

ARTICLE 15: CONSTRUCTION OF IMPROVEMENTS AND ACCEPTANCE

Section 1501. Shop Drawings

Shop drawings shall be submitted in accordance with Chapter 13 of the Engineering Design Standards. Drawings shall be reviewed and approved by the Developer's Engineer prior to submittal to the City Engineer.

Section 1502. Inspections and Testing

Inspections and testing shall be required as written in Chapter 15 of the Engineering Design Standards. It is the responsibility of the developer to schedule all required testing and to notify the City Engineer when work is ready for inspections. In the event that the proposed schedules are not met, construction on the project shall cease until the items that are out of compliance are resolved. Failure to comply with the City's standards may result in a moratorium of building permits.

Section 1503. Record Drawings

Record drawings shall be prepared and submitted in accordance with Chapter 13 of the Engineering Design Standards. On projects where city maintained utilities are being constructed, the developer shall be responsible for locating the utilities until record drawings have been approved. Once approved, the city shall assume locating responsibilities.

Section 1504. Acceptance of Improvements

Acceptance of improvements shall be performed in accordance with Chapter 14 of the Engineering Design Standards. The developer shall notify the City in writing once all improvements, including the top lift of asphalt, are complete. The City Engineer shall conduct a final inspection of the improvements. If all work appears substantially complete, a letter of acceptance shall be forwarded to the Developer. If necessary, a punch list of items to be repaired or completed shall be attached to the letter of acceptance.

Section 1505. Developer's Warranty Responsibilities

The developer shall warranty all improvements in accordance with Chapter 14 of the Engineering Design Standards. The City Engineer shall conduct inspections as necessary throughout the warranty process. If needed a punch list of items to be repaired shall be generated and forwarded to the Developer. Repairs shall be made as necessary. Repaired items shall be subject to an additional one-year warranty starting at the date the repair was completed. Prior to the expiration of the warranty period, the City Engineer shall forward a letter documenting the expiration of the warranty and provide recommendations to the City Council to formally accept the improvements to the subdivision.