

LONG PLAT (>= 10 lots)

**17.10.260: - Construction of Improvements.**

Prior to final plat approval:

- (1) All public rights-of-way must be improved and utilities installed to the minimum requirements of this code and the preliminary plat. Improvements may be greater than the minimum requirements, subject to approval of the Public Works Director.
- (2) All required infrastructure improvements must be substantially completed as approved by the Public Works Director. Minor improvements consisting only of sidewalks and landscaping where applicable, or similar improvements, as determined solely by the Public Works Director may be secured by a bond.

When street paving cannot be completed until after October 1st , the Public Works Director may allow for the bonding of asphalt paving, with the conditions that 1) all other utility and street improvements (except sidewalk and landscaping) are completed and accepted by the City; 2) the crushed rock surface of the street will be maintained by the Contractor in a smooth drivable condition until it is paved; 3) all manholes and catch basins will be protected from intrusion of gravel and sediment; 4) all manholes, catch basins, water valves and fire hydrants will be protected and kept accessible; and 5) unpaved streets shall be signed and barricaded as Road Closed – Construction Access Only.

- (3) In lieu of completion of these minor improvements, prior to recording of the plat, a plat bond issued by a licensed corporate surety or two individual sureties or other approved surety must be provided, to the full amount of the cost of such work, as estimated or approved by the Public Works Director, including construction inspection costs, but in no case less than \$2,000.00.
- (4) All or a portion of security will be released upon acceptance of the improvements by the Public Works Director, or upon substitution of another guarantee or approved bond or security.
- (5) All streets and other public rights-of-way must be improved within two years after final plat approval, in accord with the approved plans. If, after two years, all improvements are not so improved, the City will cause the improvements to be provided in accord with the approved plans, and the costs thereof must be paid by the bonding company, or out of the savings account assignment or other security.
- (6) In lieu of the plat bond, a cash bond, a certified check, an irrevocable letter of credit, or other surety approved by the City Manager and City Attorney, equal to the cost of improvement may be posted. In addition, the City may require security up to two years against any defect in workmanship or materials in the installation of the improvements.
- (7) Improvements must be designed and certified by a registered civil engineer prior to the acceptance.
- (8) All city utility and street improvements must be approved by the Public Works Director prior to final inspection and occupancy of any structure within the plat.

(Ord. 5280 Sec. 1, 2010)

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BINDING SITE PLAN

**17.12.055: - Construction of Improvements.**

Prior to final binding site plan approval:

- (1) All public rights-of-way must be improved and utilities installed to the minimum requirements of this code and the binding site plan. Improvements may be greater than the minimum requirements, subject to approval of the Public Works Director.
- (2) All required infrastructure improvements must be substantially completed as approved by the Public Works Director. Minor improvements consisting only of sidewalks and landscaping where applicable, or similar improvements, as determined solely by the Public Works Director may be secured by a bond.

When street paving cannot be completed until after October 1st, the Public Works Director may allow for the bonding of asphalt paving, with the conditions that 1) all other utility and street improvements (except sidewalk and landscaping) are completed and accepted by the City; 2) the crushed rock surface of the street will be maintained by the Contractor in a smooth drivable condition until it is paved; 3) all manholes and catch basins will be protected from intrusion of gravel and sediment; 4) all manholes, catch basins, water valves and fire hydrants will be protected and kept accessible; and 5) unpaved streets shall be signed and barricaded as Road Closed – Construction Access Only.

- (3) In lieu of completion of these minor improvements, prior to recording of the binding site plan, a bond issued by a licensed corporate surety or two individual sureties or other approved surety must be provided, to the full amount of the cost of such work multiplied by 125 percent, as estimated or approved by the Public Works Director, including construction inspection costs, but in no case less than \$2,000.00.
- (4) All or a portion of security will be released upon acceptance of the improvements by the Public Works Director, or upon substitution of another guarantee or approved bond or security.
- (5) All streets and other public rights-of-way must be improved within two years after binding site plan approval, in accord with the approved plans. If, after two years, all improvements are not so improved, the City will cause the improvements to be provided in accord with the approved plans, and the costs thereof must be paid by the bonding company, or out of the savings account assignment or other security.
- (6) In lieu of the bond, a cash bond, a certified check, an irrevocable letter of credit, or other surety approved by the City Manager and City Attorney, equal to the cost of improvement multiplied by 125 percent may be posted. In addition, the City may require security up to two years against any defect in workmanship or materials in the installation of the improvements.
- (7) Improvements must be designed and certified by a registered civil engineer prior to the acceptance.
- (8) All city utility and street improvements must be approved by the Public Works Director prior to issuance of a building permit for any structure within the binding site plan.

(Ord. 5704 Sec. 1, 2017)

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**SHORT PLAT (<10 lots)**

**17.13.095: - Construction of Improvements.**

Prior to final plat approval:

- (1) All public rights-of-way must be improved and utilities installed to the minimum requirements of this code and the preliminary plat. Improvements may be greater than the minimum requirements, subject to approval of the Public Works Director.
- (2) All required infrastructure improvements must be substantially completed as approved by the Public Works Director. Minor improvements consisting only of sidewalks and landscaping where

applicable, or similar improvements, as determined solely by the Public Works Director may be secured by a plat bond.

When street paving cannot be completed until after October 1st , the Public Works Director may allow for the bonding of asphalt paving, with the conditions that 1) all other utility and street improvements (except sidewalk and landscaping) are completed and accepted by the City; 2) the crushed rock surface of the street will be maintained by the Contractor in a smooth drivable condition until it is paved; 3) all manholes and catch basins will be protected from intrusion of gravel and sediment; 4) all manholes, catch basins, water valves and fire hydrants will be protected and kept accessible; and 5) unpaved streets shall be signed and barricaded as Road Closed – Construction Access Only.

- (3) In lieu of completion of these minor improvements, prior to recording of the short plat, a plat bond issued by a licensed corporate surety or two individual sureties or other approved surety must be provided, to the full amount of the cost of such work, as estimated or approved by the Public Works Director, including construction inspection costs, but in no case less than \$2,000.00.
- (4) All or a portion of security will be released upon acceptance of the improvements by the Public Works Director, or upon substitution of another guarantee or approved bond or security.
- (5) All streets and other public rights-of-way must be improved within two years after final plat approval, in accord with the approved plans. If, after two years, all improvements are not so improved, the City will cause the improvements to be provided in accord with the approved plans, and the costs thereof must be paid by the bonding company, or out of the savings account assignment or other security.
- (6) In lieu of the plat bond, a cash bond, a certified check, an irrevocable letter of credit, or other surety approved by the City Manager and City Attorney, equal to the cost of improvement multiplied by 125 percent may be posted. In addition, the City may require security up to two years against any defect in workmanship or materials in the installation of the improvements.
- (7) Improvements must be designed and certified by a registered civil engineer prior to the acceptance.
- (8) All city utility and street improvements must be approved by the Public Works Director prior to final inspection and occupancy of any structure within the plat.

(Ord. 5686 Sec. 13, 2016)