

CHAPTER 170

SUBDIVISION REGULATIONS

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170.01 PURPOSE. The purpose of this chapter is to secure coordination of subdivisions of land and extensions of streets; to promote proper standards for development of land, utilities and streets; to promote health and the general welfare; to facilitate the adequate provisions of transportation, water supply, sewage treatment, storm drainage and other public improvements and services in areas of new development throughout the City, all in accordance with a comprehensive plan.

170.02 JURISDICTION. Jurisdiction under this chapter shall extend to within two (2) miles of the corporate limits of the City. A subdivision plat shall be made when a tract of land is subdivided by repeated divisions or simultaneous division into three or more parcels. However, certain divisions, as set out below, are not deemed “subdivisions,” provided the lots or parcels involved are abutting and contiguous and the division, combining, or adjustment does not result in any lot or parcel being nonconforming or more nonconforming or accomplish “gerrymandering” with land areas or frontage for signage purposes all regarding the zoning and subdivision requirements of this Code of Ordinances.

1. A division of two existing subdivision lots into three lots (once only).
2. A combining of a portion of one lot or parcel with another lot or parcel (once only).
3. The adjusting of a common boundary between lots or parcels (two boundaries only).

A subdivision plat is not required when land is divided by conveyance to a governmental agency for public improvements. A subdivision plat shall have a succinct name or title that is unique, as approved by the Auditor. The plat shall include an accurate description of the land included in the subdivision and shall give reference to two section corners within the United States public land survey system in which the plat lies or, if the plat is a subdivision of any portion of an official plat, two established monuments within the official plat. Each lot within the plat shall be assigned a progressive number. Streets, alleys, parks, open areas, school property, other areas of public use, or areas within the plat that are set aside for future development shall be assigned a progressive letter and shall have the proposed use clearly designated. A strip of land shall not be reserved by the subdivider unless the land is of sufficient size and shape to be of practical use or service as determined by the governing body. Progressive block numbers or letters may be assigned to groups of lots separated from other lots by streets or other physical features of the land. The surveyor shall not assign lot numbers or letters to a lot shown within a subdivision plat unless the lot has been surveyed by the surveyor in compliance with Chapter 355 of the *Code of Iowa*. The Auditor may note a permanent real estate index number upon each lot within a subdivision plat.

Sufficient information, including dimensions and angles or bearings, shall be shown on the plat to accurately establish the boundaries of each lot, street, and easement. Easements necessary for the orderly development of the land within the plat shall be shown and the purpose of the easement shall be clearly stated. If a subdivision plat, described as part of the United States public land survey system and not entirely within an official plat, lies within more than one forty-acre aliquot part of a section, the acreage shall be shown only for assessment and taxation purposes for the portion of the subdivision that lies within each forty-acre aliquot part of the section. The area of the irregular lots within the plat shall be shown and may be expressed in either acres, to the nearest one-hundredth acre, or square feet, to the nearest ten square feet. The surveyor shall not be required to establish the location of a forty-acre aliquot line by survey but is required to use reasonable assumptions in determining its approximate location for assessment and taxation purposes.

170.03 DEFINITIONS. For use in this chapter, the following terms and words are defined:

1. “Alley” means a permanent public service way or right-of-way designed to provide a secondary means of access to abutting property.
2. “Auditor” means the County Auditor of Iowa County, Iowa.
3. “Building line” means a line established on a plat as a restrictive covenant, beyond which no building may be placed. The building lines need not correspond to the front, side or rear yard requirement established in the zoning ordinance, and where they do not, the most restrictive requirement will control.
4. “Collector street” means a street intended to carry vehicular traffic from residential streets to thoroughfares or traffic generators.
5. “Commission” means the Planning and Zoning Commission of the City.
6. “Cul-de-sac” means a short minor street having one end open to motor traffic, the other end being permanently terminated by a vehicular turn-around.
7. “Easement” means authorization by a property owner for the use by another, and for a specified purpose, of any designated part of said owner’s property.
8. “Final plat” means the map or drawing on which the subdivision plan is presented in the form which, if approved by the Council and the Commission, will be filed and recorded with the County Recorder.
9. “Preliminary plat” means a study or drawings indicating the proposed manner or layout of the subdivision which is submitted to the Council and the Commission for consideration.
10. “Residential street” means a street used primarily for access to abutting property.
11. “Right-of-way” means the area measured between property lines dedicated to and accepted for public use and providing access to abutting properties.
12. “Separate tract” means a parcel of land or a group of contiguous parcels of land under one ownership on the effective date of the ordinance codified in this chapter.
13. “Street” means a right-of-way other than an alley dedicated or otherwise legally established to be accepted for public use, usually affording the principal means of access to abutting property. A street may be designated as a street, highway, thoroughfare, parkway, avenue, road, lane, drive, place or other appropriate designation.
14. “Subdivider” means any person who shall lay out, for the purpose of sale or development, any subdivision or part thereof, as defined herein, either for said individual person or others.

