

Ordinance No. 96-OR-28

Ordinance Repealing the Existing City of Jeffersonville
Subdivision Control Ordinance and Adopting a New Subdivision Control Ordinance

WHEREAS the existing City of Jeffersonville Subdivision Control Ordinance is in need of clarification and alteration to most effectively protect the public health, safety, and general welfare,

NOW, THEREFORE, the Common Council of the City of Jeffersonville hereby repeals Chapter 155 of the Jeffersonville Code of Ordinances (Subdivision Control Regulations), and hereby adopts the following Chapter 155 Subdivision Control Regulations:

CHAPTER 155 SUBDIVISION CONTROL REGULATIONS

CONTENTS:

SECTION 155.10	GENERAL PROVISIONS
SECTION 155.20	PLAT PROCEDURES
SECTION 155.30	PRINCIPALS AND STANDARDS OF DESIGN
SECTION 155.40	STANDARDS OF IMPROVEMENT
SECTION 155.70	VARIANCES
SECTION 155.80	PLAT CERTIFICATES

SECTION 155.10 GENERAL PROVISIONS

- 155.10 Establishment of Control
- 155.12 Rights of Plan Commission
- 155.13 Definitions

155.11 ESTABLISHMENT OF CONTROL

No plat or replat of a residential, commercial, or industrial subdivision of land located within the jurisdiction of the plan commission shall be recorded until it shall have been approved by the plan commission, and such approval shall have been entered in writing on the plat by the president and secretary of the commission. (Ord. 89-Or-22, passed 5-20-89).

155.12 RIGHTS OF PLAN COMMISSION

The Plan Commission hereby reserves the right to:

1. Consider preservation of known or discovered scenic and historic landmarks.
2. Refuse changing natural watercourses, watersheds, ravines, etc. (Ord. 89-Or-22, passed 5-20-89).
3. Deny development if the land is considered by the plan commission to be unsuitable for use by reason of flooding or improper drainage, objectionable earth and rock formation, topography, or any other feature harmful to the

- health and safety of possible residents and the community as a whole.
4. Approve all or only a section of any preliminary or final plat brought forward for their consideration.

155.12 DEFINITIONS For the purposed of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALLEY. A permanent public serviceway providing a secondary means of access to abutting lands.

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

BUILDING SETBACK LINE. The line nearest the front of and across a lot establishing the minimum open space to be provided between the front line of buildings and structures and the front lot line.

CITY. The City of Jeffersonville, Indiana.

COMMISSION. The Jeffersonville City Plan Commission.

COMPREHENSIVE PLAN. The complete plan, or any of its parts, for the development of the city prepared by the Plan Commission and adopted in accordance with IC 36-7-1 through IC-36-7-18.

CUL-DE-SAC (COURT OR DEAD-END STREET). A short street having one end open to traffic and being permanently terminated by a vehicle turn-around at the other end.

EASEMENT. A grant by the property owner of the use of a strip of land by the public, a corporation, utility or persons, for specified purposes.

JURISDICTION OF THE COMMISSION. The City of Jeffersonville, Indiana, and areas within two miles of the corporate limits.

LOT. A portion of a subdivision, or other parcel of land intended as a unit for transfer of ownership or development.

OFFICIAL THOROUGHFARE PLAN. The part of the comprehensive plan of the city, now or hereafter adopted which includes a major street and highway plan and sets forth the location, alignment, dimension, identification, and classification of existing and proposed streets, highways, and other thoroughfares.

PERSON. A corporation, firm, partnership, association, organization, or any other group acting as a unit, as well as natural person.

PLACE. An open, unoccupied, officially designated space, other than a street or alley, permanently reserved for use as a principal means of access of abutting property.

PLAT. A map or chart indicating the subdivision or resubdivision of land, intended to be filed for record.

STREET. A right-of-way, other than an alley, dedicated or otherwise legally established for the public use, usually affording the principal means of access to abutting property. A street may be designated as a highway, thoroughfare, parkway, boulevard, road, avenue, lane, drive, other appropriate name.

(A) **ARTERIAL.** A street designated for large volumes of traffic movement. Certain arterial streets may be classed as limited access highways to which entrances and exits are provided only at controlled intersections and access is denied to abutting properties.

(B) **FEEDER.** A street planned to facilitate the collection of traffic from residential streets, and to provide circulation within neighborhood areas and convenient ways for traffic to reach arterial streets.

(C) **HALF.** A street with can topographically, geographically, or any other reason have lots for building purposes on only one side of such street.

(D) **RESIDENTIAL.** A street designated primarily to provide access to abutting properties, usually residential. Certain residential streets may be marginal access streets parallel to arterial streets, which provide access to abutting property and ways for traffic to reach access points on arterial streets.

SUBDIVIDER. Any person, or persons, firm, or corporation engaged in developing or improving a tract of land which complies with the definition of a subdivision as defined in this ordinance.

SUBDIVISION.

A. The division of any parcel of land for residential, commercial, or industrial use shown as a unit, part of a unit, or as contiguous units on the last preceding transfer of ownership thereof, into two or more parcels, sites, or lots, any one of which is less than five acres in area, for the purpose, whether immediate or future, of transfer of ownership. However, the division or partition of land into parcels of more than five acres not involving any new streets or easements of access and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall not be considered a subdivision.

B. The improvement of one or more parcels of land for residential, commercial, industrial structures, or groups of structures involving the subdivision and allocation of land as streets or other open spaces for common use by owners, occupants, or lease holders or as easements for extension and maintenance of public sewer, water, storm drainage, or other public utilities and facilities.

ZONING ORDINANCE. The part of the master plan, now or hereafter adopted, which includes an ordinance and zone map which divides the jurisdiction of the Plan Commission into districts, with regulation and requirements and procedures for the establishment of land use controls.

SECTION 155.20 PLAT PROCEDURES

- 155.21 Submission of Application**
- 155.22 Preliminary Plat**
- 155.23 Preliminary Plat Approval**
- 155.24 Final Plat**
- 155.25 Final Plat Approval**

155.21 SUBMISSION OF APPLICATION

An applicant desiring approval of a plat of a subdivision of any land lying within the jurisdiction of the plan commission, shall submit a written application to the plan commission. Such application shall be accompanied by the information, requirements and plans set forth in this chapter (chapter 17 sections 1701 through 1707). (Ord. 89-Or-22, passed 5-20-89).

155.22 PRELIMINARY PLAT

The applicant shall provide a preliminary plan of the subdivision showing the manner in which the proposed subdivision is coordinated with the Jeffersonville Comprehensive Plan and its provision. Specifically, the proposed subdivision should address its relationship to the requirements of the official Thoroughfare Plan, school and recreational sites, shopping center, community facilities, sanitary sewers, water supply and drainage, and other developments existing and proposed in the vicinity. However, no land shall be subdivided for use unless adequate access to the land over improved publicly dedicated streets or thoroughfares exists or will be provided by the applicant.

