



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HOUSING - FEDERAL HOUSING COMMISSIONER			HUD AREA/SERVICE OFFICE	
EXHIBITS REQUIRED FOR CERTIFICATION				
NAME AND ADDRESS OF DEVELOPER				
CITY OR COUNTY		STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
HUD FILE NUMBER		NAME OF SUBDIVISION		
TRACT NUMBER		LOCATION OF SUBDIVISION		
All exhibits must comply with HUD Minimum Property Standards, and other applicable standards, guidelines and criteria and local regulations and must be submitted in one complete package, accompanied by appropriate certifications.				
Submit <u>1</u> copy of all items checked.				CERTIFIED (Initial)
1.	<input type="checkbox"/>	NEIGHBORHOOD GRADING AND DRAINAGE PLAN PER ILLUSTRATION "A" ATTACHED. <input type="checkbox"/> Comply with HUD Data Sheet 79G. Include grading specifications per soils report by _____ and dated _____		_____
2.	<input type="checkbox"/>	STREET IMPROVEMENTS PLANS per HUD Standard _____ and certified by engineer to be in final form. Include cross sections, profiles, details of pavement, curbs and gutters, drainage structures, sidewalks, driveway aprons, planting strips and street signs. <input type="checkbox"/> STREETS AND DRAINAGE PLANS NOT REQUIRED. Show details of drainage system, including outlet on neighborhood grading and drainage plan.		_____
3.	<input type="checkbox"/>	OTHER NEIGHBORHOOD IMPROVEMENT PLANS. <input type="checkbox"/> Wall: _____ feet high _____ <input type="checkbox"/> Fence: _____ feet high _____ <input type="checkbox"/> Fence: _____ feet high _____ <input type="checkbox"/> Landscape development _____ <input type="checkbox"/> Park improvements _____ <input type="checkbox"/> Common areas (PUD) _____		_____
4.	<input type="checkbox"/>	UTILITY PLANS. <input type="checkbox"/> Community Water System per HUD 4940.2. <input type="checkbox"/> Community Sewage System per HUD-4940.3 <input type="checkbox"/> Other: _____		_____
5.	<input type="checkbox"/>	SPECIAL PROPERTY IMPROVEMENTS. <input type="checkbox"/> Typical plot plans for interior and corner lots, showing <input type="checkbox"/> Lawns _____ <input type="checkbox"/> Other planting _____ <input type="checkbox"/> Location of well, service line and other features _____ <input type="checkbox"/> Septic tank drainfield _____ sq. ft. per bedroom <input type="checkbox"/> Seepage pits _____ per lot, _____ feet by _____ feet. <input type="checkbox"/> _____		_____
6.	<input type="checkbox"/>	SLOPE CONTROL PLANS, SPECIFICATIONS, STATEMENT DATA SHEET 79G (HUD-4140.3)		_____
7.	<input type="checkbox"/>	SUBDIVISION PLAT certified by engineer to be in final form ready for recording or recorded plat with certifications.		_____
8.	<input type="checkbox"/>	PROTECTIVE COVENANTS final draft ready for recording or recorded covenants with certifications including signatures of any mortgage or lien holder. Include slope control plan and maintenance provisions per HUD Data Sheet 79G.		_____
9.	<input type="checkbox"/>	MINERAL RESERVATIONS - written evidence there are no mineral reservations of record or copy of complete mineral reservation.		_____
10.	<input type="checkbox"/>	PLANNED UNIT DEVELOPMENT. <input type="checkbox"/> Neighborhood Association documents legally established per Forms FHA-1400, 1401, 1402, 1403 and HUD Data Sheet 40. <input type="checkbox"/> Description of services to be offered by the Homeowner's Association. <input type="checkbox"/> Detailed estimate of charges to be assessed by Homeowner's Association for services. <input type="checkbox"/> Complete architectural drawings for dwelling units and Form HUD-92006, Description of materials.		_____
11.	<input type="checkbox"/>	_____		_____
12.	<input type="checkbox"/>	_____		_____
FINAL RECEIPT OF ALL CERTIFIED EXHIBITS				
BY (SD Approver)		TITLE		DATE

Replaces Form FHA-2256, which is Obsolete

HUD-4274A (4-78)

FORM HUD-92256, EXHIBITS REQUIRED FOR CERTIFICATION

a. Purpose: To provide a simple check list for the guidance of the developer and his/her staff in preparing exhibits required prior to the beginning of construction and prior to the acceptance of applications for commitments. This list accompanies the notification that Environmental Review, Form HUD 92255 has been favorably completed.