15. "Subdivision" means the division of a separate tract of land into three (3) or more lots or parcels for the purpose of transfer of ownership or building development, or if a new road is involved, any division of a parcel of land.

16. "Thoroughfare" means a street intended for cross-country or through traffic.

170.04 FEES. Each preliminary plat, final plat, and site plan submitted for approval shall be accompanied by a fee as established by Council resolution.

170.05 VARIANCES. Where the strict application of standards or requirements established by this chapter would cause substantial hardship or impose unreasonable restrictions on the development of a tract of land because of natural or physical conditions or limitations, not created by the owner or developer, the Commission may recommend and the Council may grant such variances from these standards or requirements as may be necessary to permit the reasonable development of the land while preserving the intent of this chapter.

170.06 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. Recording. No plat or subdivision in the City or within two miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

2. Building Permits. Not more than two building permits shall be issued for each separate tract existing at the effective date of the ordinance codified in this chapter unless the tract shall have been platted in accordance with the provisions contained herein.

3. Public Improvements. No public improvements over which the Council has control shall be made with City funds, nor shall any City funds be expended for street maintenance, street improvements, or other services in any area that has been subdivided after May 10, 1971, unless such subdivision and streets have been approved in accordance with the provisions of this chapter and the street accepted by the Council as a public street.

4. Penalty. Any person who shall dispose of or offer for sale or lease any lots in the City or addition thereto, unless the plat thereof has been approved in accordance with this chapter and recorded, shall forfeit and pay an amount to be set by Council resolution for each lot or part of lot sold or disposed of, leased, or offered for sale.

170.07 AMENDMENTS. This chapter may be amended from time to time by the Council. Such amendments as may be proposed shall first be submitted to the Commission for study and recommendation. The Commission shall report within thirty (30) days, after which the Council shall give notice of and hold a public hearing on the amendment. The amendment shall become effective from and after its adoption and publication as required by law.

170.08 PROFESSIONAL ASSISTANCE. The Council or the Commission may request such professional assistance as it deems necessary to properly evaluate the plats as submitted.

170.09 PRELIMINARY PLATTING PROCEDURE.

1. Plats Filed. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file three copies and a reproducible sepia or tracing of the plat with the Clerk.

2. Plats Distributed. The Clerk shall immediately transmit two copies of the preliminary plat to the Commission for study and recommendation.

3. Commission Action. The Commission shall examine the plat as to its compliance with this chapter and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council, provided that the owner or developer may agree to an extension of time not to exceed 60 days. A copy of the recommendation shall be forwarded to the owner or developer.

4. Council Action. The Council, upon receipt of the Commission's recommendation, or after 30 days, or any extension thereof shall have passed, shall by resolution grant approval, or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

170.10 PRELIMINARY PLAT REQUIREMENTS. The preliminary plat shall contain the following:

1. Map. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. Plat Contents. A preliminary plat of the subdivision shall be drawn to the scale of 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in shortest dimension, a scale of 100 feet to one inch may be used. Said preliminary plat shall show:
 - A. Legal description, acreage, and name of proposed subdivision.
 - B. Name and address of the owner.
 - C. Name of person who prepared the plat, and the date thereof.
 - D. Location of existing lot lines, streets, public utilities, water mains, sewers, drain pipes, culverts, water courses, bridges, railroads and buildings in the proposed subdivision.
 - E. Location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - F. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or benchmarks.
 - G. Names of adjacent property owners.
 - H. Layout of proposed blocks (if used) and lots including the dimensions of each, and the lot and block number in numerical order.
 - I. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - J. Contours at vertical intervals of not more than two feet.
 - K. Grades of proposed streets.

- L. Proposed building lines.
- M. A cross section of the proposed streets showing the roadway location, the type and width of surfacing, type of drainage and other improvements to be installed.
- N. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
- O. The drainage of the land including proposed storm sewers, ditches, culverts, bridges, and other structures.
- P. North point and graphic scale.
- Q. Layout of lots showing approximate dimensions and number.
- R. Location of proposed sidewalks unless the sidewalks are waived by the Council pursuant to Section 136.06 of this Code of Ordinances.

