

ORDINANCE NO. 2009-6

AN ORDINANCE AMENDING WAYNE MUNICIPAL CODE CHAPTER 74, ARTICLE III PLAT REVIEW AND SUBMITTAL REQUIREMENTS, SEC. 74-103(h) (19) PRELIMINARY PLAT INFORMATION; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and Council of the City of Wayne, Nebraska:

Section 1. That Chapter 74, Article III, Sec. 74-103(h) (19) of the Wayne Municipal Code is amended to read as follows:

Sec. 74-103 Preliminary Plat Procedures

(h) *Preliminary plat information.* A preliminary plat shall be based on a legal description of the property as shown by the land records in the office of the register of deeds. A preliminary plat shall meet the design standards set forth in this chapter. Plats shall be at an adequate scale to clearly show all necessary information and in no case smaller than one inch equals 100 feet. The preliminary plat of a subdivision shall show or be accompanied by the following information:

- (1) Copies of the plat and one reduced copy of the plat which is 8 1/2 inches by 11 inches or 8 1/2 inches by 14 inches; scale one inch equals 200 feet.
- (2) Name of subdivision, legal description and owners of property.
- (3) Name of subdivider, engineer, landscape architect or surveyor.
- (4) Scale specified and bar scale.
- (5) North point and date.
- (6) Names of adjoining property owners or subdivision.
- (7) The location and dimensions in feet and hundredths of the property lines, lot lines and building setback line.
- (8) Names and dimensions of all existing and proposed street rights-of-way and pavement widths.
- (9) The location and size of existing and proposed utility lines, including water and sewer lines, and any other utility installations, including underground natural gas, electrical or telephone lines, adjacent to or within the proposed subdivision or the location of the nearest available such utilities.
- (10) Existing and proposed topographic contours at two-foot intervals if the average slope is less than five percent and at five-foot intervals if the average slope is five percent or more.
- (11) The location of existing trees with trunks 12 inches in diameter or greater, measured two feet above the ground. Clumps of trees may be identified as a group of trees without precisely locating each tree.

- (12) A clear indication of the proposed course of surface water drainage from the point where the water enters and leaves the subdivision together with all drainage within the subdivision outside of the proposed subdivision to the point where such water enters a watercourse.
- (13) An indication of any area subject to flooding as determined by the FIRM flood hazard insurance maps of the city.
- (14) Location and dimensions of any proposed sites, parks or other lands reserved or required to be reserved for public use in accordance with the comprehensive plan and this chapter.
- (15) Proposed and existing easements, dedications and reservations of land required.
- (16) A legend stating the total acreage, the number of lots, a computation of lot density, and the total lineal feet of streets and alleys.
- (17) A map indicating plans for the development of the entire area if the proposed plat is a portion of a larger holding intended for subsequent development. Preliminary engineering plans for all improvements for the entire holding shall be part of the requirement.
- (18) A vicinity map presented on the preliminary plat showing the geographic relationship of the proposed subdivision to the surrounding street system. Vicinity maps shall be prepared at a scale of no smaller than one inch equals 2,000 feet.
- (19) If the proposed subdivision area will not be serviced by city utilities, a copy of Form SD On-Site Wastewater permit application required by the Nebraska Department of Environmental Quality (NDEQ) will need to accompany the preliminary plat submittals.**

Section 2. All Ordinances or parts of Ordinances in conflict herewith are repealed.

Section 3. This Ordinance shall be in full force and effect after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this 21st day of April, 2009.

THE CITY OF WAYNE, NEBRASKA,

By _____

Council President

ATTEST:

City Clerk

APPROVED AS TO FORM AND CONTENT:

City Attorney