

## CHAPTER 170

# SUBDIVISION REGULATIONS

170.01 Territorial Limits of Regulations  
170.02 Definitions  
170.03 General Provisions  
170.04 Procedure  
170.05 Preliminary Plat Requirements

170.06 Surety Bond  
170.07 Final or Record Plat Requirements  
170.08 Modifications and Exceptions  
170.09 Design and Layout Requirements  
170.10 Minimum Requirements for Improvements

**170.01 TERRITORIAL LIMITS OF REGULATIONS.** The suggested rules and standards governing plats and subdivisions of land contained in this report shall apply to the City of Wapello and, pursuant to Section 354.9 of the *Code of Iowa*, to land located within one mile of its limits which is not within another municipality. In the event of overlapping jurisdiction within such one mile, the extent of jurisdiction herein under shall be as determined and agreed upon between Wapello and other municipality or municipalities concerned.

**170.02 DEFINITIONS.** For use in this chapter, certain terms are defined as follows:

1. “Alley” or “service drive” means a passage or way affording generally a secondary means of vehicular access to abutting properties.
2. “City Engineer” means the engineer for the City.
3. “Collector street” means a street serving as a connection between a thoroughfare and minor or local street.
4. “Commission” means the Planning and Zoning Commission of the City.
5. “Cul-de-sac” means a minor residential street with a turn-around.
6. “Lot” means a parcel of land intended for transfer of ownership or building development, whether immediate or future. A lot shall have frontage on a public street.
7. “Local street” means a street intended to serve and to provide access to neighborhoods or sub-neighborhoods.
8. “Minor street” means any street not a highway, primary, or secondary thoroughfare, or local street, and intended to serve and provide access exclusively to the properties abutting thereon.
9. “Official or City Plan” means the adopted plan for orderly growth of the City.
10. “Primary or secondary thoroughfares” means the streets or roads designated as such in the Transportation Plan.
11. “Plats Officer” means the employee designated by Council to administer this chapter.
12. “Subdivision” means the division or resubdivision of a tract or parcel of land into two (2) or more lots, plots, sites or other divisions of land; or the consolidation of parcels, for the purpose, whether immediate or future, of transfer of ownership or building development. A resubdivision of land or lots shall also be considered a subdivision.

13. "Zoning Administrator" means the Zoning Administrator of the City of Wapello.

### **170.03 GENERAL PROVISIONS.**

1. Within the territorial limits of the regulations, no person shall change, resubdivide, or rearrange the boundary or division line of any lot or parcel of land, or divide the same by any means into lots for any purpose, nor shall any such person begin with any construction work in a proposed subdivision, including grading, without complying with provisions of the regulations and before obtaining the tentative approval of the preliminary plat of the proposed subdivision as hereinafter provided.

2. Unless approved as a final plat as provided herein, no subdivision shall be entitled to be recorded in the County Recorder's office or have any validity; the Zoning Administrator shall not issue building or repair permits for any structure on a lot in any subdivision built in violation of the regulations; the Council shall not accept any public improvements or services in such subdivision.

3. Any person who violates, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this chapter shall be fined not less than \$150.00 and not more than \$250.00 for each offense; and each day that a violation is permitted to exist shall constitute a separate offense.

**170.04 PROCEDURE.** In planning and developing a subdivision, the general principles and requirements set forth in Section 170.09 of this chapter shall be observed and in every case the following procedure should be pursued:

1. Sketch Plan. The subdivider or his or her engineer shall first submit his or her proposed plat in sketch form to the Plats Officer to ascertain the location of proposed streets, parks or other planned developments.

2. Preliminary Plat. The subdivider, after submitting the plat in sketch form to the Plats Officer, shall prepare a preliminary plat of the proposed subdivision and construction plans for improvements adequate to determine that sewer, water, and street construction can be installed conforming with the requirements set forth in Section 170.10 of this chapter. The subdivider shall supply black or blue line prints to all public utilities. The subdivider shall file with the Plats Officer an application in writing seeking the approval of said plat, accompanied by four (4) black line or blue line prints or five (5) prints if the subdivision lies outside City limits but within area of jurisdiction. Said application shall be submitted at least one week prior to a regularly scheduled meeting of the Planning and Zoning Commission.

