

APPENDIX

SELECTED INDEX BY SUBJECT AND SECTION

A

Acceleration Lane - definition of, 2-102; when required, 6-107F6

Access - minimum frontage, flag lots, 6-106

Access Control - definition of, 2-102; when required, 6-107F6; vacation, 10-103

Agreements, Private - rules of interpretation, 2-100B

Alley - See definition of street, 2-102; ROW, roadway width, 6-107F6; general requirements, 6-108; location, 6-108; ROW, 6-108B; alignment, 6-108C; dead end, 6-108D

Amendment to Regulations - statutory procedure, 12-100

Annexation - city attorney's certificate, 5-101 Q 6

Annual Review - procedure, 12-101

Appeals, General - enforcement decisions, 11-100

Appeals on Improvement Standards - standards, engineering drawings, 11-101

Applicability of Regulations - vacations, 1-104; divide land, 1-104A; establish streets, 1-104C; See exemptions from regulations

Applicant - definition of, 2-102

Arterial - See definition of streets, 2-102; criteria, 6-107G and H

B

Bench Mark - definition of, 2-102; preliminary plat, 5-100B3; final plat, 5-101E; installation, 7-101J

Block - definition of, 2-102; identification of, 5-100C5 and 5-101 I; basic design, 6-109A-D; pedestrian way, 6-109E; commercial and industrial, 6-112B

Building Permit - issuance of, 3-106

Building Setback Line - definition of, 2-102; preliminary plat, 5-100C7; final plat, 5-101M; vacation, 10-101A1, 10-103

C

Cemetery - partial exemption, 1-105D

Certificates - final plat, 5-101 Q

City Clerk - duties, 3-102; subdivider's agreement filed with, 7-103A1

Collector - See definition of street, 2-102; criteria, 6-107F

Commercial Subdivision - street, block, lot, marginal access, 6-112

Comprehensive Plan - meaning of, 2-101A10; conformity to, 6-101; street layout, 6-107A, B and G

Contradictory Regulations - rules of interpretation, 2-100A

Correction of Platting Errors - procedures, 10-102

Cul-de-Sac - See definition of street, 2-102; criteria, 6-107F and Q

Cumulative Limitations - rules of interpretation, 2-100C

Curb Cut - definition of, 2-102; access control, 6-107F6; radii, 6-107 O

D

Dead End - See definition of street, 2-102

Deceleration Lane - definition of, 2-102; when required, 6-107F6

Dedication - definition of, 2-102; acceptance by governing body, 5-101 Q 6

Deed Restrictions - rules of interpretation, See private agreements, 2-100B; final plat review, 5-101R3

Design Criteria, Modification of - guidelines, 11-103

Design Standards - definition of, 2-102; See also Article 6

Detention Pond - definition of, 2-102; use of, 7-101B

Drainage - preliminary plat, plan, 5-100C4 and D3; final plan, 5-101R2; street, 7-101A; storm, detention ponds, 7-101B and 8-101A2

E

Easement - definition of, 2-102; dedication of, 3-106; preliminary plat, 5-100B1 and C3; final plat, 5-101J; governing body acceptance, 5-101 Q 7; utility, 6-111A; drainage, 6-111B; vision triangle, 6-111C; oil or gas pipeline, 6-111D; screening, 6-111E; vacation, 10-103

Effective Date - of regulations, 13-101

Enforcement - officials responsible, prohibited actions, 3-107

Engineer - definition of, 2-102; engineering responsibility, 7-100; final plans, 8-101

Engineering Drawings - final plans for improvements, 8-101; contents, 8-101A; review, 8-101B

Engineering Responsibility - designated engineer, 7-100

Erosion, Excessive - preventive measures, 6-105

Exemptions from Regulations - list of exemptions from platting, 1-105; determination of exemption, 1-105

Expressway - See definition of street, 2-102

F

Fee - fee schedule, 3-109

Final Plat - See definition of plat, 2-102; filing, deadline, 4-106; action on, 4-107; failure to act on, 4-108; submittal to governing body, 4-109; action by governing body, 4-110; recording, 4-111; unit developments, 4-112; contents of, 5-101; scale, dimension, 5-101; subdivider's agreement and guarantees for installation, 7-103; See also approval of final plats for small tracts, 5-113

Final Plats for Small Tracts - authorization, 4-113A; requirements, 4-113B; procedures, 4-113C

Fire Hydrant - standards, 7-101F; plans, 8-101A3

Flag Lot - definition of, 2-102; when permitted, 6-106

Flooding, Land Subject to - minimum pad elevation, 5-101 O; standards, 6-104; Flood Insurance Rate Maps (F.I.R.M.), 6-104; See also City Zoning Regulations

Floodway - See flooding, land subject to

Floodway Fringe - 100-year flood level, i.e. base flood elevation; See flooding, land subject to

Frontage - definition of, 2-102; access, 6-106

Frontage Road - See marginal access street

Functional Classification System - classification of streets, design standards, 6-107H; See also City Comprehensive Plan

