

Article 16-8

IMPROVEMENTS

Sections:

- 16-801** **Prior to the approval of any Final Plat by the City Council, the subdivider shall either:**
- 16-802** **Release of Financial Guarantee.**
- 16-803** **Design by Professional Engineer.**
- 16-804** **On Site Representative.**
- 16-805** **Installation of Improvements.**
- 16-806** **As-Built Plans.**
- 16-807** **Acceptance of Improvements.**
- 16-808** **Issuance of Building Permits.**
- 16-809** **Compliance with Drainage Plans**

16-801 **Prior to the approval of any Final Plat by the City Council, the subdivider shall either:**

(A) Guarantee the installation of the necessary public facilities by complying with the provisions of Section 16-504 (A) 11 regarding financial guarantees of improvements, or

(B) Execute a standard contract on forms provided by the City and request that the City Council proceed according to the provisions of Section 16-504 (E) of these regulations regarding delaying the recording of the Final Plat until improvements are installed and approved.

The standard contract shall, among other things, specify that the required improvements be installed within the time stated, in accordance with the requirements of the Wyoming Department of Environmental Quality.

The time specified for the completion of the required improvements shall not exceed twelve (12) months from the date the Final Plat was approved by the City Council.

Requests for extensions may be approved by the City Council.

16-802 **Release of Financial Guarantee.**

As improvements are completed, inspected and approved by the City Engineer, the subdivider may apply to the City for a release of a proportionate part of any collateral deposited with the City.

16-803 **Design by Professional Engineer.**

All public improvements must be designed by a professional engineer, licensed to do such work in the State of Wyoming.

16-804 **On Site Representative.**

The developer shall designate, in writing, the name of the agent who shall be available at all times during its progress and who shall not be replaced without a written notice to the City Engineer. The agent will be the developer's representative at the site and shall have the authority to act on the developer's behalf.

16-805 **Installation of Improvements.**

The subdivider shall install the following improvements in a timely manner and in accordance with plans, specifications, and data as approved by the City Engineer.

At the subdivider's expense, the subdivider shall provide inspection of all subdivision improvements. (Reference 16-904(b)) Inspection shall be full time during the installation of water, sanitary sewer, and storm sewer systems.

Prior to acceptance of subdivision improvements, final inspections of the subdivision improvements shall be requested by the subdivider. The final inspections shall be coordinated by the Department of Engineering & Operations and performed by the appropriate City Department.

The subdivider shall make every effort to ensure that the subdivision improvements are complete prior to scheduling final inspections with the Department of Engineering & Operations. Should

excessive re-inspections by the City be necessary, the subdivider may be required to pay a reasonable charge for the re-inspection services.

(A) Sanitary Sewer System.

There shall be constructed at the owner and subdivider's expense, a sanitary sewer system including all necessary pumping stations,* pumping equipment,* manholes and all other necessary or desirable appurtenances to provide for the discharge of sanitary sewage from all lots or parcels of land within the platted area to a connection with the City's sanitary sewers. The sanitary sewer system shall be constructed in accordance with the plans and specifications of the City and at the sewer grades approved by the City. The above mentioned facilities for the collection and disposal of sanitary sewage from the platted area shall, upon final approval and acceptance by the City, become the property of the City.

Under some circumstances the City may require, as a condition for approval of the plat, installation of a sanitary sewer that is larger than necessary to meet the needs of the platted area or the area being subdivided as shown by the Preliminary Plat or Site Plan but necessary to complete the City sanitary system as it relates to both the area being platted and other areas.

*Pumping stations and pumping equipment will not be permitted by the City unless all means of gravity flow are unavailable or undue hardship would result; increased costs, unless they constitute an undue and prohibitively excessive financial burden as determined by the City, will not constitute a hardship.

(B) Storm Drainage System.

There shall be constructed, at the owner and subdivider's expense, a storm drainage system adequate to serve the area, including anticipated extension of use to serve additional areas. The storm drainage system shall be constructed in accordance with plans and specifications of the City and at sewer grades approved by the City. The sewers, shall, upon inspection, approval and

acceptance by the City, become the property of the City. Temporary sediment control measures implemented by the developer, which in the opinion of the City Engineer significantly impact the capacity of the storm drainage system, will not be allowed. In the storm sewer design phase, consideration shall be given to alternatives and principles of storm water management.

Under some circumstances the City may require, as a condition for approval of the plat, installation of a storm sewer that is larger than necessary to meet the needs of the platted area or the area being subdivided as shown by the Preliminary Plat or Site Plan, but necessary to complete the City storm sewer system as it relates to both the area being platted and other areas.

(C) Water Main System.

