

CHAPTER 8

ITEMS NECESSARY FOR DEVELOPMENT APPROVAL

8.0 GENERAL

The following items shall be completed before building permits are issued in a development.

8.1

- A. Letter of approval from inspection engineer for complete installation, safe water sample and testing sanitary and storm sewers and water mains.
- B. Sanitary and storm sewer and water main as-builts received **and approved** by City.
- C. Installation of concrete curb and gutter, concrete sidewalk and base course of asphalt pavement.
Note: Surface course shall follow as directed by the City Engineer.
- D. Certification of grades given on the approved master grading plan:
 - 1. As-built grades shown on lot or lot lines shall be no less than **0.25** ft. lower than final grades shown on approved master grading plan.
 - 2. As-built house pad grade/grades shall be between **0.50** ft. and **1.50** ft. lower than final grade shown on approved master grading plan.
 - 3. As-built grades of top of curb shown at side lot lines extended to the curb.
 - 4. As-built grades of concrete walks at side lot lines extended to the curb.
 - 5. Concrete curb and gutter and walk grades will be considered acceptable if certified elevations are within 0.10 ft. of design elevations.
- E. All soil disturbed areas within the subdivision shall be seeded, fertilized and mulched. Temporary seeding can be done with oats or rye. Seed sowing shall be at a minimum of 4 pounds per 1000 square feet of area. Sowing shall be uniformly performed by hydraulic spray or mechanical distribution. If dormant seed is applied, mulch must be disked into soil.

- F. Curb lawn areas within the street r.o.w. and rear yard drainageways shall be covered with **4"** of top soil, seeded, fertilized and mulched. Seeding in these areas shall be done using mixture of 25% Kentucky Bluegrass, 20% Creeping Red Fescue, 15% Improved Hard Fescue and 40% Annual Ryegrass. Application shall be at 3 pounds per 1000 sq. ft. of area.
- G. Install erosion control devices as given on the approved erosion control plan, prior to commencing with any construction.
- H. Type III barricades shall be installed at dead end streets. (Reflective red stripes on white.)
- I. No ramping of manhole or valve boxes will be allowed. All manholes and valve boxes shall be set to match base course pavement.
- J. Street trees must be installed in accordance with Chapter 9.
- K. Subdivision lot corner pipes, perimeter pipes and curve and horizontal break pipes shall be set by the **Developer's** surveyor.