

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE amending Sections 26.15.030, 26.19.031, 27.60.020, 27.64.010, and  
2 27.65.070 of the Lincoln Municipal Code to provide provisions to implement Computer-Aided-  
3 Design (CAD) Standards for Preliminary Plats, Final Plats, Use Permits, Community Unit Plans,  
4 and Planned Unit Developments; and repealing Sections 26.15.030, 26.19.031, 27.60.020,  
5 27.64.010, and 27.65.070 as hitherto existing.

6 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

7 Section 1. That Section 26.15.030 of the Lincoln Municipal code be amended to read as  
8 follows:

9 **26.15.030 Additional Required Information.**

10 Accompanying the preliminary plat submittal, the following information shall be  
11 submitted in a statement from the subdivider:

12 (a) Any interest the subdivider has in the land surrounding the preliminary plat and  
13 the nature of such interest;

14 (b) All requests to be submitted to the city for use permits, special use permits,  
15 planned unit developments, changes of zone, and vacations which are required to complete the  
16 development;

17 (c) The name, telephone number, and mailing address of the subdivider, any other  
18 person the subdivider may want informed of the preliminary plat process, and any person  
19 authorized to act on the subdivider's behalf;

1 (d) All deviations from this title and the adopted design standards shall be set forth,  
2 reasons given for each deviation, reasons given on how the proposal meets the intent of this title,  
3 and why the proposal should be accepted.

4 (e) A Computer-Aided-Design (CAD) file representing only the preliminary plat  
5 boundary survey and street centerlines shall be submitted that complies with the CAD Standards  
6 for Subdivision Submittals maintained by the Public Works and Utilities Department.

7 Section 2. That Section 26.19.031 of the Lincoln Municipal Code be amended to read as  
8 follows:

9 **26.19.031 Data Required on a Final Plat.**

10 (a) The final plat shall be accurately and legibly drawn and shall show the following:

11 (1) All survey and mathematical information with sufficient linear, angular, and  
12 curve data necessary to locate all existing and placed monuments and stakes, and to locate and  
13 retrace all lots, blocks, and parcels within the subdivision, and the boundary of the subdivision.  
14 Where the land being subdivided abuts on an existing plat, the distances, angles, and bearing of  
15 all common lines and the street centerline points shall be shown and any differences in  
16 measurements so noted.

17 (2) All dimensions on the final plat shall be to the nearest one-hundredth (.01) of  
18 a foot with such other information necessary to reproduce the final plat on the ground.

19 (3) Lot, outlot, and block lines. All such lines shall be shown and dimensioned.

20 (i) Where such lines are curved at street intersections, the length of  
21 tangents shall be shown.

22 (ii) Where such lines abut curvilinear streets, chord or arc distances shall  
23 be shown and noted.

1 (iii) All angles of deflection or bearings of such lines other than those  
2 which are at right angles to the centerline of a street or on a radial line of a curved street.

3 (4) Lot, outlot, and block identity. Within each block all lots shall be numbered  
4 in sequence, beginning with the number one and continuing consecutively throughout each block  
5 with no omission or duplication. All blocks shall be numbered in the same manner. Outlots  
6 shall be assigned an alphabetical letter beginning with the letter "A" and continuing  
7 consecutively through the alphabet. The proposed use of the outlot shall be designated on the  
8 plat.

9 (5) Areas to be dedicated or reserved for public use. For streets, private  
10 roadways, and other public ways within and adjacent to the subdivision, the location, name,  
11 centerline, centerline radius, length, and interior angle of horizontal curves, tangent length, and  
12 width. All areas shall be located and identified which are to be dedicated or reserved for public  
13 use, including park land and other public areas. All such parcels shall be outlots except streets  
14 dedicated to the public. A clear distinction shall be made as to which parcels are to be dedicated  
15 to the public from those parcels to be privately owned but reserved for public use.

16 (6) Location, width, and purpose of all required easements for storm drains,  
17 overland stormwater flow routes, flood corridors, detention/retention facilities, wastewater  
18 collectors, water mains, other public utilities, and other easements for public use.

