



City of Columbus, Indiana

Subdivision Control Ordinance

(Columbus Municipal Code Title 16 – Subdivisions)

Adoption:

This Subdivision Control Ordinance was effective December 7, 1982. It was adopted by the Common Council of the City of Columbus, Indiana as Ordinance Number 3056, 1982 on December 7, 1982. Its authority was extended to also include the City of Columbus extra-territorial jurisdiction through mutual agreement of the City and County Plan Commissions on October 6, 1993.

Revisions:

1. Ordinance Number 22, 2010 adopted November 3, 2010.
2. Ordinance Number 23, 2013 adopted October 15, 2013.
3. Ordinance Number 3, 2017 adopted February 7, 2017.
4. Ordinance Number 11, 2021 adopted May 18, 2021.
5. Ordinance Number 13, 2023 adopted June 20, 2023.
6. Ordinance Number 3, 2025 adopted on February 18, 2025.

This document includes all revisions up to and including those noted above.

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CHAPTER 16.04 GENERAL PROVISIONS

Section 16.04.010 Title for Citation

This title shall be known and may be cited as the "Subdivision Control Ordinance of Columbus, Indiana."

Section 16.04.020 Authority

This title is adopted pursuant to Indiana Code, 36-7-4, and all amendments thereto.

Section 16.04.030 Purpose

This chapter is adopted for the following purposes:

- A. To establish uniform rules, procedures and standards governing the subdivision of land;
- B. To assure the public that necessary public facilities will be provided in the new subdivision, in an amount and size commensurate with the size of the subdivision and the land uses to which the land will be allocated;
- C. To secure suitable sites for building purposes and protect the property values thereof;
- D. To provide the public with the assurance that future plats, subdivisions and dedications will be improved in accordance with an established public policy;
- E. To coordinate development policy with the master plan in the laying out of public ways, structures, utilities and other services;
- F. To supply proper land records for the convenience of the public and for appropriate identification and permanent location of real estate boundaries.
- G. To implement the Comprehensive Plan

Section 16.04.040 Applicability

This title shall apply to all incorporated land within the city. *Note: See also Columbus Plan Commission Resolution RR-93-31 adopted 10.6.93 that extended the authority of the subdivision control ordinance to also include the City's extra-territorial jurisdiction.*

Section 16.04.050 Compliance

- A. No lot in a subdivision shall be sold; no permit to erect a building upon a lot in a subdivision shall be issued; and no building shall be erected in a subdivision, unless and until:
 - a. a final subdivision plat or minor plat has been approved and recorded,
 - b. all improvements required in connection with that subdivision have been completed or guaranteed, as provided in this ordinance, and
 - c. if common open space or a public park is required by Section 16.24.170, either a homeowners association has been established and the required common open space has been transferred to its ownership or the public park property has been transferred to the ownership of the City of Columbus (or Columbus Park Foundation).
- B. For subdivision final plats recorded with a financial guarantee for performance posted in lieu of the completion of the improvements, in addition to the requirements in Section 16.04.050(A) above, no building permit shall be issued until the following improvements are in place:
 - 1. Streets having a hard, durable pavement.
 - 2. Traffic control signs and street signs.
 - 3. Fire hydrants having been found complete and functional by the applicable water utility and fire departments.

These improvements need not be in place for the entire subdivision, but they must provide for safe access and service to all to-be-constructed building(s), for their occupants, and for emergency responders.

CHAPTER 16.08
DEFINITIONS
(revised per Ord. #23, 2013 (10.15.13))

Section 16.08.010 Definitions

For the purpose of this title words used in the present tense include the future tense and the term "shall" is always mandatory. Terms related to bicycle and pedestrian facilities shall be as defined by the Bicycle and Pedestrian Plan of current adoption. Certain other term's used in this ordinance shall be defined as follows:

Access Point: A driveway or other means of physical connection for the movement of vehicles between a property and an adjacent property, street or road.

Adjacent Property Owners: The owners of property contiguous to the subject property, excluding those who are also the owners of the subject property, ignoring all intervening streams, street and railroad rights-of-way and other similar features.

Adjacent Subdivisions: Two or more subdivisions, each subject to an individual preliminary plat, that are immediately contiguous and share a common boundary or series of boundaries (if more than two subdivisions). Adjacent subdivisions include those whose common boundary is a street, alley, or stream, but do not include those whose common boundary is a railroad or state, United States, or interstate highway.

Agricultural Purpose: Farming, dairying, pasturing, agriculture, horticulture, floriculture, and animal and poultry husbandry.

Agricultural Remainder: The portion of the parent tract that remains as the result of an Administrative Subdivision by which a new lot(s) for an existing home has been created. The building rights are transferred to the new Administrative Lot created, leaving the Agricultural Remainder "unbuildable." The remainder does not have to be surveyed, but must have an agriculture affidavit.

Agricultural Tract: A tract created only through the Agricultural Subdivision process (possibly combined with an Administrative or Minor Subdivision on the same property) only for agriculture purposes and is therefore "unbuildable." The tract does not have to be surveyed, but must have an agriculture affidavit. Any change to the size or area of an agriculture tract, specifically resulting from relocated property lines, through subsequent subdivision requires the prior submittal of an updated agriculture affidavit. There is no minimum size for an agriculture tract, provided the submitted agriculture affidavit is valid.

Alley: A public or private way primarily designed to provide vehicle access to the side or rear of those properties which have their principal frontage and pedestrian access on a street.

Applicant: See *Subdivider*.

Approval, Administrative: An approval granted to an Administrative or Agricultural Subdivision by the Planning Director indicating that the subdivision complies with the applicable standards.

Approval, Primary: An approval (or approval with conditions) granted to a subdivision by the Commission indicating that it has determined that the subdivision complies with the applicable standards.

Approval, Secondary: An approval by the official designated by the Commission indicating that all conditions of primary approval and other applicable standards have been met.

Bicycle and Pedestrian Plan: The part of the comprehensive plan, now or hereafter adopted, which includes a roadmap for the creation of a system of bicycle and pedestrian facilities providing access to and connectivity between all areas of the City of Columbus and/or Bartholomew County.

Block: Property abutting on one side of a street, and lying between the two nearest intersecting or intercepting streets, or between the nearest intersection of intercepting street and railroad right-of-way, waterway or other definite barrier.

Board: The Board of Public Works and Safety of Columbus, Indiana for the City of Columbus jurisdiction and the Board of Commissioners of Bartholomew County for the Bartholomew County jurisdiction.

Board of Health: The Indiana State Board of Health.

Chord Bearing: The bearing from the start point of the curve to the end point of the curve.

Chord Distance: The distance of a line that links two points on a curve.

City Engineer: The City of Columbus City Engineer.

City: The City of Columbus, Indiana.

Closure: The process of measurement in a closed figure for a check on horizontal or vertical precision.

Columbus City Utilities: The Columbus city sewer and water utilities department primarily serving properties within the City of Columbus.

Commission: The Columbus Plan Commission or the Bartholomew County Plan Commission, with authority for the jurisdiction in which the subdivision is located.

Common Area: Land within a development which is not individually owned or dedicated to the public, but which is designed and intended for the use, enjoyment, and maintenance of the property owners within that development or other specific area.

Comprehensive Plan: A document, consistent with the requirements of the Indiana Code, which is a compilation of policy statements, goals and objectives, standards, maps, and statistical data for the physical, social, and economic development of the community.

Construction Plans: *Also referred to as Improvement Plans.* Any maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed for the subdivision in accordance with the applicable standards and as a condition of the approval of the plat.

Cost Estimate: An exhibit in association with construction plans that provides a detailed cost estimate of the individual improvements as required for a Major Subdivision.

County: Bartholomew County, Indiana.

County Engineer: The Bartholomew County Highway Engineer.

County Surveyor: The Bartholomew County Surveyor.

Covenant: A private agreement between property owners which places a restriction on the development of land through a written, recorded document.

Cul-De-Sac: A street or road with a single common ingress and egress and with a circular turn-around at the end.

Curve: A line or outline that gradually deviates from being straight for some or all of its length.

Department: The City of Columbus – Bartholomew County Planning Department or any agency officially designated as a successor thereto.

Drainage Board: The Bartholomew County Drainage Board.

Drainage Swale: A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses, used to conduct surface water from a field, diversion or other site feature.

Drainage System: Any combination of surface and/or subsurface drainage components fulfilling the drainage requirements of this Article.

Easement: A grant by a property owner, for the use by another person or entity, of any designated part of their property for a clearly specific purpose.

Easement, Access: An easement which provides access to lots, tracts or parcels of land across an adjoining parcel or parcels.

Easement, Drainage: An easement granted for the purpose of maintaining drainage. The drainage easement may include a culvert or drain which feeds into a drainage system or for drainage of runoff over an area of the property.

Easement, Landscape: An easement used specifically for the installation and maintenance of a required Landscape Buffer. See *Landscape Buffer*.

Easement, Pedestrian: An easement used specifically for the purpose of providing a public sidewalk or other pedestrian facility that could not be located in the public right-of-way.

Easement, Street Tree: An easement used specifically for the installation and maintenance of required street trees that could not be planted in the public right-of-way due to substantial conflicts.

Easement, Utility: An easement used specifically for the installation and maintenance of a utility.

Engineering Department: The Columbus, Indiana City Engineer's Office.

Erosion: The wearing away of the land surface by the action of wind, water or gravity.

Erosion Control Handbook: A handbook adopted by the Board of Public Works and Safety or the County Commissioners, as applicable, detailing erosion control methods.

Fire Department: The fire department having jurisdiction over the subject property and/or the Bartholomew County Fire Inspector acting on their behalf.

Flood Protection Grade: The elevation of the regulatory flood plus two feet at any given location in the Flood Hazard Area.

Floodplain (Flood Hazard Area): The relatively flat area or low land adjoining the channel of a river or stream which has been or may be covered by the regulatory flood. The flood plain includes the channel, floodway, and floodway fringe. Floodplain boundaries are to be determined by using the Floodway-Flood Boundary Maps of the Federal Insurance Administration/Federal Emergency Management Administration (FEMA) and/or any supplements adopted by the jurisdiction.

Floodway: The channel of a river or stream and those portions of the floodplains adjoining the channel which are reasonably required to efficiently carry and discharge the peak flood flow of the regulatory flood of any river or stream.

Floodway Fringe: Portions of the floodplain lying outside the floodway.

Frontage: The width of a lot measured along a straight line connecting the side lot lines at points where those side lot lines intersect the right-of-way line of a public street or a private street or access easement from which the lot has legal access.

Grading: Any stripping, cutting, filling, stockpiling or any combination thereof and shall include the land in its cut or filled condition.

Health Department: The Bartholomew County Health Department.

Improvement Plans: See *Construction Plans*.

Individual Sewage Disposal System: A sewage disposal system for a single parcel or structure, usually but not necessarily a septic tank filter field.

Interested Parties: Those parties who are to be notified by mail of a public hearing on a proposed subdivision of land. Interested parties shall be those parties so defined in the Plan Commission Rules of Procedure.

Jurisdiction of the Commission: The area over which the Plan Commission has authority.

Landscape Buffer: Any combination of fences, walls, hedges, shrubs, trees and other landscape materials which effectively provide a solid, dense and opaque mass, to prohibit view, absorb sound and provide site delineation. Such screen shall provide total opacity throughout the year. Landscape buffers shall comply with the definition of a "Type A Buffer" contained in the Columbus and Bartholomew County Zoning Ordinance.

Legal Access: A platted access easement or the minimum required frontage on a street.

Legal Description: A description recognized by law which definitely describes property by reference to government surveys, coordinate systems or recorded maps; a description which is sufficient to locate the property without oral testimony.

Legal Drain: Any drainage system consisting of an open drain, a tiled drain, or any- combination of the two, that is under the jurisdiction of the County drainage board as provided by I.C. 36-9-27.

Legend: A key located on a plat used to explain what the symbols within the drawing mean.

Location Map: See *Vicinity Map*

Lot: A parcel of land created only through the Major or Minor Subdivision process that is buildable. The label "lot" signifies the parcel has been surveyed, monumented, dedicated the required amount of right-of-way, verified as having acceptable means of sewage disposal and otherwise reviewed and found to comply with the requirements of this ordinance.

Lot, Administrative: A parcel of land documented only through the Administrative Subdivision process that is buildable. The label "administrative lot" signifies the parcel has been surveyed, monumented, and otherwise reviewed and found to comply with the requirements of this ordinance, but has not been verified as having acceptable means of sewage disposal or otherwise reviewed or had dedicated the required amount of right-of-way.

Lot Width: The distance between side lot lines as measured at and along the front setback line.

Marker or Monument: A pipe, rod, nail, or any other object which is intended to be a permanent survey point for record purposes.

No Access Notation: A notation placed on a plat or subdivision drawing indicating an area in which property access to a public right-of-way is not permitted.

Offsite: Any premises not located within the area of the property to be subdivided, whether or not such premises are in the same ownership as the property to be subdivided.

Owner: Any person, firm, corporation, or other legal entity listed in the records of the county auditor having title to land sought to be subdivided under these regulations.

Parent Tract: The buildable land from which a new lot(s) or tract(s) of land are being taken from as recorded in the Recorder's Office.

Parent Tract Remainder: The portion of the parent tract that remains as the result of a subdivision by which new lots or tracts are created through the Minor Subdivision process or as used to label future phases of a Major Subdivision. The parent tract remainder retains the original parent tract's status as a "buildable" parcel without being surveyed. The label "lot" shall not be applied to the parent tract remainder on any plat unless it has been surveyed, monumented, verified as having acceptable means of sewage disposal, and otherwise reviewed and found to comply with the requirements of this Ordinance to the same extent as new "lots" that are created. A parent tract remainder does not need to be surveyed, but it must meet the minimum requirements of the Zoning Ordinance.

Person: includes an individual, corporation, firm, partnership, association, organization or any other unit or legal entity.

Petitioner: See *Subdivider*.

Plat: The map, drawing, or plan of a subdivision.

Plat Committee: The Plat Committee, appointed by the Plan Commission, consistent with its Rules of Procedure.

Plat, Final: A drawing prepared in accordance with the provisions of this ordinance, submitted for secondary approval and intended for recording.

Plat, Preliminary: A drawing indicating the proposed manner or layout of a subdivision to be submitted to the Commission for primary approval in accordance with this ordinance.

Primary Approval: Approval granted by the plan Commission to a preliminary plat.

Public Park: Land owned by the local, state, or federal government and specifically intended, designed, and made available for public use for the purposes of recreation, enjoyment of nature and the outdoors, and social gathering. A public park may or may not include amenities such as playground equipment, sports fields, walking trails, etc. A public park does not include similarly used land owned by a school corporation, subdivision homeowners association, non-profit organization, or other non-government entity.

Radius: The distance from the center of the curve to any point on the circular curve.

Regulated Drain: Any drainage system over which the county drainage board has legal control.

Relative Positional Accuracy: The value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95% confidence level.

Replat: Any change in an approved preliminary or final plat.

Right-of-Way: A strip of land, other than an easement, dedicated for public use and to be occupied or intended to be occupied by a street, pedestrian way, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, drainage swale, or for another special use. The boundaries of such rights-of-way are considered to be the lot lines of adjoining property from which setback distances are measured.

Road: See *Street*.

Secondary Approval: The final approval granted to a subdivision by the commission or a designated representative. This approval authorizes the owner or agent to record the plat.

Section Corner: A corner established as part of the United States Public Land Survey System used for horizontal control in describing land.

Street: A right-of-way dedicated or otherwise legally established which affords the principal means of access to abutting property. A street may be designated as a highway, thoroughfare, parkway, boulevard, road, avenue, lane, drive or other appropriate name. A street also is classified according to function as defined in the Official Thoroughfare Plan.

Street, Marginal Access: Local roads which are parallel to and separated by a limited access landscape buffer strip from arterial streets and highways. These roads provide for access to abutting property on one side only.

Street, Private: Streets which serve the same function as local streets but which are not dedicated to nor maintained by any unit of government.

Subdivider: The individual(s), company, or other entity proposing a subdivision (including a resubdivision and all other actions regulated by this Ordinance), making application for that subdivision, and /or making the improvements associated with that subdivision, all consistent with the provisions of this ordinance. The term subdivider includes the terms petitioner, applicant, and developer.

Subdivision: The division of a parcel of land into two or more lots, parcels, or other similar units.

Subdivision, Administrative: Is the platting process that includes one or more of the following:

1. The removal of interior lot lines, with the outside perimeter of the property remaining unchanged, resulting in fewer parcels than were contained in the original parcel;
2. The removal or relocation of easements on the property;
3. The changing of notations written on the plat or correction of errors thereon;
4. A division of land pursuant to an allocation of land by court decree;
5. To correct errors in an existing legal description, provided that no additional building lots are created;
6. A division of land for the sale or exchange of tracts between adjoining land owners, provided that no additional building sites are created;
7. A division or resubdivision of land for the acquisition by the public or by a utility for street right-of-way or easement; or
8. A division of a building site containing an existing dwelling which has been located on the site for at least three years from an agricultural parent tract.

Subdivision, Agricultural: Is the subdivision of land to create a parcel for agricultural purposes, not for building, which meets the following criteria:

1. All parcels, including the parent tract have legal access; and
2. The land is being divided for agricultural purpose and not for the purpose, whether immediate or future, of use, building development, or other improvement for residential, commercial, industrial, recreational or other nonagricultural purposes; and
3. Contains at least seventy-five percent Class I or Class II soils as shown in and defined by the Soil Survey of Bartholomew County; or
4. At least seventy-five percent of the land is planted with fruit-or-nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years; or
5. At least seventy-five percent of the land is planted with ornamental plants or trees for sale for use in landscaping; or
6. Has at least seventy-five percent of its area planted with trees of the species, Pinus, Picea, or Abies (pine, spruce or fir) grown for the purpose of sale as Christmas trees; or
7. Which has been used in three of the last five years for the cultivation and harvesting of crops, grazing by livestock, production of dairy products, the raising of poultry and production of eggs, or the raising of livestock.

Subdivision Benchmark: A permanent monument of known elevation, tied to the U.S.G.S. Benchmark System, installed at ground level.

Subdivision, Major: A division of land involving new streets, alleys, roads, other public infrastructure or the extension of utilities. This should not include those minor subdivisions that require the installation of sidewalks.

Subdivision, Minor: A division of land fronting an existing public right-of-way, not involving any new streets, alleys, roads, other public infrastructure (other than sidewalks), or not requiring the extension of utilities.

Subdivision Improvement Agreement: A document which establishes the contractual relationship between the developer of a subdivision and the local government of jurisdiction for the installation of improvements in accordance with the applicable standards and specifications.

Subdivision Review Committee: A committee established by the commission to assist with the technical evaluation of subdivisions and to make appropriate technical recommendations to the commission.

Subsurface Drainage: A system of pipes, tile, conduit or tubing installed beneath the ground surface used to collect ground water from individual parcels, lots or building footings.

Surface Drainage: A system by which the storm water run-off is conducted to an outlet. This would include the proper grading of parking lots, streets, driveways, yards, etc. so that storm water runoff is removed without ponding and flows to a drainage swale, open ditch or a storm sewer.

