

SECTION 6 - Public Improvements

6.1 Adequate Public Facilities Required.

A. Purpose. The purpose of this Section is to ensure that land proposed for development shall be served by public facilities, at the levels of service established by the City, which are adequate to support and service the area of the proposed development. Land shall not be approved for development unless and until adequate public facilities exist or provision has been made for the following essential public facilities: public safety, water service, wastewater treatment and disposal, storm water management, electrical service, telecommunications service and transportation facilities. Public facilities shall be provided in a manner that is consistent with the Comprehensive Plan, this Ordinance and other standards adopted by the City.

B. Requirements. New development shall provide adequate facilities and services to accommodate demands from proposed development in conformance with the minimum standards established by the City. Improvements shall be constructed in conformance with the provisions of these regulations. New development shall be timed and phased at a pace that will ensure the adequate provision of public facilities and services for proposed and future development. Each phased development project shall be designed so that the project is capable of functioning effectively and independently at completion of each phase. Adequate roadway facilities shall be provided concurrently with new development and shall be designed and constructed in conformance with applicable City standards. All public improvements and required easements shall be extended through the parcel on which new development is proposed. Streets, water lines, wastewater systems, drainage facilities, electric lines and telecommunications lines shall be constructed through new development to promote the logical extension of public infrastructure. The City may require the applicant of a subdivision to extend offsite improvements to reach the subdivision or to oversize required public facilities to serve anticipated future development as a condition of approval.

C. Condition of Approval. No development shall be approved unless such development has available adequate public facilities and services at the time that development approval is applied for, or such public facilities are contained within a fully funded capital improvement program or plan. Proposed public improvements shall conform to and be properly related to the City's Comprehensive Plan and all applicable capital improvements programs and plans, including the plans for roads, sewer, storm water management, fire and water districts, school districts and other emergency service providers. Development approvals may be timed and phased where partial adequate public facilities are available.

6.2 Water.

A. Before approval of a preliminary or final plat, the applicant shall demonstrate the adequacy and portability of water available for fire protection and domestic use in the subdivision. Construction and installation of the water system shall be the sub divider's responsibility. To determine adequacy of water availability for fire protection, the minimum fire flow requirements contained in the version of the International Fire Code that the City has adopted, including its amendments thereto, shall be used, provided that the Board of Aldermen may waive or modify this requirement provided that the Fire Protection District is provided notice of its intent to do so and an opportunity to comment.

B. The size of the main shall be determined by a Missouri Registered Professional Engineer, with approval of the City, giving full consideration to future growth, fire protection and present needs.

C. Water mains shall be installed to within 5 feet of the furthestmost property line(s) as necessary to serve the development and future development(s).

6.3 Wastewater Systems.

A. Design Standards. All habitable structures and buildable lots shall be served by an approved means of wastewater collection and treatment. The wastewater system shall be designed and constructed in accordance with Sections 2500 and 5500 of the Kansas City Chapter of the American Public Works Association Standard Specifications and Design Criteria (December 16, 1992 and April 17, 1996, respectively), unless otherwise modified by the Streets & Sewer Superintendent. These design standards are not intended to cover extraordinary situations. Deviations will be allowed and may be required in those instances where recommended by the Zoning Administrator. Sanitary sewer systems shall be designed and built for the ultimate tributary population. Sewer capacities shall be adequate to handle the anticipated maximum hourly quantity of sewerage and industrial waste together with an adequate allowance for infiltration and other extraneous flow. Design flows shall be subject to approval of the Zoning Administrator for each particular development.

B. Off-Site Improvements. The developer of a parcel shall provide off-site improvements required to adequately serve a proposed development.

C. Extension/Oversizing. Upon recommendation of the Zoning Administrator and the Planning and Zoning Commission, the Board of Aldermen may require that wastewater lines be over-sized to accommodate planned development.

6.4 Storm water Management. Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in peaks or velocity of downstream flooding. The City may require the use of control methods such as retention or detention, and/or the construction of off-site drainage improvements to mitigate the impacts of the proposed development. The storm water management system shall be constructed in accordance with Section 5600 of the Kansas City Chapter of the American Public Works Association Standard Specifications and Design Criteria (December 14, 2005).