A. The Commission will check the preliminary plat as to its conformity with the adopted City Plan and ordinances of the City and principles, standards and requirements set forth in this chapter. The Plats Officer and City Engineer will check the construction plans of proposed improvements. The Commission, upon receipt of the recommendations and advice from the Plats Officer and City Engineer, will check the construction plans of proposed improvements.

B. The Commission, upon receipt of the recommendations and advice from the Plats Officer and City Engineer concerning matters above, will approve, approve with modifications or disapprove the preliminary plat within thirty (30) days of receipt of the plat. If the preliminary plat is disapproved by

the Commission, the subdivider shall be furnished with a letter and copy of the plat stating the reason for disapproval and where the plat does not conform to municipal ordinances including the Comprehensive Plan. Such notification shall take place within the 30-day period. Upon approval of the preliminary plat, one copy of the approved or conditionally approved plat shall be returned to the subdivider within 10 days following Commission action, one copy of the approved plat transmitted to the Superintendent of the Wapello Community School District, and one to the City Engineer and the final copy retained on the Planning and Zoning Commission's files. Where the subdivision lies outside the corporate limits but within the limits or jurisdiction, a copy of the plat will be transmitted to the County Engineer.

3. Improvements. The subdivider, after approval of the preliminary plat:
  - A. May secure from the Plats Officer the necessary permits to proceed with the street and sanitary improvements after approval of final construction drawings; or in lieu of this
  - B. Shall, to insure the satisfactory installation of said improvements in accordance with the Commission's regulations post with the City Clerk a surety bond, in form prescribed by the City Council sufficient to cover the full cost of said improvements based upon estimate approved by the City Engineer.
4. Final Plat. The subdivider, upon completion of all improvements required by the regulations, or upon posting of a bond, shall file with the Planning and Zoning Commission the final or record plate for final approval. The plat must conform in every respect with the requirements specified in Section 170.07 of this chapter. The subdivider shall submit the final plat not later than one year after approval of the preliminary plat. A final or record plat may be a portion of a larger subdivision for which a preliminary plat had been previously approved. Subdivider will submit plans for all or parts of subdivision for final approval.
  - A. The subdivider shall file with the Commission five (5) black line or blue line prints or six (6) copies when the subdivision is outside City limits, the original tracing, and a formal request for approval, along with two copies of all covenants or restrictions pertaining to the plat.
  - B. The City Engineer and Plats Officer will check the final plat and plans and specifications for improvements. If found satisfactory, the original tracing shall be forwarded to the Commission, with a certificate showing that:
    - (1) The technical details of the plat itself have been checked and found satisfactory.
    - (2) All required improvements have been satisfactorily completed, or in lieu thereof, a surety bond has been posted, assuring their installation.
  - C. After receiving notification from the City Engineer and Plats Officer that improvements are in order and after being satisfied that the final plat is in conformity with the approved preliminary plat and regulations, the Commission shall approve and certify the final plat and forward it to Council for appropriate action. The Commission and Council shall have sixty (60) days from the date of submission in which to take action on the final plat.

D. After approval of the plat by the Council, four (five if subdivision is outside City limits) approved prints and original tracing of the final plat shall be returned to the Plats Officer. The Plats Officer shall transmit one copy of the approved plat to the City Engineer, one to the Superintendent of the Wapello Community School District, one to the Zoning Administrator, and retain one for his or her files. One copy shall be transmitted to the County Engineer if the subdivision is outside the City limits. The original tracing shall be transmitted to the subdivider for recording.

E. The subdivider must post a maintenance bond covering any improvement to be accepted for maintenance by the City. Such bond shall be held by the City Clerk and shall become effective upon acceptance of the final plat by the City Council, unless otherwise stipulated. Maintenance bonds shall run for four (4) years on street paving and two (2) years on sewer and water improvements.