Thoroughfare Plan: The part of the comprehensive plan, now or hereafter adopted, which includes a major street and highway plan and sets forth the location, alignment, dimensions, identification, and classification of existing and proposed public streets, highways and other thoroughfares.

Tract: See *Parent Tract* or *Agricultural Tract*.

Unbuildable: A parcel of land with no building rights. To gain building rights the parcel must be surveyed, verified as having acceptable means of sewage disposal, and otherwise reviewed and found to comply with the subdivision control requirements.

Utility Parcel: A parcel of land that is unbuildable and intended for ownership and permanent use by a utility. The label "*Utility Parcel - Unbuildable*" signifies a parcel specifically reserved for a sanitary sewer lift station, water tower, electric substation, etc. This parcel can be created through the Administrative Subdivision process and/or as part of a Minor or Major Subdivision.

Vicinity Map: A map showing the location of a subdivision in relation to a larger area. This may include major thoroughfares related to the subdivision, nearby community facilities such as parks, schools, fire stations, etc. and adjoining property. This may also show the parent tract.

Witness Marker: A marker or monument that is set as a reference to the actual corner when it is not possible or practical to set actual corner.

Zoning Ordinance: An ordinance and maps, which divide the area within the territorial zoning jurisdiction into zoning districts. The zoning ordinance prescribes and establishes regulations and procedures for the establishment of land use controls.

CHAPTER 16.11 APPROVAL

Section 16.11.010 Primary and Secondary Approval Required

All minor and major subdivisions require primary approval by the Commission or Plat Committee and secondary approval by the staff. Secondary approval of a final plat shall be granted only if the plat conforms to the approved preliminary plat and with the requirements of this ordinance.

CHAPTER 16.12 MINOR SUBDIVISIONS

Section 16.12.010 Purpose

The purpose of a minor plat is to permit a simplified procedure for certain subdivisions of land.

Section 16.12.020 Applicability

A proposed subdivision of land may be processed under the provisions of this chapter if it is determined that the following conditions exist:

- A. **No New Streets:** that there will be no opening of new public ways.
- B. **Adequate Utilities and Drainage:** that necessary and adequate utilities and drainage facilities exist.
- C. **Adequate Ingress and Egress:** that adequate ingress and egress to the remainder of the parcel and surrounding properties will be provided.
- D. **Not Detrimental:** that the subdivision will not be detrimental to or endanger public health, safety or general welfare.
- E. **Access:** All parcels in the subdivision and adjacent land will have adequate ingress and egress without the construction of any new streets or substantial improvement to existing streets.
 - 1. All lots will have legal access to a platted private street or to a public street which has been accepted for maintenance by, or has been continuously maintained for a period of ten years immediately preceding the filing of the subdivision, by a public agency regularly having responsibility for such maintenance. Such public street also has hard surface suitable for vehicular traffic which is at least sixteen feet in width, is in good repair, and has a geometry which is suitable for the traffic which it will carry after the proposed subdivision.
 - 2. Frontage on limited access streets on which driveways cannot open shall not constitute legal access.
 - 3. If by reason of topography, natural or man-made features, or other conditions relating to the property requested for subdivision, better access can be provided through construction of a new street, the petition shall be considered as a major subdivision.
 - 4. All lots will have driveway locations which will provide for adequate sight distance and will be properly spaced according to city standards.
 - 5. Land adjacent to the property involved in the subdivision also will have adequate access according to the criteria contained in this section.
- F. **Suitability:** All lots in the subdivision will provide suitable building sites for the purposes for which the land is to be used.

Section 16.12.030 Minor Plat Composition

The subdivider shall submit a plat prepared by a land surveyor licensed to practice in Indiana. The plat shall be a reproducible drawing no larger than thirty-six inches by twenty-four inches at a scale of fifty feet to the inch or larger, and must be legible when reduced to 11 inch by 17 inch sheets for recording. The plat shall include the following:

- A. Proposed name of the subdivision.
- B. A legal description of the property included in the subdivision.
- C. Lot numbers, location of monuments, and area for each lot. All lots shall meet the minimum requirement for area, width and frontage set forth in the zoning ordinance.
- D. Existing, proposed, and to be vacated easements.
- E. Regulated drains.
- F. Floodplain boundaries and documentation per the zoning ordinance, as periodically amended.
- G. Existing and proposed right-of-way widths.
- H. Surveyor certificate and seal (see Section 16.36.020).
- I. Owner certificate including all necessary paragraphs (see Section 16.36.030).
- J. Notary seal.

- K. Approval certificate (see Section 16.36.040 to 16.36.070).
- L. Dedication certificate, when required (see Section 16.36.100).
- M. Graphic scale, north point and date.
- N. Auditor certificate (see Section 16.36.080).
- O. Recorder certificate and notations as needed (see Section 16.36.090).
- P. Vicinity map.

Section 16.12.040 Supporting Data Required

In addition to the plat, the subdivider shall submit the following:

- A. One executed application, as provided by the department;
- B. A dimensioned drawing noting the location(s) of any existing building(s) on the site;
- C. A map noting significant physical and topographical features of the tract. For plats containing more than two lots, over any period of time, a topographical map shall be submitted. This map shall show the direction of the flow of surface water runoff from the site;
- D. Any geotechnical or environmental reports relating to the property of project. The Commission may require these reports (see Section 16.25.020).

Section 16.12.045 Subdivision Design Principles and Standards

All plats and the accompanying improvement plans shall conform to the requirements and specifications of Chapter 16.24.

Section 16.12.050 Length of Approval

- A. Primary approval shall be valid for three years from the date on which the subdivider submitted the primary approval application. Unless the plat meets all the requirements for and receives secondary approval within that time, the approval shall be null and void. (*Revised Per Ord. 3, 2017 (2.7.17)*)
- B. If the subdivider does not record the plat within those three years, the approval shall become null and void. (*Revised Per Ord. 3, 2017 (2.7.17)*)

Section 16.12.060 Administrative and Agriculture Subdivisions

- A. **General:** Administrative and agriculture subdivisions are subject only to a certification by the official designed in Section 16.40.020 that such subdivision is within one of the categories included in the definition of administrative subdivision or agriculture subdivision, as appropriate, in Section 16.08.010. Replats which meet the conditions of administrative or agricultural subdivisions also may be considered under the terms of this chapter.
- B. **Filing Fee:** A request for department review of a subdivision shall be accompanied by the filing fee as established by the commission.
- C. **Submission Materials:** The following materials shall be submitted:
 - 1. Application signed by the owner(s) of record of all property involved in the subdivision.
 - 2. A drawing prepared in accordance with all applicable standards listed below. This drawing is not required for those applications covered by subsections (C)(5),(6),(7),(10),(12), and (13) of this section.
 - a. Administrative and agricultural subdivisions may be drawn on white paper of any standard size not smaller than eight and one-half inches by eleven inches.
 - b. If the land involved in the subdivision has been surveyed and monumented, the plat must contain certification by a registered land surveyor that monuments have been or will be set to indicate relocated property lines. If the land has been previously platted, a note shall be added to the most recent recorded plat indicating that a change has been made and that a drawing indicating such change has been recorded in the appropriate book.
 - c. The requirements of Section 16.24.210 notwithstanding, if the land involved in the subdivision has not been monumented, no monumentation is required. In this case, the source of the property description shall be indicated in the surveyor certificate (see Section 16.36.020).
 - d. The plat shall contain a legal description of property to be added to or subtracted from each lot involved in the subdivision.

- e. The plat shall indicate the configuration of the property and any easements thereon before and after the proposed subdivision.
 - f. The plat shall indicate the area of each lot, tract or other parcel in acres (for parcels larger than twenty thousand square feet in area) or square feet (for parcels smaller than one acre).
 - g. The size of any proposed lot created and parent tract remainder(s) must meet the minimum lot size of the applicable zoning district exclusive of any right-of-way required to be dedicated.
 - h. The plat drawing shall contain a vicinity map.
3. Approval certificates (see Chapter 16.36).
 4. For removal of interior lot lines, a legal description of the property and the new lot number(s).
 5. For removal of platted easements, signed and notarized letters of approval of the proposed action by all utilities having an interest in such easements, and in the case of drainage easements, any neighboring property owners affected by such easements. A notation shall be placed on the plat indicating that the easement has been vacated.
 6. For changes in the notations on a previously approved plat, an explanation of the reason(s) for the changes. If the department finds that such changes have a significant effect on the subdivision as approved by the commission, the department may require such change to be decided by the commission.
 7. For divisions by court decree, a copy of the decree showing by legal description how the land is to be divided.
 8. For sale or exchange of adjoining land where one or more of the affected parcels is platted, a legal description and indication on the drawing of the tract to be divided and the tract to be added and certification by a registered land surveyor that monuments have been or will be set to indicate the relocated property lines. If no land involved in the subdivision has not been monumented, no monumentation is required.
 9. For sale or exchange of adjoining unplatted land, a legal description and indication on the drawing of the tract to be divided and the tract to be added.
 10. For subdivisions where the purpose is to resolve a boundary dispute or to establish a mutually agreed-upon boundary line, an affidavit signed by all affected property owners stating the purpose of the subdivision.
 11. At the time that an administrative subdivision as defined in Section 16.08.010 (administrative subdivision) is submitted for approval, the submission shall include quitclaim or warranty deed(s) containing the legal description for each parcel of property for which ownership is transferred within and by said administrative subdivision.
 12. For corrections of legal descriptions, an affidavit signed by the affected owners stating that the description was in error and a corrected legal description. Such correction shall be recorded, and an appropriate notation shall be placed on the recorded plat.
 13. For dedication or granting of easements for purposes other than access, a legal description. Such easements shall be recorded, and an appropriate notation shall be placed on the recorded plat.
 14. For dedication of right-of-way or access easements, a legal description and a drawing showing the parcels and the location of the right-of-way or easement. In addition, for right-of-way dedication, certification by a registered land surveyor that monuments will be set indicating the relocated property lines.
 15. For division of a building site containing an existing dwelling from an agricultural parent tract, evidence that the dwelling has been on the site for at least three years, and a survey by a registered land surveyor meeting the minimum standards contained in Section 16.12.070 and monumentation as required in Section 16.24.210.

D. **Review Procedure:** See Chapter 16.40.

E. **Length of Approval:** The approved administrative subdivision shall be recorded in the county recorder's office within three years from the date on which the subdivider submitted the application. Any such subdivision not recorded within that period shall become null and void. The approved administrative subdivision and any deeds as required by this section shall be recorded concurrently in the Recorder's Office. (*Revised Per Ord. 3, 2017 (2.7.17)*)

CHAPTER 16.16

MAJOR SUBDIVISION PRELIMINARY PLAT

Section 16.16.010 General Purpose of Primary Approval

The purpose of granting primary approval to a preliminary plat is to allow the general public to comment on the technical merits of the plat and to provide a formal review of the plan for development. The primary approval shall serve as the approval of the lot layout; vehicular, bicycle, and pedestrian circulation plans; and utility plans for the subdivision. Subsequent final plats shall be in substantial conformance with the approved preliminary plat.

Section 16.16.020 Sketch Plan

The subdivider is encouraged to submit a sketch plan and informally consult with the department prior to the submission of a major plat. This consultation will enable the subdivider to become familiar with the general requirements and conditions which might affect the subdivision and thus avoid unnecessary revisions. The sketch plan should be in a tentative form with the sufficient detail for review and comment.

Section 16.16.030 Preliminary Plat Composition

The subdivider shall submit the preliminary plat drawn to a scale of fifty feet to one inch, or one hundred feet to one inch. The number of copies shall be specified by the staff. However, if the resulting drawing would be over thirty-six inches in the shortest dimensions, a smaller scale may be used, unless objected to by the commission. The preliminary plat shall show:

- A. Proposed name of the subdivision.
- B. Location by township, range and section (on a cover page if multiple sheets are used).
- C. A legal description of the property included in the subdivision.
- D. Name and address of the subdivider.
- E. Name and address of the surveyor.
- F. Scale, northpoint and date (on every applicable page).
- G. Boundary line of the area included in the subdivision (on every applicable page).
- H. Existing topographic contours at vertical intervals of two feet if the general slope of the site and adjacent roadways is less than ten percent. Topographic contours at vertical intervals of five feet will be permitted where the general slope is greater or equal to ten percent.
- I. All existing permanent fixtures either natural or manmade that may influence the design of the subdivision, such as: water courses, regulated drains, tree groves, swamps, outstanding natural topographic features, power transmission towers, scenic or historic areas, existing buildings, sewers, water mains, storm sewers, dry wells, utility lines and fire hydrants. Any water mains, sanitary sewers, storm sewers and/or natural gas mains that exist on or adjacent to the site in their approximate locations.
- J. Locations, dimensions and names of all existing or prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, and section and municipal corporation lines, within and adjoining the proposed plat.
- K. Floodplain boundaries and documentation per the zoning ordinance, as periodically amended.
- L. The scalar layout of all proposed and existing lots with appropriate dimensions and the minimum area in square feet (or acres if over an acre in size) for each lot and minimum front yard setback lines (front setbacks are to be shown on the preliminary plat only and excluded from the final plat).
- M. Layout of all proposed streets, widths of right-of-way, and the widths of cross walkways and easements.
- N. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
 1. Where land is proposed to be dedicated or donated to the City of Columbus, Columbus Park Foundation, or other similar entity when not specifically required by this Ordinance, the preliminary plat shall be accompanied by a letter, signed by an authorized representative of the City or other entity indicating the willingness to accept the dedication / donation.
 2. Common open space required by Section 16.24.170(A) shall be shown as such and also indicated as the possible future lot(s) consistent with Sections 16.24.170(A)(9) and (10).
- O. The approximate location of all proposed sanitary sewers.
- P. The approximate location of all proposed water mains.
- Q. Typical street cross-sections for each proposed street in the subdivision.

- R. Areas to be landscaped and conceptual landscape placement demonstrating compliance with Sections 16.24.070(E), regarding street trees, and 16.24.160(E), regarding double frontage lots, as well as any other landscaping required as part of the subdivision by this ordinance, as a rezoning commitment on the property, or through other means.
- S. Primary Approval certificate (see Section 16.36.040).
- T. Vicinity Map.

Section 16.16.040 Supporting Data

In addition to the plat, the Commission may require the subdivider to submit any geotechnical or environmental reports relating to the property or project (see Section 16.24.020).

Section 16.16.050 Preliminary Drainage Plan

A plan for the drainage of the parcel to be subdivided shall be submitted showing:

- A. The delineation of the drainage area in which the subdivision is located, and the location of drainage courses and surface water flow within the drainage area. This information may be shown on USGS topographic maps.
- B. The existing on-site drainage facilities and a plan for storm water drainage for the parcel showing a method of dispersion or retention. The plan shall take into account water entering the subdivision from adjacent lands and water within the boundaries of the subdivision. This information shall be noted on a map drawn at the same scale as the plat.

Section 16.16.060 Status of Approval

Approval of a preliminary plat shall not constitute approval of a final plat. The preliminary plat shall be deemed an expression of approval of the plat layout as a guide to the preparation of the final plat. Subsequent approval will be required of the detailed improvement plans pertaining to water supply, storm drainage, sewerage, grading and gradients, roadway widths and surfaces. The developer or owner shall assume the risk that any or all improvements constructed prior to final plat approval may not be accepted or approved.

Section 16.16.070 Length of Approval (Revised Per Ord. 3, 2017 (2.7.17))

Approval of the preliminary plat shall be for three years after the initial application date. The staff may approve extensions of preliminary plats upon a written request from the property owner provided that the proposal does not violate ordinance provisions adopted after primary approval (i.e., amendments to the thoroughfare plan, subdivision control ordinance, or zoning ordinance). The preliminary plat shall remain in effect with no expiration if any of the following conditions apply:

- A. The city has accepted completed public improvements in the subdivision;
- B. A final plat has been recorded for any phase of the development.

Section 16.16.080 Major Subdivisions with Agricultural Remainders

A major subdivision which has a parent tract remainder meeting the criteria for an agricultural subdivision may be subdivided under the provisions of this chapter, with the agricultural portion of the property shown on the drawing to be recorded based upon an existing deed description. If the size and configuration of the property make it impractical to show the agricultural remainder at the same scale as the major subdivision, a larger scale may be used, provided that except in extreme circumstances, the scale shall be no larger than one inch equals one hundred feet. The staff may approve a larger scale only when the applicant demonstrates that unusual conditions exist related to the size and configuration of the property which make it impractical to use the required scale.

CHAPTER 16.20

MAJOR SUBDIVISION FINAL PLATS

Section 16.20.010 Generally

- A. Having approved the preliminary plat, the Planning Director may consider the final plat. The final plat shall substantially conform to the approved preliminary plat and shall incorporate all required changes.
- B. The final plat may consist of all or any portion of the approved preliminary plat. The commission shall consider the effect of final platting a portion of the entire development and may require additional areas to be included in the final plat.

Section 16.20.020 Final Plat Composition

The subdivider shall submit the application for final plat approval, the original drawing(s), and the improvement plans to the Planning Department. The required number of copies of the plat shall be specified by the staff. The original drawing(s) shall be at a scale of fifty feet to one inch or larger, unless the property involved in the subdivision is of a size or shape which requires a smaller scale to fit on the required sheet size, in which case another scale approved by the Department may be used. When necessary, the final plat may be on several sheets. The particular number of the sheet shall be clearly indicated by a small key map on each sheet. No sheet shall be larger than twenty-four inches by thirty-six inches, and must be legible when reduced to 11 inch by 17 inch sheets for recording. The following basic information shall be shown:

- A. Accurate boundary lines, with dimensions and angles, or bearings which provide a legal description of the tract, closing with an error of no more than one foot in ten thousand feet.
- B. Accurate distances and directions to the nearest established street corners or official monuments. Reference corners shall be accurately described on the plat.
- C. Accurate distances and angles or bearings from an established monument or property corner to the subdivision benchmark(s).
- D. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
- E. Source of title of the applicant to the land as shown by the last entry in the books of the county records.
- F. Street names and Columbus Thoroughfare Plan and/or Plan Commission assigned street classification.
- G. Complete curve notes for each curve including the following: delta, radius, tangent distance, arc length and chord distance.
- H. Street lines with accurate dimensions in feet and hundredths of feet, with angles, or bearings, to street, alley and lot lines.
- I. Lot numbers, lot dimensions and size in square feet (or acres if over an acre in size).
- J. Accurate locations of easements for utilities, drainage, regulated drains, and any limitations on such semi-public or community use. All such easements shall be generally consistent with the preliminary plat and specifically consistent with the requirements for each identified through the development and approval of the subdivision's improvement plans.
- K. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use, including the common open space or public park required by Section 16.24.170;
- L. Location, type, material and size of all monuments and lot markers.
- M. Floodplain boundaries and documentation per the zoning ordinance, as periodically amended.
- N. Name of the subdivision.
- O. Name and address of the property owner and subdivider.
- P. North arrow, scale and date plat drawing was prepared.
- Q. Surveyor certificate and seal (see Section 16.36.020).
- R. Owner certificate including all necessary paragraphs (see Section 16.36.030).
- S. Secondary Approval certificate (see Section 16.36.040 to 16.36.070).
- T. Dedication certificate (see Section 16.36.100).
- U. Auditor certificate (see Section 16.36.080).
- V. Recorder certificate and notations as needed (see Section 16.36.090).
- W. Vicinity map. For subdivisions with multiple phases, the vicinity map must show the proposed phase in relationship to the Preliminary Plat limits.

