

BOARD OF COUNTY COMMISSIONERS
OF
FRANKLIN COUNTY, KANSAS

RESOLUTION NO. 19-32

A RESOLUTION ESTABLISHING AND ADOPTING ROAD DESIGN CRITERIA AND
STANDARDS FOR FRANKLIN COUNTY SUBDIVISIONS

WHEREAS, the Board of Franklin County Commissioners desires to establish and adopt certain road design criteria and standards for Franklin County Subdivisions in Franklin County, Kansas; now, therefore,

THEREFORE, BE IT RESOLVED
BY
THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY

That the subdivision road design criteria and standards specified in the document Franklin County Subdivision Road Design Criteria and Standards, a copy of which is attached hereto and incorporated herein by reference, be adopted.

This resolution supersedes and replaces Resolution No. 00-62.

Passed and approved this 16th day of October, 2019.

Franklin County Board of Commissioners


Richard A. Howard - Chairman


Ianne Dickinson - Commissioner

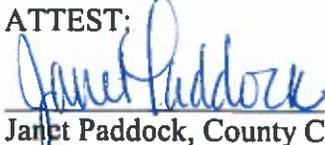

Colton Waymire - Commissioner


Roy Dunn - Commissioner


Donald Stottlemire - Commissioner



ATTEST:


Janet Paddock, County Clerk

FRANKLIN COUNTY SUBDIVISION ROAD DESIGN CRITERIA AND STANDARDS

GENERAL ROAD REQUIREMENTS

These general road requirements should be considered as minimum standards and are not intended to exclude improvements such as curb and gutter.

Subdivision roads/streets shall be asphalt pavement roads/streets with open road ditches. The top road surface width shall not be less than twenty-seven (27) feet in width. The construction will consist of a six (6) inch compacted AB-3 aggregate base course with four (4) inches of hot mix asphalt.

The dedicated public right of way shall be no less than seventy (70) feet in width for subdivisions.

Standard minimum design speed will be 35 mph. Exceptions will be considered on a case-by-case basis.

A. Cross Road Culverts

Crossroad culverts and storm sewer pipe shall be galvanized corrugated metal pipe (CMP) or reinforced concrete pipe (RCP) with manufactured end sections. CMP culverts smaller than 36" diameter shall be 14 gauge. CMP culverts from 36" to 48" diameter shall be 12 gauge. Larger diameter culverts will be analyzed on an individual basis. Downstream ends of CMP culverts larger than 30" diameter and all RCP shall have poured concrete toe walls.

B. Erosion Protection in Road Ditches

Erosion control requirements in road ditches will meet KDOT Standard Specifications for improved open channels.

C. Seeding

Seeding and mulching of all disturbed areas is required and shall be included as part of the plans and may be included in the improvement agreement with the Board of County Commissioners. An 80-20 mix of seed (fescue to ryegrass) should be applied at a 60# per acre rate. Mulching should be done at a rate of 2,400# per acre. A mixture of fertilizer (13-13-13) should be applied at a 178# per acre rate.

D. KDOT Specifications

All construction materials shall meet current Kansas Department of Transportation (KDOT) Specifications.

E. Subgrade Modification

Subgrade modification is required as shown on the cross section sheets. The top 12" of the sub-grade in both cut and fill areas shall be compacted to equal to or greater than 95% of Standard Density. In lieu of subgrade modification, the hot mix base thickness may be increased 2", the rock shoulder thickness shall match the pavement thickness.