* b. Prepared By: Appraiser and Certified to by Developer's Registered Architect/Engineer or other professional.

c. Instructions. One set of certified exhibits is sufficient for use by the HUD architectural inspector. *

d. Form Entries.

* (1) Neighborhood Grading and Drainage Plan - This is probably the most important preconstruction exhibit and it is required for all proposals. Illustration "A" or "B" shows all information needed. The developer's technician selects the illustration that applies, depending on the topographic problems involved. * Note that the simplified illustration with minimum information required is for relatively easy-to-develop land with slope not exceeding 5 percent.

If land development with Soils Engineer controlled earthwork is involved under Data Sheet 79G, this box is checked and slope control planting areas are shown on the plan as illustrated. Identify the author and the date of the Soils Report.

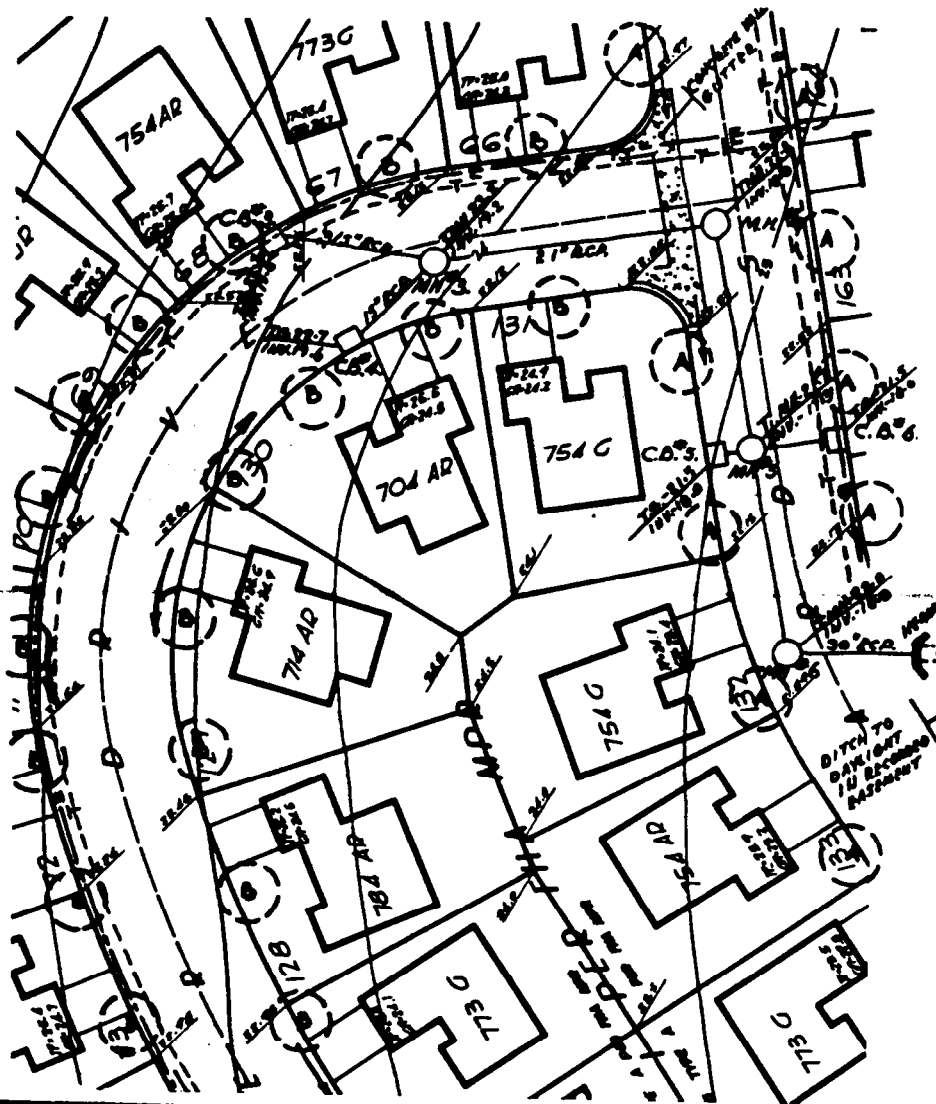
(2) Street Improvement Plans - This box is checked to indicate that copies of plans meet appropriate HUD standards as referenced. Note that final construction plans signed by the local authority are not required at this time. Specific items such as sidewalks, when not required, are lined out.

