

ARTICLE 8

IMPROVEMENT PROCEDURES

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SECTION 8-1 GENERAL [RESERVED FOR FUTURE USE]

SECTION 8-2 SUBMISSION OF PETITIONS FOR IMPROVEMENTS

8-201. If petitions are intended to be submitted to meet the requirements of Article 7, the subdivider shall so indicate at the time of submission of the preliminary plat. If the petition method is in accordance with current policies of the Governing Body, said petitions shall meet the requirements of Section 9-1, and shall be submitted to the Governing Body for review and action.

SECTION 8-3 FINAL IMPROVEMENT PLANS

8-301. In all other instances when petitions have not been authorized for submission, upon the approval of the preliminary plat, the subdivider shall have prepared by a Kansas licensed professional engineer, engineering drawings for proposed required improvements, containing the data and information specified in Section 8-4. Such drawings shall be certified by a licensed professional engineer, and shall be submitted in a number established by the Director of Planning and Codes Administration for distribution to the City Engineer and other City staff at least thirty (30) days prior to the date that approval of the final plat is requested. Failure to do so will be considered automatic consent, by the subdivider, to a waiver or an extension of waiver of any time limitation for plat approval.

SECTION 8-4 CONTENT OF ENGINEERING DRAWINGS

8-401. Engineering drawings for required improvements shall conform to City of Ottawa regulations and contain the following data and information.

- a. Plans, profiles, details, specifications and costs estimates for roadway and sidewalk construction, including plans and profiles for each street with a typical cross section of the roadway. The profiles of grade lines shall be shown to a scale ranging from one (1) inch equals twenty (20) to one (1) inch equals fifty feet (50') horizontal. The vertical scale shall be one-fourth (1/4th) the horizontal scale. The cross-sections of the proposed roadway shall be shown at fifty-foot (50')

intervals and a horizontal and vertical scale of one (1) inch equals five feet (5'). This information shall be shown on standard plan and profile sheets unless otherwise required by the City Engineer.

- b. Plans, profiles, details, specifications and detailed cost estimates of proposed storm drainage improvements, along with all appurtenant items of work.
- c. Plans, profiles, details, specifications and detailed cost estimates of proposed water distribution systems and proposed water distribution facilities, along with all fire hydrants, valve assemblies and other appurtenant items of work.
- d. Plans, profiles, details, specifications and detailed cost estimates of sanitary sewer collection systems, along with all appurtenant items of work.
- e. When unusual site conditions exist, the City Engineer may require such additional plans, specifications and drawings as may be necessary for an adequate review of the improvements to be installed.
- f. All plans shall be based on City U.S.G.S. datum for vertical control.
- g. Grading plans for all lots and other sites in the subdivision. At a minimum, grading plans shall indicate the intended direction of storm flows when lots are built upon. The City Engineer may require additional details if necessary to ensure proper post-development drainage and coordination with surrounding properties. Said grading plans will conform with any drainage studies approved for the area or, at the discretion of the City Engineer, drainage studies shall be revised.
- h. All plans for underground wiring shall be prepared by or at the direction of the utility involved.

SECTION 8-5 REVIEW OF PLANS

8-501. The City Engineer and other City staff shall review all engineering plans in order to determine whether such plans are consistent with the approved preliminary plat and comply with design standards. The cost attributable to all engineering drawing review shall be charged to and paid by the subdivider prior to the recording of the final plat. If such plans are consistent and in compliance, the City Engineer shall forward to the Planning Commission a notice that such plans do so conform and comply. In the event that the plans do not so conform and comply, the City Engineer shall notify the subdivider of the specific manner in which such plans do not so conform or comply. The subdivider may then correct such plans and resubmit.

SECTION 8-6 APPROVAL BY PLANNING COMMISSION

8-601. The Planning Commission shall approve a final plat only when the approval of the City Engineer has been received indicating that the plans have been approved or that the appropriate petitions, if authorized, have been filed with the City Engineer.

SECTION 8-7 CONSTRUCTION OF IMPROVEMENTS

8-701. Except where such is otherwise expressly allowed under these regulations, no improvements shall be constructed nor shall any work preliminary thereto be done until such time as a final plat and the engineering drawings accompanying it shall have been approved and there shall have been compliance with all of the requirements relating to an agreement, bond deposit or petition as specified in these regulations.

SECTION 8-8 CONSTRUCTION OBSERVATION**8-801.**

a. All improvements constructed or erected shall be subject to construction observation by the City Public Works and/or Utilities Department staff to determine compliance with the construction plans and City standards. The cost attributable to all inspections required by this regulation shall be charged to and paid by the subdivider. Before any required inspections take place, the subdivider may be required to post a deposit with the City, to cover the cost of such inspections. The subdivider shall give at least one (1) business day notification to such official prior to the performance of any of the following work:

1. All phases of roadway and sidewalk construction.
2. All phases of construction including, but not limited to, water lines, sanitary sewer lines, storm sewer, underground wiring and other required improvements.

SECTION 8-9 CONSTRUCTION OBSERVATION PROCEDURES

8-901. The City Engineer or City staff may conduct an on-site inspection to determine that the work complies with the approved engineering plans and specifications. If, in the opinion of the City Engineer or City staff, such work does not comply with the approved engineering plans and specifications, he or she shall have authority to order that all such work shall be suspended until necessary steps are taken to correct any defects, deficiencies or deviations. Upon the correction of such defects, deficiencies or deviations, the subdivider shall again notify the City Engineer or City staff as provided in Section 8-8.

SECTION 8-10 FINAL INSPECTION

8-1001. Upon completion of all improvements within the area covered by the final plat, the subdivider shall notify the City, which shall thereupon conduct a final inspection of all improvements installed.

SECTION 8-11 REPORT TO GOVERNING BODY

8-1101. When a final inspection or re-inspection indicates that all installed improvements contain no defects, deficiencies or deviations, the inspecting official shall, within ten (10) days of such final inspection, notify the Governing Body that all improvements have been installed in conformance with the engineering plans and specifications accompanying the final plat. If the Governing Body

determines, after consideration of such notice, that there are no defects, deficiencies or deviations in any such improvements as installed, the Governing Body shall so notify the subdivider in writing.

SECTION 8-12 ACCEPTANCE OF IMPROVEMENTS; CERTAIN IMPROVEMENTS WITHIN URBAN GROWTH AREA

(8-12 revised 07-19-06)

8-1201. Except as otherwise provided in 8-1202 for improvements in the Urban Growth Area, upon receipt of the notice to the Governing Body, that all improvements have been installed in conformance with the approved engineering drawings, and with the requirements of these regulations, and all other applicable statutes, ordinances and regulations, the Governing Body and/or such appropriate utility may thereupon by resolution or by letter, respectively, formally accept such improvements. Upon acceptance, the improvements shall become the property of the City or appropriate utility company involved.

(8-1201 revised 07-19-06)

8-1202. In cases involving improvements upon land within the Urban Growth Area, as established by Interlocal Agreement between the City of Ottawa and Franklin County, acceptance of streets, alleys, easements and other public ways or sites shall be by the Franklin County Board of County Commissioners. The County Board may require inspection by the County Public Works Director of completed and installed improvements to identify any defects, deficiencies or deviations in any improvement proposed to be dedicated to Franklin County, including County-maintained roads. A maintenance bond or other financial assurance may be required of a developer as a condition of acceptance of a public improvement, in accordance with County regulations or policies.

(8-1202 added 07-19-06)