6.5 Streets.

A. Arrangement of major streets in the subdivision shall comply with APWA standards and conform as nearly as possible to the Comprehensive Plan and Major Street Plan, and provisions shall be made for the extension of major and secondary thoroughfares. Except for courts and cul-de-sacs, streets normally shall connect with streets already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining un-subdivided tracts, or shall be a reasonable projection of streets in the nearest subdivided tracts. No development approval shall be granted where adequate off-site transportation capacity is not available at time of development approval or contained within a fully funded capital improvement program or plan.

B. Streets shall be designed and constructed in accordance with Sections 2200 and 5200 of the Kansas City Chapter of the American Public Works Association Standard Specifications and Design Criteria (April 17, 1996), unless as otherwise stated in these regulations.

1. No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector so that the street does not function at a Level of Service C or better. The applicant for any development projected to generate more than 500 vehicle trip ends per day may be required to submit a traffic impact analysis. If a TIA shows that a proposed development creates the need for additional off-site right-of-way or other improvement, the applicant may be required to provide right-of-way or improvement proportional to the demand created prior to development approval.

C. Minor streets should be so planned as to discourage their use by non-local traffic. Courts or cul-de-sacs will be permitted where topography or other conditions justify their use and provisions shall be made for adequate traffic circulation. Cul-de-sacs shall normally not be longer than five hundred (500) feet, including a turnaround which shall be provided at the closed end, with an inside curb radius of at least forty-five feet (45') that is within a right-of-way radius of not less than fifty-two feet (52').

1. For residential uses, maximum block length shall be one thousand feet (1000') but no more than fifteen (15) times the minimum lot width,

except that a greater length may be permitted where topography or other conditions justify a departure from this maximum.

2. For commercial and industrial uses, the maximum block length shall be no more than two-thousand two hundred fifty feet (2,250’).

3. Actual block length may be varied with the approval of the Planning and Zoning Commission. Such approval shall be based on topography, drainage ways, and existing surrounding streets. Pedestrian ways and/or easements through the block may be required to serve nearby public facilities.

D. There shall be an adequate number of points of ingress to and egress from the subdivision to ensure sound traffic engineering design, smooth traffic flow into and out of all portions of the subdivision (based upon the projected traffic generation from the subdivision and projected traffic on streets adjacent to a subdivision), and the public’s safety. In determining whether the subdivision provides for an adequate number of points of ingress and egress, all relevant factors shall be considered including but not limited to the following:

1. Residential Subdivisions. As a general rule, one (1) point of ingress to and egress from the subdivision should be required for each one hundred (100) dwelling units in the subdivision. Each required point of ingress to and egress from the subdivision shall be located so as to best serve the traffic generated by the subdivision.

2. Nonresidential Subdivisions. The adequacy of the number of points of ingress to and egress from nonresidential subdivisions shall be determined as a part of and based on the consideration of the site plan for the proposed development. The plat for such development shall show the same number of ingress and egress points as are shown on the approved site plan. If no site plan has been approved, all approvals of the preliminary plats shall be conditioned upon the final plat being consistent with the site plan with respect to the number of points of ingress to and egress from the subdivision.

3. General Factors.

a. Traffic accumulation. The level of traffic using each point of ingress to and egress from the subdivision should not exceed the level of traffic that the type of street proposed (i.e., residential, collector, etc.) is designed to accommodate.

b. Access for emergency vehicles. The points of ingress to and egress from the subdivision should be adequate to ensure that emergency vehicles can gain access to all proposed uses within the subdivision whenever necessary.

c. Intersection of points of ingress to and egress from the subdivision with streets abutting the subdivision. The impact of injecting traffic from the proposed subdivision into the existing street network shall be mitigated by location, design, and control measures consistent with the standards of traffic engineering.

4. Where the plat to be submitted includes only part of the tract owned or intended for development by the sub divider, a tentative plan of a proposed future street system for the un-subdivided portion shall be prepared and submitted by the sub divider.

5. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels, shall be so arranged as to permit the continuous location and opening of future streets and appropriate re-subdivision, with provision for adequate utility connections for such re-subdivision.

6. Under normal conditions, streets shall be laid out so as to intersect as nearly as possible at right angles, except where topography or other conditions justify variations. The minimum angle of intersection of streets generally shall be sixty degrees.

7. Streets entering the opposite sides of a street shall either be directly across from each other or offset by at least one hundred (100) feet from centerline to centerline.

