

SECTION 12 STANDARDS FOR CONSTRUCTION PLANS AND SPECIFICATIONS

- 12.1 The subdivider shall construct and install the improvements in accordance with the County's Standards for Construction Plans and Specifications and as approved by the Engineer.
- 12.2 Construction plans for such improvements shall be signed/sealed and also submitted in electronic form in AutoCAD. The subdivider shall furnish "as built" construction plans within six (6) months after completion of construction in the above-described format.
- 12.3 No contracts for the construction of any improvements within the subdivision shall be awarded without the approval of the Board.
- 12.4 Staking: The following-described monuments shall be installed before the Engineer shall approve a plat, or in lieu thereof, a performance bond in an amount equal to the cost of doing such work, shall be furnished to the County before the Engineer shall certify to the Board that required improvements have been satisfactorily arranged for:
- 12.4.1 The external boundaries and corners of blocks shall be monumented by iron rods or pipes not less than five-eighths inch (5/8") in diameter extending at least twenty-four (24") inches below grade.
- 12.4.2 Lot corners, all points of curvature, points of tangency, and other points shall be monumented by iron rods or pipes not less than five-eighths inch (5/8") inch in diameter extending at least 24 inches below grade.
- 12.5 Street Grading: All full-width streets located entirely within the boundary of the subdivision, except major streets as noted, shall be graded to the full width to within six (6) inches of the finished grade. Such grading shall be completed, or in lieu thereof, a performance bond in an amount equal to the cost of doing such work, shall be furnished to County before the Engineer shall certify to the Board that the required improvements have been satisfactorily arranged for.
- 12.6 Street Surfacing: The streets shall be paved, including curbs and gutters in accordance with the Standards for Street Improvement and approved by the Board, except that in the case of a plat wherein all of the lots in the plat have a minimum frontage width of 200 feet or more, the paving requirements may be waived at the developer's request and the streets in such a plat may have a crushed rock or gravel surface meeting the specifications of the County and not less than 30 feet wide in lieu of pavement .
- 12.7 Sanitary Sewer: Where the County-approved sanitary sewer is accessible by gravity flow within one (1) mile of the Final Plat, the subdivider shall connect thereto and provide adequate sewer lines and stubs to benefit each lot. Where any other County -approved sanitary sewer is more than one (1) mile distance, or where an approved sanitary sewer is not accessible by gravity flow, the subdivider shall make provisions for the disposal of sewage as required by law and as approved by the Board. In the case where temporary disposal facilities shall be approved, these temporary facilities shall be approved under the following conditions:
- 12.7.1 The temporary facility shall only be approved and sized for that subdivision.

- 12.7.2 The subdivider shall enter into a formal agreement with the County stating that if and when a County-approved sanitary sewer line is constructed within one (1) mile of the subdivision, the subdivider shall connect to the sewer line and disconnect from the temporary facility, which shall be discontinued and eliminated by the subdivider as approved by the Board at the cost of subdivider.
- 12.8 Storm Sewers: The subdivider shall be required to provide for adequate drains, inlets, manholes, and other facilities to provide for the adequate removal of all surface drainage. Where the subdivision is located within a drainage area, and the subdivider is required to provide a Storm Water Management Plan, this plan will be subject to approval by the Engineer or a Registered Engineer, appointed by the Board , as to adequacy.
- 12.9 The Storm Water Management Plan shall contain the following information for the entire tract of land to be developed:
- 12.9.1 A vicinity map showing the proposed development in relation to roadways, jurisdictional boundaries, streams, and adjacent developed areas or land use.
- 12.9.2 A site plan showing predominant soil types, proposed roads, sewers, and other utilities existing and proposed water courses, and the features of the proposed development.
- 12.9.3 A plan showing the details of the proposed drainage system, including initial and major drainage provisions. The plan should show type and size of various elements of the system necessary to evaluate its performance, such as pipe size and slope, channel configuration and slope, detention cell volumes, etc.
- 12.9.4 A topographic map showing existing and proposed contours, development features, and the contour elevations of the one percent chance flood.
- 12.9.5 A topographic map of adjacent areas upstream and downstream of the proposed development showing contour elevations of the one percent chance flood, and any features designed to mitigate increased storm water runoff from the proposed development. Mapping shall point upstream and downstream where it can be clearly shown to the satisfaction of the Board that no additional flood problems will result from the proposed development.
- 12.9.6 A schedule of anticipated starting and completion dates of each stage or sequence of construction, and the estimated date of completion of all utility construction in the development.
- 12.9.7 A detailed description of the maintenance program for the drainage system including sediment removal from detention ponds, channel bed and bank stabilization measures, and bridge and culvert maintenance.
- 12.10 Water Mains: The subdivision shall be provided with an adequate water main supply system. The location of fire hydrants shall be shown on the water utility plan.

12.11 Erosion Control: The subdivision shall be required to provide an Erosion and Sediment Control Plan. This plan will be subject to approval by the Engineer or a Registered Engineer, who is appointed by the Board, as to adequacy. The plan shall contain the following information for the entire tract of land to be disturbed:

12.11.1 A vicinity map indicating the proposed development in relation to roadways, jurisdictional boundaries, and streams.

