



# Development Engineering and Construction Inspection

September 30, 2026

# Purpose

What happens next when planning is on track and engineering documents need to be completed and construction commences?

# Agenda

- Who We Are
- What We Do
- Tools Available
- Process
- Type and Requirements
- What and Why
- Key Takeaways

# Who We Are

- Development Engineering and Inspection Team Members



**CASSIE FREE, PE**

Development Engineering  
Manager



**TIM SEMONES, PE, CFM**

Senior Civil Engineer



**NATE HATLEBACK, PE**

Senior Civil Engineer



**CRAIG SCHROEDER**

Development Inspection Supervisor



**KIMBERLY  
GONZALEZ, PE**

Civil Engineer



**ABDULLAH  
ZULLALLI, PE**

Project Manager II



**MICHAEL  
FLANAGAN, PE**

Civil Engineer



**RAYMOND  
GARCIA**

Civil Engineering  
Tech II



**MIKE  
ALEXANDER**

Senior  
Development  
Inspector



**NICO  
CASTILLO**

Development  
Inspector I



**SAWYER  
CIRBO**

Development  
Inspector I

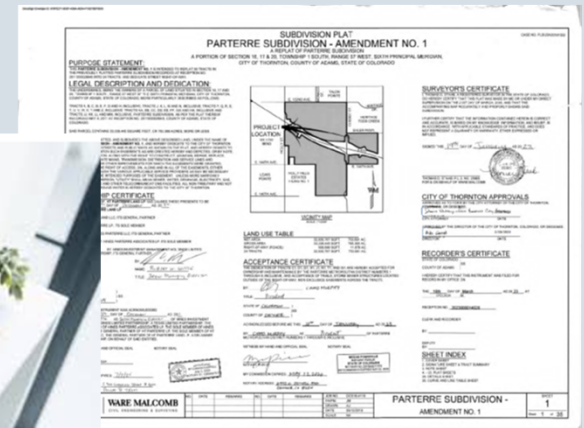


**HEATHER  
CROKE**

Civil Engineering  
Tech II

# What We Do

- Plan Review
  - Subdivision Plats
  - Construction Documents
- Contract Negotiation
  - Developer Agreements
- Construction
  - Inspection and Acceptance



# Tools available to the Developer

- Chapter 18 of the Code
- Standards and Specifications



## Thornton City Code - Chapter 18 2025 Reenacted Development Code

Adopted - Effective September 1, 2025

## Standards and Specifications for the Design and Construction of Public and Private Improvements



CITY OF  
**THORNTON**

October 2012

Effective Date: April 2026

# Tools available to the Developer

## • Application Checklist



**CITY DEVELOPMENT DEPARTMENT**  
303-538-7295  
[developmentsubmittals@ThorntonCO.gov](mailto:developmentsubmittals@ThorntonCO.gov)

9500 Civic Center Drive  
Thornton, CO 80229

### SUBDIVISION PLAT SUBMITTAL REQUIREMENTS

Any new land parcel in the City of Thornton is created by way of a Subdivision Plat. A Subdivision Plat is a map, recorded with the County, for the purpose of identifying subdivided parcels, associated easements, and rights-of-way. A Subdivision Plat must conform to the City Development Code, and the City of Thornton's Standards and Specifications for the Design and Construction of Public and Private Improvements.

A Subdivision Plat is required to subdivide any parcel of land that involves:

1. The division of a parcel into two or more lots, or the aggregation of two or more parcels into one lot; or
2. The dedication of land, or rights-of-way to the City; or
3. The vacation of previously dedicated, but unutilized rights-of-way; or
4. Granting of easements.

Subdivision Plats are approved administratively.

#### SUBMITTAL REQUIREMENTS:

It is very important to make complete submittals to the City Development Department. Applicants are encouraged to schedule a meeting with a planner and other development team members to review their submittal before making a formal application. This informal sufficiency review will help determine if the documents are complete for submittal. Please be sure to check the materials to be provided to the City Development Department to determine if the submittal is complete. This will help avoid a delay in the staff accepting your application. The City of Thornton encourages applicants to retain professional assistance in preparing submittals for City review.