19 (7) The elevations of any building or structure along flow routes indicating that  
20 no opening in the building or structure is subject to flooding at the post development flow route  
21 elevations.

22 (8) The location and identification of all section corners, section lines,  
23 monuments and stakes found and placed. The boundary lines shall be located in reference to

1 existing official monuments. Describe the stakes, monuments, or other evidence used to  
2 determine the boundaries of the subdivision.

3 (9) The number of acres, the total number of lots and outlots within the  
4 subdivision, and the lot area in square feet for each lot and outlot.

5 (b) The following data shall be shown on each sheet of the final plat:

6 (1) The name of the subdivision. The use of first (1st), second (2nd), third (3rd),  
7 etc., for additions or subdivisions shall be made in sequence but only if the final plat is located  
8 adjacent to a plat with the same name.

9 (2) Scale.

10 (3) North arrow.

11 (4) Sheet number and the total number of sheets comprising the final plat.

12 (5) The name and number of the preliminary plat upon which the final plat is  
13 based. This information shall appear directly beneath the name of the final plat.

14 (c) A blank space shall be left at the top of the first page which is at least two and  
15 one-half inches by six and one-half inches in size.

16 (d) A Computer-Aided-Design (CAD) file representing all information being  
17 submitted that complies with the CAD Standards for Subdivision Submittals maintained by the  
18 Public Works and Utilities Department shall be submitted to the Planning Director along with the  
19 final plat.

20 Section 3. That Section 27.60.020 of the Lincoln Municipal Code be amended to read as  
21 follows:

22 **27.60.020 Requirements.**

23 (a) General Requirements.

1           (1)     The City or owners of any tract of land, at least three acres in size, may  
2 apply for a planned unit development designation in any district except the AG Agriculture and  
3 AGR Agricultural Residential districts.

4           (2)     All regulations of the underlying zoning district shall apply, except as  
5 provided herein and/or specifically modified by the City Council through the adoption of a  
6 development plan.

7           (3)     The maximum residential density of a planned unit development shall be  
8 determined in accordance with the City of Lincoln Design Standards for community unit plans.  
9 Planned unit developments which comply with the City of Lincoln Design Standards for Density  
10 Bonuses may receive dwelling bonuses per those standards.

11          (4)     Signs shall conform to Section 27.69.340, unless modified by the City  
12 Council.

13          (5)     All development must meet the intent and spirit of the comprehensive  
14 plan.

15          (b) Development Plan Requirements.

16          (1)     The applicant shall submit a development plan for the proposed planned  
17 unit development.

18          (2)     The development plan may propose and the City Council may approve  
19 any permitted use, conditional permitted use, or special permitted use allowed under the zoning  
20 code. Notwithstanding any regulation to the contrary, a separate special permit or use permit is  
21 not necessary to permit any such use.

22          (3)     The development plan may propose and the City Council may approve  
23 | area, height, sign, parking, landscaping, screening, traffic access, and setback regulations for the

1 project as a whole or for subareas or components of the project different from those within the  
2 underlying zoning district. In making its determination regarding approval of such proposed  
3 standards or restrictions, the City Council shall consider the character and scale of the proposed  
4 development as it relates to other uses and structures both within the district and outside the  
5 district, the character and scale of similar development within the area of the proposal, and  
6 consistency with other adopted plans or standards. The City Council may impose alternate or  
7 additional area, height, parking, landscaping, screening, traffic access, and setback regulations as  
8 necessary to protect and enhance areas within or adjacent to the planned unit development and to  
9 ensure compliance with the comprehensive plan and protect the health, safety, and general  
10 welfare.

11 (4) The development plan shall address the site-related impact and needs of  
12 the proposed development on existing and proposed street and utility systems. The City Council  
13 may impose conditions, restrictions, or standards as appropriate to achieve the intent of this  
14 ordinance, and require dedication of necessary rights-of-way or easements. In making its  
15 determination regarding such conditions, restrictions, or standards, the Council shall consider the  
16 adequacy of existing or adjacent facilities, the timely provision of adequate facilities, the impact  
17 of the proposed development on existing and/or planned facilities, and the overall cost to the  
18 community.