5. Fees. At the time of filing of a plat or replat for approval, the subdivider shall pay to the Clerk a fee according to the following schedule:

<u>Number of Lots in Subdivision</u>	<u>Fee</u>
1 to 10	\$5.00 each
11 or more	\$5.00 each

All fees shall be deposited in the General Fund of the City. No fees shall be charged for processing preliminary plats.

**170.05 PRELIMINARY PLAT REQUIREMENTS.**

1. The preliminary plat of the proposed subdivision, four black line or blue line prints (or five if outside City limits but within area of jurisdiction), prepared by a registered Iowa engineer or land surveyor, shall accompany an application in writing to the Commission for preliminary approval of the subdivision in order that permits may be secured for the installation of improvements and processing for final approval of the plat may proceed thereafter. All public utilities shall be supplied with copies of the preliminary plat.

2. A vicinity sketch at a scale of 400 feet or less to the inch shall be drawn or shall accompany the preliminary plat. Such vicinity sketch shall show all adjacent existing subdivisions and their names, the tract lines of acreage parcels of land together with the names of record owners of such parcels. A key sketch shall be properly drawn to locate the area to be subdivided.

3. The horizontal scale of the preliminary plat shall be 100 feet or less to the inch.

4. The preliminary plat should clearly show and include the following features and information:

A. The proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the City.

B. An accurate description of the property involved according to the real estate records of Louisa County.

C. The names and addresses of the owners of record, the subdivider, and the registered engineer or surveyor who prepared the plat.

- D. The names of adjoining subdivisions and the names of record owners of adjoining parcels of unplatted land.
  - E. The boundary lines, accurate in scale, of the tract to be subdivided.
  - F. The location, widths and names of all existing or platted streets or other public ways and easements within or immediately adjacent to the tract, corporation lines, section and quarter-section lines, and other important features such as existing permanent buildings, water courses, railroad lines, etc.
  - G. Existing sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto, with pipe sizes and grades indicated.
  - H. Contours, with intervals of two feet referenced to United States Geological North American Datum-Mean Sea Level Elevation Datum.
  - I. The layout, proposed names and widths of proposed streets, alleys, and easements; the location and approximate sizes of proposed catch basins, culverts and other drainage structures; the layout, numbers and approximate dimensions of proposed lots.
  - J. Proposed front yard setback or other setback lines.
  - K. The width and approximate dimensions of all parcels of land intended to be dedicated or reserved for public use, or to be reserved in the deeds for the common use of property owners in the subdivision, with the purpose, conditions or limitations of such dedication or reservation indicated.
  - L. North-point, scale and date.
  - M. Copies of any proposed restrictions.
  - N. Notation stating "Preliminary Plat - Not for Record."
5. Construction Drawings. The subdivider's engineer shall prepare preliminary plans for all proposed improvements in such form as to enable the City Engineer to determine that sewers, water, and streets may be constructed according to Section 170.10 of this chapter.

**170.06 SURETY BOND.** At the time the final plat is filed, a surety bond is to be filed.

**170.07 FINAL OR RECORD PLAT REQUIREMENTS.** After all improvements have been installed, or a surety bond filed, in accordance with Section 170.10 of this chapter, five black line or blue line prints (six if outside City limits, but within area of jurisdiction) and also the original tracing of the final or record plat of the subdivision, or of any part of a larger subdivision, shall be submitted to the Commission with a formal request for approval. The final plat shall be drawn at the scale of 100 feet or less to the inch, and shall clearly show the following features and information:

1. Legal description of the property, including reference to the section, township and range; section lines and corners; quarter-section lines.
2. All plat boundary lines with lengths of courses to hundredths of a foot and bearings or angles based on an accurate survey in the field.