PROJECT PLAN SUBMITTAL

All developers and/or their design engineers submitting plans and specifications for street and road system projects in a new subdivision are required to follow the procedures outlined in this standard. No street or road improvement projects may be constructed in unincorporated **Franklin County** without the prior written approval of the **Public Works Administrator**. The following procedure shall be used to obtain said approval:

- A. Two complete sets of prints of the project plans shall be submitted to the office of the Public Works Administrator for review, along with an engineer's estimate of the project cost.
- B. The design engineer shall send one (1) set of plans to each of the private and public utility companies having territorial jurisdiction in the area of the improvement.
- C. The normal time for review shall be ten (10) working days. In the case of abnormally large sets of prints (greater than 20 sheets) or of complicated drawings, additional time may be required for review.
- D. Subsequent to the review of the plans, the design engineer or his representative shall be notified by telephone or mail that the check set is ready to be picked up.
- E. The design engineer will be required to make all necessary corrections or revisions as noted on the check sets. Upon completion of the revisions and/or corrections, the plans will again be submitted to the **office of the Public Works Administrator** for further review. Revised sheets submitted shall contain a revision block with identifying notations and date of revisions. All previous check sets must accompany each re-submittal. If the check sets are not submitted with the revised drawings, the plans shall be returned to the design engineer, or held without action until such time as they are included with the submittal.
- F. The length of time for final plan approval by the **Public Works Administrator** will normally be within five (5) working days. Upon notification of final approval of the plans by the **Public Works Administrator**, the **design engineer for signing and distribution shall submit three (3) sets of plans**.
- G. Street and road improvement plans are approved initially for one (1) year after the date noted on the returned cover sheet. After one (1) year, the plans shall become null and void and must be re-submitted to the office of the **Public Works Administrator** in accordance with the foregoing outlined procedures and requirements.

GENERAL PLAN REQUIREMENTS FOR STREET AND ROAD IMPROVEMENTS

Introduction

All plans submitted shall be prepared by, or under the direction of, a professional engineer, licensed in the State of Kansas, and shall be reviewed by the **Public Works Administrator** for compliance with the minimum design requirements as established in this manual as officially adopted by the Board of County Commissioners (BOCC), effective the date of the plan submittal. Whenever extraordinary or unusual problems are encountered in conjunction with a proposed project, additional information and analysis beyond the minimum requirements of these standards and criteria may be required.

General Layout of Plans

The required plan sheet size is 22" x 36" or 24" x 36" with all sheets in a given set of plans being of the same size. Plan and profile shall be drawn on double or single plan and profile sheets to scales of one (1) inch equals fifty (50) feet horizontal by one (1) inch equals five (5) feet vertical, unless otherwise approved by the **Public Works Administrator**.

Each sheet shall contain a sheet number, including the individual sheet number and the total number of sheets, the engineer's seal, proper project identification, date and revision block.

The plans shall consist of:

- Title Sheet
- General Layout Sheets
- Standard and Special Detail Sheets
- Plan and Profile Sheets
- Cross Section Sheets

A. TITLE SHEET

The following items shall be included on the title sheet:

1. Name of project or subdivision.
2. Design speed.
3. Index of sheets included in plans.
4. A tabulation of quantities for all items of work.
5. A location map showing project location in relation to major streets.
6. A blank line for approval by the **Public Works Administrator** with the following note:

"These plans have been prepared in accordance with Franklin County's Street and Road Standards. The PWA's plan review is only for general conformance with street and road standards adopted by Franklin County. The County did not check, and is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities".

7. A certification by the design engineer as follows:

“These plans have been prepared in accordance with Franklin County’s Street and Road Standards. I hereby hold harmless Franklin County for errors or omissions in these plans. These plans are approved for one year, after which they automatically become void.”

8. The project control bench mark shall be identified as to location and elevation; USGS datum.
9. Name, address and telephone number of the design engineer and owner/developer.
10. List containing name and telephone number of each utility company in the area of the project.

B. GENERAL LAYOUT SHEET

The following items shall be included on the general layout sheet:

1. A legend of symbols shall be shown as necessary to make the plans understandable.
2. North arrow and scale. Scale of the general layout map shall be one (1) inch equals one hundred (100) feet, unless otherwise approved.
3. A general layout map of the subdivision with existing and final grading contours (at 2’ intervals if site grading is required). Indicate on the layout map the one hundred year flood plain line. A drainage area map if drainage areas are not shown on layout map.
4. Drainage calculation summary table containing the following information on pipes and channel segments, (include road ditch segments where the required entrance culvert is larger than 18” diameter):
 - a. Pipe (channel) size and slope¹
 - b. Pipe (channel) capacity
 - c. Drainage Area
 - d. Time of Concentration
 - e. Rainfall intensity
 - f. Runoff Coefficient
 - g. Design flow rate (indicate return period)
 - h. Velocity at design flow
 - i. Channel Lining Required
5. Typical sections of improved channel segments.
6. A site grading plan (if required) including the following information:
 - a. Property lines – proposed and existing
 - b. Final grading spot elevations at lot corners

¹ On open ditch type streets include a table with minimum entrance pipe sizes for each lot.

