

REQUIREMENTS FOR FINAL PLAT

Following the approval of the primary plat, the subdivider, if proceeding with the subdivision, shall file with the Commission an application for final approval. The secondary plat shall conform with the primary plat, except that minor alterations in lot lines or corrections in dimensions may not be considered as significant differences between the primary plat and the secondary plat when such plat is submitted to the Commission for consideration.

The secondary plat shall be drawn or plotted on mylar, in India ink. It shall be drawn at the same scale as the primary plat and shall be prepared by a professional civil engineer or a registered land surveyor.

The secondary plat shall be considered officially filed and ready for review and consideration by the Commission, after it has been submitted to the Planning office in paper form.

The Technical Review Committee shall examine the secondary plat application and shall report its findings to the Plan Commission Staff prior to the date set for the hearing.

The secondary plat shall contain the following information:

- (1) The name of the subdivision, not to duplicate, be the same in spelling, or alike in pronunciation with the name of any other subdivision.
- (2) Location by Section, Quarter Section, Township, Range, County, and State.
- (3) Signature, seal and certification of the registered land surveyor or professional registered engineer who prepared the plat.
- (4) Scale shown graphically, date, and North Point.
- (5) Boundaries of the subdivision indicated in heavy lines with bearings and distances; total acreage.
- (6) True courses and distances to the nearest established street lines or official monument, which accurately described the location of the subdivision.
- (7) Location, widths, and names of existing platted streets, railroad rights-of-way, easements, parks, and corporation lines.
- (8) Detailed construction plans, establishing the conformance of the subdivision with all development standards in the Greensburg Subdivision Control Ordinance and Greensburg Design Standards Manual (contingent on any waivers granted by the Plan Commission to such standards), including but not limited to; roads, streets, sanitary sewers, storm water sewers, storm water management infrastructure, potable water system, fire hydrants, sidewalks, lighting, landscaping, and signage. These plans shall also show other public infrastructure to be installed by or for this subdivision, including but not limited to; electric, gas, phone, and cable, sufficient for the city to ascertain that no apparent conflicts exist with city public infrastructure or services.
- (9) Easements for all public services and utilities as required in this chapter.
- (10) Area platted in streets; area platted in lots; area platted in other uses.
- (11) Location of proposed monuments.
- (12) Building setback lines.
- (13) The following certificates as detailed in this chapter; Offer of Dedication, Certificate of Ownership, Certificate of Approval by the Plan Commission, Certificate of Approval by the city, Legal Description Certificate, Acknowledgment Certificate.
- (14) At least two benchmarks, so indicated with their elevations shown on the plat. All elevations shall be based on the same datum as shown on the primary plat.
- (15) Blocks consecutively numbered or lettered. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the various additions.

- (16) All lots in each block consecutively numbered and showing exact lot dimensions. Outlots shall be lettered in alphabetical order. If blocks are numbered or lettered alphabetically, outlots shall be lettered alphabetically within each lot.
- (17) On cul-de-sacs, angles at the center thereof between markers on the perimeters shall be shown. No lot shall be dimensioned to contain any part of an existing right-of-way.
- (18) Whenever a system of coordinates has been adopted, the boundary survey shall be tied into such system.
- (19) Markers found on the ground to determine the boundaries of the subdivision.
- (20) Centerline and widths of all streets, widths of all railroad rights-of-way.
- (21) Detailed cost estimates for the construction of all public infrastructure required and/or managed by the city shall be prepared by the developers engineer and submitted to the city at the time the construction plans are submitted.
- (22) Final versions of all subdivision covenants, restrictions, or commitments.

After the approval of a primary plat and prior to the filing of the secondary plat or construction thereon, the subdivider shall file and obtain approval of all profiles, typical cross-sections and specifications for the layout and construction of all new streets, profiles, and locations, and other engineering data concerning the installation of sanitary sewers, storm drainage systems and water distribution systems.

Said information shall be filed with and approved by the City Engineer prior to, and as a condition precedent, to the filing of a secondary plat.

No secondary plat shall be approved by the Commission unless the subdivider has complied with the following to the satisfaction of the city.

Post a performance/surety bond, irrevocable letter of credit, or place monies in escrow, in the amount equal to 120% of the amount determined by the City Engineer to be necessary to satisfactorily complete all of the public infrastructure required and/or managed by the city.

In laying out a subdivision, the subdivider shall comply with the following general principles and requirements:

(A) The layout must conform to the transportation plan, other parts of the development plan, and other regulations of the particular municipality.

(1) Whenever a tract to be subdivided embraces any part of a collector street, road, or higher type thoroughfare, so designated on the development plan, such a part of such public way must be platted by the subdivider in the location and at the width indicated on the plan.

(2) Where a proposed park, playground, recreational area, proposed school site, or public ground, shown on the development plan, is located in whole or in part within the proposed subdivision, such proposed public ground or part, if not dedicated to the school corporation or other public agency, must be reserved and no action taken on the subdivision for a period of not less than 90 days to allow the Council, Commissioners, or other public agency the opportunity to consider and take action toward acquisition of such public ground or park by purchase or other means. If the responsible agency does not take action to acquire such land, the subdivider may then use the land for any purpose permitted.

(B) Where considered desirable by the subdivider and held appropriate by the Commission, open spaces suitably located and of adequate size for parks, playgrounds, or other recreational purposes for local or neighborhood use may be provided for in the design of the proposed subdivision, and if not dedicated to the public and accepted by the appropriate public body, may be reserved for the common use of all property owners in the proposed subdivision by covenant in the deeds.

(C) No land shall be subdivided for any use if it is determined by the Commission to be unsuitable by reason of periodic flooding, inadequate drainage, adverse topographic or subsurface conditions, or other features harmful to the health, safety, and general welfare of future occupants of the subdivision and the residents of the city, unless the subdivider agrees to make such improvements as, in the judgment of the Commission, shall render such land acceptable for residential use.

Plans shall be in the Plan Director's Office 30 days prior to scheduled meeting. A meeting will be set up with Department's to review the plans. The developer may sit in on meeting.