APPENDIX 1— SELECTED INDEX BY SUBJECT (Referenced by Article & Section)

Α

- 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
- Agriculture definition of, 2-102
- 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, 5-101Q6; waiver of protest, 5-101Q10
- 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

В

- Benchmark 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, 6-109AD; pedestrian way, 6-109E; commercial and industrial, 6-112B
- Board of County Commissioners meaning of, 2-101A9; acceptance of dedications, 4-111; certificate, 5-101Q8; recording, null and void, 4-112 and 10-100C; governmental jurisdiction,7-101; pre-construction of improvements, 7-104C; vacation in unincorporated area, 10-103B
- Building Permit issuance of, 3-106
- Building Setback Line definition of, 2-102; preliminary plat, 5-100C7; final plat, 5-101M; vacation, 10-101A1 and 10-103

С

- Cemetery partial exemption, 1-105D
- Certificates final plat, 5-101Q
- City Clerk duties, 3-102; developer's agreement filed with, 7-104A1
- **Collector** See definition of street, 2-102; criteria, 6-107F
- **Commercial Subdivision** street, block, lot, marginal access, 6-112
- Comprehensive Plan meaning of, 2-101A12; 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
- County Commissioners See Board of County Commissioners
- 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, 5-101Q7 and 8
- **Deed Restrictions** rules of interpretation, See Agreements, Private 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, 7-102B
- **Developer's Agreement** definition of, 2-102; agreement to install improvements, 7-104A
- Drainage preliminary plan, 5-100D3; final plan, 5-101R2; street, 7-102A; storm, detention ponds, 7-102B and 8-101A2

Ε

- Easement definition of, 2-102; preliminary plat, 5-100B1 and C3; final plat, 5-101J; governing body acceptance, 5-101Q7 and 8; 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, 7-101; final plans, 8-101
- Engineering Drawings final plans for improvements, 8-101; contents, 8-101A; review, 8-101B
- Engineering Responsibility designated engineer, 7-101
- 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

APPENDIX 1— SELECTED INDEX BY SUBJECT (Referenced by Article & Section)

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 city governing body, 4-110; county acceptance of dedications, 4-111; recording, 4-112; unit developments, 4-113; contents of, 5-101; scale, dimension, 5-101; developer's agreement and guarantees for installation, 7-104; See also approval of final plats for small tracts, 5-114
- Final Plats for Small Tracts authorization, 4-114A; requirements, 4-114B; procedures, 4-114C
- Fire Hydrant standards, 7-102F; 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 City Floodplain Management Regulations
- 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 Comprehensive Plan

G

- Governing Body (City) meaning of, 2-101A9; duties, 3-105; final plat submittal, 4-109; final plat action, 4-110; certificate accepting dedications, 5-101Q7; cooperation on improvements, 7-102 and 7-104; acceptance of improvements, 8-104; appeals, 11-100 and 101; waiver, 11-102; See also Board of County Commissioners and Township Trustees
- "Grandfather Clause" exemptions, 1-105A; See Vesting of Development Rights

Guarantees for Installation of

Required Improvements — general, 7-104; developer's agreement, 7-104A1; bonding, cashier's check, irrevocable letter of credit, escrow account, 7-104A2; maintenance, 7-104A3; petitions, 7-104B; pre-construction of improvements, 7-104C; utilities, 7-104D; monuments, 7-104E

Η

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

I

- Improvements, Acceptance of definition of procedures, 8-103
- Improvements, Construction of requirements, inspection, 8-102; acceptance, 8-103
- **Improvements, Existing** responsibility, 7-102; exceptions, 7-103

Improvements, Off-Site – requirements for, 7-105

Improvements, Public – definition of, 2-102

Improvements, Required – streets, alleys, curbs, gutters, drainage, 7-102A; storm drainage, 7-102B; sidewalks, 7-102C; street signs, 7-102D; water supply, 7-102E; fire hydrants, 7-102F; sanitary sewer system, 7-102G; wiring for power, street lights, telephone and cable TV, 7-102H; screening plan, 7-102 I; monuments, certified, 7-102J and 7-104E; relocated, exceptions for existing, 7-102K and 7-103; soil erosion, 7-102L; agreement and installation guarantees, responsibility for, 7-104; developer's agreement, 7-104A1; fiscal sureties, 7-104A2; maintenance guarantees, 7-104A3; petitions, 7-104B; utility guarantees, 7-104D; offsite, 7-105; engineering drawings, appeals, 8-101 and 11-101; construction, inspection, 8-102; acceptance, 8-103; appeal on standards, 11-101; waiver, 11-102; modifications, 11-103

