


Date: March 9, 2005Approved By: 

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Rule: 3020

RECORDING A SUBDIVISION WITH A CONSTRUCTION BOND

LEGISLATIVE HISTORY: Adopted September 2, 2004 cancelling policy adopted on July 6, 1990 as POL 3020, re promulgated pursuant to SCC 30.82 Rulemaking on March 9, 2005.

SEE ALSO: NA

SCC APPLICABILITY: SCC Chapters 30.41A , 30.84 and 30.86

PURPOSE: This rule will outline the requirements and responsibilities for the developer when requesting to record a subdivision prior to completing the improvements as required by the approved construction plans. Construction bonding shall comply with SCC 30.41A.410.

RULE SUMMARY:

1. Improvements That May be Placed Under a Construction Bond, and Completed After Recording the Subdivision.

Only those improvements that will be located within the recorded public right-of-way may be placed under a construction bond. Typical bondable items include:

- road grading cuts and fills less than one foot in depth from final road surface elevation.
- underground storm system
- installation of catch basins
- concrete curb, and gutter
- road asphalt pavement
- sidewalks
- survey monuments
- final plat cleanup

2. Improvements That Shall be Completed Prior to Recording the Subdivision.

Improvements that are located outside of the recorded public right-of-way may not be placed under a construction bond. Typical nonbondable items include:

- installation of drainage facilities located within a drainage easement on a private lot or tract area.
- all grading within the lots to comply with the approved grading plans.
- installation of erosion control facilities.
- retention, and detention drainage facilities.
- road grading cuts or fills over one foot from final road surface elevation.
- special items required by the preliminary plat approval.
- special public safety items.
- hydroseeding all exposed soils.

3. Developer Shall Request in Writing the County Conditions for Recording the Subdivision with a Construction Bond.

The developer shall submit a letter to the Inspection Supervisor requesting County approval to record the subdivision prior to construction acceptance. The letter shall contain the following:

- a. A detailed construction schedule outlining each stage of the future construction, and the date when the construction will be complete.
 - b. A contractor's bid document, or engineer's construction cost breakdown of all items of construction. These documents shall show the itemized cost of each item of construction, and not just the unfinished construction items. Example, square yards of asphalt, and cost per yard; total number of each type of catch basin used, and cost per catch basin.
4. Record Drawing As-built Construction Plans are Required of Installed Improvements Prior To Recording.