The applicant shall provide two copies of a location map and preliminary plat showing:

- A. LOCATION MAP** (may be prepared by indicating the data by notations on available maps) showing:
 - a.** Subdivision name and location.
 - b.** Title, scale, north point, and date.
 - c.** Any thoroughfare or other existing roads relating to the subdivision
 - d.** Existing elementary, middle and high schools, parks, playgrounds, and other community facilities serving the area proposed to be subdivided.
- B. PRELIMINARY PLAT** drawn to a scale of one (1) inch = 50 feet showing:
 - a.** Name of the subdivision.

- b. Names and addresses of the:**
 - 1) Owner of the land, 2) applicant and 3) professional land surveyor who prepared the plan.
- c. Scale, north point and date**
- d. Legends and notes:** indicating the location of fire hydrants, water lines, sewer lines, manholes and sidewalks.
- e. Streets and rights-of-way:** on and adjoining the site of the proposed subdivision showing the: 1) street names (which shall not duplicate other names of streets in the community), 2) roadway widths, 3) approximate gradients, 4) types and widths of pavement, 5) curbs, 6) sidewalks, 7) crosswalks, 8) trees and 9) other pertinent data.
- f. Easements:** locations, widths and purposes.
- g. Utilities:** preliminary locations, approximate sizes and applicable capacity of all utilities to be installed.
- h. Layout of lots** showing: lot numbers, dimension and square footage of each lot. The lots shall be numbered 101,102,103 consecutively in (section-one). 201,202,203 etc in (section-two). The dimensions used for lots, setback lines, yard lines, or other necessary items shall be in accordance with the zoning requirement where said subdivision is to be built.
- i. Dedicated parcels:** Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semipublic or community purpose.
- j. Contours:** at vertical intervals of one foot if the general slope of the site is less than 10% and at vertical intervals of five feet if the general slope is greater than 10 % .
- k. 100-year flood boundary contour:** as shown on the latest revised national flood insurance program, flood insurance rate map. Indicate by note the map reference number.
- l. Tract boundary lines** showing: dimensions, bearing, and references to grants and existing property corners.
- m. Building setback** or front yard lines.
- n. Other features or conditions** which would affect the subdivision or area both favorably or adversely.

C. FEES AND OTHER INFORMATION

- 1) The application shall be accompanied by the certified check or money order in the amount of \$200 plus \$5 for each lot in the proposed subdivision to cover the cost of checking and verifying the proposed plat, and such amount shall be deposited in the general fund.
- 2) The application shall include a list of the names and addresses of all adjoining property owners where they are adjacent to the site and across roadways from the site. Notice must be sent and the cost of publication of the notice of hearing shall be met by the applicant. A USPS certified return receipt should be addressed to the City of Jeffersonville, Department of Planning & Development 501 East Court Ave Jeffersonville, IN 47130. (Ord. 89-0r-22, passed 5-20-89).
- 3) The applicant shall provide a list and description of the protective covenants or private restrictions to be incorporated in the plat of the subdivision.
- 4) The applicant shall complete an affidavit stating they have read, understand and agree to comply with all the requirements of the Subdivision Ordinance.

155.23 PRELIMINARY PLAT APPROVAL:

- A. After an application for approval of a plat of a subdivision together with two copies of all maps and data, has been filed, the Plan Commission staff or Plat Review Committee when it is established shall review the preliminary plat and accept the application and plat, or return them to the applicant with suggestions for changes. No application will be considered at a meeting unless it has been filed with the Plan Commission at least 45 days before the date of such meeting. Twelve copies of the revised final maps and data shall be submitted to the Plat Review Committee ten days prior to the date of such meeting.
- B. After the Plan Commission has accepted an application and preliminary plat, it shall set a date for a hearing, notify the applicant in writing, and notify by general publication or otherwise, adjoining property owners or any governmental unit having a probable interest in the proposed plat. (Fees and procedures are described above in Section C #2 Fees and other information.)
- C. Following the hearing on the preliminary plat, the Plan Commission will notify the applicant in writing that it has approved the preliminary plat and is ready to receive the final plat, or will advise the applicant of any further changes in the preliminary plat which are required or should have consideration before approval will be given. (Ord. 89-0r-22, passed 5-20-89).

SPECIAL NOTE Approval of the preliminary plat does not waive the rights of the Plan Commission to require additional changes in future sections of the development when a final plat approval is requested for that section.

155.24 FINAL PLAT:

The final plat shall meet the following specifications:

The original drawing of the final plat of the proposed subdivision shall be drawn to a scale, so that the resulting plat is 18 inches by 24 inches with a clean, ½ -inch border all around. Twelve blue line prints and a malar of the final plat shall be submitted.

The following basic information shall be shown and deemed to be accurate and reliable:

- 1) **Name of the subdivision.**
- 2) **Name and address** of the land owner and the applicant.
- 3) **North point, scale, and date.**
- 4) **Boundary lines:** with bearings and distances, which provide a survey of the tract, closing with an error of not more than is required by the latest revision of IAC 865.
- 5) **Bearing and distances** to the nearest grant corner or other subdivision corner. One or more such corners shall be accurately shown on the final plat.
- 6) **Location of all existing and recorded streets** and rights-of-way intersecting the boundaries of the tract to be subdivided.
- 7) **A metes and bounds** description of the boundary of the tract, including the source of bearing data.
- 8) **Source of title** to the land to be subdivided as shown by the record books of the county recorder.
- 9) **Street names.**
- 10) **Complete curve data** for all curves included in the plan, including radius, chord length and bearing.
- 11) **Street right-of-way** lines with accurate dimensions in feet and hundredths of feet.
- 12) **Lot numbers and dimensions** (bearings and distances)

- 13) **Widths and locations of easements** for utilities and any limitations on such easements.
- 14) **Dimensions of dedicated parcels** for any property to be dedicated or reserved for public, semi-public or community use.
- 15) **Restrictions** of all types which will run with the land and become covenants in the deeds for lots either on the face of the plat or in a separate instrument for recording.
- 16) **Building setback** or front yard lines and dimensions the minimum of which shall comply with the City Jeffersonville Zoning Ordinance.
- 17) **Monuments and lot corners:** reference to recording information of latest boundary survey as required by IAC 865 1.21.1 through 1.12.29
- 18) **Plans and specifications** for the improvements required in section 1703 and 1704 of this chapter.
- 19) **Certification** by an Indiana registered land surveyor.
- 20) **Certification of dedication of streets** and other public property.
- 21) **Certificate of approval** by the Plan Commission.
- 22) **Construction permits** from the state for sanitary sewers and water mains. These permits shall be in the name of the city or water utility, prepared by the applicant's engineer and submitted and paid for by the applicant. All sanitary sewers and other utilities shall be in easements or rights-of-way dedicated for such purposes.
- 23) **Letters from each utility** concerning adequacy of easements shown on the plat, and stating they will serve the subdivision. (Ord. 89-Or-22, passed 5-20-89).
- 24) **Written approval** from the City Fire Chief of the water main and fire hydrant locations.
- 25) **Approval from the City Board of Public Works** for connection to the Jeffersonville sanitary sewer system.

