

## TABLE CONTENTS

	Page
<b>ARTICLE 1</b>	
<b>LEGAL STATUS &amp; GENERAL PROVISIONS</b>	<b>1</b>
Section 1.100 - Enactment	2
Section 1.200 - Authority	2
Section 1.300 - Jurisdiction	2
Section 1.400 - Purpose and Policy	2
Section 1.500 - Inconsistency with other Provisions	3
Section 1.600 - Separability Clause	3
Section 1.700 - Self-Imposed Restrictions	3
Section 1.800 - Amendments	3
<b>ARTICLE 2</b>	
<b>PROCEDURES FOR SUBMISSION AND APPROVAL OF SUBDIVISION PLATS</b>	<b>4</b>
Section 2.100 - Pre-Application Meeting with Planning Commission	5
Section 2.200 - Application for Approval of Preliminary Layout	5
Section 2.300 - Application for Approval of a Final Subdivision Plat	9
Section 2.400 - Execution of Improvements Required	12
Section 2.500 - Five Acre Rule	13
Section 2.600 - Zone Change Rule	14
Section 2.700 - Residential Estates	14
<b>ARTICLE 3</b>	
<b>CONTENTS AND FORMAT OF DOCUMENTS TO BE SUBMITTED</b>	<b>15</b>
Section 3.100 - General Requirements	16
Section 3.200 - Pre-Application Meeting Documentation	16
Section 3.300 - Preliminary Layout Documentation	17
Section 3.400 - Final Subdivision Plat Documentation	18
<b>ARTICLE 4</b>	
<b>GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS</b>	<b>26</b>
Section 4.100 - General Location and Site Requirements	28
Section 4.200 - Streets	29
Section 4.300 - Lots	37
Section 4.400 - Blocks	39
Section 4.500 - Building Lines	40
Section 4.600 - Easements	40
Section 4.700 - Reservation of Acreage for Community Facilities	41
Section 4.800 - Soil Erosion and Sediment	41
Section 4.850 - Hydraulic Analysis/Study	46

Section 4.900 – Open Space	49
<b>ARTICLE 5</b>	
<b>IMPROVEMENTS REQUIRED FOR FINAL APPROVAL OF SUBDIVISION PLAT</b>	<b>51</b>
Section 5.100 - Monuments	52
Section 5.200 - Street Construction	52
Section 5.300 - Utilities	53
Section 5.400 - Completion of Improvements Prior to Approval of Final Subdivision Plat	55
<b>ARTICLE 6</b>	
<b>VARIANCES, ENFORCEMENT, AND PENALTIES</b>	<b>56</b>
Section 6.100 - Conditions for Modification	57
Section 6.200 - Enforcement	58
Section 6.300 - Penalties for Violation	58
<b>ARTICLE 7</b>	
<b>DEFINITIONS AND INTERPRETATIONS</b>	<b>60</b>
Section 7.100 - Tense	61
Section 7.200 - Number	61
Section 7.300 - Mandatory Requirements	61
Section 7.400 - Words and Terms Defined	61
<b>ARTICLE 8</b>	
<b>EFFECTIVE DATE</b>	<b>66</b>
Section 8.100 - Effective Date	67
Section 8.200 - Amendments	67
<b>ARTICLE 9</b>	
<b>FORMS AND CHECKLISTS</b>	<b>68</b>
Sample Certificates	
9.100 through 9.551	68-75
Checklist For:	76
Preliminary Layout Submission	77
Final Subdivision Submission	79
Zone Change Plat	81
Minor Subdivision or Acreage Tract	82
PUD and Preliminary Development Plan	83
PUD and Development Plan	85

Commercial and Industrial Development Plan  
Protective Covenant Guidelines

87  
89