170.11 FINAL PLATTING PROCEDURE.

1. Plat Submitted. A final plat shall be submitted within 12 months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to preparation of a final plat.
2. Procedures. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.09.
3. Certification. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor, and County Recorder along with such other certifications and instruments as may be required by law.

170.12 FINAL PLAT REQUIREMENTS. The final plat shall meet the following specifications:

1. Inclusions. It may include all or only part of the preliminary plat.
2. Scale. The plat shall be drawn to the scale of 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in the shortest dimension, a scale of 100 feet to one inch may be used.
3. Plat Contents. The final plat shall contain the following:
 - A. Accurate boundary lines with dimensions and angles which provide a survey of the tract closing with an error of not more than one foot in 3,000 feet.
 - B. Accurate references to known or permanent monuments giving the bearing and distance from some corner of a congressional division of the County of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.

- H. Lot numbers and dimensions.
 - I. Block numbers, if used.
 - J. Accurate locations of easements for utilities and any limitations on such easements.
 - K. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - L. Building lines and dimensions.
 - M. Location, type, material, and size of all monuments and markers.
 - N. Name of the subdivision.
 - O. Name and address of owner and subdivider.
 - P. North point, scale, and date.
 - Q. Certification by a registered land surveyor of the State.
 - R. Certification of dedication of streets and other public property.
 - S. Resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.
 - T. Location of proposed sidewalks unless the sidewalks are waived by the Council pursuant to Section 136.06 of this Code of Ordinances.
4. Instruments Required. The final plat shall be accompanied by the following instruments:
- A. A certified statement from the owner and spouse, if any, that the subdivision as it appears on the plat is with their free consent and is in accordance with the desires of the proprietor and spouse. This certificate must be signed and acknowledged by the owner and spouse before some officer authorized to take the acknowledgments of deeds.
 - B. One of the following:
 - (1) A certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or
 - (2) A surety bond with the City which will insure the City that the improvements will be completed by the subdivider or property owner within two years after the official acceptance of the plat. The form and type of bond shall be approved by the City Attorney, and the amount of the bond shall not be less than the amount of the estimated cost of the improvements plus 10 percent and the amount of the estimate must be approved by the Council. If the improvements are not completed within the specified time, the Council may use the bond or any necessary portion thereof to complete the same, or
 - (3) A petition by the developer to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable costs of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations.

If option (2) or option (3) above is chosen, the final plat shall state that the developer, the grantees, assignees, and successors in interest agree that public services including but not limited to street maintenance, snow and ice removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the pavement is completed and accepted by the City.

C. Copy of all restrictive covenants to be attached to the lots of the subdivision.

5. Additional Submissions. The final plat shall also be accompanied by the following at the time it is presented for filing:

A. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.

B. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the *Code of Iowa*.

C. The encumbrance bond, if any.

170.13 PLATS OUTSIDE CORPORATE LIMITS. Procedure for approval of preliminary and final plats of land within two miles of the corporate limits shall be same as set out in Section 170.09 and 170.11 above, except that five copies of the plat shall be filed with the Clerk and the Clerk shall refer one copy to the County Engineer and request a recommendation to be submitted to the Commission.

170.14 STREETS AND ALLEYS. The minimum required design standards for streets and alleys are as follows:

1. Access. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
2. Jogs. Street jogs of less than 150 feet shall be avoided.
3. Cul-de-sacs shall not exceed 500 feet in length.
4. Continuation. New subdivisions shall make provisions for future continuation and extension of thoroughfares and collector streets and roads to the boundaries thereof.
5. Dead Ends. No dead-end streets or alleys will be permitted except at subdivision boundaries. In no event can any dead-end street exceed 500 feet in length.
6. Alleys. Alleys shall not be permitted in residential areas but shall be provided in commercial and industrial areas.
7. Intersections. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
8. Parkways. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
9. Names. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street.
10. Right-of-Way. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares – 100 feet;

- B. Collector streets – 70 feet;
 - C. Residential streets – 60 feet;
 - D. Cul-de-sacs – 110 feet in diameter;
 - E. Alleys – 20 feet.
11. Surfacing. Minimum width of surfacing to be provided shall be as follows:
- A. Thoroughfare streets – 53 feet;
 - B. Collector streets – 41 feet;
 - C. Residential streets – 25 feet;
 - D. Cul-de-sacs – 85 feet in diameter;
 - E. Alleys – 20 feet.
 - F. Sidewalks – 4 feet.
12. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:
- A. Thoroughfare streets – 4 percent;
 - B. Collector streets – 6 percent;
 - C. Residential streets – 8 percent.