155.25 FINAL PLAT APPROVAL:

- A. When the final plat is submitted to the Plan Commission, it shall be accompanied by a signed notice from the Board of Public Works, stating that a performance bond or irrevocable letter of credit has been filed with and approved by that body. This bond or letter shall run to the City and be in an amount equal to 100% of the construction cost of streets, sewers, sidewalks, curbs, gutters, utilities and drainage facilities as a guarantee against faulty workmanship or materials for a period of one year after completion of construction. The developer shall receive written notice approximately one month prior to the expiration date of such bond or letter of credit. Upon receiving this notice the developer shall be required to issue a new bond or letter of credit for maintenance in the amount of (25 %) twenty -five percent of the original amount for a period of one year after final approval of all improvements by the City Engineer.
- B. The applicant shall set forth an estimated time for the completion of the improvements.
- C. Within a reasonable time after application for approval of the final plat, the Plan Commission shall move to approve or deny the application. If the Plan Commission approves the final plat, the certifying signature of its president and secretary shall be affixed thereto. If the Plan Commission denies the application, it shall set forth the reasons for such denial in its own records and provide the applicant with a copy. (Ord. 89-0r-22, passed 5-20-89).

SECTION 155.30 PRINCIPLES AND STANDARDS OF DESIGNS

- 155.31 Conformance
- 155.32 Streets, alleys & cul-de-sacs
- 155.33 Blocks
- 155.34 Lots
- 155.35 Easements
- 155.36 Building setback lines
- 155.37 Public open spaces

155.31 CONFORMANCE:

- A. The subdivision plan shall conform to the principles and standards which are generally exhibited in the Jeffersonville Comprehensive Plan. (Ord. 89-Or-22, passed 5-20-89).
- B. The final plat of the subdivision plan shall conform to the following principles and standards of design:

155.32 STREETS, ALLEYS & CUL-DE-SACS:

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision, and where streets cross other streets, jogs shall not be created.
- B. Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient. No half-streets shall be permitted in any subdivision.
- C. Certain proposed streets as determined by the City Engineer shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity.
- D. Wherever there exists a dedicated or platted portion of a street or alley abutting the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision, with a minimum right-of-way width for streets of 50 feet and a minimum right-of-way width for alleys of 20 feet.
- E. Right-of-way widths of arterial streets and feeder streets shall conform to the widths specified in the official Thoroughfare Plan.
- F. The minimum right-of-way of residential streets, marginal access streets or cul-de-sacs, shall be 50 feet. All cul-de-sacs shall terminate in a circular right-of-way with a minimum diameter of 100 feet. The maximum length of a cul-de-sac, from the intersection of the center lines of the nearest side or cross street to the center of the radius of the cul-de-sac, shall be 400 feet.
- G. Alleys shall be discouraged in residential districts but should be included in commercial and industrial areas where needed for loading and unloading or access purposes, and where platted, the right-of-way shall be at least 20 feet in width.
- H. The center lines of streets should intersect as nearly at right angles as possible.
- I. At intersections, property line corners shall be rounded by arcs of at least a 20 foot radius.
- J. **If** the smaller angle of intersection of two streets is less than 60 degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Plan Commission or its designate.
- K. Where parkways or special types of streets are involved, the Plan Commission may apply special standards to be followed in their design.

- L. Whenever the proposed subdivision contains or is adjacent to a railroad right-of-way or a highway designated as a limited access highway by the appropriate highway authorities, provision shall be made for a marginal access street, or a parallel street at a distance acceptable for the appropriate use of the land between the highway or railroad and such streets.
- M. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained along the center lines as follows:
 - 1. Arterial streets: five hundred feet.
 - 2. Feeder streets and parkways: three hundred feet.
 - 3. Residential streets: one hundred and fifty feet.
- N. Curvature measured along the center line shall have a minimum radius as follows:
 - 1. Arterial streets: five hundred feet.
 - 2. Feeder streets and parkways: three hundred feet.
 - 3. Residential streets: two hundred feet.
 - 4. Intersections of residential streets with other streets: one hundred and seventy-five feet immediately preceding the point of intersection.
- O. Between reversed curves on arterial streets there shall be a tangent of not less than 100 feet and on feeder and residential streets such tangent shall be not less than 40 feet.
- P. Maximum grades for streets and alleys shall be approved by the Plan Commission.
- Q. The minimum grade of any street gutter shall be not less than 0.3 % however 0.5 % is preferred. (Ord. 89-Or-22, passed 5-20-89).

155.33 BLOCKS:

Blocks should not exceed 800 feet in length. (Ord. 89-Or-22, passed 5-20-89).

155.34 LOTS:

- A. All lots shall abut a dedicated street.
- B. Side lines of lots shall be approximately right angles to straight streets and on radial lines on curved streets. Some variation from this rule is permissible, but pointed or

very irregular lots should be avoided.

- C. Double frontage lots should not be platted, except where desired along arterial streets, lots may face on an interior street and back on such thoroughfares. In that event a planting strip, or a screen, at least 20 feet in width shall be provided along the back of the lot.
- D. Widths and areas of lots shall be not less than that provided in the zoning code for the district in which the subdivision is located.
- E. Wherever possible, overall shopping centers, based upon sound development standards, should be designed and approved by the Plan Commission in contrast to the platting of lots for individual commercial use.
- F. Corner residential lots shall be wide enough to permit appropriate setbacks from both streets. (Ord. 89-Or-22, passed 5-20-89)

155.35 EASEMENTS:

- A. Where alleys are not provided, easements for utilities shall be provided. Such easements shall have minimum widths of 12 feet on a lot or where located along a line between two lots, one-half the width shall be taken from each lot. Before determining the location of easements, the plan shall be discussed with the local public utility companies to assure their proper placing for the installation of such services.
- B. No building, fences, trees or shrubs shall be placed within such easements. (Ord. 89-Or-22, passed 5-20-89).

155.36 BUILDING SETBACK LINES:

Shall be as provided in the zoning code, or as provided by the Plan Commission. (Ord. 89-Or-22, passed 5-20-89).

155.37 PUBLIC OPEN SPACES:

Where sites for parks, schools, playgrounds or other public uses are located within the subdivision area as shown in the Comprehensive Plan, the Plan Commission may: 1) request their dedication for such purposes, or 2) request their reservation for a period of one year following the date of the approval of the final plat. In the event a governmental agency passes a resolution expressing its intent to acquire land so reserved, the reservation period shall be extended for an additional six months. (Ord. 89-Or-22, passed 5-20-89)

SECTION 155.40 STANDARDS OF IMPROVEMENT

155.41	Conformance
155.42	Monuments & Markers
155.43	Streets
155.44	Design of streets
155.45	Sanitary sewers
155.46	Storm drainage
155.47	Curbs & gutters
155.48	Sidewalks
155.49	Street signs
155.50	Water supply

155.41 CONFORMANCE:

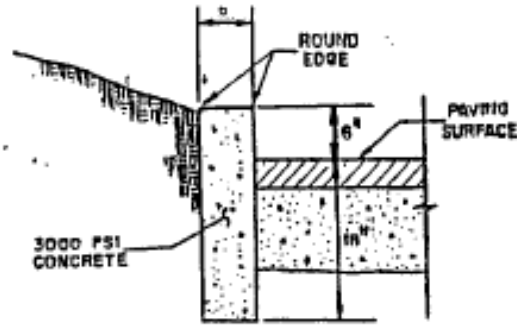
The final plat of the subdivision shall conform to the standards of improvements contained in this section.

155.42 MONUMENTS AND MARKERS

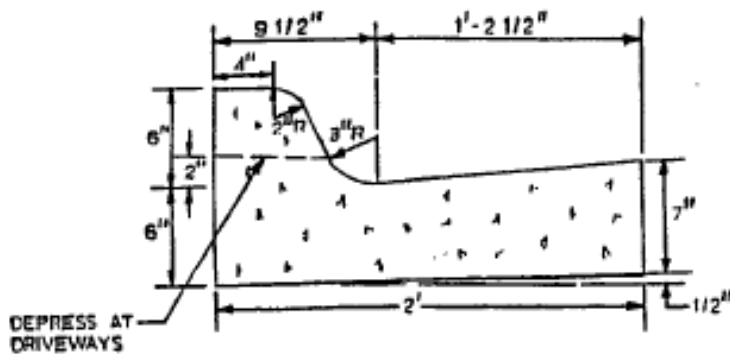
- A. Property corner monuments shall be placed so that the center of the monument shall coincide exactly with the intersections of lines to be marked, and shall be set so that the top of the monument or marker is level with the finished grade.
- B. Property corner monuments shall be set at the intersection of all lines forming angles in the boundary of the subdivision.
- C. Monuments shall be set at:
 - 1) The beginning and ending of all curves along street property lines.
 - 2) All points where lot lines intersect curves, either front or rear.
 - 3) All angles in property lines of lots.
 - 4) All other lot corners not established by a monument.
 - 5) Front lot corners may be marked with cuts in the concrete curb on the side lot lines instead of as noted above.
- D. Monuments shall be of stone, pre-cast concrete, or concrete poured in place with minimum dimensions of four inches by four inches by 30 inches, set vertically in place. They shall be marked on top with an iron or copper dowel set 1/8 inch above the top of the monument, or deeply scored on top with a cross. Markers may also consist of iron pipes or steel bars at least 30 inches long, and not less than 5/8 inch in diameter. (Ord. 89-Or-22, passed 5-20-89).

155.43 STREETS:

11. Streets (and alleys where provided) shall be completed to grades shown on plans, profiles, and cross-sections, provided by the applicant, and prepared by a registered professional engineer or land surveyor and approved by the Plan Commission.
12. The streets shall be graded, surfaced, and improved to the dimensions required by the cross-sections and the work shall be performed in the manner prescribed by the specifications of the City.
 - (1) In a subdivision proposed to contain an average of more than two lots per gross acre, or in a subdivision proposed to have a street or streets which are extensions of existing paved streets which are surfaced to width of at least 30 feet, the street shall be a minimum width of 32 feet from back of curb to back of curb with 28 feet of pavement width. Alleys shall be surfaced to their full width.
 - (2) In a subdivision proposed to contain an average of less than two lots per gross acres, the streets shall be a minimum of 32 feet from back of curb to back of curb with 28 of pavement width. Alleys shall be surfaced to their full width.
13. The street surface shall be of Portland cement concrete or a flexible pavement and shall be constructed in accordance with design characteristics at least equal to those in section 404.

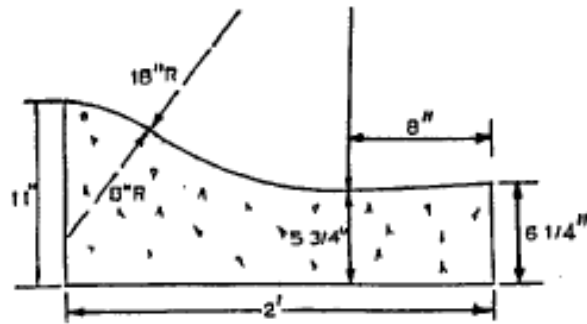


STAND-UP CONCRETE CURB DETAIL

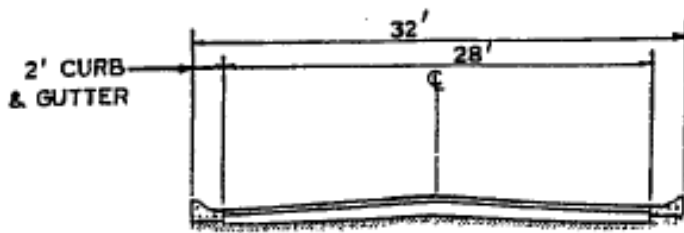


COMBINED CURB AND GUTTER

CURB AND GUTTER DETAIL
USING PORTLAND CEMENT CONCRETE



ROLLED CURB AND GUTTER



FINISH GRADE OF
CENTERLINE TO BE
SAME AS BACK OF
CURB GRADE.

TYPICAL STREET SECTION

14. Prior to construction of the streets and alleys, adequate subsurface drainage for the street shall be provided by the applicant. Subsurface drainage pipe, when required, shall be required, shall be reinforced concrete pipe, class III or a similar type not less than 12 inches in diameter approved by the Plan Commission. Upon the completion of the street and alley improvements, three sets of “as-built” plans shall be filed with the Plan Commission. (Ord. 89-Or-22, passed 5-20-89).

155.44 DESIGN OF STREETS AND ALLEYS:

- A. Residential subdivision; feeder and residential streets.
 - (1) Flexible pavements shall be one inch compacted thickness of Indiana Department of Transportation (INDOT) hot asphaltic concrete, surface mixture No. 11, placed over two inches compacted thickness of INDOT hot asphaltic concrete bituminous binder course, mixture No. 9, placed over nine inches compacted thickness of INDOT, crushed limestone, compacted aggregate base, Type “O”, placed over earth sub base which has been smooth graded, compacted and “proof-rolled”.
 - (2) Portland cement concrete pavement shall be of a comparable design.
- B. Residential, commercial and industrial subdivisions: arterial streets.
 - (1) Flexible pavements for these types of streets shall be designed by the AASHTO method as per the Indiana Department of Transportation. One California Bearing Ratio (CBR) test shall be run for each 1000 linear feet of street in the platted subdivision.
 - (2) Design calculations and CBR test results shall be submitted, with plans, for review.
 - (3) Portland cement concrete pavement shall be of comparable design.
 - (4) Regardless of the AASHTO/CBR design results, in no case shall the flexible pavement design result in a design section of less than one inch of INDOT No. 11 Surface, three inches of INDOT No. 9 Binder and nine inches of INDOT Type “O” compacted aggregate base. Thicknesses are all “compacted” thicknesses.
- C. Paving methods.
 - (1) On all flexible pavements on all residential, commercial or industrial streets the final one inch of INDOT surface mixture No. 11 shall not be placed until 80% of all lots in the platted subdivision are occupied by houses or buildings.

- (2) An inspection of the streets by the City shall be requested by the developer at 80% lot coverage and repairs made to the streets by the developer before the final one inch of surface asphalt is placed. (Ord. 89-Or-22, passed 5-20-89).

155.45 SANITARY SEWERS:

- A. The applicant shall provide the Plan Commission at least two sets of plans for the installation of a sanitary sewer system shall be designed by the applicant in accordance with the minimum requirements and approved the by the City Engineer. Lateral locations shall be carefully marked. Connection to the sanitary sewer system must be approved by the Board of Public Works.
- B. The applicant shall provide the subdivision with a complete sanitary sewer system, which shall connect with a sanitary sewer outlet approved by the City Engineer. A complete sanitary sewer system to convey the sewage to a treatment plant, shall be provided by the applicant in accordance with minimum requirements of the city engineer.
- C. Upon completion of the sanitary sewer installation, three sets of “as-built” plans for such system shall be filed with the Plan Commission. Upon acceptance of the “as-built” plans by the City Waste Water Department all sanitary sewers, lift stations, or other such facilities shall become the property of the City of Jeffersonville.

155.46 STORM DRAINAGE:

- A. The applicant shall provide the subdivision with an adequate storm water sewer system. Easements for such surface drainage shall be provided. Open ditches for drainage shall not be wider than three feet on each side of the ditch centerline or deeper than one foot.
- B. The storm sewer system shall be designed in accordance with the stormwater facilities design criteria.
- C. It shall be the responsibility of the Subdivision developer to provide proper drainage for the entire subdivided area, designed according to standard engineering practices, with pipe, curb inlets, headwalls, catch basins, ditched, retention/detention basins and swales at proper slopes in all areas designated as Drainage Easements. Detailed hydraulic calculations (discharge rates, pipe sizing, inlet spacing...etc.) shall be submitted to the City Engineer for approval at the preliminary and final plat stage. The drainage system shall be designed to control discharge or runoff from the development at a rate equal to the amount of discharge or runoff as if the site was completely undeveloped and grass covered after construction of all improvements are complete. The Subdivider/Developer shall obtain an Erosion Control Permit from the Indiana Department of

Environmental Management and the local Soil Conservation Service, a copy of which shall be filed with the City Engineer. Straw bales and silt fences shall be placed and maintained by the Subdivider/Developer and homebuilders until all construction of any type is completed. These measures must keep silt and trash out of streets, ditches, and sewers.

After all site development is complete, before any structures are built, all areas designate as Drainage Easements shall be completely graded and sodded in accordance with the overall drainage design.

It shall be the responsibility of the Subdivider/Developer to see that these Drainage Easement areas are not disturbed by anyone in the construction of structure, houses or individual lot grading.

No one may disturb or alter these Drainage Easement areas without the consent of both the Subdivider/Developer, and the City Engineer or Building Commissioner.

The Subdivider/Developer shall collect damage from whomever disturbs or alters said Drainage Easement areas or the areas of natural drainage of the subdivision and shall restore them to their previous condition as designed and constructed in the site development phase.

All developments shall be required to detain the increase in peak runoff caused by post-development conditions. The minimum retention/detention basin volume shall be determined from the difference in run-off volume discharged from the project site between the pre and post-development 100 year 1-hour storm discharge.

- D. The Final Plat of a subdivision shall include base floor elevations for each dwelling to ensure stormwater flow will be directed into the drainage easements.
- E. Three sets of “as-built” plans of the storm sewer system shall be submitted to the Plan Commission upon completion. (Ord. 89-Or-22, passed 5-20-89).
- F. The applicant may be required by the Commission to install retention or detention basins.

155.47 CURBS AND GUTTERS

- A. The Plan Commission shall require curb and gutter to be installed on each side of the street in every subdivision. Where a subdivision abuts an existing city street, curbs and gutters will be required along the boundary of the subdivision abutting the existing street.
- B. The curb and gutter shall be of one of the two construction types shown in division (a) and shall be constructed according to the following specifications,

subject to approval of the Plan Commission:

- (1) The base for the curb and gutter shall be well compacted on the existing base or grade.
- (2) The minimum specifications shall be shown for the three types of cross-sections in division (a).
- (3) All concrete used in the curb and gutter shall meet the 3500 psi INDOT specifications.
- (4) Valley gutters shall be six feet in width. Outer edges shall be nine inches thick and slope to 7-1/2 inches in the center of the gutter. Valley gutters shall not be used in or along any street. (Ord. 89-Or-22, passed 5-20-89).

155.48 SIDEWALKS:

- A. The Plan Commission shall require sidewalks to be installed on each side of the street. Where a subdivision abuts an existing city street, sidewalks will be required along the boundary of the subdivision abutting the existing city street.
- B. The builder shall be responsible to the developer for the sidewalks located on the lot where he or she builds. In the event that a lot should be divided between two neighbors or one resident purchases an extra lot the developer shall be responsible for constructing the sidewalk under these conditions.
- C. Sidewalks shall be constructed of 3000 psi, Portland cement concrete, at least four inches thick, and four feet wide, and placed one foot from the street property line, on the right-of-way, scored every four feet, with expansion points at 20 foot intervals. (Ord. 89-Or-22, passed 5-20-89). All sidewalks shall comply with the Americans with Disabilities Act (ADA).

