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## Chapter 15 Thoroughfare Plan

**15.1. THOROUGHFARE MAPS.** This Chapter is the Thoroughfare Plan for Wabash County (“Plan”). All notations, references, indications and other details shown in Sections 15.2 through 15.25 and on the GIS Mapping Layers are part of this Plan.

15.1.1. Opening and Widening of Streets. Whenever a street classified in this Thoroughfare Plan is to be platted as a part of a subdivision or development, the required right-of-way width for such street shall be as specified herein and as illustrated on the County GIS Mapping System, provided that where a street borders a tract of land to be subdivided, the owner of such land shall be required to plat only one-half of the right-of-way designated for such street, measured at ninety (90) degrees to the center line thereof.

15.1.2. Location of Streets.

15.1.2.1. Wherever the location of a street is indicated in this Plan as following an existing road or street, or a section or half-section or other established property line, the location of the street shall conform to such location; however, a street lying wholly within a subdivision, and not designated as following an existing road or established property line, may vary in its alignment when such variance promotes the plan of the neighborhood development unit in accordance with good site planning principles, and if such alignment provides for the continuity of traffic movement.

15.1.2.1.2. In the absence of any street being designated on or approximately on the north-south and east-west half-section lines of such sections, it is the intent of this Plan that each Feeder Street be established on such half-section lines where feasible.

15.1.2.1.3. Wherever the location of a street is indicated in this Plan as following an irregular alignment or a revised alignment or is not referenced to an established line, it shall follow the alignment shown in this Plan. Such alignment shall be subject to a detailed survey which shall be provided by the Developer or by the Owner of land to be subdivided if required by the Plan Commission.

15.1.2.1. The County shall exercise the right to accept or decline the dedication of any street to the responsibility of the County.

15.1.3. Consideration by Public Agencies. The Plan Commission shall be guided by and give consideration to the general policy and pattern of street development set out in this Plan in the authorization, construction, widening, alteration, relocation or abandonment of the public streets, highways, and related structures.

15.1.4. Issuance of Permits. Any permits authorized by the Plan Commission, including but not limited to Improvement Location Permits, for the erection, alteration or relocation of structures and other improvements within the jurisdiction of the Plan Commission, shall be issued only if, in addition to satisfying the requirements of other County Ordinances, the proposed street right-of-way as set forth in this Plan will be protected from encroachment. In this instance, the proposed street right-of-way lines will be considered as the front line of lots and tracts bordering such street.

15.1.5. Continuing Authority of Plan Commission. The Plan Commission may determine lines for new, extended, widened or narrowed thoroughfares in any portion of an area within the jurisdiction of the Commission, and certify any amended or additional Plan under the same procedure as established in this Plan.

15.1.6. Designation of Thoroughfares. The major streets and highways described in this Plan are classified on the basis of width and type, in accordance with their proposed function, as Primary Roads, Secondary Roads, Feeder Streets, and Local Streets, as shown on the maps. Also included on the Thoroughfare Map are the State Roads of Indiana which are under the jurisdiction of the State of Indiana, US Highway 24 which is under Federal Jurisdiction and Independent Streets which are under private owner jurisdiction.

15.1.7. Road Right-of-Way

15.1.7.1. All public highways constructed in the County of Wabash situated outside of the corporate limits of any city or incorporated town therein, shall conform to the June 6, 1955, plan, drawing and section profile on file in the office of the Auditor of Wabash County, which profile provides that rights-of-way shall be a minimum width of forty feet (40') between property lines. See Wabash County Highway Ordinance #1, adopted June 6, 1955.

15.1.7.2. Each road that is part of the county highway system shall have a minimum right-of-way of forty feet (40') for roadway and berm. See Ordinance # 93-1, adopted March 8, 1993.

15.1.8. Road Use. Each newly proposed use of land or the expansion of any current use of land shall not create such a volume of automotive traffic so as to overburden the surrounding road system.

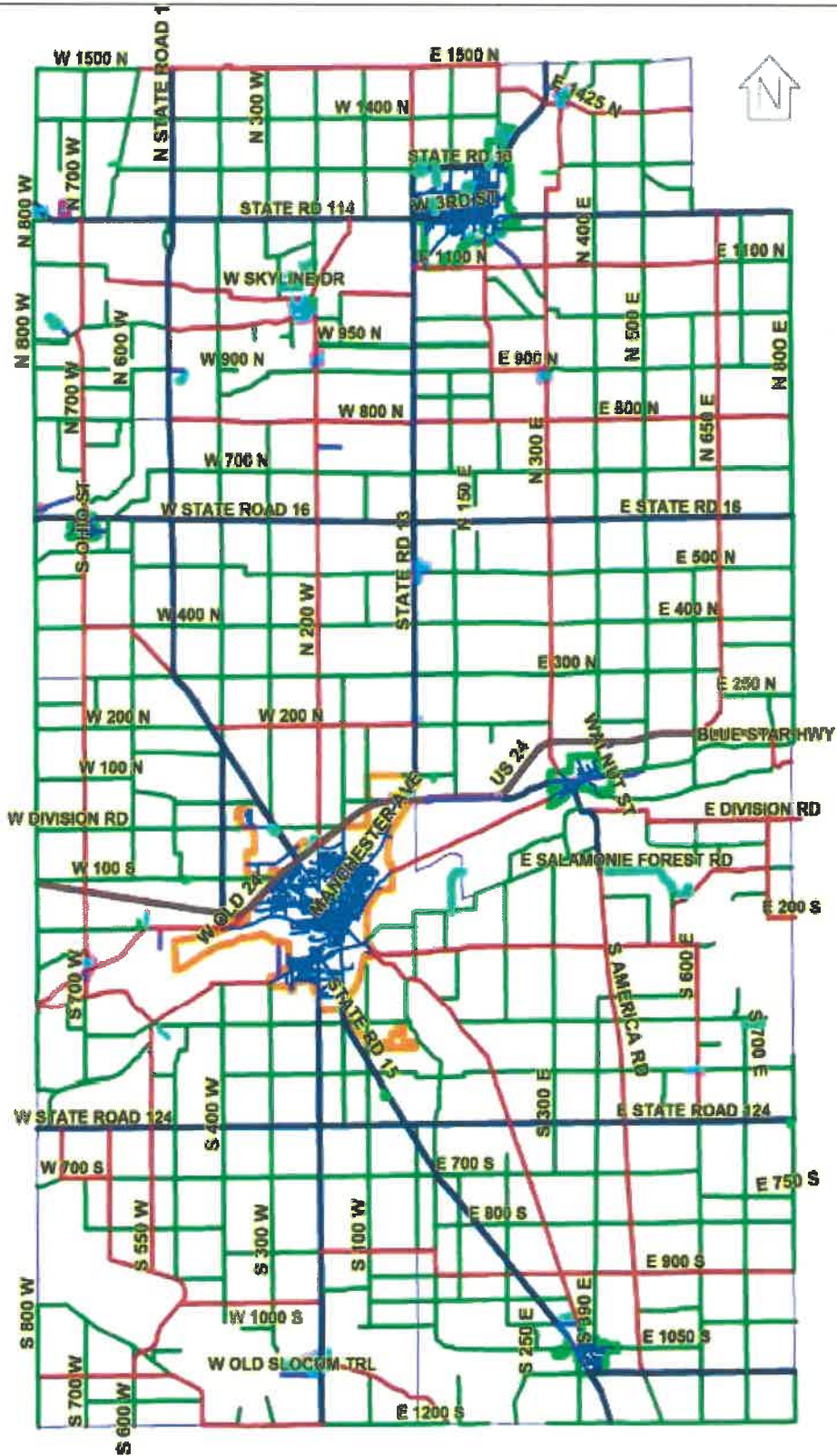
Note: Thoroughfares shown on the following Thoroughfare Maps that are not under the jurisdiction of Wabash County are displayed as a courtesy, and accuracy is not guaranteed.

**15.2. THOROUGHFARE LEGEND AND MAPS. SECTION 15.2 THRU 15.25.**

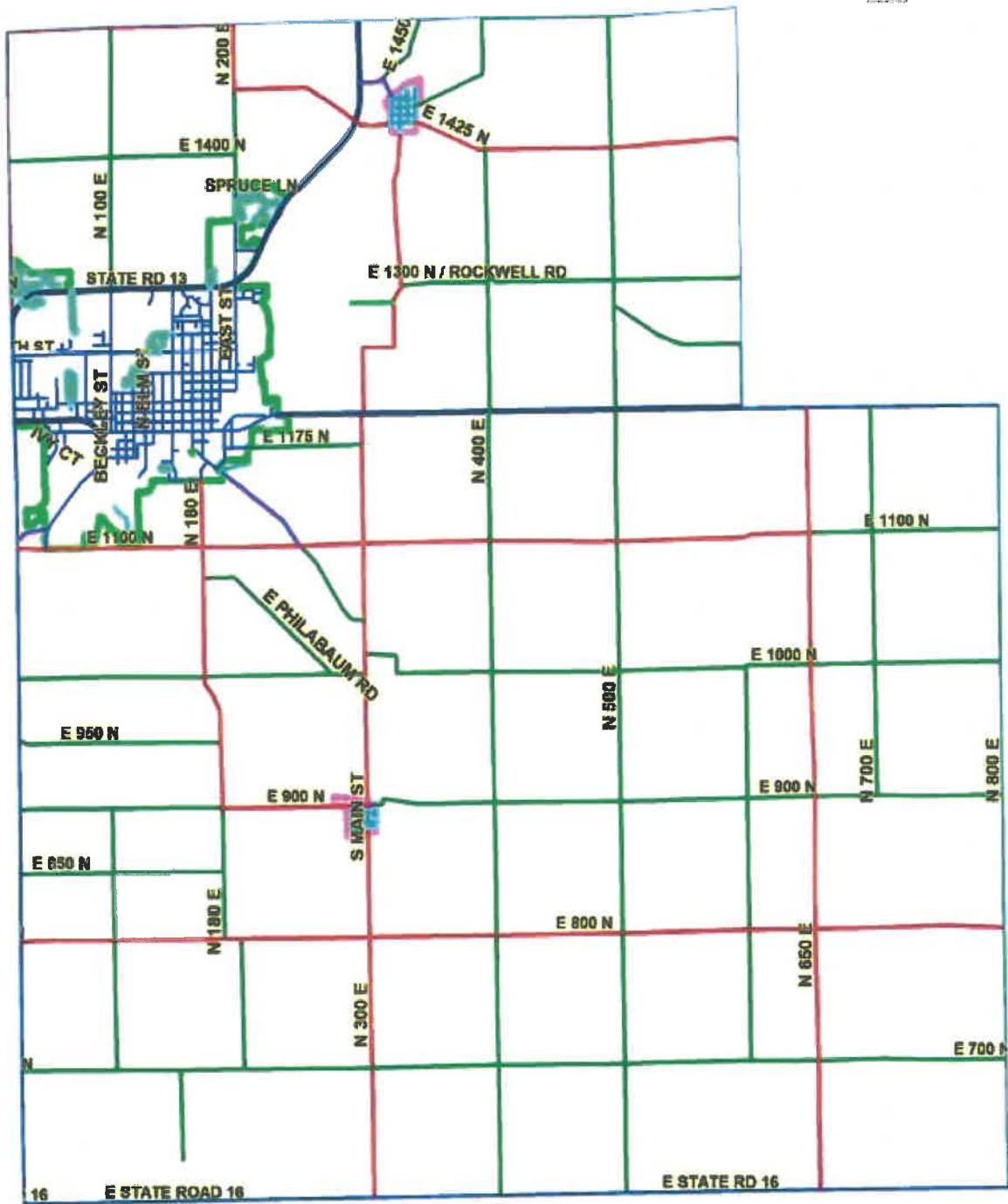
**ROADS ID LEGEND**

**THOROUGHFARE IDENTIFICATION:**

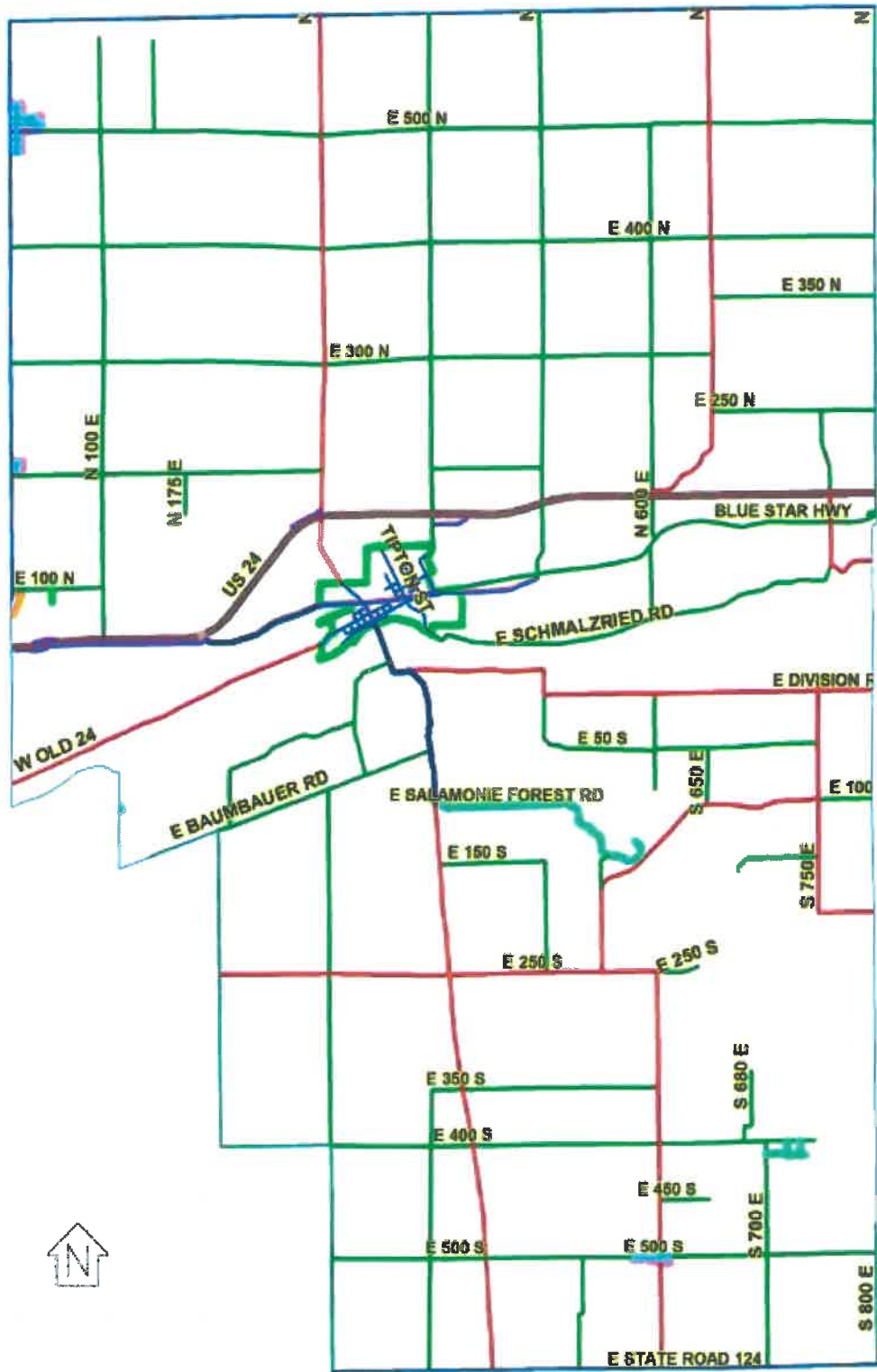
	CORPORATE STREET
	STATE ROAD
	PRIMARY ROAD
	SECONDARY ROAD
	FEEDER STREET
	LOCAL STREET
	US HIGHWAY
	INDEPENDENT STREET
	PRIVATE DRIVE



