

ARTICLE X. DEDICATION AND IMPROVEMENT REQUIREMENTS

(Ord. No. 1419, §1)

Sec. 26-111. Dedications

At the time of or prior to recordation of a final map or parcel maps, the subdivider shall dedicate or make an irrevocable offer to dedicate all lots or other areas of land and all rights-of-way within the subdivision which are required for roads, alleys, flood control, drainage, public utility purposes or other public purposes, together with such access rights and abutter's rights as may be required for public purposes. Such dedications or offers shall be in compliance with all applicable provisions of Section 26-133.

(Ord. No. 1608, §2)

Sec. 26-112. Improvements

Prior to recordation of a final map or parcel map, or at such earlier time as may be specified in this Article, the subdivider shall complete or shall enter into an improvement agreement to complete all of the improvements specified in Sections 26-112.2 through 26-112.12. The County shall be a party having the right to enforce the improvement agreement, provided that, if the improvement is to be dedicated or offered for dedication to an entity other than the County, such other entity may, at the discretion of the County Surveyor, be substituted for the County as a party to the improvement agreement. All such improvements shall be completed in accordance with any applicable provisions of the Solano County Improvement Standards and Specifications, this Article and Section 66411.1 of the Subdivision Map Act. Except as otherwise provided in this Chapter, grading and other improvements shall not begin with respect to a parent parcel for which a tentative map has been submitted pursuant to Section 26-61 until the tentative map has been approved and the County Engineer has approved the corresponding improvement plans.

(Ord. No. 1608, §2)

Sec. 26-112.1. Roads

All road improvements and appurtenances including, but not limited to, sidewalks, curbs, gutters, structures, signs, fences, street lighting, and barricades within the subdivision shall be installed.

(Ord. No. 1608, §2)

Sec. 26-112.2. Drainage and erosion control

All improvements for drainage and erosion control required for the proposed subdivision, regardless of location, including improvements necessary to prevent sedimentation or damage to off-site property, shall be constructed.

(Ord. No. 1608, §2)

Sec. 26-112.3. Sewage and water

Except as otherwise provided in this Chapter, and except where fees or other consideration are received pursuant to this Chapter in lieu of such systems, sewage and permanent domestic water supply systems shall be installed in each proposed subdivision and connections thereto made from each lot within the subdivision.

(Ord. No. 1608, §2)

Sec. 26-112.4. Fire protection

As a part of the water supply system installed in the proposed subdivision, the subdivider shall install water mains, fire hydrants, gated connections and other fire protection facilities deemed necessary by the local fire protection district and the County Fire Marshall to provide adequate fire protection to the proposed subdivision.

(Ord. No. 1608, §2)

Sec. 26-112.5. Utilities

All utility facilities including, but not limited to, electric lines, communication lines, cable television lines, street lighting power supply lines and appurtenances thereto, may be required to be placed underground and when so required all utility facilities including service laterals shall be installed in the ground prior to the paving of roads. Where under grounding is required, the County Engineer may authorize installation of utility facilities after road improvements or if unusual circumstances so warrant. Even where under grounding is required, certain utility appurtenances including, but not limited to, transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts used in connection with underground facilities may be placed on the surface of the ground. All necessary arrangements for the installation of utilities shall be made with the operator of each utility system. At the time of approval of the tentative map, the Advisory Agency may consider the following in making a determination on under grounding utilities:

- (a) Steep topography of all or part of the subdivision where the lines much are located;
- (b) Soil types, which would make trenching difficult;
- (c) The extent to which the facilities would be visible from public roads or other lots if they were not underground;
- (d) The need for lines, which, due to the large size of the lots, would be unreasonably costly to underground;
- (e) Other physical features, such as high groundwater table or large outcroppings of boulders along most of the feasible route, which would make trenching difficult; and
- (f) General Plan policies, and Area and Specific Plans.

(Ord. No. 1608, §2)

Sec. 26-112.6. Road name and traffic signs

Road name signs shall be installed at all intersections within the subdivision. Traffic control devices and signs shall be installed at all locations within the subdivision specified by the County Engineer. All traffic control devices and signs shall conform to all applicable laws and regulations.