G

Governing Body - meaning of, 2-101A8; duties, 3-105; final plat submittal, 4-109; final plat action, 4-110; certificate accepting dedications, 5-101 Q 7; cooperation on improvements, 7-101 and 103; acceptance of improvements, 8-103; appeals, 11-100 and 101; waiver, 11-102

"Grandfather Clause" - exemptions, 1-105A; See vesting of development rights

Guarantees for Installation of Required Improvements - general, 7-103; subdivider's agreement, 7-103A1; bonding, cashier's check, irrevocable letter of credit,

escrow account, 7-103A2; maintenance, 7-103A3; petitions, 7-103B; utilities, 7-103C; monuments, 7-103D

H

Half-Street - See definition of street, 2-102; conditions for acceptance, 6-107 O

I

Improvements, Acceptance of - procedures, 8-103

Improvements, Construction of - requirements, inspection, 8-102; acceptance, 8-103

Improvements, Existing - responsibility, 7-101; exceptions, 7-102

Improvements, Inspection of - procedures, 8-102

Improvements, Off-Site - requirements for, 7-104

Improvements, Public - definition of, 2-102

Improvements, Required - streets, alleys, curbs, gutters, drainage, 7-101A; storm drainage, 7-101B; sidewalks, 7-101C; street signs, 7-101D; water supply, 7-101E; fire hydrants, 7-101F; sanitary sewer system, 7-101G; wiring for power, street lights, telephone and cable TV, 7-101H; screening plan, 7-101 I; monuments, certified, 7-101J and 7-103D; relocated, exceptions for existing, 7-101K and 7-102; soil erosion, 7-101L; agreement and installation guarantees, 7-103; responsibility for, 7-103; subdivider's agreement, 7-103A1; fiscal sureties, 7-103A2; maintenance guarantees, 7-103A3;

petitions, 7-103B; utility guarantees, 7-103C; off-site, 7-104; engineering drawings, appeals, 8-101 and 11-101; construction, inspection, 8-102; acceptance, 8-103; appeal on standards, 11-101; waiver, 11-102

Improvements, Waiver of - procedures, 11-102

Industrial Subdivision - street, block, lot, marginal access, 6-112; lot split exemption, 9-102

Inspection of Improvements - procedures, 8-102

Iron - See monument

J-K

Judicial Review - court review, 12-102

Jurisdiction, Subdivision - See subdivision jurisdiction

L

Land Planner - definition of, 2-102

Land Surveyor - definition of, 2-102; final plat, 5-101; certificate and legal description, 5-101 Q 1; County Surveyor's certificate, 5-101 Q 2; monuments guarantee, 7-103D

Local Street - See definition of street, 2-102; criteria, 6-107F

Lot - definition of, 2-102; numbering, 5-100C4 and 5-101H; location, type, use, 6-110A; zoning regulations, 6-110B and E; water supply, 6-110C; sewage disposal, 6-110C; depth, 6-110D; area calculation, 6-110E; double frontage, 6-110F; reversed

frontage, 6-107D and 6-110G; corner lot, 6-110H; side lines, 6-110 I; commercial and industrial, 6-112B

Lot Depth - definition of, 2-102; maximum, 6-110D

Lot, Double Frontage - definition of, 2-102; design criteria, 6-110F

Lot Line - definition of, 2-102

Lot, Reversed Frontage - definition of, 2-102; design criteria, 6-110G

Lot Split - definition of, 2-102; application, notice, 9-100; approval guidelines, 9-101; planning commission approval, 9-101B and C; industrial exemption, 1-105E and 9-102

Lot Width - definition of, 2-102; corner lot, 6-110H

M-N

Maintenance Guarantees - correction of defects, 7-103A3

Marginal Access Street - See definition of street, 2-102; criteria, 6-107F; commercial and industrial subdivision, 6-112C

Metes and Bounds Description - transfer or sale by, 3-107A

Minimum Pad Elevation - definition of, 2-102; final plat, 5-101 O

Modification of Design Criteria - guidelines, 11-103

Monument - definition of, 2-102; preliminary plat, 5-100B4; final plat, 5-101D; land surveyor's certificate, 5-101 Q 1; installation, 7-101J; guarantee, 7-103D

Mortgage Holder - certificate of, 5-101 Q 3

O

Occupancy Certificate - issuance of building or zoning, 3-106

Off-Site Improvements - requirements for, 7-104

Open Space, Land for - dedications or easements, 6-103

Ordinance, Approving and Incorporating - official copy, Appendix

Owner - definition of, 2-102; certificate and dedication, 5-101 Q 3

P-Q

Park, Reservation for - See public facility sites

Parking Strip - definition of, 2-102; width, use, 6-107F5

Pedestrian Way (Crosswalk) - definition of, 2-102; access, 6-109E

Petition, Improvement - definition of, 2-102; guaranteeing, 7-103B; submittal, 8-100; See also vacation petition

Planning Area - description of, 2-101A9

Planning Commission - meaning of, 2-102A7; duties, 3-104; certificate of plat approval, 5-101 Q 5; amendment to regulations, 12-100; adoption of regulations, 13-101