3. The exact locations and the widths along the property lines of all existing or recorded streets or roads intersecting or paralleling the boundaries of the tract.
4. Bearings and distances to nearest established street or road bounds, other established survey lines, or other official monuments, which monuments shall be located or accurately described on the plat. Any established survey or corporation lines shall be accurately monument-marked and located on the plat, and their names shall be lettered on them.
5. The accurate location and material of all permanent reference monuments. Such monuments shall be concrete cylinders or rectangular prisms, not less than four inches in diameter or square, and 24 inches long, located at extreme corners of the subdivision. Other markers shall be steel rods not less than one-half ( $\frac{1}{2}$ ) inch in diameter and 24 inches long, located at all street corners, at all points where street lines intersect the plat boundary lines and at angle points and points of curve in each street; and shall be one-half ( $\frac{1}{2}$ ) inch iron pins, 24 inches in length, at all lot corners. Any pins disturbed by construction or grading shall be reset.
6. The exact layout including:
  - A. Street and alley lines – their names, bearings, angles of intersection and widths (including widths along the line of any obliquely intersecting street);
  - B. The lengths of all arcs – radii, points of curvature and tangent bearings;
  - C. All easements or right-of-ways, when provided for or owned by public services (with the limitation of the easement rights definitely stated on the plat);
  - D. All lot lines with dimensions in feet and hundredths, and with bearings or angles if other than right angles to the street and alley lines.
7. Lots numbered in numerical order, and blocks also numbered in numerical order.
8. The accurate outline of all property which is offered for dedication for public use, and of all property that may be reserved by covenant in the deeds for the common use of the property owners in the subdivision, with the purpose indicated thereon.
9. Front yard setback lines as established by the Zoning Ordinance (Chapter 165) need not be shown. Lines of future streets or roads as shown on the adopted Transportation Plan and those setback lines stipulated in deed restrictions shall be shown.
10. Private restrictions, if any:
  - A. Boundaries of each type of use restriction.
  - B. Other private restrictions for each restricted section of the subdivision.
11. Name of the subdivision and name or number of the largest subdivision or tract of which the tract being subdivided forms a part.
12. Names and locations of adjoining subdivisions.

13. Names and addresses of the owner or owners of record, the subdivider, and of the registered Iowa land surveyor who prepared the plat.
14. North-point, scale and date.
15. Certification by the registered Iowa land surveyor who prepared the plat to the effect that the plat represents a survey made by him or her, that all monuments indicated thereon actually exist and that their location, size, and material are correctly shown.
16. Other certificates and attachments as required by Chapter 354, *Code of Iowa*, including a statement by the owners, spouses, mortgage holders and/or lienholders, a certificate from the County Treasurer showing that the land is free from certified taxes and certified special assessments, and an opinion by an attorney-at-law who has examined the abstract of title of land being platted.

#### **170.08 MODIFICATIONS AND EXCEPTIONS.**

1. The general principles of design and minimum requirements for the laying out of subdivisions, set forth in Section 170.09, may be varied by the Commission in the case of a subdivision large enough to constitute a more or less self-contained neighborhood which is to be developed in accordance with a comprehensive plan safeguarded by appropriate restrictions, and which, in the judgment of the Commission, makes adequate provision for all essential community requirements; provided, however, that no modification shall be granted by the Commission which would conflict with the proposals of the Transportation Plan, the Community Facilities Plan, or with other features of the adopted City Plan, or with the intent and purposes of said general principles of design and minimum requirements. In any particular case where the subdivider can show that, by reason of exceptional topographic or other physical conditions, strict compliance with any requirements of the regulations could cause practical difficulty or exceptional and undue hardship, the Commission may relax such requirement to the extent deemed just and proper, so as to relieve such difficulty or hardship; provided such relief may be granted without detriment to the public good and without impairing the intent and purposes of the regulations or the desirable general development of the City in accordance with the adopted Plan and the Zoning Ordinance of the City. Any modification thus granted shall be entered in the minutes of the Commission setting forth the reasons which, in the opinion of the Commission, justified the modification.
2. In the case of a subdivision of less than five lots and where all lots can be adequately served by existing streets, situated in a locality where conditions are well defined, the Commission may exempt the subdivider from complying with some of the requirements stipulated in Section 170.05 pertaining to the preparation of the preliminary plat.