8. Dedication of half streets will not be approved except in the public interest.

E. Street Design Standards

Design Standard	Street Classification		
	Arterial	Collector	Residential
Minimum ROW	80'	60'	50'
Street Width (minimum) (Back to Back of Curb)	44'	36'	28'
Grade (maximum)	7%	10%	10%
Design Speed (mph)	40-55	25-35	15-25
Number of Traffic Lanes	2-6	2	2
Width of Traffic Lanes	12'	12'	12'
Sidewalk (one side)	Required	Required	Required
Sidewalk width	4'	4'	4'

Curb and Gutter (both sides)	Required	Required	Required
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Notwithstanding anything contained in these regulations to the contrary, the Board of Aldermen may waive or otherwise modify the requirement for installing sidewalks and curb and gutter when it deems necessary to achieve a “rural feel” to a proposed residential development and may instead allow the use of open drainage ditches.

Curb Radii. Where two (2) minor streets intersect at approximately right angles, so that the smallest angle of intersection is not less than eighty degrees, the curb at each block corner shall be rounded with a radius of fifteen (15) feet. At all intersections where minor streets intersect at an angle of less than eighty degrees, or where a minor street intersects with a major or secondary thoroughfare, or where two (2) or more secondary or major thoroughfares meet, cross or otherwise intersect in any combination, the curb radii at such intersections shall be subject to the approval of the Street & Sewer Superintendent. Vertical face curbs and gutters shall be installed. Roll back curbs may be permitted in areas along streets serving residences.

6.6 Sidewalks.

- A. Permit. Anyone wishing to construct a sidewalk must obtain a building permit prior to construction.
- B. Location of Sidewalks. Sidewalks shall be constructed on at least one side of the street as designated during the platting process for all residential developments. Sidewalk requirements for all non-residential developments shall be determined during the development process. Sidewalks shall be constructed either in the right-of-way or within an appropriate easement, provided the sidewalk is a minimum of 24” behind the curb, or as shown on the approved preliminary and final plats.
- C. Minimum Standards for Sidewalk Construction. Sidewalks shall be designed and installed to meet the requirements of all state and federal requirements including but not limited to the Americans with Disabilities Act. Sidewalks shall be constructed of a minimum of 4” of concrete with 2 # 4 rebar continuous 6” in from each side. In addition, sidewalks shall be a minimum of 48” wide. The leading edge of the sidewalk is required to be 2% (1/4) per foot above the edge of the street or curb. The cross slope of the sidewalk shall not exceed a maximum of 2% (1/4) per foot.
- D. An inspection is required after all forms and reinforcement are in place prior to the placement of concrete.
- E. Payment-in-lieu of Construction. Sidewalks in residential developments shall be constructed prior to the issuance of a certificate of occupancy, provided

however, that the City may waive or modify this requirement, including allowing the developer to contribute funds in-lieu-of construction.

6.7 Easements.

A. An adequate easement for utilities shall be provided along each side of a side line of lots and/or the rear line of lots where necessary for the extension of a water main or sewer lines or similar utilities. Width shall also account for unusual topography or for easements needed for multiple utilities to ensure the proper placement and maintenance of utility lines.

B. Except where prohibited by topography, utility easements shall be located on lot lines in the rights of way of streets, or in separate utility easements. The City may require all easements for drainage or sewer to be selectively cleared of undergrowth, trees and other obstructions by the applicant prior to final approval. No buildings or structures, except as necessary for utilities, shall be permitted within or on easements.

C. Utility easements shall connect with easements established in adjoining properties. Except as otherwise provided in these regulations, an applicant for a development approval shall ensure that adequate on-site and off-site easements are provided for future roadways, water, wastewater and other public utilities.

D. Utility easements shall be shown on the plat and dedicated in conjunction with recordation of the final plat.

E. Drainage easements for storm sewers may be required.

6.8 Fire Hydrants. All new subdivisions shall have fire hydrants. The applicant shall be required to show the location of the fire hydrants on the construction plans. The fire hydrants shall be designed as follows:

A. Fire hydrants shall be located not more than six hundred feet (600') apart as measured by road frontage for residential structures and not more than three hundred feet (300') apart as measured by road frontage for commercial structures. No structure shall be constructed more than six hundred feet (600'), as measured in a straight line, from a fire hydrant. The location of the hydrants shall be approved by the Zoning Administrator. Fire hydrants shall be constructed in accordance with Section 2901.4 of the of the Kansas City Chapter of the American Public Works Association Standard Specifications and Design Criteria (April 17, 1996).