**Note: A complete submittal consists of the materials outlined on the attached "Submittal Requirements" along with the required fee and completed application form. This checklist is intended to guide the applicant in making a submittal to the City. All applicants are encouraged to read Section 18-670 of the City of Thornton Development Code in addition to this guide to ensure a complete and adequate submittal.**

#### APPLICATION SUBMITTAL REQUIREMENTS:

*Applications must contain the following information in the format described. Applications will not be accepted if required items are missing or incomplete. Any submittal may require additional items.*

1. Completed original application form with property owner's signature

2. Project description letter including but not limited to:
  - Park, open space, or trail dedication and Improvements
  - Other public dedications, including Public Land Donation
  - Unique features of the site
3. Application fee:
  - \$230 plus \$15 per acre. (Round up to the next whole acre)
  - \$250 for a subdivision plat amendment
4. 18" x 24" plat drawings:
  - Cover Page
  - Subdivision Plat plans
5. Completed Nonresidential Water Use Questionnaire (for Nonresidential Projects)
6. AutoCAD .DWG file
7. Current Title Commitment – Dated no more than 30 days prior to application date, and must be current within 30 days of recordation
8. Final Traffic Report
9. Final Drainage and Utility Reports
10. Phase I Environmental Report
11. Any mineral leases
12. Letter documenting compliance with the City Prairie Dog Ordinance
13. Copies of the recorded plats and agreements for off-site improvements and dedications
14. Oil and gas facilities, easements, and lease areas depicted on an existing conditions map
15. Construction Drawings
16. Completed submittal checklists for plans and reports:
  - [Construction Drawing Submittal Checklist](#)
  - [Drainage Report Submittal Checklist](#)
  - [Traffic Study Submittal Checklist](#)
  - [Utility Report Submittal Checklist](#)
17. Completed Input Information Form (attached) for a draft Developer's Agreement
18. Developer's Agreement Phasing Map and Cost Estimate (see attached examples)
19. Proposed Maintenance System for Multifamily, Single-family Attached, and Non-residential zoning, pursuant to [Sec. 18-677\(a\)\(2\)e.3.](#)
20. Address Exhibit Requirements (Residential Projects)
  - For all residential subdivision plats, the developer shall provide a comprehensive exhibit for City review and approval for use in assignment of addresses. The exhibit shall clearly identify all lots, blocks, and street names within the development.
  - The exhibit shall be submitted as a single 24" x 36" PDF sheet, displaying the entire subdivision on one sheet for ease of reference. The exhibit shall include sufficient detail to clearly distinguish individual lots and the text size used shall be 0.10" or larger when the exhibit is printed full size.

# Tools available to the Developer

- Document Checklist
  - General
  - Site Plan/Horizontal Control
  - Existing Conditions/Demo
  - Grading
  - Drainage (Drainage Report)
  - Sediment/Erosion Control
  - Utility (Water, Sewer, Storm Water, Detention/Water Quality) (Utility Report)
  - Roadways
  - Signing and Striping
  - Trails
  - Streetlights
  - Traffic Study
- Project Manager (PM)