19 (5) Where any portion of the total land area of a land use within the planned  
20 unit development is proposed to be adjacent to the perimeter of the planned unit development  
21 and such land use is not permitted in the adjacent zoning district, then the development plan must  
22 address how the proposal will mitigate any negative impacts. The City Council may impose

1 additional standards and requirements for perimeter treatment to protect adjoining properties  
2 from adverse effects, and to achieve an appropriate transition of land uses and densities.

3 (6) For planned unit developments proposed over parcels in substantially  
4 developed areas, the development plan must include appropriate standards and regulations to  
5 assure that new development or renovations are in the scale and character of the existing  
6 neighborhood and are sensitive to adjacent properties with respect to height, scale, use, and form  
7 of the surrounding neighborhood, including, but not limited to, the following: land uses  
8 (including limitations on allowed uses), design standards for new construction (related to the  
9 scale and character of the surrounding neighborhood), height, parking, and setbacks, including  
10 both minimum and maximum setbacks.

11 (c) A Computer-Aided-Design (CAD) file representing only the planned unit  
12 development boundary survey and street centerlines shall be submitted that complies with the  
13 CAD Standards for Subdivision Submittals maintained by the Public Works and Utilities  
14 Department.

15 Section 4. That Section 27.64.010 of the Lincoln Municipal Code be amended to read as  
16 follows:

17 **27.64.010 Procedures and Requirements.**

18 (a) Application: Applications for a use permit under this chapter for development in the O-  
19 3, R-T, B-2, B-5, and I-3 zoning districts shall be filed by the owner in writing with the  
20 Planning Department on a form provided by the City. Upon filing the application, the  
21 City Council shall refer the application to the Planning Commission for its consideration  
22 and final action as provided in subsection (g) below.

- 1 (b) Preliminary plan: The Planning Director may require a preliminary plan that may include  
2 the following information:
- 3 (1) Boundary survey and gross acreage;
  - 4 (2) Contour lines at intervals not to exceed five feet based on NAVD 1988. Spot  
5 elevations on 100-foot grid shall be required to fully indicate the topography on  
6 flat land;
  - 7 (3) Street right of way;
  - 8 (4) Utility easements;
  - 9 (5) Adjacent land use and zoning classifications;
  - 10 (6) Location of structures on property to be removed;
  - 11 (7) Vicinity map;
  - 12 (8) Date prepared, scale, and north point;
  - 13 (9) Schematic and location of existing buildings;
  - 14 (10) Parking areas and capacity;
  - 15 (11) Open space for residential uses (except in the R-T District);
  - 16 (12) Use of buildings, such as retail, service, restaurant, office, residential, and other  
17 uses;
  - 18 (13) Height of buildings;
  - 19 (14) Location of existing trees and proposed landscape plan;
  - 20 (15) Proposed vehicular and pedestrian circulation system including egress and  
21 ingress;
  - 22 (16) Building and parking setback lines;
  - 23 (17) Grading plan;



- 1 (18) On-site and off-site water and sanitary sewer improvements;
- 2 (19) On-site and off-site drainage and storm sewer improvements;
- 3 (20) Location of proposed free-standing signs;
- 4 (21) Cross-section for paving of parking lots and sidewalks;
- 5 (22) In the B-2 and B-5 districts, proposed name of the shopping center;
- 6 (23) Name, address, and telephone number of developer; certified record owner or
- 7 owners and addresses; and legal description of the proposed use permit area,
- 8 including the number of acres.

9 (c) [A Computer-Aided-Design \(CAD\) file representing only the use permit boundary survey](#)  
10 [and street centerlines shall be submitted that complies with the CAD Standards for](#)  
11 [Subdivision Submittals maintained by the Public Works and Utilities Department.](#)

12 (d) Environmental performance standards: Any applicant for a use permit under the  
13 provisions of this section shall comply with environmental performance standards  
14 relating to noise, emission, dust, odor, glare, and heat as shall be from time to time  
15 established by various municipal departments and approved by resolution of the City  
16 Council.

