

CHAPTER 34 - SUBDIVISION CODE

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
<i>I</i>	<i>SCOPE AND PURPOSE</i>	
	<i>Section 34-1-1 - Title</i>	<i>34-1</i>
	<i>Section 34-1-2 - Scope</i>	<i>34-1</i>
	<i>Section 34-1-3 - Purpose</i>	<i>34-1</i>
	<i>Section 34-1-4 - Interpretation</i>	<i>34-2</i>
	<i>Section 34-1-5 - Application of Code</i>	<i>34-2</i>
	<i>Section 34-1-6 - Suitability of Land for Subdivision Development</i>	<i>34-2</i>
	<i>Section 34-1-7 - Rules and Definitions</i>	<i>34-2</i>
	<i>Section 34-1-7.1 - Words</i>	<i>34-2</i>
	<i>Section 34-1-8 - Adoption by Reference</i>	<i>34-5</i>
	<i>Section 34-1-9 - Subdivision Plats Will Not Be Required</i>	<i>34-5</i>
	<i>Section 34-1-10 - Disclaimer of Liability</i>	<i>34-6</i>
<i>II</i>	<i>PRELIMINARY PLAT</i>	
	<i>Division I – Procedure</i>	
	<i>Section 34-2-1 - Pre-Application Conference</i>	<i>34-7</i>
	<i>Section 34-2-2 - Applicability of Article</i>	<i>34-7</i>
	<i>Section 34-2-3 - Minor Subdivisions</i>	<i>34-7</i>
	<i>Section 34-2-4 - Preliminary Plan and Plat</i>	<i>34-7</i>
	<i>Section 34-2-4.1 - Subdivider</i>	<i>34-7</i>
	<i>Section 34-2-4.2 - Procedure</i>	<i>34-8</i>
	<i>Section 34-2-5 - Reserved</i>	
	<i>Division II – Preliminary Plat Requirements</i>	
	<i>Section 34-2-6 - Requirements</i>	<i>34-9</i>
	<i>Section 34-2-7 - 34-2-8 Reserved</i>	
	<i>Division III – Minimum Standards of Design</i>	
	<i>Section 34-2-9 - General Statement</i>	<i>34-10</i>
	<i>Section 34-2-10 - Streets and Alleys</i>	<i>34-10</i>
	<i>Section 34-2-11 - Drainage</i>	<i>34-11</i>
	<i>Section 34-2-12 - Erosion and Sediment Control</i>	<i>34-12</i>
	<i>Section 34-2-13 - Basements</i>	<i>34-12</i>
	<i>Section 34-2-14 - Blocks – Crosswalks</i>	<i>34-13</i>
	<i>Section 34-2-15 - Parks and Other Public Areas</i>	<i>34-13</i>
	<i>Section 34-2-16 - Utilities</i>	<i>34-13</i>
	<i>Section 34-2-17 - Lots</i>	<i>34-14</i>
	<i>Section 34-2-18 - 34-2-19 Reserved</i>	
	<i>Division IV – Approval of Preliminary Plan</i>	
	<i>Section 34-2-20 - Checklist Completed</i>	<i>34-14</i>
	<i>Section 34-2-21 - Changes or Revisions</i>	<i>34-15</i>
	<i>Section 34-2-22 - Approval – Tentative</i>	<i>34-15</i>
	<i>Section 34-2-23 - Certificate</i>	<i>34-15</i>

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
III	ENGINEERING PLANS	
	<i>Division I – Procedure</i>	
	Section 34-3-1 - Engineering Plan Procedure	34-16
	Section 34-3-2 - 34-3-3 Reserved	
	<i>Division II – Minimum Standards of Improvement</i>	
	Section 34-3-4 - General Statement	34-16
	Section 34-3-5 - Reference Monuments	34-16
	Section 34-3-6 - Street Improvements	34-17
	Section 34-3-7 - Storm Sewers and Other Drainage Appurtenances	34-18
	Section 34-3-8 - Public Utility Engineering Requirements	34-18
	Section 34-3-9 - Sanitary Sewers	34-19
	Section 34-3-10 - Water System	34-19
	Section 34-3-11 - Street Names and Signs	34-20
	Section 34-3-12 - Public Utilities: Gas, Electric, Telephone and Cable Television	34-20
	Section 34-3-13 - Sidewalks	34-20
	Section 34-3-14 - 34-3-15 Reserved	
	<i>Division III – Approval of Design Plans</i>	
	Section 34-3-16 - Checklist	34-20
	Section 34-3-17 - Changes or Revisions	34-21
	Section 34-3-18 - Approval, Tentative	34-21
	Section 34-3-19 - Letter of Approval	34-21
IV	FINAL PLATS	
	<i>Division I – Procedure</i>	
	Section 34-4-1 - Subdivider	34-22
	Section 34-4-2 - 34-4-3 Reserved	
	<i>Division II – Final Plat Requirements</i>	
	Section 34-4-4 - Requirements – Subdivider	34-23
	Section 34-4-5 - Appropriate Certificates	34-24
	Section 34-4-6 - 34-4-7 Reserved	
	<i>Division III – Approval of Final Plat</i>	
	Section 34-4-8 - Requirements of Final Plat	34-28
	Section 34-4-9 - 34-4-10 Reserved	
	<i>Division IV – Guarantees</i>	
	Section 34-4-11 - Guarantees to City	34-28
	Section 34-4-12 - Construction Time Constraints	34-29
	Section 34-4-13 - Inspection	34-29
	Section 34-4-14 - Release of Bond	34-29

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
V	ADMINISTRATION	
	Section 34-5-1 - Enforcement Officer - Duties	34-30
	Section 34-5-2 - Subdivision Variances	34-30
	Section 34-5-3 - Amendments	34-31
	Section 34-5-4 - Advisory Report – Action by City Council	34-31
	Section 34-5-5 - Schedule of Fees	34-31
	Section 34-5-6 - Recording	34-31
	Section 34-5-7 - Vacation of Plats	34-32
	Section 34-5-8 - Maintenance of Improvements	34-32
VI	SCHEDULED AND BONDS	
	Section 34-6-1 - Schedule "A" – Checklist for Preliminary Plan	34-34
	Section 34-6-2 - Schedule "B" – Checklist for Engineering Plans	34-40
	Section 34-6-3 - Schedule "C" – Checklist for Final Plat	34-43
	Section 34-6-4 - Surety Bond for Improvements	34-45
	Section 34-6-5 - Cash Bond	34-45