155.49 STREET SIGNS:

The applicant shall provide the subdivision with the standard city street name signs at the intersection of all streets. Stop signs, street name signs, dead end signs and no-outlet signs shall be placed as directed by the City Engineer and in accordance with the manual of uniform traffic standards at the expense of the applicant. Also, lot numbers shall be posted at the site after the final plat approval to aid in location of lots, easement, restrictions etc. (Ord. 89-Or-22, passed 5-20-89).

155.50 WATER SUPPLY:

- A. All subdivisions shall be provided, by the applicant, with a complete water distribution system from an approved public water system. Such water

distribution system shall provide fire hydrants with eight inch or larger mains at a spacing approved by the Fire Chief and Plan Commission. All fire hydrants and water mains shall be designed by a registered professional engineer following the guidelines indicated herein, and shall follow standards of the AWWA (American Water Works Association). Exceptions may be made by the Plan Commission in areas where rural water corporation may supply water.

- B. All costs of installation of fire hydrants and water supply systems and hydrant rental, shall be the sole responsibility of the applicant. At such time as the City shall accept such subdivision, the City will then pay the fire hydrant rental fees. Upon completion, three sets of “as-built” plans of the water systems shall be submitted to the Plan Commission.
- C. In determining water supply and fire hydrant requirements the office of the Fire Chief shall review the developer’s proposed plans of the fire protection facilities and shall submit recommendations before approval of said plans. Placing of fire hydrants requires a judgment and a feeling for the needs of the fire department. Hydrant placement is based on the possibility of a large fire occurring in the area. At least one fire hydrant shall be placed at entrance to subdivision before any structures are built.
- D. Special exceptions may be made in the best judgment of the Plan Commission with the approval of the Fire Chief.
- E. The size of water mains involves certain variables. The following guidelines shall be considered as minimum for localized distribution.
 - (1) Water Mains shall not be less than eight inches in diameter. Where deemed necessary to provide an adequate water supply for fire protection, water mains of a larger diameter may be required.
 - (2) A grid pattern shall be designed and shall consist of mains at least eight inches in diameter, arranged so that the length between intersecting mains does not exceed 800 feet.
 - (3) Eight inch diameter pipe shall be used where permanent or temporary dead-ends and poor grid patterns are likely to exist for a considerable period or where the layout of the streets and topography are not well adapted to the following arrangements.
 - (4) Where dead-ends are necessary, minimum main size shall be eight inches if under 600 feet; ten inches if under 2500 feet. Where the grid pattern does not exceed 600 feet, eight-inch mains are usually satisfactory; if wider, ten inch or larger mains are recommended.
 - (5) The distribution system shall be equipped with a sufficient number of

valves so located that no single accident, breakage or repair to the pipe system will necessitate the shutdown of a length of pipe greater than 800 feet.

- (6) Where it is necessary to meter the water supply for fire protection, the meter shall be of the fire protection type and be at least eight inches in size.
- (7) Fire hydrants shall be spaced no further than 750 feet apart in subdivision, but only as approved by the Fire Chief, and shall be placed so as to be accessible to the fire department (within 15 feet of pavement on the hard surface road).
- (8) In residential areas a minimum supply of 1,000 gpm at 20 pounds residual pressure shall be required.
- (9) In a commercial or industrial subdivision, 12-inch diameter water mains shall be used a minimum in all areas to facilitate sprinklered buildings.
- (10) A fire hydrant shall be located within 150 feet of a standpipe or Siamese connection on a sprinklered building. (Ord. 89-Or-22, passed 5-20-89).
- (11) A construction permit for the water system shall be obtained from the Indiana Department of Environmental Management by the applicant in the name of the water company.

SECTION 155.70 VARIANCES

155.70 VARIANCES:

Where the applicant can show that a provision of this ordinance would cause unnecessary hardship if strictly adhered to and where, in the opinion of the Board of Zoning Appeals, because of topographical or other conditions peculiar to the site, a departure may be made without destroying the intent of such provisions, the Board of Zoning Appeals may authorize a variance. Any variance thus authorized is required to be entered in writing in the minutes of the Plan Commission and the reasoning on which the departure was justified shall be set forth. (Ord. 89-Or-22, passed 5-20-89).

SECTION 155.60 PLAT CERTIFICATES

- | | |
|--------|------------------------|
| 155.81 | Commission certificate |
| 155.82 | Surveyor's certificate |
| 155.83 | Deed of dedication |

155.81 COMMISSION CERTIFICATE

1. Under authority provided by the Indiana code title 36, article 7, chapters 1 to 20, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Common Council of the City of Jeffersonville, Indiana, this plat was given approval by the City of Jeffersonville as follows:

Adopted by the City Plan Commission at a meeting held
_____, 19____.

Jeffersonville City Plan Commission

_____ President

_____ Secretary

(Seal)

(Ord. 89-Or-22, passed 5-20-89)

155.82 SURVEYOR’S CERTIFICATE

“I, _____, hereby certify that I am a registered land surveyor licensed in compliance with the laws of the state of Indiana, that this plat correctly represents a survey completed by me on (date); that all the monuments shown thereon actually exist; and that the location, size, type and material are accurately shown.

_____ Signature

_____ Date

(Seal)

(Ord. 89-Or-22, passed 5-20-89)

155.83 DEED OF DEDICATION:

Each final plat submitted to the commission for approval shall carry a deed of dedication in substantially the following form:

“We the undersigned _____, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby layoff, plat and subdivided, said real estate in accordance with the attached plat.

This subdivision shall be known and described as name, [an Addition to _____.] All streets and alleys shown and not

heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines area hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground number feet in width as shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, drainage, storm sewers, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

(Additional dedications, protective covenants, or private restrictions would be inserted here upon the applicants initiative or the recommendations of the commission; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area).

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 19____, (a twenty-five (25) year period is suggested), at which time said covenants, (or restrictions), shall be automatically extended for successive periods of ten (10) unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgment or court order shall in no way affect any other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns."

Witness our hands and seals this _____ day of _____, 19_____.

Signature

Signature

State of Indiana)
) ss:
County of Clark)

Before me, the undersigned notary public in and for the county and state,
personally appeared

_____ name

_____ name

_____ name

_____ name

And each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

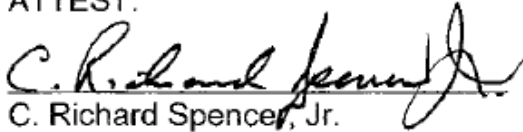
Witness my hand and notarial seal this _____ day of _____, 19_____
(Ord. 89-Or-22, passed 5-20-89).

This Ordinance shall be in full force and effect from and after its passage and approval.