The box "Streets and Drainage Plans Not Required" is checked in lieu of "street improvement plans" when local standards equal or exceed those of HUD. The subdivision drainage system is then shown on the Neighborhood Grading and Drainage Plan obtained under Item 1.

- (3) Other Neighborhood Improvement Plans - These items provide for special off-site improvements as indicated. Dimensions and locations are specified for the guidance of the developer's staff who usually makes these exhibits a part of the Neighborhood Grading and Drainage Plan.
- (4) Utility Plans - These are only required when community systems are involved, when known deficiencies exist in public systems, or when the local unit of government has not previously engaged in rendering these services.
- (5) Special Property Improvements - Typical Plot Plans will be required when the developer proposes special lot improvements for a specific proposal. With respect to lawns, the extent of installation will be shown. For shrub and tree planting, a simple plan with plant locations, names and sizes will be indicated.
- (6) Slope Control Plans, Specifications Statement (per Data Sheet 79G) - This information is always required if Data Sheet 79G is applicable and when other minor slopes are involved. (See reference (13) of the Foreword.)
- (7&8) Subdivision Plans and Protective Covenants - The recorded documents, if not available at this time, are secured prior to insurance of the first property in the tract.
- A slope control map and maintenance provisions are included in recorded covenants if development is under Data Sheet 79G and other than minor slopes are involved.
- (9) Mineral Reservations - The developer's application Form HUD 92250, Item 9, indicates whether there are mineral reservations.
- (a) The box on Form HUD 92256 is checked whether or not the developer has indicated on the application that there are mineral reservations. If there are no mineral reservations or record, the developer must submit written evidence to this effect. If there are mineral reservations, the developer must submit exhibits showing what rights have been reserved.

APPENDIX 8

- (b) Important considerations are rights of surface entry for drilling or excavation, and subsurface rights close enough to the surface to create possible physical hazards to insured residential properties.
- (10) Planned Unit Development
- (a) Neighborhood Association Documents - Final legal documents must be in accordance with Forms FHA 1400, 1401, 1402, 1403, and HUD Data Sheet 40 (Ref, 13). These cannot be delayed as the developer's merchandising program must be established at an early date and all sales made subject to these documents. HUD legal counsel will review the documents if the formats are not followed.
- (b) Description of Services - Services of the homeowners association must be definitely established to inform prospective purchasers and to facilitate accurate estimation of charges.
- (c) Estimate of Charges - The estimate of charges to be made by the homeowners association for its services must be carefully reviewed. Charges underestimated by the developer may attract buyers who will suffer hardship when the charges are raised at a later time.
- (d) Architectural Drawings - Complete working drawings in duplicate of all dwelling units and common area improvements including plot plans, foundation or basement plans, plan of all floors, elevations, grade levels, sectional wall details and heating layout.
- (11&12) Space is provided for additional special exhibits not provided for elsewhere on the form; i.e., final plans for any necessary flood control, HUD 2084c when individual sewerage disposal systems will be used.



