

used. Candle power of street lights in residential areas shall be in the range from 0.2 candle power to 0.3 candle power. Exposed bulbs are acceptable in all residential areas when provided with a polished metal surface and designed to illuminate a specific area or in a specific pattern as opposed to indiscriminate illuminations and haphazard patterns of illumination. Theoretical area of illumination shall be shown as a defined area on the street lighting plat.
(1980 Code 151.42)

1181.09 IMPROVEMENTS BOND.

The improvements and standards described in this chapter and Chapter 1183 have been adopted by Council, and no final subdivision shall be approved unless the improvements listed in the sections of these regulations have been satisfactorily completed prior to such approval, or the subdivider files with the City a surety bond, cashier's check/bank check, cash deposit or irrevocable, unconditional letter of credit for the estimated amount of construction cost which shall be approved by the City Engineer, guaranteeing to the City that such improvements shall be constructed and completed in a satisfactory manner and within a period specified by the City Engineer, but this period shall not exceed one year beyond completion. The form of bond or letter of credit shall be approved by the Law Director and shall be enforceable by and made payable to the City. Upon satisfactory completion of the improvements and approval of them in writing by the City Engineer and with the presentation of letters of certification of payment in full of all contractors, subcontractors, suppliers of material, engineers and surveyors, and the payment of all inspection fees or other fees incurred by the installation of the improvements by the subdivider, the bonds, checks, cash or letters of credit shall be returned to the developer; provided, however, that any cash or cash equivalent that is returned shall not be returned with interest.
(Ord. 09-53. Passed 11-23-09.)

1181.10 MAINTENANCE AND OPERATION.

Where the subdivision contains sewers, sewage treatment plants, water supply systems, park areas, street trees or other physical facilities necessary or desirable for the welfare of the area and which are of common use or benefit and which are of such character that the City or other public agency does not desire to maintain them, provisions shall be made by trust agreements, which are a part of the deed restrictions and which are acceptable to Council for the proper and continuous maintenance and supervision of such facilities by the lot owners in the subdivision.
(1980 Code 151.42)

1181.11 CONSTRUCTION DRAWINGS; SPECIFICATIONS; INSPECTIONS.

(a) Construction Drawings. Upon approval and acceptance of the improvements, the original construction drawings shall become the property of the City and shall be on file in the office of the City Engineer.

(b) Specifications, Supervision and Inspection. The specifications of the City shall in all respects govern all construction work. The work shall be done under City supervision and inspection. It shall be completed within the time fixed or agreed upon by the City Engineer.
(Ord. 01-77. Passed 12-17-01.)