#### **170.09 DESIGN AND LAYOUT REQUIREMENTS.** In laying out a subdivision, the subdivider shall comply with the following general principles and requirements:

1. Generally. The layout must conform to the Transportation Plan, other parts of the adopted City Plan and other adopted regulations of the City.
  - A. Whenever a tract to be subdivided embraces any part of a primary or secondary thoroughfare or collector street, so designated on the City Plan, such a part of such public way must be platted by the subdivider in the location and at the width indicated on the Plan.

B. Where a proposed park, playground, or other recreational area, proposed school site or other public ground, shown on the adopted Community Facilities Plan or other adopted part of the City Plan, is located in whole or in part within the proposed subdivision, such proposed public ground or part, if not dedicated to the City, Board of Education or other public agency, must be reserved and no action taken on the subdivision for a period of not less than 90 days to allow the City or other public agency the opportunity to consider and take action toward acquisition of such public ground or part by purchase or other means. If the responsible agency does not take action to acquire such land, the subdivider may then use the land for any purpose permitted in that particular zoning district.

Where considered desirable by the subdivider and held appropriate by the Commission, open spaces suitably located and of adequate size for parks, playgrounds or other recreational purposes for local or neighborhood use may be provided for in the design of the proposed subdivision, and if not dedicated to the public and accepted by the appropriate public body, may be reserved for the common use of all property owners in the proposed subdivision by covenant in the deeds.

2. Streets. The street layout of the subdivision shall be in general conformity with a plan for the most advantageous development of adjoining and nearby areas.

A. Where appropriate to the design, proposed streets shall be continuous and in alignment with existing, planned or platted streets with which they are to connect.

B. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with existing layouts or the most advantageous future development of adjacent tracts. Cul-de-sacs of reasonable length will be approved where topography necessitates or where they are appropriate for the type of development contemplated.

C. Proposed streets shall intersect one another as nearly at right angles as topography and other limiting factors of good design permit.

D. Wherever there exists adjoining the tract to be subdivided a dedicated or platted and recorded half-width street or alley, the other half-width of such street or alley shall be platted.

E. Alleys shall ordinarily be platted:

(1) In the rear of all lots to be used for business; and

(2) In the rear of residential lots fronting on primary thoroughfares (unless service roads are provided in front thereof) as a means of safe access to such lots.

3. Blocks. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, at least 100 feet, unless, in the opinion of the Commission, prevented by exceptional topography or other physical conditions.

A. The lengths of blocks shall be such as are appropriate, in the opinion of the Commission, for the locality and the type of development contemplated, but shall not exceed 1,200 feet.

B. In any block over 700 feet in length, the Commission may require that a crosswalk or pedestrian way, not less than 10 feet wide, be provided near the center and entirely across such block.

C. Cul-de-sacs shall not exceed 500 feet in length measured along the centerline from the intersection at origin through the end of the circle to the end of the right-of-way.

4. Minimum Right-of-Way Widths of Streets, Alleys and Easements for Utilities.

A. Primary thoroughfares: as designated on the Transportation Plan, but not less than 80 feet wide in any case.

B. Secondary thoroughfares: as designated on the Transportation Plan, but not less than 60 feet wide in any case.

C. Collector or local streets: 60 feet wide.

D. Minor streets and cul-de-sacs: 60 feet. All dead-end streets shall terminate in a circular turn-around having a minimum right-of-way diameter of 100 feet.

E. Alleys and service drives: 20 feet.

F. Easements for utilities: where required, should be at least 10 feet wide centered on rear or side lot lines.

5. Minimum Pavement Widths.

A. The portion of the pavement required to be installed at the subdivider's expense shall be as follows:

(1) Primary and secondary thoroughfares designated as such on the Transportation Plan, and local and minor streets, 31 feet wide, back to back of curb. Overall pavement widths shall be designated by the Transportation Plan, and the differences, if any, between the cost of the portion to be provided at the expense of the subdivider and that of the total width designated by the Transportation Plan shall be borne by the City, unless it shall be determined by the Commission that such greater width will benefit the subdivider in proportion to its cost; provided, however, that the cost of curb and gutter should be borne by the subdivider in any case. The pavement of a turning circle at the end of a cul-de-sac shall have a minimum outside diameter of 80 feet. A "T" or "Y" shaped paved space, when approved by the Planning and Zoning Commission may be used as a temporary measure at the end of a dead-end street until such time as the street is continued.