C. STANDARD AND SPECIAL DETAIL SHEETS

Detail sheets shall be included in plan. These plans should show all details of appurtenances, materials, and construction. Details and typical sections shall conform to standards adopted by **Franklin County** and are to be drawn clearly and neatly with proper identifications, dimensions, materials and other information necessary to insure the desired construction. Items for which **Franklin County** has not yet adopted standards, such as storm sewer inlets, manholes, and sidewalks; details will be based on the current edition of the City of Topeka's "Design Criteria and Drafting Standards" and "Standard Technical Specifications". A traffic control plan shall be detailed showing location of barricades, include signing required when working adjacent to public roads or private roads.

D. PLAN AND PROFILE SHEETS

The following items shall be included on the plan and profile sheets for all improvement projects.

1. Plan and profile shall be drawn on double or single plan and profile sheets to scales of one (1) inch equals fifty (50) feet horizontal by one (1) inch equals five (5) feet vertical, unless otherwise approved by the **Public Works Administrator**.
2. North arrow and scale.
3. Elevation and location of all applicable bench marks (USGS datum).
4. Existing and proposed streets with names or numbers and street widths and right-of-way widths.
5. Property lines properly identified as to existing or proposed lot, block and subdivision.
6. All existing and proposed utilities such as power, cable TV, gas, oil, water, telephone, sewer, and other items shall be properly located in conformance with the best information available in the records of the owner of such facilities, or field location, and identified as to size, material, and type of construction.
7. All existing and known proposed improvements within seventy-five (75) feet each side of center line shall be shown at their proper locations. This shall include such existing items as paved streets, curbs and gutters, driveways, culverts, fire hydrants, utility poles, trees, shrubs, fences, walls, houses, and other such items, and shall be identified as to type, size, material, etc., as may be applicable. In case of new developments, some irrelevant items may be omitted.
8. All existing easement and right-of-way information recorded with the Register of Deeds and the Planning and Zoning Department.
9. Minor construction notes shall appear on the proper plan and profile sheets.
10. Locations and widths of existing and proposed sidewalks, if any.
11. Horizontal curve data, vertical curve data, and stopping sight distances.
12. Gradient between vertical curves.
13. Typical section and slope of improved channels.
14. Stations and grade at curb returns (at 1/5 points).

15. Profile shall show existing grade at center line as a dashed line, proposed finish grades or established street grades by solid lines.
16. Existing elevations for existing outfall ditches.
17. Special ditch grades if needed.
18. Show size, location, and flow line of all culverts.

E. CROSS SECTION SHEETS

The following items shall be included on the cross-section sheets:

1. Street and road cross-sections at each 100-foot station showing existing grade by dashed lines and proposed grade by a solid line. Cross-sections to show existing grade lines a minimum of ten (10) feet beyond right-of-way lines.
2. Center line elevation of top pavement.
3. Cross-sections shall be shown at all intersecting streets and existing driveways.
4. One cross-section shall show the typical subgrade modification required under "General Road Requirement, Section E."
5. Channel cross-sections shall be shown for all drainage channel improvements at 100 feet intervals.
6. Additional cross-sections shall be shown as required to clearly describe the extent of the grading operations.

GENERAL NOTES

The following general notes will be required as a minimum. The design engineer may insert additional notes for the specific conditions of the project. The notes may be placed on the sheet with the typical sections, the title sheet or on the general layout sheet.

