

SEC. 14-1-53 STREET IMPROVEMENTS.

The subdivider shall construct streets, roads and alleys as outlined on the approved plans based on the requirements of this Chapter:

- (a) **General Considerations.** The streets shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features such as streams and existing tree growth, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
- (b) **Construction Standards.** Construction of all streets shall conform to the current standards as established by the Common Council and this Chapter, and shall be subject to approval of the City Engineer before acceptance.
- (c) **Conform to Official Map.** The arrangement, width, grade and location of all streets shall conform to the Official Map.
- (d) **Grading.**
 - (1) With the submittal of the Final Plat, the subdivider shall furnish drawings which indicate the existing and proposed grades of roads, streets and alleys shown on the plat.
 - (2) Proposed grades will be reviewed by the City Engineer for conformance with City standards and good engineering practice. Street grades require the approval of the Common Council after receipt of the City Engineer's recommendations.
 - (3) After installation of temporary block corner monuments by the subdivider and the establishment of street grades by the City Engineer, the subdivider shall grade the full width of the right-of-way of the street and alleys proposed to be dedicated, including the vision clearance triangle on corner lots.
 - (4) In cases where an existing street right-of-way is made a part of the plat or abuts the plat, the subdivider shall grade that portion of the right-of-way between the existing pavement and the property line.
 - (5) The bed for the roadways in the street rights-of-way shall be graded to subgrade elevation.
 - (6) The City Engineer shall approve all grading within rights-of-way and said grading shall extend for a sufficient distance beyond the right-of-way to insure that the established grade will be preserved.
 - (7) Where electric and other communications or utilities facilities are to be installed underground, the utility easements shall be graded to within six (6) inches of the final grade by the subdivider, prior to the installation of such facilities; earth fill piles or mounds of dirt or construction materials shall not be stored on such easement areas.
 - (8) Cut and filled lands shall be graded to a maximum slope of one to four (1:4) or the soil's angle of repose, whichever is the lesser, and covered with permanent vegetation.
- (e) **Street Construction.** After sanitary sewer, storm sewer, water, and other necessary utilities have been installed, the subdivider shall construct and dedicate as part of the subdivision, streets and curbs and gutters. The subdivider shall surface roadways to the widths prescribed by City specifications. Construction shall be to City standard specifications for street improvements.

(f) **Completion of Street and Sidewalk Construction.**

- (1) Prior to any building permits being issued on lands adjacent to streets and/or sidewalks, all street and sidewalk construction shall be completed by the subdivider, approved by the City Engineer and accepted by the Common Council.
- (2) The Common Council may issue a waiver of these requirements in unusual or special circumstances such as excessively severe weather conditions, heavy construction temporarily in area or construction material shortages (i.e. cement, asphalt). The issuance of a waiver shall be at the discretion of the Common Council.
- (3) The subdivider requesting a waiver shall do so in writing, presenting such information and documentation as required by the Common Council. The waiver shall be in written form and shall detail which improvement requirements are temporarily waived and for what period of time.

SEC. 14-1-54 CURB AND GUTTER.

After the installation of all utility and storm water drainage improvements, the subdivider shall construct concrete curbs and gutters in accordance with plans and standard specifications approved by the Common Council, on file with the City Clerk-Treasurer. Wherever possible, provision shall be made at the time of construction for driveway access curb cuts.

SEC. 14-1-55 SIDEWALKS.

- (a) In all subdivisions and minor land divisions, the Common Council shall require the subdivider to construct a concrete sidewalk on one (1) side of all frontage streets, and on both sides of all other through, arterial and/or continuous streets within the subdivision. The Common Council may also require the subdivider to construct concrete sidewalks on one (1) or both sides of all dead-end or cul-de-sac streets which are in excess of six hundred (600) feet in length or which serve two (2) family or multiple-family development. The construction of all sidewalks shall be in accordance with plans and standard specifications approved by the City Engineer.
- (b) In addition, wider-than-standard sidewalks may be required by the Common Council in the vicinity of schools, commercial areas and other places of public assemblage, and the Common Council may require the construction of sidewalks in locations other than required under the preceding provisions of this Code if such walks are necessary, in their opinion, for safe and adequate pedestrian circulation.