



SECTION 900: REQUIRED IMPROVEMENTS AND GUARANTEES

Section 901—Required Improvements:

The owner of any land to be part of a subdivision shall, at his own expense, install all required improvements and guarantee the installation of such improvements, as provided herein, according to the City Development Standards and Specifications and as inspected and approved by the City Engineer.

1. Culinary and Secondary Water Supply:

- a. The Applicant(s) shall comply with the Culinary Water Authority requirements to assess the feasibility of the culinary water system and sources for the subject property. The Applicant(s) shall provide three (3) copies of plans showing the location and size of proposed water lines and fire hydrants and also existing water lines to which a connection is to be made to the City Engineer. Information concerning the residual water pressure in the existing mains at the approximate point of connection shall also be provided. The Applicant(s) shall install all culinary water lines, including all laterals to the property line of each lot within the subdivision, as approved by the City Engineer.
- b. The Applicant(s) shall install secondary water lines, and shall comply with the local secondary water distributing agency requirements to make the water supply available to each lot within the subdivision, including laterals to the property line of each lot.

2. Sanitary Sewer Disposal: All sanitary sewer systems are required to connect to the public sanitary sewer system and provide adequate lateral lines to a point five (5) feet beyond the property line of each lot. The Applicant(s) shall comply with the local Sanitary Sewer Authority requirements to assess the feasibility of the sanitary sewer services or onsite wastewater systems. Such sewer connections and subdivision sewer systems shall comply with the City Development Standards and Specifications and shall be approved by the City Engineer.

3. **Storm Water:** The Applicant(s) is/are required to dispose of storm water and surface drainage into an approved City storm drain system. If easements are required across adjoining property to permit drainage of the subdivision, it shall be the responsibility of the Applicant(s) to acquire such easements. Detention of storm water is required for all subdivisions. All construction shall comply with the City storm water management plan.

4. **Street Grading and Surfacing:** As required by the Development Standards and Specifications.

5. **Curbs and Gutters:** Curbs and gutters shall be installed on existing and proposed streets by the Applicant(s) when necessary to remove surface water, for safety or other reasons determined appropriate by the City Engineer.

6. **Street Drainage:** Drainage structures shall be required by the City Engineer where necessary.

7. **Sidewalks:** Sidewalks shall be provided for the general safety and welfare of the public.

8. **Monuments:** Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat. Monuments shall be of a type approved by the City Engineer. All subdivision plats shall be tied to at least two approved county monuments.

9. **Street Trees:** Street trees shall be planted along street rights-of-way by the Applicant(s), as approved by the Council.

10. **Fire Hydrants:** Fire hydrants shall be installed. Such fire hydrants shall be of the type, size, number, and installed in such locations as determined by the City Engineer.

11. **Street Signs:** Street signs shall be installed by the City and charged to the Applicant(s).

12. **Fencing:**

- a. A solid chain link, or other non-climbable fence not less than six feet (6') in height shall be installed on both sides of existing irrigation canals, bordering open reservoirs, railroad rights of way or non-access streets, and which are located within or adjacent to the subdivision, except where the Council determines that park areas, including streams or bodies of water, shall remain unfenced.
- b. The Council may also require a fence, of the type to be determined in each instance, to be erected when any subdivision adjoins a use to which uncontrolled access might result in damage or nuisance to the subdivision or adjoining property where the Council determines that the absence of a fence may create a nuisance or hazard to the welfare of the residents of the subdivision or adjoining property.

13. **Staking of Lots:** Survey stakes shall be placed at all lot corners so as to completely identify the lot boundaries on the ground.

Section 902—Guarantee of Installation of Improvements:

1. **Methods:** The Applicant(s) shall guarantee the installation by one of the methods specified as follows:

- a. The Applicant(s) may furnish and file with the City Recorder a bond with corporate surety in an amount equal to the cost of the improvements not previously installed as estimated by the City Engineer to assure the installation of such improvements within a two (2) year period immediately following the approval of the Final Subdivision Application by the Council, which bond shall be approved by the City Attorney and shall be filed with the City Recorder.
- b. The Applicant(s) may deposit in escrow with an escrow holder approved by the Council an amount of money equal to the cost of the improvements not then installed as estimated by the City Engineer, under an escrow agreement to assure the installation of said improvements within a two (2) year period from the approval of the Final Subdivision Application by the Council. The escrow agreement shall be approved by the Council and City Attorney and shall be filed with the City Recorder.
- c. The Applicant(s) may furnish and file with the City Recorder a letter of credit in an amount equal to the cost of the improvements not previously installed as estimated by the City Engineer to assure the installation of such improvements within a two (2) year period immediately following the approval of the Final Subdivision Application by the Council, which letter of credit shall be approved by the City Attorney.

2. **Administration:** The Council is authorized to prescribe by administrative rule or regulation, forms and procedures to ensure the orderly, regular and efficient processing of applications for the approval of a proposed subdivision and the strict compliance with the requirements of this title.

3. **Phased Development:** Whenever the Applicant(s) develops a subdivision a portion at a time, such development shall be in an orderly manner and in such a way that the required improvements will be continuous and all of the said improvements will be made available for the full, effective and practical use and enjoyment thereof by the lessees or grantees of any of the lands subdivided within the time specified herein.

Section 903—Inspection of Improvements:

The City Engineer shall inspect or cause to be inspected all buildings, structures, streets, fire hydrants and water supply and sewage disposal systems in the course of construction, installation or repair. Excavations for fire hydrants, water and sewer mains and laterals shall not be covered over or backfilled until such installation shall have been approved by the City

Engineer or his designee. If any such installation is covered before being inspected and approved, it shall be uncovered after notice to uncover has been issued to the Applicant(s), or responsible party, by the City Engineer.

Section 904—Condition of Improvements Guaranteed:

The Applicant(s) shall warrant and guarantee the improvements provided for herein and every part thereof, will remain in good condition for a period of two (2) years, after the City Engineer has initially accepted the improvements, and agree to make all repairs to and maintain the improvements and every part thereof in good working condition during the guarantee period with no cost to the City.