

**CHAPTER 34 - SUBDIVISION CODE**

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>I</b>	<b>GENERAL PROVISIONS</b>	
	Section 34-1-1 - Title	34-1
	Section 34-1-2 - Purpose	34-1
	Section 34-1-3 - Jurisdiction	34-1
	Section 34-1-4 - Instances When Plats Will Not Be Required	34-1
	Section 34-1-5 - Interpretation	34-2
	Section 34-1-6 - Disclaimer of Liability	34-2
	Section 34-1-7 - Review and Expiration	34-2
<b>II</b>	<b>DEFINITIONS</b>	
	Section 34-2-1 - Interpretation of Terms	34-3
	Section 34-2-2 - Selected Definitions	34-3
<b>III</b>	<b>PLATS AND PLANS</b>	
	<i>Division I – Preliminary Plats</i>	
	Section 34-3-1 - General Procedure	34-8
	Section 34-3-2 - Filing Procedure	34-8
	Section 34-3-3 - Information Required	34-8
	Section 34-3-4 - Plan Commission Action	34-9
	Section 34-3-5 - Review by City Council; Time Constraints	34-9
	Section 34-3-6 - Rights and Privileges of Subdivider	34-10
	Section 34-3-7 - 34-3-9 Reserved	
	<i>Division II – Improvement Plans</i>	
	Section 34-3-10 - Submission of Plans	34-10
	Section 34-3-11 - Information Required	34-10
	Section 34-3-12 - Inspections Required	34-11
	Section 34-3-13 - Filing "As-Built" Records	34-11
	Section 34-3-14 - 34-3-15 Reserved	
	<i>Division III – Assurance for Completion of Required Improvements</i>	
	Section 34-3-16 - Completion of Improvement Prior to Acceptance	34-11
	Section 34-3-17 - Forms of Assurance	34-11
	Section 34-3-18 - Amount of Bond or Deposit	34-12
	Section 34-3-19 - Eligible Sureties	34-12
	Section 34-3-20 - Term of Assurance, Extension	34-12
	Section 34-3-21 - Release of Bond/Escrow Deposit	34-12
	Section 34-3-22 - Failure to Complete Improvements	34-12
	Section 34-3-23 - 34-3-24 Reserved	
	<i>Division IV – Final Plats</i>	
	Section 34-3-25 - Final Plats	34-13
	Section 34-3-26 - Filing, Time Limits	34-13
	Section 34-3-27 - Information Required	34-13
	Section 34-3-28 - Certificates Required	34-14
	Section 34-3-29 - Administrative Review, Advisory Report	34-15

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>III</b>	<b>PLATS AND PLANS (CONTINUED)</b>	
	<i>Division IV – Final Plats (Continued)</i>	
	<i>Section 34-3-30 - Action by City Council</i>	34-16
	<i>Section 34-3-31 - Changes in Approved Final Plats</i>	34-16
	<i>Section 34-3-32 - 34-3-34 Reserved</i>	
	<i>Division V – Maintenance of Improvements</i>	
	<i>Section 34-3-35 - Subdivider’s Responsibility for Improvements</i>	34-16
	<i>Section 34-3-36 - Maintenance Bond</i>	34-16
	<i>Section 34-3-37 - 34-3-39 Reserved</i>	
	<i>Division VI – Vacation of Plats</i>	
	<i>Section 34-3-40 - Plat Vacation</i>	34-17
<b>IV</b>	<b>OTHER ADMINISTRATIVE MATTERS</b>	
	<i>Section 34-4-1 - Enforcement Officer, Duties</i>	34-18
	<i>Section 34-4-2 - Subdivision Variances</i>	34-18
	<i>Section 34-4-3 - Review by Plan Commission</i>	34-18
	<i>Section 34-4-4 - Action by City Council, Variance Standards</i>	34-18
	<i>Section 34-4-5 - Amendments</i>	34-19
	<i>Section 34-4-6 - Schedule of Fees</i>	34-19
	<i>Section 34-4-7 - Time of Payment</i>	34-19
	<i>Section 34-4-8 - Penalties</i>	34-19
<b>V</b>	<b>DESIGN AND IMPROVEMENT STANDARDS</b>	
	<i>Division I – Generally</i>	
	<i>Section 34-5-1 - Applicability of Article</i>	34-20
	<i>Section 34-5-2 - Suitability for Development Generally</i>	34-20
	<i>Section 34-5-3 - Reserved</i>	
	<i>Division II – Lot Requirements</i>	
	<i>Section 34-5-4 - Conformity with Zoning</i>	34-20
	<i>Section 34-5-5 - Access and Relationship to Street</i>	34-20
	<i>Section 34-5-6 - Reference Monuments</i>	34-20
	<i>Division III – Street Design Standards</i>	
	<i>Section 34-5-7 - Comprehensive Plan Integration</i>	34-21
	<i>Section 34-5-8 - Right-of-Way and Pavement Widths</i>	34-21
	<i>Section 34-5-9 - Topographical Considerations</i>	34-21
	<i>Section 34-5-10 - Through Traffic Discouraged</i>	34-21
	<i>Section 34-5-11 - Limited Access to Arterials</i>	34-21
	<i>Section 34-5-12 - Dead-End Streets</i>	34-21
	<i>Section 34-5-13 - Intersections</i>	34-22
	<i>Section 34-5-14 - Reverse Curves</i>	34-22
	<i>Section 34-5-15 - Improvements to Existing Streets</i>	34-22
	<i>Section 34-5-16 - When Excess Right-of-Way Required</i>	34-22
	<i>Section 34-5-17 - 34-5-19 Reserved</i>	

