

ARTICLE I GENERAL REQUIREMENTS

Section 101 Short Title

This Ordinance shall be known and may be cited as the *City of Branson West Design Standards for Public Improvements*.

Section 102 Purpose

102.1 The regulations and provisions contained in the *City of Branson West Design Standards for Public Improvements* are adopted for the following purposes:

- A. To protect and provide for the public health, safety and general welfare of the City of Branson West, Missouri.
- B. To provide for adequate transportation and circulation throughout the City of Branson West and to ensure the adequate provision of water, sewer and other public utilities and services.
- C. To prevent the pollution of water resources, to protect from flooding and other dangers and to ensure the adequacy of drainage facilities.
- D. To preserve and protect the value of land and buildings through minimizing land development conflicts and encouraging reasonable standards of subdivision design and the provision of public improvements.

Section 103 Jurisdiction

This Ordinance shall apply to all land and infrastructure improvements within the corporate boundaries of the City of Branson West, Missouri and such other areas outside the corporate boundaries which may contract with the City of Branson West for the provision of services.

Section 104 Effective Date

This Ordinance shall be in full force and effect from and after passage.

Section 105 Interpretations, Conflict and Separability

105.1 The provisions of this Ordinance shall be considered to be the minimum requirements for the protection of the public health, safety, and general welfare. Where conditions imposed by any provision of this Ordinance are either more

restrictive or less restrictive than conditions imposed by any other provision of this Ordinance or other applicable law, ordinance, rule or regulation, the regulations which are more restrictive and which impose a higher standard shall govern.

105.2 The provisions of this Ordinance are separable. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, the decision shall not affect the remaining portions of this Ordinance. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance to a particular property, such judgment shall not affect the application of said provision to any other property.

105.3 The developer has full responsibility for ensuring that all requirements of these Regulations are met.

Section 106 Appeals

Where disagreements may arise over the interpretation of the requirements set forth herein by the applicant, appeals may be made to the Branson West Board of Aldermen upon written request, in accordance with the requirements of the *City of Branson West Subdivision Regulations*.

Section 107 Variances

In the event that compliance with the standards and criteria set forth herein is not practical or feasible, and that reasonable alternative measures can be proposed, application for a variance can be made. Requests for variances shall be made in writing and shall be considered in accordance with the procedures set forth in the *City of Branson West Subdivision Regulations*.

Section 108 Engineering Drawing Standards

108.1 All engineering drawings shall be of uniform size twenty-four (24) by thirty-six (36) inches. Consultants shall have their own title block. The registration seal of the responsible engineer shall be placed in a convenient place on each sheet of plans.

108.2 Whenever possible, engineering design plans and profiles shall be drawn to a standard scale of one (1) inch equals fifty (50) feet horizontal and one (1) inch equals five (5) feet vertical. Drainage area maps, construction details and cross section or contour maps shall be drawn to a suitable scale.

108.3 Elevations on profiles and sections or as indicated on plans shall be U.S.G.S. datum. At least three (3) permanent bench marks in the vicinity of each project shall be noted on the first drawing of each project and their location and elevation shall be clearly defined.

- 108.4 The top of each plan shall be either north or east, and a north arrow should be used. The stationing on street plans and profiles may be either from the left to right or from right to left, but on drainage plans the stationing shall always begin at the low point.
- 108.5 When more than one drawing is involved in one project, an overlap of not less than one hundred (100) feet should be provided. Each project shall show at least fifty (50) feet of topography on each side. All existing topography and any proposed changes, including utilities, telephone installations and so forth shall be shown on the plans and profile.
- 108.6 Revisions to drawings shall be indicated above the title block and shall show the nature of the revision and the date made.
- 108.7 Plans shall make consistent use of standard symbols throughout the plan set. The cover sheet shall include a legend of all symbols used. Symbols shall not duplicate and shall be clear on their indication. Topography for which symbols are not standardized shall be indicated and named on plans and profiles. In utilizing symbols for engineering design plans, all existing utilities, telephone installations, storm sewers, pavements, curbs, inlets and culverts and so forth shall be shown with a broken line; proposed facilities with a solid line; land, lot, and property lines to be shown with a slightly lighter solid line. Easements shall be shown and, if known, the book and page number of the recording.
- 108.8 It shall be understood that the requirements outlined in these standards are only minimum requirements. When unusual subsoil or drainage conditions are suspected, an investigation should be made and a special design prepared in line with good engineering practice.
- 108.9 Each plan should indicate the owner or subdivider for whom improvements are to be constructed.
- 108.10 Lot lines and dimensions shall be shown where applicable.

Section 109 Submission of Engineering Design Plans

Three (3) sets of the engineering design plans shall be submitted to the City. After approval by the City, one (1) set of the engineering design plans will be retained by the contractor on the job site.

Section 110 Pre-Construction Conference

Prior to the commencement of any construction of installation of any infrastructure improvements required pursuant to the provisions of the *City of Branson West Subdivision Regulations*, the *Branson West Zoning Regulations*, or this Ordinance, a pre-construction conference shall be held with the developer, the contractor(s) responsible for

installation of the infrastructure improvement, the City Administrator, the City Engineer or other such City personnel as so deemed necessary by the City. The developer or developer's agent shall be responsible for contacting the City to schedule the pre-construction conference. The City shall notify the parties of the date, time and place of the pre-construction conference. The pre-construction conference shall be held to ensure that all applicable provisions of this Ordinance or other applicable law, rule, or regulation have or will be met, that all applicable permits have been obtained, and that any questions regarding the scheduling of construction and installation of improvements are resolved.

Section 111 Inspection Requirements

- 111.1 Periodic inspections shall be required during construction work. These inspection requirements are outlined in the individual standards for streets, sidewalks, drainage or other public improvements.
- 111.2 The developer shall provide inspection services for all improvements that will be dedicated to the City of Branson West and all storm water facilities improvements. Inspections shall be performed by or under the direct supervision of the developer's engineer who shall be registered in the State of Missouri. Inspections shall be of sufficient frequency to enable the developer's engineer to provide to the City of Branson West a sealed certification that the improvements were constructed in accordance with the approved engineering design plans, or in accordance with approved As-Built plans.
- 111.3 The developer shall also submit copies of field inspection reports and testing results in sufficient detail to record the history of the entire installation, testing and deviations from the approved engineering design plans. These reports shall bear the seal of an engineer registered in the State of Missouri.
- 111.4 These inspections, reports and certifications shall be the financial responsibility of the developer. In no case shall the presence of City personnel during any part of the construction and testing constitute acceptance by the City of Branson West or a substitute for on-site observation by the developer's engineer.
- 111.5 Unless otherwise specified in any of the regulations contained in this Ordinance, the developer shall notify the City a minimum of twenty-four (24) hours prior to any testing of public improvements. If the City requests to be present during any phase of construction and testing and is not notified by the developer, the developer shall uncover concealed work or retest any materials or systems for the City's personnel to observe.
- 111.6 The developer shall deliver three (3) sets of As-Built plans to the City. These plans shall include all improvements that will be dedicated to the City and all storm water facilities improvements. The developer shall also submit these drawings in an electronic format acceptable to the City.