**General Construction Plan Set Checklist**

| DESCRIPTION                                                                                                                                                                                               | PROVIDED<br>(Engineer)   | N/A                      | COMMENTS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|----------|
| Cover Sheet                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> |          |
| All Sheets sized 34" H x 22" V                                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> |          |
| City of Thornton Construction Notes                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Demo Plan (Where Appropriate)                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Horizontal Control Plan (Non-Residential, Multi-Family, Other)                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Overall Grading Plan (SFD/Duplex Lots)                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Detailed Grading Plan (Non-Residential, Family, Other)                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Sediment & Erosion Control Plans (2 Phases Minimum)                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Erosion and Sediment Control Notes                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Overall Utility Plan (Single Sheet - Provide Matchlines & Sheet References)                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Detailed Utility Plans (1"=50' Max Scale)                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Roadway Plan and Profiles                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> |          |
| (Based on CL of roadway, profiles extended to CL of intersections min.)                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> |          |
| (City preference is for roadway P&Ps and Storm P&Ps to be combined)                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Sanitary Sewer and Water Line Plan and Profile (based on CL of roadway)                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> |          |
| (City Preference is for sanitary sewer and water line P&Ps to be combined)                                                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Roadway Grading Details (Include for raised intersections, speed tables, roundabouts, cul-de-sacs, connections to existing roads)                                                                         | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Roadway X-Sections                                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Storm Drainage Plan and Profile (City preference is for storm to be combined w/ road P&P)                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Detention/WQ Facility Detailed Grading                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Detention/WQ Facility Details                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Regional Trail Plan & Profile                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Signage and Striping Plan                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Traffic Signal Construction / Modification Plan                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Lighting Plan (Overall plan showing locations)                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Details (Erosion Control, Drainage, Roadway, Water, Sanitary, Etc.)                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Include a min. 3" tall x 2" wide blank space in same location on all sheets for city stamp                                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Drainage/Channel Construction Plans (Separate Plan Set Optional)                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Retaining Wall Construction Plans & Analysis (Separate Submittal)                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Within Xcel territory, streetlights shall be City owned and have lighting plans showing streetlights, conduit, pull boxes, power connection locations, meter, voltage drop calculations for each circuit. | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Irrigation Construction Documents (Separate Submittal to LA)                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Park Construction Documents (Separate Submittal to LA)                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> |          |
| Median Landscaping Plans (Separate Submittal to LA)                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> |          |

# Process

- Plan Review Process
  - Administrative
  - Typical review times
    - Residential – 5.5 wks/4.5wks
    - Commercial – 4.5wks/3.5wks
  - Variances
    - Administrative
    - Must meet Standard and Specification, which proves equal to or better than the minimum standard
    - Approved by the Development Engineering Manager
  - Aim for on-time reviews and approval within 3 reviews

- Plan Review Process
  - Any conflicts during the process are handled by PM, but can be escalated to Supervisor, Manager and in some instances to the City Manager.
  - Plats, Construction Drawings (CD's) and Developer's Agreement (DA) run concurrently
  - Reviews are completed by our team, as well as several other teams (Traffic, Stormwater, Floodplain, Survey, Planning, Utilities, Building, Legal, outside referrals)
- Challenges of Process
  - Time it takes for consultants to resubmit drawings
  - Incomplete submittals
  - Comments not addressed
  - Quality Control

# Type of Developments and Required Improvements

- General Types of Development
  - In-fill site meaning main infrastructure is already constructed (external roads, utilities, etc.) and development is only required for the site itself
    - Examples would include Larkridge (Dick's House of Sport), Quebec Highlands (Chick-fil-a)
  - Greenfield sites are sites yet to be developed and no infrastructure exists
    - Examples would include Parterre or areas in the northeastern part of the city
    - These sites may require short or up to a mile of roadway, waterline extensions or other improvements to service the site.
- How Thornton is different from other Cities
  - No Impact Fees (other cities collect fees to complete the infrastructure improvements)
  - Thornton relies on developers to complete improvements to support development sites
  - Other cities don't inspect private development sites