WABASH COUNTY THOROUGHFARE MAP CHAPTER 15 SECTION 15.2



CHESTER TOWNSHIP THOROUGHFARE MAP CHAPTER 15 SECTION 15.3

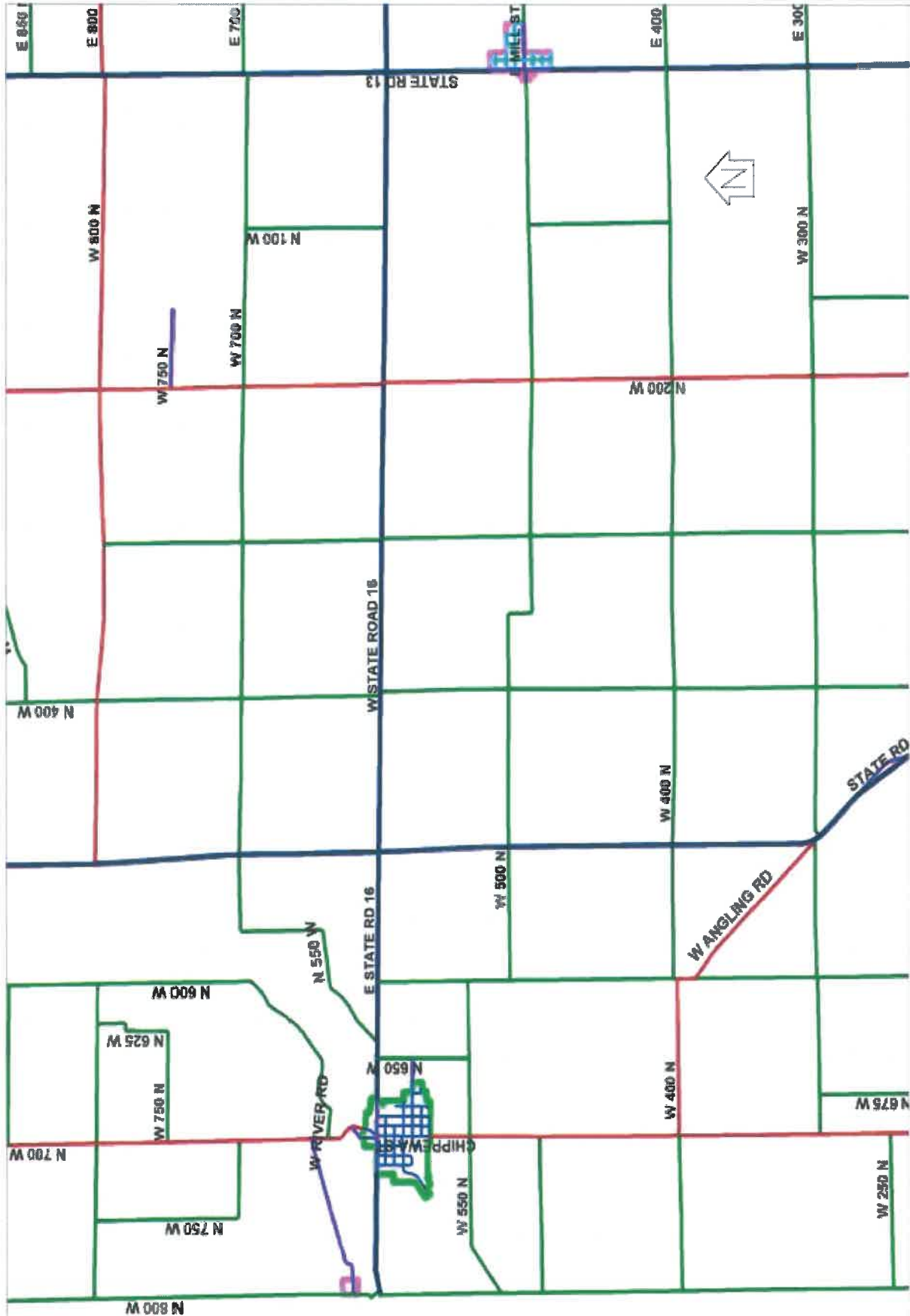


LAGRO TOWNSHIP THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.4

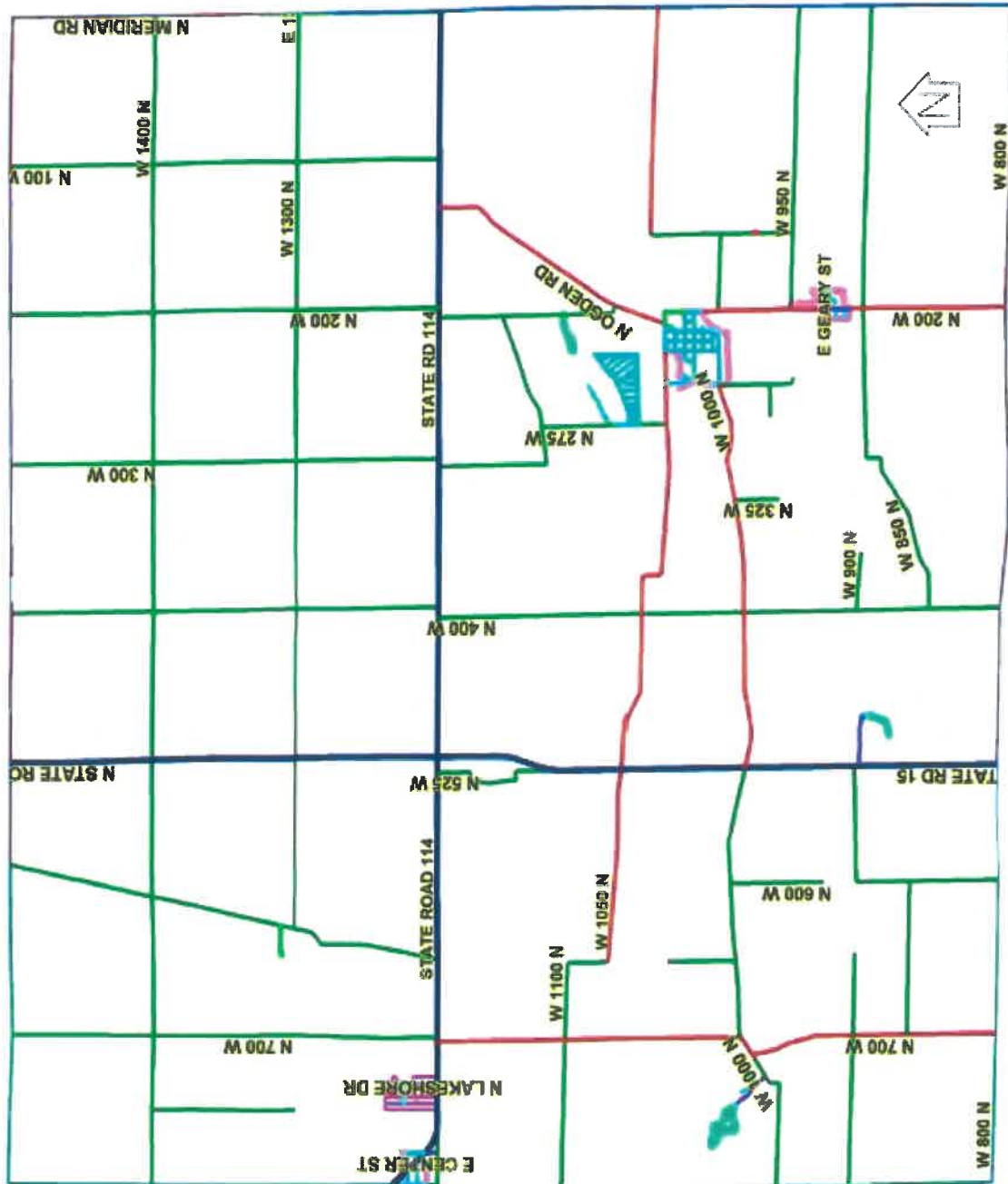




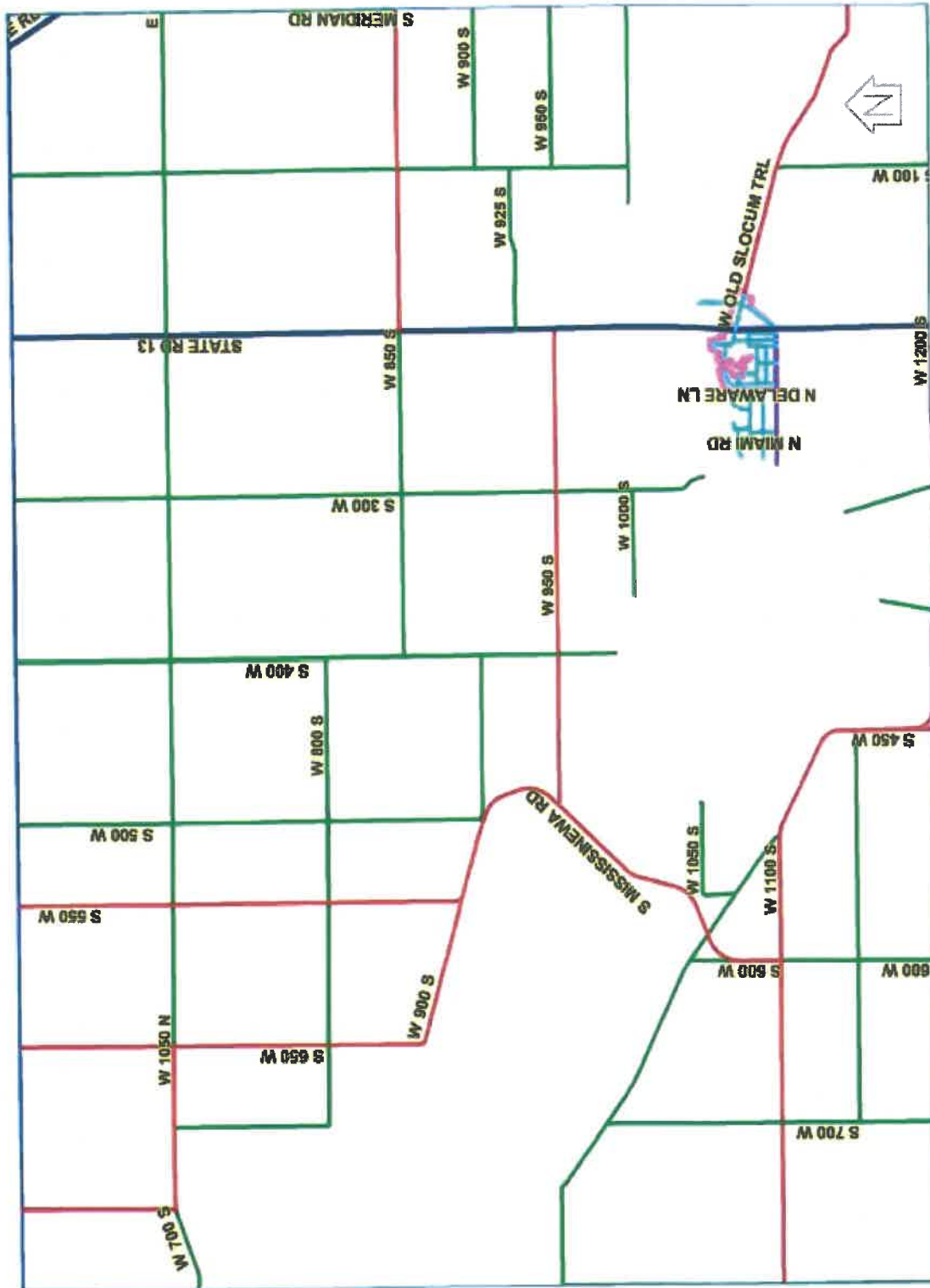




PAW PAW TOWNSHIP THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.7



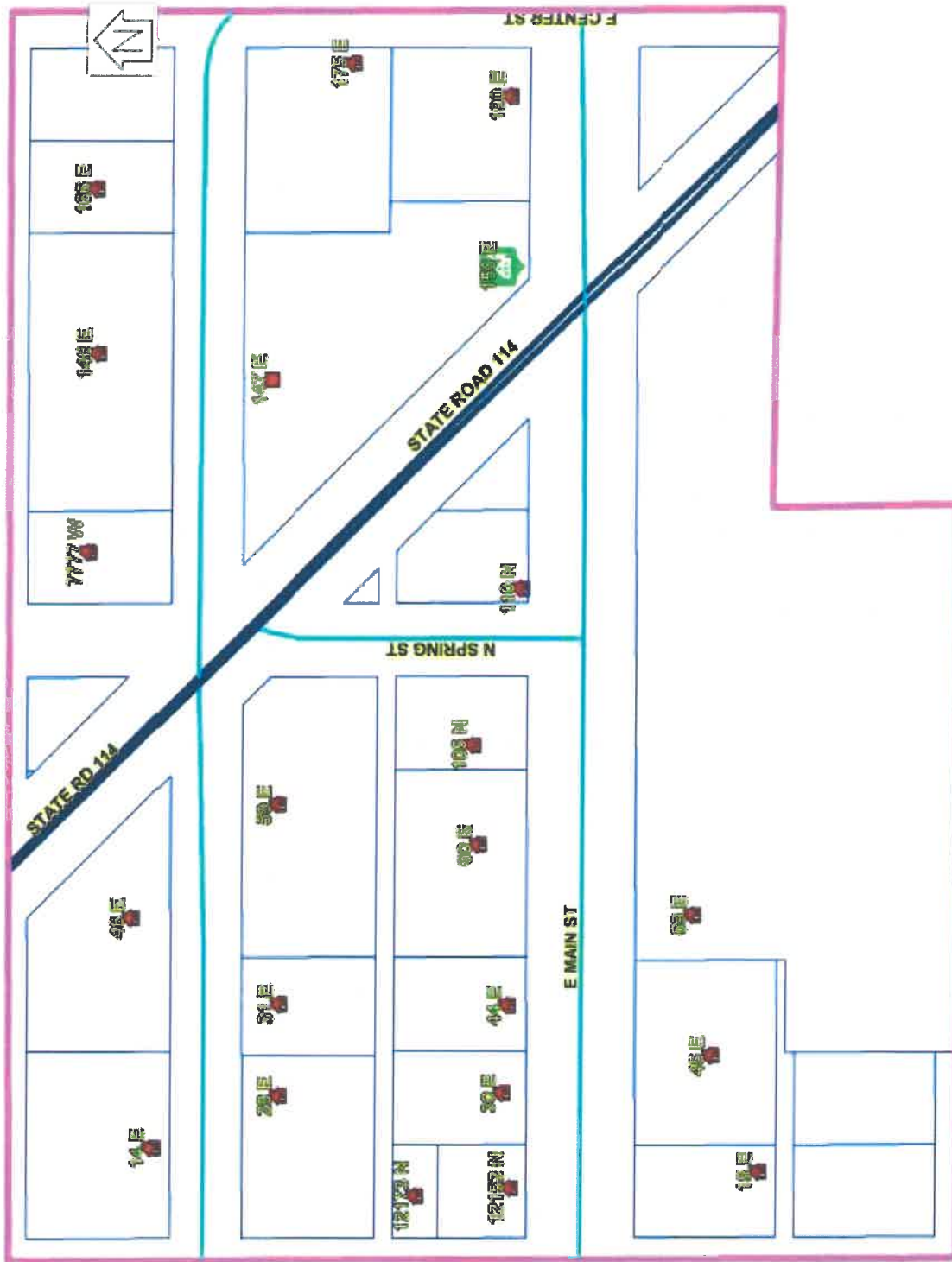
PLEASANT TOWNSHIP THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.8



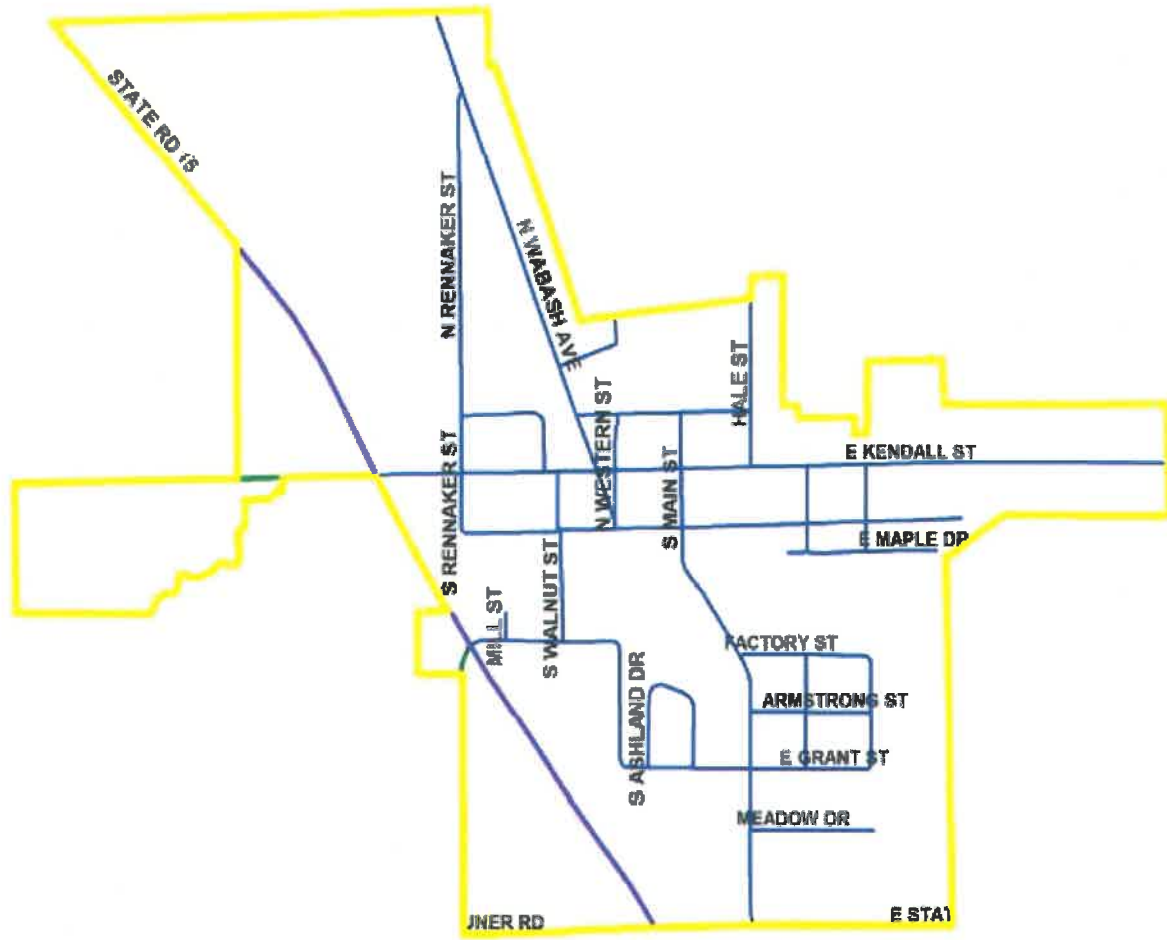
WALTZ TOWNSHIP THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.9