(Ord. No. 1608, §2)

Sec. 26-112.7. Barricades

Barricades shall be constructed at the ends of all roads abutting undeveloped property adjacent to the proposed subdivision.

(Ord. No. 1608, §2)

Sec. 26-112.8. Underground openings

All underground pipes and openings encountered during construction of any improvements in the subdivision shall be removed or sealed in a manner satisfactory to the County Engineer.

(Ord. No. 1608, §2)

Sec. 26-112.9. Water wells

All abandoned water wells within the proposed subdivision shall either be destroyed or be retained subject to compliance with the provisions of the Solano County Well Standards, Chapter 13.10 of the Solano County Code. All water wells that are not destroyed shall be shown on an additional map sheet of the final map or parcel map. Any improvements or deed restrictions that the County Engineer deems reasonably necessary to prevent injury to persons or property shall be constructed or recorded.

(Ord. No. 1608, §2)

Sec. 26-112.10. Oil/gas wells

All oil/gas wells, including abandoned wells, within the proposed subdivision shall be re-evaluated by the State Division of Oil and Gas. All wells which have been abandoned or which are required to be abandoned shall be abandoned in a manner approved by the Division of Oil and Gas and documentation verifying said abandonment shall be submitted. All wells, including abandoned wells, shall be delineated on an additional map sheet of the final map or parcel map. Any improvements or deed restrictions that the County Engineer deems reasonably necessary to prevent injury to persons or property shall be constructed or recorded.

(Ord. No. 1608, §2)

Sec. 26-112.11. Underground storage tanks

All underground storage tanks within the proposed subdivision shall be evaluated by the Solano County Department of Environmental Management. All underground storage tanks which have been abandoned or require closure shall be closed in a manner approved by the Department of Environmental Management. All underground storage tanks shall be delineated on a separate map sheet meeting the requirements of Section 26-103.13 of this ordinance.

(Ord. No. 1608, §2)

Sec. 26-112.12. Monuments

At all times of making the survey for the final map or parcel map, the engineer or surveyor shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional code so that another engineer or surveyor may readily retrace the survey. All required monuments shall be set within a time specified by the County Surveyor, following filing of the final map or parcel map. Monuments and monumentation shall conform to Section 2 of the Solano County Road Improvement Standards and Land Division and Subdivision Requirements.

(Ord. No. 1608, §2)

Sec. 26-113. Improvement agreement

An improvement agreement shall be submitted to the County Surveyor at the time a final map or parcel map is submitted pursuant to Section 26-103, unless all of the improvements required for the subdivision have already been completed and approved. The improvement agreement shall be in a form approved by the County Surveyor, and shall be signed by the property owner and by every party whose written consent to the subdivision is required by Sections 66430 and 66436 of the Subdivision Map Act, and shall bind each signatory to complete within a reasonable time specified therein the on-site and off-site improvements required for the subdivision by this Chapter and the Subdivision Map Act. The improvement agreement shall incorporate by reference the improvement plans required by Section 26-114.

(Ord. No. 1608, §2)

Sec. 26-113.1. Security

The improvement agreement shall be accompanied by an improvement security as provided for in Article XI of this Chapter.

(Ord. No. 1608, §2)

Sec. 26-113.2. Time extensions

If the improvements cannot be completed by the expiration date specified in the improvement agreement, the subdivider shall file a request for a time extension and shall pay the time extension fees prescribed by the Board of Supervisors before such expiration date. The body that approved the tentative map may grant or deny such

extension as the circumstances warrant.

(Ord. No. 1608, §2)

Sec. 26-114. Improvement plans

The subdivider's engineer shall prepare plans and specifications for improvements required for the proposed subdivision by this Chapter or the Subdivision Map Act.