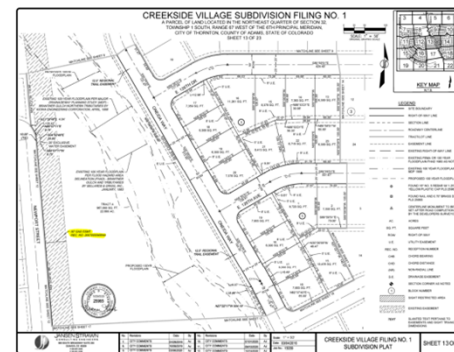
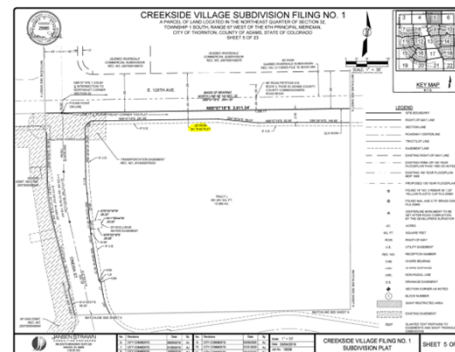
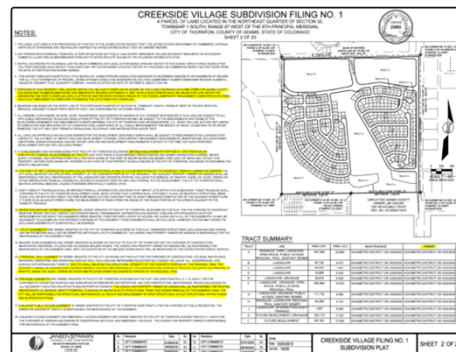
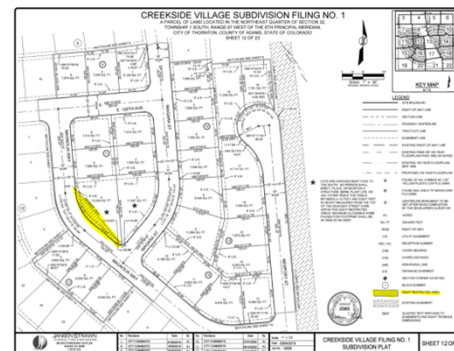
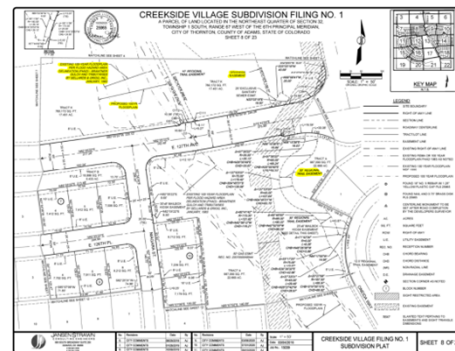
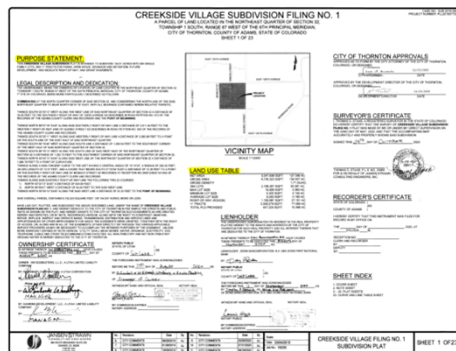
# What We Do and Why

- Subdivision Plats
  - Division of land to tracts and lots
  - Dedication of right of way
  - Granting of easements
  - Define ownership and maintenance obligations
  - Titlework Review