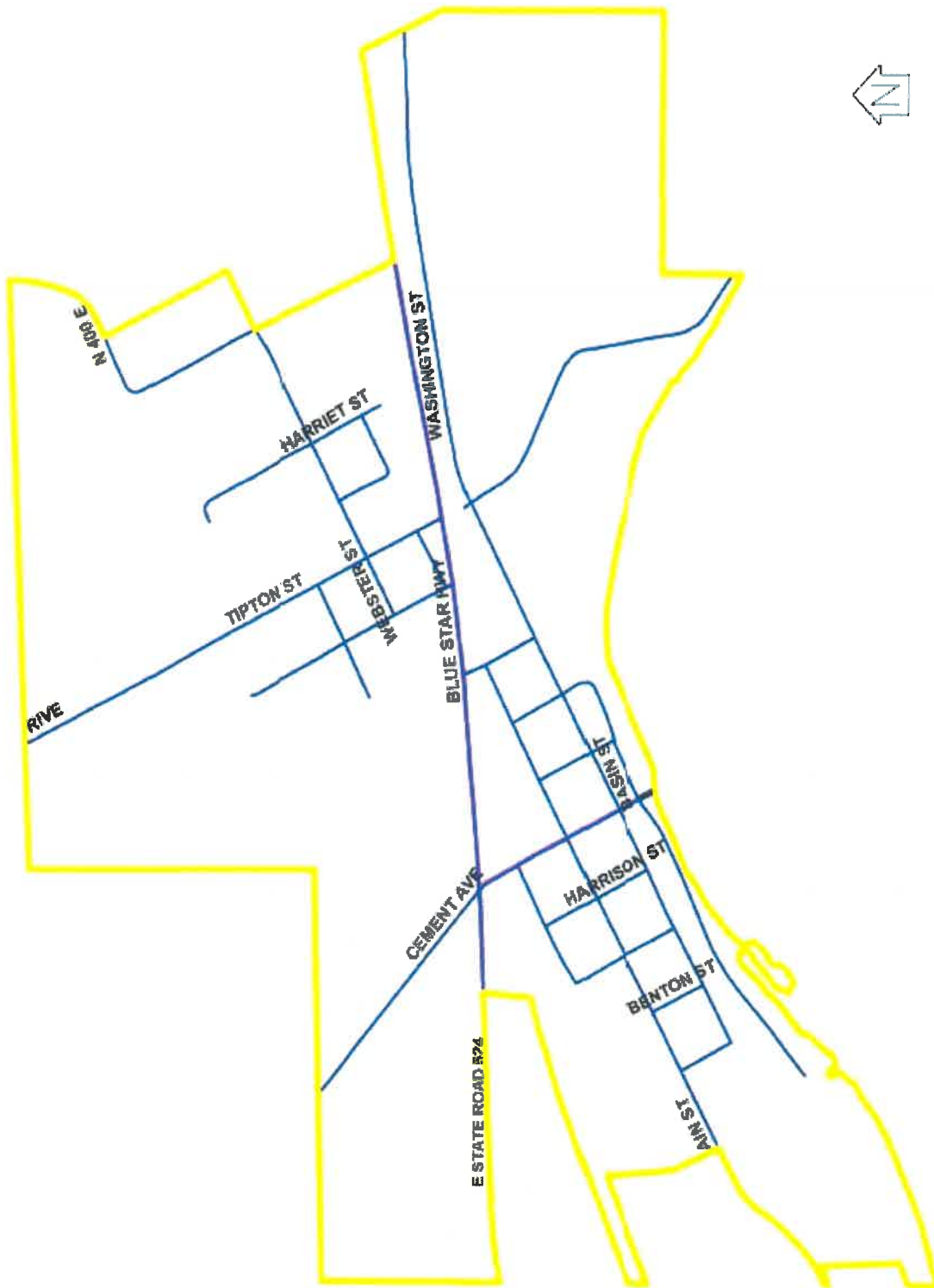




DISKO TOWN THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.12





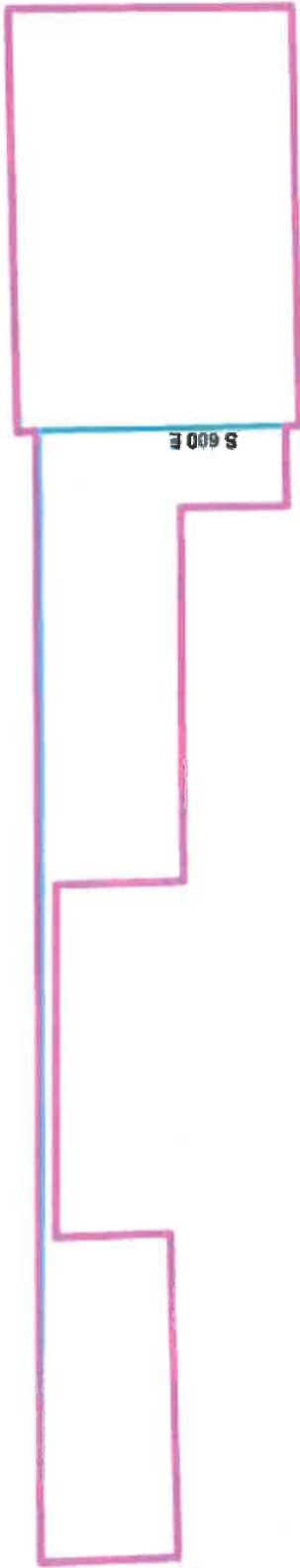


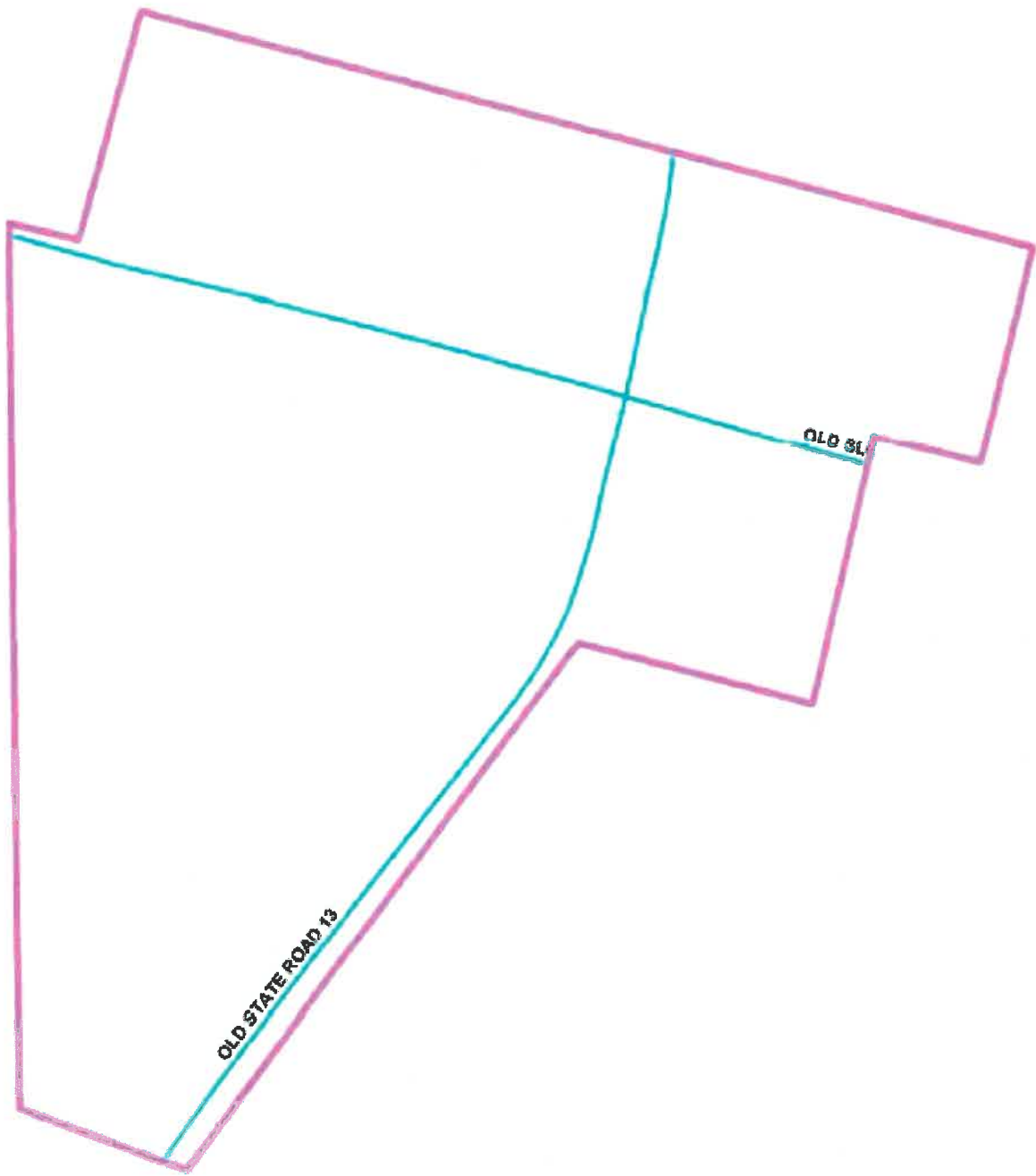
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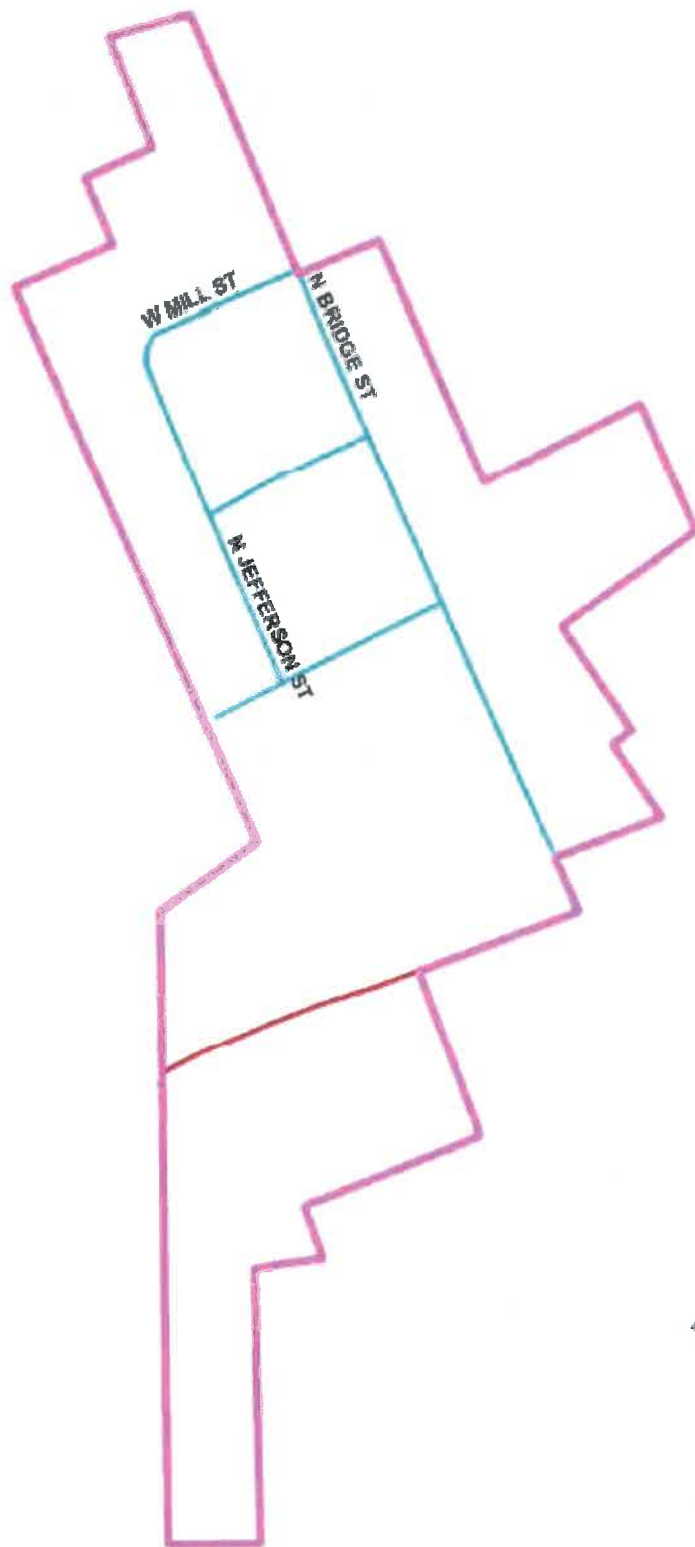