Plat - definition of, 2-102

Plat Sheet Size - maximum, 5-101

Preliminary Plat - See definition of plat, 2-102; filing, 4-101; distribution and review, 4-102; action on, 4-103; failure to act on, 4-104; effect of approval, 4-105; contents of, 5-100; scale, 5-101

Public Facility Sites - acquisition or dedication, 6-102

Purpose of Regulations - purpose generally, 1-101

R

Recording - final plat, 4-111; register of deed's certificate, 5-101 Q 8; null and void, 10-100 C

Recreation Areas, Reservation for - See public facility sites

Replat - See definition of plat, 2-102; See vacation of recorded plat

Report - summary of subdivision statistics, 3-110

Reserve - definition of, 2-102; preliminary plat, 5-100C6; final plat, 5-101N; public facility sites, 6-102; open space, 6-103

Restrictive Covenants - rules of interpretation, See private agreements, 2-100B; recording 5-101 Q 8; final plat review, 5-101R3

Resubdivision - definition of, 2-102; exceptions for existing improvements, 7-102

Right of Way, Proposed - definition of, 2-102; dedication of, 3-106; criteria, 6-107F

Roadway - definition of, 2-102; criteria, 6-107F

Rules of Word Construction - definition of selected words, 2-101; undefined words or terms, 2-101C

S

Sanitary Sewer System - standards, 7-101G; plans, 8-101A4

Screening - definition of, 2-102; easement, 6-111E; required improvement, 7-101 I

Severability - effect of, 13-100

Sidewalks - location, handicapped access, 7-101C

Sketch Plan - See definition of plat, 2-102; submittal, 4-100

Small Tracts - See final plats for small tracts

Solar Access - street orientation, 6-107R

Special Assessments - due before recording, 4-111 and 5-101 Q 8; title report, 5-101R1

Statutory Authority - applicable state statutes, 1-102

Street - definition of, 2-102; See street, layout and design

Street Names - preliminary plat, existing, proposed, 5-100B1 and C2; final plat, 5-101 L

Street Signs - standards, 7-101D

Street Width - definition of, 2-102

Streets, Layout and Design - arrangement and location, 6-107A, B and C; marginal access, reverse frontage lots, 6-107D and 6-110G; access reserve strip, 6-107E; ROW functional components, 6-107F; parking lanes, 6-107F2; curbs, 6-107F3; shoulders, 6-107F4; parking strips, 6-107F5; ROW and roadway width; 6-107F6, G and H; reverse curves, 6-107I; horizontal sight distance, 6-107J; intersecting, 6-107K; jogs, 6-107L; maximum roadway grades, 6-107M; minimum roadway grade, 6-107N; curb radii, 6-107 O; half-streets, 6-107P; cul-de-sac, turnaround, 6-107 Q

Subdivide Land - definition of, 2-102

Subdivider - definition of, 2-102

Subdivider's Agreement - definition of, 2-102; recording, 5-101 Q 8; agreement to install improvements, 7-103A

Subdivision - definition of, 2-102; commercial and industrial, 6-112

Subdivision Administrator - definition of, appointment, 2-102; duties, 3-101; enforcement, 3-107

Subdivision Jurisdiction - regulations applicable to, area covered, 1-103

Subdivision Committee - duties, 3-103

Survey Accuracy - error of closure, 5-101F

T

Taxes - due before recording, 4-111 and 5-101 Q 8; title report, 5-101R1

Title Report - abstract company's, attorney's opinion, 5-101R1

Topographic Survey - requirements, 5-100B3

Transfer Record - county clerk certificate, 5-101 Q 8

Turnaround - definition of, 2-102; standards, 6-107 Q 2

U

Unit Developments - phasing of final plat, filing deadlines, 4-112

Unlawful Subdivisions - rules of interpretation, 2-100D

Utilities - preliminary plat, 5-100B2 and C4; wiring, 7-101H; guarantees, 7-103C; plans, 8-101A5

V

Vacation of Recorded Plat - replatting, 10-101; petition, 10-103

Vacation of Unrecorded Plat - status of plat, procedure, 10-100

Vacation Petition - street, alley, easement, public reservation, plat, 10-103; planning commission hearing, 10-103A 1 and 2; governing body consideration, certification of order, 10-103A2

Vesting of Development Rights - status of single-family residential development, 2-100E

Vicinity Map - preliminary plat requirement, 5-100D1

Violations - penalties, 3-108A; remedies, 3-108B; flood plain, 3-108C

Vision Triangle - definition of, 2-102; easement, 6-111C

W-X-Y

Waiver of Required Improvements - by governing body, 11-102

Water Supply - standards, 7-101F; plans, 8-101A3

Watercourse - definition of, 2-102; preliminary plat requirement, 5-100B5

Wetland - definition of, 2-102; preliminary plat requirement, 5-100B6; land for open space, 6-103

Z

Zero Lot Line - See lot split procedure, Article 9

Zoning Permit - issuance of, 3-106

Zoning Regulations - preliminary plat, 5-100B9; lot dimensions, 6-110B; modifications not variances, 11-103D