

SECTION 5

IMPROVEMENTS AND IMPROVEMENT PLAN

SECTION 5.1 IMPROVEMENTS

The subdivider shall install and construct all of the following improvements in accordance with the specifications as required by the City Engineer or City Council.

- a. Street and Alleys (Amended by Ordinance #1186 5/23/05)
 1. All streets and alleys within the platted area which are dedicated for public use shall be brought to the grade approved by the City Engineer or City Council. The construction shall be performed by a qualified contractor, with final approval by the City Engineer or City Council. (Amended by Ordinance #1186 5/23/05)
 2. Where a subdivision or development borders an existing or proposed road, the subdivider shall construct the equivalent of one-half (1\2) of the street and appurtenants to the City's typical street standard. In lieu of the above, the City Council may at a minimum require the applicant to submit financial guarantees for the construction said improvements by depositing in escrow an equivalent amount of cash. Said financial guarantee shall be based on an opinion of probable costs approved by the City Engineer. (Amended by Ordinance #1186 5/23/05)
- b. Roadways
(ORDINANCE #941 4/28/97) Arterial and collector streets shall be paved with a minimum of nine (9) inches of asphaltic concrete or seven (7) inches of Portland cement concrete and shall be designed to include sub-grade modifications when a soil testing indicates the necessity. A brief soils report shall be provided by the developer for all street improvements. Minor and residential streets shall be paved with a minimum of eight (8) inches of asphaltic concrete or six (6) inches of Portland cement pavement. Again, soils testing shall be provided by the developer and subgrade modifications/stabilization shall be constructed when necessary. Curb and gutter shall be twenty-four (24) inches in width with a cross section as approved by the City Engineer. Construction plans and details shall be submitted for approval by the City Engineer on all street projects.
- c. Sidewalks (Updated by Ordinance 1230 – May 29, 2007)
Sidewalks with a minimum width of five (5) feet shall be provided on at least one side of the street and shall meet specifications of the City Engineer. The construction shall be performed by a qualified contractor with final approval by the City Engineer.

d. Waterlines

Where a public water main is reasonably accessible, the subdivider shall connect with such water main and provide a water connection for each lot in accordance with the Water Board's standard procedure and supervision. If public water is not available, then a local water source shall be provided and a letter from the State Board of Health stating the water is fit for human consumption shall be submitted to the Planning Commission, before plat approval. A minimum size of eight (8) inch waterline shall be installed with all appurtenant work according to City regulations and as approved by the City Engineer. (ORDINANCE #992 5/10/99) Waterlines shall not be constructed within five (5) feet of utility easement boundaries or property lines. In the case of a 10' easement, pipe shall be centered in the easement or as approved by the City Engineer.

e. Sewers

1. Where a public sanitary sewer is reasonably accessible, the subdivider shall connect or provide for the connection with such sanitary sewer system required to make the sewer accessible to each lot in the subdivision. The sewer system plan, after being approved by the City Engineer, shall be submitted to the Board of Health of the State of Kansas for final approval, and the construction shall be performed by a qualified contractor, with final approval by the City Engineer. All sanitary sewer mains shall be a minimum of eight (8) inches in diameter and meet all local, State and Federal regulations.
2. Where sanitary sewers are not available, other facilities, as approved by the Board of Health of the State of Kansas, must be provided for the adequate disposal of sanitary wastes. All such facilities must also be approved by the City Council and City Engineer.
3. Adequate provisions shall be made for the disposal of storm-water, subject to the approval of the Planning Commission and the City Engineer. The construction shall be performed by a qualified contractor, with final approval of the Planning Commission and the City Engineer.
4. (ORDINANCE #992 5/10/99) Sewers shall not be constructed within five (5) feet of utility easement boundaries or property lines. In the case of a 10' easement, pipe shall be centered in the easement or as approved by the City Engineer.
5. (ORDINANCE #992 5/10/99) Each sanitary sewer customer shall have a separate connection to the public sanitary sewer main. Shared connections will not be allowed.

f. Fire Protection

Adequate fire protection shall be provided as approved by the Fire Chief and City Engineer. Location of all existing and proposed lines and fire hydrants shall be

shown. The developer shall procure a statement from the Fire Chief and various utility companies involved shall confirm their approval of the proposed locations.

- g. Erosion and Sediment Control (ORDINANCE #1038 7/00)
Adequate means of controlling erosion and sediment migration from storm water runoff shall be provided on all developments or building sites. All proposed methods shall be subject to review and approval by the City Engineer and the Planning Commission (See Section 4.1, 1. 2.)

SECTION 5.2 IMPROVEMENT PLANS

The subdivider shall submit to the City Engineer the following plans, profiles, and cross sections, prepared by a licensed professional engineer of the State of Kansas, drawn to a horizontal scale of one inch to fifty feet or less, and specifications for the construction of improvements for the subdivision as required in this regulation. All elevations shall be referred to mean sea level. All submittals shall be appropriately certified and stamped by a licensed professional engineer before review by the City will be made.

- a. The plan and profiles of each street with tentative grades and street intersection elevation.
- b. The cross sections of proposed streets, showing the width of roadways, present and proposed grade lines, and location and size of utility mains. The cross sections shall be taken at intervals of not more than fifty (50) feet along the centerline and shall extend out to the sides to the point where the proposed grade intersects the existing grade. In no case shall these cross sections be extended less than the full width of the right-of-way.
- c. The plan and profile of proposed sanitary sewers and storm-water sewers with grades and pipe sizes indicated and a plan of the proposed water distribution system showing pipe sizes and location of valves and fire hydrants. All appropriate flood plain and flood-way identifications and certifications shall be made and submitted by the developer.
- d. Specifications approved by the City Engineer.