

SUBDIVISION ORDINANCE
FOR
LOUISA COUNTY, IOWA

ORDINANCE NO. 8-10.

AN ORDINANCE ESTABLISHING STANDARDS FOR THE SUBDIVISION OF LAND WITHIN RURAL LOUISA COUNTY. DEVELOPMENT CRITERIA, MINIMUM STANDARDS, REVIEW CRITERIA AND FEE STRUCTURE. THIS ORDINANCE STRICTLY FOLLOWS THE CODE OF IOWA, SPECIFICALLY CHAPTERS 354 AND 355.

ADOPTED: January 21, 2002.

AMENDED: May 28, 2002.

ORDINANCE NO. 8-10

SUBDIVISION REGULATION ORDINANCE

An ordinance providing rules and regulations for the subdivision of land in the unincorporated area of Louisa County, Iowa, prescribing minimum standards for the preliminary and final plats and requiring certain improvements as a condition of approval. The purpose is for promoting the safety, health and general welfare of the public in accordance with the Comprehensive Plan of Louisa County, Iowa.

WHEREAS, the Board of Supervisors of Louisa County has adopted a zoning ordinance to assist in controlling the future development of the County by regulating the uses of land, the size of lots, the height and bulk of buildings, the size of yards and open spaces around buildings and structures for residences, commerce, industry and other purposes; and

WHEREAS, it is essential that the subdivisions of land be coordinated with the zoning ordinance for the purpose of guiding the future development of the County;

BE IT RESOLVED by the Board of Supervisors of Louisa County, Iowa that the Louisa County Subdivision Regulations relating to and prescribing rules for the subdivision and platting of land be adopted on this date.

Date January 21, 2002

Chairperson Jim Howell

Auditor Sylvia Belzer

Date of Publication January 31, 2002

TABLE OF CONTENTS

ARTICLE I PURPOSE

1.1	SHORT TITLE	4
1.2	PURPOSE	4
1.3	APPLICATION	4
1.4	RECODING OF PLAT	4
1.5	FEES ESTABLISHED	4
1.6	PENALTIES	4
1.7	BUILDING PERMIT TO BE DENIED	
1.8	3	

ARTICLE II DEFINITIONS

2.1	TERMS DEFINED	5
-----	---------------	---

ARTICLE III POLICY AND DESIGN STANDARDS

3.1	IMPROVEMENTS REQUIRED	8
3.2	PLAT TO CONFORM TO COMPREHENSIVE AND OTHER PLANS	8
3.3	CONSTRUCTION STANDARDS FOR IMPROVEMENTS	8
3.4	MAINTENANCE BOND REQUIRED	8
3.5	INSPECTION	8
3.6	LAND SUITABILITY	8
3.7	LANDS SUBJECT OT FLOODING	8
3.8	MINIMUM IMPROVEMENTS	8
3.9	CIRCULATION	9
3.10	RIGHT OF WAY	9
3.11	CUL DE SAC	9
3.12	INTERSECTIONS	9
3.13	ALLEYS	9
3.14	GRADE	9
3.15	SURFACING	9
3.16	ENTRANCES	9
3.17	RAILROADS	9
3.18	STREET NAMES	9
3.19	CUL DE SAC LOTS	9
3.20	UTILITY EASEMENTS	9
3.21	EASEMENTS ALONG STREAMS OR WATERCOURSES	10
3.22	SYSTEMS FOR SEWER OR WATER	10
3.23	STORM WATER	10
3.24	OTHER IMPROVEMENTS	10
3.25	BLOCK AND LOT STANDARDS	10
3.26	PARKS AND OPEN SPACE	11
3.27	PLANS	11

ARTICLE IV PRELIMINARY AND FINAL PLAT

4.1	PRE-APPLICATION CONFERENCE	12
4.2	SKETCH PLAN REQUIRED	12
4.3	PRESENTATION TO THE COUNTY PLANNING AND ZONING COMMISSION	12
4.4	PLATS REQUIRED	12
4.5	REQUIREMENTS OF THE SUBDIVISION PRELIMINARY PLAT	12
4.6	PROCEDURES FOR REVIEW OF PRELIMINARY PLATS	13
4.7	DURATION OF APPROVAL OF THE SUBDIVISION PRELIMINARY PLAT	13

4.8	AUTHORIZATION TO INSTALL IMPROVEMENTS	13
4.9	COMPLETION AND ACCEPTANCE OF IMPROVEMENTS	14
4.10	PERFORMANCE BOND PERMITTED	14
4.11	REQUIREMENT OF SUBDIVISION FINAL PLAT	14
4.12	ATTACHMENS TO THE FINAL PLAT	15
4.13	PROCEDURES FOR REVIEW OF FINAL PLAT	15
4.14	SUBDIVISION FEE STRUCTURE	16

ARTICLE V GENERAL PROVISIONS

5.1	VALIDITY	17
5.2	PERMITS	17
5.3	PENALTIES	17
5.4	VARIANCES	17
5.5	REPEAL AND SAVING CLAUSE	17
5.6	SEVERABILITY	17
5.7	CHANGES AND AMENDMENTS	17
5.8	ORDINANCE NOT TO LIMIT OTHER ORDINANCES	17
5.9	APPROVAL	17
5.10	EFFECTIVE DATE	17