## Creekside Village Subdivision



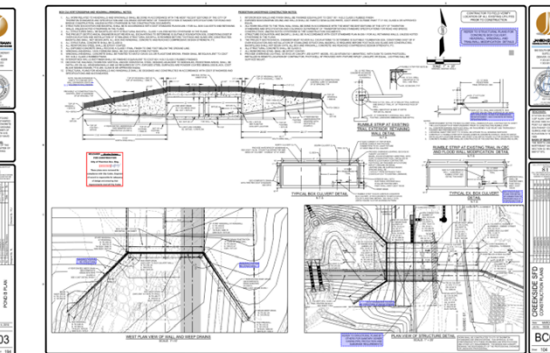
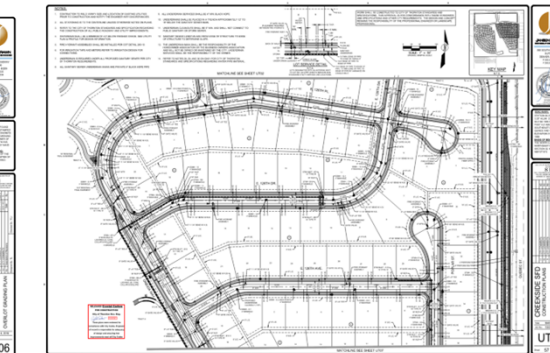
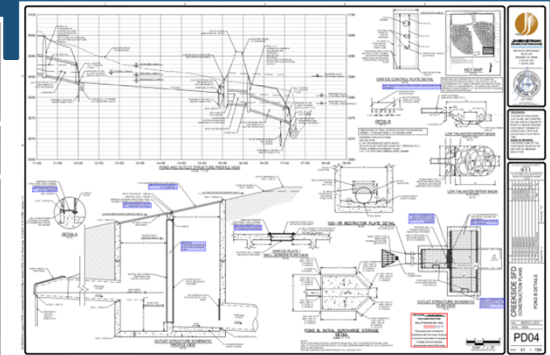
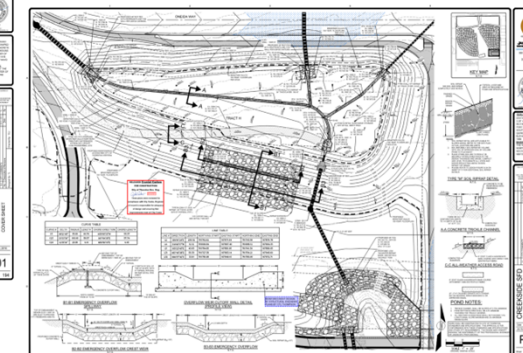
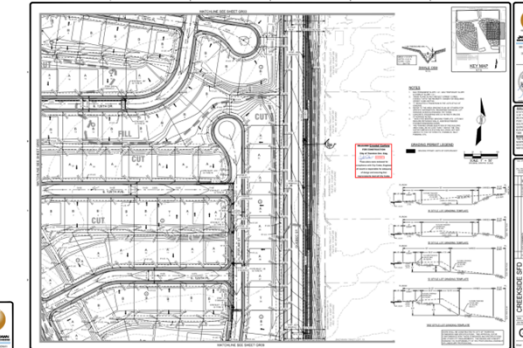
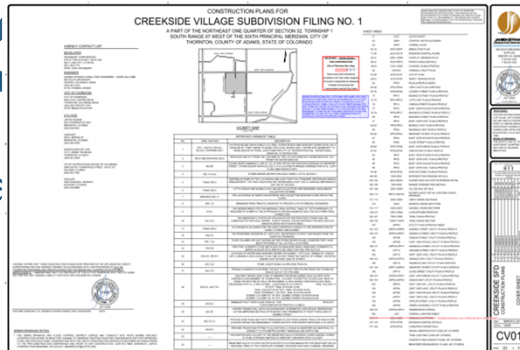
# Subdivision Plat Example



# What We Do

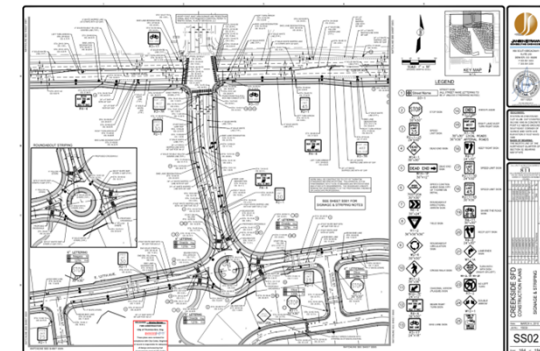
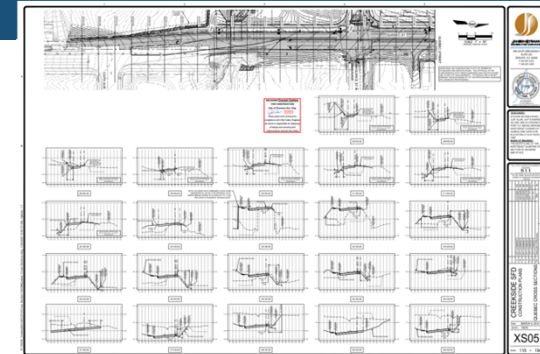
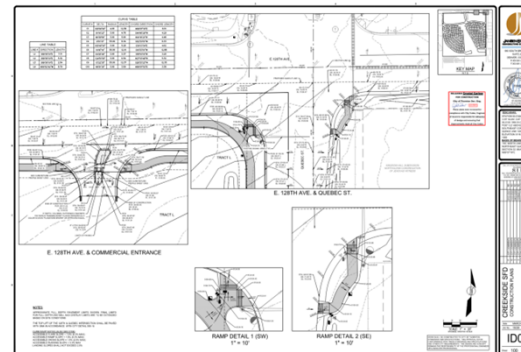
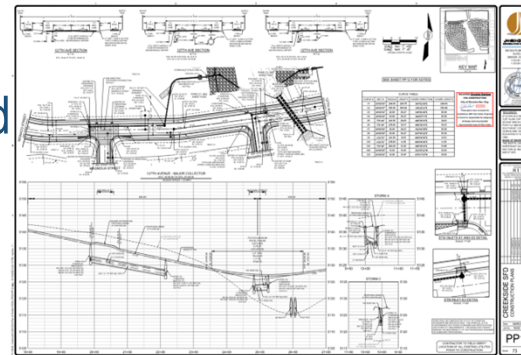
- Construction Documents
  - Construction drawings for roads, utilities, drainage per Code and Standards and Specifications
  - Includes extents of any improvements on site or adjacent to the site
  - Traffic Study (more information during traffic discussion later tonight)
  - Utility Report
  - Drainage Report

