

ARTICLE 6. MISCELLANEOUS REQUIREMENTS, POLICIES AND APPROVALS

6.1 GENERAL

Prior to any work being done on each utility in a subdivision the Developer must receive approval of the plans for the utility and issue a permit for the construction from the City. It is the developer's responsibility to ensure that plans are received by the City in sufficient time to allow plan approval and issuance of the permit before the proposed start of construction. Should the developer or his contractor start work on a subdivision prior to issuance of a permit for that work, the City will issue a stop work order. That order shall remain in effect until such time as the permit is issued.

6.2 MISCELLANEOUS REQUIREMENTS

- a. **DRIVEWAYS:** Driveways shall be constructed in accordance with the Standard Construction Specification manual.
- b. **BUILDING PADS:** Fill areas for buildings and structures shall be compacted as subgrade in lifts with a maximum thickness of eight (8) inches.
- b.c. **FINISHED FLOOR ELEVATIONS:** Finished floor elevations shall be placed on the face of the plat. If the lots are connected to a sanitary sewer system, then a backflow prevention table is required on the face of the plat.
- e.d. **UTILITY ADJUSTMENT:** All utilities that are designed to be at ground level shall be adjusted to the appropriate level when the grades are altered during construction.
- d.e. **LANDSCAPE:** All landscaped strips, parkways and screening areas dedicated to the public shall be graded, seeded and planted in an appropriate manner by the owner.
- e.f. **STREET SIGNS:** The owner shall submit a list of street signs required and pay the fee for those signs at the time of final platting. Upon completion of the paving the street signs shall be procured and installed by the Public Works Department.
- f.g. **FENCES:**
 - 1) All residential developments that abut an arterial, collector, turnpike or Federal or State Highways shall be screened with a solid opaque fence/screen that is a minimum of six (6) feet and not more than ten (10) feet in height. Alternative fencing may be reviewed and approved through a Planned Unit Development (PUD) zoning.
 - 2) No building or retaining wall shall be built in a right-of-way or utility easement that would interfere with the maintenance of a city utility.
 - 3) Unless otherwise approved by the Planning Commission, all fencing shall be uniform. Replacement fencing/screening shall retain its original height and material and the top elevation shall match the adjoining elevation. All new fences, including replacements for existing fences, which are required by the Zoning Ordinance, shall have the vertical support posts constructed of permanent building materials that may include but not be limited to a minimum of schedule 40 galvanized steel posts with an outside diameter equal to or larger than two and three-eighths (2 3/8) inch, masonry columns at least one (1) foot square, or PVC fencing using dual extruded PVC posts. The Planning Commission may permit alternative support posts as part of any site/landscape plan review, as long as the materials used meet or exceed the wind load capabilities of the materials listed above. Footings shall be constructed of

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