

ENGINEERING OCCUPANCY REQUIREMENTS

Prior to the release of any building for occupancy by the Engineering Division, all engineering related construction activities, including but not limited to the following, shall be completed (per the approved signed plans), inspected, and approved by the appropriate City staff. Non-engineering related improvements require the approval from the respective City department, division, or section.

SIDEWALKS, CURB & GUTTER

All major repairs complete All trip hazards eliminated Mailboxes installed

PAVING

Installation of all striping, signs, barricades and reflectors Completion of pavement surfaces and gutters Water testing complete All Engineer's certifications submitted and approved

DRAINAGE

Cleaned drainage system(s) Engineer of Work Certification

The Finish Grade Certifications letter shall indicate that all swales have been graded per plan (1% minimum), and the provisions of the Engineer's Design and Processing Manual Section 7.5 and Section 1701 (a) [2] (a through f) of the City's Grading Ordinance have been met.

FEMA Elevation Certificate

A FEMA Elevation Certificate completed for each and every lot shall accompany the Finish Grade Certification letter. The FEMA Elevation Certificate forms and instructions can be obtained through the FEMA website at http://www.fema.gov/nfip/elvinst.shtm Further information may be obtained at the Engineering Counter.

MONUMENTATION

Property corners set and flagged

CERTIFICATIONS

Submitted, approved, and on-file with the City Engineer

LANDSCAPING

Inspected and approved All trip hazards eliminated

HOUSEKEEPING PRACTICES

City right-of-way and easement areas shall maintained, clean, and free/clear of structures or obstructions until City acceptance

1 Rev. 5/18/11 MW

RECYCLE BINS

Delivered for each occupancy release within 14 working days of occupancy Certification of delievery submitted as directed by inspector

WATER SYSTEM COMPLETE (Water Utilities and/or Fire Department)

All testing complete

All valve cans raised

All fire hydrants installed, painted and fire flow tested

All blue fire hydrant markers placed

SEWER SYSTEM COMPLETE PER PLAN (Water Utilities and/or Building Department)

All testing complete

All manholes and cleanouts raised

Sewer main cleaned of construction material

STREETLIGHTS INSTALLED AND ENERGIZED (Street Lighting)

All fees paid

As-Builts submitted and approved

Requirements are applicable to both public and private improvements

2 Rev. 5/18/11 MW