

Subdivision Article 3 - Minimum Design Standards

Section 1 General Requirements

- A. All subdivision design shall conform to standards of the Comprehensive Plan and to the County Zoning Regulations.
- B. Each lot in a subdivision shall abut a public street or private roadway otherwise recommended by the Planning Commission and on exception approved by the County Commissioners.
- C. All subdivision design shall indicate that consideration was given for economic aspects of maintenance of safe, convenient, comfortable and attractive community facilities.
- D. No newly subdivided lot shall have access to an arterial street as such street is indicated in the Comprehensive Plan.

Section 2 Streets

- A. Right of way will be 66 feet. Street grade and paving design shall be in conformance with minimum standards suggested in Nebraska Administrative Code Title 428, Chapter 2.
- B. All streets shall be properly integrated with the existing and proposed system of streets and highways.
- C. No subdivision shall prevent the extension of streets through and beyond the subdivision in a direction away from the center of the nearby city. The subdivider may plan and design the collector streets not extended on the Comprehensive Plan subject to approval of the Planning Commission.
- D. Local streets shall be designed to permit the design of efficient storm and sanitary sewerage systems; and to require the minimum street area necessary to provide safe and convenient access to abutting property.
- E. Cul-de-sac streets designed to have one end permanently closed shall not exceed 600 feet in length and shall be posted as a non-through street. The terminating end of a Cul-de-sac shall have turn around with a minimum property line radius of 50 feet and minimum surfaced radius of 37.5 feet.
- F. Prior to approval by the County Board of Commissioners, the subdivider must have arrangements in place, in writing, for the maintenance of any internal public or private streets or roads. The maintenance issue should be discussed during the pre-application or Preliminary Plat process. Arrangements include maintenance by the County, Sanitary Improvement District, or Homeowners Association. Nothing in this section shall commit the County Board of Commissioners to accepting the streets and/or maintaining said streets or roads.
- G. The Planning Commission and County Commissioners may require dedicated passage (alleys) in commercial and industrial districts for off street loading and services access.
- H. Local streets shall be designed to allow extension beyond the subdivision shown on the preliminary plat submitted for approval.
- I. Street Names - Proposed streets, which are in alignment with other existing streets, shall bear the name of such other existing streets. The name of a proposed street which is not in alignment with an existing street shall not be named so similarly to the name of any existing street as to cause confusion. To avoid duplication and confusion, the proposed names of all streets shall be approved by E-911 prior to such names being assigned or used.
- J. Street Names – Proposed streets, which are in alignment with the other existing streets, shall bear the name of such other existing streets. The name of a proposed street which is not in alignment with an existing street shall not be named so similarly to the name of any existing street as to cause confusion. To avoid duplication and confusion, the proposed names of all streets shall be approved by E-911 prior to such names being assigned or used.

Section 3 Intersection of Streets

- A. Streets shall intersect each other at as nearly right angles as topography and other limiting factors of good design permit.
- B. The number of streets converging at one intersection shall be reduced to a minimum, preferably not more than two. On local streets the "T" intersection is generally preferable to the crossroad intersection.
- C. Arterial streets shall not be intersected by local streets or alleys.
- D. The number of intersections along arterials or highways shall be held to a minimum. Wherever practicable the distance between such intersections shall not be less than 1,000 feet.
- E. Street jogs with centerlines offset less than 150 feet shall be avoided.
- F. All right of way lines at intersections with arterial streets shall have a corner radius of not less than 25 feet.

Section 4 Access Roads

- A. In the interest of public safety and for the preservation of the traffic-carrying capacity of the street system, the Planning Commission and County Board of Commissioners shall have the right to restrict and regulate points of access to all property from the public street system. Such restrictions shall be based on the recommendation of the Nebraska Department of Roads, or the Keith County Highway Department, and indicated on the Final Plat.
- B. Access roads shall intersect arterials, collectors, and other local rural streets and roadways at as near to right angles as topography and good design allows.
- C. Access roads shall be limited to one (1) per every half (1/2) mile or by approval of Highway Department.
- D. The cost of installing all access roads including culverts shall be the responsibility of the subdivider.
- E. Frontage roads between access roads, when necessary, shall be installed according to the road design standards and the installation shall be the responsibility of the subdivider.

Section 5 Easements

- A. Easements across lots of centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least ten (10) feet wide.
- B. Where subdivisions are traversed by a water course, drainage way, canal, or stream, there shall be provided a storm water easement or drainage right of way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith.