APPENDIX

APPENDIX A - AMENDMENTS	18
-------------------------	----

ARTICLE I: PURPOSE

- 1.1 **SHORT TITLE:** This ordinance may be known and cited as the "Subdivision Ordinance of Louisa County, Iowa".
- 1.2 **PURPOSE:** The purpose of this ordinance is to establish minimum standards for the design, development, and improvement of all new subdivisions and subdivisions of land, so existing land uses will be protected and adequate provisions are made for public facilities and services so growth occurs in an orderly manner, consistent with the Comprehensive Plan. This Ordinance will also promote the public health, safety, and general welfare of the citizens of Louisa County.
- 1.3 **APPLICATION:** A subdivision plat shall be made when a tract of land is subdivided by repeated division or simultaneous division into three (3) or more parcels, any of which are described by metes and bounds description for which no plat of survey is recorded. For purposes of this Ordinance the following action shall not be considered as a subdivision:
- A. The division of land where the smallest parcel created is a one-quarter of a one-quarter ($\frac{1}{4}$ $\frac{1}{4}$) Aliquot Part.
 - B. The initial split of a one-quarter of one-quarter ($\frac{1}{4}$ $\frac{1}{4}$) Aliquot Part.
 - C. ~~A property line adjustment where no additional lots or parcels are created.~~ A boundary line adjustment where no additional tract of land is created and the property owner(s) submit a plat of survey drawn by a licensed land surveyor.
 - D. ~~A division of land where no part of the divided lot or parcel will be transferred to anyone but the owner(s) of a lot or parcel of land abutting that part of the divided lot to be transferred.~~ (See Amendment)
- 1.4 **RECORDING OF PLAT:** No subdivision plat, resubdivision plat, or street dedication within the unincorporated portion of Louisa County, Iowa, shall be filed for the record with the County Recorder, until the final plat of such subdivision, resubdivision, or street dedication has been reviewed and approved in accordance with the provisions of this ordinance.
- Upon the approval of the final plat by the County Board of Supervisors, it shall be the duty of the subdivider to immediately file such plat with the County Auditor and County Recorder, as required by law. Such approval shall be revocable after thirty (30) days, unless such plat has been duly recorded and evidence thereof filed with the County Board of Supervisors within the same thirty (30) days.
- A. There shall be three (3) copies stamped as approved by the Board of Supervisors
 - B. One (1) copy shall be retained for file by the County Zoning Administrator
 - C. One (1) copy shall be filed with the County Recorder
 - D. One (1) copy, with accompanying resolution by the Board of Supervisors approving and accepting the Plat, shall be filed with the County Auditor. A certificated must accompany this copy by the owner that the subdivision is with the desired of the owners. This certificate must be signed and acknowledged by the owner before some officer authorized to take the acknowledgements of deeds.
- 1.5 **FEES ESTABLISHED:** The Board of Supervisors shall establish by resolution a fee schedule for the review of plats, with such schedule being updated as needed. No plat for any subdivision or resubdivision shall be considered filed with the Board of Supervisors, unless and until the established fee accompanies the plat.
- 1.6 **PENALTIES:** Any person who shall dispose of any lot or lots within the area of jurisdiction of this ordinance until the plat thereof has been approved by the Board of Supervisors and recorded as required by law, shall forfeit and pay one hundred dollars (\$100.00) to the County for each lot or portion thereof sold, disposed of, or offered for sale. Nothing contained herein shall in any way limit the County's right to any other remedies available to the County for the enforcement of this ordinance.
- 1.7 **ZONING COMPLIANCE PERMIT TO BE DENIED.** No building permit shall be issued for construction on any lot or tract where a subdivision is required unless and until a final plat of such subdivision

ARTICLE II: DEFINITIONS

has been approved and recorded in accordance with this ordinance, and until the improvements required by this ordinance have been installed and accepted by the County.

- 2.1 **TERMS DEFINED:** For the purposes of this Ordinance certain terms and words are hereby defined. Words used in the present tense shall include the future, the singular number shall include the plural, and the plural the singular; the word shall is mandatory, the word may is permissive; and the word he includes she.
- a. **Acquisition Plat:** The geographical representation of the division of land or rights in land created as a result of a conveyance or condemnation for right-of-way purposes by an agency of the government or other persons having the power of eminent domain;
 - b. **Access Street:** A street which provides access to abutting properties and protection from through traffic;
 - c. **Aliquot Part:** A fractional part of a section within the United States public land survey system. Only the fractional parts one-half, one-quarter, one-half of one-quarter, or one-quarter of one-quarter shall be considered an aliquot part of a section;
 - d. **Alley:** Public property dedicated to public use primarily for vehicular access to the back or side of properties otherwise abutting a street. An alley shall not be used to provide primary access to a lot;
 - e. **Auditor's Plat:** A subdivision plat prepared at the request of the County Auditor or Assessor to clarify property descriptions for the purposes of assessment and taxation. An Auditor's Plat shall be prepared by a licensed land surveyor;
 - f. **Block:** An area of land within a subdivision that is entirely bounded by streets, highways, or rights-of-ways, except alleys, and the exterior boundary or boundaries of the subdivision;
 - g. **Board:** The Louisa County Board of Supervisors;
 - h. **Building Line:** A line on a plat between which line and a street, alley, or private places no building or structure may be erected. Building lines are established by set-backs in the Louisa County Zoning Ordinance;
 - i. **Collector Streets:** Those that carry traffic from minor streets to the major system of arterial streets and highways, including the principal entrance streets of a residential development and streets for circulation within such a development.
 - j. **Commission:** The Louisa County Planning and Zoning Commission.
 - k. **County Engineer:** The professional engineer licensed in the State of Iowa designated as County Engineer by the Board of Supervisors;
 - l. **Comprehensive Plan:** The general plan for development of the community, that may be titled the "Master Plan," "Comprehensive Plan," or some other title, which plan has been adopted by the Board of Supervisors. Such Plan shall include any part of such plan separately adopted, and any amendment to such plan or parts thereof;
 - m. **Conveyance:** An instrument filed with the Recorder as evidence of the transfer of title to land, including any form of deed or contract.
 - n. **Cul-de-sac:** A short, minor street, having one end open to motor traffic, and the other end being permanently terminated by a vehicular turnaround;
 - o. **Division:** Dividing a tract of land into two (2) tracts of land by conveyance or for tax purposes. The conveyance of an easement, other than public highway easement, shall not be considered a division for the purpose of this ordinance;
 - p. **Easement:** A grant by the property owner of the use, for a specific purpose, of a parcel of land by the general public, a corporation, or a certain person or persons, and within the limits of which the owner shall not erect any permanent structures but shall have the right to make any other use of the land subject to such easement which is not inconsistent with the rights of the grantee. Public utilities shall have the right to trim or remove trees and move structures which interfere with the use of such easements;