B. Fire hydrants and underground water lines shall be installed prior to final paving of the streets shown on the construction plans.

C. Fire Hydrants shall comply with all provisions of the City Code.

D. Fire hydrants shall have sufficient water flow and pressure as determined by the Zoning Administrator, whose determination may be based on recommendations by the applicable water district and fire district.

6.9 Parks.

A. Findings. The Board of Aldermen hereby finds and determines that:

1. New residential development creates a need for new parks and open space facilities. Parks and open space facilities are necessary to:

a. To enhance community health by providing a healthy environment for children and City residents for recreation, relaxation and the relief of stress;

b. To protect community character by providing an edge to neighborhood form;

c. To provide safe and attractive areas for pedestrian travel;

d. To protect property values;
and

e. To protect the quality of the air, water and storm water runoff by providing open natural areas.

2. As the City continues to increase in population, available financial resources to purchase and develop lands for neighborhood park purposes from sources other than the general tax levy have diminished. Appropriate municipal planning and control is needed to ensure that lands suitable for economically feasible neighborhood park development are identified and preserved for public use during the land subdivision and development process. The provision of adequate neighborhood park facilities in newly developed residential areas to serve the recreational needs of the residents of these areas is an important factor in the maintenance of a high quality of life and contributes to the health and safety of citizens, especially children. In addition, adequate open space land should be reserved to retain the character of the City, protect wildlife habitats, cleanse the air and storm water runoff and provide recreational opportunities.

3. Purposes. It is the purpose of this Section to:

- a. Define the obligation of developers to meet the park and open space needs generated by new development.
- b. Encourage the provision of adequate park and open space in higher density developments through a graduated scale for parkland dedication.
- c. Encourage the inclusion of neighborhood parks within larger residential developments in an effort to achieve a parkland goal of one hundred percent (100%) service area coverage of all areas within the City limits of the City of Lone Jack.
- d. Encourage the development of larger neighborhood and regional parks by encouraging cash payment in lieu of parkland dedication in smaller residential developments. These cash payments will be applied to the acquisition of larger parks serving multiple neighborhoods within the impact area of the proposed development.

B. Applicability. The provisions of this Section shall apply to any person who applies for a subdivision or re-subdivision of lands or a site plan.

C. Definitions. As used in this Section, the following terms shall have these prescribed meanings:

1. *COMMUNITY PARK:* A larger park generally five (5) or more acres that serves the residents living within a one (1) mile radius of the park.
2. *NEIGHBORHOOD PARK:* A local park generally less than five acres that serves the residents living within a one-half (½) mile radius of the park.
3. *REGIONAL PARK:* The largest of parks generally twenty (20) or more acres serving all the residents that live within the City.

D. Park Land Dedication Requirement.

1. It shall be a condition of a final plat of a residential subdivision that each sub divider, developer or owner will be required to make to and at the discretion of the Board of Aldermen either:

- a. Land donation,

or

b. Cash in lieu of land donation,

or c. Combination of both.

E. Formula For The Dedication Of Land.

1. If dedication of land is selected, the dedication shall be by plat and/or deed. The amount of dedication required shall correspond to the density of the subdivision and shall be calculated off of the following formula:

$$DLR = DU \times D \times .02$$

DLR = Dedicated land requirement.

DU = Number of dwelling units.

D = Number of people per dwelling unit per the most recent U.S. Census figures for Jackson County.

.02 = Required acres per person based on twenty (20) acres per one thousand (1,000) people.

2. The projected population at full development shall be the criteria used to determine the amount of land to be donated. A formula of twenty (20) acres per one thousand (1,000) people (projected full development) will be used. The standard utilized is that set forth by the Missouri Statewide Comprehensive Outdoor Recreation Plan.

F. Suitability Criteria. All designated open space, parks or recreational facilities shall be of suitable size, location, dimension, topography and general character and shall have proper road and/or pedestrian access, as may be appropriate, to be usable open space, as follows:

1. The minimum land area for a dedicated parkland tract shall be one (1) acre. Parkland shall be in a single parcel unless there are physical features, such as a railroad or water, separating the proposed tracts. Two (2) or more tracts may be considered for subdivisions including at least five hundred (500) dwelling units.