Section 16.20.030 Subdivision Design Principles and Standards

All final plats and the accompanying improvement plans shall conform to the requirements and specifications of Chapter 16.24.

Section 16.20.040 Public Improvement Installation Guarantees

Guarantees that all required improvements will be constructed according to approved plans shall be a prerequisite to the recording of a final plat. Department approval of a final plat shall be subject to the improvements being constructed and accepted for dedication or the appropriate financial guarantee being posted with the board of public works and safety before recording. Copies of these agreements shall be on file at the clerk-treasurer's office. (See also, Chapter 16.28)

Section 16.20.050 Length of Approval

The final plat shall be approved for a period of three years from the date of approval of the Planning Department. Any approved final plat that is not recorded within that three year period shall be void and not be entitled to recording without reapproval by the Planning Department. Reapproval shall follow the same procedures as new application. (*Revised Per Ord. 3, 2017 (2.7.2017)*)

CHAPTER 16.24 DESIGN STANDARDS (revised per Ord. #22, 2010 (11.10.10))

Section 16.24.010 Determination of Applicable Standards

The standards contained in this Chapter are minimum requirements, which shall be applied as follows:

- A. **Agricultural and Administrative Subdivisions:** Agricultural and administrative subdivisions shall be exempt from the requirements of this Chapter. However, no resulting lot or arrangement of lots shall prevent the future connections identified in the Thoroughfare Plan.
- B. **Major Subdivisions:** These design standards shall apply in their entirety to major subdivisions.
- C. **Minor Subdivisions:** Minor Subdivisions shall be subject to Sections 16.24.020, 025, 050, and 060; as well as the following:
 - 1. **Improvement of Existing Streets:** Minor Subdivisions shall be required to (1) dedicate right-of-way and (2) install any required sidewalks or shared use paths along the frontage of all new lots, with each consistent with the Thoroughfare Plan classification of adjacent streets. (*Revised Per Ord. 3, 2017 (2.7.17)*)
 - a. **Right-of-Way Dedication Requirement:** For local and collector streets, the right-of-way dedication shall either (1) provide a width consistent with the design elements of the remainder of the street if those elements meet the requirements of this Ordinance or (2) provide the minimum width shown on Tables 16.24-1 and 16.24-2 of this Ordinance, with that right-of-way width increased by any amount needed to accommodate Bicycle and Pedestrian Plan indicated bicycle facilities at that Plan's recommended width. For arterial streets the right-of-way dedication shall be as specified by the City Engineer, based generally on the Thoroughfare and Bicycle and Pedestrian Plans. In all instances where a Bicycle & Pedestrian Plan recommended facility would apply to only one side of a street, the City Engineer shall determine which side of the street is best suited for that facility, with additional right-of-way dedication required if the subdivision site is on that same side, but not if the subdivision site is on the opposite side.
 - b. **Sidewalk / Path Requirement:** Sidewalks shall be required along the frontages of all new lots if the Columbus Thoroughfare Plan classifies the development character of the street as "urban or suburban". Sidewalk width and location within the right-of-way shall be as specified by the Thoroughfare Plan. A shared use path may be required, as an alternative to a sidewalk, at the discretion of the City Engineer and based upon recommendations in the Bicycle and Pedestrian Plan. Shared use path width and location within the right-of-way shall also be at the discretion of the City Engineer, with guidance from the Bicycle and Pedestrian Plan. The required sidewalk(s) / path(s) shall be installed, at the discretion of the Planning Director, either (1) prior to the minor subdivision plat

receiving secondary approval or (2) at the time of any construction on the adjacent parcels and prior to any occupancy of the resulting new structure and/or use.

2. Future Street Connections: No minor subdivision shall result in any lot or arrangement of lots that would prevent the future street connections identified in the Thoroughfare Plan.

Section 16.24.015 Privately Funded Improvements & Orderly Community Growth

All improvements required by this Ordinance shall be funded by the subdivider; except for those improvements funded through public economic development incentives or agreements. However, the Commission shall not permit or accept the installation of privately funded street or utility extensions that would address existing limitations for subdivision development on a particular property or in a particular area if that development would constitute scattered or "leapfrog" development which would place an undue burden on other municipal services (such as fire and police protection, parks, etc.).

Section 16.24.020 Endangerment to Health, Life or Property

- A. **Land Suitability**: If the Commission and/or Plat Committee finds that land is unsuitable for subdivision due to drainage, topography, inadequate water supply, inadequate sewage disposal, inadequate or unsafe streets or access, documented flood hazards, or other such conditions which may endanger health, life or property it shall not approve the land for subdivision unless acceptable methods are developed for solving the problems. A determination under this section shall be based on investigations conducted by the public agencies concerned and the following criteria:
1. Water: All buildable lots shall be served by a water source capable of providing water for health and emergency purposes, including fire protection. Within the Columbus city boundaries this shall be a public water utility with fire fighting capacity acceptable to the Columbus Fire Department; no such specification shall apply outside of the City limits. Compliance with the utility requirements of the Zoning Ordinance shall also be required.
 2. Wastewater: All buildable lots shall be served by a means of wastewater collection and treatment acceptable to the Bartholomew County Health Department and/or the Indiana Department of Health, as appropriate. Within the Columbus city boundaries this shall be a public sewer utility; no such specification shall apply outside of the City limits. Compliance with the utility requirements of the Zoning Ordinance shall also be required.
 3. Storm Water Management: Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. The Plan Commission may require the use of control methods such as retention or detention, and/or the construction of off-site drainage improvements to mitigate the impacts of the proposed development.
 4. Streets: The existing street system and proposed new roads shall provide a safe, convenient and functional system for vehicular circulation; shall be consistent with the Comprehensive Plan (specifically the Thoroughfare Plan and Bicycle & Pedestrian Plan elements), and shall be appropriate for the traffic characteristics and land use context of the subdivision.
- B. **Environmental Impact Assessment**: The Plan Commission and/or Plat Committee may require an environmental impact assessment of property proposed for subdivision. Conditions necessitating the investigation include but are not limited to (1) information that the property has been filled or used for dumping of refuse or (2) previous use for any purpose which would be likely to cause environmental problems. If the assessment indicates the possibility of environmental problems, a detailed study may be required and the plat shall include acceptable means of mitigating the problems.
- C. **Geotechnical Investigation**: The Plan Commission and/or Plat Committee may require a geotechnical investigation of the general soil characteristics of property proposed for subdivision. Conditions necessitating the investigation include but are not limited to high water table, wet soils, or low-lying land. If the assessment indicates the possibility of geotechnical problems, a detailed study may be required and the plat shall include acceptable means of mitigating the problems.
- D. **Traffic Impact Study**: The Plan Commission and/or Plat Committee may require a traffic impact study conducted by a qualified professional traffic engineer. The Commission and/or Committee shall specify the aspects of traffic and/or issues to be studied (such as capacity, safety, speed control, sight distance, etc.) For

major subdivisions, the Plan Commission may require improvements in excess of those otherwise required by this Ordinance if such improvements are identified during the preparation or review of the traffic impact study.

Section 16.24.025 Site Design Principles & Modifications

- A. **Site Analysis Required:** An analysis of the characteristics of the subdivision site by the subdivider is required. This analysis shall include geology and soil; topography; existing vegetation, structures and street/road networks; and water courses, water bodies, natural drainage, flood hazard areas, and wetlands. Design of the subdivision shall be based on the site analysis. To the maximum extent practicable, the subdivision shall be designed to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features.
- B. **Modifications:** To facilitate the preservation of natural features and to promote creativity in subdivision design, the Plan Commission shall have the authority to modify any requirements of this Chapter; provided that such modification is consistent with the spirit and intent of this Chapter, the Zoning Ordinance, and the Comprehensive Plan. All modifications to any applicable requirement of this Ordinance must be specifically approved by the Plan Commission consistent with Chapter 16.32.

Section 16.24.030 Street Design Standards

All streets shall conform to the requirements of this Ordinance. Further, the type, arrangement, and character (functional and contextual classification) of all streets shall conform to the Thoroughfare Plan. The Plan Commission shall have the authority to interpret the Thoroughfare Plan Map and to assign street classifications and character types to all streets in circumstances where this specific information is not shown on the Thoroughfare Plan Map (this will most typically be local streets in areas of new development).

- A. **Thoroughfare Plan Proposed New Streets and Street Alignments:** Whenever the Thoroughfare Plan indicates the need for re-alignment of existing streets or the construction of new streets any alignments shown by the Plan shall be considered conceptual. The exact alignments shall be determined by the Plan Commission based on engineering feasibility; the arrangement of lots, parcels, and other streets in the area; topography; and the options for best providing the connection indicated by the Thoroughfare Plan. Intersection spacing is of primary importance, especially along arterial and collector streets. Streets and street networks described by the Thoroughfare Plan shall be implemented by the subdivider. Whenever a parcel of land is to be subdivided and the Thoroughfare Plan indicates the need for a new street connection or re-alignment that clearly involves that parcel, the subdivider of such land shall be required to dedicate the required right-of-way and construct that street on that parcel as part of the subdivision development.
- B. **Design Elements for all New Streets:** The Design Elements Tables (Tables 16.24-1 and 16.24-2) indicate the design elements that are required and optional for each local and collector functional and contextual street classification. Any variations from these design standards shall require a modification approved by the Plan Commission. Arterial street design elements shall be specified by the Plan Commission (based on the recommendation of the City Engineer) and shall be consistent with the Thoroughfare and Bicycle and Pedestrian Plans.
1. **Typical Street Design Elements:** The minimum right-of-way for each street type is based on a set of "typical" street design elements. Table 16.24-3 below identifies the street design elements considered as typical. This table is provided as information to be referenced by the Plan Commission and subdividers.
 2. **Bicycle Facilities:** Where specified by the Bicycle & Pedestrian Plan and/or the Plan Commission, the subdivider shall include bicycle facilities in the design and construction of any new streets. Bicycle facility width and location shall be determined by the Plan Commission, based on a recommendation from the City Engineer and the Planning Department, as guided by the Bicycle and Pedestrian Plan. When a bicycle lane is deemed most appropriate, the subdivider must provide the required pavement, but striping of the bicycle lane will be at the discretion of the City Engineer.
 3. **On-street Parking:** On street parking shall be at the discretion of the Plan Commission, based on the recommendations of the City Engineer and Planning Director and the following guidelines:
 - a. **Residential Streets without Parking:** Local and collector residential streets should not require on-street parking where the average lot size along that street (determined on a block by block basis) exceeds 1 acre (43,560 square feet).

- b. *Residential Streets with Parking on One Side*: Local and collector residential streets should require parking on one side where the average lot size along that street (determined on a block by block basis) is between 1 acre and 10,000 square feet.
 - c. *Residential Streets with Parking on Both Sides*: Local and collector residential streets should require parking on both sides where the average lot size along that street (determined on a block by block basis) is less than 10,000 square feet.
4. Maximum Grade Exceptions: The maximum grades for collector and local streets may be increased by 2% for a maximum distance of 200 feet where necessary to conform to the natural topography. The maximum grade within 200 feet of an intersection or railroad grade crossing shall not exceed ½ of the maximum grade listed on the Design Elements Tables.
5. Vertical Curve Determination: Vertical curve lengths shall be determined according to INDOT or AASHTO design standards for stopping sight distance for the anticipated vehicular speed.

Typical Street Design Elements (Table 16.24-3)

This table is intended to describe the basic design elements that are considered as typical. This table is provided for information purposes only.

Local Streets

Street Design Elements...		Traffic Lanes	On-street Parking	Curb & Gutter	Shoulder	Ditch	Tree Lawn	Sidewalk	Median	Right-of-Way Width
Rural	Residential	2	no	no	yes	yes	no	no	no	55 feet
	Commercial	2	no	no	yes	yes	no	no	no	55 feet
	Industrial	2	no	no	yes	yes	no	no	no	55 feet
Suburban	Residential	2	1 side	yes	no	no	yes	yes	no	50 feet
	Commercial	2	no	yes	no	no	yes	yes	no	50 feet
	Industrial	2	no	yes	no	no	yes	yes	no	50 feet
Urban	Residential	2	2 sides	yes	no	no	yes	yes	no	50 feet
	Commercial	2	2 sides	yes	no	no	yes	yes	no	65 feet
	Industrial	2	no	yes	no	no	yes	yes	no	50 feet

Collector Streets

Street Design Elements...		Traffic Lanes	On-street Parking	Curb & Gutter	Shoulder	Ditch	Tree Lawn	Sidewalk	Median	Right-of-Way Width
Rural	Residential	2	no	no	yes	yes	no	no	no	60 feet
	Commercial	2	no	no	yes	yes	no	no	no	60 feet
	Industrial	2	no	no	yes	yes	no	no	no	55 feet
Suburban	Residential	2	1 side	yes	no	no	yes	yes	no	65 feet
	Commercial	2	no	yes	no	no	yes	yes	no	55 feet
	Industrial	2	no	yes	no	no	yes	yes	no	60 feet
Urban	Residential	2	2 sides	yes	no	no	yes	yes	no	70 feet
	Commercial	2	2 sides	yes	no	no	yes	yes	no	75 feet
	Industrial	2	no	yes	no	no	yes	yes	no	60 feet

Design Elements for Local Streets (Table 16.24-1)

Design Elements	Street Classification: Local								
	Rural			Suburban			Urban		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Medians:	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Minimum Width	8'	8'	8'	8'	8'	8'	8'	8'	8'
Maximum Width	16'	16'	16'	16'	16'	16'	16'	16'	16'
Curbs (vertical curb)	Permitted	Required	Required	Required	Required	Required	Required	Required	Required
Median Trees	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Drainage	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Lighting (in median)	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Traffic Lanes:									
Lane width (excluding curb & gutter)	9'	11'	12'	8.5'	11'	12'	8.5'	11'	12'
Number of Lanes	2	2	2	2	2	2	2	2	2
Cross slope from crown	2%	2%	2%	2%	2%	2%	2%	2%	2%
Superelevation	-	-	-	-	-	-	-	-	-
Paving material	A or C	A or C	A or C	A or C	A or C	A or C	A or C	A or C	A or C
Parking (one/both sides):	Conditional	-	-	Permitted	Permitted	-	Required (both)	Required (both)	-
Parallel parking (width per side)	Shoulder	-	-	4' Wide	8' wide	-	4' Wide	8' Wide	-
Angle parking	-	-	-	-	-	-	Conditional	Conditional	-
Cross slope	2% Max.	2% Max.	-	2% Max.	2% Max.	-	2% Max.	2% Max.	-
Curb / Curb and Gutter:	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required	Required
6" Curb and Gutter (2' wide)	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
8" Curb and Gutter (2' wide)	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
Stand-up (6") (1)	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
Stand-up (8") (1)	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
Roll curb (2' wide)	Permitted	Conditional	Conditional	Permitted	Conditional	Conditional	-	-	-
Shoulder (3):	Required if no curb & gutter			-	-	-	-	-	-
Total Width	4'	4'	4'	-	-	-	-	-	-
Paved Width	-	-	-	-	-	-	-	-	-
Paving material	Stone (4)	Stone (4)	Stone (4)	-	-	-	-	-	-
Cross slope	4%	4%	4%	-	-	-	-	-	-
Ditch:	Required if no curb & gutter			-	-	-	-	-	-
Minimum Width (excluding tree lawn)	12'	12'	9'	-	-	-	-	-	-
Minimum Depth	18"	18"	18"	-	-	-	-	-	-
Maximum Side Slopes	4:1	4:1	3:1	-	-	-	-	-	-
Tree Lawn:	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required (2)	Required
Width	5'	5'	5'	5'	5'	5'	5'	5'	5'
Street Trees	Permitted	Permitted	Permitted	Required	Required	Permitted	Required	Required (2)	Permitted
Bicycle Facilities:	For required bicycle facilities and associated design standards, including but not limited to minimum width, tree lawn width, and surface material, refer to the City of Columbus Bicycle and Pedestrian Plan of current adoption. Bicycle facilities should also be considered in other locations where appropriate based on area context, future development potential, proximity to existing or planned bicycle facilities, and/or nearby destinations.								
Sidewalk (5):	Conditional	Conditional	Conditional	Required	Required	Required	Required	Required	Required
Width	5'	5'	5'	5'	5'	5'	5'	6'	5'
Material - Concrete	Required	Required	Required	Required	Required	Required	Required	Required	Required
Material - Asphalt, Brick, Pavers	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
Pavement Grade:									
Minimum	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Maximum	10%	10%	10%	10%	10%	10%	10%	10%	10%
Lighting:	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required	Required
Pavement Markings:									
Centerlines	-	Required	Required	-	Required	Required	-	Required	Required
Edge lines	Required with shoulder			-	Permitted	Permitted	-	Permitted	Permitted
Parking spaces	-	-	-	-	-	-	-	-	-
Stop bars	Required	Required	Required	Required	Required	Required	Required	Required	Required
Right-of-Way Width:									
Minimum Width	One foot wider than the sum of all elements in this table.								
Not less than:	55'	55'	55'	50'	50'	50'	50'	65'	50'
Legend & Notes:									
Design elements are listed in their relative locations from centerline to R/W line.									
All numbers & dimensions shown are minimums unless otherwise stated.									
Inverted crown or one directional crown streets are not allowed except when draining to a median.									
Minimum ditch width is from top of bank to top of bank.									
"-." = Not Allowed									
"Permitted" = An optional condition									
"Conditional" = Allowed with Plan Commission approval									
"Required" = A mandatory condition									
"ABC" = Asphalt, pavers, or concrete									
"A or C" = Asphalt or Concrete									
"B or C" = Pavers or Concrete									
"Tree lawn" = The space between the curb and sidewalk									
(1) = To be used only where pavement drains away from curb to a grassy median.									
(2) = Required as a grass strip or as planters									
(3) = A paved shoulder may be used as a bicycle lane, but must meet bicycle lane width.									
(4) = If identified as a rural bicycle route in the Bicycle and Pedestrian Plan, the shoulder shall be paved, rather than stone.									
(5) = A shared use path, where recommended in the Bicycle and									

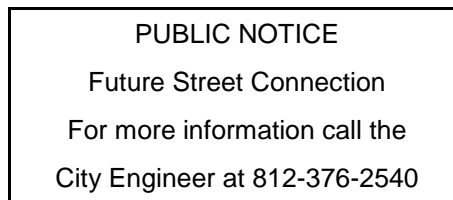
Design Elements for Collector Streets (Table 16.24-2)

