

**CHAPTER 11-18: PUBLIC IMPROVEMENTS**

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**11-18-010. Design Standards.**

Standards for design, construction specifications, inspection of the street improvements, curbs, gutters, sidewalks and standards for design, construction specifications and inspection of water distribution systems, sewage disposal facilities, storm drainage and flood control facilities shall be prepared by the City Engineer. Standards for all improvements shall meet the requirements of any federal, state and local governmental entities having jurisdiction over the same. All subdivision standards and specifications and amendments thereto which are under the control of the City shall be approved by the City Council before becoming effective. The City Council shall by ordinance adopt Development Standards for the City which may be amended from time to time. All public improvements shall be installed in accordance with the City's Subdivision Ordinance, Development Standards, the subdivision improvements agreement between the developer and the City, and all other applicable City Ordinances and regulations.

**11-18-020. Construction Plans.**

Complete and detailed construction plans and drawings of all improvements shall be prepared in conformance with the Development Standards. They shall be submitted to the Community Development Director for review with the final plat application. Final approval of the project shall not be granted until the plans have been reviewed and recommended for approval by the Development Review Committee. No construction shall be started until the construction plans and final plat have been approved by the City. Street profiles included in the construction plans shall include all public infrastructure located within that street profile.

**11-18-030. Standards for Construction Plans.**

(a) Standards are set for the purpose of standardizing the drawings and to obtain uniformity in appearance, clarity, size and reproduction.

(b) Three (3) copies of construction plans shall be submitted with one (1) set to be retained by the City Engineer, one (1) set to be furnished to the City, and one (1) set returned to the developer for corrections and revisions. After corrections and revisions by the developer, three (3) sets shall be submitted for final review by the City Engineer.

(c) All drawings and/or prints shall be clear and legible and conform to good engineering and drafting practice. Size of drawings shall be 22 x 34, with ½ inch margins on the top, bottom and right, and a 1 ½ inch margin on the left.

(d) The plans shall include the following information:

- (1) North arrow (plan).

- (2) Elevations referenced to U.S. G. S. NAVD 88 datum.
  - (3) Stationing and elevations for profiles.
  - (4) Title block located in lower right corner of sheet to include:
    - (i) Project title (subdivision, etc.);
    - (ii) Specific type and location of work;
    - (iii) Revision number, date, and brief description of revision;
    - (iv) Name of engineer or firm preparing drawings with license number.
  - (5) Utah Engineers Stamp
  - (6) Scale 1" = 20' or 1" = 40' horizontally; 1" = 2' or 1" = 4' vertically.
  - (7) Both plan view and profiles for curb and gutter plans shall be shown for each side of the street; street centerline profile may be eliminated. Top of curb elevations with curve data must be shown for all curb returns.
  - (8) Size, type and location of culinary water lateral mains, meters, valves and hydrants.
  - (9) Size, type and location of irrigation lateral mains, valves, fittings, etc.
  - (10) Size, type, and location of sewer, storm drains and subsurface drains and their manhole cleanouts.
  - (11) Location of street lights
- (e) As needed, each set of plans shall be accompanied by a separate sheet of details for structures which are to be constructed. All structures shall be designed in accordance with minimum requirements established by the Subdivision Standards of the City.

**11-18-040. Contractors.**

All work on subdivision improvements shall be performed by a contractor who holds a proper valid Utah State Contractors license.

**11-18-050. Preconstruction Meetings.**

Prior to excavating or starting of the work, the developer shall call the Public Works Director to meet together for a preconstruction meeting. The developer shall bring to the meeting all contractors responsible to build the improvements associated with the project. The purpose of this meeting shall be to:

- (a) Verify approval of the final plat and construction plans.
- (b) Determine schedule of construction.

- (c) Determine names, addresses and phone numbers of contractors, inspectors and all persons involved.
- (d) Review plans and special conditions or requirements.
- (e) Review bond reduction requests.
- (f) Coordinate inspection and testing.
- (g) Discuss City Standards and Specifications.

**11-18-060. Inspection.**

Construction work involving the installation of public improvements in subdivisions shall be subject to inspection by the City Engineer or designee.

Daily inspection shall be required on the following types of work:

- (a) Laying of street surfacing.
- (b) Placing of concrete for curb and gutter, sidewalks, and other structures.
- (c) Laying of sewer pipe, drainage pipe, water pipe, valves, hydrants and testing.

Periodic inspections shall be required on the following:

- (1) Street grading and gravel base.
- (2) Excavations for curb and gutter and sidewalks.
- (3) Excavations for structures.
- (4) Forms for curb, gutter and sidewalks.
- (5) Trenches for laying pipe.

**11-18-070. Requests for Inspection.**

Requests for inspections shall be made to the City by the developer. Requests for inspection on work requiring continuous inspection shall be made two (2) working days prior to the commencing of the work. Notice shall also be given one (1) day in advance of the starting of work requiring periodic inspection, unless specific written approval is given otherwise.

**11-18-080. Correcting Defective Work.**

Inspections shall be made by the City Engineer after various phases of the construction work are completed. Any faulty or defective work shall be corrected by the developer or developer's contractor within a period of thirty (30) days from the date of City Engineer's inspection wherein the faulty or defective work is noted and written notice is given to the developer and/or contractor. No additional work on any improvements that are affected by the defective work shall be performed until the defective work is corrected to the satisfaction of the City Engineer.