

It should be emphasized that engineering presented in the Preliminary Plat submittal need not be detailed. It is just as improper to ask a developer to pay for detailed designs at this point as it is to ask a city engineer to "approve" sketch plans and schematics as construction plans. The engineering presented should simply be complete and basically should graphically show intent and answer all basic engineering questions. It is my opinion the Final Plat submittal is basically a "right of way" type document which I should be able to have "no comment" on since all basic engineering questions were answered at Preliminary Plat stage. A developer should want all the basic engineering questions answered prior to Final Platting.

Concerning street designs, I offer the following reference for your consideration. It is a good criteria guide without removing the designer's prerogative. The reference is "Geometric Design Guide for Local Roads and Streets" by AASHTO and is a 24 page booklet which gives a good summary of proven quality criteria for both rural and urban local streets. I recommend it for your reference library.

Construction Plans: It is essential that prior to a developer asking a contractor to price and/or construct public works facilities for his subdivision that a complete set of detailed construction plans and specifications be submitted to the City Engineer for Public Works for his review and approval. Please do not be party to giving a bidder or contractor incomplete plans and specifications bolstered with notes like "in accordance with City standards". We have standard detail drawings for street and storm drainage "hardware" as well as standard detailed construction specifications. You are encouraged to copy and include them directly in your contract documents or to redraw and re-type the pertinent details and sections, just so long as the message gets to the contractor clearly. If a contractor "buys" a project and later finds out what the City Engineer's "standards" are, we all share in the blame for resulting problems created for your developer clients because of poor communications. The "standards" are available (copies are enclosed). Please use them.

You owe me construction plans and specifications which are complete and in reasonable conformance with standards in return for which I owe you approved construction plans and specifications. I do not require these until after Final Plat approval and prior to your bidding or negotiating with a contractor, but I am willing to review and approve them anytime after Preliminary Plat approval so long as they are detailed and complete.

Acceptance of Public Works Facilities:

I need three (3) things in order to in good conscience accept streets and storm drainage facilities for the City:

1. Prefinal and/or final joint inspection of facilities by City Project Engineer for Field Services and myself and correction of any deficiencies noted.

2. Certification of a licensed Professional Engineer responsible for day-to-day inspection of construction that public street and storm drainage facilities have been constructed in accordance with the aforementioned city approved construction plans and specifications. We have two (2) city inspectors and are barely able to keep up with the inspection load for city-designed projects. The subdivision developer must obtain and pay for construction inspection if he expects me to accept the streets and storm drainage facilities for the City.
3. Stamped as-built drawings for the public streets and storm drainage facilities. These must be on mylar or cronar reproducibles so the City can maintain a file of durable record drawings for public works.

Upon satisfactory completion and receipt of the above three (3) items, I will gladly write a letter of acceptance for the developer's file and the City will assume maintenance responsibility for the facilities.

I would be glad to discuss the contents of this letter with you and solicit your assistance in informing developers of the City Engineer's policies concerning subdivision development as it relates to streets and storm drainage facilities. Your help in these matters is appreciated and please call on me anytime.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer-Public Works

RPR/hm

Encl: ST-1, ST-2 and City Construction Specifications

cc - City Planning Commission
County Planning Commission
Duane Jensen ✓
John Kenney
Jim Patterson
Don Warner
Connie McDonough