

## CHAPTER 166

### SUBDIVISION REGULATIONS

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**166.01 DEFINITIONS.** For the purpose of this chapter, the following terms and words are defined.

1. “Alley” means a public property dedicated to public use primarily for vehicular access to a back side of properties otherwise abutting on a street.
2. “Block” means an area of land within a subdivision that is entirely bounded by streets, railroad rights-of-way, rivers, tracts of public land, or the boundary of the subdivision.
3. “City Engineer” means the professional engineer registered in the State, designated as City Engineer by the Council.
4. “Comprehensive Plan” means the general plan for the development of the community which may be titled master plan, comprehensive plan, or some other title and which plan has been adopted by the governing body. Such “comprehensive plan” shall include any part of such plan separately adopted and any amendment to such plan or parts thereof.
5. “Cul-de-sac” means a street having one end connecting to another street and the other end terminated by a vehicular turnaround.
6. “Easement” means an authorization by a property owner for another to use a designated part of said owner’s property for a specified purpose.
7. “Flood hazard area” means any area subject to flooding by a one percent (1%) probability flood, otherwise referred to as one hundred year flood, as designated by the State Department of Natural Resources or the Federal Insurance Administration.
8. “Floodway” means the channel of a river or other watercourse and the adjacent lands that must be reserved in order to discharge the waters

of a one hundred year flood without cumulatively raising the waterway surface elevation more than one foot.

9. "Improvements" means changes to land necessary to prepare it for building sites, including but not limited to grading, filling, street paving, curb paving, sidewalks, walkways, water mains, sewers, drainageways and other public works and appurtenances.

10. "Lot" means a portion of a subdivision or other parcel or tract intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

11. "Lot, corner" means a lot situated at the intersection of two streets.

12. "Lot, double frontage" means any lot which is not a corner lot which abuts two streets.

13. "Owner" means the legal entity holding title to the property being subdivided or such representative or agent as is fully empowered to act on its behalf.

14. "Performance bond" means a surety bond or cash deposit made out to the City in an amount equal to one hundred ten percent (110%) of the full cost of the improvements which are required by this chapter, said cost being estimated by the City Engineer, and said surety bond or cash deposit being legally sufficient to secure to the City that the said improvements will be constructed in accordance with this chapter.

15. "Planning Commission" or "Commission" means the Planning and Zoning Commission of the City.

16. "Plat" means a map, drawing or chart on which the subdivider's plan of subdivision of land is presented and which the subdivider submits for approval and intends to record in final form.

17. "Plats Officer" means the individual assigned the duty to administer this chapter by the Council.

18. "Resubdivision" means any subdivision of land which has previously been included in a recorded plat. In appropriate context, it may be a verb referring to the act of preparing a plat of previously subdivided land.

19. "Roadway width" or "surface width" means that portion of the street available for vehicular traffic, and where curbs are laid, the portion from back to back of curbs.

20. "Street" means the entire width between the property lines bounded every way of whatever nature when any part thereof is open to the use of the public, as a matter of right, for the purpose of vehicular traffic and others, and whether designated as a street, highway, thoroughfare, parkway, throughway, expressway, road, avenue, boulevard, lane, place, circle, or however otherwise designated.

21. "Subdivider" means the owner of the property being subdivided or such other person or entity empowered to act on the owner's behalf.

22. "Subdivision" means the division of land into two or more parts for the purpose, whether immediate or future, of transfer of ownership or building development. The term, when appropriate to the context, may refer to the process of subdividing or to the land subdivided. However, the sale or exchange of small parcels of land to or between owners of adjacent platted lots, where such sale or exchange does not create any additional lots and where the land sold or exchanged constitutes less than fifty percent (50%) of the area of the enlarged lot after such transfer, is not considered a subdivision.

23. "Utilities" means a system for the distribution or collection of water, gas, electricity, wastewater, and storm water.

**166.02 GENERAL REQUIREMENTS.** The following general requirements shall be complied with by all subdividers:

1. Fees Established. The Council shall, from time to time, establish fees, by resolution, for the review of plats. No plat for any subdivision or resubdivision shall be considered filed with the Clerk unless and until said plat is accompanied by the fee, as established by resolution of the Council and as required by this chapter.

