

## **SECTION 8 FINAL PLAT AND REQUIRED SUPPLEMENTARY DATA**

8.1 After approval of the preliminary plat by the Planning Commission and the County Board, the subdivider shall prepare and submit to the Planning Commission a final plat prepared by a registered engineer and registered land surveyor for recording purposes and in addition, shall submit to the County:

- 8.1.1 A preliminary sanitary sewer plan.
- 8.1.2 A preliminary surface storm drainage plan within the subdivision.
- 8.1.3 A street profile plan with a statement of proposed street improvements.
- 8.1.4 A preliminary water distribution plan.
- 8.1.5 A Final draft for a subdivision agreement unless waived by the Attorney's Office, Planning Department and the Roads Department. Copies available from the Planning Department.
- 8.1.6 A schedule of improvement costs, assessment schedules, and general obligation costs.
- 8.1.7 All final plats shall comply with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual.

8.2 Instructions for the Final Plat.

- 8.2.1 Final Plat, prepared on a permanent reproducible material, such as Mylar or tracing cloth, shall be submitted forty-five (45) days prior to the Planning Commission's meeting date, together with twenty-five (25) paper prints (blue-line Ozalid or similar) along with one electronic version in AutoCAD format for the County Information Systems (GIS Section) in the form set forth in Attachment "A"
- 8.2.2 Two (2) prints to be delivered to the Engineer for his/her review.
- 8.2.3 The Final Plat shall be submitted as recommended by the Planning Commission and shall include:
  - 8.2.3.1 Name of subdivision that is not a duplicate of any previously filed plat names.
  - 8.2.3.2 Points of Compass and scale of 1" = 100'.
  - 8.2.3.3 Boundary lines of area being subdivided (heavy dashed lines) with accurate distance, angles other than 90 degrees, boundaries and location of section and half-section lines in relation to Plat. The allowable error of closure on any portion of the final plat shall be one (1) foot in five thousand (5,000).

- 8.2.3.4 Include lands adjoining the subdivision for a distance of two hundred (200) feet on all sides, all names of such additions and streets, together with property lines, lot and block numbers, and other designations (except dimensions, to be shown by broken lines). Dimensions of bounding streets, together with lot dimension on side adjoining streets, shall be shown.
- 8.2.3.5 Identification system for all lots and blocks.
- 8.2.3.6 Proposed streets, cul-de-sacs (with names), alleys, easements, and other dedications and lots of other parcels of land must be accurately dimensional. All angles other than ninety (90) degrees, as required to definitely establish lines or parcels of land, must be given.
- 8.2.3.7 Location of markings (in feet and decimals of a foot) shall comply with Nebraska State Statutes.
- 8.2.3.8 The point of beginning and ending of any curve, its radius, and total deflection angle.
- 8.2.3.9 Certification by a registered land surveyor.
- 8.2.3.10 A notarized certification signed and acknowledged by all of the parties having any titled interest in, or lien upon the land to be subdivided, consenting to the Final Plat including the dedication of parts of the land shown on the Final Plat for streets, easements, rights-of-way, and other purposes.
- 8.2.3.11 A certification signed by the Treasurer stating that there are no regular or special taxes due or delinquent against the platted land.
- 8.2.3.12 A form for the approval of the Planning Commission.
- 8.2.3.13 A form for the approval of the Board to be signed by the Chairman and attested by the County Clerk..
- 8.2.3.14 The plat boundary computations shall be based on Nebraska State Plane Coordinates as set forth in Neb. Rev. Stat. §§ 86-1601 to 86-1606 (Reissue 1998), except that North American Datum ("NAD") 1983 should be version 1995 under Neb. Rev. Stat. §§ 86-1602(2), and the use of United States feet and decimals of a foot shall be required in Sarpy County pursuant to Neb. Rev. Stat. § 86-1603. State Plane Coordinates shall be shown for all boundary corners and reference points used in the boundary description of the final plat.
- 8.2.3.15 A form for the approval by the Surveyor.

- 8.2.3.16 A form for the Acknowledgment by a Notary.
- 8.2.3.17 One copy of any private restrictions or covenants affecting the subdivision or any part thereof.
- 8.2.3.18 A form for the Certificate of Register of Deeds.
- 8.2.3.19 A form for approval of the Planning Director.
- 8.2.3.20 The final subdivision agreement for the Board 's approval.
- 8.2.3.21 Square footage of all lots.
- 8.2.4 The Final Plat shall then be submitted to the Board at its regular meeting for approval and adoption prior to the start of construction, at a public hearing advertised and posted with notice at least ten (10) days prior to the hearing.
- 8.2.5 Upon approval of the Board, the Final Plat shall be filed and recorded within ninety (90) days by the applicant. The approval of the Final Plat does not constitute approval or acceptance of roads or streets for improvement or maintenance by the County.