(2) Alleys and service drives shall be paved to a width of 16 feet.

6. Street Grades Curves and Sight Distances.

A. The grades of streets shall not be less than 0.5 percent or exceed the following:

(1) Primary and secondary thoroughfares, designated as such on the Transportation plan: 5 percent unless prevented by topography.

- (2) Collector, minor, and local streets, service drives, and alleys: 10 percent.
    - (3) Pedestrian ways or crosswalks: 20 percent, unless steps of an acceptable design are to be constructed.
  - B. All changes in street grades above one percent shall be connected by vertical curves of a minimum length equal to 30 times the algebraic difference in the rate of grade for thoroughfares and one-half of this minimum for all other streets.
  - C. The radii of curvature on the centerline shall not be less than the following:
    - (1) Thoroughfares: 350 feet.
    - (2) Local streets, minor streets, service drives, and alleys: 150 feet.
- 7. Intersections.
  - A. Curb returns at street intersections shall be rounded by radii of at least 25 feet.
  - B. Streets shall intersect as close to a 90 degree angle as possible. The above minimum radii shall be increased where the angle of intersection is less than 90 degrees.
  - C. The design of the intersection shall be such that a clear sight distance will be maintained for 75 feet at the roadway centerline with no construction to bar sight within triangle formed by three points.
- 8. Lots.
  - A. The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated.
  - B. Excessive depth in relation to width ordinarily shall be avoided.
  - C. Every lot shall abut on a public right-of-way dedicated for street purposes.
  - D. Lots for residence purposes shall be at least 37.5 feet wide at the front lot line in order to permit compliance with the side yard requirements of the Zoning Regulations and still be adequate for a building of practicable width.
  - E. Lots larger than the minimum called for by the Zoning Ordinance may be required where topographic or other considerations may limit the buildable or usable portion of such lots.
  - F. Corner lots for residential use ordinarily should be platted wider than interior lots in order to permit conformance with the setback required by the Zoning Ordinance on the side street.
  - G. Residential lots fronting on highways, thoroughfares, and parkways should have extra depth to permit deep setbacks for the buildings.
  - H. Double-frontage lots and reversed-frontage lots ordinarily should be avoided.

- I. Side lot lines shall be approximately at right angles to the right-of-way line of the street on which the lot fronts.
- J. Side lot lines on curved streets shall be radial to the right-of-way line of the street on which the lot fronts.

**170.10 MINIMUM REQUIREMENTS FOR IMPROVEMENTS.** Improvements shall be installed in accordance with the following minimum requirements and regulations prior to the filing of the final plat for final approval:

1. General. All of the improvements required under this chapter shall be constructed under contract approved by the City Engineer in respect to construction details and proper inspection of the improvements to be installed. Improvements shall be completed in accordance with the specifications and under the supervision of the City Engineer or his or her duly designated representative prior to filing with the Commission the final or record plat and request for final approval. In lieu of completing all the improvements as required herein, the subdivider shall furnish the City with a surety bond, sufficient to cover the cost of any or all of the improvements required to be installed by the subdivider, based on estimates approved by the City Engineer. The intent is to secure the actual construction and installation of such improvements within one year after the approval of the final plat, subject to extension by the Commission.
2. Streets, Sidewalks, and Alleys.
  - A. Construction plans for improvements to be installed shall be prepared by a registered Iowa professional engineer, whose seal shall appear thereon. The original tracing and two prints shall be furnished. Improvements shall be in accordance with specifications of the City, and construction details shall be revised as may be necessary and receive approval of the City Engineer and other agencies having jurisdiction before improvements are installed. Details shall include:
    - (1) Plan and profile of each street, referenced to United States Geological Survey datum, at a horizontal scale of 50 feet or less to the inch, and a vertical scale of 5 feet or less to the inch, with tentative grades indicated; including plans and profiles of proposed sanitary sewers, also storm-water sewers if required, with grades and sizes indicated.
    - (2) Typical cross-section of each proposed street, at a horizontal and vertical scale of 5 feet or less to the inch, showing the width of pavement, the location and width of any sidewalks and the location of utility mains.
    - (3) Complete grading plan.
    - (4) Plan of the proposed water distribution system, showing pipe sizes and location of valves and fire hydrants.
  - B. Streets shall be graded to full right-of-way width. The surfacing shall be a minimum of 6 inches rolled stone base and 2 inches of asphalt concrete. Such surfacing shall not be less than 31 feet wide; all shall be in accordance with standards and specifications approved by the Planning and Zoning Commission and City Engineer.