Section 6 Stormwater Runoff

- A. Provisions shall be made to limit the peak rate of storm water discharge from the subdivision. Post development runoff shall not exceed pre-development runoff, based upon a 10-year storm event or as determined by the Keith County Highway Superintendent. Pre-development shall be the condition prior to improvements being completed.
- B. In determining the size or type of the storm sewer system to be used, the design shall be sufficient to handle all computed runoff from the proposed development. For large drainage areas, natural drainage ways shall be maintained, and the County may require cross drainage structures such as culverts, bridges, etc.
- C. See also Article 7: Section 3 of the Zoning Regulations in regards to Drainage and Erosion.

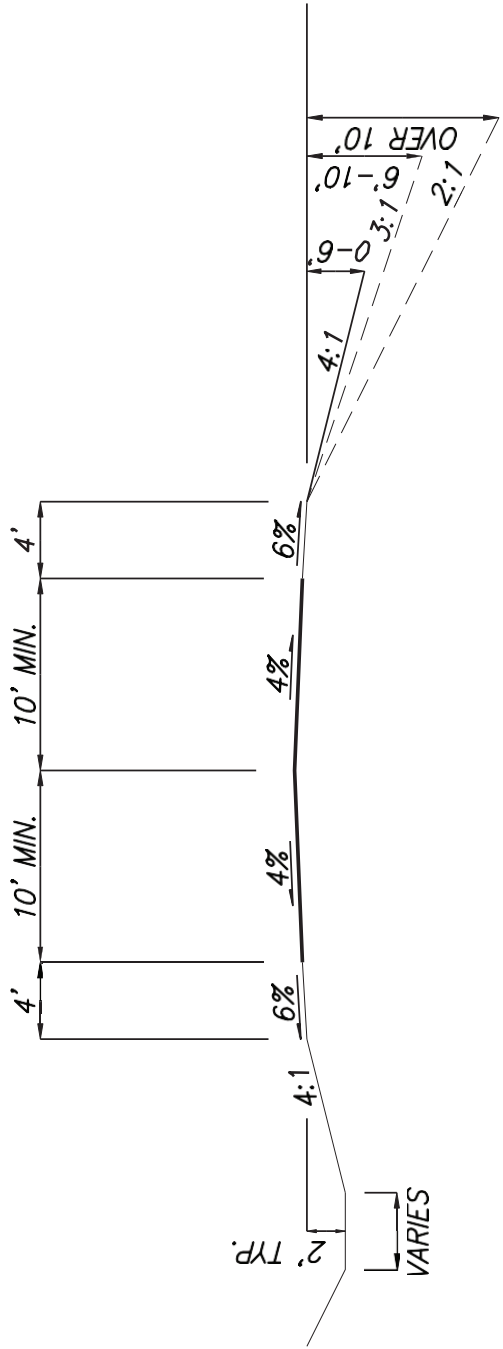
Section 7 Blocks

- A. The lengths, widths and shapes of blocks shall be suited to the planned use of the land, zoning requirements, need for convenient access, control, and safety of street traffic, and the limitations and opportunities of topography. Block lengths in residential areas shall not as a general rule be less than 600 feet in length between street lines unless dictated by exceptional topography or other limiting factors of good design.
- B. Pedestrian ways or crosswalks, not less than ten (10) feet in width, shall be provided near the center and entirely across any block nine hundred feet or more in length where deemed essential, in opinion of the Planning Commission, to provide adequate pedestrian circulation or access to schools, shopping centers, churches or transportation facilities. Said pedestrian ways shall be dedicated to the public use unless other written agreement, deed restriction, etc., guarantees maintenance. To the extent practical, subdivision design should give high priority to the convenience and safety of the pedestrian.
- C. All utility lines for electric power and telephone service shall be placed underground except where, in the opinion of the Planning Commission, such location is unfeasible or too costly. Poles for permitted overhead lines shall be placed in rear lot line easements.

Section 8 Lots

- A. The size, shape, and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots should be designated to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated.
- B. Minimum lot dimensions for residential type subdivisions shall conform to the requirements for the County Zoning Regulations.
- C. Where residential lots border a railroad right of way, the depth of adjacent lots shall be increased by at least 25 feet more than the otherwise required minimum.
- D. The depth of the lot shall not exceed three (3) times its width.

TYPICAL CROSS SECTION OF IMPROVEMENT FOR KEITH COUNTY RURAL ROADS



SCALE 1" = 10'

KEITH COUNTY ROADS DEPARTMENT
202 West Riverdale Drive, Ogallala, Nebraska 69153
Office:308-284-6601 roads@keithcountynegov