170.15 BLOCKS. Block layout shall be as follows:

1. Length. The length of blocks shall be not less than 500 feet and not more than 900 feet in length.
2. Width. Blocks shall be of sufficient width to permit two tiers of lots of appropriate depth and in no case shall the width be less than 220 feet, except where a single tier of double frontage lots parallels a limited access highway, a thoroughfare, drainage course, railroad or other barrier, the width shall be not less than 150 feet.
3. Crosswalks. Crosswalks may be required in blocks over 700 feet long or in areas where curved streets require excessive out-of-distance travel. If required, they shall be constructed by the developer.

170.16 LOTS. Lot layout shall be as follows:

1. Street Access. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 15 feet at the intersection.
2. Side Lines. Side lines of lots shall approximate right angle to straight street lines and radial angles to curved street lines except where a variation will provide better lot layout.
3. Double Frontage. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event, a planting screen shall be provided along the rear of the lot.
4. Corner Lots. Corner lots shall be not less than 80 feet in width and interior lots shall not be less than 75 feet in width at the building lines, provided, however, that in a subdivision which is intended for and restricted to by a perpetual covenant attached to the plat, occupancy of lots by mobile homes or mobile homes converted to real estate, the minimum lot width may be reduced to not less than 50 feet.

5. Minimum Lot Size. The minimum lot size shall be 8,000 square feet.

170.17 IMPROVEMENTS REQUIRED. The subdivider shall construct and install the improvements described herein in accordance with detailed construction plans and specifications approved by the Council and constructed to the satisfaction of the Council.

170.18 SANITARY SEWAGE SYSTEM. The subdivider shall provide the subdivision with a complete sanitary sewage system which shall connect with a sanitary sewer outlet approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the future extension of the sewers to serve adjacent property. The design and construction of the sanitary sewer system shall be in full compliance with the requirements as set forth in Chapter 12 of the *Design Manual of Iowa Standards for Sanitary Sewer Systems* as established by the Iowa Department of Natural Resources. (A copy of these requirements is on file with the Clerk.) The subdivider shall also make application to the City for connection of the proposed sanitary sewer system to the existing public sewer system in accordance with the requirements established by the Iowa Department of Natural Resources. Application shall be made on Treatment Agreement Form C, available from the Clerk.

170.19 BUILDING SEWERS. The subdivider shall provide for connection of building sewers to the sanitary sewer system. This shall be accomplished by installing a suitably located “Y” branch or, for existing sewer lines, a cast iron saddle in accordance with the requirements set forth in Section 96.07 of this Code of Ordinances. From the “Y” branch or saddle, the subdivider shall provide a building sewer extending to the property line, in accordance with Chapter 96 of this Code of Ordinances. A separate building sewer shall be provided for each lot in the subdivision. The ends of the newly installed building sewers shall be securely capped to prevent the entrance of groundwater and soil. The location of building sewers, shown as the distance from the nearest manhole and the depth below the top of the adjacent curb, shall be placed on file with the Clerk.

170.20 WATER MAINS. The subdivider shall provide the subdivision with a complete water distribution system which shall connect with the municipal water distribution system at locations approved by the Council. The water mains shall extend to the subdivision boundaries as necessary to provide for the future extension of the mains to serve adjacent property. The design and construction of the water distribution system shall be in full compliance with the requirements as set forth in Chapter 8 of the *Design Manual of Iowa Standards for Water Supply Distribution Systems* as established by the Iowa Department of Natural Resources. (A copy of these requirements is on file with the Clerk.) Poly (Vinyl Chloride) (PVC) water mains shall have a maximum dimension ratio (DR) of 18 and shall be rated for not less than 150 pounds per square inch working pressure. Fire hydrants shall be located to provide for a maximum coverage area of that equal to a circle with a radius of 250 feet. A coverage area equal to that of a circle with a radius of 300 feet will be allowed upon receipt of approval by the Council. The threads on all fire hydrant nozzles shall be the City’s standard.

170.21 WATER SERVICE LINES. The subdivider shall provide for connection of water service lines to the water mains. This shall include tapping the water main and installing a corporation stop, water service pipe and curb valve, all in accordance with Chapter 90 of this Code of Ordinances. A separate water service line shall be provided for each lot in the subdivision. Disinfection and testing of the newly constructed water distribution system, including water service lines, shall be accomplished before the system is placed into operation.