17 (e) Environmental impact statement and market analysis: If any application for a change of  
18 zone to the B-5 Planned Regional Business District or for a use permit in the B-5 district  
19 under the provisions of this section substantially deviates from the Comprehensive Plan  
20 in terms of location or size, as determined by the Planning Director, the applicant shall  
21 submit an environmental impact statement and a market analysis in accordance with  
22 Chapters 3.05 and 3.10 of the City of Lincoln Design Standards for Zoning Regulations  
23 which shall serve as a guide to the Planning Commission for evaluation of such

1 application in terms of need, desirability, supportability, and its implications for the  
2 overall growth of the community.

3 | (fe) Planning Commission review: The Planning Commission shall hold a public hearing  
4 upon such application and shall consider the effect of the proposed use upon the  
5 surrounding neighborhood, the community as a whole, and other matters relating to  
6 public health, safety, and general welfare.

7 | (gf) Planning Commission action: After holding at least one public hearing, the Planning  
8 Commission shall proceed to give final consideration to the application. The Planning  
9 Commission shall impose such conditions as are appropriate and necessary to ensure  
10 compliance with the Comprehensive Plan and protect the health, safety, and general  
11 welfare in the issuance of any such use permits. Such conditions may include an increase  
12 in the minimum parking and yard requirements and decrease in the maximum height  
13 restrictions set forth in this chapter. Lots fronting on private roadways may be permitted.  
14 Unless expressly modified by the terms of the use permit, all regulations of the applicable  
15 R-T, O-3, B-2, B-5, or I-3 District shall apply. The Planning Commission may require  
16 that certain conditions be fulfilled by the applicant in conjunction with approval of the  
17 use permit applied for which may include the requirement that applicant grant additional  
18 right of way in accordance with the Comprehensive Plan. The Planning Commission may  
19 also require the execution of a written agreement with the city relating to the installation  
20 of public improvements by the applicant, together with the execution of performance  
21 bonds or provision of other appropriate surety relating thereto. The installation of all  
22 public improvements shall be accomplished in compliance with existing city standards as  
23 provided by ordinance or by departmental publications approved by resolution of the City

1 Council. In the event the Planning Commission fails to act upon the application within  
2 ninety days from the date of the Council's referral of the application to the Planning  
3 Commission, the applicant may file a written request with the Planning Director  
4 requesting the Planning Commission to take final action on the application. If the  
5 Planning Commission fails to take such final action within thirty days following the  
6 Planning Director's receipt of the written request, the Planning Director shall schedule  
7 the application on the City Council's agenda for public hearing and final action.

8 | (hg) Appeal of Planning Commission action:

9 (1) Any council member, the Mayor, any aggrieved person, or any person or group  
10 officially designated to participate in the administration of this title may appeal  
11 any action of the Planning Commission to the City Council by filing notice of  
12 appeal with the Planning Director within fourteen days following the action of the  
13 Planning Commission.

14 (2) Upon receipt of the appeal by the City Council, the council shall hold a public  
15 hearing thereon within thirty days from the date of appeal. Notice of the public  
16 hearing shall be given as provided in Chapter 27.81.

17 (3) In exercising its appellate jurisdiction, the action appealed from shall be deemed  
18 advisory and the City Council may, after public hearing, in conformity with the  
19 provisions of this title make such decision as ought to be made.

20 | (ih) Adjustment: Upon request of the applicant, the City Council may, after report and  
21 recommendation of the Planning Commission, adjust the minimum subdivision  
22 requirements, minimum parking, height and lot requirements, sign regulations for  
23 location, height, and area of a sign, and specific I-3 use regulations set forth in Title 26

1 and Title 27 provided the public welfare and interest of the City and surrounding area are  
2 protected and the general interest and spirit of the regulations are preserved and provided  
3 further that in the R-T district, the maximum height of a building shall not exceed the  
4 height of the tallest residence on the same and facing block fronts. The Planning  
5 Commission shall hold a public hearing upon the requested adjustment at the same time  
6 that it hears the application for the use permit and shall make a report to the City Council  
7 regarding the effect the proposed use and adjustment has upon the surrounding  
8 neighborhood, the community as a whole, and other matters relating to public health,  
9 safety, and general welfare. Upon receiving a report from the Planning Commission, the  
10 City Council shall take final action upon the use permit and the adjustment.

