

ARTICLE VI. REQUIRED IMPROVEMENTS

Sec. 90-231. Generally.

(a) The improvements listed in this section shall be installed prior to the issuance of any building permits for the subdivided area, except as provided in this article. In lieu of actual completion of such improvements, the subdivider may file with the board of aldermen a surety bond to secure to the board of aldermen the actual construction of such improvements in a manner satisfactory to the board of aldermen and within a period specified by the board of aldermen, but such period shall not exceed two years. Such bond shall be accompanied by signed statements from the city engineer that the amount of the bond is adequate to cover the cost of the improvements; provided, however, that in lieu of actual completion of such improvements or the posting of a bond as provided for, the planning commission may require the subdivider to file with the board of aldermen a letter stating his intentions to complete the improvements as required in this article as development takes place on his building sites.

(b) The owner of the tract shall prepare and secure tentative approval of a final subdivision plat of the entire area and may install the improvements mentioned in subsection (a) of this section only in a portion of such area, but the improvements must be installed in any portion of the area for which a final plat is approved for recording, or a bond actually posted, and the owner may sell or lease or offer for sale or lease lots only in the approved portion of such property; provided, however, that trunk sewers and sewage treatment plants shall be designed and built to service the entire area or designed and built in such a manner that they can be easily expanded or extended, as the case may be, to serve the entire area.

(c) The subdivider shall furnish the city with plans and profiles of all streets, sanitary sewers and storm drainage in detail.

(Code 1977, § 43.600)

Sec. 90-232. Monuments.

(a) Monuments shall be placed at all block corners, angle points of curves in streets and at intermediate points, as shall be required by the city. The monuments shall be of such material, size and length as may be approved by the city.

(b) Lot corner pins shall be provided at all corners of each lot and shall be of such material, size and length as may be approved by the city.

(Code 1977, § 43.610)

Sec. 90-233. Streets and sidewalks.

(a) *Generally.* All streets shall be surfaced in accordance with Section 90-192. Such construction shall be subject to inspection and approval by the city.

(b) *Reserved.*

(c) *Curbs, gutters and drainage.* Curbs, gutters, drainage and drainage structures shall be provided in accordance with standard specifications prepared by the city engineering department. Such construction shall be subject to the inspection and approval of the city.

(d) *Sidewalks.* Sidewalks shall be provided in accordance with Section 110-255.

- (1) All sidewalks shall slope not less than 0.25 inch and not more than 0.75 inch per foot.
 - (2) All sidewalks shall be not less than four inches thick; across driveways, sidewalks shall be eight inches thick.
 - (3) All sidewalks shall be minimum of four feet wide.
 - (4) No sidewalk [is] to be constructed closer than two feet to the curbline of the street in residential subdivisions.
 - (5) Any new sidewalks shall be placed in alignment with existing sidewalks.
- (e) *Driveways.*
- (1) Residential driveways shall have minimum width of 12 feet and maximum width to be determined by city street superintendent. All other driveways shall have minimum width of 14 feet with the maximum width to be determined by the city street superintendent.
 - (2) On corner lots, the edge of the driveway shall be a minimum of 20 feet from the right-of-way.
 - (3) On alleys, the edge of the driveway shall be a minimum of ten feet from the right-of-way.
 - (4) The edge of a driveway from property should be a minimum of five feet from the right-of-way.
 - (5) A curb shall have a minimum opening of 12 feet and a maximum opening of 20 feet.
 - (6) All driveways shall intersect the abutting street or alley at 90-degree angles.
 - (7) Concrete curb and gutter--1:2:3 mix (six C.Y. per 100 lineal feet, or 3,000 PSI ready mix).

(Code 1977, § 43.620; Ord. No. 617, §§ 2--6, 6-24-02; Ord. No. 734, § 1, 6-12-07)

Sec. 90-234. Sanitary sewer system.

- (a) Where the sanitary sewer system of the city is reasonably accessible (such accessibility to be determined by the city), each lot within the subdivided area shall be provided with a connection thereto. All connections shall be subject to the approval of the city, and any subdivided area not within the city limits shall not connect its sewers with the sanitary sewer system of the city.
- (b) In subdivisions beyond the city limits, where connection to an existing city sewer is impractical, the use of a sewage treatment plant may be permitted, provided that such disposal facilities are approved by the city. Where the installation of sanitary sewers is not required, where the lots are more than one acre in area, the subdivider may install individual disposal devices for each lot at the time improvements are erected thereon. All such individual sewage disposal systems shall be subject to the approval of the city and the state board of health.

(Code 1977, § 43.640)

Sec. 90-235. Water supply.

- (a) Where an approved public water supply is reasonably accessible or procurable, (such accessibility to be determined by the city), the subdivider shall contract with the city water

department or rural water district to make the water supply available for each lot within the subdivided area.

(b) In a proposed subdivision, pending accessibility of a public water supply, the subdivider may be required to construct wells or a private water supply system in such a manner that an adequate supply of potable water will be available to every lot in the subdivision at the time improvements are erected thereon. The adequacy, healthfulness and potability of the water supply shall be subject to the approval of the state board of health. The construction of the water supply system shall be subject to the approval of the city.

(c) The subdivider shall also contract with the city water department or rural water district for the installation of fire hydrants in accordance with the city requirements.

(Code 1977, § 43.650)

Sec. 90-236. Inspection.

All construction and installation shall be inspected by the city. The owner of the subdivision shall pay for inspection personnel furnished by the city, under the supervision of the city, on all improvements constructed by such owner of such subdivision, as contractor or subcontractors. A schedule of fees shall be prepared by the city.

(Code 1977, § 43.660)

Secs. 90-237--90-270. Reserved.