



Subdivision Acceptance Process

- **To get a model home or temporary sales office building permit:**
 - Type I land use approval for a model home or temporary sales office. Must meet all criteria in LCMC 18.270.040.
 - Property corner pins or building pad survey
 - Public infrastructure, including the future public sanitary system, storm system must be installed, tested and approved by the city prior to building permit issuance. The public water system including water meters must be installed and approved by Clark Public Utility.
 - Curb and gutter installation must be done to allow the sidewalk and drive approach to be constructed for the model home.
 - Graveled Roads at a minimum
 - Grading must be completed to drain to the public storm system with adequate erosion control
 - Street signs installed
 - Active fire hydrant within 500 feet
 - Critical Area Bonding as required by the HE Conditions.
 - The applicant shall be aware that the public infrastructure is private, and must be maintained by the property owner until the plat is signed and public roads dedicated to the city.

- **For subsequent building permits, a final plat is required:**
 - All infrastructure must be in place and inspected by the city. This includes:
 - Construction of curb and gutter and catch basins connected to the storm system in the public right of way.
 - Public sidewalk shall be installed that does not abut subdivision lots.
 - Paved Streets
 - Tested, TV inspected and approved sewer
 - Construction prior to final plat
 - The City **may** accept a performance bond for at least 125% of the estimated cost of construction for all **incomplete** public improvements is required prior to final plat. The extent of incomplete improvement will be approved by the city.

- **To get water meters:**
 - Clark Public Utilities must approval waterline and water construction.
 - Clark Cowlitz Fire and Rescue

- **Engineering acceptance, which requires all of the above plus:**
 - A maintenance bond for 20% of all public and private improvements
 - Submittal of approved as-builts in mylar, pdf, and AutoCAD versions.

- **No final occupancies will be issued prior to Engineering acceptance of all public improvements.**

Commercial or Industrial Acceptance

To obtain acceptance of public infrastructure for a non-residential site the following is required:

- Clark PUD Inspection and approval of all public water lines, meter boxes, and hydrants
 - Inspection approval of all public roadways, sidewalks, curb ramps, and other associated improvements.
 - Inspection and approval of any storm ponds or swales, or public storm mains
 - A two-year maintenance bond for 20% of the cost of all public and private improvements
 - As-built drawings in mylar, pdf, and AutoCad versions.
 - All conditions of approval with the associated development must be fulfilled.
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- **Please note that no final occupancies will be issued prior to final acceptance of associated public improvements.**