2. Storm water retention areas or detention basins which are required as part of these regulations shall not qualify as a public open

space.

3. Water (including streams, rivers, ponds and lakes), marsh, flood plains and wetland acreages shall not be used to comply with the land requirement of this Section, except as provided for required trail improvements listed in Subsection (F).

4. At least fifty percent (50%) of the gross area of any active open space required to be dedicated pursuant to this Section shall have a natural slope of four percent (4%) or less and shall not be located in an existing watercourse, drainage easement or water ponding area. In addition, that portion of the land must have a cover of six (6) inches or more of topsoil suitable for the seeding and cultivation of grass. If land proposed to be dedicated has a natural slope in excess of that required by this Subsection, but may be engineered to provide for a slope that meet the requirements imposed therein, the developer may engineer such land to satisfy the requirements of this Subsection.

5. Parkland shall be dedicated by the developer in a condition ready for full service with electrical, water and sewer access at the property line.

6. All land to be dedicated to the City for park purposes shall be shown and marked on the plat as "dedicated to the City of Lone Jack, Missouri, for park purposes".

G. Privately Dedicated Recreation Space. The developer may comply with the provisions of this Section to furnish land for recreational purposes by privately dedicating recreational open space and/or preserving significant natural, cultural or historic features or landmarks under the following provisions:

1. The developer must provide an area that meets the minimum standards set forth in this Section related to size, suitability and location.

2. The developer must provide minimum neighborhood park improvements in a privately dedicated open space tract including, but not limited to: family picnic shelter, children's playground, and turfed playfields.

3. All improvements to privately dedicated open space tracts should be included in the first (1st) phase of infrastructure installation for the development's first (1st) final plat. A public access easement over the entire area shall be required and shown on the final plat of the phase of development which includes the dedicated space.

4. Privately dedicated parkland shall be maintained by the

developer or the lot owners in the subdivision under a legal agreement approved by the City as adequate to ensure its continued operation and maintenance.

5. A developer may seek a credit against the requirements of this Section for privately dedicated parkland. All requests shall be submitted to the Zoning Administrator and shall include the following information:

- a. A site plan showing:
 - (i) Scale of the drawing and the boundaries, dimensions and orientation of the site to true north;
 - (ii) Topography at a minimum two (2) foot contour interval;
 - (iii) Location and layout of existing physical characteristics (vegetation, natural waterways and drainage ways, rock outcroppings, etc.) indicating any significant features to be removed, improved or preserved;
 - (iv) Location and layout of proposed improvements including landscaping, irrigation system, pathways and trails, play areas and playground equipment, lighting, fencing, structures, etc.;
 - (v) Ingress, egress and internal circulation for the site;
 - (vi) Relationship of the proposed site and proposed improvements to adjoining property.
- b. An itemized list of the proposed improvements including a description, the quantity and estimated per unit cost figure for the individual improvements.
- c. A statement of the methods and/or provision for ownership, maintenance and use of the site and proposed improvements.
- d. Any materials and/or information determined by the Zoning Administrator to be necessary or appropriate for Board review.

H. Cash in lieu of land dedication.

1. Formula for cash in lieu of land.

$$\text{CLL} = \frac{\text{DLR} \times \text{APPA}}{\text{APPA}}$$

DLR = Dedicated land requirement above

CLL = Cash in lieu of land

APPA = Actual purchase price per acre

The greater of ten thousand dollars (\$10,000.00) or the actual purchase price of the amount of land to be donated shall be paid as the fee in lieu of actual donation. The actual purchase price of the property shall be reported to the City at the time of filing application for each final plat.

Such reporting shall be required on a notarized disclosure form provided by the City.

If the City disputes such report of purchase price, the City may request information from the title company or bank listed on the disclosure form to establish conclusive evidence of the purchase price for the property.

2. Formula for partial land donation. When a portion of land dedication requirement is accepted, the remaining cash fee will be calculated and credited as follows:
 - a. (Dedicated land requirement minus number of acres accepted) times actual purchase price per acre; or
 - b. $\text{CLL} = (\text{DLR} - \text{ALA}) \times \text{APPA}$

ALA = Accepted land acreage

APPA = Actual purchase price per acre

I. Cash In Lieu Payment. The cash in lieu payment is due to the City at or prior to final signature certification by City officials of the final plat.