<b><u>ARTICLE</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
<b>V</b>	<b>DESIGN AND IMPROVEMENT STANDARDS (CONTINUED)</b>	
	<i>Division IV – Street Improvement Standards</i>	
	<i>Section 34-5-20 - Developer’s Expense</i>	<i>34-23</i>
	<i>Section 34-5-21 - Pavement Structure</i>	<i>34-23</i>
	<i>Section 34-5-22 - Curb and Gutter</i>	<i>34-24</i>
	<i>Section 34-5-23 - Maintenance Responsibility</i>	<i>34-25</i>
	<i>Section 34-5-24 - Reserved</i>	
	<i>Division V – Blocks</i>	
	<i>Section 34-5-25 - Block Width</i>	<i>34-25</i>
	<i>Section 34-5-26 - Block Length</i>	<i>34-25</i>
	<i>Section 34-5-27 - Crosswalks</i>	<i>34-25</i>
	<i>Section 34-5-28 - Reserved</i>	
	<i>Division VI – Sidewalks</i>	
	<i>Section 34-5-29 - Required</i>	<i>34-25</i>
	<i>Section 34-5-30 - Sidewalk Construction Standards</i>	<i>34-25</i>
	<i>Section 34-5-31 - Reserved</i>	
	<i>Division VII – Streetlights</i>	
	<i>Section 34-5-32 - Intersections</i>	<i>34-26</i>
	<i>Section 34-5-33 - Streetlight System Standards</i>	<i>34-26</i>
	<i>Section 34-5-34 - Reserved</i>	
	<i>Division VIII – Street Name Signs</i>	
	<i>Section 34-5-35 - Specifications and Approval</i>	<i>34-26</i>
	<i>Section 34-5-36 - Reserved</i>	
	<i>Division IX – Utilities</i>	
	<i>Section 34-5-37 - Introduction</i>	<i>34-26</i>
	<i>Section 34-5-38 - Utility Easements</i>	<i>34-27</i>
	<i>Section 34-5-39 - Drainage Easements</i>	<i>34-27</i>
	<i>Section 34-5-40 - Maintenance Easements</i>	<i>34-27</i>
	<i>Section 34-5-41 - Reserved</i>	
	<i>Division X – Water Facilities</i>	
	<i>Section 34-5-42 - Water Supply</i>	<i>34-27</i>
	<i>Section 34-5-43 - Fire Hydrants</i>	<i>34-27</i>
	<i>Section 34-5-44 - Reserved</i>	
	<i>Division XI – Sanitary Sewers</i>	
	<i>Section 34-5-45 - Compliance with Regulations</i>	<i>34-28</i>
	<i>Section 34-5-46 - When Public System Planned</i>	<i>34-28</i>
	<i>Section 34-5-47 - Alternate Methods of Disposal</i>	<i>34-28</i>
	<i>Section 34-5-48 - Reserved</i>	
	<i>Division XII – Drainage and Storm Sewers</i>	
	<i>Section 34-5-49 - Purpose and Intent</i>	<i>34-29</i>
	<i>Section 34-5-50 - Special Definitions</i>	<i>34-29</i>
	<i>Section 34-5-51 - Reserved</i>	

**ARTICLE**

**TITLE**

**PAGE**

**V**

**DESIGN AND IMPROVEMENT STANDARDS (CONTINUED)**

*Division XIII – General Guidelines*

<i>Section 34-5-52</i>	- <i>Applicability</i>	<i>34-30</i>
<i>Section 34-5-53</i>	- <i>Affidavit of Disclosure of Property Interest</i>	<i>34-30</i>
<i>Section 34-5-54</i>	- <i>Method of Evaluation</i>	<i>34-30</i>
<i>Section 34-5-55</i>	- <i>Detention of Differential Runoff</i>	<i>34-30</i>
<i>Section 34-5-56</i>	- <i>Flows from Upstream Areas</i>	<i>34-30</i>
<i>Section 34-5-57</i>	- <i>Facilities in Floodplains</i>	<i>34-31</i>
<i>Section 34-5-58</i>	- <i>Land Credit for Detention Facilities</i>	<i>34-31</i>
<i>Section 34-5-59</i>	- <i>Reserved</i>	

*Division XIV – Design Criteria*

<i>Section 34-5-60</i>	- <i>General Requirements</i>	<i>34-31</i>
<i>Section 34-5-61</i>	- <i>Other References</i>	<i>34-31</i>
<i>Section 34-5-62</i>	- <i>Storm Water Runoff</i>	<i>34-31</i>
<i>Section 34-5-63</i>	- <i>Hydraulic Considerations for Detention Storage</i>	<i>34-31</i>
<i>Section 34-5-64</i>	- <i>Reserved</i>	
<i>Section 34-5-65</i>	- <i>Plan Requirements</i>	<i>34-32</i>
<i>Section 34-5-66</i>	- <i>Construction Alternatives</i>	<i>34-33</i>
<i>Section 34-5-67</i>	- <i>Inspection, Maintenance and Acceptancy by City</i>	<i>34-33</i>
<i>Section 34-5-68</i>	- <i>Reserved</i>	

*Division XV – Penalties for Violation*

<i>Section 34-5-69</i>	- <i>General</i>	<i>34-33</i>
<i>Section 34-5-70</i>	- <i>Corrective Actions</i>	<i>34-33</i>
<i>Section 34-5-71</i>	- <i>Penalty</i>	<i>34-33</i>