

## Exhibit A

- **ARTICLE V. - STANDARDS AND SPECIFICATIONS**

- **Sec. 41-134. - General requirements.**

- (a) *Standards and plans.* All construction plans and accepted subdivision improvements shall conform to the following standards and specifications, unless an exception is expressly approved by resolution of the council:

- (1) *Conformity with comprehensive plan.* The subdivision shall be consistent with the adopted comprehensive plan of the city, if any, and the parts thereof, as amended, from time to time.
- (2) *Conformity with the Neighborhood Design & Improvements, Sec. 53-930.* The standards and specifications for subdivisions shall be consistent with the adopted Residential Style Guide (Ord. No. 962) of the city, if any, and the parts thereof, as amended, from time to time. All one and two-family subdivisions as they relate to sections of the subdivision code shall comply with Ord. No. 962, unless stated otherwise. One and two-family subdivisions are conditionally approved by the Planning & Zoning Commission, per Ord. No. 962.
- (23) *Connecting streets.* If a tract is subdivided, parcels shall be arranged to allow for the opening of future streets, as provided for herein.
- (34) *Prohibition of reserve strips.* No subdivision or addition showing reserve strips of land controlling the access to public ways or adjoining properties will be approved either in whole or in part, unless such strips are in compliance with the law and are not detrimental to the public health, safety and welfare.
- (45) *Inspection of construction.* All construction work, such as street grading, street paving, storm sewers, stormwater detention facilities, curbs and gutters, sanitary sewers and water mains, performed by the owner, developer or contractor shall be subject to inspection during construction by the proper authorities of the city. All construction shall be completed in compliance with the construction specifications of the city in effect at time of subdivision approval. Said specification shall be on file in the office of the city engineer. No construction work shall commence on any subdivision

without a written notice to proceed being issued by the city; and no construction work shall proceed on any weekend or city holiday without the prior written agreement of the city and the contractor or developer paying the city's costs and expenses for the required construction inspection, including overtime pay and benefits.

- (56) *Street names and addresses.* Street addressing (odd-even), street naming (consistent with connecting street names, avoiding duplication), subdivision naming and related matters shall be subject to council approval and shall comply with such standards and regulations as are in effect from time to time.
- (67) *Subdivision construction standards.* All subdivisions shall comply with the city's typical construction standards in effect at the time of the application for plat approval. Construction detail standards for concrete, sanitary sewer, water lines and associated facilities shall be separately adopted from time to time by the city council acting by resolution. Variations in standards shall be based on field conditions and the professional judgment of the city engineer.

- (b) *Dedication of land.* The developer shall dedicate or convey title to the land needed for improvements required for a subdivision. All such dedication instruments, deeds and easements shall be to the city as grantee.
- (c) *Costs of installation.* All required improvements shall be constructed at the developer's cost, with no contribution from the city, except as specified in this chapter and [chapter 50](#).
- (d) *Appeals.* Appeals may be taken to the planning and zoning commission and the city council by the owner and/or developer as to actions of the city engineer or director of public works, whether on preliminary or final review of a proposed plan.

(Ord. No. 296, art. V, § 1, 10-1-1996; Ord. No. 439, art. V, § 1, 11-24-2003)