2. Penalties. Any person who disposes of or offers for sale any lot or lots within the area of jurisdiction of this chapter before the plat thereof has been approved by the Council and recorded as required by law shall forfeit and pay fifty dollars (\$50.00) for each lot or part of lot sold, disposed of, or offered for sale. Nothing contained herein shall in any way limit the City's right to any other remedies available to the City for the enforcement of this chapter.

3. Building or Zoning Permit to be Denied. No building or zoning permit shall be issued for construction on any lot, parcel or tract where a subdivision is required by this chapter unless and until a final plat of such subdivision has been approved and recorded in accordance with this

chapter and until the improvements required by this chapter have been accepted by the City.

**166.03 GENERAL PROCEDURES.** In order to secure the approval of any proposed subdivision, the subdivider shall submit to the City plats and other information as required by this chapter. The Commission and Council may waive the preliminary plat submittal requirement and consider a final plat if the proposed subdivision does not include any public improvements.

**166.04 REVIEW OF PRELIMINARY PLATS.**

1. The Clerk, upon receipt of four (4) copies of the preliminary plat, shall file one copy in the records of the City, shall retain one copy for public inspection, and shall forward the remaining copies to the plats officer.
2. The plats officer shall provide copies of the plat to the City Engineer and such other persons as necessary to review the plat and within two (2) weeks shall submit the plat for consideration by the Commission.
3. The Commission shall examine the plat and the report of the City Engineer and such other information as it deems necessary or desirable to ascertain whether the plat conforms to the ordinances of the City, to the comprehensive plan, and other duly adopted plans of the City. The Commission shall, within forty-five (45) days of the filing of the plat with the Clerk, forward a report and recommendation regarding the plat to the Council. If such recommendation is to disapprove or modify the plat, the reasons therefor shall be set forth in writing in the report, and a copy of the report and recommendation shall be provided to the applicant.
4. The Council shall examine the plat, the report of the City Engineer, the report of the Commission, and such other information as it deems necessary or desirable. Upon such examination, the Council shall ascertain whether the plat conforms to the ordinances and standards of the City, conforms to the comprehensive plan and other duly adopted plans of the City, and will be conducive to the orderly growth and development of the City in order to protect the public health, safety and welfare. Following such examination, the Council may approve, approve subject to conditions, or disapprove the plat. If the decision of the Council is to disapprove the plat or to approve the plat subject to conditions, the reasons therefor shall be set forth in writing in the official records of the Council, and such decisions shall be provided to the

applicant. Action on the preliminary plat by the Council shall be taken within sixty (60) days of the filing of the plat with the Clerk, unless such time period is extended by agreement between the subdivider and the City.

5. The approval of a preliminary plat by the Council shall be valid for a period of one (1) year from the date of such approval, after which such approval shall be void. The subdivider shall take no action requiring the precedent approval of a preliminary plat except upon application for and approval of an extension of such period of validity by the Council.

6. The approval of the preliminary plat shall constitute authorization by the Council for the installation of improvements as required by this chapter and as shown on the preliminary plat, provided no such improvement shall be constructed or installed until and unless the plans, profiles, cross sections and specifications for the construction of such improvement have been submitted to and approved in writing by the City Engineer.

7. Before the Council will approve the final plat, all of the foregoing improvements shall be constructed and accepted by formal resolution of the Council. Before passage of said resolution of acceptance, the City Engineer shall report that said improvements meet all City specifications and ordinances or other City requirements and the agreements between the subdivider and the City.

8. In lieu of the requirements that improvements be completed prior to the approval of a final plat, the subdivider may post a performance bond with the City guaranteeing that improvements not completed shall be completed within a period of two (2) years from the date of approval of such final plat, unless extended by Council approval, but such approval of the plat shall not constitute final acceptance of any improvements to be constructed. Improvements will be accepted only after their construction has been completed.

**166.05 PRELIMINARY PLAT REQUIREMENTS.** The preliminary plat shall be clearly and legibly drawn to a scale of at least one inch to one hundred feet (1" = 100') or less and shall be plainly marked "Preliminary Plat" and shall show:

1. The proposed name of the subdivision.
2. The name and address of the owner.
3. The name, address and profession of the person preparing the plat.

