

CHECKLIST FOR A PRELIMINARY PLAT

Lincoln Municipal Code, Title 26, City Jurisdiction

This form is an aid in preparing the preliminary plat, but is not required to be submitted with the application.

Project Address/General Location _____

_____ 1/4 Section _____ T _____ N, R _____ E

Name of Preliminary Plat _____

Number of Lots _____ **Number of Dwelling Units** _____ **Number of Acres** _____

Will the preliminary plat require any other action (special permit, use permit, C.U.P., change of zone, waiver, annexation or vacations) to complete the development? Yes No
Text

If YES, please select type of application(s): SP UP CUP CZ WVR ANX SAV Other _____

Whenever a lot, tract or parcel of land is of such unusual size or shape or is surrounded by such development or unusual condition that the strict application of the requirements contained in the regulations would result in actual difficulties or substantial hardship or injustice, the subdivider may request a modification of such requirement.

Does the preliminary plat conform with the requirements of the: Land Subdivision Ordinance of the City of Lincoln? Yes No
City of Lincoln Design Standards? Yes No

If NO, list all waiver requests and provide justification for each waiver request as per Section 26.31.010 of the Land Subdivision Ordinance of the Lincoln Municipal Code or Chapter 1, Section 2 of the Design Standards (may be provided on attached sheet):

Does the plat propose new streets or roadways to access any lot? Yes No

Does each lot abut a public street or private roadway? Yes No

Is all of the land within the plat located within the corporate limits of the City of Lincoln? Yes No

Have the neighbors been informed of your request? Yes No

Have you held or are you planning to hold a meeting with the neighbors? Yes No

Has the U.S. Army Corps of Engineers been contacted? Yes No

Has the Lower Platte South NRD been contacted? Yes No

Does the subdivider own or intend to purchase land surrounding the preliminary plat? Yes No
If YES, please attach description.

SUBMITTAL REQUIREMENTS

(For particular details, please see Lincoln Municipal Code, Title 27 (Zoning Ordinance) <http://www.lincoln.ne.gov/city/attorn/lmc/contents.htm#27> and Title 26 (Land Subdivision Ordinance) - <http://www.lincoln.ne.gov/city/attorn/lmc/contents.htm#26>)

Provide the following:

- Name of Subdivision on each sheet - 26.05.015(a)
- North arrow and scale - 26.15.015(b)
- Date prepared - 26.15.015(b)
- Sheet number and total number of sheets - 26.15.015(b)
- Existing and proposed contour lines based on NAVD 1988 within and adjacent to subdivision - 26.15.015(c)

- Existing and proposed streets and private roadways to include - 26.15.015(d)
 - R.O.W. width
 - Paving width
 - Tangent length
 - Curve data and interior angle
 - Angle of intersection
 - Name or Number
- Sketch of future street system outside of plat where subdivider owns abutting land - 26.15.015(d)
- Lot lines and dimensions: curves should be noted as arc or chord measurements - 26.15.015(e)
- Lot, block and outlot designation and total number of each - 26.15.015(f)
- Public areas for schools, parks and playgrounds or other public uses - 26.15.015(g)

Proposed wastewater collection system

IT WILL BE:

- Public
- Community
- Individual

Proposed water supply system

IT WILL BE:

- Public
- Community
- Rural Water
- Location and size of all existing wastewater collectors and treatment facilities, storm drains, water mains and hydrants, power lines, cables and underground structures within or adjacent to the subdivision - 26.15.015(j)
- All existing and proposed easements - 26.015.015(k)
- All existing and proposed sidewalks, pedestrian ways and bikeways - 26.15.015(l)
- Location of all existing buildings and structures within/adjacent to the subdivision and their existing and proposed use - 26.15.015(m)
- Certified accurate boundary survey - 26.15.015(n)
- Planning Commission approval block - 26.15.015(o)

ADDITIONAL INFORMATION (to be shown on the preliminary plat or on accompanying sheets)

- Centerline profiles of all existing and proposed public streets and private roadways within and extending 300 feet beyond the limits of the subdivision - 26.15.020(a)
- Drainage study - 26.15.020(b)
- Location, size and common name of all existing trees within and adjacent to the subdivision, tree masses are acceptable; indication as to whether they are to remain or to be removed - 26.15.020(c)
- Vicinity sketch -26.15.020(d)
- Provide a CAD file at the time of electronic submittal which includes the boundary survey and street centerlines.

IF LOCATED WITHIN THE FLOOD PLAIN

- Hydrological and grade information in NAVD 1988 to determine frequency and extent of inundation of flood waters - 26.24.030(a) & 26.25.030(a)
- Where no base flood elevations have been determined, an engineering study generating base flood elevations - 26.24.030(c) & 26.25.030(c)
- Areas of habitation and employment - 26.24.030(d) & 26.25.030(d)
 - Type and extent of development
 - Location, size and floor elevation of any structures
 - Location and elevation of parking areas
 - Use, location and elevation of open space
- Centerline grades of streets/private roadway not more than one foot below 50-year flood elevation - 26.24.030(e) & 26.25.030(e)
- Limits of the flood plain, floodprone area and floodway - 26.24.030(f) & 26.25.030(f)
- Amount of Fill Material brought into the flood plain - 26.24.030(g) & 26.25.030(g)
- Information, documentation and certification by a professional engineer or hydrologist demonstrating any grading within the floodway will not result in any increase in the flood level - 26.24.030(h) & 26.25.030(h)
- (For new growth areas only) Information, documentation and certification by a professional engineer or hydrologist demonstrating the grading within the floodplain or floodprone area outside of the floodway will not result in an increase in the flood level greater than five hundredths (0.05) of a foot - 26.25.030(i)

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:
