

CHAPTER 34 - SUBDIVISION CODE

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
I	GENERAL PROVISIONS	
	Section 34-1-1 - Title	34-1
	Section 34-1-2 - Purpose and Intent	34-1
	Section 34-1-3 - Jurisdiction and Conflicting Laws	34-1
	Section 34-1-4 - Interpretation	34-1
	Section 34-1-5 - Incorporation of Figures and Standards	34-2
	Section 34-1-6 - Disclaimer of Liability	34-2
	Section 34-1-7 - Severability	34-2
II	DEFINITIONS	
	Section 34-2-1 - Rules of Construction	34-3
	Section 34-2-2 - Selected Definitions	34-3
III	DESIGN AND IMPROVEMENT STANDARDS	
	Section 34-3-1 - General Prohibition	34-9
	Section 34-3-2 - General Suitability for Subdivision	34-9
	Section 34-3-3 - General Design Standards	34-9
	Section 34-3-4 - Standards for Lots	34-10
	Section 34-3-5 - Street Frontage Required	34-10
	Section 34-3-6 - Reference Monuments Required	34-10
	Section 34-3-7 - Clearing and Grubbing	34-10
	Section 34-3-8 - Erosion Control	34-11
	Section 34-3-9 - General Erosion Control Provisions	34-11
	Section 34-3-10 - Erosion Control Plan	34-11
	Section 34-3-11 - Standards for Grading	34-12
	Section 34-3-12 - Subgrades	34-12
	Section 34-3-13 - Granular Sub-Base	34-12
	Section 34-3-14 - Compaction Verification	34-13
	Section 34-3-15 - Standards for Streets	34-13
	Section 34-3-16 - Materials for Flexible Pavement Construction	34-14
	Section 34-3-17 - Structural Component	34-15
	Section 34-3-18 - Materials for Rigid Pavement Construction	34-15
	Section 34-3-19 - Equipment and Procedures for Rigid Pavement	34-15
	Section 34-3-20 - Specifications for Concrete in Non-Pavement Areas	34-15
	Section 34-3-21 - Curb and Gutter Construction	34-16
	Section 34-3-22 - Relationship of New to Existing Streets	34-16
	Section 34-3-23 - Designing Blocks	34-17
	Section 34-3-24 - Designing Intersections	34-17
	Section 34-3-25 - Designing Curves	34-18
	Section 34-3-26 - Designing Dead-End Streets	34-18
	Section 34-3-27 - Designing Sidewalks	34-18
	Section 34-3-28 - Specifications for Street Signs	34-19
	Section 34-3-29 - Dedication for Public Use	34-20
	Section 34-3-30 - Storm Water Management Required	34-20
	Section 34-3-31 - Standards for Drainage and Storm Sewers	34-22
	Section 34-3-32 - General Storm Water Design Considerations	34-23
	Section 34-3-33 - Specific Storm Water Design Requirements	34-23
	Section 34-3-34 - General Standards for Utilities	34-25
	Section 34-3-35 - Specific Standards for Water Services	34-25

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
III	DESIGN AND IMPROVEMENT STANDARDS (CONTNUED)	
	Section 34-3-36 - Specific Standards for Public Sanitary Sewers	34-26
	Section 34-3-37 - Specific Standards for Private Sanitary Sewers	34-30
	Section 34-3-38 - Specific Standards for Other Utilities	34-30
	Section 34-3-39 - Safety Provisions	34-31
	Section 34-3-40 - Standards for Easements	34-31
IV	ADMINISTRATION AND ENFORCEMENT	
	Section 34-4-1 - Penalties	34-32
	Section 34-4-2 - Schedule of Fees	34-32
	Section 34-4-3 - Authority	34-32
	Section 34-4-4 - Code Administrator	34-32
	Section 34-4-5 - Village Engineer	34-33
	Section 34-4-6 - Planning Commission	34-33
	Section 34-4-7 - Complaints	34-34
	Section 34-4-8 - Corrective Action Orders	34-34
	Section 34-4-9 - Contents of Order	34-34
	Section 34-4-10 - Service of Order	34-34
	Section 34-4-11 - Stop Work Orders	34-34
	Section 34-4-12 - Emergency Measures	34-34
	Section 34-4-13 - Subdivision Process	34-35
	Section 34-4-14 - Pre-Application Conference	34-35
	Section 34-4-15 - Preliminary Plats	34-36
	Section 34-4-16 - Requirements for Filing	34-36
	Section 34-4-17 - Action by the Planning Commission	34-38
	Section 34-4-18 - Action by the Village Board	34-39
	Section 34-4-19 - Improvement Plans	34-39
	Section 34-4-20 - Requirements for Filing	34-39
	Section 34-4-21 - Requirements for Approval	34-42
	Section 34-4-22 - Construction and Inspection of Improvements	34-43
	Section 34-4-23 - Requirements for "As-Built" Records	34-44
	Section 34-4-24 - Requirements for Assurance of Completion	34-44
	Section 34-4-25 - Acceptable Forms of Assurance	34-44
	Section 34-4-26 - Eligible Sureties	34-44
	Section 34-4-27 - Term of Assurance, Extension	34-45
	Section 34-4-28 - Release of Bond, Escrow Deposit	34-45
	Section 34-4-29 - Failure to Complete Improvements	34-45
	Section 34-4-30 - Final Plats	34-45
	Section 34-4-31 - Requirements for Filing	34-46
	Section 34-4-32 - Required Certificates	34-47
	Section 34-4-33 - Administrative Review Procedures	34-50
	Section 34-4-34 - Action by the Village Board	34-50
	Section 34-4-35 - Changes in Approved Final Plats	34-51
	Section 34-4-36 - Maintenance of Improvements	34-51
	Section 34-4-37 - Duration of Guarantee	34-52
	Section 34-4-38 - Variations	34-52
	Section 34-4-39 - Review by the Planning Commission	34-53
	Section 34-4-40 - Action by the Village Board	34-53
	Section 34-4-41 - Amendments	34-53
	Section 34-4-42 - Public Hearing, Notice	34-53
	Section 34-4-43 - Action by the Village Board	34-54