- Creekside Village Design Elements
  - Demolition Plan
  - Erosion Control
  - Grading
  - Drainage Design
    - Site Stormwater Design
    - Drainage Channel Design for Brantner Gulch, Plains Tributary and Lakeview Tributary
    - Detention Pond
    - Box Culvert and
  - Utilities
    - Water and Sewer
  - Sight Triangles



# Construction Document Example

- Creekside Village Design Elements
  - Roadway Design
  - Intersection Details
  - Roadway Cross Sections for Arterial Road
  - Curb Return Design
  - Trail Design
  - Lighting Design (Xcel or United Power)
  - Signing and Striping
  - Underdrains (Residential)



# Construction Document Example

- Other Elements for Design
  - Traffic Study
    - Traffic in general to be discussed later in this session
  - Utility Study
    - To confirm that the design, pipe size, capacity meet city requirements
  - Drainage Report
    - The design that provides the data around the storm sewer design in the plans
    - 5 yr storm is to be maintained within the system
    - 100 yr storm is allowed to pond to 12" within the roadways
    - Need to include proper overflow spillways to a downstream drainageway
    - Detention Ponds are to accept water and drain over a 40-hour timeframe
  - Intersection Signal Design Plans
- Other Elements for Design
  - Drainageway Design Plans per Master Drainage Study
    - May require a CLOMR/LOMR (letter of map revision)
    - Trying to complete as a DIP (Development Improvement Project) where MHFD (Mile High Flood District) completes the design and construction
    - MHFD has experts in this area where typical land development consultants don't have the expertise in this area
  - Offsite Transitions
    - Obtain ROW or easements for roadway transitions
  - Crossing Agreements
    - Oil and Gas
    - Irrigation Ditch's
    - Railroad

# What We Do

- Developers Agreement
  - Contract between the City and Developer/Owner
  - Agreement is recorded with Adams County
  - Required for any Public Improvements being completed on the project
  - Provides the terms and conditions of the project during construction and through acceptance
  - Includes timing of improvements, required cash out or reimbursements, building permit allowances



# Developer Agreement Example

Electronically Recorded REC-PTF0700-20090012093,  
11/24/2009 at 4:36 PM, 14 0F 31,  
REC-1451496  
TP Pgs: 8 Josh Zepfbaum, Adams County, CO.

Electronically Recorded REC-PTF0700-20090012093,  
11/24/2009 at 4:36 PM, 14 0F 31,  
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11/24/2009 at 4:36 PM, 14 0F 31,  
TP Pgs: 8 Josh Zepfbaum, Adams County, CO.

## DEVELOPER'S AGREEMENT CREEKSIDE VILLAGE SUBDIVISION

THIS DEVELOPER'S AGREEMENT ("Agreement") is entered into between the City of Thornton ("City"), a Colorado home rule municipality, located at 800 Civic Center Drive, Thornton, Colorado 80229, and ("Owner"), 1801 Suburban, L.L.C., a Utah limited liability company 2733 East Parkway Hwy, Suite 303 Salt Lake City, Utah 84109. The City, the Owner, may be referred to herein collectively as "Parties" or individually as "Party." Unless otherwise specifically provided in any addendum or addendum hereto, the terms and conditions of this Agreement shall be effective upon recording.