4. The date, scale and north point.
5. The legal description of the area being platted.
6. The boundary line (accurate in scale), the dimensions and location of the property to be platted and the location of the plat in relation to section lines.
7. The location of property lines, streets and alleys, easements, utilities and other existing features affecting the plat.
8. The layout, numbers and dimensions of proposed lots and blocks.
9. The layout of all existing and proposed utility and other easements.
10. The location, width and dimensions of all streets, alleys and grounds proposed to be dedicated for public use.
11. Proposed names for all streets in the area being platted.
12. Restrictions proposed, if any, to be included in the owner's dedication of the plat.
13. Written statement of the appropriate officials of the availability of gas and electricity to the proposed subdivision.
14. Written and signed statements explaining how and when the subdivider proposes to provide and install all required improvements required by this chapter.

#### **166.06 REVIEW OF FINAL PLATS.**

1. The Clerk, upon receipt of six (6) copies of the final plat, shall file one copy in the records of the City, shall retain one copy for public inspection, and shall forward the remaining copies to the plats officer.
2. The plats officer shall provide copies of the plat to the City Engineer and such other persons as necessary to review the plat and shall schedule the plat for review by the Council.
3. The plats officer and the City Engineer shall examine the plat as to its compliance with the ordinances and standards of the City and its conformance with the preliminary plat and shall set forth their findings in writing. A copy of the findings shall be provided to the subdivider.
4. If the plat is found to substantially conform to the preliminary plat as approved, the final plat shall be forwarded to the Council for review. If the plat is found not to conform to the preliminary plat, it shall be referred to the Commission for review, prior to review by the Council.

The Commission shall then review the plat and shall forward a written recommendation thereon to the Council within forty-five (45) days of the filing of the plat with the Clerk. If the recommendation is to disapprove the plat or to require modification of the plat, the reasons therefor shall be set forth in writing, and a copy of the recommendation shall be provided to the subdivider.

5. Upon receipt of the plat and written reports thereon, the Council shall review the plat and attachments thereto. If the plat is found to conform to the ordinances and standards of the City and the comprehensive plan and other duly adopted plans, all as of the date of approval of the preliminary plat, and is found to substantially conform to the preliminary plat, the Council shall approve the plat and shall cause its approval to be entered on the plat as required by law.

6. Action on the final plat by the Council shall be taken within sixty (60) days of the date of filing of the plat with the Clerk, unless such time period is extended by agreement between the subdivider and the City. If the action is to disapprove the plat, the reasons therefor shall be set forth in the official records of the Council, and such decisions shall be provided to the subdivider.

**166.07 FINAL PLAT REQUIREMENTS.** The subdivider shall, within one year from the date of approval of the preliminary plat, unless such time period has been extended, prepare and file with the Clerk four (4) copies of the final plat and required attachments, as set forth in this chapter. Except for a final plat for a minor subdivision as set forth herein, no final plat shall be considered by the Council until and unless a preliminary plat for the area included in the proposed final plat has been approved and has not expired and become void as set forth above. The final plat shall be drawn at a scale of one inch equals fifty feet (1" = 50') or less. Sheet size shall be no greater than eighteen inches by twenty-four inches (18" x 24") or smaller than eight and one-half inches by eleven inches (8½" x 11") and shall be of a size acceptable to the County Auditor. If more than one sheet is used, each sheet shall clearly show the number of the sheet, the total number of sheets included in the plat, and match lines indicating where other sheets adjoin. The final plat shall be clearly marked "Final Plat" and shall show the following:

1. The name of the subdivision.
2. Name and address of the owner and subdivider.
3. Scale and a graphic bar scale, north arrow, and date on each sheet.

