

**QUICK
REVIEW**
SUBDIVISION REGULATIONS
(Initial Subdivision Construction Permit)

GENERAL:

1. Subdivision permits process & PFPI check list (Provided by the City).
2. Initial \$5000.00 inspection escrow fee required.
3. Application fees (amount calculated by the City).
4. Preliminary Plat reviewed by the City Planner.
5. Final Plat reviewed by the City Planner.
6. Staff review of construction documents following Final Plat.
7. Maintenance Bonds will be required at the end of construction and following the Final Inspection. Bonds shall be by a surety and in the format acceptable to the City. Note: NO defect bond will be accepted.
8. Performance Bonds required prior to start of construction. Bonds to be per the City format.
9. DEQ application -process chart and fee chart provided by the City.
10. As-Built Drawings- to be provided to the City within 30 days after construction is completed of the infrastructure. The City requires one set of mylars , two sets of blue line documents and a digital copy. Note: digital copy to be state plane coordinates NADA 1983 . Survey to be shot in AutoCad.
11. Record final plat, filed with the County and a certified copy provided to the City.
12. Hydrology study by the City consultant engineer if required.
13. Surveyor certificate of Final Plat, signed and sealed.
14. Owners certificate-dated and sealed.

TECHNICAL: Reference Subdivision and Engineering Regulations.

Drainage and Earth Change- Ref. Sec. B.

1. Earth change permits, Ref. Sec. B-1.
2. Earth change applications, Ref. Sec. B-1.

Soil, Erosion and Sedimentation- Ref. Sec. C

Streets & Sidewalks- Ref. Sec. D.

1. Streets-
 - a. Type: Portland Cement Conc. or Asphaltic Conc.

	<u>Base</u>	<u>Surface</u>	<u>Sub-Surface</u>
Minor:	5 in.	1 ½ in.	2 in.
Ht. Density Minor:	5 in.	1 ½ in.	4 in.
Residential Collector:	5 in.	2 in.	4 in.
Commercial Collector:	6 ½ in.	2 in.	6 in.
Industrial Collector:	6 ½ in.	2 in.	6 in.
Arterials:	8 in.	2 in.	8 in.
 - b. Width- 26 ft. (includes 18 in. gutter both sides)
 - c. Right-of-Way width- Minimum 50 ft.
 - d. Curb height- Minimum 6 in. vertical.
2. Sidewalks-
 - a. Width- 3 ft.
 - b. Setback- 6 ft. from outside edge of street curb.
 - c. Plat & Construction drawings to show sidewalks with Accessible ramps and detail.

Storm water Drainage: Ref. Sec. E.

Sanitary Sewer: Ref. Sec. F.

1. Manholes-
 - a. Diameter- Minimum 48 in. inside. Note: For less than 4.5 ft. deep, the full diameter shall extend from top to bottom of manhole.
 - b. Type- Pre-cast with hook type lid for removal. Conform to ASTM specifications C-478.
 - c. Base- Poured in place of a min. 3,000 psi concrete & max. slump of 4 in.
 - d. Inspection- Final by the City prior to councils acceptance. Owner to provide a person to remove lids.
 - e. Location-
 - 1) Max. distance 400 ft. for 15 in. sewers or less .
 - 2) Max. distance 500 ft. for 18 in to 30 in. sewers.
2. Lines-
 - a. Crossing water mains- Minimum 24 in. vertical separation and no joints less 9 ft. from water lines.

Waterworks: Ref. Sec. G.

1. Fire hydrants: See hydrant specifications.
 - a. Manufacture- AVK, Mueller and/or American Darling #B62.
 - b. Color- Factory Yellow
 - c. Valve- Same manufacture as fire hydrant & paint water line blue.
 - d. Not to be located in streets.
 - e. Location- Distance between hydrants not to exceed 600 ft. in length.
2. Water Valves: Developer to provide a person for test during inspection.
 - a. Each riser lid to be painted water line blue.
 - b. Make sure clear of trash.
 - c. Operates properly.
 - d. Not to be located in streets.
 - e. Lid to be at grade level.
 - f. Inspection- Final by the City prior to councils acceptance.
3. Lines:
 - a. Mains-
 - 1) Size- Minimum 2 in. diameter.
 - 2) Pressure- The system shall be designed to maintain a min. of 25 psi at ground level at all points.
 - 3) Horizontal separation- 10 ft. min. from any existing and/or proposed lines.
 - 4) Sewer crossings- Min. vertical separation of 24 in. Sewer joints not less than 9 ft. from water lines. If sewer line passes over water line, provide structural support.
 - 5) Street crossings- Must be sleeved and extend 5 ft. beyond the curb on both sides.
 - 6) Shall run on the South side of an East/West street and on the East side of a North/South street.
 - 7) Shall be located 8 ft. from the property line
 - b. Service- Minimum 1 in. to be provided to the meter. Service line crossing streets are to be the sole responsibility of the Developer for its maintenance.
 - c. Dead ends- Lines over 300 ft. long are not allowed. All lines to be looped.

The above review list is intended to give the Developer a quick over view of the City Subdivision and Engineering Regulations. The above in no way explains and / or details all of the Subdivisions regulations, Engineering design standards, policies and/or practices of the City. It is the responsibility of the Developer to become knowledgeable of all of the above requirements. I the undersigned hereby state that I have read the above review list and / or examined the Subdivision and Engineering Regulations manual. I further understand that by not signing this document, the preliminary plat submission will not be processed.

Subdivision Name

Developer

Date

Signature