

City of

BEATRICE

Nebraska

SUBDIVISION ORDINANCE

**ARTICLE SIX
PUBLIC IMPROVEMENTS AND INFRASTRUCTURE**

LAST UPDATED – SEPTEMBER 2014

ARTICLE SIX – PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

601 Requirements

The purpose of this Article is to assure that all subdivisions developed in the City of Beatrice and its jurisdiction are adequately furnished with necessary public services. These services include adequate water, sanitary sewers, and storm water management; and parks and public facilities. Provision shall be made in accordance with Articles 5 and 6 for the complete installation of street surfacing and sidewalks, the installation of street lights, the installation of a complete system of sanitary sewers, the installation of a complete system of storm sewers, and complete installation of water mains.

602 Water

- A. All subdivisions located within the corporate limits of the City of Beatrice or to be annexed with final plat approval shall be provided with an adequate water main supply system, which shall be connected to a public water supply system in accordance with standards and specifications of the Board of Public Works of the City of Beatrice. Fire Hydrants shall be supplied and installed by the developer in a pattern approved by the Fire Chief. The minimum diameter of all mains shall be no less than six (6) inches, except where a larger diameter is required to service a commercial or industrial site.
- B. All subdivisions located outside the corporate limits of the City of Beatrice shall be provided with a complete water supply system that connects all lots in the subdivision to a public water supply system, if available.
- C. Installation of a water supply system shall conform to community design specifications adopted by the City Council of the City of Beatrice.
- D. The subdivider shall be responsible for the entire cost and expense for the construction of all water main systems; provided that, if the City Council requires a larger main for the City's feeder main network, then the City may pay the difference in cost between the size-pipe system required for the larger feeder main network and the size-pipe system that would be required by the community design specifications to serve the subdivision. This contribution is only available to plats located within the City limits or annexed with final plat approval. The dollar amount of City participation for a particular subdivision shall be certified to the City Council by the Mayor prior to the date of approval of the final plat of such subdivision and shall be set forth in the subdivision improvement agreement. The City's agreement to make such contribution shall lapse if the construction is not completed within two years after the date of acceptance of the final plat of the subdivision.
- E. The subdivider shall provide a certification from a registered professional engineer that the water supply system of the subdivision is designed and constructed in accordance with the requirements of this section and all applicable standards of the State of Nebraska upon completion of the required water supply system. The subdivider shall also provide notification from the State of Nebraska, Department of Health that the water supply system of the subdivision is designed and constructed in accordance with all applicable standards of the State of Nebraska upon completion of the required water supply system.

603 Sanitary Sewers

- A.** Sanitary sewers shall be installed adequately to serve all lots in the subdivision, in accordance with standards and specifications of the Board of Public Works of the City of Beatrice. In no case shall the minimum diameter be less than eight (8) inches. Where an approved sanitary sewer system is accessible within 300 feet of the premises, the developer shall connect thereto. Where the City determines that an alternate point of discharge to the community system is more feasible for future community development, the developer shall be liable for that portion of the cost that would be applicable if connection were made at the nearest point of the system. Where an approved system is not reasonable accessible, individual sewage disposal systems may be utilized, in accordance with standards set forth in City specifications governing such installations.
- B.** The subdivider shall be responsible for the entire cost and expense for the construction of all sanitary sewer systems; provided, however, if the sanitary sewer system serves other land upstream beyond the subdivision, the City may agree to contribute to and pay up to the difference in the cost between an eight inch equivalent eight inch diameter pipe system and the required size pipe system. This contribution is only available to plats located within the City limits or annexed with final plat approval. The dollar amount of City participation for a particular subdivision shall be certified to the City Council by the Mayor prior to the date of approval of the final plat of such subdivision and shall be set forth in the subdivision improvement agreement. The City's agreement to make such contributions shall last if the construction is not completed by the subdivider within two (2) years after the date of approval of the final plat of the subdivision.
- C.** The subdivider shall provide a certification from a registered professional engineer that the sanitary sewer system of the subdivision is designed and constructed in accordance with the requirements of this section and all applicable standards of the State of Nebraska upon completion of the required sanitary sewer system. The subdivider shall also provide notification from the State of Nebraska Department of Environmental Quality that the sanitary sewer system of the subdivision is designed in accordance with all applicable standards of the State of Nebraska upon completion of the required sanitary sewer system.