11 | (j) Amendment: The Planning Director is authorized to approve amendments to the use  
12 permit provided that:

- 13 (1) A request for amendment is filed with the Planning Director and, if appropriate,  
14 accompanied by a plot plan showing all pertinent information;
- 15 (2) Minor increases in the number of dwelling units or total floor area originally  
16 authorized by the Planning Commission or City Council may be approved if such  
17 increases will not cause a significant adverse impact on the public infrastructure,  
18 existing development within the use permit, and adjoining properties. Minor  
19 increases shall not exceed more than fifteen percent (15%) cumulative additional  
20 dwelling units or total floor area;
- 21 (3) Amendments shall preserve the intent and spirit of the approved development  
22 plan;
- 23 (4) Amendments shall not violate any regulation set forth in this title;

1 (5) No change is made to the applicable setback, yard, or height requirements for lots  
2 along the perimeter of the use permit;

3 (6) Minor internal changes to the applicable setback, yard, or height requirements  
4 may be made within the use permit if they conform to the intent of the approved  
5 use permit and do not adversely impact existing development within the use  
6 permit;

7 (7) Any amendment not in conformance with this paragraph shall be submitted to the  
8 Planning Commission in the same manner as a formal application for use permit.

9 (k) Building permits, certificates of occupancy, and certificates of compliance: Upon the  
10 approval of a use permit as provided for under this section, building permits and  
11 certificates of occupancy may be issued. Certificates of compliance shall not be issued  
12 until there has been compliance with all conditions of a use permit and subsequent  
13 amendments within each phase of development of a use permit.

14 (l) Preexisting uses: An existing use of a type permitted in this chapter which was lawfully  
15 established in this district on the effective date of this title shall be deemed to have  
16 received a use permit as herein required and shall be provided with such permit by the  
17 Director of Building and Safety upon request, and it shall not be a nonconforming use;  
18 provided, however, for any enlargement, extension, or relocation of such existing use, an  
19 application in conformance with this section shall be required.

20 (m) If an application for a use permit located within a flood plain is granted approval by the  
21 city, it shall not be necessary for the applicant to make an application for a special permit  
22 to be approved by the City Council as required by Resolution Nos. A-55150, A-56382,  
23 and A-57540. It shall be presumed that the applicant has received all such approvals as

1 may be required by the foregoing resolutions by virtue of the city granting approval to the  
2 use permit.

3 | (~~n~~) Expiration of Application. All applications for a use permit which have been placed on  
4 pending by an applicant shall automatically expire and become null and void one year  
5 thereafter. At least thirty days before the date of expiration, the Planning Director shall  
6 cause notice of expiration to be sent to the applicant by regular United States mail,  
7 postage prepaid. Said notice shall advise the applicant that the application shall  
8 automatically expire unless prior to the expiration date, the Planning Director receives a  
9 request from the applicant to remove the application from pending and reschedule the  
10 matter on the Planning Commission or City Council agenda as appropriate.

11 Section 5. That Section 27.65.070 of the Lincoln Municipal Code be amended to read as  
12 follows:

13 **27.65.070 Form of Community Unit Plan in the R-1 through R-8 Zoning Districts and AG**  
14 **and AGR Zoning Districts Not Within BTA Overlay District.**

15 A final plot plan shall be accurately, clearly, and legibly drawn on tracing cloth or mylar in  
16 a sufficient size and scale to show the details of the plan clearly and shall contain the following  
17 information

18 (a) A surveyor's certificate certifying to the accuracy of the boundary survey shown  
19 thereon, and a certificate for showing the Planning Commission's approval or disapproval,  
20 including the date and resolution number;

21 (b) Date prepared, north point, scale of plot plan, and location of section lines and  
22 section corners;

