

10-5-4: CONSTRUCTION PLANS:

- A. Required; Scale: Construction plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one inch equals fifty feet (1" = 50'), and map sheets shall be of the same size as the plat. The following shall be shown:
1. Profiles showing existing and proposed elevations along centerlines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the centerline of the existing road or roads within one hundred feet (100') of the intersection, shall be shown. Approximate radii of all curves, lengths of tangents, and central angles of all roads shall be shown.
 2. The BCC may require, where steep slopes exist, that cross sections of all proposed roads at one hundred foot (100') stations be shown at five (5) points as follows: on a line at right angles to the centerline of the road, and said elevation points shall be at the centerline of the road, each property line, and points twenty five feet (25') inside each property line.
 3. Plans and profiles showing the locations and typical cross section of road pavements, including curbs and gutters, sidewalks, drainage easements, servitudes, rights of way, manholes, and catch basins; the location of road trees, road lighting standards, and road signs; the location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or structures.
 4. Location, size, elevation and other appropriate descriptions of any existing facilities or utilities, including, but not limited to, existing roads, sewers, drains, water mains, easements, water bodies, streams, and other pertinent features such as swamps, railroads, buildings, features noted on the general plan at the point of connection to proposed facilities and utilities within the subdivision, and each tree with a diameter of two inches (2") or more, measured twelve inches (12") above ground level. The water elevations of adjoining lakes or streams at the date of the survey, and the approximate high and low water elevations of such lakes or streams. All elevations shall be referred to the USGS datum plane. If the subdivision borders a lake, river or stream, the distances and bearings of a meander line established not less than twenty feet (20') back from the ordinary high water mark of such waterways.
 5. Topography at the same scale as the sketch plan with contour intervals of two feet (2'), referred to sea level datum. All datum provided shall be latest applicable U.S. coast and geodetic survey datum and should be so noted on the plat.
 6. All specifications and references required by the county construction standards and specifications, including a site grading plan for the entire subdivision.
 7. Notation of approval as follows:

Owner Date

Chairman, Date

Board of County Commissioners

8. Title, name, address and signature of professional engineer and surveyor, and revision dates.

B. Construction Plan Review:

1. General Application Requirement: Construction plans shall be prepared by or under the supervision of a professional engineer or architect registered in the state as required by state law governing such professions. Plans submitted for review by the county shall be dated and bear the responsible engineer's or architect's name, registration number and the designation of "professional engineer", "PE" or "architect", and an appropriate stamp or statement identifying that the documents are for preliminary review and are not intended for construction. Final plans acceptable to the county shall bear the seal and signature of the engineer or architect and the date signed on all sheets of the plans. Public improvements in roads, alleys, rights of way or easements shall be designed by a professional engineer registered in the state.

2. Construction Plan Review Procedure: Copies of the construction plans, and the required number of copies of the plat or site plan shall be submitted to the director for final approval prior to submittal of a final plat or site plan. The plans shall contain all necessary information for construction of the project, and other special features. Each sheet of the plans shall contain a title block, including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made. The county engineer will release the plans for construction, subject to approval of the final plat or site plan by the BCC and payment of all necessary fees. Upon such release, each contractor shall maintain one set of plans, stamped and signed by the county, on the project at all times during construction.

3. Preconstruction Conference: The county engineer may require that all contractors participating in the construction shall meet for a preconstruction conference to discuss the project prior to beginning work.

4. Conditions Prior To Authorization: Prior to authorizing construction, the county engineer shall be satisfied that the following conditions have been met:

a. The subdivision plat or site plan shall have been approved as required in this title.

b. All required contract documents shall be completed and filed with the county engineer.

c. All necessary off site easements or dedications required for public facilities not shown on the final plat or site plan must be conveyed solely to the county, or other agency approved by the county, with proper signatures affixed. The original of the documents, and filing fees as determined by the director, shall be delivered to the county engineer prior to approval and release of the construction documents.

d. All contractors participating in the construction shall be presented with a set of approved plans bearing the stamp of release of the county engineer. These plans shall remain on the job site at all times.

e. A complete list of the contractors, their representatives on the site, and telephone numbers where a responsible party may be reached at all times must be submitted to the county engineer.

f. All applicable fees must be paid to the county. (Ord. 323, 3-9-1998)