There shall be constructed, at the owner and subdivider's expense, a water main system to adequately serve all lots or parcels of land within the platted area, with due regard to the present and reasonably foreseeable needs of the entire area shown in the Preliminary Plat or Site Plan, and shall connect the same to existing water mains. The water main system shall be constructed in accordance with plans and specifications of the City and Joint Power Water Board.

(D) Streets, Street Grading and Surfacing.

The owner of land being platted shall, at his expense, provide the grading of the entire street right-of-way, alley or public place, and provide appropriate paving including curb and gutter on all streets. The street improvements shall be constructed in accordance with the plans and specifications of the City and shall adequately reflect the classification of the street, its location and anticipated volume of traffic. All streets or roads shall be of such width and shall be so constructed as to meet the standards of the public body responsible for the maintenance thereof as outlined in section 16-901 of these regulations. (Ord. No. 91-11, 10-15-91)

(E) Street Lights, Street Name Signs and Traffic Control Signs.

The owner shall, at his expense, install

all street lights, street name signs and traffic control signs. All lights and signs shall be installed so as to meet the standards outlined in Section 16-905 of these regulations. Street lights, street signs and traffic control signs shall be installed prior to acceptance of subdivision improvement or any occupancy permit being issued for any building, in any subdivision.

(F) Fire Hydrants.

The owner and subdivider shall, at his expense, install all fire hydrants. All fire hydrants shall be designed and installed so as to meet the specifications outlined in 16-905 of these regulations.

(G) Utilities: Gas, Electricity and Telephone, Etc.

It shall be the responsibility of the owner or subdivider to install all other necessary utilities. All utilities shall be installed underground, except that major overhead power lines may be located along arterial streets or other specifically designed streets.

(H) Other Facilities or Improvements.

The owner or subdivider shall, at his expense, install any other facility or improvement as may be specified on the Preliminary Plat, Site Plan, or in a Contract and agreed to by the subdivider. All such facilities and improvements shall be designed, located and/or installed to City specifications as designated by these regulations on the Preliminary Plat, Site Plan, or in a Contract.

(I) Monuments.

The owner and subdivider shall, at his expense, install monuments at all subdivision boundary corners which shall be marked with two (2) inch diameter brass caps. These caps may be set in concrete or be affixed to thirty (30) inch lengths of galvanized pipe and shall be properly marked for identification as to location, shall carry the true elevation, shall be reference if subject to destruction, and again shall show the proper identification and license of the certifying surveyor.

Perimeter ties shall be shown to all Section, Quarter Section and Sixteenth Section Lines.

Block and lot corners, Points of Tangency and Points of Curve of all curves shall be marked by a distinctive survey corner marker. Where section lines and quarter section lines intersect the center line of any street, reference shall be given to the nearest section corner or quarter corner.

(J) Supplemental On-Site Off-Site Street Construction.

1. For purposes of this section, the following definitions shall apply:

a. Develop: to plat or create lots, or to construct one or more building(s) on one lot, or establish a use on a lot, or expand a use on a lot.

b. Developer: a person, firm, corporation, or association that develops land.

c. Transportation Plan-Map: an official map contained within the Rock Springs Master Plan that establishes the location and designation for arterial and collector streets within the City of Rock Springs.

d. Transportation Plan-Street: an arterial or collector street shown on the Transportation Plan Map.

e. Impacted Transportation Plan Street: a transportation plan street which, if constructed, (1) would traverse or abut the developed property, or (2) would benefit the developed property, although it does not traverse or abut the developed property. The determination of a benefit or the degree of benefit shall be made by the City Engineer, engineering staff or a qualified consultant, employing generally accepted engineering principles and practices.

2. The Transportation Plan-Map, which is part of the Rock Springs Master Plan, establishes the street plan for the City of Rock Springs. More specifically, the Transportation Plan-Map identifies the location and designation of existing and proposed arterial and collector streets within the City.

3. Construction of Transportation Plan-Streets shall occur in an orderly manner as development occurs within the City of Rock Springs.

4. The Transportation Plan-Map shall

be consulted to determine if property will impact a Transportation Plan Street.

5. A developer who develops property which impacts a Transportation Plan-Street, shall be required to construct or improve said street as required by this Section.

6. Property traversed or abutting a Transportation Plan Street.

a. If the developed property is traversed or abutted by a Transportation Plan-Street, the developer shall dedicate or cause to be dedicated to the City of Rock Springs, property comprising the full width of the street right-of-way as shown for the Transportation Plan-Street, and a length measured by the distance the property is traversed or abutted by the Transportation Plan-Street.

b. A developer who develops property which is traversed or abutted by a Transportation Plan-Street shall construct or improve the Transportation Plan-Street in accordance with the following:

(i) For residential development, except as provided under subsection (iii), the developer, at a minimum, shall construct a street to the residential standard for the length of the developed property, in accordance with Chapter 16, Article 9, of the Rock Springs Municipal Ordinances. For non-residential development, except as provided under subsection (iii), the developer, shall construct the street to the full street improvements designated by the Transportation Plan Map. The obligation to construct sidewalks as required by Chapter 16, Article 9, may be waived on one side of the street if deemed unnecessary by the Planning and Zoning Commission and the Governing Body after considering public health, safety and welfare.

