

Article 16-4

GENERAL REQUIREMENTS

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16-400 General Requirements.

The following general requirements shall be met by the subdivider unless granted a variance in accordance with the provisions of this Ordinance.

16-401 Conformity With Official Map and Comprehensive Plan.

All subdivisions shall conform to the adopted Official Map and be in harmony with the Comprehensive Plan.

16-402 Delayed Approval of Subdivisions.

Where a proposed park, playground, school site or other public site as shown in the Comprehensive Plan and/or Official Map is embraced in part or in whole by the boundaries of a proposed subdivision and such public land shall be reserved, no action shall be taken towards approval of a Preliminary Plat for a period not to exceed six months to allow the opportunity to consider and take action towards acquisition of such land by the appropriate jurisdiction.

16-403 Conformity to Zoning Ordinance.

All subdivisions shall conform to the Zoning Ordinance and its map.

16-404 Character of the Land.

(A) The land to be subdivided shall be of such character that it can be used safely for the development proposed without danger to health or peril from fire, flood, mine subsidence, or other menaces.

(B) All subdivision proposals shall be consistent with the need to minimize flood damage.

(C) All subdivision proposals shall preserve exceptional rock outcrops and native trees to the greatest extent possible.

(D) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.

16-405 Established Monuments.

All international, federal, state, county and other official monuments, benchmarks, triangulation points, and stations shall be preserved in their precise locations; and it shall be the responsibility of the subdivider to insure that these markers are maintained in good condition during and following construction and development until all improvements have been accepted by the City. All section and quarter (1/4) section corners shall be duly described and tied.

16-406 Preventive Measures.

The subdivider shall be required to institute measures as determined and directed by the Engineering Department to ensure the prevention of wind and water erosion during and upon the completion of construction.

(Ord. 2019-14, 7/16/2019)