

ARTICLE IX

INSTALLATION OF IMPROVEMENTS

SECTION 1. PLANS AND SPECIFICATIONS REQUIRED: Where installation of improvements by the petition method has not been authorized, the subdivider shall be responsible for submission of engineering drawings and specifications meeting the requirements of these regulations, and subject to approval by the Governing Body. Such plans and specifications shall be prepared by a licensed engineer and shall be submitted in duplicate to the Zoning Administrator at least fifteen (15) days prior to the date of anticipated final plat approval. Failure to do so shall be considered consent for extension of any time limitation for plat approval by the Governing Body.

SECTION 2. CONTENT OF PLANS AND SPECIFICATIONS:

1. Construction documents for installation of improvements shall contain all information necessary for installation of improvements in accordance with applicable standards and guidelines. In general, these documents shall contain plans, profiles, details, specifications, and cost estimates, as appropriate, for the following:
 - a. Roadways, alleys, and sidewalks.
 - b. Storm drainage improvements.
 - c. Water supply and distribution systems.
 - d. Sanitary sewerage systems.
 - e. Any additional utilities not the responsibility of the service company.
2. Engineering plans, profiles, details, and specifications shall be prepared at such scale and in such format as may be approved by the Governing Body.
3. The engineer, official, or agency responsible for determining specifications and standards shall review all engineering drawings in order to determine whether such drawings are consistent with the approved preliminary plat and comply with established design standards. The reviewing official shall forward to the Planning Commission the results of the review process.
4. The Planning Commission and Governing Body shall not approve a final plat until the engineering documents have been approved, or petitions, if authorized, have been properly filed.

SECTION 3. CONSTRUCTION OF IMPROVEMENTS:

1. All improvements installed shall be subject to inspection and approval by the engineer or official designated by the Governing Body. The subdivider shall provide at least forty-eight (48) hours notice prior to any inspection work.

2. After the final inspection is made and before acceptance of the improvement by the Governing Body, the subdivider shall file a statement certifying that all obligations incurred in the engineering and construction of the improvement involved have been properly paid and settled.
3. Upon proof of compliance with the requirements of these regulations and all other standards and guidelines, the Governing Body may, by resolution, accept the improvements. Upon approval and acceptance, the improvements, where applicable, shall become the property of the appropriate Governing Body or utility company.