- q. Farm: The cultivation of land for the production of agricultural crops, the raising of poultry, the production of eggs, the production of milk, the production of fruit or other horticultural crops, grazing, or the production of livestock;
- r. Flood Hazard Area: Any area subject to flooding by a one percent (1%) probability flood, otherwise referred to as a one-hundred (100) year flood; as designated by the Federal Emergency Management Agency/Federal Insurance Administration;
- s. Government Lot: A tract within a section that is normally described by a lot number as represented and identified on the township plat of the United States public land survey system;
- t. Improvements: Changes to land necessary to prepare it for building sites, including but not limited to, grading, filling, street paving, curb paving, sidewalks, walk-ways, water mains, sewers, drainage ways and other public works and appurtenances;
- u. Lot: A portion of subdivision or other parcel of land intended for the purpose, whether immediate or future, of transfer of ownership or for building development. A lot shall have its principal frontage upon a street or an officially approved place;
- v. Lot, Corner: A lot situated at the intersection of two streets;
- w. Lot, Double Frontage: A lot that is not a corner lot, but abuts on two streets;
- x. Metes and Bounds Description: A description of land that uses distances and angles, uses distances and bearings, or describes the boundaries of the tract by reference to physical features of the land;
- y. Major Thoroughfare: A street used primarily for fast, large volume traffic;
- z. Minor Street: A street used primarily for access to the abutting properties;
- aa. Official Plat: Either an Auditor's plat or a subdivision plat that meets the requirements of this ordinance and has been filed for record in the offices of the Recorder, auditor, and Assessor;
- bb. Owner: The legal entity holding title to the property being subdivided, or such representative or agent as is fully empowered to act in its behalf.
- cc. Performance Bond: A surety bond or cash deposit made out to the County in an amount equal to the full costs of the improvements which are required by this Ordinance, said cost being estimated by the County Engineer, and said improvements to be constructed in accordance with this Ordinance.
- dd. Permanent Real Estate Index Number: A unique number or combination of numbers assigned to a tract of land pursuant to Section 441.29, Code of Iowa;
- ee. Plat: A map, drawing, or chart on which the subdivider's plan of the subdivision is presented and which is submitted for approval and intended to be in final form to record;
- ff. Plat of Survey: The graphical representation of a survey of one (1) or more of the tracts of land, including the complete and accurate description of each tract within the plat and is prepared by a Licensed Land Surveyor;
- gg. Proprietor: A person who has a recorded interest in land, including a person selling or buying land pursuant to a contract, but excluding persons holding mortgage, easement, or lien interest;
- hh. Resubdivision: Any further division of land that has previously included in a recorded plat. In appropriate context it may be a verb referring to the act of preparing a plat of previously subdivided land;
- ii. Right-of-Way: The area measured between property lines, dedicated to and accepted for public use and providing access to abutting properties;
- jj. Street (also Road): Public property, not an alley, dedicated or intended for vehicular circulation. In appropriate context the term "street" may refer to right-of-way bounded by the property lines of such public property, or may refer to paving installed within such right-of-way;
- kk. Street, Minor Arterial: A street intended to carry traffic from one part of the County to another, and is not intended to provide public access to abutted property;
- ll. Street, Major or Minor Collector: A street designed to connect smaller areas of the community, and carry traffic from local streets to arterial streets;
- mm. Subdivider: Any person, firm, corporation, partnership, association, or trust of the property being subdivided, or such other person or entity empowered to act on the owner's behalf;
- nn. Subdivision: The division of land into three (3) or more parts for the purpose, whether immediate or future, of

transfer of ownership or building development. The term when appropriate to the context may refer to the process of subdividing or to land subdivided. For purposes of this Ordinance the following types of subdivision are identified and defined:

1. Farm Subdivision: The division of land into three (3) or more parts for the purpose, whether immediate or future, of transfer of ownership or building development that will be used for farming. The term, when appropriate to the context may refer to the process of subdividing or to land subdivided;
 2. appropriate to the context may refer to the process of subdividing or to land subdivided;
 3. Minor Subdivision: Any subdivision that contains not more than four (4) lots fronting on an existing street and that does not require construction of any public improvements, that is not a farm subdivision, and that does not adversely affect the remainder of the tract, shall be classified as a minor subdivision;
 4. Major Subdivision: Any subdivision that, in the opinion of the Commission, does not for any reason meet the definition of a minor subdivision or farm subdivision, shall be classified as a major subdivision;
- oo. Supplier: A city or incorporated district that has agreed in writing to supply the area with a sanitary sewer or water system;
- pp. Surveyor: A licensed surveyor authorized to practice surveying, as defined by the registration act of the State of Iowa or Chapter 355, Code of Iowa;
- qq. Tract: An Aliquot part of a section, a lot within an official plat, or a government lot;
- rr. Utilities: Systems for the distribution or collection of water, gas, electricity, wastewater, and storm water.

ARTICLE III: POLICY AND DESIGN STANDARDS

- 3.1 **IMPROVEMENTS REQUIRED:** The subdivider shall, at his expense, construct/install all improvements required by this ordinance. All required improvements shall be installed/constructed in accordance with accepted design standards and according to plans and specifications prepared by a Licensed Civil Engineer. The County is to receive copies of all plans and specifications of proposed improvements.
- 3.2 **PLAT TO CONFORM TO COMPREHENSIVE AND OTHER PLANS:** The arrangement, character, extent, width, grade, and location of all streets and the general nature and extent of the lots and uses proposed shall conform to the Comprehensive Plan of the County and other plans, including but not limited to Capital Improvement Plans, Utilities Plans, Urban Revitalization Plans, Urban Renewal Plans, Recreation Plans, Solid Waste Plans, Economic Development Plans, Industrial Park Development Plans, and Housing Rehabilitation Plans.
- 3.3 **CONSTRUCTION STANDARDS FOR IMPROVEMENTS:** In addition to the standards set forth in this ordinance, the County Engineer shall from time to time prepare, and the Board of Supervisors shall from time to time adopt by resolution, technical standards for public improvements. Such technical standards for public improvements shall contain the minimum acceptable specifications for the construction of public improvements. Such technical standards may vary for classes of improvements, giving due regard to the classification of streets or other improvements, and the extent and character of the area served by the improvements.
- 3.4 **MAINTENANCE BOND REQUIRED:** The owner and subdivider of the land being platted shall be required to provide to the County, proper maintenance bonds satisfactory to the County, so as to insure that for a period of one (1) year from the date of acceptance of any improvement, the owner and subdivider shall be responsible to maintain such improvement in good repair *of all Major Subdivisions*.
- 3.5 **INSPECTION:** All improvements shall be inspected by a Certified Inspector to insure compliance with the requirements of this ordinance and copies of inspection reports, structural tests, etc. shall be forwarded to the County Engineer. The cost of such inspection shall be borne by the subdivider.
- 3.6 **LAND SUITABILITY:** No land shall be subdivided that is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formation, unsatisfactory topography, or other conditions likely to be harmful to the public health, safety, or general welfare, unless such unsuitable conditions are corrected to the satisfaction of the County. If the land is found to be unsuitable for subdivision for any of the reasons cited in this section, the Board of Supervisors shall state its reasons in writing and afford the subdivider an opportunity to present data regarding such unsuitability. Thereafter, the Board of Supervisors may reaffirm, modify, or withdraw its determination regarding such unsuitability.
- 3.7 **LANDS SUBJECT TO FLOODING:** No subdivision containing land located in a floodway or a flood hazard area shall be approved by the County without the approval of the Federal Emergency Management Agency. No lot shall be located so as to include land located within a floodway or flood hazard area unless the lot is of such a size and shape that it will contain a buildable area that is not within the floodway or flood hazard area, suitable for development as allowed by the zoning ordinance under the appropriate zoning classification in which the lot is located.
- Land located within a flood hazard area or a floodway may be included within a plat as follows, subject to approval of the County:
- A. Included within individual lots in the subdivision, subject to the limitation section.
 - B. Reserved as open space for recreation use by all owners of lots in the subdivision, with an appropriate legal instrument, approved by the County, providing for its care and maintenance by such owners. If acceptable to the County, dedicated to the County as public open space for recreation or flood control purposes.
- 3.8 **MINIMUM IMPROVEMENTS:** The improvements set forth below shall be considered the minimum

improvements necessary to protect the public health, safety and welfare.