Design Elements	Street Classification: Collector								
	Rural			Suburban			Urban		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Medians:	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Minimum Width	12'	12'	12'	12'	12'	12'	12'	12'	12'
Maximum Width	20'	20'	20'	20'	20'	20'	20'	20'	20'
Curbs (vertical curb)	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required	Required
Median Trees	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Drainage	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Lighting (in median)	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Traffic Lanes:									
Lane width (excluding curb & gutter)	10'	11'	12'	10'	11'	12'	10'	11'	12'
Number of Lanes	2	2	2	2	2	2	2	2	2
Cross slope from crown	2%	2%	2%	2%	2%	2%	2%	2%	2%
Superelevation	-	4% Max.	4% Max.	-	4% Max.	4% Max.	-	-	-
Paving material	A or C	A or C	A or C	A or C	A or C	A or C	A or C	A or C	A or C
Parking (one/both sides):				Permitted			Required (both)	Required (both)	
Parallel parking (width per side)	-	-	-	8'	-	-	8'	8'	-
Angle parking	-	-	-	-	-	-	-	-	-
Cross slope	-	-	-	2% Max.	-	-	2% Max.	2% Max.	-
Curb / Curb and Gutter:	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required	Required
6" Curb and Gutter (2' wide)	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
8" Curb and Gutter (2' wide)	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
Stand-up (6") (1)	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
Stand-up (8") (1)	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
Roll curb (2' wide)	Conditional	Conditional	Conditional	Permitted	Conditional	Conditional	-	-	-
Shoulder (3):	Required if no curb & gutter			-	-	-	-	-	-
Total Width	6'	6'	6'	-	-	-	-	-	-
Paved Width	2'	2'	2'	-	-	-	-	-	-
Paving material	A or C	A or C	A or C	-	-	-	-	-	-
Cross slope	4%	4%	4%	-	-	-	-	-	-
Ditch:	Required if no curb & gutter			-	-	-	-	-	-
Minimum Width (excluding tree lawn)	12'	12'	9'	-	-	-	-	-	-
Minimum Depth	18"	18"	18"	-	-	-	-	-	-
Maximum Side Slopes	4:1	4:1	3:1	-	-	-	-	-	-
Tree Lawn:	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required (2)	Required
Width	5'	5'	5'	5'	5'	5'	5'	5'	5'
Street Trees	Permitted	Permitted	Permitted	Required	Required	Permitted	Required	Required (2)	Permitted
Bicycle Facilities:	For required bicycle facilities and associated design standards, including but not limited to minimum width, tree lawn width, and surface material, refer to the City of Columbus Bicycle and Pedestrian Plan of current adoption. Bicycle facilities should also be considered in other locations where appropriate based on area context, future development potential, proximity to existing or planned bicycle facilities, and/or nearby destinations.								
Sidewalk (5):	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required	Required
Width	5'	5'	5'	5'	5'	5'	5'	6'	5'
Material - Concrete	Required	Required	Required	Required	Required	Required	Required	Required	Required
Material - Asphalt, Brick, Pavers	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional	Conditional
Pavement Grade:									
Minimum	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Maximum	10%	10%	10%	10%	10%	10%	10%	10%	10%
Lighting:	Permitted	Permitted	Permitted	Required	Required	Required	Required	Required	Required
Pavement Markings:									
Centerlines	Required	Required	Required	Required	Required	Required	Required	Required	Required
Edge lines	Required with shoulder			-	Permitted	Permitted	-	Permitted	Permitted
Parking spaces	-	-	-	-	-	-	-	-	-
Stop bars	Required	Required	Required	Required	Required	Required	Required	Required	Required
Right-of-Way Width:									
Minimum Width	One foot wider than the sum of all elements in this table.								
Not less than:	60'	60'	55'	65'	55'	60'	70'	75'	60'
Legend & Notes:									
Design elements are listed in their relative locations from centerline to R/W line.									
All numbers & dimensions shown are minimums unless otherwise stated.									
Inverted crown or one directional crown streets are not allowed except when draining to a median.									
Minimum ditch width is from top of bank to top of bank.									
"-." = Not Allowed									
"Permitted" = An optional condition									
"Conditional" = Allowed with Plan Commission approval									
"Required" = A mandatory condition									
"ABC" = Asphalt, pavers, or concrete									
"A or C" = Asphalt or Concrete									
"B or C" = Pavers or Concrete									
"Tree lawn" = The space between the curb and sidewalk									
(1) = To be used only where pavement drains away from curb to a grassy median.									
(2) = Required as a grass strip or as planters									
(3) = A paved shoulder may be used as a bicycle lane, but must meet bicycle lane width.									
(4) = If identified as a rural bicycle route in the Bicycle and Pedestrian Plan, the shoulder shall be paved, rather than stone.									
(5) = A shared use path, where recommended in the Bicycle and Pedestrian Plan									

- C. **Improvement of Existing Streets:** The frontage of all existing streets bordering or adjacent to a parcel of land which is being subdivided shall be improved in all respects (including right-of-way dedication, widening, street trees, sidewalks, etc.) based on the street classification established by the Thoroughfare Plan for that street. It shall be the responsibility of the subdivider to design, construct and pay for said improvements.
1. Frontage Defined: For the purpose of this requirement, "frontage" shall include all components of the street beginning at the centerline of that street's existing pavement and extending to the property being subdivided for the entire extent of the subdivision.
 2. Local and Collector Streets: The required design elements and corresponding right-of-way for local and collector streets shall be as specified by this Ordinance. The right-of-way dedication and design elements shall either (1) be consistent with the remainder of the street if that street meets the requirements of this Ordinance or (2) provide the typical design elements and minimum right-of-way unless, in either case, bicycle facilities are recommended by the Bicycle and Pedestrian Plan.
 3. Arterial Streets: The required design elements and corresponding right-of-way for arterial streets shall be as determined by the Plan Commission, based on a recommendation from the City Engineer (for arterial streets).
 4. Bicycle Facilities on All Streets: If the Bicycle and Pedestrian Plan indicates a bicycle facility along the subdivisions site's street frontage, the improvements shall include that facility including adequate pavement, tree lawn, and right-of-way width, as determined by the Plan Commission. In instances where a Bicycle & Pedestrian Plan recommended facility would apply to only one side of a street, the City Engineer shall determine which side of the street is best suited for that facility, with the subdivider's improvements including that facility if the subdivision site is on that same side, but not if the subdivision site is on the opposite side.
 5. Intersection Improvements: All intersection improvements shall comply with Section 16.24.045(C).
- D. **Dedication of Additional Right-of-Way:** Where necessary, right-of-way in addition to that which is specified by this Ordinance shall be provided by the subdivider for turning radii, turn lanes, street continuation, street alignment, and/or bicycle and pedestrian facilities as determined by the Plan Commission based on the Thoroughfare and/or Bicycle and Pedestrian Plans.
- E. **Connectivity:** Streets shall be designed to provide connections between neighboring subdivisions to allow for efficient movement of local traffic, multiple routes of access for emergency services, and a well connected community with new subdivisions integrated into the existing city.
1. Local Street Connections Required: Local streets shall extend to a subdivision's boundary lines in all directions, specifically when (1) the adjoining property is likely to develop with a similar or generally compatible land use and (2) the adjoining parcel is large enough to support a street.
 2. Local Street Connection Exemptions: The Plan Commission may allow specific local street connections to be omitted from the subdivision design when:
 - a. natural topographic features exist at or near the subdivision property boundary which would make such a connection infeasible (such as a stream which would require a bridge),
 - b. other features exist at or near the property line which would make such a connection infeasible (such as a railroad), and/or
 - c. the existing development pattern of adjoining properties prohibits the possibility of a future street extension.
 3. Collector Street Connections: Collector street connections shall be provided when shown on the Thoroughfare Plan Map regardless of natural or other features which may be present. Collector streets shall also be provided consistent with the street network recommendations and other policy content of the Thoroughfare Plan, as interpreted and applied by the Plan Commission.
 4. Arterial Street Connections: Minor and principle arterial street connections shall be provided when shown on the Thoroughfare Plan Map regardless of natural or other features which may be present.
 5. Extending Previous Connections: Land to be subdivided adjacent to existing subdivisions where previous street extensions have been provided (pavement and/or right-of-way) shall have street patterns which connect to these extensions. Extensions of previously constructed streets shall meet the standards of this Ordinance.
 6. Postponed Street Extensions: The subdivider of land may elect not to construct a required street connection to the subdivision property line only upon the request of and with the permission of the adjoining property owner and subject to the following conditions:
 - a. The subdivider shall dedicate the required right-of-way for the connection,

- b. Signs shall be installed which meet the requirements for Dead End Streets (Section 16.24.030(F)), and
- c. The subdivider shall record a document referenced to the adjoining property stating that the adjoining owner and their heirs in title shall be responsible for the street extension's construction when that adjoining land is developed.

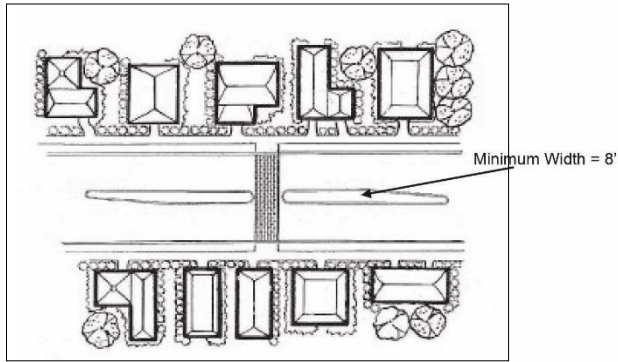
- F. **Dead End Streets:** Permanent dead end streets shall not be permitted. Temporary dead end streets ("stub streets") may be permitted only as part of a continuing street plan and as required by Section 16.24.030(E) above. In cases where a temporary dead end street is permitted or required as part of a continuing street plan, the street shall be constructed according the standards of this ordinance.
- 1. Maximum Length: The maximum length of a temporary dead end street shall be 150 feet.
 - 2. Notice Sign Required: A public notice sign shall be installed and maintained at the end of all temporary dead end streets which contains the following information in a similar format:



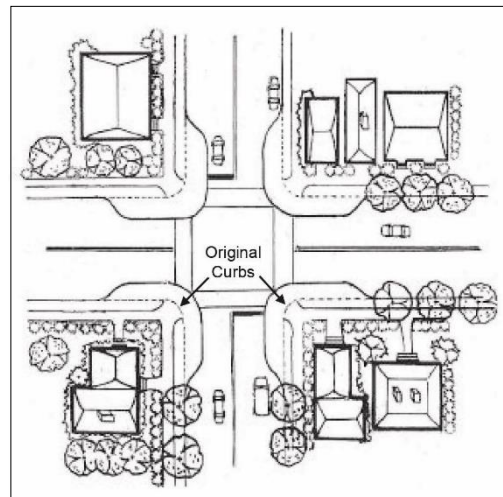
- G. **Cul de Sacs:** Any street network or portion of a street network which has only one access point shall be considered a cul-de-sac. The maximum length and the maximum number of lots fronting on a cul de sac shall be determined according to the Design Elements Tables (Tables 16.24-1 and 16.24-2). In no instance shall an arterial street terminate in a cul-de-sac.
- H. **Half Streets:** Half streets shall not be permitted. Streets shall be laid out so that both frontages of all streets are useable by adjoining lots. Where a previously dedicated or platted half-street is adjacent to a tract being subdivided, the other half of the street shall be platted, dedicated, and constructed.
- I. **Traffic Calming:** Local and collector residential streets shall be planned to minimize the need for specific traffic calming measures by being designed to encourage lower speeds, minimize unnecessary through traffic, provide safe pedestrian facilities and routes, and provide connections between adjoining neighborhoods and/or subdivisions. Approved additional traffic calming measures included in this section may be used on local and collector residential streets. Traffic calming shall be considered as an area-wide plan, as opposed to addressing individual intersections or streets, in order to minimize the diversion of traffic to other streets. All traffic calming devices shall be designed to allow safe and efficient movement of all types of vehicles and pedestrians.
- 1. Traffic Calming Criteria: Traffic calming devices may be considered based on the following criteria:
 - a. *Street Classification:* The street is classified as a Local or Collector and in an area designated as residential on the Thoroughfare Plan Map.
 - b. *Traffic Volumes:* The street has expected traffic volumes less than 4,000 vehicles per day.
 - c. *Traffic Speeds:* The speed limit is 30 mph or less.
 - d. *Bicycle and Pedestrian Plan Recommendations:* The street is recommended as a Neighborhood Bicycle Route in the Bicycle and Pedestrian Plan.
 - 2. Prohibited Traffic Calming Devices: Speed bumps and speed humps shall not be used on public streets.
 - 3. Acceptable Traffic Calming Devices: The following is a list of acceptable traffic calming devices that may be considered in proposed new subdivisions.
 - a. *Stop Signs:* The use and locations of stop signs shall be carefully considered to achieve the desired reduction of cut-through traffic and to provide breaks in long sections of a street. Four-way or all-way stops shall not be used for traffic calming, unless the warrants in the MUTCD are met. Stop signs shall not be used for the primary purpose of reducing speeds. Proposed stop sign locations shall be shown on the traffic control plan as part of the improvement plans.
 - b. *Change in Roadway Surface:* Changes in road surface, or textured pavement, can be effective in reducing speeds. In order to minimize the effects of increased noise levels, locations shall be carefully selected. Changes in roadway surface may be installed on entire streets or may be strategically placed

on short sections of streets. Changes in roadway surface shall meet bicycle safety and accessibility requirements.

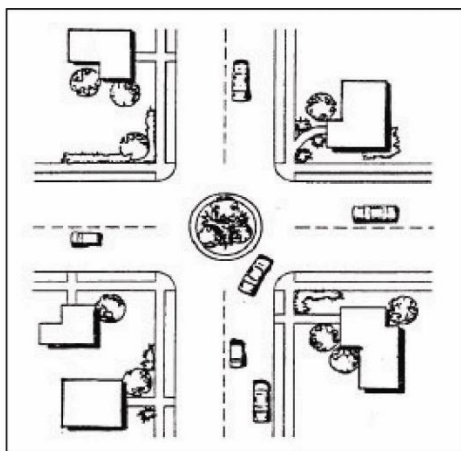
- c. *Raised Intersections*: Raised intersections are flat, raised areas covering entire intersections, with ramps on all approaches and often with brick or other textured pavement on the flat section. Raised Intersections are most effective if used at multiple locations along a street, and shall be spaced no closer than 200 feet. Pavement markings and signs shall be provided which comply with the MUTCD.
- d. *Pedestrian Refuge Island*: Pedestrian refuge islands provide protected areas for pedestrians when crossing the street and can be used to narrow wide streets. Some parking restrictions may be required in order to implement pedestrian refuge islands. Pedestrian refuge islands shall be a minimum width of 8 feet.
- e. *Intersection or Midblock Curb Extensions*: Intersection or Midblock Curb Extensions at intersections or midblock crossings reduce the crossing distance for pedestrians and make the pedestrian crossing more visible to motorists. Some parking restrictions may be required in order to install curb extensions.
- f. *Medians*: Medians may be used to narrow wide streets, to prohibit passing, and to control turning movements. Medians shall be as continuous as possible with no more than two openings per 300 feet. Medians shall be sized, designed, and marked to conform to the Design Elements Tables (Tables 16.24-1 and 16.24-2). Medians shall be designed to allow passage and turning of emergency vehicles.
- g. *Roundabouts*: Roundabouts are raised large islands placed in an intersection. Their primary purpose is to reduce vehicle speeds and discourage cut through traffic in neighborhoods. Roundabouts shall be designed to accommodate emergency and delivery vehicles. Roundabouts may be installed at four way or "T" intersections.
- h. *Mini-Roundabouts*: Mini-roundabouts or traffic circles are small raised islands placed in an intersection. Their primary purpose is to reduce vehicle speeds and discourage cut through traffic in neighborhoods. Mini-roundabouts shall be designed to accommodate emergency and delivery vehicles. Mini-roundabouts may be installed only at four way intersections. Some parking restrictions may be required on approaches to intersections where mini-roundabouts are installed.
- i. *Chicane*: Chicanes are curves or a series of alternating mid-block curb extensions that require vehicles to follow an S-shaped path. Their primary purpose is to reduce vehicle speeds. Parking restrictions may be required to implement chicanes.
- j. *Speed Tables*: Speed tables are flat, raised areas extending the full width of the street, placed at mid-block locations. Speed tables have ramps on both approaches and are often constructed with brick or other textured pavement on the flat section. Their primary purpose is to reduce traffic speeds. Where a speed table coincides with a crossing or crosswalk, it should be designed as a raised crosswalk. Parking restrictions may be required to implement speed tables. Pavement markings and signs shall be provided which comply with the MUTCD.
- k. *Chokers*: Chokers are curb extensions that narrow a street by widening the sidewalks or tree lawn, creating a pinch point along the street. Chokers may reduce a two-lane street to one lane, requiring motorists to yield to each other. Parking restrictions may be required in order to implement chokers. Pavement markings and signs shall be provided which comply with the MUTCD.



