

**SEC. 17.6.52 REQUIRED CONSTRUCTION PLANS; VILLAGE REVIEW; INSPECTIONS.**

**(a) Engineering Reports, Construction Plans and Specifications.** As required by Section 17.6.31, engineering reports, plans and proposed specifications shall be submitted simultaneously with the filing of the Preliminary Plat. At the Final Plat stage, construction plans for the required improvements conforming in all respects with the standards of the Village Engineer and the ordinances of the Village shall be prepared at the subdivider's expense by a professional engineer who is registered in the State of Wisconsin, and said plans shall contain his seal. Such plans, together with the quantities of construction items, shall be submitted to the Village Engineer for his approval and for his estimate of the total cost of the required improvements; upon approval they shall become a part of the contract required. Simultaneously with the filing of the Final Plat with the Village Clerk, or as soon thereafter as practicable, copies of the construction plans and specifications shall be furnished for the following public improvements, with a copy sent to the appropriate sanitary district:

(1) Street Plans and Profiles showing existing and proposed grades, elevations and cross sections of required improvements.

(2) Sanitary Sewer plans and profiles showing the locations, grades, sizes, elevations and materials of required facilities.

(3) Storm Sewer and Open Channel plans and profiles showing the locations, grades, sizes, cross sections, elevations and materials of required facilities.

(4) Water Main plans and profiles showing the locations, sizes, elevations and materials of required facilities.

(5) Erosion and sedimentation Control plans showing those structures required to retard the rate of runoff water and those grading and excavating practices that will prevent erosion and sedimentation. Such plans shall comply with any Village Erosion Control Ordinance (Building Code).

(6) Additional special plans or information as required by Village officials.

**(b) Action by the Village Engineer.** The Village Engineer shall review or cause to be reviewed the plans and specifications for conformance with the requirements of this Chapter and other pertinent Village ordinances and design standards recommended by the Village Engineer and approved by the Village Board. If the Village Engineer rejects the plans and specifications, he shall notify the owner, who shall modify the plans or specifications or both accordingly. When the plans and specifications are corrected, the Village Engineer shall approve the plans and specifications for transmittal to the Village Board. The Village Board shall approve the plans and specifications before the improvements are installed and construction commenced.

**(c) Construction and Inspection.**

(1) Prior to starting any of the work covered by the plans approved above, written authorization to start the work shall be obtained from the Village Engineer upon receipt of all necessary permits and in accordance with the construction methods of this Chapter. Building permits shall not be issued until all improvements required by this Chapter are satisfactorily completed.

(2) Construction of all improvements required by this Chapter shall be completed within two (2) years from the date of approval of the Preliminary Plat by the Village Board, unless good cause can be shown for the Village Board to grant an extension.

(3) During the course of construction, the Village Engineer shall make such inspections as the Village Board deems necessary to insure compliance with the plans and specifications as approved. The owner shall pay the actual cost incurred by the Village for such inspections. This fee shall be the actual cost to the Village of inspectors, engineers and other parties necessary to insure satisfactory work.

**(d) Record Plans.** After completion of all public improvements and prior to final acceptance of said improvements, the subdivider shall make or cause to be made three (3) copies of record plans showing the actual location of all valves, manholes, stubs, sewers and water mains and such other facilities as the Village Engineer shall require. These plans shall be prepared

on the original mylars of the construction plans and shall bear the signature and seal of a professional engineer registered in Wisconsin. The Presentation of the record plans shall be a condition of final acceptance of the Improvements and release of the surety bond assuring their completion. Two (2) copies shall be retained by the Village and one (1) copy of such record plans shall be forwarded to the appropriate sanitary district/utility department.