- 1 (c) Contour lines at intervals not to exceed five feet based on NAVD 1988. Spot  
2 elevations on a 100-foot grid shall be required to fully indicate the topography on flat land;
- 3 (d) Locations, name, tangent lengths, centerline radius of each curve and its interior  
4 angle, and width of all proposed and existing streets, highways, private roadways, and other  
5 public ways within and adjacent to the development;
- 6 (e) Locations and widths of all existing and proposed easements for drainage, sewers,  
7 and other public utilities and, if appropriate, access easements;
- 8 (f) Location, width, and direction of flow of all watercourses in and adjacent to the  
9 community unit plan, including the limits of the floodplain and floodway as defined in Chapters  
10 27.52 and 27.53;
- 11 (g) The location and size of all existing and proposed sanitary and storm sewers,  
12 culverts, water mains, fire hydrants, and existing power lines and other underground structures or  
13 cables within the tract of land and adjacent streets;
- 14 (h) All lot lines, building setback lines for all lots, dimensions of all lot lines and  
15 building envelope lines. Chord distances shall be shown for lot lines abutting curvilinear streets;
- 16 (i) Lot numbers shall begin with the number (1) and shall continue consecutively  
17 through a block with no omission or duplication. Blocks shall be numbered in the same manner.  
18 Letters shall be used to designate outlots in alphabetical order;
- 19 (j) Proposed areas for parks and playgrounds. Any parcels other than streets which are  
20 to be dedicated or reserved for public use shall be clearly shown and said parcels shall be  
21 designated as outlots and assigned an alphabetical designation;
- 22 (k) The location of all proposed and existing sidewalks, walkways, and other pedestrian  
23 ways;

1 (l) Location, height, and use of proposed and existing buildings with an indication as to  
2 whether an existing building is to be removed or to remain, and signs, if any, in accordance with  
3 the provisions of Chapter 27.69;

4 (m) A certified accurate boundary survey showing sufficient linear, angular, and curve  
5 data to determine the bearing and length of all boundary lines of the community unit plan.  
6 Where the tract of land abuts on an existing plat, the distances, angles, and bearing of any  
7 common lines shall be shown and any differences in measurement noted. The total calculated  
8 acres within the boundaries of the community unit plan shall be shown;

9 (n) The following data shall be shown on each sheet of the community unit plan:

10 (1) The name of the community unit plan;

11 (2) The name, address, and telephone number of the person or company  
12 responsible for preparation of the community unit plan;

13 (3) North arrow, scale, date;

14 (4) Sheet number and the total number of sheets comprising the community unit  
15 plan.

16 (o) Accompanying the community unit plan, the following information shall be  
17 submitted to the Planning Department with the number of copies requested by the Planning  
18 Director:

19 (1) Name, address, and telephone number of developer;

20 (2) Certified record owner or owners and their address;

21 (3) Legal description of the proposed community unit plan, including the number  
22 of acres;

23 (4) Statement of present zoning and proposed use or uses of the property;



1           (5) Profiles along the centerline of the proposed streets and private roadways  
2 which show the existing ground surface elevations and the proposed street grades including the  
3 length of vertical curves between changes in grade with the profiles for stub streets ending at the  
4 boundary of the community unit plan to be extended 300 feet beyond the limits of the  
5 community unit plan into subdivided and unsubdivided land;

6           (6) The proposed method of providing sanitary sewer service to the area;

7           (i) If a public wastewater works or community wastewater works is  
8 established, the size and location of all proposed sanitary sewers, the proposed manhole  
9 locations, any necessary extension to the existing public system or to the proposed community  
10 wastewater works, and the location of the proposed community wastewater works;

11           (ii) If the use of an on-site wastewater treatment system is permitted,  
12 pursuant to Section 26.27.040 of the Lincoln Municipal Code, plans for the proposed disposal  
13 system and its location on each lot must be shown. If a septic tank system is proposed, soil and  
14 percolation data and plans which show the location of one main subsurface disposal field for  
15 each lot which is proposed to be served by a septic tank system shall be shown.