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

J

Judicial Review – court review, 12-102

Jurisdiction, Subdivision – See Subdivision Jurisdiction

L

- Land Planner definition of, 2-102
- 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, sewage disposal, 6-110B and C; 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, 1-105G and 9-102

Μ

- Maintenance Guarantees correction of defects, 7-104A3; pre-construction of improvements, 7-104C
- Marginal Access Street See definition of street, 2-102; criteria, 6-107F; commercial and industrial subdivision, 6-112C

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

- 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, 5-101Q1; installation, 7-102J; certified, 7-104E

Mortgage Holder – certificate of, 5-101Q3

0

- Occupancy Certificate issuance of building or zoning, 3-106
- OffSite Improvements requirements for, 7-105
- **Open Space, Land for** dedications or easements, 6-103
- Ordinance, Approving and Incorporating official copy, Appendix
- **Owner** definition of, 2-102; certificate and dedication, 5-101Q3

Ρ

- 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, 7-104B; submittal, 8-100; See also Vacation Petition
- Planning Area description of, 2-101A10
- Planning Commission meaning of, 2-102A8; duties, 3-104; certificate of plat approval, 5-101Q5; 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, 4-112; register of deed's certificate, 5-101Q9; 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; annexation waiver, final plat review, 5-101R3
- Resubdivision definition of, 2-102; exceptions for existing improvements, 7-103; See Replat
- **Right of Way** definition of, 2-102; 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 lot sizes, 6-110B and C; standards, 7-102G; plans, 8-101A4
- Screening definition of, 2-102; easement, 6-111E; required improvement, 7-102 I
- Severability effect of, 13-100
- Sidewalks location, handicapped access, 7-102C
- 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 5-101Q9; 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, 5-101L
- Street Signs standards, 7-102D
- 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, 6-107 I; horizontal sight distance, 6-107J; intersecting, 6-107K; jogs, 6-107L; maximum roadway grades, 6-107N; curb radii, 6-107 O; half-streets, 6-107P; cul-de-sac, turnaround, 6-107Q
- Subdivide Land definition of, 2-102
- Subdivider definition of, 2-102
- Subdivision definition of, 2-102; commercial and industrial, 6-112; urban or rural type, 7-100
- Subdivision Administrator definition of, appointment, 2-102; duties, 3-101; enforcement, 3-107
- Subdivision Jurisdiction regulations applicable to, extraterritorial jurisdiction covered, 1-103
- Subdivision Committee duties, 3-103
- Survey Accuracy error of closure, 5-101F
- Surveyor definition of, 2-102; final plat, 5-101; certificate and legal description, 5-101Q1; County Surveyor's certificate, 5-101Q2; monuments, certified, 7-104E

Т

- Taxes due before recording, 4-112 and 5-101Q9; title report, 5-101R1
- Title Report abstract company's, attorney's opinion, 5-101R1
- Topographic Survey requirements, 5-100B3
- Township Trustees governmental jurisdiction, 7-101
- Transfer Record county clerk certificate, 5-101Q9
- Turnaround definition of, 2-102; standards, 6-107Q2

U

- Unincorporated Area exemption for agriculture and single-family residential, 1-105B and C
- 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, 7-102H; guarantees, 7-104D; plans, 8-101A5

V

- Vacation of Recorded Plat replatting, 10-101; petition, inside city, 10-103A; petition, extraterritorial jurisdiction, 10-103B
- Vacation of Unrecorded Plat status of plat, procedure, 10-100

- Vacation Petition street, alley, easement, public reservation, plat, 10-103; inside city, 10-103A; extraterritorial jurisdiction, 10-103B
- 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; floodplain, 3-108C
- Vision Triangle definition of, 2-102; easement, 6-111C

W

- Waiver of Required Improvements by governing body, 11-102
- Water Supply lot sizes, 6-110B and C; standards, 7-102F; 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

Ζ

- Zero Lot Line See lot split procedure, Article 9
- Zoning Permit issuance of, 3-106
- Zoning Regulations relevant design criteria zoning definitions, 2-102; preliminary plat, 5-100B9; lot dimensions, 6-110B; modifications not variances, 11-103D