- 3.9 **CIRCULATION:** Vehicular access shall be provided to all subdivision parcels with particular consideration given to operation of emergency vehicles. Provision shall be made for continuation of existing roads on adjoining property.
- 3.10 **RIGHT OF WAY:** Roadway right of way shall be dedicated for public use but does not become part of the County Secondary Road system. Roadway maintenance, including entrance onto the County road, remains the responsibility of residents within the subdivision.

Minimum right of way required:

RESIDENTIAL	66' – includes all of 3.15 below
COLLECTOR	80' Serving 20 + homes
ALLEY	20'
CUL DE SAC	100' Diameter Bulb 40' Radius Transition

- 3.11 **CUL DE SAC – TEMPORARY DEAD END:** Cul de sacs shall not exceed 1,000 feet in length. A temporary dead end road with an interim turn-around may be allowed at a subdivision boundary.
- 3.12 **INTERSECTIONS:** The minimum acute angle intersecting roads shall be 75° with 90° recommended. Intersections with centerlines offset less than 150' on the connecting road are prohibited *for Major Subdivisions*.
- 3.13 **ALLEYS:** Alleys are allowed in commercial or industrial developments but are not generally permissible within the residential boundaries *of Major Subdivisions*.
- 3.14 **GRADE:** Proposed roads should consider the topography to produce usable lots. Road grades shall not be less than one (1) percent or exceed ten (10) percent. A three (3) percent center crown is recommended.
- 3.15 **SURFACING:** The minimum traffic surface shall consist of four (4) inches of Class A (3/4) crushed stone, 22' wide. The base of the road shall consist of two (2) inches of Class A (2") crushed stone, 22' wide. Earthen shoulders, two feet minimum, shall be provided on each side. All underground utilities shall be installed beneath roadway prior to surfacing or as required by the county engineer.
- 3.16 **ENTRANCES:** Private driveway access onto County roads shall be minimized. This may be accomplished by installation of frontage roads and Cul de sacs or by positioning the rear lot lines along the County road.
- 3.17 **RAILROADS:** Wherever a subdivision adjoins a mainline railroad track, a 50' green space buffer shall be provided. Lots shall be positioned with rear lot lines along said green space buffer.
- 3.18 **STREET NAMES:** Newly platted roads shall comply with requirements of the E911 street naming system. Sign installations are the Subdivider's responsibility and shall conform to E911 standards.
- 3.19 **CUL DE SACS LOTS:** The surfacing of a turning circle at the end of a Cul de sac shall have a minimum outside diameter of sixty (60) feet. The surfacing shall consist of the same requirements as those stated in Item 3.14 Surfacing.
- 3.20 **UTILITY EASEMENTS:** Where required for the placement of present or future utilities, easements of not less than ten (10) feet in width shall be granted by the owner along rear and, where necessary, along side lot lines for public utility requirements. Except where prohibited by topography, such easements shall be centered on lot lines. Easements of greater width may be required along lot lines or across lots when necessary for the placement and maintenance of utilities. No buildings or structures except as necessary for utilities shall be permitted on such easements.

3.21 **EASEMENTS ALONG STREAMS OR WATERCOURSES:** Wherever any stream or surface watercourse is located in an area that is being subdivided, the subdivider shall, at his or her own expense, make adequate provisions for the proper drainage of surface water and shall also provide and dedicate to the County an easement along said stream or watercourse as necessary for the proper maintenance of the watercourse, and as approved by the County.

3.22 **SYSTEMS FOR SEWER AND WATER:**

Where the connection to a public sewer or water system cannot be reasonably made, the County may approve alternate facilities for the distribution of water or the collection and disposal of sanitary wastes. Such alternate systems shall be designed to fully protect the public health, safety and welfare, and shall meet all requirements of state, county, or other applicable health regulations. The use of septic tanks will require the subdivider to discuss with the County Sanitarian the current requirements for the area requirements for septic tanks for the specific soil types of the *Major* subdivision. Prior to granting approval of such alternate systems, the County shall require that the owner and subdivider provide to the County a waiver of assessment protest or other legally binding documents necessary to protect the County from the expense of subsequent installation of sewer or water facilities. The subdivider of land being platted shall install and construct a water main system to adequately serve all lots or tracts of land within the platted area, with due regard to the present and reasonably foreseeable needs of the entire area.

3.23 **STORM SEWER:** The subdivider shall provide adequate ditches, culvert and structures to collect and remove surface waters.

Culvert shall be 15" minimum diameter and larger as the drainage warrants.

Corrugated metal pipe (16 gauge), concrete pipe (Class III) or plastic pipe (as approved) is acceptable culvert material.

Storm sewers may be required to extend to adjoining subdivision boundaries for future connection and extension.

A sedimentation basin shall be provided wherever the storm sewer improvements terminate at a natural watercourse.

3.24 **OTHER IMPROVEMENTS:** The subdivider of the land being platted shall be responsible for the installation of proper street signage and adequate street lighting.

3.25 **BLOCK AND LOT STANDARDS:** The following standards shall apply to the layout of blocks and lots in all subdivisions, and to the extent possible, in all subdivisions.

- A. No residential block shall be longer than nine hundred (900) feet or shorter than three hundred (300) feet measured from street centerline to street centerline. The width of blocks should be arranged so as to allow two tiers of lots, with utility easement.
- B. The size and shape of blocks or lots shall be adequate to provide for the use intended, and to meet the parking, loading, and other requirements for such uses contained in the zoning ordinance.
- C. Lot arrangement and design shall be such that all lots will provide satisfactory building sites, properly related to topography and surrounding land uses.
- D. The size and shape of all lots shall comply with all requirements of the zoning ordinance for the zoning classification in which the lot is located.
- E. All lots shall abut a public street, or upon an approved private street, with a minimum frontage to meet the zoning classification setback requirements measured as a straight line between the two front lot line corners.
- F. Unless unavoidable, lots shall not front or have direct access to Collector streets. Where unavoidable, lots shall be so arranged as to minimize the number of access points.

- G. All lot lines shall be at right angles to straight street lines or radial to curved street lines, except where, in the judgment of the Board of Supervisors, a variation to this provision will provide a better street and lot layout.
- H. Corner lots shall have sufficient extra width to permit the required front yard setback as specified in the zoning ordinance, oriented to either street.
- I. Reversed frontage lots are prohibited. Double frontage lots shall only be permitted where abutting a major street and a minor street, and such lots will be determined to have frontage on the minor street. The Board of Supervisors may require the subdivider to create a buffer strip along the major street frontage if deemed necessary. This buffer strip may include various plantings or landscaping.
- J. Any lot not to be served by a sanitary sewage system shall have sufficient area to allow for a satisfactory drainfield. No subdivision to be served by septic systems shall be approved by the Board of Supervisors until percolation tests have
- K. been performed and the results of said tests have been provided to, and reported on, by the County Sanitarian.

3.26 **PARKS AND OPEN SPACE:** All residential subdivisions should be so designed as to meet the park and open space needs of their residents. Such needs may be met by dedication and acceptance of public park land and/or be reservation by covenant of private open space, provided, there shall exist sufficient covenants, running with the land, to insure adequate maintenance by the property owners benefiting from such open space.

3.27 **PLANS:** All plans, specifications, installation and construction required by these regulations shall be subject to review, approval and inspection by the County Engineer, or authorized representative. The subdivider shall furnish the County Engineer with a construction schedule prior to commencement of any and or all construction; and shall notify the County Engineer, not less the forty-eight (48) hours in advance of readiness of required inspections.

ARTICLE IV: PRELIMINARY AND FINAL PLAT

- 4.1 **PRE-APPLICATION CONFERENCE:** Whenever a subdivision located within the platting jurisdiction of the County is proposed, the owner and subdivider shall schedule a pre-application conference with the County Zoning Administrator. The conference should be attended by the Zoning Administrator and such other County officials as is deemed desirable; and by the owner and his engineer and/or planner, as deemed desirable. The purpose of such conference shall be to acquaint the County with the proposed subdivision, and to acquaint the subdivider with the requirements, procedures, and any special problems relating to the proposed subdivision. Following the Planning Conference, the Administrator may waive the Preliminary Plat requirement if the subdivision is a simple two or three-lot layout ~~is a Farm Subdivision or a Minor Subdivision~~. Subsequent review and approval of preliminary and final plats shall in no way be bound by the planning conference.
- 4.2 **SKETCH PLAN REQUIRED:** For the pre-application conference, the subdivider shall provide a map or sketch showing the location of the subdivision, the general location of any proposed streets and other improvements, and the general layout and arrangement of intended land uses, in relation to the surrounding area.
- 4.3 **PRESENTATION TO THE COUNTY PLANNING AND ZONING COMMISSION:** The subdivider may present the sketch plan to the Planning and Zoning Commission for review, prior to incurring significant costs preparing the preliminary or final plat.
- 4.4 **PLATS REQUIRED:** In order to secure approval of a proposed subdivision, the owner and subdivider shall submit to the County, plats and other information as required by this ordinance. The owner and subdivider of any major subdivision shall comply with the requirements for a subdivision plat.
- 4.5 **REQUIREMENTS OF THE SUBDIVISION PRELIMINARY PLAT:** The subdivider shall prepare and file with the Zoning Administrator of Louisa County five (5) copies of the preliminary plat, drawn at a scale of one inch equals one hundred feet (1" = 100') or larger. Sheet size shall not exceed twenty-two inches by thirty-four inches (22" X 34"). Where more than one sheet is required, the sheets shall show the number of the sheet and the total number of sheets in the plat, and match lines indicating where other sheets adjoin.
- A. The preliminary plat shall be clearly marked "Preliminary Plat" and show, or have attached thereto, the following:
 - B. Title, scale, north compass point, and date.
 - C. Proposed name of the subdivision that shall not duplicate or resemble existing subdivision names in the County.
 - D. The name and address of the owner and the name, address and the profession of the person preparing the plat.
 - E. A key map showing general location of the proposed subdivision in relation to surrounding development.
 - F. The names and locations of adjacent subdivisions and the names of record owners and location of adjoining tract of unplatted land. A list of all owners of record of property located within two hundred (200) feet of the subdivision boundary shall be attached.
 - G. The location of property lines, streets, alleys, easements, buildings, utilities, watercourses, tree masses, and other existing features affecting the plat.
 - H. Existing and proposed zoning of the proposed subdivision and adjoining property.
 - I. Contours at vertical intervals of not more than two (2) feet if the general slope of the site is less than ten (10) percent and at vertical intervals of not more than five (5) feet if the general slope is ten (10) percent or greater.

- J. The legal description of the area being platted. All plats that use Eastern Iowa Light and Power require a statement on the plat for easement purposes.
- K. The boundary of the area being platted.
- L. The layout, numbers and approximate dimensions of proposed lots.
- M. The location, width and dimensions of all streets and alleys proposed to be dedicated for public use *for a Major Subdivision*.
- N. The proposed names for all streets in the area being platted *for a Major Subdivision*.
- O. Present and proposed utility systems, including sanitary and storm sewers, other drainage facilities, water lines, gas mains, electric lines, and other facilities. If a proposed subdivision shall fall within two or more utility service districts, such divisions shall be noted on the map. Documentation shall be provided that the utilities proposed to serve the *Major Subdivision* are aware and support the Subdivision.
- P. Proposed easements, showing locations, widths, purposes and limitations.
- Q. A general summary description of any protective covenants or private restrictions to be incorporated into the final plat.
- R. Any other pertinent information, as necessary.
- S. *The applicable fee: \$250.00*

4.6 PROCEDURES FOR REVIEW OF PRELIMINARY PLATS:

The County Zoning Administrator, upon receipt of five (5) copies of the preliminary plat, shall file one copy in the ~~records of the County~~ Auditor's Office, shall forward one copy to the Board of Supervisors, shall retain one copy for public inspection, and forward the remaining copies of the plat to the County Engineer, and shall schedule the plat for consideration by the Planning and Zoning Commission and the Board of Supervisors.

- A. The County Engineer and Zoning Administrator shall examine the plat as to its compliance with the ordinances and standards of the County, and its conformance with the preliminary plat; and shall set forth their findings in writing. A copy of the findings shall be provided to the subdivider.
- B. The Planning and Zoning Commission ~~shall~~ *may* examine the plat and the report of the County Engineer, and such other information as it deems necessary or desirable, to ascertain whether the plat conforms to the ordinances of the Comprehensive Plan and other duly adopted plans of the County.
- C. The Board of Supervisors shall examine the plat, the report of the County Engineer, the report of the Planning and Zoning Commission, *if applicable*, and such other information as it deems necessary or desirable. Upon such examination, the Board of Supervisors shall ascertain whether the plat conforms to the ordinances of the County, conforms to the Comprehensive Plan and other duly adopted plans of the County, and will be conducive to the orderly growth and development of the County; in order to protect the public health, safety, and welfare.
- D. Following such examination, the Board of Supervisors may approve, subject to conditions, or disapprove the plat. If the decision of the Board of Supervisors is to disapprove the plat, or to approve the plat subject to conditions, the reasons therefore shall be set forth in writing in the official record of the Board of Supervisors, and such decisions shall be provided to the applicant. Action on the preliminary plat by the Board of Supervisors shall be taken within sixty (60) days of the filing of the plat with the Board of Supervisors.

4.7 DURATION OF APPROVAL OF THE SUBDIVISION PRELIMINARY PLAT: The approval of a preliminary plat by the Board of Supervisors shall be valid for a period of one (1) year; after which such approval shall be void, and the subdivider shall take no action requiring the precedent approval of a preliminary plat except upon application for approval of an extension of such period of validity, by the Board of Supervisors.

- 4.8 **AUTHORIZATION TO INSTALL IMPROVEMENTS:** The approval of the preliminary plat shall constitute authorization by the Board of Supervisors for the installation of improvements as required by this ordinance, and as shown on the preliminary plat; provided no such improvement shall be constructed or installed until and unless the plans, profiles, cross sections, and specifications for construction of such improvement designed by a licensed civil engineer have been submitted to, and approved in writing by the County Engineer.
- 4.9 **COMPLETION AND ACCEPTANCE OF IMPROVEMENTS:** Before the Board of Supervisors will approve the final plat; all of the foregoing improvements shall be constructed and accepted by formal resolution of the Board of Supervisors. Before passage of said resolution of acceptance, the County Engineer shall report said improvements meet all County specifications and ordinances or other County requirements, and the agreements between the subdivider and the County.
- 4.10 **PERFORMANCE BOND PERMITTED:** In lieu of the requirement that improvements be completed prior to approval of the final plat, the subdivider may post a performance bond with the County, guaranteeing that improvements not completed shall be completed within a period of two (2) years from the date of approval of such final plat; but such approval of the plat shall not constitute final acceptance of any improvements to be constructed. Improvements will be accepted only after their construction has been completed.
- 4.11 **REQUIREMENT OF SUBDIVISION FINAL PLAT:** The subdivider shall, within one (1) year from the date of approval of the preliminary plat, unless such time period has been extended, prepare and file with the Board of Supervisors, through the Zoning Administrator, ten (10) copies of the final plat and required attachments, as set forth in this ordinance. No major subdivision final plat shall be considered by the Board of Supervisors until and unless a preliminary plat for the area included in the proposed final plat has been approved and has not expired and become void as set forth above.

The final plat shall be drawn at a scale of one inch equals one hundred feet (1"= 100') or larger. Sheet size shall not exceed twenty-two inches by thirty-four inches (22" x 34") nor be smaller than eight and one-half inches by eleven inches (8½"x 11"). Where more than one sheet is required, the sheets shall show the number of the sheet and the total number of sheets in the plat, and match lines indicating where other sheets adjoin.

- A. Scale and a graphic bar scale, north compass point, and date on each sheet.
- B. Name of the subdivision.
- C. The name and address of the owner and the name, addresses and profession of the person preparing the plat.
- D. All monuments to be of record, as required by Chapter 355 of the Code of Iowa.
- E. Sufficient survey data to positively describe the bounds of every lot, block street, easement, or other area shown on the plat, as well as the outer boundaries of the subdivided lands.
- F. All distance, bearing curve, and other survey data, as required by Chapter 355 of the Code of Iowa.
- G. All adjoining properties shall be identified, and where such adjoining properties are a part of a recorded subdivision, the name of that subdivision shall be shown. If the subdivision platted is a resubdivision of a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. Resubdivision shall be labeled as such in a subtitle following the name of the subdivision wherever it appears on the plat.
- H. Street names and designation of public alleys *for Major Subdivisions*.
- I. Block and lot numbers *for Major Subdivisions and lot numbers for Minor Subdivisions*.
- J. Accurate dimensions for any property to be dedicated or reserved for public use, and the purpose for

which such property is dedicated or reserved for public use.

- K. The purpose of any easement shown on the plat shall be confined to only those easements pertaining to public utilities including gas, power, telephone, cable television, water, sewer; easements for trails, bikeways, ingress and egress; and such drainage easements as are deemed necessary for the orderly development of the land encompassed with the plat. All plats that use Eastern Iowa Light and Power require a statement on the plat for easement purposes.
- L. All interior excepted tracts clearly indicated and labeled, "not a part of this plat."
- M. The subdivider shall not reserve a strip of land unless the land is of sufficient size and shape to be of some practical use or service as determined by the Board of Supervisors.
- N. The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot.
- O. A Licensed Land Surveyor shall certify to the plat.
- P. *A key map showing general location of the proposed subdivision in relation to surrounding development.*
- Q. *Contours at vertical intervals may be required for Minor Subdivisions.*

4.12 ATTACHMENTS TO THE FINAL PLAT:

The following shall be attached to and accompany any final plat:

- A. A certificate by the owner that the subdivision is with his free consent, and is in accordance with the desire of the owner. This certificate must be signed and acknowledged by the owner before some officer authorized to take the acknowledgments of deeds.
- B. An attorney's opinion showing that the fee title to the subdivision land is in the owner's name, holders of mortgages, and that the land is free from encumbrances other than those secured by an encumbrance bond, free from unpaid taxes, free from all judgments, attachments, or mechanics or other liens of record.
- C. The encumbrance bond, if any.
- D. A statement of restrictions of all types that run with the land and become covenants in the deeds of lots.
- E. A certificate by the County Engineer that all required improvements have been satisfactorily completed in accordance with the construction plans as approved and in substantial compliance with the approved preliminary plat. Prior to such certification, "as built" plans for all improvements shall have been provided to the County Engineer. In lieu thereof, the Board of Supervisors may certify that a performance bond guaranteeing completion has been approved by the County Attorney and filed with the Clerk, or that the Board of Supervisors has agreed that the County will provide the necessary improvements and installations and assess the costs against the subdivider of future property owners in the subdivision.
- F. Where improvements have been installed, a resolution accepting and approving such improvements along with the maintenance's bond required by this ordinance.
- G. If private streets or other private improvements have been approved, an agreement in the form of a covenant running with the land, in a form approved by the County Attorney, providing for the construction or reconstruction of any improvements to meet County standards, and the assessment of all costs to the property owners in the event of annexation, dedication and acceptance, shall be required.
- H. A resolution and certificate for approval by the Board of Supervisors and for signatures of the Chair and Auditor.
- I. A resolution and certificate for approval by the Council with signatures of the Mayor and Clerk of any Subdivision within two (2) miles of a city requiring approval of said subdivision.
- J. The applicable fee: *Farm or Minor Subdivision - \$250.00 or Major Subdivision - \$100.00*