16           (7) The proposed method of providing an adequate potable water supply;

17           (i) If a public, or community water system, or rural water district is used,  
18 the location and size of all proposed water mains, the proposed hydrant locations, and any  
19 necessary extension of the proposed system to existing water mains or to a proposed community  
20 well, the location of the proposed community well, and the type of water treatment to be used;

21           (ii) If a community water system other than a rural water district is proposed,  
22 data on the quantity and quality of the water shall be obtained from a test well within the  
23 immediate vicinity of the proposed water supply well. If an individual water well system for each

1 lot is proposed, data on the quantity and quality of the water shall be obtained from test wells  
2 which shall be drilled on the ratio of one to each ten acres on a grid system. The results of these  
3 preliminary tests shall in no way be construed to guarantee the quantity or quality of water to  
4 individual lots in the proposed community unit plan and the data obtained from these tests shall  
5 not be used to imply that an adequate quantity or acceptable quality of water is available in the  
6 proposed community unit plan.

7 (8) A drainage study prepared in accordance with the current storm sewer design  
8 standards of the city on file with the City Clerk. The following items must be included in the  
9 drainage study:

10 (i) A map showing the drainage area and resulting runoff from any land  
11 lying outside the limits of the community unit plan which discharges storm water runoff into or  
12 through the community unit plan;

13 (ii) A map showing all internal drainage areas and resulting runoff;

14 (iii) Proposals as to how the computed quantities of runoff will be handled;

15 (iv) A copy of the drainage computations.

16 (9) A map or an aerial photograph showing the proposed streets, private roadways,  
17 driveways, parking areas, buildings, and lots which includes the location, and identifies, by  
18 common name, all existing trees within the area of the community unit plan. Single trees which  
19 are three inches in ~~diameter~~~~caliper~~ or larger measured five feet above the ground must be shown.  
20 However, if five or more trees are located so that each is within approximately ten feet of the  
21 edge of another tree, they will be considered a tree mass and the outline of the tree mass may be  
22 shown with a list of the common names of the trees which are within the tree mass. If the above-  
23 stated procedure is followed, the individual location of each tree within the tree mass is not

1 necessary. An indication shall be made on the map showing which trees or tree masses are to  
2 remain and which trees or tree masses are to be removed;

3 (10) A vicinity sketch showing the general location of the community unit plan in  
4 relation to existing streets, section lines, and city limits;

5 (11) Site grading plan showing existing and proposed contour lines with intervals at  
6 no greater distance than five feet, and if necessary, spot elevations showing complete proposed  
7 grading of the community unit plan. Also, cross-sections may be required showing existing and  
8 proposed ground lines and buildings. Information as to where fill will be obtained and the  
9 amount of the fill shall be included if all or part of the property is located within the floodplain as  
10 defined in Chapters 27.52 and 27.53. If the proposed location from which said fill is obtained is  
11 later to be changed, the developer shall inform the Public Works and Utilities Department of the  
12 location of the proposed new borrow area and obtain approval thereof from the Director of  
13 Public Works and Utilities;

14 (12) All deviations from the provisions of this chapter shall be fully set forth and  
15 reasons given for said deviations;

16 (13) In the event that said real property is located within a floodplain, the developer  
17 shall comply with all requirements pertaining to floodplains contained in the Lincoln Municipal  
18 Code and applicable state statutes.

19 (p) A Computer-Aided-Design (CAD) file representing only the Community Unit  
20 Plan boundary survey and street centerlines shall be submitted that complies with the CAD  
21 Standards for Subdivision Submittals maintained by the Public Works and Utilities Department.

22 Section 6. That Sections 26.15.030, 26.19.031, 27.60.020, 27.64.010, and 27.65.070 of  
23 the Lincoln Municipal Code as hitherto existing be and the same is hereby repealed.

1           Section 7. This ordinance shall be published, within fifteen days after the passage hereof,  
2 in one issue of a daily or weekly newspaper of general circulation in the City, or posted on the  
3 official bulletin board of the City, located on the wall across from the City Clerk's office at 555  
4 S. 10<sup>th</sup> Street, in lieu and in place of the foregoing newspaper publication with notice of passage  
5 and such posting to be given by publication one time in the official newspaper by the City Clerk.  
6 This ordinance shall take effect and be in force from and after its passage and publication or after  
7 its posting and notice of such posting given by publication as herein and in the City Charter  
8 provided.

Introduced by:

Approved as to Form & Legality:

\_\_\_\_\_

\_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2018:

\_\_\_\_\_  
Mayor