

corners shall be rounded; the lettering shall be of standard proportion and spacing in accordance with one of the alphabets used by the U.S. Bureau of Public Roads. The plates shall be horizontal. The lower edge of the name plate shall be seven (7) feet above the ground level or curb. The name plate shall be attached to the standard by rust-proof metal fasteners.

806.3 The standard shall be rust-proof metal and shall be of sufficient length to permit the same to be embedded in the ground a distance of not less than three (3) feet. The standard shall be embedded in a concrete bases not less than twelve (12) inches in diameter for a depth of not less than three (3) feet below the surface of the ground.

#### 807 TRAFFIC CONTROL DEVICES

807.1 The subdivider shall provide and erect all traffic control devices as deemed necessary by the Planning Commission.

### ARTICLE 9

#### IMPROVEMENT GUARANTEES

#### 900 CONTRACTS

Before the Planning Commission shall cause its approval to be endorsed upon the final plat of any subdivision (except in the case of minor subdivisions wherein the Commission imposes no condition or conditions for the approval of the plat), and as a prerequisite for the approval thereof:

900.1 Required improvements shall be completed, inspected, and accepted by the Town Engineer, Town Council and other proper authorities; or

900.2 The subdivider shall enter into a written agreement with the Town, in a manner and form approved by the Town Attorney, wherein the subdivider shall agree:

900.21 to construct or cause to be constructed, at the subdivider's own expense, all streets, curbs, sidewalks, fire hydrants, drainage facilities, street signs, monuments, water and sewerage facilities, and other improvements shown on said final plat when required to do so by the Planning Commission in accordance with the final plats, as finally approved, and in strict accordance with the standards and specifications of the Town;

900.22 to maintain at the subdivider's own cost the said streets, curbs, sidewalks, fire hydrants, drainage facilities, street signs, monuments, water and sewerage facilities, and other

improvements, until the same are accepted by legal action by the Mayor and Council;

900.23 to obtain the easements and releases required when any street, drainage facility, or other improvement wherein a subdivision abuts or traverses land of persons other than the person holding legal title to the lands of the subdivision, at the subdivider's own cost, and to obtain from the owner of the lands so abutted or traversed full releases from all damages which may change in grade, construction, or otherwise, the street, drainage facility, or other improvement, and such releases shall insure to the benefit not only of the owner of the subdivision but to the Town as well.

#### 901 GUARANTY

901.1 To assure the Town that the subdivider will install at his own expense all improvements mentioned in Section 900.21 above as required by the Planning Commission in strict accordance with the final plats, as finally approved, and with the standards, regulations, and specifications of the Town, and that said improvements will be maintained by the owner until accepted by the Town, the owner shall furnish to the Town cash or beyond with such surety as the Town Council shall approve in an amount sufficient to cover the cost, as estimated by the Town Engineer, of the construction and installation of the aforesaid improvements, until the same shall be accepted by the Town.

901.2 The improvement guaranty shall be conditioned upon:

901.21 The subdivider constructing and installing, or causing to be constructed or installed, in strict accordance with the final plat, as finally approved, and with the Town standards and specifications, the streets, curbs, sidewalks, fire hydrants, drainage facilities, street signs, monuments, water and sewerage facilities, and other improvements shown on said final plat, as the Planning Commission may require or order to construct or install.

901.22 The subdivider maintaining at his own cost the said streets, curbs, sidewalks, fire hydrants, drainage facilities, street signs, monuments, water and sewerage facilities, and other improvements, until the same are accepted by the Town for public use.

901.23 The faithful performance by the owner of the contract provided for in these regulations.

#### ARTICLE 10

#### REGULATIONS FOR PLANNED RESIDENTIAL DEVELOPMENTS