(Ord. No. 1608, §2)

Sec. 26-114.1. Submittal

Improvement plans shall be submitted to the County Engineer before or at the same time as the improvement agreement to which they relate or, if the work is to be commenced before execution of an improvement agreement, before the commencement of the work. Improvement plans shall not be submitted until the tentative map has been approved.

(Ord. No. 1608, §2)

Sec. 26-114.2. Approval

The County Engineer shall review improvement plans duly submitted to him or her. He or she shall approve and sign them if, and only if, they fully comply with the requirements of the Subdivision Map Act and this Chapter, and substantially comply with the tentative map. Any changes from data shown on the tentative map relative to road and storm drains shall be supported by an engineering report and will not be allowed unless the County Engineer approves the change.

(Ord. No. 1608, §2)

Sec. 26-114.3. Preparation

Improvement plans shall be prepared according to good engineering practice under the direction of, and shall be signed by, a civil engineer registered by the State of California. Improvements shall be designed in compliance with the Solano County Improvement Standards and Specifications. Improvement plans shall be printed or drawn clearly and legibly, or reproduced by a process that results in a permanent record that will permit direct reproductions. Each sheet shall be 24 inches vertically by 36 inches horizontally (610mm x 910mm). Each sheet shall have a marginal line drawn completely around it, leaving an entirely blank margin of one and one-half inches (38 mm) on the left-hand side and one-half inch (13mm) on the other three sides. If the improvement plans include five or more sheets, a key map showing the roads and the area covered by each sheet of the plan shall be included on the first sheet of the plans.

(Ord. No. 1608, §2)

Sec. 26-114.4. Grading plans included

Improvement plans shall also include complete grading plans. Grading plans shall be

on sheets separate from the improvement plans, and shall contain a title block and have a graphical scale in addition to a numerical scale. The grading plans may be submitted initially on sheets larger than 24 inches by 36 inches (610mm x 910mm). However, if initial plans are submitted on such larger sheets, the grading plans must be resubmitted with the as-build plans on sheets conforming in size and margin requirements to the remainder of the improvement plans. Grading plans resubmitted at the proper size may be a series of 24 inches by 36 inches (610mm x 910mm) reproducible sheets made with proper overlap and title block from the initially submitted grading plans.

(Ord. No. 1608, §2)

Sec. 26-114.5. Contents

The improvement plans shall show the complete plans, profiles and details for all improvements to be placed in a proposed subdivision including but not limited to, all road work, including road survey monuments, drainage channels and structures, all utilities to be installed by the subdivider including all appurtenances thereto located within the right-of-way, retaining walls or other improvements to support cut slopes and embankments, bridges if constructed in conjunction with subdivision improvements, the location of utilities not within the right-of-way which may control the location and elevations of storm drains and culverts, the location of fire hydrants, curbs, gutters and sidewalks, fences that may be required, gates, structures and drainage facilities necessary to control slides, other improvements which may be required to complete the work, and conditions beyond the subdivision boundaries which affect the integrity of the proposed improvements.

Sec. 26-114.6. Changes

No change shall be made in the improvement plans for the subdivision without prior approval of the County Engineer. All changes approved by the County Engineer shall comply with the requirements of this Chapter.

(Ord. No. 1608, §2)

Sec. 26-114.7. Cost estimate

An estimate of the cost of the improvements to the proposed subdivision shall be prepared by the subdivider and shall accompany the improvement plans each time they are submitted. Cost estimates shall include a separate item for contingencies. The cost of relocating existing utilities and appurtenances should also be included. Upon consideration of the estimate submitted by the subdivider, the County Engineer shall determine the estimated cost for the improvements of the proposed subdivision.

(Ord. No. 1608, §2)

Sec. 26-115. Record drawing

At the time of completion of the improvements required pursuant to this Chapter or the Subdivision Map Act, and as a condition precedent to exoneration of the improvement security, the subdivider shall submit to the County Engineer the original and three sets

of prints of the record drawing of the improvement plans which have been modified to reflect any changes in the improvements made during construction. The subdivider's engineer shall certify that all improvement work has been constructed in accordance with the plans and specifications.

(Ord. No. 1608, §2)