LAKETON TOWN THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.15



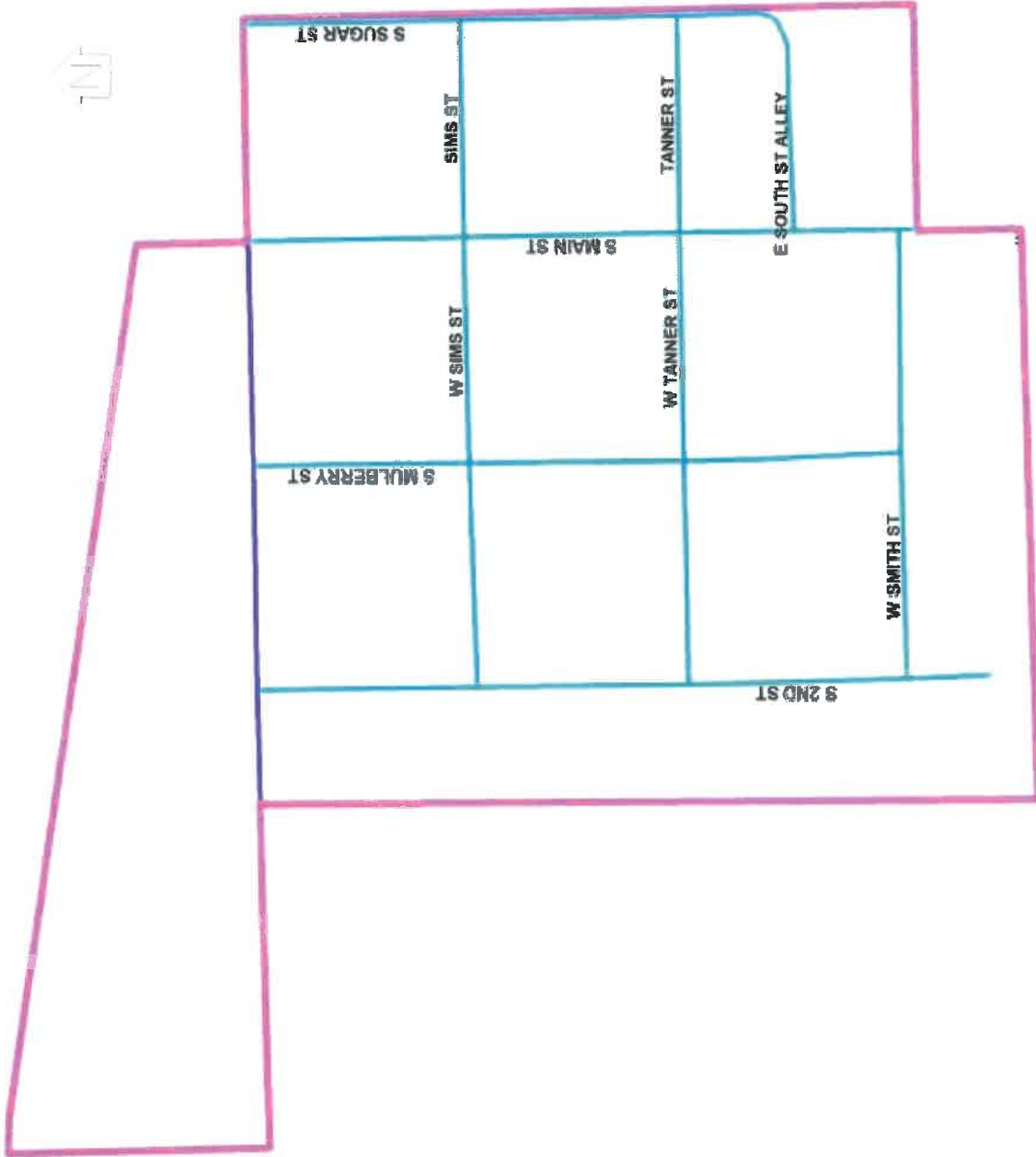






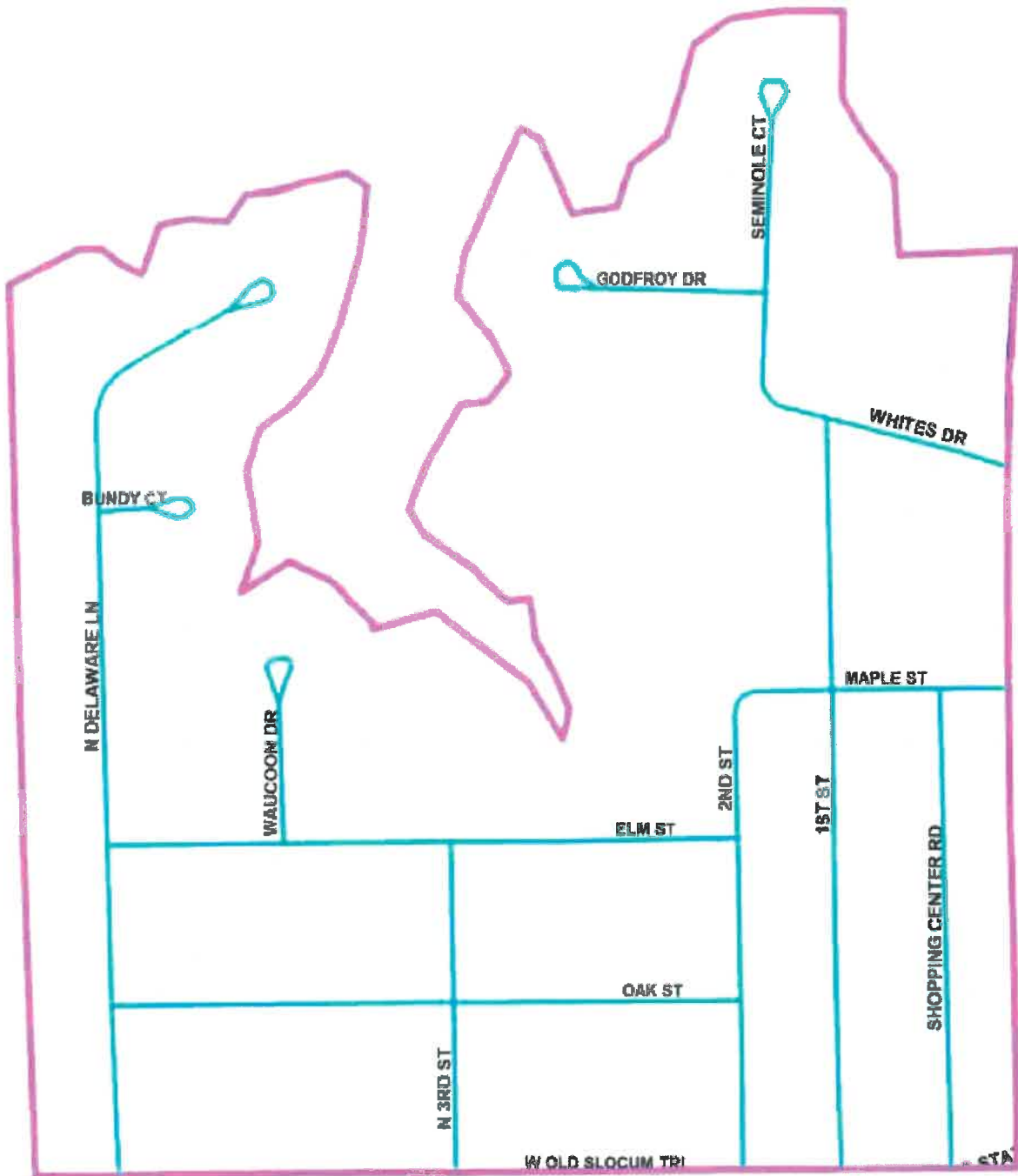


ROANN CORP THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.20

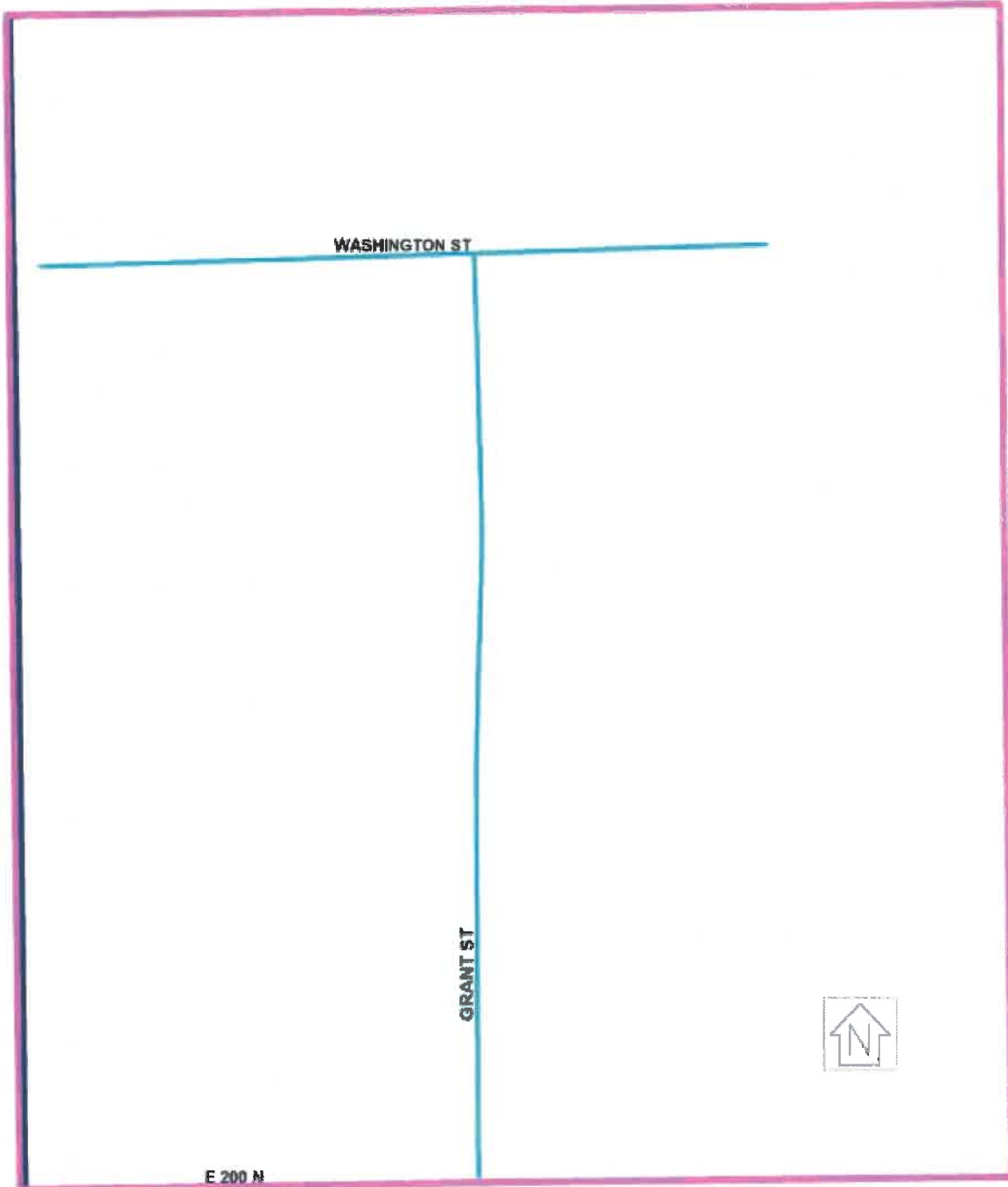


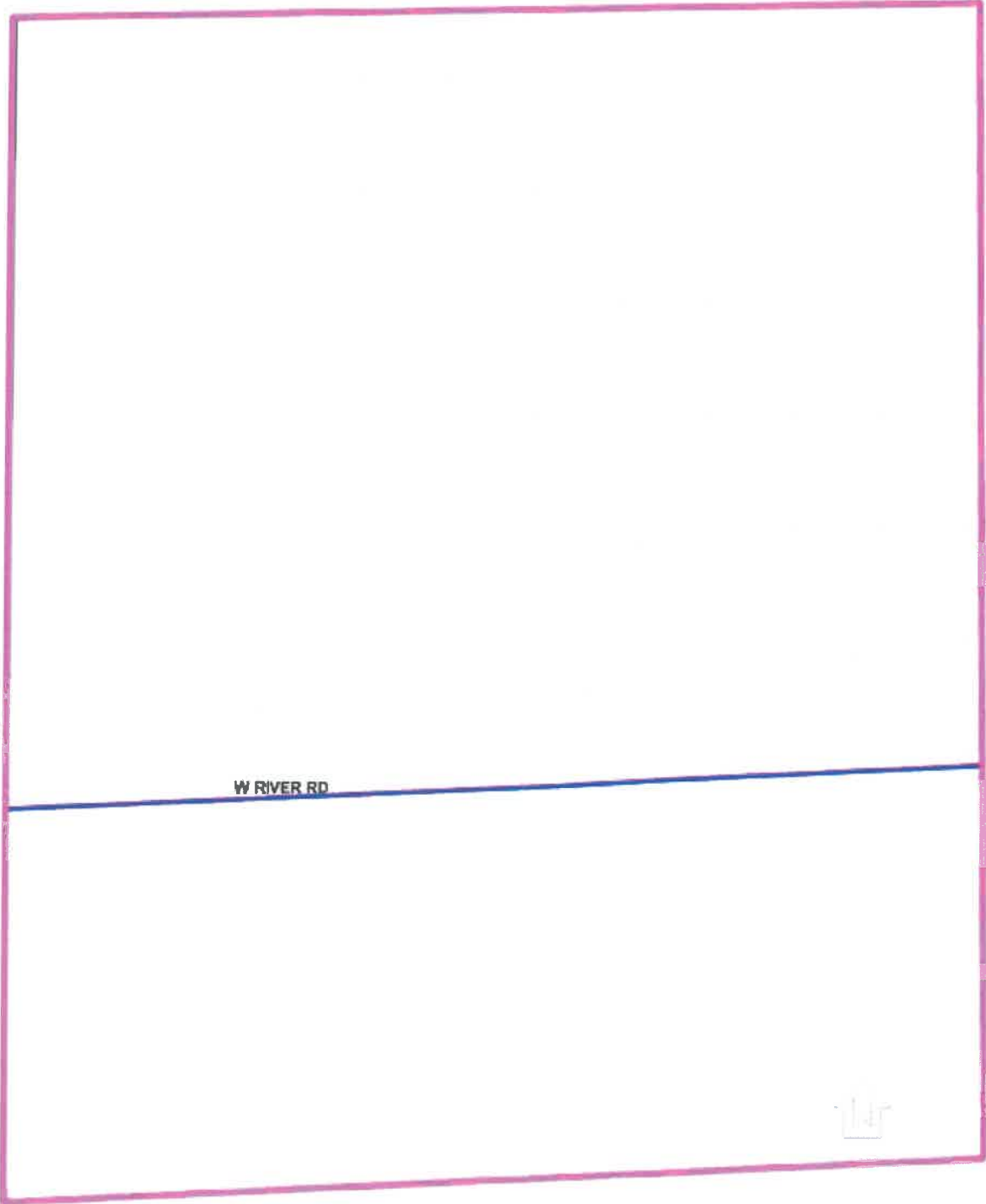
SERVIA THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.21

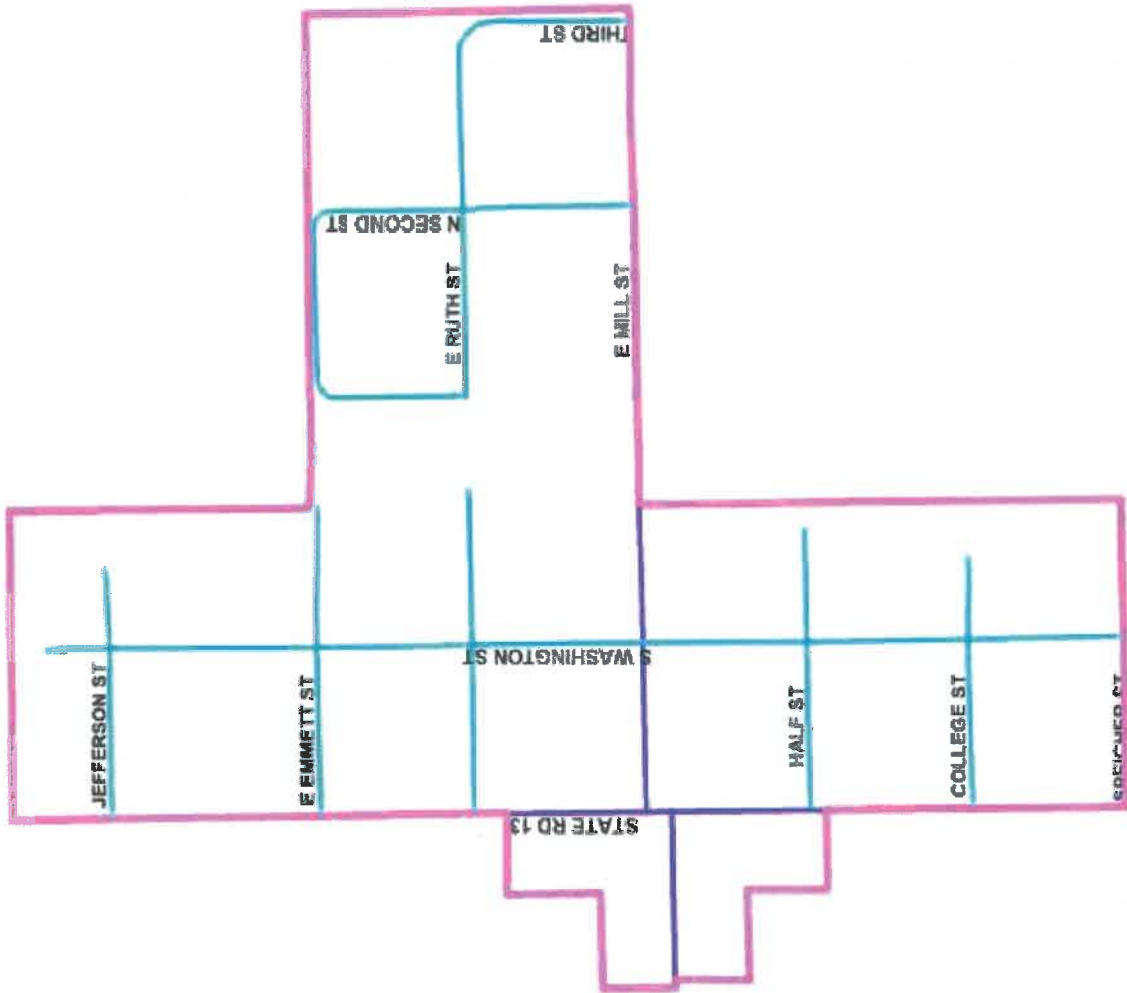




SOMERSET THOROUGHFARE MAP ORDINANCE CHAPTER 15 SECTION 15.22







**Chapter 16**  
**Planned Developments**

- 16.1. Planned Developments
- 16.2. Procedure
- 16.3. Preliminary Development Plan
- 16.4. Secondary Development Plan
- 16.5. Design Standards
- 16.6. Secondary Development Plan Approval
- 16.7. Construction Plans
- 16.8. Surety
- 16.9. Conditions
- 16.10. Covenants
- 16.11. Lot Owners' Association



## Chapter 16

### Planned Developments

#### **16.1 PLANNED DEVELOPMENTS.**

16.1.1. This Chapter shall apply to all developments that are not specific to the growth of residential dwellings in a subdivision type setting. In creating commercial, industrial, professional, recreational, educational and special developments, it is recognized that the Developer often faces unique situations with lot designs not normally encountered in residential subdivisions. For this reason, the emphasis of the Plan Commission shall be on the health and well-being of the community, proposed street layouts, lot arrangements and infrastructure as it relates to current community development. All commercial development shall provide boundary and topographic surveys on any new site, development or construction.

16.1.2. As prospective buyers or users express interest in lots sized to their required specifications, the owner shall submit an amendment to the approved recorded development plan for consideration. Streets that have been built by following the approved set of plans on a previously approved Secondary Development Plan shall not have to be rebuilt because of the adoption of new criteria by the Plan Commission.

#### **16.2 PROCEDURE.**

16.2.1. Predesign Discussion. While not mandatory, it is recommended the Developer meet with the Plan Commission to review and discuss Zoning Ordinance policies for a development prior to submitting an application for and Improvement Location Permit for a development. It is recommended the Developer present a Sketch Plan on a Location Map in tentative form showing, in general, the proposed development and surrounding terrain. No formal application, fees, or filing of a Preliminary Development Plan shall be required for this initial process.

16.2.2. An application for an Improvement Location Permit for a development shall be completed on forms provided by the Plan Commission. The application and required documentation for a Preliminary Development Plan must be submitted to the Plan Commission Office for initial review a minimum of sixty (60) days prior to the desired scheduled meeting date and must include:

- a. Completion and signing of application by the Developer, owner, or agent,
- b. A drainage plan submitted for review by the governing jurisdiction,
- c. A listing of any variances being requested,
- d. An affidavit verifying that a copy of a notification letter and proposed plan were sent to:
  1. The required agencies, within unincorporated Wabash County,
  2. The town boards of Lafontaine, Lagro, and Roann,
  3. Township Trustee, County Highway Department, State Highway Department, County Drainage Board, local DNR, local NRSC, County Health Department,

4. All associated utility companies, appropriate local fire departments local law enforcement, EMA, and

5. School corporation.