J. Certain Activity Prohibited. Following dedication of lands as provided herein, no person shall remove trees, vegetation or topsoil therefrom nor shall the lands be used for the purpose of stockpiling of earth or

construction material or disposal of construction debris without the written consent of the Department of Parks and Recreation.

6.10 Street names. The City shall install street name signs at all street intersections as the streets are accepted by the City. The cost of installation, including the signs and labor costs, shall be paid by the sub divider, if street signs are required. Developers may propose street names, but final naming authority rests with the Board of Aldermen.

6.11 Street lights. A street light plan shall be designed by a registered professional engineer and approved by the Zoning Administrator. The City shall take the necessary steps in its capacity as a municipal corporation to secure placement of street lights by the applicable franchised electric utility service provider. The sub divider shall be responsible for all costs of installation and all costs incurred by the City therein.

6.12 Permanent reference points. The sub divider shall cause a registered land surveyor to install permanent reference points on all perimeter corners of the property and shall tie all property corners to the quarter section. The construction and placement of permanent markers shall conform to the current "Minimum Standards for Property Boundary Surveys, 10 CSR 30-2, Missouri Code of Regulations" (as amended).

6.13 Utility Lines.

A. In all subdivisions, power distribution lines shall be installed underground adjacent to lots proposed for residential, commercial or industrial use, except in the case of a lot split or a division of land or re-plat containing three (3) or fewer lots where overhead lines are in existence on abutting property. Power lines classed as transmission or three-phase feeder need not be placed underground. All installations shall be in conformance with the minimum standards and practices of the power company having jurisdiction.

B. Telephone lines. In all subdivisions, telephone lines shall be installed underground adjacent to lots proposed for residential use, except in the case of a lot split or other division of land or re-plat containing three (3) or fewer lots where overhead telephone lines are in existence on abutting property.

6.14 As-built. As-built drawings must be received before acceptance of any improvement project by the City. The drawings must include results of a post-construction survey. The post-construction survey shall include the following:

A. Elevation of all sewer structures including pipe inverts and structure top elevations;

B. Final adjusted stationing of all sewer structures and water line valves, hydrants and blow-off assemblies; and

C. Final adjusted contours as shown in the grading plans and emergency

drainage plan.

D. As-built drawings must include a certification by a professional engineer licensed in the State of Missouri stating that the drawings are as-built and conform to construction records and post-construction survey information.

6.15 Guarantee of Completion of Improvements

A. A Final Plat shall not be accepted until the required public improvements have been completed and accepted and a maintenance bond has been furnished.

B. Completion of all public improvements required by Section 6 or by the Board of Aldermen shall occur through one of the following methods:

1. *Option 1: Construction of public improvements.* The applicant, developer or his or her contractor shall construct all required public improvements in accordance with the plans and specifications approved by the City and in accordance with all applicable provisions of the City Code.

2. *Option 2: Delay construction by posting bond.*

a. The developer may post a performance bond or bonds for all or a part of the required improvements in an amount estimated by the City as sufficient to secure the costs for satisfactory construction, engineering, installation and dedication of all or a part of the required public improvements. Bonds for partial improvements shall be accepted only if the balance of the public improvements has been undertaken under option

1. The period in which the required improvements must be commenced shall be two years from the date of the bonds posted in accordance with this option.

b. Such performance bonds shall comply with the requirements of RSMo 89.410, and shall be in an amount satisfactory to the Building Inspector and in a form satisfactory to the City Attorney.

c. The Zoning Administrator may, upon proof of hardship, extend the completion date set forth in such bond for a maximum period of one additional year. Further extensions may be granted by the Board of Aldermen.

C. *Maintenance Guarantee.*

A. After the completion of the public improvements as required by these regulations in acceptable manner, and as a guarantee that all

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public improvements have been done in a satisfactory manner, the subdivider shall provide a maintenance bond to the City in the amount of fifty percent (50%) of the total estimated cost of the required improvements as determined by the Zoning Administrator. The maintenance bond shall be required for two (2) years following the City's issuance of a Certificate of Final Acceptance. The bond shall be filed with the City Clerk in an amount acceptable to the Zoning Administrator and in such form as accepted by the City Attorney. Approval of the bond form and submittal of the as-built drawings are minimum prerequisites to the issuance of a Certificate of Final Acceptance.

(Ordinance No. 329, § 8; 11-20-07).