604 Storm Water Management

A. Design

- 1.** All subdivisions shall have a storm water pollution prevention plan approved by the City.
- 2.** The design of the storm water management plan shall consist of storm water pollution prevention and on-site retention of storm water for all developments unless the site is served by a storm sewer, channel or natural drainage way having an adequate outlet capacity from the development to a major drainage outfall such as, but not limited to, a storm drain or natural watercourse approved by the City Engineer as a safe place to deposit such waters. Design shall be based on environmentally sound site planning and engineering techniques.
- 3.** To maximum degree possible, drainage from subdivisions shall conform to the natural contours of land and not disturb pre-existing drainage ways.

4. Adjacent properties shall not be unduly burdened with surface water from the subdivision. Specifically:
 - (a) There may be no unreasonable impediment of water from higher adjacent properties across the subdivision, causing damage to lower properties.
 - (b) No action shall unreasonably collect and channel storm water onto lower properties.
5. Design of the on-site retention shall use the best available technology to compute difference of water volumes between the historic and developed flows resulting from a twenty-five year frequency storm, unless another jurisdiction has more stringent requirements. The tributary areas used in the computation shall be the area of the subdivision or the development site. The requirement for on-site retention may be waived by the City Engineer if he determines that the retention is impractical because of, but not limited to steep terrain, poor percolation, or incompatibility with existing or surrounding improvements. The City Engineer may require additional drainage studies or reports in such cases to determine if a critical drainage problem will be created on adjacent or downstream properties, encourage natural infiltration, simulate natural drainage, and minimize discharge of pollutants. Best available technology may also include swales, porous paving, and terracing.
6. No surface water may be channeled into a sanitary sewer system.
7. Where possible, a subdivision's drainage plan shall coordinate with that of surrounding properties or streets.
8. The preliminary plat submission must include the preliminary drainage plan. All final plats shall include a certification from a registered Professional Engineer that the storm water management plan of the subdivision is designed and constructed in accordance with the requirements of this Section.

605 Parks and Public Facilities

Suitable sites for parks, schools, playgrounds and other public requirements shall be carefully considered and indicated on the preliminary plat, so that they can be compared with the Comprehensive Development Plan; and it can be determined which of such sites, if any, should be indicated on the final plat.

606 Easements

A. Utility Easements

Easements for utilities shall be provided for in the subdivision dedication allowing for the construction, maintenance, repair, and replacement of such facilities in a five foot wide strip of land adjoining all side property lines required by the Planning and Zoning Commission; and a ten foot wide strip of land adjoining all rear property lines. Permanent easements shall not be obstructed by structures and shall be kept in a condition allowing easy access by utility maintenance personnel and equipment. Wider easements may be required by the Planning and Zoning Commission based on the specific circumstances of the development involved.

B. Drainage Easements

Where a subdivision is crossed by a watercourse, drainage way, channel, or stream, a storm water easement or drainage right-of-way shall be provided, corresponding generally with the extent of such watercourse, together with any additional construction or expansion necessary to allow it to conduct storm water adequately. The minimum width for drainage easements shall not be less than ten (10) feet for closed conduits and ten (10) feet for open channels. Parallel streets or parkways may be utilized to preserve such drainage ways.

C. Other Easements

The subdivision shall provide easements for other public utilities that cross through it, in a form acceptable to the City or other appropriate public agency.

607 Dedications

Before final plat approval is granted to the subdivision, dedications to public use of all streets, alleys, other public right-of-ways, or other parks and public lands shall be completed as required by this Ordinance.