e. A list of all agencies, individuals, groups, and officials to whom the letter was sent,

f. A copy of the notification letter,

g. Unlimited eight and one-half inches by eleven inches (8 ½" x 11") copies of the Preliminary Development Plan,

h. Six (6) full size copies of the Preliminary Development Plan,

i. Two (2) Ortho Imagery copies.

16.2.3. The Plan Commission may hold a technical review meeting prior to the first public hearing. The Developer and /or his agent are encouraged to attend the meeting.

16.2.4. Notification to the Public shall be pursuant to the Rules of the Plan Commission and Indiana law.

16.2.5. The Developer is responsible for submitting all information in order for the application to be processed and put on the docket. If the application is not complete, the application will not be heard until the following meeting.

16.2.6. The Developer and/or his agent shall attend the Plan Commission meeting for which the Preliminary Development Plan review has been placed on the docket.

16.2.7. If the Preliminary Development Plan is approved and all other required documents have been submitted and approved by the Plan Commission then it shall be signed by the designated officials.

16.2.8. It shall be the responsibility of the Developer to file the Preliminary Development Plan with the County Recorder's office within thirty (30) days of the date of signature.

16.2.9. Three copies of the plan must be taken to the County Recorder's office to be recorded and distributed as follows:

a. One copy of the recorded plat shall be kept in the County Recorder's office,

b. One copy of the recorded plat shall be retained by the Developer or agent,

c. One copy of the recorded plat along with one copy of the Ortho Imagery plat shall be returned to the Plan Commission Office.

16.2.10. The Developer, after the Preliminary Development Plan is approved or conditionally approved, shall file the following documentation with the Plan Commission:

a. Six (6) copies of the Secondary Development Plan with detailed plans and Specifications,



- b. Two (2) Ortho Imagery copies,
- c. The required bond, letter of credit or escrow agreements,
- d. Performance agreement,
- e. Documentation for any conditions or restrictions,
- f. Documentation for any association / franchise requirements,
- g. A letter from the jurisdictional authority approving the construction drawings.

16.2.11. A minimum of thirty (30) days must elapse after the Preliminary Development Plan approval before the Secondary Development Plan can be considered.

### **16.3 PRELIMINARY DEVELOPMENT PLAN.**

16.3.1. The Preliminary Development Plan shall be prepared by a licensed land surveyor at a functional scale not to exceed one hundred (100) feet per inch. Prepared with sheets numbered in corresponding order at an acceptable size for filing in the County Recorder's Office but no larger than twenty-four inches by thirty-six inches (24" x 36"). The following items shall be included in the Preliminary Development Plan:

#### 16.3.2. Boundaries and Lots:

- a. Proposed boundary lines of development with bearings and distances in Indiana Geospatial Coordinate System (In GCS),
- b. Proposed and existing lots of the development with bearings and distances of property lines and the area of the lot,
- c. Proposed boundary lines of any common land in the development with bearings and distances listed. The use of the lot must also be listed,
- d. Building line setbacks from any right-of-way,
- e. Location listing of adjacent owners, any adjacent developments, adjoining properties,
- f. Future sections or phases of the proposed development shall be shown on the plat.