- A. The contractor shall have one (1) signed copy of the plans (approved by the **Public Works Administrator**) and one (1) copy of the KDOT Standard Specifications at the job site at all times.
- B. Construction of the improvements shown or implied by this set of drawings shall not be initiated or any part thereof undertaken until the Owner/Developer receives the written approval of the **Public Works Administrator**. The **Public Works Administrator** will not approve commencing construction until all the required and properly executed easements, bonds, and improvement agreements are received by the **Public Works Administrator**.
- C. A pre-construction conference with the **Franklin County Public Works Department** is required prior to any construction activity on this project. The Contractor, Owner, and Design Engineer are requested to attend this conference.
- D. All existing utilities indicated on the drawings are according to the best information available to the design engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor due to failure to

obtain the location of same from the utility companies shall be repaired or replaced by the contractor at his expense.

- E. All work shall be performed in accordance with relevant KDOT Standard Specifications.
- F. The Contractor shall notify the **Public Works Administrator** 24 hours before beginning the following operations:
 - 1. Construction signing and barricades
 - 2. Clearing and grubbing
 - 3. Setting pipes
 - 4. Rough grading
 - 5. Finish grading
 - 6. Subgrade modifications
 - 7. Any concrete pours
 - 8. Paving
 - 9. Shoulders
 - 10. Seeding and sodding

The County inspector will inspect and approve all work in one stage prior to Contractor proceeding to the next stage of construction. Failure to notify the **Public Works Administrator** may be grounds to reject any work that was not properly inspected and approved by the County Inspector.

- G. Contractor shall take all necessary precautions to prevent soil erosion from bare areas due to his construction activity from causing sedimentation or pollution of adjacent land, channels and ponds.
- H. Construction staking shall be the responsibility of the Contractor and/or Design Engineer. Slope stakes shall be set a 100 feet intervals for rough grading. Blue top stakes at center line and pin flags at shoulder line will be required at 100 feet intervals prior to finish grading. Blue top stakes at center line and shoulder line at 100 feet intervals will be required at completion of subgrade modification and prior to paving. Slope stakes at 100 feet intervals will be required on improved channels.
- I. The top 12" of the subgrade in both cut and fill areas shall be compacted to 95% or greater of Standard Density.
- J. A compaction test for shall be done for each 'lift', and shall be performed by a qualified testing laboratory for every 600 feet of street construction. Compaction tests shall be for the top 12" of the subgrade. Soil samples shall be collected by qualified technicians. The testing laboratory is to furnish **Public Works Administrator** with density curves and field density test results. **The contractor shall pay for all testing laboratory expenses.**

- K. Prior to paving the Contractor shall proof-roll the subgrade while being observed by the County inspector. Proof-rolling shall be performed with a fully loaded tandem axle dump truck. All soft or spongy areas shall be dug out, re-compacted and proof-rolled again until the County inspector is satisfied that the subgrade is stable.
- L. All disturbed areas shall be seeded and mulched or sodded. (The Design Engineer shall include an appropriate note on seeding and sodding, include seeding rates, types, and quantity.)
- M. Prior to expiration of the two (2) year warranty period, disturbed areas, where grass seed did not grow properly, and eroded areas shall be repaired then re-seeded and mulched or sodded.

DESIGN ENGINEER'S RESPONSIBILITY DURING CONSTRUCTION OF STREET AND ROAD IMPROVEMENTS

A. General

The developer/owner shall employ a licensed professional engineer to observe the project during construction. The engineer, or duly appointed representative, shall observe the project to insure that the project is built to the lines, grades and dimensions shown on the approved plans, and to note all changes made during the course of the work. **Payment for services of the engineer (required by this chapter) is the responsibility of the Developer or Owner.**

B. Construction Staking

In order to insure the work is built according to plan, the engineer's firm shall perform the construction staking, or shall be furnished field notes of the construction staking to check.

C. Material Quantities

Whenever materials are hauled to the project for sub-grade modifications, for paving, or for shoulders, the weight tickets shall be tabulated to insure that the required quantities are incorporated into the work.