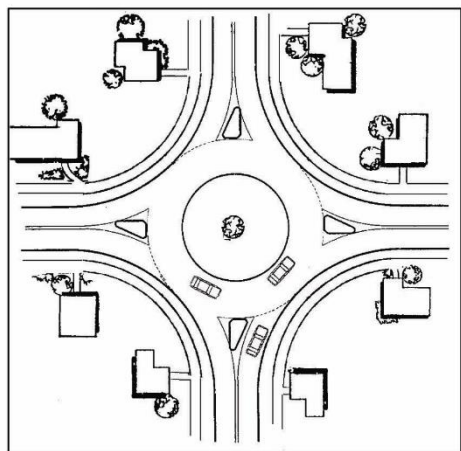
Pedestrian Refuge Island



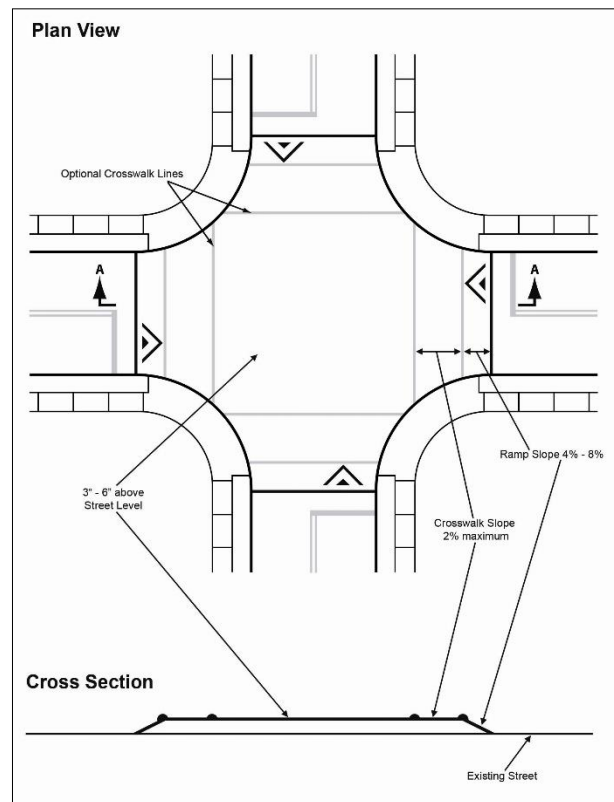
Curb Extensions



Mini-Roundabout



Roundabout



Raised Intersection

Section 16.24.040 Street Construction Standards

All street construction shall comply with the Columbus Engineering Office Policies as adopted by the Board of Public Works and Safety, in addition to the following:

- A. **Pavement Thickness Determination:** The minimum pavement thickness for all new streets or for the widening and repaving of existing streets shall be determined using the following procedure.
1. Step 1 - Determine Soil Type: The "USDA NRCS Web Soil Survey of Bartholomew County", current edition, shall be used to determine the soil types which exist on the site.
 2. Step 2 - Determine the AASHTO Soil Classification: The AASHTO Soil Classification Table (Table 16.24-4) shall be used to determine the AASHTO Soil Classification for the soil types
 3. Step 3 - Determine the Context: The Thoroughfare Plan Map shall be used to determine the development characteristics (rural, suburban, or urban) and land use (residential, commercial, or industrial) for the streets on the site.
 4. Step 4 - Determine the Pavement Type: The pavement type shall be determined using the Pavement Types Table (Table 16.24-5) based on the AASHTO Soil Classification and context of each street as determined in previous steps.
 5. Step 5 - Determine Pavement Thickness: The pavement thickness shall be determined using the Pavement Thickness Table (Table 16.24-6) for the pavement type.
 6. Exceptions & Alternates: The following alternates shall apply to the determination of pavement thickness:
 - a. *Increased Standards:* Higher standards than indicated in this section may be required to provide suitable pavement for unusual soil conditions, extraordinary traffic conditions (either volume or weight) or other abnormal conditions.
 - b. *Geotechnical Evaluation Required:* The City Engineer may require a determination of the appropriate CBR by a qualified geotechnical engineer in any case in which there is concern about the validity of the soil type or AASHTO Soil Classification based upon the "USDA NRCS Web Soil Survey of Bartholomew County", current edition.
 - c. *Geotechnical Evaluation Option:* If soil sampling, testing, and inspection have been completed by a qualified geotechnical engineer, the CBR value determined by the geotechnical engineer may be utilized in lieu of the AASHTO Soil Classification Table value.
 - d. *Multiple Soil Types:* If multiple soil types are present on the site, the design of the pavement thickness shall be based on the soil type which yields the thickest pavement section.
 - e. *Stabilization & Reinforcement:* The use of subgrade stabilization or geotextile reinforcement may be allowed only if based upon recommendations by a qualified geotechnical engineer, subject to review by the City Engineer. In cases where subgrade stabilization or geotextile reinforcement is approved, the City Engineer may approve a reduction of the pavement thickness. Minimum pavement thickness shall not be less than those shown in the Pavement Thickness Table. Subgrade stabilization shall be defined as the mixing of lime or cement into the soil subgrade to a depth of at least twelve inches which causes a chemical reaction to occur resulting in higher compressive strength. Geotextile reinforcement shall be defined as the use of woven or unwoven fabrics or grids beneath the pavement which are able to distribute applied loads. Geotextile reinforcement may also act as a barrier to prevent small soil particles from migrating into the pavement and may also enhance drainage of the subgrade. Depth, number of layers, and material specifications for stabilization and reinforcement shall be determined by a qualified geotechnical engineer, subject to review by the City Engineer.

AASHTO Soil Classifications (Table 16.24-4)

Soil Type	AASHTO Class.	Soil Type	AASHTO Class.	Soil Type	AASHTO Class.	Soil Type	AASHTO Class.
Alvin	A-4	Cyclone	A-6	Milton	A-4	Sloan	A-6
Avonburg	A-4	Deam	A-4	Nabb	A-4	Spickert	A-4
Ayrshire	A-4	Eel	A-6	Nineveh	A-3	Steff	A-4
Bartle	A-4	Elkinsville	A-6	Ockley	A-3	Stendal	A-4
Beanblossom	A-4	Fincastle	A-6	Oldenburg	A-4	Stonehead	A-6
Bellcreek	A-6	Fox	A-6	Pekin	A-4	Stonelick	A-2
Birds	A-4	Genesee	A-4	Peoga	A-6	Treaty	A-6
Blocher	A-6	Gilwood	A-4	Pike	A-6	Wakeland	A-4
Bloomfield	A-2	Gnawbone	A-4	Piopolis	A-7	Wawaka	A-4
Bonnell	A-6	Haymond	A-4	Princeton	A-4	Wellrock	A-6
Bonnie	A-6	Hickory	A-6	Rainsville	A-6	Westland	A-6
Brownstown	A-4	Holton	A-4	Rarden	A-7	Whitaker	A-4
Casco	A-6	Kendallville	A-4	Rensselaer	A-6	Wilbur	A-4
Chetwynd	A-6	Kurtz	A-4	Rodman	A-1	Wilhite	A-7

Pavement Types (Table 16.24-5)

Local Pavement Type

AASHTO Classification	Rural			Suburban			Urban			Equivalent CBR
	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial	
A-1, A-2	A	B	C	A	B	C	A	B	C	More than 6
A-3, A-4, A-5	A	C	D	A	C	D	A	C	D	4 to 6
A-6, A-7	B	D	E	B	D	E	B	D	E	Less than 4

Collector Pavement Type

AASHTO Classification	Rural			Suburban			Urban			Equivalent CBR
	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial	
A-1, A-2	A	C	D	A	C	D	A	C	D	More than 6
A-3, A-4, A-5	B	C	D	B	C	D	B	C	D	4 to 6
A-6, A-7	C	D	E	D	D	E	D	D	E	Less than 4

Minor Arterial Pavement Type

AASHTO Classification	Rural			Suburban			Urban			Equivalent CBR
	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial	
A-1, A-2	B	C	D	B	C	D	B	C	D	More than 6
A-3, A-4, A-5	C	C	D	C	C	D	C	C	D	4 to 6
A-6, A-7	C	D	E	C	D	E	C	D	E	Less than 4

Principal Arterial Pavement Type

AASHTO Classification	Rural			Suburban			Urban			Equivalent CBR
	Residential	Commercial	Industrial	Residential	Commercial	Industrial	Residential	Commercial	Industrial	
A-1, A-2	C	C	D	C	C	D	C	C	D	More than 6
A-3, A-4, A-5	C	C	D	D	C	D	D	C	D	4 to 6
A-6, A-7	D	D	E	D	D	E	D	D	E	Less than 4

Pavement Thickness (Table 16.24-6)

Standard Thickness

Pavement Type	Full Depth Asphalt	Asphalt on Stone		Plain Concrete
		Asphalt	Stone	
A	7"	4"	7"	6"
B	8"	4"	9"	8"
C	9"	4"	10"	9"
D	10"	4"	12"	10"
E	11"	4"	14"	10"

Thickness with Stabilization or Reinforcement

Pavement Type	Full Depth Asphalt	Asphalt on Stone		Plain Concrete
		Asphalt	Stone	
A	6"	4"	5"	6"
B	7"	4"	7"	6"
C	8"	4"	8"	9"
D	9"	4"	10"	8"
E	10"	4"	12"	8"

- B. **Bridges:** The City shall not approve any subdivision improvement plans or Subdivision Improvement Agreement for any new streets with bridges without receipt of written documentation that said bridge design is acceptable to the Bartholomew County Commissioners and that the County is willing to own and maintain the bridge. For the purpose of this requirement, a bridge shall be defined as any structure which has a total span length of 20 feet or more, which carries traffic over a ditch, river, lake, canal, stream, railroad, or any other obstruction.
- C. **Utility Locations:** The right-of-way widths shown in the Design Elements Tables assume that some utility lines will be installed within the street right-of-way. If additional area is necessary for the installation or maintenance of utilities, the Plan Commission may require additional right-of-way width or easements for that purpose (see also the Preferred Utility Placement Graphic in Section 16.24.070).
- D. **Guard Rail:** All new streets and street improvements shall be designed so that the use of guard rail is not required except in extreme situations, where its use shall be minimized. When guard rail is to be installed, it shall be designed and constructed in accordance with INDOT and AASHTO design standards.
- E. **Ditches:** The design of all ditches shall take into account the volumes and flows of water identified in the drainage report. Where necessary, as determined by the City Engineer, culverts shall be required to be installed under the streets. The size of the culvert shall be determined by the stormwater flow, but shall not be less than 12 inches in diameter. All culverts shall extend a minimum 5 feet beyond the edge of pavement on each side of the street and shall terminate with flared-end sections or other protective devices acceptable to the City Engineer.
- F. **Traffic Control Devices:** All traffic control devices which are warranted as a result of the subdivision shall be installed and paid for by the subdivider.
- During construction or improvement of all streets, construction signs, barricades, and other warning devices shall be installed in conformance with the Indiana Manual on Uniform Traffic Control Devices (MUTCD).
 - All city street intersections, including all private streets and access easements where they intersect with public streets, shall have some form of traffic control. The traffic control shall be stop signs, yield signs, or traffic signals. All traffic control devices shall be in conformance with the MUTCD.

3. All permanent traffic control devices shall be shown on a traffic control plan which shall be part of the improvement plans. Prior to any new street being accepted by the City, all traffic signs and pavement markings, as shown on the approved traffic control plan shall be installed.

- G. **Street Lighting:** All street lights shall be a 100 watt sodium vapor light with a mounting height of 30 feet, or an equivalent approved by the City Engineer. Street lights shall be required at the following locations and any costs to install street lights shall be borne by the subdivider:
1. All city street intersections;
 2. The ends of all cul-de-sacs that exceed 150 feet in length;
 3. All other potentially hazardous locations identified by the Plan Commission and/or City Engineer; and
 4. All other locations along collector and arterial streets deemed necessary to provide more continuous lighting by the Plan Commission and/or City Engineer.

Section 16.24.045 Access Management & Intersection Standards

- A. **Driveway Locations:** All subdivision lots shall be planned so that each lot shall have at least one driveway location meeting the standards of the Zoning Ordinance.
- B. **Reserve Strips Prohibited:** The creation of reserve strips (also known as “spite strips”) shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to that street.
- C. **Intersections:** The location and improvement of intersections shall comply with the following specifications:
1. Location and Spacing: The location of intersections and the minimum spacing between intersections shall be determined by the Intersection Spacing Table (Table 16.24-7). All spacing measurements shall be from centerline to centerline of the streets.

Intersection Spacing (Table 16.24-7)

Street Classification	Minimum Separation between Intersections
Local	200 feet
Collector	300 feet
Minor Arterial	400 feet
Principle Arterial	600 feet

2. Number of Approaches: A maximum of 2 streets (4 total approaches) shall intersect at any point.
3. Curb Radius: The curb radius shall be 20 feet for all local street to local street and local street to collector street intersections and a minimum of 25 feet for all collector street to collector street intersections. The curb radii for all other intersections shall be determined by the Plan Commission upon the recommendation of the City Engineer.
4. Arterial Signals & Progressive Movement: The spacing of intersections along principle and minor arterials shall also consider future signal spacing and progressive movement.
5. Supplementary Lanes: A supplementary lane shall be defined as the portion of roadway adjoining the traveled way including passing blisters; tapers for acceleration, deceleration, and speed change; and additional lanes for turning movements or other purposes supplementary to through traffic movement. Supplementary lanes may be required by the Plan Commission at street intersections consistent with the policies of the Thoroughfare Plan and the recommendations of the City Engineer.
 - a. *Existing Street Intersections:* Where a public street is adjacent to a property being subdivided, the subdivider shall be responsible for supplementary lanes and intersection improvements on the same side of the street at all new and existing intersections.
 - b. *Passing Blisters:* All passing blisters shall have a 150 foot minimum inbound taper, a 200 foot minimum passing lane, and a 150 foot outbound taper.

- i. *Passing Blisters at New Intersections with Existing Streets:* The subdivider shall be responsible for passing blisters opposite new intersections with existing streets where adequate right-of-way exists for that feature's installation and maintenance.
- ii. *Passing Blisters at Existing Intersections:* The subdivider shall be responsible for installing a passing blister and dedicating appropriate right-of-way on the property being subdivided if it is opposite an existing intersection that requires a passing blister, but for which that feature could not be installed when the intersection was originally constructed.
- c. *Left-turn Lanes:* All left turn lanes shall be designed to meet AASHTO standards for the anticipated traffic volumes at full development.
- d. *Deceleration Lanes:* Deceleration lanes shall have a 100 foot minimum inbound taper, a 100 foot minimum deceleration lane, and a 150 foot minimum outbound taper.
- 6. Stopping Sight Distance: All street intersections shall meet the visibility requirements in A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), latest edition.
- 7. Roundabouts: Based on the recommendation of the City Engineer, the Plan Commission may require a subdivider to dedicate right-of-way appropriate for installation of a future round-about at any intersection or intersections. If that right-of-way dedication either by itself or in combination with previously dedicated right-of-way provides adequate area, the Plan Commission may also require the subdivider to construct the roundabout or roundabouts. However, the subdivider shall not be responsible for any actual construction that would result in a partial round-about.

Section 16.24.050 Access Easement & Private Street Standards

- A. **Access Easements:** The Plat Committee or Plan Commission may authorize the use of access easements to provide access to properties, subject to the following stipulations:
 - 1. Easement Limitations: Any access easement (required or optional) serving more than two lots shall require approval of the Plan Commission; the Plat Committee shall forward any Minor Subdivision that includes such easement to the Commission. If, by reason of topography, traffic safety, or other condition peculiar to the property and/or subdivision, the commission finds it appropriate, as many as four lots may be served by such easement.
 - 2. Required Access Easements: Access easements required to provide legal access to properties shall be at least fifty feet in width and shall have the capability of providing suitable locations for future public streets meeting the standards set forth in this Chapter. Parking and maneuvering in required access easements shall not be allowed. All required access easements shall be identified on the plat as "Required Access Easement". It shall be clearly indicated on the plat that said easement was required for compliance with Zoning and/or Subdivision Control Ordinance regulations.
- B. **Private Streets:** The Plan Commission may authorize the use of private streets to provide access to properties, subject to the following stipulations:
 - 1. Design & Construction: Any private streets which are developed shall be designed, constructed and inspected in compliance with the standards of this Ordinance for public streets. The street shall be placed in an easement or common area that meets the dimensions of the right-of-way that would be required for a similar public street.
 - 2. Conversion to a Public Street: The City shall not accept the conversion of any private street to a public street if that street was not designed, constructed and inspected in compliance with City standards for public streets or unless sufficient sampling and testing has been completed, under the supervision of the City Engineer, to ensure that the private street complies with City standards. Prior to acceptance by the City, the owner of the private street shall make all necessary repairs and upgrades, which may include repaving, curb repairs, curb ramp installations, storm water infrastructure, sidewalks, or other required public infrastructure necessary to make the street meet current standards.
 - 3. Plat Notations: The subdivision plat shall include a clear and prominent indication that the street is private and that maintenance will be a private, not a public responsibility. Further, it shall indicate that municipal services relating to streets, such as snow removal, will not be provided.

Section 16.24.055 Alley Standards

- A. **Alley Use:** Alleys may be required by the Plan Commission as the primary vehicle access to residential lots. The primary function of alleys is to provide direct access to adjoining properties and to consolidate utility fixtures, trash pickup, and garages at the rear of residential properties. Alleys should be considered in new residential subdivisions only when the following conditions are met:
1. Utility Locations: Utility lines can be located in the alley rights-of-way or adjacent rear-yard utility easements, eliminating or reducing the need for separate easements for such purposes;
 2. Length between Streets: Alleys will not exceed 500 feet in length between public streets;
 3. Service Vehicles: Alleys will accommodate standard trucks as commonly used for trash pickup and utility maintenance;
 4. Driveway Reduction: The use of alleys will reduce the number of driveways accessing adjacent streets; and
 5. Limitations on Use: Alley designs will minimize their use for cross-town and cross-neighborhood trips by passenger vehicles traveling at moderate to high-speeds while also providing for efficient utility maintenance, trash collection, etc.
- B. **Parking & Maneuvering:** Parking shall not be permitted in alleys, but maneuvering for parking in adjacent driveways and garages is acceptable.
- C. **Construction Specifications:** All alleys shall have a minimum of 20 feet of right-of-way and a paved surface at least 12 feet in width. The pavement section shall be as determined by the City Engineer, based on the specifications of this Ordinance for local streets intended for similar use.

Section 16.24.060 Bicycle & Pedestrian System Standards

- A. **Sidewalk Requirements:** Sidewalks shall be installed along both sides of all streets as required in the Design Elements Tables (Tables 16.24-1 and 16.24-2) of this Ordinance. Sidewalks shall also meet the following specifications:
1. Location: Sidewalks shall be located either in the right-of-way, located 6 inches from the right-of-way line, or in a platted pedestrian easement. The right-of-way is the preferred location, with an easement being used only when necessary for sidewalks to avoid impassable topography or preserve natural features. Sidewalks may meander within the right-of-way or easement rather than be placed exactly parallel to the street in order to avoid hazards, preserve topography and other natural features, or create a certain design aesthetic. In no instance shall a sidewalk encroach into the minimum tree lawn width required in the Design Elements Tables (Tables 16.24-1 and 16.24-2). (*Revised Per Ord. 3, 2017 (2.7.2017)*)
 - a. Supplemental Pedestrian Connections: Pedestrian connections are encouraged for locations where pedestrians would otherwise be required to travel more than 1,000 feet out of their way to reach the same destination. All supplemental pedestrian connections shall meet the sidewalk construction specifications for local streets.
 - i. Midblock Locations: In addition to street-side sidewalks, pedestrian connections be provided at midblock locations, between lots, where blocks exceed 900 feet in length.
 - ii. Cul-de-sacs: Pedestrian connections may be required by the Plan Commission to connect adjacent cul-de-sacs and other similar features where vehicular through traffic is discouraged but pedestrian connections would be desired.
 - iii. Additional Locations: Additional connections may be required by the Plan Commission where necessary to provide pedestrian connections to schools, churches, parks or recreational areas, shopping areas, adjacent neighborhoods, or other similar facilities.
 - b. Sidewalks at Intersections: Sidewalks shall extend to all streets at all intersections. At "T" intersections, sidewalks shall extend across the through street from at least one side of the intersection street. All street crossings shall include curb ramps. (*Revised Per Ord. 3, 2017 (2.7.17)*)
 2. General Engineering & Design Requirements: All public sidewalks, curb ramps, crosswalks, and drainage inlet castings shall comply with the Americans with Disabilities Act (ADA), the Indiana Accessibility Code, and any specifications adopted by the Board of Public Works and Safety.
- B. **Alternate Pedestrian Systems:** Shared use paths shall be provided as an alternate to sidewalks where recommended by the Bicycle and Pedestrian Plan. A shared use path may also be required as an alternate to a sidewalk by the Plan Commission where the installation of a shared use path satisfies the intent of this

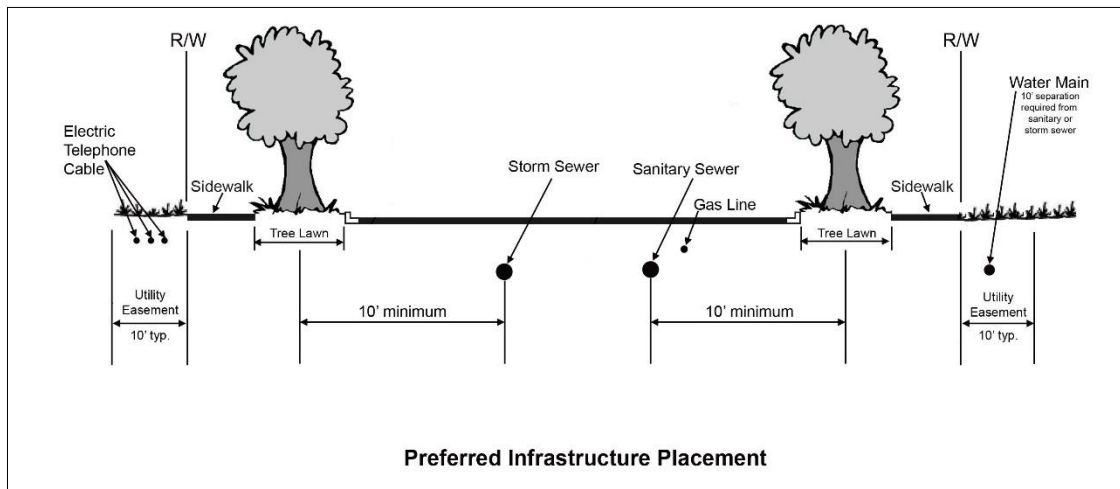
Ordinance and the Bicycle and Pedestrian Plan. In all cases, pedestrian facilities shall be provided on both sides of all streets, with the required sidewalk still provided on the opposite side of a street when a shared use path is required on one side, for example. Shared use path width and location within the right-of-way shall be as determined by the Plan Commission, based on a recommendation from the City Engineer, as guided by the Bicycle and Pedestrian Plan.