#### 16.3.3. Easements:

- a. Location and width of any existing or proposed easements on site,
- b. Location and width of any existing or proposed easements adjacent to site,
- c. Location and width of any adjacent or on-site railroad right-of-way,
- d. Location and width of any existing or proposed utility right-of-way with explanation of use.

16.3.4. Natural Features:

- a. Location of any watercourses or water bodies,
- b. Location of any wooded acreage.

16.3.5. Other Pertinent Features:

- a. Swamps, bogs,
- b. Parks,
- c. Cemeteries,
- d. Floodplains, Flowage Easements,
  - 1. Delineate the floodplain, floodway and floodway fringe on the Preliminary and Secondary Plat,
  - 2. Reference the benchmarks and elevations on the Preliminary and Secondary Plat.
  - 3. Delineate the Flowage Easement on the Preliminary and Secondary Plat.

16.3.6. Technical:

- a. Location and sizes of existing:
  - 1. Fire Hydrants,
  - 2. Water mains,
  - 3. Culverts,
  - 4. Utility poles,
  - 5. Sewers,
  - 6. Storm water facilities,
  - 7. Topography,
  - 8. Preliminary proposal for connection with existing water supply and sanitary sewage system.

16.3.7. Drainage:

- a. Preliminary provision for collecting and discarding surface water,
- b. Notation of:

1. Drainage easements,
2. Site easements,
3. Site reservations.

16.3.8. Structures:

- a. Location of any underground structures on the tract and adjacent to the tract.
- b. Location of any permanent buildings.

16.3.9. Rights-of-Way:

- a. Location, width and names if existing:
  1. Platted streets or other public ways within or adjacent to the tract,
- b. Location width and names of proposed:
  1. Street or rights of way,
  2. Rights of way and curve data.

16.3.10. Miscellaneous:

- a. Vicinity map,
- b. Name, address, phone number, registration of surveyor,
- c. Map date,
- d. North arrow,
- e. Graphic scale,
- f. Development name,
- g. Name and address of land owner,
- h. Metes and bounds descriptions,
- i. Owner endorsement,
- j. Signature and date,
- k. Other information as needed for plat.

**16.3.11. Supporting Document:**

- a. The last instrument conveying title to each parcel of property involved in the proposed development with the name of grantor, grantee, date, and any recorded land record reference,
- b. A complete copy of any existing covenants on the property,
- c. A designation of the purpose and condition of land within the tract dedicated or reserved,
- d. Closure program data.

**16.4 SECONDARY DEVELOPMENT PLAN.**

16.4.1. The Secondary Development Plan shall be prepared by a licensed land surveyor at a functional scale not to exceed one hundred feet (100') per inch. prepared with sheets number in corresponding order at an acceptable size for filing in the County Recorder's Office, but no larger than twenty-four inches (24") by thirty-six inches (36").

16.4.2. The Secondary Development Plan shall present the same information as required for the Preliminary Development Plan excluding the following: Section 16.3.2.f., Section.16.3.4.b., Section 16.3.5.a.b.c., and Section 16.3.8.a.

16.4.3. If the Secondary Development Plan complies with Sections 16.4.1. and 16.4.2., deviations from the Preliminary Development Plat shall be verified and noted by the Plan Commission.

16.4.4. If the Secondary Development Plan does not comply with Sections 16.4.1. and 16.4.2., the Plan shall be resubmitted as a Preliminary Development Plan and processed accordingly.

**16.5 DESIGN STANDARDS.**

16.5.1. The purpose of design regulations is to protect the health, safety, and general welfare of the communities and its citizens by:

- a. Ensuring proper arrangement of arterials, collectors, streets,
- b. Promoting traffic safety and prevent congestion,
- c. Securing adequate public places,
- d. Promoting proper population density,
- e. Providing adequate utilities and public improvements,
- f. Ensuring proper location and preparation of plats,
- g. Protecting soils and the environment,
- h. Providing favorable drainage standards, and
- i. Ensuring proper sewer and water standards.

16.5.2. For General Standards follow Chapter 17, Section 17.11.2 as outlined. Replace references to Subdivision with Development.

16.5.3. For Monument and Marker Standards follow Chapter 17, Section 17.11.3 as outlined.

16.5.4. Lot Standards

- a. When served by public water and sewer. Lot dimensions shall comply with the minimum standards of the Wabash County Zoning Ordinance,
- b. Where not served by public water and sewer, lot dimensions shall comply with the minimum standards of Wabash County Zoning Ordinance or the Wabash County Health Department whichever is more restrictive,
- c. The lot size, width, depth, shape, grade location and orientation shall be in proper relation to street and development design and to existing and proposed topographical conditions, a. irregular shaped lots are discouraged,
- d. All lots shall abut on a street or a place,
- e. Lots shall be numbered consecutively throughout the entire development,
- f. Building setback lines shall conform to the provisions of this Ordinance,
- g. Direct vehicular access from lots to primary arterials or major collectors is discouraged.

16.5.5. Street Location and Arrangement Standards

- a. All proposed developments shall conform to the Wabash County Thoroughfare Plan as is now or may be set forth hereafter. Whenever any tract to be developed embraces any part of the Thoroughfare Plan, that part of the public way shall be platted by the Developer in the location and of the width indicated on the Thoroughfare Plan. The arrangement of the streets in the development shall provide for the continuation and projection of existing principal streets in surrounding areas to conform to a plan of development approved and adopted by the Wabash County Plan Commission,
- b. Local roads shall be laid out so that their use by through traffic is discouraged,
- c. The arrangement, character, extent, width, grade, and location of all streets shall be correlated to existing and planned streets, existing topography, public convenience and safety, and in their appropriate relation to the proposed uses of land to be served by such street,
- d. Half streets shall be prohibited.
- e. The street layout shall provide access to all areas of the development, and where streets cross other streets, jogs shall not be created. Streets shall be adjusted to the contour of land so as to produce usable lots and streets.

f. Certain proposed streets, where appropriate, shall be extended to the boundary line of the area to be developed so as to provide for normal circulation of traffic within the vicinity,

g. Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed development, the remainder of the street or alley, to the prescribed width, shall be platted within the proposed development,

h. In designing and approving development streets, the following factors shall receive consideration:

1. Provide access to all lots and parcels in the development,
2. Accessibility for emergency vehicles, school buses, public transit,
3. Safety for both vehicular and pedestrian traffic,
4. Efficiency of services for all users,
5. Economy of both construction and use of land.

#### 16.5.6. Street Standards

a. Widths of Primary, Secondary, Local and Feeder Streets shall conform to those specified in the Official Thoroughfare Plan,

b. Development street ROW shall be determined by development type,

c. All streets shall be completed to grades specified in plans, and approved by the Wabash County Highway Supervisor,

d. Street width shall be measured from back of curb to back of curb where curb and/or gutter are present,

e. Streets shall be graded, surfaced and improved to the dimensions shown in approved cross sections,

f. All stages of street development shall be inspected and approved by the County Highway Supervisor,

g. Roadway base specifications shall meet current INDOT specifications,

h. Hot asphalt concrete (HAC) materials and application must meet current INDOT specifications and mix specifications shall be forwarded to the Wabash County Highway Supervisor,

i. HAC mixing and application shall be performed under proper weather conditions.

16.5.7. For Private Street Standards follow Chapter 17, Section 17.11.9, as outlined.

16.5.8. For Curb Standards follow Chapter 17, Section 17.11.10, as outlined.

#### 16.5.9. Parking Lot Standards

a. Due to particularities of any given development, the inflexible application of required pre-determined parking spaces may result in parking spaces in excess or deficient of need. Therefore, each application shall be evaluated independently and the total lot area, and individual parking space size, shall be determined and applied accordingly. Such decision and determination shall be at the discretion of the County.

#### 16.5.10. Sidewalk Standards

a. The Development Section of the Wabash County Zoning Ordinance requires sidewalks as deemed necessary in developments. The following requirements shall apply for sidewalks:

1. Sidewalks, which cross arterials within the development, must have painted crosswalks and signs installed,
2. ADA compliant ramps shall be installed at all intersections and transition access points,
3. Sidewalk surface and area shall be of size and finish such that pedestrian safety and convenience are foremost.

b. A legally formed development association shall be jointly and severally obligated to maintain and repair each sidewalk in the development,

#### 16.5.11. Lighting Standards

a. The developer shall provide, at minimum, lighting at all intersecting public roads, parking areas and loading berths.

1. Parking areas shall have adequate lighting so as to promote visibly safe passage to and from vehicles.

b. Lighting shall be aesthetically pleasing to the décor of a development, and designed so as not to be a nuisance to adjoining properties or traffic,

c. A legally formed development association shall be jointly and severally obligated to maintain and repair lighting in the development.

16.5.12. For Development Name and Street Name Standards see Chapter 17, Section 17.11.13.

#### 16.5.13. Easement Standards

a. Easements shall be provided for utilities where necessary and shall be at least twelve (12) feet wide, provide continuity throughout the development and be located along rear or side lot lines,

b. Where a development is traversed by a watercourse, drainage way, channel, or stream, the developer shall designate drainage easements on both sides of the watercourse, the

width shall be determined by the Wabash County Drainage Board regardless if a legal or non-legal drain,

c. Easements to permit access for maintenance and repair of surface and subsurface drainage improvements established by law and utility installations, shall be provided on the copies of the Preliminary Plat, and Secondary Plat. Location on easements shall be reviewed by the County Drainage Board and/or its representatives along with the local utility companies,

d. Plan Commission may waive any or all easement standards when applicable.

16.5.14. For General Drainage Standards, Storm Water and Subsurface Drainage Standards, follow the requirements of the Wabash County Stormwater Control Ordinance.

16.5.15. For Sewer Standards follow Chapter 17, Section 17.11.16 as outlined.

16.5.16. For Water Supply Standards follow Chapter 17, Section 17.11.17 as outlined.

16.5.17. Miscellaneous, Utility Standards

a. All utility lines, including electrical, gas, phone, cable, sewer, water, shall be located underground throughout the development. Location of all lines shall be shown on preliminary plat, secondary plat, and construction plans. Service connection to the property lines of each lot in the development shall be provided by the utility or Developer.

16.5.18. For Environmental Standards follow Chapter 17, Section 17.11.19 as outlined.

16.5.19. For Erosion Control Standards follow Chapter 17, Section 17.11.20 as outlined.

16.5.20. Misc. Design Standards

a. The following items shall be under the discretion of the Developer and meet approval by the Plan Commission:

1. Earth mounds, Landscaping, Fencing,
2. Structural design,
3. Exterior décor,
4. Accessory structures.

## **16.6 SECONDARY DEVELOPMENT PLAN APPROVAL.**

16.6.1. Upon approval by the Plan Commission, the Secondary Development Plan shall be signed by the officers of the Board.

16.6.2. It shall be the responsibility of the Developer to file the Secondary Development Plan with the County Recorder's Office within thirty (30) days of the date of signature.



16.6.3. Three (3) copies of the Secondary Development Plan must be taken to the County Recorder's Office to be recorded at the Developer's expense and distributed as follows:

- a. One copy will be kept in the County Recorder's office,
- b. One copy shall be retained by the Developer or agent,
- c. One recorded copy shall be retained by the Plan Commission Office to be kept on file.

16.6.4. Within two (2) years of the date of the Secondary Development Plan approval, the Developer must present to the public a letter of acceptance for all of the infrastructure or other improvements from the jurisdictional agency.

- a. If the improvements are not completed within two (2) years, a request for extension must be brought before the public. The extension may be granted only one (1) time for no more than one (1) year,
- b. If the extension is denied, Wabash County or their representative shall use money from the bond, letter of credit, or escrow account to finish work.

#### **16.7 CONSTRUCTION PLANS.**

General construction plans shall be prepared for all required improvements. This shall include all structures whether proposed for construction or those already in existence in the development which require alteration. Improvements shall be drawn at a pre-determined scale appropriate for the size of the proposed development.

#### **16.8 SURETY/ PERFORMANCE GUARANTEE.**

Surety and/ or a Performance Guarantee for a development shall follow the same directives as Surety and/ or Performance Guarantee for a Subdivision. See Chapter 17, Section 17.18.

#### **16.9 CONDITIONS.**

16.9.1. If in approving a Development Plan the Plan Commission finds it desirable that exceptions be made to this Zoning Ordinance, it may recommend those exceptions. The Commission shall set forth the reasons for its recommendations and the suggested limits to the exceptions.

16.9.2. The land involved must be either in one (1) ownership or the subject of an application filed jointly by the owners of all property included (including the holder of any written option), or by any governmental agency.

16.9.3. It must have an area bounded on all sides by streets, public open spaces, or less restrictive use districts.

16.9.4. The development plan may contain a proposed later division of the land into separate units under one ownership or into one or more separately owned and operated units.

16.9.5. If approved during the development plan review, such a proposed division of land may be made without further approval of the plan. Otherwise, a later division of the land may be made only upon

re-application to the Commission for approval of a revised development plan and re-submission to the Board. The separation of units for the purposes of platting must comply with this Ordinance.

16.9.6. Upon abandonment of a planned development, or upon the expiration of a three (3) year period after authorization during which a development has not been completed (or begun with an extension of time granted), the authorization for the development expires.

#### **16.10 COVENANTS.**

Covenants must include, at minimum, the following provisions satisfactory to the Plan Commission:

16.10.1. Adequate provisions for a Lot Owners Association with direct responsibility to, and control by, the Lot owners involved, to provide for the operation and maintenance of any common facilities jointly shared by the owners.

16.10.2. A financial guarantee satisfactory to the Plan Commissioner that adequate maintenance will be provided for any common facilities in accordance with standards prescribed by the Lot Owners Association and set forth in the covenants, and that the facilities will be operated and maintained at no expense to the County or any other governmental unit.

16.10.3. Alteration of any interior or exterior boundaries (including the splitting of a lot) shall require approval by the Plan Commission.

#### **16.11 LOT OWNERS' ASSOCIATION.**

When a Lot Owners' Association is created, the Association's organizational documents shall be included with the plans and application for the Planned Development.