NEIGHBORHOOD GRADING AND DRAINAGE PLAN

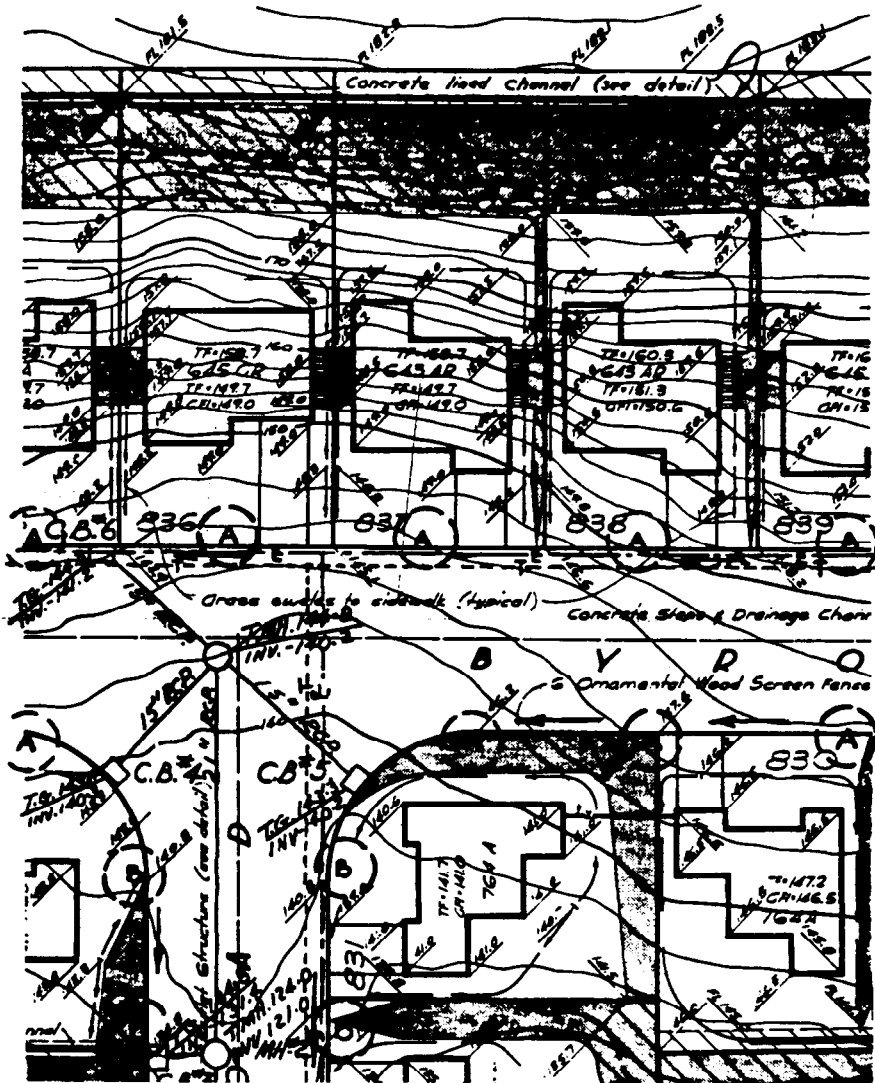
FOR GENTLE SLOPES GENERALLY LESS THAN 5%

NOTE: DRAINAGE SYSTEM MAY BE OMITTED IF SHOWN ON OTHER SUBMITTED PLANS. DWELLING LOCATIONS ARE OPTIONAL AND SHOULD BE SHOWN IN LINE OF INDIVIDUAL PLOT PLANS IF LOCATIONS CAN BE PRE-DETERMINED. FOR STREET TREES INDICATE LOCATION, NAME AND SIZE. INDICATE TYPE OF ELECTRIC AND TELEPHONE SYSTEMS. (UNDERGROUND, ETC.)

ILLUSTRATION "A"

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NEIGHBORHOOD GRADING AND DRAINAGE PLAN

FOR STEEP SLOPES GENERALLY MORE THAN 5%

NOTE: DRAINAGE SYSTEM MAY BE OMITTED IF SHOWN ON OTHER SUBMITTED PLANS. DWELLING LOCATIONS ARE OPTIONAL AND SHOULD BE SHOWN IN LIEU OF INDIVIDUAL PLOT PLANS IF LOCATIONS CAN BE PRE-DETERMINED. FOR STREET TREES INDICATE LOCATION, TYPE AND SIZES. INDICATE TYPE OF ELECTRIC AND TELEPHONE SYSTEMS. (UNDERGROUND, ETC.)
ILLUSTRATION "B"