### RECITALS

A. The Owner represents that it is the sole owner of the following described real property located in the City of Thornton, County of Adams, and State of Colorado and intends to develop real property within the City generally located at the Southwest corner of 120<sup>th</sup> Avenue and Quebec Street and more specifically described as Creekside Village Subdivision Plating No. 1 ("Property").

B. The effect of the Developer's intention to subdivide and/or develop the Property, will be to directly impact and generate the need for on-site and off-site improvements. The Developer acknowledges that the improvements set forth herein are reasonably attributable to the special impacts which will be generated by the proposed uses of the Property, and the terms and conditions set forth in this Agreement are necessary, reasonable and appropriate.

C. The City, pursuant to Chapter 18 of the Thornton City Code ("Code"), requires execution of a Developer's Agreement containing the obligations to provide for such improvements necessitated by subdivision and/or development, and to satisfy all conditions placed on the development during the appropriate review and approval process.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements of the Parties, the approval by the City of the subdivision and development of the Property, the dedication of certain land and easements to the City, and other good and valuable considerations, the sufficiency and adequacy of which are hereby acknowledged by the Parties, the Parties agree as follows:

### AGREEMENT

1.01. DEFINITIONS Unless the context otherwise clearly indicates, the following words and phrases shall be defined as follows:

1.1. APPROVED PLANS shall mean the City approved Conceptual Site Plans, Development Permits, construction drawings that were reviewed for compliance with City Codes and the Standards and Specifications. The engineer of record is responsible for adequacy of design and ensuring that the improvements meet City Codes and the Standards and Specifications.

Electronically Recorded REC-PTF0700-20090012093,  
11/24/2009 at 4:36 PM, 14 0F 31,  
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Electronically Recorded REC-PTF0700-20090012093,  
11/24/2009 at 4:36 PM, 14 0F 31,  
TP Pgs: 8 Josh Zepfbaum, Adams County, CO.

### EXHIBIT A

#### Engineer's Estimate of Probable Cost

##### Creekside

##### Phase I

Prepared for:

Woodbury Corporation  
2733 E. Parkway Way No. 300  
Salt Lake City, UT 84109

Prepared by:  
James Brown Consulting Engineers  
43 West 2nd Avenue  
Denver, CO 80202

##### Summary of Improvement Costs:

|                   |             |
|-------------------|-------------|
| Grading & Erosion | \$983,128   |
| Real Improvements | \$437,128   |
| Storm Sewer       | \$2,475,073 |
| Waterline         | \$881,493   |
| Waterline         | \$881,739   |

Phase I Total: \$8,262,254

Date Prepared:

October 13, 2017

Notes are included on this improvement, Contractor Fee, Description, Permit, Terms, Maintenance, Landmark Improvements, City Utilities, & Fee Fee. This estimate was prepared based on the best available information at the date prepared.

Improvements shall be required to be under Initial Acceptance by the City or full permit inspection and stop work order may be re-issued for the Phase of the subdivision.

All remaining landscaping, park, and recreation improvements are addressed elsewhere in this Developer's Agreement.

11.04. The Developer shall at its own expense, design, furnish, construct, and install all improvements in accordance with the Approved Plans and "City of Thornton Standards and Specifications for the Design and Construction of the Public and Private Improvements". These improvements are required to serve the subdivision including, but not limited to streets, utilities, drainage, streetslights, curbs, gutters, sidewalks, parks, regional trails and right-of-way landscaping. All Public improvements constructed by the Developer in public rights-of-way, easements or other land dedication to the City on the subdivision shall become the property of the City upon issuance of Initial Acceptance of a Phase, which shall not be granted until all Public Improvements in the Phase are complete and 90% of the building permits in any given Phase have been issued. The Developer shall warrant the Public Improvements regarding a particular Phase for ten years from the date of Initial Acceptance of the Public Improvements in such Phase.

11.05. The Developer shall have substantially completed all appropriate drainage work, as determined by the City, including off-site drainage improvement/retention facilities, easements and erosion control measures, necessary to convey storm water flows from the subdivision to a drainage way acceptable to the Development Engineering Manager prior to any paving, concrete work, or issuance of the first building permit for the Property.