- C. **Required Additional Bicycle & Pedestrian Facilities:** Whenever a parcel of land is to be subdivided and a bicycle or pedestrian facility shown on the Bicycle and Pedestrian Plan crosses that parcel, the subdivider shall be required to construct that facility and to incorporate that facility into the subdivision through the use of connecting sidewalks and paths. These facilities shall be considered alternates to sidewalks where they serve a similar function on the same side of a street. A required shared use path on one side of a street shall not be considered as a substitute for the sidewalk on the opposite side of the street. The Plan Commission may also require a bicycle facility (shared use path, cycle track, bicycle lane, etc.) where it is appropriate based on area context, future development potential, proximity of existing or planned bicycle facilities, and/or nearby destinations.

Section 16.24.070 Street Trees Standards (Revised Per Ord. 3, 2017 (2.7.2017))

- A. **General Street Tree Requirements:** Street trees shall be a required component of the public improvements in all major subdivisions as specified by the Design Elements Tables (Tables 16.24-1 and 16.24-2) for local and collector streets and by the Thoroughfare Plan for arterial streets. The number of street trees required shall be calculated by dividing the total street frontage, measured at the right-of-way line, by 90 feet. The trees shall generally be distributed evenly along the street frontages, but are not required to be installed in 90 foot increments. Whenever computation of the street tree requirement results in a fractional number, results of less than 0.5 shall be rounded down to the nearest whole number, while results of 0.5 and above shall be rounded up to the nearest whole number.
- B. **Tree Specifications:** All street trees shall be 2.5 inches in caliper measured 6 inches from the top of the root flare at the time of planting. The tree types shall be limited to the species listed in Table 16.24-8 below. All street trees shall conform to the standards set forth in the current American Standard for Nursery Stock approved by the American National Standards Institute, Inc. (ANSI). In subdivisions requiring the planting of 50 street trees or more, a minimum of 2 species shall be required. Each species shall represent at least 25 percent of the total number of street trees.
- C. **Street Tree Locations:** Street trees shall be planted in the public right-of-way unless there are substantial existing conflicts, in which case they may be placed in an adjacent platted street tree easement located immediately behind the right-of-way line. The minimum width for street tree easements shall be twice the amount of the tree lawn width specified for that street.
1. Street trees shall be centered in the tree lawn (between the curb and sidewalk) or in the easement in which they are located.
 2. No street trees shall be planted within 10 feet of a fire hydrant.
 3. No street tree shall be planted within 5 feet of any driveway or alley.
 4. Street trees shall avoid unnecessary conflicts with underground utilities, and flexibility should be given to the placement of street trees to accommodate improvements such as driveways, underground utilities, lighting, etc. as long as the trees have been evenly distributed along the entire street frontage and the minimum number of trees are provided.
 5. No street trees shall be planted within 20 feet of an overhead utility.
 6. All street trees shall be selected and placed such that the effectiveness of all traffic control devices and street lights shall not be compromised.
 7. Trees shall not be planted within any sight visibility triangle areas as defined by the Columbus Zoning Ordinance.

8. In commercial areas, where tree lawns are not present, street trees may be placed in appropriately designed planters constructed within the sidewalk areas.



- D. **Existing Tree Preservation:** Where an existing tree that meets the minimum size and location requirements is preserved, it may be credited toward the street tree planting requirement. The trees should be those listed in Table 16-24-8, however the Planning Director may allow other comparable species.
- E. **Planting Plan Requirements:** A planting concept shall be shown on the typical cross section of the preliminary plat and a planting plan shall be submitted as part of the construction improvement plans for the subdivision. The planting plan shall show all proposed street trees to be installed in the right-of-way on the typical cross sections and the construction plans. The plan shall also show areas where street trees are restricted for visibility and sight distance, as defined by the Columbus Zoning Ordinance. The planting plan shall address potential conflicts with drainage, lighting, utilities, fire hydrants and traffic signs.

Acceptable Street Trees (Table 16.24-8)

Group 1 Trees (for tree lawns & medians 5 feet in width or greater)

Common Name	Latin Name	Comments
Hedge Maple	<i>Acer campestre</i>	
Sugar Hackberry	<i>Celtis laevigata</i>	
European Hornbeam	<i>Carpinus betulus</i>	
American Yellowwood	<i>Cladrastis kentuckea</i>	
Ginkgo or Maidenhair Tree	<i>Ginkgo biloba</i>	males only
Golden-Rain Tree	<i>Koelreuteria paniculata</i>	
Black Gum	<i>Nyssa sylvatica</i>	
Japanese Pagoda Tree or Chinese Scholar Tree	<i>Styphnolobium japonicum</i>	
Littleleaf Linden	<i>Tilia cordata</i>	
Chinese or Lacebark Elm	<i>Ulmus parvifolia</i>	
Japanese Zelkova	<i>Zelkova japonica</i>	

Group 2 Trees (for tree lawns & medians 8 feet in width or greater)

Common Name	Latin Name	Comments
Northern Catalpa	<i>Catalpa speciosa</i>	
Common Hackberry	<i>Celtis occidentalis</i>	
Honeylocust	<i>Gleditsia tricanthos</i>	thornless and seedless only
Kentucky Coffeetree	<i>Gymnocladus dioica</i>	males only
Dawson Redwood	<i>Metasequoia glyptostroboides</i>	
Oaks	<i>Quercus</i> spp.	except Pin Oaks
Bald Cypress	<i>Taxodium distichum</i>	
American Elm	<i>Ulmus americana</i>	disease resistant varieties only
Hybrid Elms	<i>Ulmus</i> spp.	disease resistant varieties only, with the exception of <i>Ulmus pumila</i> (Siberian) hybrids

Section 16.24.080 Street Name Standards

- A. **Street Names Generally:** The use of street names which duplicate or closely resemble, phonetically or in spelling, the name of any existing street in Bartholomew County is not allowed. Street names shall be continuous for streets which are continuous or are logical extensions. The use of the same street name for a discontinuous street is prohibited.
- B. **Prohibited Street Names:** The following shall be prohibited from street names:
1. The primary part of the street name containing any of the words commonly utilized as a street name suffix.
 2. Special characters such as punctuation, hyphens, and apostrophes.
 3. Sound-alike names.
 4. The use of any directional terms such as north, south, east, or west.

C. **Street Name Suffix Standards:** Street names shall be informative as to the use and character of the streets. The following street name suffixes shall be used for new streets in conjunction with the use and character listed:

1. Street - a through street.
2. Avenue - a through street.
3. Boulevard or Parkway - a through street with a landscaped median.
4. Court - a cul-de-sac street.
5. Circle - a street with a closed horizontal (roughly circular) alignment.
6. Drive - a through street less than 1350 feet in total length.
7. Square - a street with a horizontal alignment which is roughly square shaped.
8. Lane
9. Trace
10. Road - reserved for streets outside of the city limits.
11. Trail
12. Highway - reserved for state or federal roads.
13. Way
14. Pass
15. Run
16. Point
17. Alley
18. Ridge
19. Overlook
20. Crescent
21. Place

Examples of Prohibited Street Names:

Contain Street Suffix

Circle Street
Avenue Drive
Kings Court Avenue

Special Characters

Bill's Court
Bee-Bop Square
J. B. Doe Street

Sound-Alike Names

Bay View Drive
Bayview Drive
Hayward Drive
Heywood Drive

Similar Spelling

Brainard Street
Barnard Street

Section 16.24.100 Drainage System

The drainage system shall be designed and constructed to provide for the proper drainage of the subdivision. The following items shall be provided:

- A. **Drainage Report:** This report shall address the existing and proposed drainage conditions and shall evaluate the ability of the proposed water course, channels, drainage tiles, farm tiles, storm sewers, culverts and other improvements to handle the run-off. A registered professional engineer or land surveyor shall prepare this report. The report shall include:
1. Estimates of the water entering the subdivision;
 2. Conditions of the watershed that may affect run-off such as subsoil type, positive drainage channels, obstructions and so forth;
 3. Quantities of flow at each pick-up point, or culvert;
 4. Description of minor and major drainage systems. The minor system will usually consist of storm sewers, drainage ditches, grassed swales, storm inlets or infiltration structures. The minor system shall be designed to handle a ten-year storm. The major system will usually consist of roadways, culverts, bridges or overflow drainage flow-ways. The major system shall be designed to handle a one-hundred year storm;
 5. The location of all existing subsurface drainage tiles and a plan to preserve or relocate the tiles;
 6. Proposals which include detention, retention or infiltration facilities shall include data coordinating field tests with design assumptions and estimates of expected annual maintenance costs.
- B. **Street Drainage System Standards:** The streets shall serve as the primary drainage system and be designed to carry at least the street, adjacent land and building stormwater. The following standards shall be followed:
1. The system shall consist of curbs, gutters, dry wells and storm sewers. Side ditches and culverts may be used in agricultural and administrative subdivisions.
 2. For subdivisions with curbs and gutters, drainage inlets shall be spaced and capacity shall be adequate to limit the water onto the street per the specifications of the City Engineer. (*Revised per Ord. 22, 2010 (11.10.10)*)
 3. For subdivisions without curbs and gutters, the swales, culverts and inlets shall be adequate to accommodate all water during a ten-year storm. For a one-hundred-year storm, all water shall be contained within the right-of-way.
 4. Bicycle safe protective gratings shall be placed over all inlets.

5. Proposals which include detention or retention ponds or infiltration facilities shall include data coordinating field tests with design assumptions and estimates of expected annual maintenance costs.
6. All streets having curb and gutter on which stormwater flows across intersections and/or driveways, shall be provided with concrete cross-gutter at such intersections and driveways.

Section 16.24.110 Soil Erosion

Since considerable soil erosion can take place during the subdivision construction, development plans shall contain proposed erosion and sediment control measures. These measures shall be incorporated into the final plan and final construction drawings. Erosion and sediment control measures shall conform to the standards and specifications established by the engineering department. The measures shall apply to all features of the construction site, including street and utility installations as well as to the protection of individual lots. Measures shall also be instituted to prevent or control erosion and sedimentation during various stages of development. Practical combinations of the following general principles will provide effective sediment control when properly planned and applied:

- A. The development plan shall be fitted to the topography and soils so as to create the least erosion potential.
- B. Removal of existing vegetation and groundcover from an area shall be done as shortly as possible before the construction of improvements, such as streets, storm sewers or other features of the development.
- C. Wherever feasible, natural vegetation shall be retained and protected.
- D. Where inadequate vegetation (groundcover) exists, temporary or permanent vegetation shall be established.
- E. The smallest practical area of land shall be exposed at any one time during development.
- F. When land is exposed during development, the exposure shall be kept to the shortest practical period of time.
- G. Critical areas exposed during construction shall be protected with temporary mulching and/or temporary vegetation, such as winter wheat or rye.
- H. Sediment basins shall be installed and maintained to remove sediment from runoff waters from land undergoing development.
- I. Provisions shall be made to accommodate effectively the increased runoff caused by changed soil and surface conditions during and after development.
- J. The final permanent vegetation and structures shall be installed as soon as practical in the development.

Section 16.24.120 Water System

A water distribution system shall be designed and constructed by the subdivider to provide water for all lots in the proposed subdivision. The distribution system shall be connected to the public water system unless otherwise authorized by the plan commission. The flow and pressure provided shall be adequate for domestic service and fire protection service.

- A. Plans for a public distribution system must be approved by the Columbus City Utilities or Eastern Bartholomew Water Corporation, as applicable. Plans for a distribution system (public or private) also require approval by the Indiana Department of Environmental Management.
- B. The water system shall provide flows acceptable to the Columbus Fire Department and shall have flows and levels of service sufficient to maintain an Insurance Services Organization (ISO) rating at least equivalent to that held by the City of Columbus.
- C. The commission's seal shall not be affixed to the plat until the written approval from the Columbus city utilities is transmitted to the department.
- D. Improvement plans for a permanent water system shall be provided showing pipe line sizes, type of pipe, location of hydrants and valves and if applicable, supply facilities, booster pumps, elevated or ground level storage tanks and other appurtenances. The following standards shall apply to all water systems:
 1. Minimum size pipe will be determined by the type of district being served. Generally, water lines that are to supply water for emergency and fire fighting purposes shall be a minimum of six inches in diameter.
 2. The maximum distance between fire hydrants shall be determined by the fire department. In no event though, shall any buildable area of the subdivision be located more than two hundred fifty feet from a fire hydrant.
 3. All valves shall be so located so that no single break in the distribution system will cause more than five hundred feet of water main in the high value districts or more than eight hundred feet of water main in other

districts, to be out of service. These valves shall be located so that a break in the secondary distribution system will not shut down major distribution mains.

4. All hydrants shall be individually valved.

E. For properties not served by a public or semi-public water supply system: Each lot must have an adequate supply of potable water by an individual well.

Section 16.24.130 Sanitary Sewage Disposal

A. A sanitary sewage disposal system shall be designed and constructed by the subdivider to provide adequate sewage service for all lots in the subdivision. Except for administrative or agricultural subdivisions, sewage treatment shall be provided by a municipally owned or controlled sewage treatment plant.

B. Reserved

C. Improvement plans for a permanent sewage system shall be provided showing pipe sizes, gradients, type of pipe, invert and finished grade elevations, location and type of manholes, service line locations, and the location, type and size of all lift or pumping stations. The following standards shall apply to all sewer systems:

1. At least eight-inch sewer lines will be installed whenever more than one single-family residence is to be served. If force mains are to be used, the line shall be sized to provide adequate service to the proposed development.
2. At least six-inch service connections from the sewer line to the property line of each lot will be installed with the location marked.
3. Manholes or inspection holes, will be provided at all interceptor and lateral junctions, at the end of each line, and at all changes in direction, grade and size.

D. For properties unable to be served by public sewer collection systems: each lot must be served by an individual subsurface disposal system of sufficient size to accommodate the wastewater generated by the uses permitted on the property. The permeability ratings contained in the Soil Survey of Bartholomew County shall be used as a basis for determining land suitability for subsurface disposal systems, unless an on-site soil evaluation by a qualified soil scientist shows that other soil types are found on the property. The department or commission may request that any such evaluation be reviewed by the Soil Conservation Service.

Section 16.24.140 Drainage Easements and Utilities

Adequate areas of suitable size and location shall be allocated for all required easements.

A. **Drainage Easements:** Drainage easements shall be provided where necessary within the subdivision to drain water away from building sites and to channel the flow of stormwater runoff. All drainage easements shall conform to the specifications of the board. No permanent structure, including fences and any vegetation that will impede the natural flow of the runoff, shall be permitted in a drainage easement unless specifically accepted by the engineering department.

B. **Utility Easements:** Utility easements shall provide reasonable continuity within the subdivision. There shall be at least fifteen feet in width when located at rear lot lines and at least ten feet in width when located along side lot lines. The commission or plat committee may require larger easements when deemed necessary.

C. **Utility Location:**

1. All electric, telephone, television, and other communication lines, both main and service connections, shall be placed underground. Main lines shall be located within appropriate easements.
2. Lots that abut existing easements or public rights-of-way where overhead electric or telephone distribution supply lines and service connections have previously been installed may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground. In the case of existing overhead utilities, should a road widening or an extension of service or other such condition occur as a result of the subdivision and necessitate the replacement or relocation of such utilities, such replacement or relocation shall be underground.
3. Where overhead lines are permitted as the exception, the placement and alignment of poles shall be designed to lessen the visual impact of overhead lines. Alignments and pole locations shall be carefully

routed to avoid locations interfering with views. Clearing swaths through wooded areas or farm fields shall be avoided.

- D. **Utility Parcels:** Utility parcels may be provided as locations for utility-owned substations, sanitary sewer lift stations, water towers, etc. Utility parcels may not be provided, however, for drainage ponds or other storm water infrastructure that is not owned and operated by a public utility. Utility parcels may not be the location of any non-utility structures and are not intended for use by utility offices, shop buildings, or other facilities that are not directly a component of a distribution or collection system. All utility parcels shall be labeled on all plats as "Utility Parcel – Unbuildable" followed by the use for which each is established, such as "Water Tower", "Lift Station", etc.