*Auditor requires  
11" x 17"*

4. All monuments to be of record, as required by Chapter 354, Code of Iowa.
5. Sufficient survey data to positively describe the bounds of every lot, block, street, easement, or other area shown on the plat, as well as the outer boundaries of the subdivided lands.
6. All distance, bearing, curve and other survey data, as required by Chapter 354, Code of Iowa.
7. All adjoining properties shall be identified, and where such adjoining properties are a part of a recorded subdivision, the name of that subdivision shall be shown. If the subdivision platted is a resubdivision of a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. Resubdivision shall be labeled as such in a subtitle following the name of the subdivision wherever the name appears on the plat.
8. Street names and clear designation of public alleys.
9. Block and lot numbers.
10. Accurate dimensions for any property to be dedicated or reserved for public use and the purpose for which such property is dedicated or reserved for public use.
11. The purpose of any easement shown on the plat shall be confined to only those easements pertaining to public utilities including gas, power, telephone, cable television, water, sewer, easements for ingress and egress, and such drainage easements as are deemed necessary for the orderly development of the land encompassed within the plat.
12. All interior excepted parcels, clearly indicated and labeled "not a part of this plat."
13. A strip of land shall not be reserved by the subdivider unless the land is of sufficient size and shape to be of some practical use or service as determined by the Council.
14. The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot.
15. A statement by a registered land surveyor that the plat was prepared by the surveyor or under the surveyor's direct personal supervision, signed and dated by the surveyor and bearing the surveyor's



Iowa registration number of seal; and a sealed certification of the accuracy of the plat by the registered land surveyor who drew the plat.

16. The following shall be attached to and accompany any final plat:

A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council;

B. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

C. 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. Utility easements shall not be construed to be encumbrances for the purpose of this section.

D. 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.

E. A resolution and certificate for approval by the Council and for signatures of the Mayor and Clerk.

F. Specifications and engineering construction drawings including profiles, cross-sections and details of all public improvements. Elevations shall be referred to mean sea level as exhibited in standard U.S. Geological Survey Maps.

Specifications and references shall meet those required by the City's construction and specification standards, including a site grading plan for the entire subdivision.

G. A certificate by the City Engineer that all required improvements and installations have been completed according to the construction plans submitted to the City prior to construction or with the final plat if not constructed, or that a performance bond guaranteeing completion has been approved by the City Attorney and filed with the Clerk, or that the Council has agreed that the City will provide the necessary improvements and installations and assess the costs against the subdivider or future property owners in the subdivision.

H. The encumbrance bond, if any.

I. If private streets or other private improvements have been approved, an agreement in the form of a covenant running with the land in a form approved by the City Attorney providing for the construction or reconstruction of any improvements to meet City standards and the assessment of all costs of the property owners in the event of annexation and dedication and acceptance shall be required.

#### **166.08 STANDARDS.**

1. Acreage Subdivisions. Where the parcel of land is subdivided into larger tracts than ordinarily used for building lots, such parcel shall be divided so as to allow for the opening of streets and the ultimate extension of adjacent streets. Easements providing for the future opening and extension of such streets may, at the discretion of the Council, be made a requirement of the plat.

2. Relation to Existing Streets. New subdivisions shall make provisions for the continuation of the principal existing streets in adjoining areas (or their proper projection where adjoining property is not subdivided) insofar they may be necessary for the public requirements.

3. Streets. The street layout shall be in conformity with a plan for the most favorable development of the entire neighboring area, and proposed streets shall be adjusted to the contour of the land so as to produce usable lots and street of reasonable gradient. If a railroad is involved, the subdivision plan should be laid out such that the distance between any street and the railroad will provide lots of sufficient depth to

allow for a buffer strip between the residence and the railroad unless it is a minimum of one hundred (100) feet between the railroad right-of-way line and the street right-of-way line.

4. Minimum Street and Alley Widths. The minimum width of a street shall be sixty-six (66) feet and the minimum alley width shall be twenty (20) feet. When a street is considered by the Council to be a major traffic carrier, the minimum street width may be required to be up to twice the required roadway width, as determined by the Council. Cul-de-sac streets shall be permitted where topographical or geographical features preclude continuation of streets. Whenever a cul-de-sac is permitted, a turnaround having a street property line diameter of at least one hundred (100) feet and the minimum paved turnaround shall be eighty (80) feet. The property line at the intersection of the turnaround and the leading portion of the street shall be rounded at a radius of not less than fifty (50) feet. A turnaround diameter greater than one hundred (100) feet may be required by the Council in the case of commercial or industrial subdivision.

5. Minimum Roadway Width. The minimum roadway width shall be twenty-eight (28) feet and the minimum roadway width for alleys shall be eighteen (18) feet.