- C. Sidewalks shall be constructed of Portland cement concrete 4 inches in thickness, and not less than 4 feet in width on both sides of every street in accordance with standards and specifications approved by the Planning and Zoning Commission and City Engineer and shall be the responsibility of the subdivider.
- D. Alleys and service drives shall be graded to the full width of the right-of-way and shall be provided with an all-weather surface satisfactory to the City Engineer. Such paved width shall be 4 feet less than the dedicated right-of-way unless otherwise specified.
3. Water Supply and Sewerage.
- A. Every subdivision shall be provided with a complete water distribution system adequate to serve the area being platted including a service connection within one foot of a lot line of each lot and appropriately spaced fire hydrants, the entire water system designed to meet the approval of the City Engineer and the Iowa Department of Natural Resources.
- B. Every subdivision shall be provided with a storm water sewer or drainage system adequate to serve the area being platted for a 5-year design storm and otherwise meeting the approval of the City Engineer.
- C. In every subdivision, provision shall be made for the satisfactory disposal of sanitary sewage:
- (1) Where a public sanitary sewer main is reasonably accessible, in the opinion of the Planning and Zoning Commission, the subdivision shall be provided with a complete sanitary sewer system connected with such sewer main, including a service connection to within one foot of a lot line of each lot. Such system shall be approved by the City Engineer and the Iowa Department of Natural Resources.
  - (2) Where a public sanitary sewer main is not reasonably accessible, in the opinion of the Planning and Zoning Commission, proper provisions shall be made for the disposal of sanitary wastes subject to approval of the City Engineer and County Health Department. If individual disposal systems are provided, they shall be located on each lot. The absorption of the soil, surface drainage, and topography shall be the criteria for determining whether or not the installation of individual septic tank disposal systems is feasible. Feasibility shall be ascertained by the subdivider whenever individual systems are proposed. At least two percolation tests shall be made on each lot at the approximate location of the septic system absorption field. Such tests shall be performed in accord with the requirements of the Commission, City Engineer, County Health Department, and the Iowa Department of Natural Resources. The results of these tests shall be certified by a registered Iowa Professional Engineer and made known to the City Engineer, Commission, County Health Department, and the Iowa Department of Natural Resources.
  - (3) Backfilling of Trenches. Wherever excavations for storm sewer, sanitary sewer, and/or water mains and appurtenances or drive

areas, such excavation shall be backfilled by a method and with trenchfill of a type approved by the City Engineer.

4. Utilities, Monuments.
  - A. Poles or underground conduits for electric lights, telephone lines or other utilities shall be placed in easements provided along rear or side lot lines, wherever this is practicable.
  - B. Monuments shall be placed in accordance with the requirements of Section 170.07(5).
5. “As-Built” Construction Drawings. Where the construction as performed varies from the plans filed and approved as herein required, “as-built” construction drawings shall be filed with the Council. If such construction does vary from said plans, an affidavit executed by a registered Iowa Professional Engineer so certifying shall be filed prior to acceptance of a final plat or acceptance of improvements for maintenance.

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