(ii) The Planning and Zoning Commission and Governing Body, after being advised by the City Engineer shall require street improvements deemed necessary for public health, safety, and welfare. The Planning and Zoning Commission and Governing Body shall consider such issues as, but not limited to, access for emergency vehicles, existing and proposed traffic counts, and access required

to permit orderly development of adjacent areas.

(iii) If the Planning and Zoning Commission and Governing Body, after being advised by the City Engineer, have determined that construction of the Transportation Plan Street is not necessary at the time of development, the developer shall pay a fee in lieu of the street construction as required under subsection (ii). Said fee shall be credited to a special fund, maintained and administered by the City of Rock Springs. The fund shall be applied exclusively to any future expenses incurred by the City of Rock Springs in constructing and/or upgrading any streets which traverse or are contiguous to the developed property.

7. Impact Fees for Impacted Transportation Plan Streets.

a. If determined by the Planning and Zoning Commission and Governing Body, after being advised by the City Engineer, that the developed property is impacting a Transportation Plan-Street, an impact fee shall be required. Said impact fee shall be assessed at \$.20 per square foot of lot area and shall be placed in a fund designated for future improvement of the Transportation Plan-Street.

b. The impact fees assessed in accordance herewith shall not be due until the issuance of a building permit for the lot or property parcel for which impact fees have been assessed.

8. The Planning and Zoning Commission and Governing Body shall review and approve, by Resolution, all Impacted Transportation Plan Street construction or improvement and impact fees. This Section shall be applicable to Chapter 16 and Chapter 13.

(Ord. No. 91-11, 10-15-91; Ord. No. 92-12, 12-1-92, 95-14, Amended, 02/20/1996; Ord. No. 2018-16, 1/2/19)

16-806 As-Built Plans.

(A) Prior to the approval and acceptance of any completed improvements, as-built plans must be submitted to the City Engineer. Five sets of the plans shall be

submitted on 24" x 36" bond paper. The plan submittal shall contain:

- (1) A cover sheet.
- (2) The subdivision plat.
- (3) The overall grading plan.
- (4) The overall street plan.
- (5) The overall water system and profiles.
- (6) The overall sanitary sewer system and profiles.
- (7) The overall drainage plan.
- (8) If constructed, the overall storm sewer system and profiles.
- (9) Additional detail sheets as necessary at 1" = 50' scale, with title block and sheet numbers in the lower right hand corner of each page and showing the detailed location of all utilities to include service lines to lots. A permanent benchmark shall be described on each sheet.

(B) The following certification by the project engineer shall appear on the face of the plans:

I certify that these plans were prepared under my direct supervision and control, that they accurately represent the referred to improvements as they have been constructed in the field, and that the improvements, to the best of my knowledge, conform to the requirements of the Department of Environmental Quality, the State Highway Department, the City Engineer and other applicable agencies.

Engineer
Wyoming P.E. Number
(Ord. 2018-16, 1/2/19)

16-807 Acceptance of Improvements.

At any time after the completion of construction of public streets and their inspection by the Director of Engineering & Operations, the subdivider may request that the City accept maintenance of the streets. The City Council may accept maintenance of streets, sewers, and rights-of-way if all work is in compliance with City specifications and requirements at the time of acceptance providing the developer presents to the City a two year warranty on the construction. (Ord. 2018-16, 1/2/19)

16-808 Issuance of Building Permits.

Building Permits may be issued for lots within a subdivision only after final plat approval is granted by the City Council and water and sewer service is stubbed to the lots. Occupancy permits for buildings shall not be issued until the installation of subdivision improvements is completed, which shall include curb, gutter, sidewalk and paving. (Ord. No. 92-10, 5-5-92).

16-809 Compliance with Drainage Plans

Subdivision drainage plans, and individual lot drainage plans, must be complied with. Upon completion of final subdivision grading and prior to building permits being issued, a certified topographic survey verifying final grades with proposed grades shall be submitted. Spot elevations shall be given for all inverts, low points and flowing entry and exit points. Plot plans for Building Permits must show, and be consistent with, the drainage plan approved for the lot. Individual lot drainage plans included on the Preliminary Plat shall also be included on the Final Plat Construction Plans. Occupancy Permits for buildings shall not be issued until a certified survey showing final grading has been submitted and approved by the City. (See Section 16-808 for additional requirements.) Lot drainage must remain consistent with the drainage plan approved for the lot. (98-05, Added, 06/16/1998)