

SECTION 17 GUIDE LINE PROCEDURES FOR PUBLIC IMPROVEMENTS

17.1 General:

The procedure by which public improvements are installed in a subdivision is a matter for mutual concern to the subdivider and the County. These improvements become permanent features and could be a great financial burden to the County or subdivider and a continual excessive maintenance cost to the residents; therefore, it is the intent of this section to provide for adequately-sized, properly installed improvements through the prescribed rules and standards for recreation improvements, utilities, and streets.

- 17.2 No contract for any public improvements provided for in this section and within the jurisdiction of the County shall be let unless first the Engineer shall have made a detailed study of the costs for the improvements and recommended to the Board the approval of the installation of such improvements.
- 17.3 Any subdivider proposing to acquire, purchase, install, construct, repair, or to let a contract for the improvements shall be first required to enter into an agreement with the County for the purposes of having a mutual understanding of the cost for public improvements that will be assessed to the lots within the subdivision; an understanding of the improvements to be made by the subdivider; and, an understanding of the schedule, the applicable standards, and the supervision and inspection of the construction work involved.
- 17.4 Any subdivider or developer of a subdivision or planned development proposing to acquire, purchase, construct, repair, or let a contract for public improvements shall first be required to enter an agreement with the County to pay an additional fee not to exceed one percent of the construction cost to cover the cost for the review and approval of construction plans and contracts, documents, and inspection of construction .
- 17.5 No contract shall be let, awarded, or otherwise consummated by the subdivider after receiving bids, duly advertised, unless first receiving the approval of the Board concerning the basis of assessments for the costs to be incurred as a general obligation by the Sanitary and Improvement District, Development Corporation, or other persons to be involved in the contract, as well as the basis of special assessments for improvement costs.
- 17.6 The subdivider shall be required to furnish maintenance bonds on forms required by the County in the full amount of the contract cost for the public improvements as security for the guaranteed maintenance; and the subdivider shall furnish the County with a performance bond for the full amount of the contract cost as security for the faithful performance of the contract.
- 17.7 No subdivision shall be deemed completed nor the bond(s) released as prescribed in this section until the registered engineer and/or land surveyor has certified that all improvements have been installed and located as designed, or "As Built Drawings" have been filed with the County.