

SECTION 8
MISCELLANEOUS UTILITY SERVICES

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8. MISCELLANEOUS UTILITY SERVICES AND ADDITIONAL DEVELOPMENT REQUIREMENTS

8.01 General

The standards established by this chapter are intended to represent the **minimum** standards for the design and construction of additional facilities. Greater or lesser requirements may be mandated by the City due to localized conditions. The following design and construction considerations shall apply.

8.02 Utility Services

All utility lines, including electric, telephone, fire alarm and television cables shall be placed underground prior to paving. Easements for the operation and maintenance of all utilities, both on and off-site, shall be provided as applicable to the satisfaction of the City Engineer.

8.03 Street Lighting

Street lighting shall be provided subject to the direction of the City Council and to the guidelines as approved by the City Engineer. All illumination shall be designed by a qualified agent of the developer. All costs of such, including, but not limited to, design, underground wiring, light standard base and luminaire shall be borne by the developer. The City will approve of all street lighting plans as furnished by the developer to include size, spacing, and type of luminaire.

8.04 Cable Television

Service lines (suitable empty conduits placed and capped) for cable television shall be installed underground (location as approved by City Engineer) on all subdivisions regardless of whether or not cable television service is currently available.

8.05 Street Name and Traffic Signs

All street name signs and traffic directional signs shall be provided by the City Engineering Department. All costs of providing the signs, to include the installation, labor, materials, and other relevant City costs associated with determining the type, location, and associated items shall be invoiced to and paid by the developer.

8.06 Landscaping

Street landscaping shall be provided where recommended by the City's Planning Commission and/or as required by the City Council. Landscaping items shall be furnished and installed as directed and approved by the City Engineer. Irrigation may be required, and if so, shall be designed, furnished, and installed by the developer.