D. Construction Record Drawings

Construction record drawings shall be submitted to the **Public Works Administrator** upon completion of the project and prior to final acceptance of the project by the **Public Works Administrator**. The engineer shall provide the county with one (1) set of prints for the project corrected to show the project as constructed and shall accurately and completely denote all changes made during the course of the work.

Each sheet within the plans shall be clearly marked as “Conforming to Construction Records” and shall include the date of the revision.

E. **Completion Certificate**

Upon completion of the project and prior to final acceptance of the project by the **Public Works Administrator**, the engineer shall certify in writing:

1. That the project was substantially constructed to the lines, grades, and dimensions shown on the approved plans.
2. That sufficient materials were incorporated in to the work to construct the project as designed.

IMPROVEMENT AGREEMENT

In those instances where roads or other similar improvements are proposed to be constructed in an unincorporated portion of **Franklin County**, Kansas, the owner, developer and/or contractor shall first be required to enter into a contract with the Board of County Commissioners of **Franklin County**, Kansas (BOCC) concerning the construction, installation, and maintenance of the proposed improvements. This contract shall be referred to as an “Improvement Agreement” and will be prepared by **Franklin County** for execution by the proper parties. The purpose of the Improvement Agreement is to insure that the proposed improvements will be constructed in a timely manner in accordance with the County’s standards and will be properly maintained after their completion. Once the County is informed by the owner, developer and/or contractor that a road, storm drainage improvement or other similar improvement is desired to be constructed, whether as part of a subdivision development or not, the County Planning and Zoning Office shall require the owner and/or developer to fill out and return a draft copy of the “Improvement Agreement.” Commencement of construction shall not be allowed until the Improvement Agreement has been properly executed by the **Franklin County BOCC**.

The BOCC shall not hear any application for final plat approval until an Improvement Agreement has been executed by the owner, developer and/or contractor and surety satisfactory to **Franklin County** has been submitted as security for the proposed improvements. The final plat shall not be filed with the County Register of Deeds, nor shall construction of the proposed improvements be permitted to commence, until the Improvement Agreement is executed by the BOCC and the agreements and bonds are filed in the proper county offices.

Depending upon the type of improvement proposed to be constructed, a standard Improvement Agreement may contain the following requirements or clauses, among others:

1. The owner shall construct the proposed street and road improvements at his own expense. Construction shall not commence until the owner receives the prior written approval of the **Public Works Administrator**.
2. The streets and road improvements will be constructed in accordance with the County’s standards and according to the plans approved by the **Public Works Administrator**.

3. The owner will employ a licensed professional engineer to design the street and road systems to County standards. The engineer, or duly appointed representative, shall observe the project to insure that the project is built to the lines, grades, and dimensions shown on the approved plans, and to note all changes made during the course of the work.
4. The owner shall provide the County with sufficient surety in the form of performance and maintenance bonds or an Irrevocable Letter of Credit, in an amount equal to or greater than the certified estimate of the **Public Works Administrator**, to insure that the construction will be built in accordance with the County's standards. The construction must be completed by the owner and approved in writing by the *Public Works Administrator* within one (1) year from the date of the bonds and/or letter of credit. The **Public Works Administrator** shall have the authority to reject work that does not conform to approved plans and standards.
5. **The County will install the necessary permanent street**, warning, and regulatory signs, the cost incurred for installation to be paid to the County by the owner within twenty (20) days of the billing date.
6. Prior to the acceptance by the County of a road offered in dedication, and in any event prior to the filling of the final plat with the Office of the Register of Deeds, the owner of the real property offered in dedication shall exhibit proof of title to said property and proof of release of any mortgages, liens or encumbrances thereon, if any, in a manner satisfactory to the County's Chief Counsel or its designate.
7. At the completion of major construction, but prior to final approval of the **Public Works Administrator** the owner will employ, at his own expense, a registered land surveyor to set or verify the location of all property markers shown on the final subdivision plat.