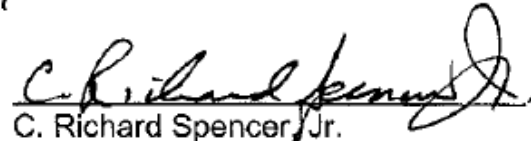
Passed this 20th day of May, 1996.


Thomas R. Galligan
Presiding Officer

ATTEST:


C. Richard Spencer, Jr.
Clerk and Treasurer

Presented by me as Clerk and Treasurer to the Mayor of said City of
Jeffersonville this 20 day of MAY, 1996.


C. Richard Spencer, Jr.
Clerk and Treasurer

This Ordinance approved and signed by me this 20 day of MAY,
1996.


Thomas R. Galligan, Mayor

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Ordinance Number 25

JEFFERSONVILLE ZONING STREET LIGHT ORDINANCE

WHEREAS, the City of Jeffersonville is a civil city organized under Indiana Code 36-1-2-3 et seq and;

WHEREAS, the State of Indiana has enacted statues to regulate building codes and requirements for development within the City of Jeffersonville; and

WHEREAS, the City of Jeffersonville has, in all prior building codes, zoning ordinances, and subdivision control statues as listed in Section 7.16 of the Zoning Ordinance, has mandated that public street lighting be provided and,

WHEREAS, the City has traditionally paid for the cost of electricity and the developer or the power utility, current supplier of electricity of Jeffersonville, has provided lamp posts and lamp fixtures and done the installation without immediate installation cost of the fixture or support to the taxpayers. This was done pursuant to Indiana Utility Regulatory Commission Tariff's approved pre September 1, 2004.

WHEREAS, the current energy provider has announced that they will no longer provide and pay for advanced installation of lamp poles, lamp fixtures, or any public wiring to install the same, and intends to bill the city upon installation for such necessary items and discontinue the policy of installment payment for such hardware and services to install. The post September 1, 2004 Indiana Utility Regulatory Commission Tariff allows for installation, operation and maintenance as part of the fee structure.

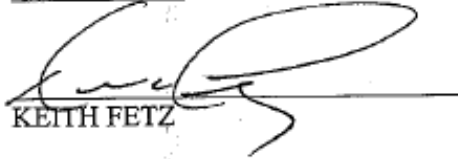
WHEREAS, this has become a public safety issue and a taxpayer expense issue, it is therefore decreed that the Jeffersonville Zoning Statutes and Subdivision Control Acts as listed in Section 7.16 and at any other location in any other ordinance should be amended to require any developer who is producing new development within the City of Jeffersonville that requires lighting for public safety and/or for compliance with any other section of this Ordinance to install, at the expense of the developer or property owner, street lighting and/or security lighting that meet the code currently in place in the City of Jeffersonville; There payments shall be on or before installation to protect the City of Jeffersonville from incurring a fee.

That the street lighting should include lights that are appropriate for the design of that community/neighborhood and should be reflective of historic nature or reflective of the surrounding area and good taste required;

That all fixtures shall be in compliance with the minimum standard of utility approved by the City Engineer or his designee.

That this is an emergency and as an emergency this shall take place and become effective upon passage.

ALL OF WHICH IS ORDAINED by Jeffersonville City Council this 19th day of June, 2006.



KEITH FETZ

YES NO ABSTAIN



RONALD T. GROOMS

YES NO ABSTAIN



PHILIP MCCAULEY

YES NO ABSTAIN



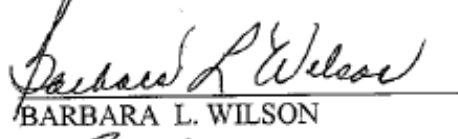
JOHN PERKINS

YES NO ABSTAIN



CONNIE SELLERS

YES NO ABSTAIN



BARBARA L. WILSON

YES NO ABSTAIN



EDWARD ZASTAWNY

YES NO ABSTAIN

BEFORE THE
CITY OF JEFFERSONVILLE COMMON COUNCIL

ORDINANCE NO. 2010-OR-19

**AN ORDINANCE AMENDING THE SUBDIVISION CONTROL
ORDINANCE (#96-OR-28) FOR JEFFERSONVILLE, INDIANA**

WHEREAS, the City of Jeffersonville, Indiana, adopted the city's Subdivision Control Regulations by Ordinance 96-OR-28 on or about June 4, 1996; and

WHEREAS, the City's Planning and Development staff has reviewed the regulations and determined that it would be in the City's best interest for the regulations to define the difference between minor subdivisions and major subdivisions and to make other amendments to the subdivision control regulations; and

WHEREAS, the City's Plan Commission has reviewed the regulations and determined that it would be in the City's best interest for the regulations to define the difference between minor subdivisions and major subdivisions and to make other amendments to the subdivision control regulations; and

WHEREAS, the City's Plan Commission conducted a special meeting and held a public hearing in accordance with Indiana Code held on March 30, 2010, received public comment, and determined that it is in the best interests of the City and in the interest of the public welfare for the subdivision control regulations to amended and has, therefore, recommended to the Common Council that the subdivision control regulations and Ordinance 96-OR-28 be amended in the manner set forth herein; and

WHEREAS, the Common Council for the City of Jeffersonville has reviewed such recommendation, and believes such recommendation should be followed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council for the City of Jeffersonville, Indiana, as follows:

1. AMENDMENTS TO THE SUBDIVISION CONTROL ORDINANCE. The Subdivision Control Regulations as adopted by Ordinance 96-OR-28 on June 4, 1996, shall be, and are hereby, amended as follows:

New Provisions Being Added to the Subdivision Control Ordinance.

(A) The following definitions shall be added to Section 155.13 of Ordinance 96-OR-28:

SUBDIVISION, MAJOR A subdivision of a parcel of land into more than two (2) residential, commercial or industrial lots or any size subdivision requiring any new

street.

SUBDIVISION, MINOR The subdivision of a parent tract into any combination of not more than two contiguous or non-contiguous new residential, commercial, or industrial building site, or the reconfiguration of existing lots that create new building sites, and which does not involve the construction or extension of public or private streets, or under the standards set forth in the City’s Subdivision Regulations and/or Subdivision Control Ordinance, does not involve substantial improvement or realignment of any existing publicly maintained street or road. To qualify as a minor subdivision, the proposal must meet all of the conditions set forth in this ordinance for minor subdivisions.