170.22 STORM DRAINAGE SYSTEM. The subdivider shall provide the subdivision with adequate drains, culverts, storm sewers, intakes, and manholes to provide for the collection and transportation of all storm water. These improvements shall extend to the boundaries of the subdivision so as to provide for future extension to serve adjoining properties. Transportation of collected storm waters on the surface of

the land is prohibited except for gutters of paved streets. Where street gutters are to be used for the surface transportation of storm water, the intakes shall be spaced: (i) to provide for a maximum time of concentration of 20 minutes at the upper reach of the system, and (ii) at one-block intervals thereafter. Storm sewer lines shall be sized to accommodate runoff based on a storm frequency of five years and a duration equal to the applicable time of concentration. The minimum size allowed will be 15-inch diameter. The slope of the lines shall be sufficient to maintain a velocity of two feet per second then flowing full. Storm sewer pipe shall be reinforced concrete in accordance with A.S.T.M. Specifications C76 with a minimum Class 3 thickness. Higher thickness shall be used when warranted by the depth of cover. All lots shall be provided with a public storm sewer within the street right-of-way at the front yard. This storm sewer will be either a RCP which is designed to carry the storm drainage from the street or an eight-inch Ø (minimum) SDR35 PVC that connects to the storm sewer system. The design and construction of this PVC storm extension line shall be done in accordance with the same standards used for wastewater piping. The developer will extend a 1½-inch Ø (minimum) building storm sewer service from the above public storm sewer to each lot. Each storm sewer service shall have a check valve installed (this valve is in addition to any check valve built into the sump pump). The storm sewer services shall be 160 psi rated polyethylene pipe (PE 3406) or Schedule 80 PVC (A.S.T.M. D1785). The requirement for a minimum 8-inch public storm sewer may be waived by the City Engineer provided there is a more suitable water course adjacent to or through the lots being subdivided.

170.23 DISPOSAL OF STORM WATER. Where the amount and/or rate of discharge of storm water from a subdivision or property is increased as a result of subdividing and/or construction of improvements thereto, and where the increase in either the amount or rate of discharge has the potential for adversely affecting the well-being and/or causing damage to the property of the adjacent landowners, the subdivider or landowner making said improvements shall make provisions for the safe transportation of said storm water to the nearest adequate storm drainage system or adequate natural water course. The Council may waive this requirement provided that the subdivider or landowner presents for the Council's approval sufficient data to illustrate that such adverse effects and/or damages are not likely to be sustained by adjacent landowners and written documentation from the adjacent landowners indicating their acceptance of the anticipated runoff.

170.24 CURB AND GUTTER. Curb and gutter shall be installed on all streets in the plat being dedicated for public use and shall be constructed of Portland cement concrete in accordance with the design standards and specifications on file with the Clerk. The grades of the completed curbs shall be in accordance with the applicable grade ordinance as adopted by the Council.

170.25 SURFACING. All streets being dedicated for public use shall be surfaced from curb to curb. Surfacing shall consist of asphaltic concrete or Portland cement concrete and shall be constructed in accordance with the design standards and specifications on file with the Clerk. Where a surface width in excess of 25 feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard of surfacing than is herein required is deemed necessary by the Council, the additional cost shall be borne by the City.

170.26 MARKERS. An iron rod not less than one-half inch in diameter and 24 inches in length shall be placed as follows:

1. Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.27 PLANS AND SPECIFICATIONS. The subdivider shall submit to the Council, for their approval, construction plans and specifications illustrating in detail the improvements that are proposed. A minimum of three sets shall be submitted. Both the plans and specifications shall be certified by a registered professional engineer licensed to practice in the State.

170.28 APPROVAL OF GOVERNMENTAL AGENCIES. The subdivider shall submit to the Council evidence that the necessary approvals from all local, State, and Federal agencies having jurisdiction in these matters have been obtained.

170.29 INSPECTION. The Council shall cause the installation of all improvements to be inspected to insure a compliance with the requirements of this chapter. The cost of said inspection shall be borne by the subdivider or landowner making the improvements and shall be the actual cost of the inspection to the City.

170.30 RECORD OF CONSTRUCTION. The subdivider of record is responsible to submit “record of construction” drawings to the City Engineer and City Clerk on reproducible vellum or mylar and in AutoCAD based digital format.