4.13 PROCEDURES FOR REVIEW OF FINAL PLATS:

- A. The Zoning Administrator, upon receipt of ten (10) copies of the final plat, shall file one copy in the records of the County, shall forward one copy to the Board of Supervisors, shall retain one copy for public inspection, and forward three copies of the plat to the County Engineer, and shall schedule the plat for consideration by the Board of Supervisors.
- B. The Zoning Administrator shall provide copies of the Plat *to the Auditor's Office and* to such persons as necessary to review the plat.
- C. The County Engineer and Zoning Administrator shall examine the plat as to its compliance with the ordinances and standards of the County, and its conformance with the preliminary plat; and shall set forth their finding in writing. A copy of the findings shall be provided to the subdivider.
- D. If the plat is found to substantially conform to the preliminary plat as approved, the final plat shall be forwarded to the Board of Supervisors for review. If the plat is found not to conform to the preliminary plat, the Board of Supervisors shall refer it to the Planning and Zoning Commission for review, prior to viewing. The Planning and Zoning Commission shall then review the plat and shall forward a written recommendation thereon to the Board of Supervisors within forty-five (45) days of the filing of the plat with the Zoning Administrator. If the recommendation is to disapprove the plat, or to require modification of the plat, the reasons therefore shall be set forth in writing, and a copy of the recommendation shall be provided to the subdivider.
- E. Upon receipt of the plat and written reports thereon, the Board of Supervisors shall review the plat and attachments thereto. If the plat is found to conform to the ordinances and standards of the County and the Comprehensive Plan and the other duly adopted plans of the County, all as of the date of approval of the preliminary plat, and is found to substantially conform to the preliminary plat, the Board of Supervisors shall approve the plat, and shall cause its approval to be entered on the plat as required by law.
- F. Action on the final plat by the Board of Supervisors shall be taken within sixty (60) days of the date of filing the plat with the Zoning Administrator. If the action is to disapprove the plat, the reasons therefore shall be set forth in the official records of the Board of Supervisors and such decision shall be provided to the subdivider.

4.14 SUBDIVISION FEE STRUCTURE

Preliminary Plat of Procedure Plat <i>Major Subdivisions</i>	\$250
Final Plat of <i>Major Subdivision</i>	\$100

<i>Final Plat of Farm Subdivision or Minor Subdivision</i>	\$250

ARTICLE V: GENERAL PROVISIONS

- 5.1 **VALIDITY:** No plat or subdivision in Louisa County, Iowa shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this Ordinance and has been approved by the board of Supervisors as prescribed herein.
- 5.2 **PERMITS:** No County agency shall issue permits until the Subdivider complies with the provisions of this Ordinance.
- 5.3 **PENALTIES:** Violations of this Ordinance or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction be fined not more than \$100 or imprisoned for not more than 30 days. Each day shall constitute a separate violation. Nothing herein contained shall prevent Louisa County from taking such action as is necessary to prevent or remedy any violation.
- 5.4 **VARIANCES:** Where in the case of a particular proposed subdivision, it can be shown that a strict compliance with the requirements of this ordinance would result in extraordinary hardship to the subdivider, because of unusual topography or other conditions, the Board of Supervisors may vary, modify, or waive the requirements so that substantial justice may be done and the public interest secured, provided, however, that such variance modification or waiver will not have the effect of nullifying the intent and purpose of this ordinance. In no case shall any variance or modification be more than minimum easing of the requirements as necessary to eliminate the hardship. In so granting a variance, the Board of Supervisors may impose such additional conditions as are necessary to secure substantially the objectives of the requirements so varied, modified, or waived.
- 5.5 **REPEAL AND SAVING CLAUSE:** Ordinances in contradiction to this ordinance are hereby repealed. The repeal of said Ordinance(s) shall not have the effect to release or relinquish any penalty, forfeiture, or liability under said Ordinance or any part thereof. Said Ordinances, and all parts thereof, shall be treated as still remaining in force for the purpose of instituting or sustaining any proper action or prosecution for enforcement of such penalty, forfeiture, or liability.
- 5.6 **SEVERABILITY CLAUSE:** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.
- 5.7 **CHANGES AND AMENDMENTS:** This ordinance or any provision of this ordinance may be changed or amended from time to time by the Board of Supervisors, provided, however, that such changes or amendments shall not become effective until after a public hearing has been held, public notice of which shall have been published according to state statute.
- 5.8 **ORDINANCE NOT TO LIMIT OTHER ORDINANCES:** Nothing contained herein shall serve to abrogate, limit, repeal, or otherwise modify any other ordinance or regulation except as expressly set forth herein. If any provision of this ordinance conflicts with the provisions of any other ordinance, regulation, or statute, the most restrictive shall apply.
- 5.9 **APPROVAL:** This ordinance shall be effective after its final passage, approval and publication as provided by law.
- 5.10 **EFFECTIVE DATE:** This ordinance shall be effective upon its adoption and publication as required by law.

Appendix A
AMENDMENTS TO SUBDIVISION ORDINANCE 8-10
OF LOUISA COUNTY

WHEREAS, the Board of Supervisors of Louisa County and their administrative officials have discovered various minor changes that should be made to said ordinance to clarify, define, or make said ordinance better for the general welfare and,

WHEREAS, the Board of Supervisors of Louisa County has adopted a Zoning Ordinance to assist in controlling the future development of the County by regulating the uses of land, the size of lots, the height and bulk of buildings, the size of yards, and open spaces around buildings and structures for residences, commerce, industry, and other purposes and,

WHEREAS, it is essential that the subdivisions of land be coordinated with the Zoning Ordinance for the purpose of guiding the future development of the County; and

WHEREAS, the passage, adoption, and enforcement of the provisions hereinafter contained are deemed necessary for the general welfare and public requirements,

THEREFORE BE IT RESOLVED, by the Board of Supervisors of Louisa County, Iowa as follows:

That the Subdivision Ordinance 8-10 of Louisa County, Iowa be and the same hereby amended as follows:

ARTICLE III – POLICY AND DESIGN STANDARDS

3.4 MAINTENANCE BOND REQUIRED: The owner and subdivider of the land being platted shall be required to provide to the County, proper maintenance bonds to satisfactory to the County, so as to insure that for a period of one (1) year from the date of acceptance of any improvement, the owner and subdivider shall be responsible to maintain such improvements in good repair.

AMENDMENT: At end of last sentence add “of all Major Subdivisions.”

3.12 INTERSECTIONS: The minimum acute angle intersecting roads shall be 75 degrees with 90 degree recommended. Intersections with centerlines offset less than 150’ on the connecting road are prohibited.

AMENDMENT: At end of last sentence add “for Major Subdivisions.”

3.13 ALLEYS: Alleys are allowed in commercial or industrial developments but are not generally permissible within the residential boundaries.

AMENDMENT: At end of last sentence add “of Major Subdivisions.”

3.22 SYSTEMS FOR SEWER AND WATER: “The use of septic tanks will require the subdivider to discuss with the County Sanitarian the current requirements for the area requirements for septic tanks for the specific soil types of the subdivision.

AMENDMENT: At end of this sentence insert the word “Major” before subdivision.

ARTICLE IV: PRELIMINARY AND FINAL PLAT

4.1 PRE-APPLICATION CONFERENCE: “the Administrator may waive the Preliminary Plat requirement if the subdivision is a simple two or three lot layout.”

AMENDMENT: After the word subdivision delete rest of sentence and replace with “is a Farm subdivision or a Minor Subdivision.”