ROAD WARRANTY

The owner shall be responsible for pavement rutting in excess of ½ inch, pavement failures and right of way seeding failures for a period of two (2) years from the date the road is accepted by the County. The owner shall provide the County with sufficient surety in the form of performance bond or an Irrevocable Letter of Credit, in an amount equal to or greater than the Public Works Administrators estimate of potential cost of repairing pavement failures, excess pavement rutting and right-of-way seeding failures during the warranty period.

INDEX

Check-off list for Engineer

Sample Subdivision agreement

Franklin County Subdivision Roads Submission Checklist

GENERAL ROAD REQUIREMENTS

- 1) Twenty-seven (27) feet in width _____
- 2) Six (6) inch compacted AB-3 aggregate base course _____
- 3) Four (4) inches of Asphalt _____
- 4) Seventy (70) feet of right of way for internal subdivision roads _____
- 5) Design speed, 35 mph (please list on title page) _____
- 6) CMP
 - a) Smaller than 36" diameter shall be 14 gauge _____
 - b) 36" to 48" diameter shall be 12 gauge _____
 - c) Downstream ends of CMP larger than 30" diameter and All RCP shall have poured concrete toe walls _____
- 7) Erosion Protection Road Ditches _____
- 8) Seeding plans included _____
- 9) Construction materials, the title sheet of plans should reference all appropriate KDOT specifications that apply to project _____
- 10) Sub-grade modification plans are to be shown on a standard drawing or cross-section _____
- 11) The top 12" of the sub-grade shall be compacted to equal to or greater than 95% of Standard Density _____

PROJECT PLAN SUBMITTAL

- 1) Two complete sets of prints _____
- 2) Engineers estimate _____
- 3) Copy to Utilities _____
- 4) Time for review, ten (10) working days
Due date: _____ Review Date: _____ By: _____
- 5) (If revised) Revised sheets submitted shall contain a revision block _____
- 6) (If revised) Time for final approval, five (5) working days
Due date: _____ Review Date: _____ By: _____

GENERAL PLAN REQUIREMENTS

- 1. General Layout

a. 22" x 36" or 24" x 36" Sheets _____

2. Title Sheet

- a. Name of project or subdivision _____
- b. Design Speed _____
- c. Index of sheets included in plans _____
- d. A tabulation of quantities for all items of work _____
- e. A location map showing project location in relation to County roads. _____
- f. A blank line for approval by the PWA with the following Note:
"These plans have been prepared in accordance with Franklin County's Street and Road Standards. The PWA's plan review is only for general conformance with street and road standards adopted by Franklin County. The County did not check, and is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities. I hereby hold harmless Franklin County for errors or omissions in these plans. These plans are approved for one year, after which they automatically become void."

- g. The project control benchmark (location and elevation)
Shall be identified by USGS datum _____
- h. Name, address and telephone number of the design engineer and owner/developer _____
- i. List containing name and telephone number of each utility company in the area of the project _____

3. General Layout Sheets

- a. A legend of symbols shall be shown as necessary to make the plans understandable _____
- b. North arrow and scale. Scale of the general layout maps shall be at a scale that makes the plans understandable _____
- c. A general layout map of the subdivision with existing and final grading contours (at 2-foot intervals if site grading required) _____
- d. Drainage calculation summary table containing the following information on pipes and channel segments, (include road ditch segments where the required entrance culvert is larger than 18" diameter):
 - d1. Pipe (channel) size and slope² _____
 - d2. Pipe (channel) capacity _____
 - d3. Drainage area _____
 - d4. Time of Concentration _____
 - d5. Rainfall intensity _____
 - d6. Runoff Coefficient _____
 - d7. Design flow rate (indicate return period) _____
 - d8. Velocity at design flow _____
 - d9. Channel Lining Required _____
- e. Typical sections of improved channel segments
A site-grading plan (if required) should include existing and proposed property lines, as well as final grading spot elevations at corners. _____

GENERAL PLAN REQUIREMENTS (CONTINUED)

4. Standard and Special Detail Sheets _____

² On open ditch type streets include a table with minimum entrance pipe sizes for each lot.