**Chapter 17**  
**Subdivision Control**

- 17.1 Authority
- 17.2 Purpose
- 17.3 Objectives
- 17.4 Conflict
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**Chapter 17**  
**Subdivision Control**  
**Planned Residential Subdivision**

**17.1 AUTHORITY.**

Chapter 17 is enacted pursuant to Indiana Home Rule and planning legislation via Indiana Code 36-1-3 and 36-7-4-700 Series (Subdivision Control), and any amendments thereto. The Plan Commission has exclusive control to review and approve or disapprove plats for subdivisions. No plat or re-plat of a 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 the Wabash County Commissioners, and such approval shall have been entered in writing on the plat by the president and secretary of the Plan Commission and the County Commissioners.

**17.2 PURPOSE.**

This Chapter is enacted for the purpose of adopting subdivision regulations for the jurisdictional area of the Plan Commission. The planning of a subdivision is the joint responsibility of the sub-divider and the Plan Commission, the former having the prime responsibility for the creation of desirable, stable neighborhoods that become an integral part of the entire county.

**17.3 OBJECTIVE.**

The objective of these subdivision regulations is to protect and promote the public health, safety, and general welfare of the Citizens of Wabash County and implement the goals and objectives of the Wabash County Comprehensive Plan by:

- a. Preserving prime farmland.
- b. Avoiding scattered, illogical, and uncontrolled subdivision of land resulting in unnecessary imposition of an excessive expenditure of public funds for the supply of infrastructure,
- c. Protecting and conserving the value of land, buildings, and other improvements to land throughout Wabash County and minimize conflicts among land uses,
- d. Establishing reasonable standards and procedures for subdivisions in order to further the orderly use of land, ensuring proper legal descriptions, legal recording and monumenting of subdivided land, and securing equitable handling of all subdivision plans by providing uniform procedures and standards,
- e. Preventing the pollution of water, soil, streams, and ponds, ensuring the provision of drainage facilities, protecting from increased risk of flooding, and encouraging wise use and management of natural resources to improve the integrity, stability, natural beauty and topography, and the value of land,
- f. Simplifying land descriptions and avoiding susceptibility to more than one interpretation,
- g. Providing guidance of future growth and development in accordance with the Comprehensive Plan and applicable ordinances,

- h. Protecting the character and social and economic stability of all parts of the jurisdiction,
- i. Encouraging orderly and beneficial development of all parts of the jurisdiction,
- j. Providing the most beneficial relationship between the uses of land, pedestrian and vehicular traffic, structures and infrastructure,
- k. Planning for balance between land uses, natural resources, open spaces, recreation, and public ways that is beneficial to the community as a whole, both current and future,
- l. Ensuring that the community will bear no more than its fair share of the cost of providing facilities and services by requiring the developer to pay fees, furnish land, provide infrastructure, and establish mitigation measures to ensure the development provides for fair share of capital facilities needs generated by the development,
- m. Causing the petitioner to bear all cost associated with the approval process, development process and inspection process,
- n. Guiding public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, services, facilities, and other public requirements,
- o. Ensuring that necessary facilities are available concurrent with development, in quantity and size proportionate with the size of the subdivision and the land uses to which the land is allocated,
- p. Preserving, protecting, and enhancing the quality of Wabash County so that future generations will be ensured clean air, clean water, and a healthy environment.

#### **17.4 CONFLICT WITH PRIVATE PROVISIONS.**

This chapter is not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirement of these regulations shall govern. Where the provisions of the easement, covenant or private agreement or restriction impose duties and obligations more restrictive, or higher standards than the requirements of these regulations, or the determinations of the Commission in approving a subdivision or in enforcing the regulations, and such private provisions are not inconsistent with these regulations or determinations hereunder, then such private provisions shall be operative and supplemental to these regulations and determinations made there under. (NOTE) Private provisions must be enforced privately.

#### **17.5 EXEMPTIONS.**

Some subdivisions may be exempt from most provisions of this Ordinance. These subdivisions must meet the criteria under Section 17.15 of this Chapter 17, "Administrative Subdivision," to qualify for the exemption.

## **17.6 SAVING PROVISION.**

This Ordinance shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, modifying, abating, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the Board of Commissioners of Wabash County under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any right obtained by any person, firm or corporation, by lawful action of the Board of Commissioners of Wabash County, except as shall be expressly provided for in these regulations.

17.6.1 Approval under Prior Ordinance Primary Approval - any proposed subdivision of land for which a complete application seeking primary plat approval and the filing fee has been submitted and accepted by the Plan Commission Office, prior to the date of enactment of this Ordinance, may be considered under the provisions of the previous Subdivision Ordinance. If said primary plat application does not receive approval, any future applications must be considered under the provisions of the Subdivision Control Ordinance in effect at the time the new application is made.

17.6.2 Secondary Approval - any proposed subdivision of land for which a complete application seeking secondary plat approval and the filing fee has been submitted and accepted by the Secretary of the Plan Commission, prior to the date of enactment of this Ordinance may be considered under the provisions of the previous Subdivision Ordinance. If said secondary plat application does not receive approval, any future applications must be considered under the provisions of the Subdivision Control Ordinance in effect at the time the new application is made. Any proposed or actual subdivision of land having been granted primary approval by the Plan Commission under the previous Subdivision Ordinance is valid only if that secondary approval is granted within five (5) years of the primary approval. If the primary approval includes development in phases, secondary approval for the entire phase, including all sections within the phase, shall automatically continue approval for the remaining phases to the same expiration dates.

17.6.3 Recording - any subdivision, having been granted secondary approval under the previous Subdivision Ordinance and prior to the effective date of these regulations and subsequently having completed the requirements for recording under the previous Subdivision Ordinance may be signed by the designated officials as having been granted secondary approval and shall be permitted to record the secondary plat. Any proposed or actual subdivision of land having been granted secondary approval by the Plan Commission under the previous Subdivision Ordinance must be recorded within one (1) year of secondary approval or the secondary approval shall be considered null and void, unless an extension is granted by the Board of Commissioners of Wabash County.

## **17.7 REPEAL.**

Upon adoption of this Zoning Ordinance, the Subdivision Ordinance of Wabash County adopted March 7, 1966, as amended, is hereby repealed.

## **17.8 MAJOR SUBDIVISION INFORMATION.**

17.18.1 Major Subdivision Determination (Three (3) or more lots, tracts, or parcels). Any division of land into lots, tracts, or parcels creating Two (2) or more lots, tracts, or parcels in addition to the parent parcel and/or in which the division of land into lots, tracts or parcels results in the addition of or the extension of public ways, public places, public utilities or storm water control shall be declared a Major Subdivision.

## 17.8.2 Major Subdivision Application

17.8.2.1 Predesign Discussion. While not mandatory it is recommended that the Sub-divider meet with the Plan Commission Board to review and discuss the Subdivision Control Ordinance policies prior to application submission. The Sub-divider should present a "Sketch Plan" on a Location Map in tentative form showing, in general, the proposed development, existing conditions, surrounding terrain, and the estimated time frame for the project. No formal application, fees, or filing of a Preliminary Plat shall be required for this process.

17.8.2.2 Preliminary Subdivision Plan. Application for Preliminary Subdivision Plan shall be completed on forms provided by the County Plan Commission. The Sub-divider's application and required documentation for the Preliminary Plan must be submitted to the Plan Commission Office for initial review a minimum of sixty (60) days prior to the desired scheduled meeting date and must include:

- a. An application completed and signed by Sub-divider,
- b. A drainage approval letter from the governing jurisdiction must be submitted,
- c. Approval of all requested variances,
- d. An affidavit verifying that a copy of a notification letter and proposed plan were sent to:
  1. The required agencies, within unincorporated Wabash County,
  2. The town boards of Lafontaine, Lagro, and Roann,
  3. Township Trustee, County Highway Department, State Highway Department, County Drainage Board, local DNR, local NRSC, County Health Department,
  4. All associated utility companies, appropriate local fire departments local law enforcement, EMA, and
  5. School corporation,
- e. A list of all agencies, individuals, groups, and officials the letter was sent to, and a copy of the letter,
- f. Plan Commission shall request that any remonstrator, who receive notification, submit their letter of objection within fifteen (15) days after receipt of notification. No response shall be interpreted as meaning "no objection",
- g. Eight (8) seventeen and one-half inch by eleven inch (17 ½" x 11") copies of Preliminary Plat,



h. Six (6) full size copies of Preliminary Plat,

i. Two (2) full size Ortho Imagery copies.

17.8.2.3 The Plan Commission may hold a technical review meeting prior to the first public hearing. The Sub-divider and / or his is agent are encouraged to attend the meeting.

17.8.2.4 The Sub-divider is responsible for submitting all information in order for the application to be processed and put on the docket. If the application is not complete, the application will not be heard until the following meeting.

17.8.2.5 The Sub-divider and/or his agent shall attend the scheduled Plan Commission Board meeting for which the subdivision plan has been placed on the docket.

17.8.2.6 If the Preliminary Subdivision Plan is approved and all other required documents have been submitted and approved by the Plan Commission then it shall be signed by the designated officials.

17.8.2.7 It shall be the responsibility of the Sub-divider to file the Preliminary Subdivision Plan, with the County Recorder's office within thirty (30) days of the date of signature.

17.8.2.8 Three (3) copies of the plan must be taken to the County Recorder's office to be recorded and distributed as follows:

- a. One (1) copy of the recorded plat shall be kept in the County Recorder's office,
- b. One (1) copy of recorded plat shall be retained by the Developer or agent, and
- c. One (1) copy of the recorded plat and one copy of the Ortho Imagery plat shall be returned to the Plan Commission Office.

17.8.2.9 The Sub-divider, after the Preliminary Plan is approved or conditionally approved, shall file the following documentation with the Plan Commission:

- a. Six (6) copies of Secondary Plan with detailed plans and specifications, shall be submitted by required deadline,
- b. Two (2) Ortho Imagery copies,
- c. Six (6) sets of detailed plans and specifications shall be submitted by required deadline,
- d. The secondary plan in digital form,
- e. The required bond, letter of credit or escrow agreements,
- f. Performance agreement,
- g. Documentation for any covenants or restrictions,
- h Documentation for any homeowners or neighborhood association, and

- i. A letter from the appropriate jurisdictional authority approving the Construction drawings.

17.8.2.10 A minimum of thirty (30) days must elapse after the Preliminary Subdivision Plan is approved before the Secondary Subdivision Plan can be considered.

## **17.9 PRELIMINARY SUBDIVISION PLAN.**

17.9.1 The Preliminary Subdivision Plan shall be prepared by a licensed land surveyor at a functional scale not to exceed one hundred (100) feet per inch. It may be prepared in ink or pencil with sheets numbered in corresponding order at an acceptable size for filing in the County Recorder's office but no larger than twenty-four inches by thirty-six inches (24" x 36"). The items described in subparagraphs 17.9.2 through 17.9.11 shall be shown on the Preliminary Subdivision Plan.

### **17.9.2 Boundaries and Lots;**

- a. Proposed boundary lines of subdivision with the bearings and distances identified in the Indiana Geospatial Coordinate System (InGCS),
- b. Proposed and existing lots of the subdivision with bearings and distances of property lines and the area of the lot,
  - 1. blocks shall be consecutively numbered or lettered in alphabetical order. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the additions,
  - 2. all lots in each block shall be consecutively numbered,
  - 3. out lots shall be lettered in alphabetical order.
- c. Proposed boundary lines of any common land in the subdivision with the bearings and distances. The use of the lot must also be listed,
- d. Building line setbacks from any Right-of-Way,
- e. Location listing of adjacent owners or any adjacent developments,
- f. Future sections or phases of the proposed subdivision shall be shown on the plan,
  - 1. the sections or phases shall be listed as future considerations.

### **17.9.3 Easements**

- a. Location and width of any existing or proposed easements on site,
- b. Location and width of any existing or proposed easements adjacent to site,
- c. Location and width of any adjacent or on-site railroad right-of way,
- d. Location and width of any existing or proposed utility right-of-way, with explanation of use,

**17.9.4 Natural Features**

- a. Location of any watercourses or water bodies,
- b. Location of any wooded acreage.

**17.9.5 Other Pertinent Features**

- a. Swamps, bogs,
- b. Parks,
- c. Cemeteries, burial grounds,
- d. Floodplains, flowage easements,
  - 1. delineate the floodway and floodway fringe on the Preliminary and Secondary Plat,
  - 2. reference the benchmarks and elevations on the Preliminary Plat only.
  - 3. delineate the flowage easement on the Preliminary and Secondary Plat.

**17.9.6 Technical**

- a. Location and sizes of existing,
  - 1. Sewers,
  - 2. Water mains,
  - 3. Culverts,
  - 4. Utility poles,
  - 5. Fire hydrants,
  - 6. Storm water facilities,
  - 7. Topography,
  - 8. Preliminary proposal for connection with existing water supply and sanitary sewage system.

**17.9.7 Drainage**

- a. Preliminary provision for collecting and discarding surface water,
- b. Notation of:
  - 1. drainage easements,
  - 2. site easements,
  - 3. site reservations.

#### 17.9.8 Structures

- a. Location of any underground structures on the tract and adjacent to the tract,
- b. Location of any permanent buildings.

#### 17.9.9 Right of Way

- a. Location, width, and names if existing:
  1. platted streets or other public ways within the tract or adjacent to the tract,.
- b. Location width and names of proposed:
  1. street or rights of way,
  2. rights of way and curve data.

#### 17.9.10 Miscellaneous

- a. Vicinity map,
- b. Name, address, phone number, registration of surveyor,
- c. Map date,
- d. North arrow,
- e. Graphic scale,
- f. Subdivision name,
- g. Name and address of land owner,
- h. Metes and bounds description,
- i. Owner endorsement,
- j. Signature and date,
- k. Other information as needed for plat,

#### 17.9.11 Supporting Document.

- a. The last instrument conveying title to each parcel of property involved in the proposed subdivision with the name of grantor, grantee, date, and any recorded land record reference along with:
- b. A complete copy of any existing covenants on the property,

c. A designation of the purpose and condition of land within the tract dedicated or reserved,

d. Closure program data.

#### **17.10 SECONDARY SUBDIVISION PLAN.**

17.10.1 The Secondary Subdivision Plan shall be prepared by a licensed land surveyor at a functional scale not to exceed one hundred feet (100') per inch. Prepared with sheets number in corresponding order at an acceptable size for filing in the County Recorder's Office, but no larger than twenty-four inches by thirty-six inches (24" x 36").