Section 16.24.150 Blocks

- A. **Configuration:** The lengths, widths and shapes of blocks shall be determined with due regard to the provision of building sites suitable to accommodate the needs of the type of use contemplated, and the zoning requirements as to lot sizes and dimensions.
- B. **Shape:** Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds, may be approved by the commission if properly designed and located and if the maintenance of interior public places is covered by agreements.
- C. **Length:** No block shall be longer than fifteen hundred feet.
- D. **Walkways:** Where blocks are over nine hundred feet in length a sidewalk in an easement not less than ten feet in width at or near the halfway point may be required, if necessary, to provide proper access to schools, recreational areas, shopping centers, and other facilities. (See Section 16.24.060)

Section 16.24.160 Lots

- A. **Arrangement:** The lot arrangement and design shall be such that all lots will provide satisfactory building sites, properly related to topography and the character of surrounding development.
- B. **Frontage:** Each lot shall have its minimum required frontage on a public street or on a private street or access easement, subject to any applicable provisions of this Ordinance. The minimum frontage shall be as specified in the zoning ordinance and shall be continuous on that single street or easement. Frontage on an alley shall not be considered as meeting this requirement.
- C. **Depth:** The depth to width ratio of any single-family residential lot shall not be greater than three to one, in an agriculture zoning district.
- D. **Side Lot Lines:** Except where it is determined that an exception to the following would provide a better lot layout, all side lot lines shall be at nearly right angles to streets; where streets are curved, the lot lines shall be radial to the street.
- E. **Double Frontage Lots:**
 - 1. Residential lots with frontage on two parallel streets shall be avoided. Where a subdivision's lot layout would result in double frontage residential lots a Type A buffer, as defined in the zoning ordinance shall be provided within a common area along the higher classification street frontage.
 - 2. Nonresidential lots with frontage on two parallel streets are acceptable, however, the plan commission may instead require a Type A buffer, as defined in the zoning ordinance, within a common area along one of the street frontages.
- F. **Corner Lots:** Corner lot shall be sufficiently larger than interior lots to allow maintenance of setback lines on both streets.
- G. **Lots Fronting Arterial or Collector Roads:** Whenever possible, a major subdivision which fronts arterial or collector roads shall be designed so that all lots are provided access through the development of local subdivision streets. Access for property abutting collector and arterial streets, specifically including driveway

separation, shall be demonstrated to comply with the applicable requirements of the Columbus Zoning Ordinance, as periodically amended.

Section 16.24.170 Common & Public Open Space

The following open space requirements shall apply to those subdivisions that:

- (1) are located in a zoning district permitting single and/or two-family residential uses; and
- (2) either have an average lot size, per possible dwelling unit (based on the number of lots proposed), of 1/3 acre (14,520 square feet) or less or more than 50% of lots sized at 1/3 acre per dwelling unit or less.

These requirements shall apply both:

- (1) based on the number of dwelling units within individual major subdivisions represented by a single preliminary plat; and
- (2) based on the cumulative number of dwelling units in any series of adjacent subdivisions, each with their own preliminary plat, undertaken by the same subdivider over any period of time (following the effective date of this Section).

When applied to a cumulative number of dwelling units in adjacent subdivisions, the Plan Commission shall determine, with each preliminary plat with which initial or additional open space is necessitated, the most effective method (*common area or public park*) and location(s) within that plat for the open space, as appropriate for best meeting the standards provided below (*For example, by requiring an open space location that maximizes proximity to all lots while recognizing that its location near the geographic center all lots in the considered adjacent subdivisions may not be possible*).

- A. **Subdivisions of 50 to 299 Homes – Common Open Space Required:** Common open space intended to serve as a “mini-park” shall be required in those subdivisions that include 50 to 299 dwelling units, subject to the standards provided below.
1. Size: It shall be sized at a minimum of 1/2 acre for every 50 dwelling units in the subdivision, rounded to the nearest 50 units.
 2. Ownership: It may be provided as either a common area to be owned by a homeowners association or donated to the City of Columbus or Columbus Park Foundation as a public park, if acceptable to and as specified by the City.
 3. Arrangement: It shall be provided as a single, contiguous area having a regular shape suitable for multiple, flexible recreation uses.
 4. Location: It shall be generally located at the geographic center of the subdivision, readily accessible to a majority of residents.
 5. Required Features: It shall consist of approximately level ground usable for general recreation, woods, or other natural features that would serve as a recreational asset to the residents of the subdivision.
 6. Prohibited Features: It shall not include any land located in a mapped floodway or wetland or include any existing or proposed overhead utilities, required buffers, or stormwater retention / detention areas.
 7. Finished Conditions: It shall be provided as a grass lawn, with appropriate grading, topsoil, and seeding (*unless it is being provided as woods or another natural feature with alternate groundcover*).
 8. Amenities: Amenities, including athletic courts, a playground, benches, etc. shall neither be required nor prohibited in the common open space and are at the future discretion of the subdivider and/or homeowners association, if it is to be owned by a homeowners association, or by the City of Columbus, if it is to be donated to the City (or Park Foundation).
 9. Street Frontage: If it is to be donated to the City of Columbus or Park Foundation, it shall have a minimum of 50 feet of frontage on a public street. If it is to be owned by a homeowners association, it shall be arranged to be suitable for potential future residential use consistent with the typical lot size and frontage common in the subdivision and the applicable minimum requirements of the zoning ordinance.
 10. Public Safety: At the Plan Commission’s discretion, it shall be subject to the public safety, visibility, and accessibility recommendations of the police and/or fire departments.

11. Abandonment & Reuse: If it is to be owned by a homeowners association, it shall be retained as common open space for a minimum of 5 years from the date that the management of that association is transitioned from the subdivider to the homeowners. If, after that 5-year period, the homeowners association determines the common open space is not desired, it is not required to be retained and may be used as a home site or sites. This residential use shall also be permitted, after the 5-year period, should the homeowners association sell the property, dissolve, or otherwise abandon the common open space. However, in all cases, prior to conversion to residential use, the homeowners association shall offer the common open space for donation or sale to the City of Columbus (or Park Foundation).
12. Subdivision Plat Contents: The Common Open Space shall be included on the Preliminary Subdivision Plat consistent with Section 16.16.030 and the Final Subdivision Plat consistent with Section 16.20.020. Possible future lots consistent with Section 16.24.170(A)(9) and (10) above shall also be shown on the Preliminary but not Final Subdivision Plat. Should common open space abandonment and reuse occur consistent with Section 16.24.170(A)(10) above, a subsequent final plat creating the new lot(s) (as a *subsequent phase of the subdivision*), consistent with their portrayal on the approved preliminary plat, shall be required.

B. Subdivisions of 300 or more Homes – Neighborhood Park Land Required: Land suitable for a public neighborhood park shall be required to be provided in those subdivisions that include 300 or more dwelling units, subject to the standards provided below.

1. Size: It shall be sized at a minimum of 5 acres plus an additional 1/2 acre for every 50 dwelling units in excess of 300 in the subdivision, rounded to the nearest 50 units.
2. Ownership: It shall be dedicated to the City of Columbus or donated to the Columbus Park Foundation, as specified by the City.
3. Arrangement: It shall be provided as a single, contiguous area having a regular shape suitable for multiple, flexible recreation uses.
4. Location: It shall be generally located at the geographic center of the subdivision, readily accessible to a majority of residents.
5. Required Features: It shall consist of approximately level ground usable for general recreation, woods, or other natural features that would serve as an asset to the public.
6. Prohibited Features: It shall not include any land located in a mapped floodway or wetland or include any existing or proposed overhead utilities, required buffers, or stormwater retention / detention areas.
7. Finished Conditions: It shall be provided as a grass lawn, with appropriate grading, topsoil, and seeding (*unless it is being provided as woods or another natural feature with alternate groundcover*).
8. Amenities: Amenities, including athletic courts, a playground, benches, etc. shall neither be required nor prohibited in the public park and are at the future discretion of the City of Columbus (or Park Foundation).
9. Street Frontage: It shall have a minimum of 50 feet of frontage on a public street.
10. Public Safety: At the Plan Commission's discretion, it shall be subject to the public safety, visibility, and accessibility recommendations of the police and/or fire departments.
11. Subdivision Plat Contents: The public park shall be included on the Preliminary Subdivision Plat consistent with Section 16.16.030 and the Final Subdivision Plat consistent with Section 16.20.020.

C. Exemption: Those dwelling units in a subdivision that are within a ½ mile (2,640 foot) walking distance of the nearest point of entry of an existing, eligible public park shall not count toward the calculation of the required open space.

1. Public Park Eligibility: To be eligible as the basis for this exemption, that existing public park must also:
 - a. be of equal or greater land area as the open space that would otherwise be required for the subdivision; and
 - b. be connected to the subdivision by existing public sidewalks and/or paths along the entire walking route.

However, no public park required by this Section to be provided in a nearby subdivision shall be considered as eligible as the basis for this exemption.

2. Sidewalk / Path Improvements: The subdivider may propose, in association with the subdivision, off-site sidewalk and/or path improvements that would provide the walkable connection necessary to make a nearby existing public park eligible as the basis for this exemption.
3. Location of Resulting Required Open Space (if any): Any resulting required open space shall be generally located at the geographic center of those dwelling units not served by the existing public park (and therefore subject to the exemption). *For example, if a proposed subdivision of 150 dwelling units includes 53 with ½ mile of an eligible public park, that subdivision would be considered as having only 97 dwelling units for the purpose of the open space requirement. That resulting 1 acre of common open space would be located central to those unserved dwelling units.*

Section 16.24.180 Subdivision Name

The name of the subdivision shall not closely resemble that of any existing subdivision in Bartholomew County, Indiana.

Section 16.24.200 Street Signs

The developer shall be responsible for the cost of street sign materials.

Section 16.24.210 Monuments and Markers

Monuments and markers shall be placed so that the center of the pipe or marked point shall coincide exactly with the intersection of lines to be marked, and shall be set so that the top of the monument or marker is nearly level with the surface of the surrounding ground after grading.

- A. Monuments shall be set at points where the outside boundary lines of the subdivision intersects with existing and proposed street right-of-way lines.
- B. Markers shall be set:
 1. At the beginning and ending of all curves along street property lines;
 2. At all points where lot lines intersect curves, either front or rear;
 3. At all angles in property lines or lots;
 4. At all other lot corners not established by a monument;
 5. At all required points in minor plats.
- C. Monuments shall consist of iron pipes or steel bars at least thirty-six inches long, and five-eighths inch in diameter. Markers shall consist of iron pipes or steel bars at least thirty inches long, and five-eighths inch in diameter.

Section 16.24.220 Benchmarks

One benchmark shall be set in each subdivision containing up to one hundred lots. One additional benchmark will be required for each additional one hundred lots, or fraction thereof. The location of the benchmark(s) shall be approved by the engineering department.

- A. The developer's land surveyor shall establish elevation deviation by a closed level circuit from the nearest USGS benchmark.
- B. Each benchmark shall be installed behind the curb line at an intersection so that the top thereof is level with the top of the curb, unless otherwise excluded by the engineering department. Standard details are on file with the engineering department.
- C. The benchmarks shall be concrete (possessing a twenty-eight-day compressive strength of 4000 p.s.i. and six percent air entrainment), precast or poured in place. The minimum dimensions shall be twelve inches square by thirty-six inches. The benchmarks shall be marked on top with a three-inch diameter, curved head, brass marker set flush with the top of the monument. The brass markers shall be supplied at cost by the engineering department.

CHAPTER 16.28

MAJOR SUBDIVISION IMPROVEMENTS

Section 16.28.010 Construction Plans, Improvement Agreement, and Guarantees

- A. All improvements required by the plan commission and this ordinance must be shown on construction plans which are subject to the review and approval of the Planning Department (upon consultation with the Engineering Department and other applicable agencies). Improvements to be completed shall include, but are not limited to, grading, street construction, sanitary sewers, storm sewers, sidewalks, street trees, drainage, landscaping and erosion control. All improvements shall be constructed in accordance with the approved construction plans.
- B. A subdivision improvement agreement must be executed between the subdivider and the city prior to the commencement of work on any subdivision improvements. Such agreement shall set forth the terms and conditions under which the work is to be performed.
- C. All improvements must be completed within three years from the date that the subdivision improvement agreement is signed, except as noted below:
 - 1. If sidewalks and/or street trees are to be installed as lots are built upon, the City Engineer may approve time extensions for that sidewalk and/or street tree installation.
 - 2. The City Engineer may approve a time extension for installing the final paving course (surface coat). The time extension shall be for a maximum of two years, and only one such extension may be granted.
 - 3. Other extensions of time may be approved by the City Engineer if unusual conditions exist that impede timely completion.
 - 4. Any and all extensions shall include the provision or update, as needed, of an appropriate financial guarantee by the subdivider.
 - 5. In deciding whether to grant any extension, the City Engineer shall consider the degree of completion of construction in the subdivision, the effect of the extension on property owners in the subdivision, and weather or other conditions affecting construction.
 - 6. The City Engineer's decision to deny a requested extension may be appealed to the Board of Public Works & Safety.
- D. A subdivision final plat may be recorded only after secondary approval has been given as specified in Chapter 12.20. Secondary approval shall not be given until one of the scenarios listed below has been accomplished. However, the issuance of building permits and construction of structures on subdivision lots shall also be subject to the provisions of Section 16.04.050.
 - 1. The satisfactory completion and acceptance for perpetual maintenance of all required public improvements in accordance with the approved plans and subdivision improvement agreement.
 - 2. The posting of financial guarantees in an amount equal to one hundred twenty-five percent (125%) of the cost of the improvements as specified by the subdivision improvement agreement. If time extensions are granted under subsection C of this section, the cost estimate must be reviewed and the amount of the guarantee increased if necessary.
- E. As a condition of the acceptance of improvements and/or release of financial guarantees posted under the terms of this section, the subdivider shall post with the Board of Public Works & Safety and/or appropriate utility board(s) financial guarantees ensuring maintenance of the improvements in good repair. These guarantees shall be in an amount equal to twenty-five percent (25%) of the estimated cost of all improvements as specified in the subdivision improvement agreement. The form of the guarantees shall be acceptable to the city and/or utility board attorney, as appropriate, and the length of the guarantees shall be specified by the City Engineer and/or utility board, but in no case shall the guarantees be for less than one year or more than three years.
- F. The Board may grant a partial release from a financial guarantee for portions of the improvements which are complete, provided that the maintenance guarantee, as specified above, is posted for such portion of the improvements.

Section 16.28.020 Certification

- A. Plats and surveys shall be prepared and certified by a registered land surveyor who shall be responsible for the required monumentation.
- B. Construction plans and specifications shall be prepared by a licensed engineer or land surveyor. The licensed person who prepared the construction plans shall be responsible for the improvements' stakeout, inspection and certification of completion, unless otherwise approved by the City Engineer.

Section 16.28.030 Inspection

- A. **Preconstruction:** Prior to beginning any work within the subdivision, the person or persons responsible for the installation of improvements and the licensed person who prepared the construction plans shall meet on the site with representatives of the city as specified in the subdivision improvement agreement.
- B. **Construction:** The city's representatives shall inspect and require that the installation of all improvements take place in accordance with the approved construction plans. The city representatives shall have authority over the schedule of construction, materials used, methods of construction, and workmanship to ensure compliance with the approved construction plans and terms of the subdivision improvement agreement.

Section 16.28.040 As-built Plans

After completion of all public improvements and prior to the release of the performance guarantees on the improvements, the subdivider shall provide drawings showing the actual location of all installed street improvements; sanitary and storm sewer improvements; water mains, fire hydrants, valves and stubs; monuments and markers; drainage facilities; and other installed permanent improvements. These as-built plans shall be certified by a registered engineer or land surveyor and submitted to the City Engineer and each water and/or sewer utility serving the subdivision.

CHAPTER 16.32 MODIFICATIONS

Section 16.32.010 Allowed When

The commission is authorized to grant such modifications to the design and improvement standards of this title as will not be contrary to the public interest, where owing to extraordinary conditions, fully demonstrated on the basis of the facts presented, strict compliance with specific provisions of this title will result in extreme practical difficulties or undue misuse of property.

Section 16.32.020 Criteria

- A. In the exercise of this section, the commission shall grant such modification or exception only upon the determination that:
 - 1. The grant will not be detrimental to the public, health, safety and general welfare;
 - 2. Adjacent property will not be adversely affected;
 - 3. The grant is justified because of exceptional topographic or other physical conditions unique to the property involved as opposed to mere inconvenience or financial disadvantage;
 - 4. The grant is consistent with the intent of this and other applicable ordinances and the comprehensive plan;
 - 5. The grant will not conflict with the requirements of the zoning ordinance, including but not limited to lot area, lot frontage, lot width and setback(s).
- B. A request for a modification shall be submitted in writing, on forms provided by the Planning Director, and state the grounds for the request. If approved by the commission, the minutes of the commission shall reflect the decision and reason. The commission may attach such conditions as will reasonably secure the objectives and requirements of this chapter.

The standards of design and requirements of this title may be modified in the case of a planned unit development. The subject parcel must be zoned PD, planned unit development to qualify for modifications under this section.

Section 16.36.010 General

Section 16.36.020 Surveyor Certificate

(Signature) RLS (#) (Date) (Seal)

The building setbacks shall be determined by the applicable zoning regulations of current adoption, as periodically amended.

Future Subdivision Rights: Per the current zoning designation (*insert zoning abbreviation*), the remaining future subdivision rights of the subject property, as described in the City of Columbus - Bartholomew County Zoning Ordinance, effective (*April 2008*), are assigned as follows: (*list all resulting parcels, lots, common areas, tracts, and remainders with appropriate subdivisions rights for each*) *This paragraph should be on all plats unless determined not relevant by the Planning Department based on zoning and jurisdiction.*

Any of the following paragraphs which are applicable shall be included in the Owner's Certificate:

- (A) **Private Access:** There are private access easements and/or private streets shown on this plat and marked accordingly. (*"This access" or "Easement A,B,C, etc."*) is intended to serve (Insert Lot #s) for the purpose of (legal access, farming only access, maintenance, etc.) (*Repeat this sentence as appropriate for subdivisions with multiple easements. Differentiate multiple access easements by A,B,C, etc.*) These are intended to be private in perpetuity, and there is no obligation for any government entity to assume any responsibility for these. The responsibility for maintenance and snow removal is assumed by the property owners of lots and not by the City or County.
- (B) **Utility Easement:** There are strips of ground shown on this plat and marked "utility easement", reserved for the use of public utilities and subject to the paramount right of any such utility to install, repair, maintain or replace its installation.
- (C) **Drainage Easement:** All drainage easements identified on the plat are specifically authorized to be used for drainage purposes. This area shall not be disturbed in such a manner as to interfere with the flow of storm water. No plantings, structures, fill, or regrading shall be permitted in such easements unless authorized by the City or County Engineer of jurisdiction.
- (D) **Pedestrian Easement:** There are pedestrian easements shown on this plat and marked accordingly. They are intended to serve (the public), and in no instance shall be deemed to be limited to the use of the owner(s) of lots in this plat or other subset of the general public.
- (E) **Flood Certificate:** This subdivision contains property included in the mapped floodplain on the National Flood Insurance Rate Map Number ___(#)___, dated ___(Date)___. (*Include any map amendments, ex. LOMR, with case number and effective date*). All construction, fill, grading, or alteration of the mapped floodplain shall be done in accordance with the provisions in the Columbus - Bartholomew County, Indiana Zoning Ordinance as periodically amended. If the applicable, adopted floodplain map is amended or otherwise changed after this plat has been recorded, that updated floodplain mapping shall apply and the out-of-date floodplain information on the plat shall be disregarded.
- (F) **Regulated Drain:** There is an existing regulated drain right-of-way for the ___(Name of Regulated Drain)___ shown on this plat, reserved for the maintenance or reconstruction of this drain. The right-of-way is under jurisdiction of the Bartholomew County Drainage Board and further described under Indiana Code 36-9-27-33.
- (G) **Cemetery Note:** This property contains a known burial site. A person may not disturb the ground within 100 feet of a burial ground or cemetery for the purpose of excavating or covering over the ground or erecting, altering, or repairing any structure without having a development plan approved by the Division of Historic Preservation and Archaeology as described under Indiana Code 14-21-1-26.5. This 100-foot buffer is identified on the plat drawing.
- (H) **Agriculture Remainder/Tract:** No building permits shall be issued for agriculture remainders and/or agriculture tracts contained in this subdivision unless subsequently replatted as eligible building lots.
- (I) **Restrictions and Covenants:** The lots in this subdivision are subject to restrictions and covenants as set forth in Plat Book ___(#)___, Page ___(#)___ and any amendments thereto. Restrictions and covenants are private agreements between the owners within the subdivision and will not be enforced, recognized, or otherwise administered by (*"the City of Columbus" or "Bartholomew County"*).
- (J) **Previous Plat Vacation:** ___(Lot #s) in " (Insert Subdivision Title) " are hereby vacated by this plat. (*Repeat this sentence as appropriate for plats with lots from multiple subdivisions.*)
- (K) **Variance Notation:** *Describe the variance granted.* Granted by the City of Columbus Board of Zoning Appeals / Hearing Officer per case number (*insert case number*).