5. Profile Sheets

- a. Profile sheets to scales of one (1) inch equals fifty (50) feet horizontal by one (1) inch equals five (5) feet vertical, unless otherwise approved by PWA _____
- b. North arrow and scale _____
- c. Elevation and location of all applicable benchmarks (USGS datum) _____
- d. Existing and proposed streets with names or numbers and street widths and right-of-way widths _____
- e. Property lines _____
- f. All existing utilities _____
- g. Existing and known improvements within 75" shown _____
- h. All existing ROW information from ROD shown _____
- i. Horizontal and vertical data shown _____
- j. Sight distance data shown _____
- k. Gradient between vertical curves shown _____
- l. Typical section and slope of improved channels _____
- m. Existing grade at centerline (dashed) _____
- n. Proposed grade at centerline (solid) _____
- o. Existing elevations for outfall ditches _____
- p. Special ditch grades (if needed) _____
- q. Size, location and flow line of all culverts _____

6. Cross-sections

- a. Show existing and finish grades (including 10' beyond ROW lines) _____
- b. Centerline at top of pavement _____
- c. Cross-sections at all intersections _____
- d. Subgrade modification cross-section _____
- e. Channel cross-sections at 100' intervals _____

OTHER COMMENTS

Approved by: _____ Title _____ Date _____

SUBDIVISION AGREEMENT

THIS AGREEMENT, by and between _____, owners and developers of _____ located in Franklin County, Kansas referred to in this agreement as DEVELOPERS, and Franklin County, Kansas, represented by the Board of Franklin County Commissioners, referred to in this agreement as THE COUNTY.

WITNESSETH:

1. The DEVELOPERS have caused to be prepared the FINAL PLAT of said _____ Subdivision in accordance with requirements of Subdivision Regulations adopted by Franklin County, Kansas on *March 7, 2007* and have filed said plat with Franklin County for approval, and
2. *This Subdivision Agreement has been prepared in accordance with requirements of paragraph 6-1.01 of said Subdivision Regulations, and*
3. By means of this agreement, the DEVELOPERS hereby agree to complete all street and roads as shown on the subdivision development plans in a manner that is acceptable to THE COUNTY, and
4. The DEVELOPERS agree to see that water, electric power, telephone, and any other utility systems necessary to serve said subdivision, are satisfactorily installed, and
5. The DEVELOPERS further agree to make satisfactory progress toward the completion of all subdivision development within a period not to exceed twelve months from the date that the COUNTY approves the said FINAL PLAT of _____ Subdivision, and
6. The DEVELOPERS agree to comply with all other requirements of the said Franklin County Subdivision Regulations, and the Franklin County Street and Road Standards for New Subdivisions, and
7. The DEVELOPERS agree to provide the COUNTY with sufficient surety in the form of performance and maintenance bonds or an Irrevocable Letter of Credit, in an amount equal to or greater than the certified estimate of the Public Works Administrator, to insure that the construction will be built in accordance with the County's standards. The DEVELOPERS agree to provide a maintenance bond for the completed road for a period of four (4) years following the written acceptance of the improvements by the COUNTY, and
8. The COUNTY agrees to issue building permits for construction of new homes on lots located with the FINAL PLAT of _____ Subdivision following approval by the County of said Plat and approval and acceptance of constructed streets, storm drainage, and utility lines necessary to serve said lots.

EXECUTED in duplicate this _____ day of _____, 20__ by representatives of the parties hereto.

DEVELOPER:

STATE OF _____)

COUNTY OF _____) SS

COUNTY OF _____, STATE OF _____, on this day appeared before me the said _____ to me personally known and know to be the individual described in and who executed the foregoing instrument, and the duly acknowledged to me that he/she executed the same.

Sworn to and subscribed before me this ___ day of _____, 20___

(seal)

My commission expires

Signature of Notary Public

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, KANSAS

CHAIRMAN

ATTEST:

COMMISSIONER

COUNTY CLERK

COMMISSIONER

COMMISSIONER

COMMISSIONER