6. Street Grades. Street grades shall be so arranged that grades shall not exceed ten percent (10%). Gutter grades shall not be less than 0.4 percent. All changes in street grades shall be connected by a vertical curve of reasonable length to assure adequate visibility. However, on streets which have minimum grade, no vertical curve shall be used. In approaching intersections, there shall be suitable leveling of the street at a grade generally not to exceed one percent (1%) and for a distance of generally not less than fifty (50) feet from the nearest line of the intersecting street. The grade within the intersection should be as level as possible permitting drainage. The Council may permit variance from these grades where it deems modification advisable to adjust to topographic situations.

7. Intersections. Street curb intersections shall be rounded by a radii of at least twenty (20) feet. Streets should be laid out to intersect at right angles, and may be curved approaching the intersection in order to bring this about; no street shall intersect any other street at an angle of less than sixty (60) degrees.

8. Street Names. Streets that are obviously in alignment with others already existing and named shall bear the name of the existing streets.

The proposed names of new streets shall be shown on the preliminary and final plats and such names shall not duplicate or sound similar to existing street names. The Clerk shall determine street names and house numbers.

9. Blocks. No block shall be longer than nine hundred (900) feet between streets, except where the topography or platted area requires blocks of greater length. In blocks greater than three hundred (300) feet in length between street lines, the Council may require a right-of-way of not less than ten (10) feet in width to be dedicated for crosswalks if it is considered essential for the welfare of the community.

10. Lots. Residential lots shall be a minimum of sixty (60) feet in width, except on cul-de-sacs. On cul-de-sacs the minimum lot width shall be sixty (60) feet wide at the building setback line and forty-five (45) feet at the property line. The residential lot area shall not be less than 6,000 square feet and shall have a minimum depth of eighty (80) feet. Corner lots for residential use shall be a minimum of seventy (70) feet in width.

11. Easements for Public Utilities. Where alleys are not provided in the plat, easements of not less than five (5) feet in width shall be granted to the City by the owner on each side of all rear and side lot lines where necessary for the extensions of main sewers or other utilities. The subdivider shall install electrical and telephone wiring systems consisting of the necessary wiring, fixtures and equipment which shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Telephone lines shall be installed underground according to local utility specifications.

12. Monuments. Permanent monuments meeting the requirements of Chapter 355 of the Code of Iowa shall be placed at block corners, points of curves, change in direction along lot lines and at each lot corner.

**166.09 IMPROVEMENTS.** The subdivider shall install and construct all improvements required by this chapter. All required improvements shall be installed and constructed in accordance with the specifications provided by the subdivider and prepared by a Registered Engineer. All improvements shall be constructed under the supervision of the City Engineer.

1. Streets and Alleys. All streets and alleys within the platted area which are dedicated for public use shall be designed for six (6) inch portland cement concrete with integral curb. The subdivider is obligated for the cost of grading, compaction and minimum of four (4) inches of

crushed stone. All grades shall be approved by the Council after receiving the report and recommendations of the City Engineer. If the subdivider elects not to construct six (6) inch portland cement concrete streets with integral curb he shall construct a street to meet the requirements as follows: The roadway width shall be twenty-eight (28) feet and to the grade of the finished concrete street; the roadway shall also have a four-foot (4') wide shoulder on each side and shall receive four (4) inches of crushed stone on a compacted subgrade; the subgrade shall be four (4) inches below the finished grade and shall be compacted to 95% standard proctor density; the property line shall be brought to a grade above the proposed top of curb and a ditch cut between the property line and the shoulder of the roadway.

2. Sidewalks. Portland cement concrete sidewalks shall be required by the Council if they are considered necessary for the general welfare and safety of the community. The sidewalks shall be constructed to the grade approved by the Council after receiving the report and recommendations of the City Engineer.

3. Water Lines. Where a usable and acceptable public water main as determined by the City Engineer is within 600 feet of the area to be subdivided, the subdivider shall connect with such water main and provide a water connection for each lot and stubbed to the property line in accordance with the Water Department Standards, procedure and supervision. Where the water main is not within the 600 feet as defined above, the subdivider and the Council shall negotiate the cost for extending the water line to within 600 feet of the subdivision, if the Council wishes to make such extension. The subdivider is obligated for the cost of a 6-inch diameter water main, valves, fittings, fire hydrants, and appurtenances. If a water main greater than six (6) inches in diameter is required by the City, the additional cost shall be paid for by the City. The subdivider may, at his or her own expense and with the permission of the Council, construct water mains of greater diameter than that which is required by the City.

