Minimum right-of-way shall be increased to contain the full extent of any required cuts or fills.

**** Minimum right-of-way radius for the cul-de-sac turnaround shall be forty five (45) feet. Minimum pavement radius for the cul-de-sac turnaround shall be forty (40) feet.