4.5 REQUIREMENTS OF THE SUBDIVISION PRELIMINARY PLAT:

M. The location, width and dimensions of all streets and alleys proposed to be dedicated for public use.

AMENDMENT: At end of sentence insert “for a Major Subdivision.”

N. The proposed names for all streets in the area being platted.

AMENDMENT: At the end of the sentence insert “for a Major Subdivision”

O. Present and proposed utility systems, including sanitary and storm sewers, other drainage facilities, water lines, gas mains, electric lines, and other facilities. If a proposed subdivision shall fall within two or more utility services districts, such divisions shall be noted on the map. Documentation shall be provided that the utilities proposed to serve the subdivision are aware and support the Subdivision.

AMENDMENT: In the last sentence after the words “serve the” insert the word “Major” and the rest of the sentence is to remain the same.

AMENDMENT: Add letter “S” to read S. The applicable fee: \$250.00.

4.6 PROCEDURES FOR REVIEW OF PRELIMINARY PLATS: The County Zoning Administrator, upon receipt of five (5) copies of the preliminary plat, shall file one copy in the records of the County, shall forward one copy to the Board of Supervisors, shall retain one copy for public inspection, and forward the remaining copies of the plat to the County Engineer, and shall schedule the plat for consideration by the Planning and Zoning Commission and the Board of Supervisors.

AMENDMENT: In first sentence after “preliminary plat” delete “shall file one copy in the records of the County” and insert “shall file one copy in the Auditor’s Office”, the rest of the sentence to remain the same.

B. The Planning and Zoning Commission shall examine the plat and the report of the County Engineer, and such other information as it deems necessary or desirable, to ascertain whether the plat conforms to the ordinances of the Comprehensive Plan and other duly adopted plants of the County.

AMENDMENT: In the first sentence delete the word “shall” and insert the word “may”.

C. The Board of Supervisors shall examine the plat, the report of the County Engineer, the report of the Planning and Zoning Commission, and such other information as it deems necessary or desirable. Upon such examination, the Board of Supervisors shall ascertain whether the plat conforms to the ordinances of the County, conforms to the Comprehensive Plan and other duly adopted plans of the County, and will be conducive to the orderly growth and development of the County; in order to protect the public health, safety, and welfare.

AMENDMENT: In the first sentence after “the report of the Planning and Zoning Commission”, add “if applicable,” and the rest of the sentence is to remain the same.

4.11 REQUIREMENT OF SUBDIVISION FINAL PLAT:

H. Street names and designation of public alleys.

AMENDMENT: At the end of sentence insert “for Major Subdivisions.”

I. Block and lot numbers

AMENDMENT: At the end of sentence insert “for Major Subdivisions and lot numbers for Minor Subdivisions.”

Add new section “P” and “Q”

P. A key map showing general location of the proposed subdivision in relation to surrounding development.

Q. Contours at vertical intervals may be required for Minor Subdivisions.

4.12 ATTACHMENTS TO THE FINAL PLAT:

J. The applicable fee.

AMENDMENT: Insert "Farm or Minor Subdivision \$250 or Major Subdivision \$100 after the word fee.

4.13 PROCEDURES FOR REVIEW OF FINAL PLATS:

B. The Zoning Administrator shall provide copies of the Plat to such persons as necessary to review the plat.

AMENDMENT: After the word plat insert "to the Auditor's Office and" The rest of the sentence to remain the same.

4.14 SUBDIVISION FEE STRUCTURE:

Preliminary Plat of Major Subdivision \$250

Final Plat of Major Subdivision \$100

AMENDMENT: Add last fee structure of "Final Plats of Farm or Minor Subdivisions \$250

The above said amendments are hereby listed in chronological order and placed within the text of said Subdivision Ordinance 8-10.

These amendments will become effective with publication in the official newspapers of Louisa County.

Passed and adopted by the County Board of Supervisors of Louisa County, Iowa this 28th day of May, 2002.

James Howell
Jim Howell, Chairman

Ken Purdy
Ken Purdy, Member

Forrest Bartenhagen
Forrest Bartenhagen, Member

Attest: _____ Sylvia Belzer
Sylvia Belzer, Louisa County Auditor

NOTE: The above amendments have been added to the ordinance, a line is placed thru the ~~out word~~ and the new words are *italicized*.

AMENDMENT TO THE LOUISA COUNTY SUBDIVISION ORDINANCE

December 18, 2007

ARTICLE I, SECTION 1.3: APPLICATION

WHEREAS, the Board of Supervisors of Louisa County and their administrative officials have held public hearings on the amendment for Article I, Section 1.3, Application, they do herein adopt this amendment by striking Item D and by striking the twelve words in Item C and replacing the words in Item C with: A boundary line adjustment where no additional tract of land is created and the property owner(s) submit a plat of survey drawn by a licensed land surveyor.

THEREFORE, by the Board of Supervisors of Louisa County, Iowa the amendment is made as follows:
THAT the Subdivision Ordinance of Louisa County, Iowa is hereby amended as follows:

Article I, Section 1.3:

1.3 Application: A subdivision plat shall be made when a tract of land is subdivided by repeated division or simultaneous division into three (3) or more parcels, any of which are described by metes and bounds description for which no plat of survey is recorded. For the purposes of this Ordinance the following action shall not be considered as a subdivision:

- A. The division of land where the smallest parcel created is a one-quarter of a one-quarter ($\frac{1}{4}$ $\frac{1}{4}$) aliquot part.
- B. The initial split of a one-quarter of one-quarter ($\frac{1}{4}$ $\frac{1}{4}$) aliquot part.
- C. ~~A property line adjustment where no additional lots or parcels are created.~~ *A boundary line adjustment where no additional tract of land is created and the property owner(s) submit a plat of survey drawn by a licensed land surveyor.*
- ~~D. A division of land where no part of the divided lot or parcel will be transferred to anyone but the owner(s) of a lot or parcel of land abutting that part of the divided lot to be transferred.~~

THE above amendment is hereby listed and in chronological order and placed within the text of the Louisa County Subdivision Ordinance.

ITS first consideration read on the 18th of December 2007.

ITS second and third reading and consideration waived on the 18th of December 2007.

ITS final reading and consideration and adoption on the 18th of December 2007.

THIS amendment will become effective on January 1, 2008, with its publication in the official newspapers of Louisa County on December 26th, December 27th, 2007.

PASSED and adopted by the Louisa County Board of Supervisors, Louisa County, Iowa, on this 18th day of December 2007.

Ken Purdy
Ken Purdy, Chairman

Attest: Sylvia Belzer
Sylvia Belzer, Auditor

David Wilson
David Wilson

Frank Jamison
Frank Jamison

NOTE: The above amendments have been added to the ordinance, a line is placed thru the ~~out word~~ and the new words are *italicized*.