4. Sewers. Where a usable and acceptable public sanitary sewer, as determined by the City Engineer, is within 600 feet of the area to be subdivided, the subdivider shall connect to such sanitary sewer and provide a sanitary sewer service for each lot and stubbed to the property line. The sewer system shall be constructed subject to the supervision of the City Engineer. Where the public sanitary sewer is not within 600 feet of the area to be subdivided, the subdivider and the Council shall negotiate the cost for providing sanitary sewer to within 600 feet of the

subdivision, if the Council wishes to make such extension. The subdivider is obligated for the cost of all sewers up to eight (8) inches in diameter including all appurtenances. If a sewer main greater than eight (8) inches in diameter is required by the City, the additional cost shall be paid for by the City. The subdivider may, at his or her own expense and with the permission of the Council, construct sanitary sewers of greater diameter than that required by the City.

5. Storm Sewers. Adequate provisions shall be made for the disposal of storm water; however, the Council reserves the right to waive a part or all of these storm sewer requirements. If storm sewers are required, in part or in whole, they shall be subject to the approval of the Council and the supervision of the City Engineer:

- A. A design frequency of five (5) years shall be used in the design of all laterals and a ten (10) year frequency in the design of all trunk lines.
- B. The minimum pipe diameter shall be 12 inches.
- C. Provisions shall be made for disposing of storm water for design frequencies greater than five (5) years on an emergency basis.
- D. Storm water inlets shall be in accordance with the City's standard details.
- E. The subdivider is obligated for the cost of all storm sewers required by this chapter, except in the case of a trunk line extension, in which case the subdivider shall pay a proportional share of the overall cost of the trunk. The proportional share shall be the ratio of the total trunk line capacity to capacity required for only the subdivision. All of the foregoing improvements shall be completed and constructed before the Council approves the final plat. However, this requirement may be waived if the subdivider will post a performance bond with the Council guaranteeing that said improvements will be constructed within a period of two (2) years from final acceptance of the plat. If utilities, sanitary sewer, water main or storm sewer outlets are not available or accessible, the subdivider may be required to post a performance bond guaranteeing that the improvements will be constructed within a five-year period providing the utility service becomes available (within 600 feet of the subdivision).

**166.10 PLANS, PROFILES AND CROSS SECTIONS.** The subdivider shall submit to the City Engineer the following: plans and profiles drawn to a minimum horizontal scale of one inch to twenty feet (1" = 20') and a minimum vertical scale of one inch to five feet (1" = 5') and specifications for the construction of the improvements for the subdivision as required in Section 166.09 of this chapter. All elevations shall be referred to the City datum and taken from bench marks as defined by the City Engineer:

1. The plan and profile of each street with tentative grades and street intersection elevations. All grades shown shall be top of curb grades.
2. The plan and profile of proposed sanitary sewers with grades and pipe sizes indicated, and a plan of the proposed water distribution system showing pipe sizes and locations of valves and fire hydrants.
3. The cross sections of proposed streets showing the width of roadways, present and proposed grade lines, and location and size of utility mains. The cross sections shall be taken and plotted at intervals of not more than fifty (50) feet along the centerline and shall extend out to the sides to that point where the proposed grade intersects the existing grade. In no case shall these cross sections be extended less than the full width of the right-of-way.
4. Standard specifications approved by the City Engineer may be used.
5. Provide an overall drainage plan which shall show the drainage area of each inlet of the subdivision.
6. The grading plan shall be sufficiently complete and of such accuracy that it can be used for final lot grading.

**166.11 VARIANCES.** Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirement of this chapter would result in extraordinary hardship to the subdivider, because of unusual topography or other conditions, the Council may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured. Provided, however, such variance, modification or waiver will not have the effect of nullifying the intent and purpose of this chapter. In no case shall any variance or modification be more than a minimum easing of the requirements and in no instance shall it be in conflict with any zoning ordinance and such variances and waivers may be granted only by the affirmative vote of three fourths (3/4) of the members of the Council.

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