11.06. All new and existing utility and power lines shall be installed underground prior to the issuance of any building permit for the Property. Necessary aboveground appearances (poles, transformers, etc.) shall be carefully located with maximum aesthetic considerations, and outside of any sight triangles. Any aboveground appearances that will be visible from the public right-of-way shall be screened from view. Screening shall consist of landscaping and/or, line fencing shall be installed. Specifics of the screening requirements shall be reviewed at the time of the Minor Development Permit to Landscaping Improvements.

11.07. The Developer shall reimburse the City the cost of its traffic signal, in the estimated amount of \$150,000 that was installed at the intersection of East 120<sup>th</sup> Avenue and Quebec Street in 2014 upon execution of this Agreement. This cost is based on actual contract cost plus the inflation factor "CC" which will be calculated at the time of collection with the execution of this Agreement. (Currently \$150,988.79 based on the October 2020 "CC" of 750.37) The Developer shall relocate the signal necessary to serve the subdivision.

11.08. The Developer shall construct the traffic control device at East 120<sup>th</sup> Avenue and Quebec Street prior to the 1st building permit in Phase 2 of the Property. Upon Initial Acceptance of the Improvement the City shall reimburse the Developer funds

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previously collected and held in the Advance for Construction Account in the amount of \$37,500.

11.09. The Developer shall construct the traffic control device at Quebec Way and Quebec Street prior to the 50<sup>th</sup> building permit in Phase 1 of the Property or provide an updated traffic study prior to the 1<sup>st</sup> building permit in Phase 1 to determine the actual warrant timing for the signal. If the Developer elects to provide an updated traffic study and the City approves changes to the signalization requirements, an amendment to the section will be required to memorialize the timing at such time the traffic report is approved.

11.10. The Developer shall complete construction modifications of the traffic control device at 120<sup>th</sup> Avenue and Quebec Street prior to the 1<sup>st</sup> building permit for Phase 1 of the property.

11.11. The Developer shall design and construct the full width medians for 1,295 linear feet on Quebec Street along the property frontage, including associated landscaping improvements, prior to initial acceptance of Phase 1 of the Property. Actual median linings to be constructed shall be identified in the Phase 1 Construction Drawings for Quebec Street. The Developer shall pay cash-in-lieu of construction in the amount of \$200 per linear foot for any portion of the median that is not constructed. The actual amount of cash-in-lieu will be determined at the time of construction drawing approval and shall be due within 30 days of said approval and an amendment to this Agreement shall be executed to memorialize the final amounts due. Any amounts collected will be deposited into the City's Advance for Construction Account to be utilized for future capital improvement projects within the City.

The combination of construction and collections fulfill the Developer's obligation for base identified improvements and no further collection will be requested from the Developer at time of construction by the City.

11.12. The Developer shall pay \$198,918.02 for the Glenavue Waterline Reimbursement upon execution of this Agreement. This collection shall be based upon a Construction Cost Index of 7383.27 as of October 2020. (This amount will be adjusted based on the current "CC" at time of execution of this Agreement.)

11.13. The Developer shall pay \$241,045.80 for the Kings Ranch Storm Sewer Reimbursement upon execution of this Agreement. This collection shall be based upon a Construction Cost Index of 7383.27 as of October 2020. (This amount will be adjusted based on the current "CC" at time of execution of this Agreement.)

11.14. The Developer shall pay \$21,657.64 for the Kings Ranch Sanitary Sewer Reimbursement upon execution of this Agreement. This collection shall be based upon a Construction Cost Index of 7383.27 as of October 2020. (This amount will be adjusted based on the current "CC" at time of execution of this Agreement.)

11.15. The Developer shall pay \$8,718.73 for the Kings Ranch Waterline Reimbursement upon execution of this Agreement. This collection shall be based

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# What We Do

- Construction Inspection
  - Permit the construction
  - Inspect the construction activity for compliance with the construction drawings, specification and city code for both public and private improvements
  - One inspector is assigned to the project to inspect all improvements shown on the construction drawings
  - Accept the construction
  - Manage developer's agreement



# Why We Do It



# Key Takeaways

- There is a lot that goes into the engineering and construction of a project with various complexities.
- What makes a project successful
  - Team effort
  - Quality control
  - Communication
  - Active engagement by all parties





**Thank you!**

Questions following next session