(Add this paragraph if a variance is required for the plat to be approved, and deemed appropriate by the Planning Department to be referenced on the recorded plat. For example, buildable rights or permitted lot size, but not setback or drive separation.)

- (L) **Required Common Open Space:** This plat includes common open space as required by Columbus Subdivision Control Ordinance Section 16.24.170(A), with such required open space labeled as Common Area (insert letter designation(s)). Consistent with the Subdivision Control Ordinance, no less than 5 years from the effective date that the management of the subdivision's homeowners association is transitioned from the subdivider to the homeowners, this common open space may be considered for reuse as a home site or sites. The common open space shall, however, be first offered to the City of Columbus for donation or sale (including to the Columbus Park Foundation). Only after the City has declined to accept or purchase the common open space property may it be sold to any other entity or platted for residential reuse.

WITNESS OUR HANDS AND SEALS this ___(day)___ day of ___(month)___, ___(year)___.

_____(Signature of Owner)_____(Signature of Owner)
(Name, include title if owner is a company or trust) (Name, include title if owner is a company or trust)

STATE OF INDIANA)
) SS:
COUNTY OF BARTHOLOMEW)

Before me, the undersigned Notary Public, in and for the County and State, personally appeared _____(Name, include title if owner is a company or trust)_____ who acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notarial Seal this ___(day)___ day of ___(month)___, ___(year)___.

Notary Public (Seal)

County of Residence

My Commission Expires

Section 16.36.040 Primary Approval Certificate

- (A) *The following certificate shall be used for items that receive approval from the Plan Commission:*

PRIMARY APPROVAL

Under authority provided by IC 36-7-4-700, Subdivision Control, and any amendments thereto, this plat was given PRIMARY APPROVAL by the City of Columbus, Indiana, as follows:

Approved by the Plan Commission at a meeting held _____, _____.

President: (Name) Secretary: (Name)

Void unless secondary approval is received by _____, _____.

- (B) *The following certificate shall be used for items that receive approval from the Plat Committee:*

PRIMARY APPROVAL

Under authority provided by IC 36-7-4-700, Subdivision Control, and any amendments thereto, this plat was given PRIMARY APPROVAL by the City of Columbus, Indiana, as follows:

Approved by the Plat Committee at a meeting held _____, _____.

Chairman: (Name)

Secretary: (Name)

Void unless secondary approval is received by _____, _____.

Section 16.36.050 Secondary Approval Certificate

- (A) *The following text shall be included on all secondary plats of Major Subdivisions:*

PRIMARY APPROVAL

This plat received approval from the City of Columbus Plan Commission at the meeting held _____, _____.

- (B) *The following certificate shall be used for all items that receive secondary approval:*

SECONDARY APPROVAL

All conditions of primary approval have been met and this plat is granted SECONDARY APPROVAL. Approved by the Planning Director this _____ day of _____, _____. Planning Department Case Number _____.

Planning Director: (Name)

Void unless recorded by _____, _____.

Section 16.36.060 Administrative Subdivision Approval Certificate

The following certificate shall be used for all administrative subdivisions:

ADMINISTRATIVE SUBDIVISION APPROVAL

This plat has been determined to be an administrative subdivision and is eligible for recording as such. Approved by the Planning Director this _____ day of _____, _____. Planning Department Case Number _____.

Planning Director: (Name)

Void unless recorded by _____, _____.

Section 16.36.070 Agriculture Subdivision Approval Certificate

The following certificate shall be used for all agriculture subdivisions:

AGRICULTURE SUBDIVISION APPROVAL

This subdivision has been determined to be an agricultural subdivision and is eligible for recording as such. No building permits shall be issued for agriculture remainders and/or agriculture tracts contained in this subdivision unless subsequently replatted as eligible building lots. Approved by the Planning Director this _____ day of _____, _____. Planning Department Case Number _____.

Planning Director: (Name)

Void unless recorded by _____, _____.

Section 16.36.080 Auditor Certificate

AUDITOR'S CERTIFICATE

The real property has been duly entered for taxation and transferred on the records of the Auditor of Bartholomew County this _____ day of _____, ____.

Bartholomew County Auditor: (Name)

Section 16.36.090 Recorder Certificate

RECORDER'S CERTIFICATE

Recorded in Plat Book _____, page number _____, this _____ day of _____, _____, at _____ o'clock ____m.
Instrument No. _____. Fee Paid \$_____.

Bartholomew County Recorder: (Name)

A notation has been made on the original plat of " *(Insert Subdivision Title)* ", Plat Book (#) Page (#) .
(This paragraph to be added below the Recorder's Certificate on any subdivision that contains land that has previously been recorded.)

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. (Name of who created document) *(This paragraph to be added on all documents intended to be recorded.)*

Section 16.36.100 Dedication Certificate

The following text shall be included on all plats requiring Board of Works Approval (those subdivisions dedicating right-of-way that are located within the City of Columbus and in the City's extra-territorial jurisdiction). Right-of-way dedication and acceptance for maintenance of public improvements are two separate steps. Acceptance for maintenance of any public improvements is done by the appropriate Board of jurisdiction (City Board of Works or County Commissioners):

BOARD OF PUBLIC WORKS & SAFETY APPROVAL

The dedication(s) shown on this plat is (are) hereby accepted, on behalf of the public, by the Board of Public Works and Safety of the City of Columbus, Indiana, at a meeting held this _____ day of _____, ____.
This acceptance does not constitute acceptance for maintenance of any public improvements. Maintenance of any improvements shall commence only after all improvements have been installed and are in substantial compliance with the approved improvements plans. Acceptance for maintenance of these improvements requires a separate Board approval.

Chairman: (Name)

Member: (Name)

Member: (Name)

Member: (Name)

Member: (Name)

Attest: (Name)

CHAPTER 16.40 REVIEW PROCEDURES

Section 16.40.010 Purpose

The purpose of this chapter is to establish consistent review procedures for subdivisions of land.

Section 16.40.020 Plat Approval Authority

The commission shall have exclusive control over the approval of plats and replats of land within the jurisdictional area of the commission. The commission delegates approval of subdivisions to the plat committee and administrative subdivisions, agricultural subdivisions, and final plats to the department.

Section 16.40.030 Plat Committee Established

The plan commission establishes a plat committee to review and decide petitions for minor plats.

A. Membership: Committee membership shall be divided into two classes.

1. **Official Members.** Official members shall consist of three or five members. One of the members shall be an officer of the department; one shall be a member of the engineering department; and, the remaining members shall be members of the plan commission who are not otherwise receiving compensation from the city, its subdivisions or instrumentalities.
2. **Ex-Officio Members.** Ex-officio members shall be the subdivision review committee.
3. **Appointment.** Each member shall be appointed by the commission for one year.
4. **Removal.** The commission may remove a member from the committee upon mailing written reasons for removal to the member.

B. Decisions: The committee may take action only upon a majority vote.

C. Voting: Only official members of the plat committee shall be entitled to vote on action requiring official action by the plat committee.

D. Meetings: The plat committee shall meet at least as often as once each calendar month but not more than once per calendar week.

Section 16.40.040 Review Procedure

All subdivisions of land as defined by this title shall be reviewed according to the following:

A. Minor Plat:

1. **Application and Fees.** The application and supporting material, as listed in Section 16.12.030, shall be filed with the plan department. The fee, as set by the commission, shall be paid at the time of the filing.
2. **Review.** The committee shall review the plat for compliance with the subdivision control ordinance.
3. **Action.** Action by the committee shall be by majority vote.
4. **Public Notification.** Approval may be granted by the plat committee without public notice and hearing. Within ten days after approval staff shall provide due notice by mail to adjacent property owners and the petitioners. Such notice shall include a notification of the right to appeal the committee's decision.
5. **Comment Period.** A notice of appeal must be filed with the plan department within ten days after a copy of the notice is mailed.
6. **Appeal.** Appeal shall be governed in accordance with Section 16.44.090.
7. **Approval Certificate.** The plan director or assistant director is authorized to sign the secondary approval certificate only after all conditions of approval imposed by the commission or committee have been met.

B. Preliminary Plat - Major Subdivision:

1. **Application and Fees.** The application and supporting material, as listed in Chapter 16.16 shall be filed with the department. The fee, as established by the commission, shall be paid at the time of filing.
2. **Review.** Upon receipt of an application for primary approval, the department staff shall review the application for technical conformity with the standards fixed in the subdivision control ordinance. Within thirty days after receipt, the department shall announce the date for a hearing before the plan commission and provide for notice.

3. Public Notice. After the department shall announce the date for a hearing before the plan commission, the staff shall:
 - a. Notify the applicant in writing;
 - b. Give notice in the newspaper;
 - c. Send written notice to adjacent property owners at least ten days before the meeting.
4. Action. After the hearing the commission shall take action by majority vote.
5. Appeal. Appeal shall be governed in accordance with Section 16.44.090.
6. Primary Approval Certificate. Two of the three executive officers of the commission shall sign the approved plat (see Section 16.36.040).

C. Final Plat:

1. Application and Fees. The application and supporting material as listed in Section 16.20.020 shall be filed with the department. The fee, as set by the commission, shall be paid at the time of filing.
2. Review. The department shall review the plat for compliance with the primary plat. The department shall request appropriate representatives of the engineering department, fire department and Columbus city utilities to review the plat. The department shall have the plat reviewed by such other departments as it deems prudent and necessary under the circumstances.
3. Public Notification. No notice of hearing is required, and the provisions concerning notice and hearing do not apply to secondary approvals for final plats.
4. Appeal. Appeal shall be governed in accordance with Section 16.44.090.
5. Secondary Approval Certificate. The plan director or assistant director is authorized to sign the secondary approval certificate only after the subdivision improvement agreement has been executed and all conditions of approval imposed by the commission have been met (see Section 16.36.050).

D. Replats:

1. Application and Fees. The application and supporting material shall be filed with the department. The fee, as established by the commission, shall be paid at the time of the filing.
2. Consideration. Unless new streets or street widening is required, replats shall be considered as minor plats. A replat petition shall be considered as a plat vacation and a replat.

Section 16.40.050 Action by Authority

- A. Upon holding the public hearing, when required, and reviewing the plat the appropriate authority shall:
 1. Determine that the petition is in compliance with the subdivision control ordinance and approve the petition; or
 2. Determine that with certain modifications the petition would comply with the subdivision control ordinance and approve the petition subject to certain modifications; or
 3. Determine that the petition does not comply with the subdivision control ordinance and disapprove the plat.
- B. Action taken by the approval authority shall then be transmitted by the department to petitioner and the interested parties.

Section 16.40.060 Agricultural and Administrative Subdivisions

- A. **Application and Fees:** An application for approval of an administrative or agricultural subdivisions shall be filed at the department on forms specified by the department together with all required materials. The fee, as set by the commission, shall be paid at the time of filing.
- B. **Administrative Review:** The department will review the application for compliance with this chapter.
- C. **Field Trip:** The department and its representatives, at its discretion, may visit the site any time during the review process.
- D. **Consultation:** The department shall consult with any other persons and agencies necessary to an accurate determination of the compliance of the application with the terms of this chapter. In the event of any uncertainty by the staff as to compliance or proper classification of any subdivision, the staff shall place such subdivision on the agenda of the commission for consideration.

- E. **Written Notice:** After the department has made a determination on the application's compliance with the criteria for an agricultural or administrative subdivision, written notice will be sent to the applicant. Notice will be sent within ten working days.
- F. **Signature:** After the department has determined that the agricultural or administrative subdivision complies with the criteria for such subdivision, the plan director or assistant director shall sign the drawing (see Sections 16.36.060 and 16.36.070).
- G. **Recording of an Agricultural or Administrative Subdivision:** The approval drawing must be recorded in the county recorder's office prior to the expiration date or the approval will be null and void.

Section 16.40.070 Major Subdivision Plat Substantial Revisions

- A. **Applicability:** This section shall apply to proposals by a subdivider to resubdivide or otherwise revise a previously approved major subdivision plat in a way that results in (1) any change in street circulation pattern or other public improvement, (2) the addition of one or more buildable lots, and/or (3) any change in the amount of land reserved as common area or otherwise for public use. This section shall not apply if any such changes are to be undertaken by the City of Columbus in its ongoing management of public streets, land, and/or infrastructure or by the subdivision's lot owners association in its management of common area (including as described by Section 16.24.170(A)(10)).
- B. **Procedure:** The procedure for these revisions shall be based on the date of approval of the plat in relation to the adoption of this ordinance as follows:
 - 1. If the major subdivision being revised received preliminary plat approval before the December 7, 1982 effective date of this ordinance, the revision may follow the minor subdivision process if that revision otherwise qualifies as a minor subdivision per Section 16.12.020.
 - 2. If the major subdivision being revised received preliminary plat approval on or after the December 7, 1982 effective date of this ordinance, the revision must take the form of a revision to that subdivision's preliminary plat and follow the major subdivision process.
- C. **Considerations:** In determining the appropriateness of any such proposed revisions, the Plan Commission and/or Plat Committee (as appropriate) shall consider the land suitability provisions of Section 16.24.020(A) as well as any significant impact on the function, capacity, or adequacy of the subdivision's infrastructure systems, including stormwater, water, sewer, and streets. The Commission / Committee may also consider any significant impacts on the built character of the subdivision, defined primarily by (1) the relative proximity of buildings to each other, streets, property lines, and public/common areas and (2) typical street width, on-street parking allowances, bicycle and pedestrian accommodations, and driveway locations and spacing. The Commission/Committee shall deny the proposed revisions consistent with Section 16.24.020(A) and/or if those revisions are determined to have significant negative impacts on infrastructure systems, and may deny the proposed revisions if they are determined to have significant negative impacts on subdivision character.
- D. **Exemptions:** This section shall not apply to the following:
 - 1. Land or parcels shown and clearly labeled on the preliminary or final plat as reserved or intended for future subdivision.
 - 2. The addition, removal, or alteration of a utility parcel, unless that change also has the effect of altering the street circulation pattern or land reserved for public or common use.

CHAPTER 16.44 ADMINISTRATION AND ENFORCEMENT

Section 16.44.010 Amendments to Title

Amendment to this title may be initiated by the commission, common council, or by a citizen petition in accordance with state statutes. Any proposed amendment shall be referred to the commission for action.

Section 16.44.020 Interpretation

It is the intent of this title that any interpretation of the title shall be accomplished by the plan commission.

Section 16.44.030 Plat Validity

- A. No plat of any subdivision of land, as defined by this title, shall be entitled to record in the county recorder's office or have any validity until approval is granted under the terms of this title.
- B. Any such plat not properly approved shall not be entitled to an improvement location permit or a building permit.

Section 16.44.040 Revision of Plat after Approval

No changes, erasures, modifications or revision shall be made in any plat of a subdivision after approval has been given by the plan commission and endorsed in writing on the plat, unless the plat is first resubmitted to the commission.

Section 16.44.050 Record of Plats

All plats of subdivisions upon approval according to this title shall be recorded in the office of the county recorder within three years from the date on which the subdivider submitted the application unless an extension is granted.

Section 16.44.060 Sale of Land Within Subdivisions

No owner or agent may sell any land within a subdivision before such plat has been approved and recorded in the manner prescribed in this chapter.

Section 16.44.070 Fees

The commission shall establish a uniform schedule of fees for filing applications. These fees shall be proportioned to the cost of checking, verifying and advertising the proposed plat. The fee schedule shall be on display at the office of the planning department.

Section 16.44.080 Effect of Conflicting Provisions

All ordinances or part of ordinances in conflict with the provisions of this title shall not be repealed by the passage of this title except where such repeal is specifically designated by ordinance, but the ordinance with the more restrictive provisions shall apply.

Section 16.44.090 Appeal

- A. Any final decision of the plat committee or the department may be appealed to the commission. The notice of final decision shall contain the date of mailing thereon. The appeal may be initiated by the petitioner or and adjacent property owner affected by such final decision. The appeal shall be directed to the commission and shall be filed with the department. Such appeal must be made within ten days of the mailing of such final decision to the petitioner or adjacent property owner, as the case may be. If the expiration of such ten days occurs on a Saturday, Sunday or legal holiday, then such expiration date shall be extended to include the next business day thereafter following.
- B. An appeal of a plat committee or department final decision shall be heard by the plan commission at a regularly scheduled session or special session of the commission within forty-five days after the filing of an appeal petition with the department, and the plan commission shall render its written final decision within fifteen days after such hearing. With the consent of the petition and commission, the hearing date may be extended.

- C. A final decision of the commission may be appealed to the circuit court or superior court of Bartholomew County, Indiana. The appeal shall be through a petition for writ of certiorari filed with the clerk of the appropriate court within thirty days after the date of such final decision. The petition shall, in all respects, conform with Indiana Law.

Section 16.44.100 Violation, Remedies and Enforcement

- A. Any land within the city which is subdivided in violation of this title is declared to be a common nuisance. Failure, by any person, to abide by any provision of this title shall be deemed a violation of this title and shall be guilty of a Class C Infraction which, upon conviction, shall carry a fine of not less than one hundred dollars and not more than three hundred dollars per violation, and for each day that the violation continues unabated a separate offense shall be deemed to have been committed.
- B. For and on behalf of the commission, plat committee, department or the city, as their interests may appear, the department, by any of its officers, may institute, in a court of appropriate jurisdiction, causes of action against any person who violates any of the terms of this title. The causes of action shall include, but not be limited to, the filing of a charge of a Class C infraction; filing suit for temporary or permanent restraining order; or, filing suit against the maintenance of a common nuisance. In addition, the department may pursue any other remedy authorized by the Laws of Indiana. All of the foregoing actions shall be cumulative.
- C. The department shall be responsible for the enforcement of the terms of this title and the department is authorized to do all things and to take all action necessary and prudent, under the circumstances, to enforce the provisions hereof.
- D. The department is authorized, as deemed prudent or necessary under the circumstances, to enter into any compromise or settlement involving a violation of this title, providing such compromise or settlement is in the best interests of the enforcement of this title.