(B) The following provisions shall be added as new provisions of the subdivision control regulations as Section 155.14 to Ordinance 96-OR-28:

SECTION 155.14 MINOR SUBDIVISIONS

155.14 MINOR SUBDIVISIONS

Those subdivisions meeting the definition of “SUBDIVISION, MINOR”, contained in this ordinance shall be considered under the provisions of this section. Re-subdivisions meeting the conditions of eligibility contained herein shall also be considered under those provisions. After a subdivision request has been filed, the planning director shall determine whether the petition may be considered as a minor subdivision. A minor subdivision that does not involve the opening of a new public way and that complies in all other respects with this ordinance and the zoning ordinance may be granted preliminary plat approval by the planning director without public notice and hearing, subject to appeal to the plan commission. The planning director’s decision not to treat an application as a minor subdivision may be appealed to the Plan Commission.

A. **Conditions of Eligibility** – Before determining that a subdivision is eligible to be considered as a minor subdivision, the planning director shall find that all of the following criteria are satisfied:

1. **Orderly Development** – the subdivision will not impede orderly development of land or the provision of public services and improvements.
2. **Comprehensive Plan** – The subdivision will be consistent with the Comprehensive Plan.
3. **Streets** – The subdivision will not interfere with the provision of streets to provide access to adjoin or nearby property in the event that such property is developed in the future. The subdivision shall not be eligible for minor subdivision status if it requires or involves the construction of a new street or extension of an existing street.

4. **Public Street Right Of Way Dedication** – all parcels of the minor subdivision shall dedicate to public use the minimum right of way width along the abutting public street.
5. **Utilities and Drainage** – All parcels in the subdivision will have adequate utilities and drainage and will not necessitate the extension of municipal facilities or the creation of any public improvements.
6. **Lot Limitations** – The minor subdivision may not contain more than two (2) lots.
7. **Sewage** – All lots shall be served by a sanitary sewer system or other on-site sewage system approved by the Indiana Department of Health, and/or the Clark County Health Department.
8. **Water** – All lots shall be served by a public or quasi-public water system.
9. **Drainage** – All lots shall be provided with drainage improvements as necessary to comply with the requirements of this ordinance’s design standards, the City’s drainage requirements and Jeffersonville Drainage Board.
10. **Driveway Permit** – If any lot in a subdivision is to receive access from a State highway, the applicant must obtain a driveway permit from the Indiana Department of Transportation. Likewise, if any lot in a subdivision is to receive access from a city street or road, the applicant must obtain a driveway permit from the appropriate City department.
11. **Limited Access Streets** – Frontage on limited access streets on which driveways cannot open shall not constitute legal access.
12. **Topography/Special Conditions/New Street** – 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 not be eligible for treatment as a minor subdivision and shall be considered to be a major subdivision.
13. **Driveway Standards** – All lots will have driveway locations that will provide for adequate sight distance and will be properly spaced according to city and transportation safety standards. All driveways which serve a house in a minor subdivision shall be at least twelve (12) feet wide to allow access to fire trucks and fire-fighting equipment. Share driveways may be permitted; however, the applicant

requesting approval of the minor subdivision shall provide the planning director with a copy of a written access and maintenance agreement as to who will be responsible for maintaining the driveway in the proper width.

14. **Suitability** – All lots in the subdivision will provide suitable building site for the purpose for which the land is to be used. Land suitability shall be determined by the criteria contained in this ordinance, and the zoning classifications of the City’s zoning ordinance.

15. **Fire Hydrants** – A minor subdivision may not be approved unless each new parcel is located within 750 feet of a fire hydrant so long as the existing waterline is sufficient to support the installation and proper operation of a fire hydrant.

16. **Public Health, Safety and General Welfare** – the subdivision will not be detrimental to nor endanger the public health, safety, or general welfare.

B. **Plat Approval** – If a minor subdivision has been given preliminary plat approval by the planning director, it shall be submitted to the Plan Commission for final plat approval. Minor subdivision plats shall be signed by the official(s) of the Plan Commission as authorized by the Plan Commission.

C. **Application Fee** – The Plan Commission may include on its schedule of administrative fees a fee for minor subdivision applications, however, the minor subdivision application fee shall be not less than Twenty-Five Dollars (\$25).

D. **Expiration of Approval** – Approval for a minor subdivision shall be valid for one year from the date of final plat approval. If the minor subdivision final plat is not recorded before the expiration of one (1) year, the approval shall be null and void.

Existing Provisions Being Changed

(C) The language of the application fee provisions stated in Section 155.22 (C)(1) shall be, and is hereby, repealed and replaced with the following language:

1. All applications or requests for approvals by the Plan Commission are subject to administrative fees. The Plan Commission shall establish a schedule of administrative fees, which can be amended from time to time by the Plan Commission. The fee for minor subdivision final plats shall not be less than Twenty-Five Dollars (\$25) and the fee for major subdivision preliminary plats shall not be less than Two Hundred Dollars (\$200) plus Five Dollars (\$5) for each lot in the proposed subdivision and the fee for major subdivision final plats not

be less than Fifty Dollars (\$50).

(D) The language of the notice provisions stated in Section 155.22 (C)(2) shall be, and is hereby, repealed and replaced with the following language:

2. Public notice shall be given in accordance with IC 5-3-1-2 and IC 5-3-1-4 and due notice to interested parties shall be given at least ten (10) days before the date set for the hearing. The party pursuing the request shall be required to assume costs of public notice and notice to interested parties. Interested parties shall include, but are not limited to, all properties adjacent within two (2) properties deed of the subject lot boundaries within the planning jurisdiction. In addition notice shall be posted by the applicant in a conspicuous place on the subject property at least ten (10) days prior to the date of the hearing. Notice signs will be provided and posted by the City of Jeffersonville.

2. REMAINING PORTIONS OF ORDINANCE UNCHANGED. Except as otherwise provided herein, all other provisions of the Subdivision Control Regulations and Ordinance 96-OR-28 which are not in conflict herewith shall remain in full force and effect.

3. EFFECTIVE DATE OF ORDINANCE AMENDMENTS. These amendments to the subdivision control ordinance shall become effective immediately from and after the adoption of this ordinance.

Voted for:

Page

Joseph Brown

Richard L Wilson

Crisis Sellers

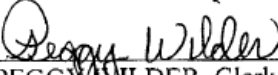
Edward M Zastawny

Mike Smith

Voted Against:

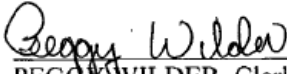
PASSED AND ADOPTED by the Common Council of the City of Jeffersonville, Clark County, Indiana, upon this 17th day of May, 2010.

ATTEST:



PEGGY WILDER, Clerk-Treasurer
City of Jeffersonville

PRESENTED by me to the Mayor of the City of Jeffersonville, Clark County, Indiana,
upon this 18th day of May, 2010.



PEGGY WILDER, Clerk-Treasurer
City of Jeffersonville

SIGNED AND APPROVED by me upon this 18th day of May, 2010.



THOMAS GALLIGAN, Mayor
City of Jeffersonville