12.11.2 A site plan showing soil types, existing vegetation, existing and proposed water courses, critical erosion areas, and the features of the proposed development.

12.11.3 A plan for temporary and permanent vegetative and structural practices, which specify conservation measures to be used during all phases of clearing, grading, filling, construction, and permanent development.

12.11.4 The subdivider shall be required to seed the area covered by the subdivision to control erosion of areas disturbed by grading operations; and to construct temporary terraces on slopes, temporary silting basins, sod swales and spillways, and whatever may be necessary to prevent erosion and damage to adjacent properties from surface drainage, all as approved by the Board.

12.11.5 A schedule of anticipated starting and completion dates for each sequence and stage of land-disturbing activities and for the installation of conservation measures. It shall also include the expected date when final stabilization will be completed.

12.11.6 A detailed description of the maintenance program for the erosion and sediment control facilities, including inspection programs, vegetative establishment on exposed soils, method and frequency of removal and disposal of waste materials from control facilities, and disposition of temporary structural measures.

12.11.7 Implementation of the approved sediment control plan shall be required prior to any land-disturbing activity.

12.11.8 The use of construction and demolition waste for erosion control along a water course is permitted if incorporated into an Erosion Control Plan.

12.12 Sidewalks: A concrete sidewalk shall be provided on both sides of a street within the street right-of-way with a minimum width as follows:

Zoning Districts	Sidewalk Width
RS, RD	4 feet, and 4' inside from the curb
RG	4 feet
Other Districts	As Directed by Board

- 12.13 Other Improvements: The installation of other improvements may be required when deemed necessary in the best interest of the County. All recreation improvements shall be approved by the Board.
- 12.14 The subdivider shall install the required improvements in compliance with the staking of monuments, street grading and paving; and other improvements; sanitary sewer, water system, storm drainage, and erosion control requirements, all within one year after the plat has been approved by the Board, or the subdivider may post a performance bond or certified check in the amount of 100 percent of the cost of the required improvements, with approval thereof by the Engineer. If the improvements are not completed and approved within the specified time, the bond or certified check shall be forfeited and used by the County to complete the improvements. The Board may extend this period upon the showing by the subdivider of circumstances beyond his/her control or upon evidence of circumstances that create a hardship to the subdivider.
- 12.15 Subdivision Agreement: No plat shall be approved by the Board until a subdivision agreement shall have been entered into between the subdivider and the County. The County Attorney shall prepare such agreement to be approved by the Board. The agreement shall provide for the needs of the subdivision, including, but not limited to, pavement, water mains, sanitary sewers, storm sewers, sidewalks, grading, waste treatment, and open space requirements. Security may be required to assure performance under the agreement. The subdivision agreement's engineering details shall be furnished by the subdivider's engineer and shall also be submitted.
- 12.16 Paving:
- 12.16.1 Concrete shall be installed on all residential streets using a minimum thickness of seven (7) inches and shall be a minimum width of twenty-five (25) feet back to back of curbs. Curbs shall be six (6) inch integral rolled type. All material shall be class "47B" and shall conform to the requirements of the 1985 Nebraska Department of Roads Specifications as revised for highway construction:
- 12.16.2 Asphalt may be installed in lieu of portland cement concrete using a minimum thickness of ten (10) inches, or nine (9) inches with a six (6) inch subbase, and shall also be twenty-five (25) feet back to back of curbs, with two (2) foot wide, by seven (7) inch deep, and six (6) inch high, portland concrete integral rolled curb and gutter.
- 12.16.2.1 Asphaltic concrete for the six (6) inch base course shall conform to the requirements of Section 1003-Asphaltic Concrete Mixtures and Section 1010-Gradation Requirements, of the current Standard Specifications for the Public Works Construction for the City of Omaha, for binder course mix. Asphaltic concrete three (3) inch overlay placement shall conform to the requirements of Section 1003-Asphaltic Concrete Mixtures of the current Standard Specifications for the Public Works Construction for the City of Omaha, for a five-eighths (5/8) inch surface mix.

- 12.16.3 Intersection radius requirements: shall be installed to a minimum radius of twenty-five (25) feet.
- 12.16.4 Paving for rural type subdivisions (200' wide acreage lots) shall meet the following requirements:
 - 12.16.4.1 Concrete (Portland Cement Concrete) shall be seven (7) inches minimum thickness by twenty-four (24) feet in width and may be curbless.
 - 12.16.4.2 Asphalt (Asphalt Cement Concrete) shall be nine (9) inches minimum thickness by twenty-four (24) feet in width and may be curbless.
 - 12.16.4.3 The above concrete and asphalt paving specifications shall meet the requirements as outlined above for residential subdivisions.
- 12.17 Subgrade Requirements: The upper six (6) inches of compaction of the subgrade shall be extended at least eighteen (18) inches beyond the edge of the proposed pavement. All subgrades shall be compacted to a dry density of at least 90% of maximum dry density as determined by ASTM D 1557, Method A (Modified Proctor) or at least 95% (Standard Proctor). The moisture content of the soil when compacted shall be between 2% below and 7% above the optimum moisture content determined by the test.