

# **Chapter 7**

## **IMPROVEMENT REQUIREMENTS AND COSTS AND CHARGES**

### **11-7-1: IMPROVEMENTS:**

Improvements shall be installed in all subdivisions in accordance with standards and requirements hereinafter set forth; provided, however, that actual construction of required improvements in the subdivision may be delayed up to two (2) years, where a suitable bond or other assurance is furnished to the city by the subdivider as provided for elsewhere in this title (see particularly chapter 8 of this title). Said improvements shall be as set forth in this chapter. (Ord. 6-18-81C, 6-18-1981)

### **11-7-2: STREETS AND TRAVEL EASEMENTS:**

All streets and travel easements shall be graded, paved and culverts installed in accordance with city standards as directed by the city council. (Ord. 6-18-81C, 6-18-1981)

### **11-7-3: SEWER MAINS AND SEWAGE DISPOSAL:**

Both "off site" and "on site" sewer mains of not less than eight inches (8") in diameter shall be installed in such a way that each lot may be served therefrom. (Ord. 6-18-81C, 6-18-1981)

### **11-7-4: WATER MAINS:**

Both "off site" and "on site" water mains of not less than six inches (6") in diameter shall be installed in such a way that each lot can be served therefrom. (Ord. 6-18-81C, 6-18-1981)

### **11-7-5: CURB AND GUTTERS:**

Curb and gutters shall be constructed in accordance with city standards as directed by the city council. (Ord. 6-18-81C, 6-18-1981)

**11-7-6: SIDEWALKS:**

Sidewalks in conventional subdivisions shall be four feet (4') wide and shall be constructed in accordance with city standards as directed by the city council. (Ord. 6-18-81C, 6-18-1981)

**11-7-7: FIRE HYDRANTS:**

Fire hydrants shall be installed in accordance with city specifications. (Ord. 6-18-81C, 6-18-1981)

**11-7-8: PERMANENT MONUMENTS:**

Permanent monuments shall be installed in accordance with city specifications or as directed by the city council. (Ord. 6-18-81C, 6-18-1981)

**11-7-9: COSTS AND CHARGES:**

Costs of improvements which are required under the provisions of this title, as well as the cost of other improvements which may be installed in the subdivision, shall be shared between the developer and the city, according to the following scale:

Facility	Developer	City
Easements and rights of way "on site"	100%	0%
Easements and rights of way "off site"	100%	0%
Grading and drainage of streets	100% of all minor streets*	Special negotiation for major streets
Bridges	100% of all minor streets, collector and arterial streets up to 44' of pavement width	Special negotiation for major streets
Curb and gutter and curb cuts	100%	0%
Sidewalks	100%	0%
Street signs	100%	0%
Street lighting	100% for easement, rights of way and installation of facilities and maintenance	0%
Electric utilities	100% for easement rights of way and installation of lines	0%
Water lines	100% up to 6" diameter	Special negotiations over 6" in diameter
Fire hydrants	100%	0%
Domestic sewage disposal	100%	0%
Canal and flood channel protection	100%	0%
*Except when street is federal or state highway		

(Ord. 6-18-81C, 6-18-1981)