17.10.2 The Secondary Subdivision Plan shall contain the same information as that required by Section 17.9 for the Preliminary Plan, except as excused by the Plan Commission. It is customary, but not mandatory, for the Plan Commission to excuse the information required by Sections 17.9.2.f, 17.9.4.b, 17.9.5.a, b, c, and 17.9.8.a. The Secondary Subdivision Plan must also address any deficiencies in the Preliminary Subdivision Plan.

17.10.3 If the Secondary Development Plan complies with Section 17.10.1 and 17.10.2, deviations from the Preliminary Development Plat shall be verified and noted by the Plan Commission.

17.10.4. If the Secondary Subdivision Plan does not comply with Sections 17.10.1 and 17.10.2, the Plan shall be resubmitted as a Preliminary Development Plan and processed accordingly.

#### **17.11 DESIGN STANDARDS.**

17.11.1 Purpose of Design Standards. The purpose of design regulations is to protect the health, safety, and general welfare of the communities and its citizens by:

- a. Insuring proper arrangement of arterials, collectors, streets,
- b. Promoting traffic safety and prevent congestion,
- c. Securing adequate public places,
- d. Promoting proper population density,
- e. Providing adequate utilities and public improvements,
- f. Insuring proper location and preparation of plats,
- g. Protecting soils and the environment,
- h. Providing favorable drainage standards,
- i. Insure proper sewer and water standards.

##### **17.11.2 General Standards**

- a. No land shall be subdivided for residential use, if the land is considered by the Plan Commission to be unsuitable for such use by reason of flooding or improper

drainage, or objectionable soils / earth, topography or other features harmful to the health, safety and welfare of future residents and the community as a whole,

b. The Plan Commission may require either a general or operational soil survey, with interpretations, where it is not readily apparent from existing information that the land to be subdivided is not subject to flooding or does not contain poor drainage characteristics. If required, the survey shall be conducted by a qualified person or agency acceptable to the Plan Commission. In the event the findings deem the subdivision to be unacceptable the Plan Commission shall not approve the plat. The Plan Commission may however prescribe conditions that the Subdivider must meet to obtain approval and these conditions may be incorporated into the subdivision plan under provisions to agreement,

c. Whenever a proposed subdivision borders an existing street, the Plan Commission may require improvements of such street as a condition of plat approval. Additional dedication of right-of-way may also be required,

d. In addition to the requirements established herein, all subdivision plats shall comply with the following rules, regulations and laws:

1. all applicable statutory provisions,
2. local zoning ordinances, building / housing codes, and all other applicable laws of the appropriate jurisdiction,
3. the Comprehensive Plan, Transportation Plan and other appropriate county plans,
4. rules and regulations of IDEM, Indiana DNR, NRCS, County Drainage Board, Health Department, Indiana Manual of Uniform Traffic Control Devices, INDOT, and AASHTO,
5. all applicable planning and regulatory guidelines, including access control, driveway manuals, parking and traffic control, ordinances and other applicable guides from local government units.

#### 17.11.3 Monument and Marker Standards

- a. Monuments shall be set at the intersection of all adjoining properties,
- b. Markers shall be set at the beginning and ending of all curves, along street property lines, at all points where a lot line intersects curves, either front or rear, at all angles in the boundary lines of lots, and at all other lot corners not marked by monument.

#### 17.11.4 Lot Standards

- a. When served by public water and sewer, lot dimensions shall comply with the minimum standards of this Ordinance.
- b. Where not served by public water and sewer lot dimensions shall comply with the minimum standards of the Wabash County Zoning Ordinance or the minimum standards of the Wabash County Health Department, whichever is more restrictive.

c. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets. Some variation from the requirement is permissible, however irregular shaped lots are discouraged.

d. Lot size, width, depth, shape, grade, location, and orientation shall be in proper relation to street and block design and to existing and proposed topographical conditions,

e. All lots shall abut on a street or a place.

f. Frontage Lots / Double Frontage Lots shall not be platted, except that, where desired along limited access highways or primary streets; lots shall face the interior street, and the lot back shall be on such thoroughfares. In that event, screen planting shall be provided along the back of each lot.

g. Corner residential lots shall be wider than normal in order to meet required setbacks from both streets.

h. Lots shall be numbered consecutively throughout the entire subdivision,

i. Building setback lines shall conform to the provisions of this Ordinance,

j. Direct vehicular access from lots to primary arterials or major collectors is discouraged.

#### 17.11.5 Block Standards

a. Blocks shall have sufficient width to provide for two (2) tiers of lot of appropriate depth. Exceptions to this block width shall be permitted in blocks adjacent to primary arterials, major collectors, water courses, and industrial or commercial areas.

b. Block length and width or acreage within bounding streets shall be such as to accommodate the size of the lot required by this Ordinance or the Wabash County Health Department for the site selected for the subdivision and to provide convenient access, circulation control, and safety of street traffic. Blocks shall not exceed one thousand two hundred fifty feet (1,250') in length.

#### 17.11.6 Street Location and Arrangement Standards

a. All proposed subdivisions shall conform to the Wabash County Thoroughfare Plan as shown in Chapter 15 of this Ordinance, and as may be amended from time to time Whenever any tract to be subdivided embraces any part of the Thoroughfare Plan, that part of the public way shall be platted by the Sub-divider in the location and of the width indicated on the Thoroughfare Plan, and the arrangement of the streets in the subdivision shall provide for the continuation and projection of existing principal streets in surrounding areas to conform to a plan of the neighborhood approved and adopted by the Plan Commission,

- b. Local roads shall be laid out so that their use by through traffic will be discouraged,
- c. The arrangement, character, extent, width, grade, and location of all streets shall be correlated to existing and planned streets, existing topography, public convenience and safety, and in their appropriate relation to the proposed uses of land to be served by such streets,
- d. Half streets shall be prohibited. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within the tract.
- e. 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. Streets shall be adjusted to the contour of land so as to produce usable lots and Streets.
- f. Certain proposed streets, where appropriate, shall be extended to the boundary line of the area to be subdivided so as to provide normal circulation of traffic within the vicinity.
- g. Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision.
- h. In designing and approving subdivision streets, the following factors shall receive consideration:
1. access to all lots and parcels in the subdivision,
  2. centerlines of streets should intersect as nearly to right angles as possible,
  3. intersections of more than two (2) streets at one (1) point should be avoided,
  4. jogs at intersection should be avoided,
  5. accessibility for emergency vehicles, school buses, public transit,
  6. safety for both vehicular and pedestrian traffic,
  7. efficiency of services for all users,
  8. liability of amenities as affected by traffic elements in the circulation system, and,
  9. economy of both construction and use of land.
- i. Alleys shall be discouraged in residential districts.



#### 17.11.7 Street Standards

- a. Widths of Primary, Secondary, Local, and Feeder Streets shall conform to the width specified in the Thoroughfare Plan.
- b. The minimum right-of-way of Residential Streets or Cul-de-sacs, shall be forty feet (40'). All Cul-de-sacs shall terminate in a circular right-of-way with a minimum diameter of one hundred (100) feet, or provide other arrangements for the turning of all vehicles conveniently within the right-of-way.
- c. All streets shall be completed to grades specified in plans, profiles and cross sections provided by the Sub-divider, prepared by a registered professional engineer, or registered licensed surveyor and approved by the Wabash County Highway Supervisor.
- d. Street width shall be measured from back of curb to back of curb where curb and/or gutter are required.
- e. Streets shall be graded, surfaced and improved to the dimensions shown in approved cross sections.
- f. All stages of street development shall be inspected and approved by the County Highway Supervisor.
- g. Roadway base specifications shall meet current INDOT specifications.
- h. Hot asphalt concrete (HAC) materials and application must meet current INDOT Specifications and mix specifications shall be forwarded to the Wabash County Highway Supervisor.
- i. HAC mixing and application shall be performed under proper weather conditions between April 15 and October 15.
- j. HAC road surface shall have a 3% slope from center to both edges.

#### 17.11.8 Cul-de-sac Standards

- a. Cul-de-sacs shall have a minimum five (5) foot right of way on the outside edge of the curb of the cul-de-sac radius.
- b. Cul-de-sac radius shall be a minimum of fifty (50) feet.
- c. Cul-de-sac front lot widths shall be regarded as the minimum lot frontage requirement for that zoning district and shall be measured at the front building setback line, with the rear property boundary being at least the minimum width requirement for that zoning district.
- d. The Plan Commission may grant a variance to Cul-de-sac Standards provided other means of reversing traffic flow can be obtained safely without trespass onto a subdivision property owner's lot.

#### 17.11.9 Private Street Standards

a. The Plan Commission may waive the requirement of a street to be dedicated to the public and approve a private street in a subdivision provided all of the following conditions are satisfied.

b. Restrictive covenants, a written commitment, or other required documents running with the land, shall be recorded in such form as is approved by the Plan Commission to clearly state each of the following provisions:

1. the County shall never be obligated to accept a public dedication, deed, or any other conveyance of such private street,

2. the Wabash County Highway Department shall never be obligated to maintain or repair the street, or accept it into its maintenance program,

3. a legally formed community association comprised of all owners of lots in the subdivision, as well as each such owner individually, shall be jointly and severally obligated to maintain and repair each private street in the subdivision,

4. the subdivision community association and all owners of lots in the subdivision shall jointly and severally indemnify and hold harmless Wabash County against any loss, damage, or liability arising from claims or suits for personal injury or property damage involving design, construction, use or maintenance of a private street in the subdivision, and

5. an express easement shall be granted to public and quasi-public agencies for use of such streets by emergency, utility, school, public transit vehicles and personnel, and for any other purpose the Plan Commission reasonably believes is necessary or appropriate.

c. Title to each private street in the subdivision shall be properly conveyed by warranty deed to the subdivision's community association,

d. Evidence of legal formation of the subdivision's community association shall be recorded at the Sub-divider's expense,

e. A maintenance bond, with coverage comparable to that required for public streets, for the benefit of the subdivisions community association and lot owners shall be provided by the Sub-divider, if the Plan Commission finds such a bond necessary,

f. Street Standards shall be the same for a private street as those for a public street.

#### 17.11.10 Curb Standards

a. The Plan Commission shall require, at minimum, curb and gutter on the downslope side of the street surface in hillside subdivisions to assist in erosion control. The curb system on the downslope side shall be equipped with catch basins and culverts as necessary to carry run-off water to the natural drainage course,

b. Curbs and curb gutters shall be constructed to meet the specifications set forth by INDOT, Wabash County Highway Department, and Wabash County Drainage Board,

c. Curbs may be required on other street and parking surfaces,

#### 17.11.11 Sidewalk Standards

a. This Ordinance does not require the construction of sidewalks in subdivision development; however, the Sub-divider may choose to provide sidewalks in which case the following standards shall apply:

1. sidewalks may be located on one or both sides of the street,
2. sidewalks shall be constructed of concrete at least four inches (4") thick and forty inches (40") wide,
3. sidewalks which cross arterials within the subdivision must have painted crosswalks and signs installed,
4. ADA compliant ramps shall be installed at all intersections and other transition access points,
5. easement of ten (10) feet in width shall be provided for sidewalks, and
6. sidewalk surface shall have sufficient finish and slope to drain towards the street such that pedestrian safety and convenience is foremost.

b. A legally formed community association comprised of all owners of lots in the subdivision, as well as each such owner individually shall be jointly and severally obligated to maintain and repair each sidewalk in the subdivision.

#### 17.11.12 Street Lighting Standards

a. The sub divider shall provide lighting at all intersecting public roads.

b. Street lights shall be pole mounted and range between twenty feet (20') and twenty-four feet (24') in height.

c. All electric lines shall be buried.

d. A legally formed community association comprised of all owners of lots in the subdivision, as well as each such owner individually, shall be jointly and severally obligated to maintain and repair each street light in the subdivision.

#### 17.11.13 Subdivision Name and Street Name Standards

a. The proposed name for the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the area covered by these regulations. The Plan Commission shall approve the name of the subdivision during preliminary plat review.

b. Street names shall not duplicate any existing name within the area covered by these regulations except where a new street is a continuation of an existing street. Street names spelled different but sound the same as existing streets shall not be used,

c. The E-911 Director or appointed representative shall verify all street names.

d. The Plan Commission shall have final authority to name all streets (in case of conflict) at the time of Secondary Plat approval.

e. Signage shall follow the standards set forth by the Manual on Uniform Traffic Control/Devices for Streets and Highways, published by the U.S Department of Transportation.

f. Signs shall be mounted as close to intersection corners as applicable, their faces parallel to the streets they name.

g. All signs first time application shall be at the expense of the Sub- divider. Thereafter the signage shall be maintained by the subdivision association.

1. if the street is dedicated to the County, the County shall maintain all signage after initial installation,

2. if the street remains a private street, the subdivision association shall maintain signs having an area to sufficiently display the following information on three (3) inch high letters:

i. the name of the private street

ii. the words "PRIVATE STREET"

iii. the words "NOT DEDICATED FOR PUBLIC USE" and  
MAINTAINED BY PRIVATE SECTOR".

#### 17.11.14 Easement Standards

a. Easements centered on rear and side lot lines shall be provided for utilities where necessary and shall be at least six feet (6) wide on both sides of the property lines. Easements shall generally be contiguous to the street at the end of the block to connect with adjoining blocks in the most direct line,

b. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, the Sub-divider shall designate drainage easements on both sides of the watercourse, the width to be determined by the Wabash County Drainage Board regardless of whether it is a regulated or non-regulated drain,

c. Easements to permit access for maintenance and repair of surface and subsurface drainage improvements established by law and utility installations, shall be provided on the copies of the Preliminary Plat, Secondary Plat, and any "as-builts" required by the Drainage Board. The location of all easements shall be approved

by the County Drainage Board and/or its representatives along with the local utility companies,

d. Easements shall be a minimum of twelve feet (12') in width, (excluding sidewalk easements), provide continuity from block to block, and be located along rear, side, or front lot lines with one half (½) of the width of easement taken from each lot. In the case of platted boundary lots and not adjoining another plat, the full width of the easement shall be provided on such peripheral lots.

#### 17.11.15 General Drainage System Standards

In order to provide the most suitable sites for building and to improve surface drainage, all drainage shall conform to the requirements of the Wabash County Stormwater Control Ordinance.

#### 17.11.16 Sewer Standards

a. If in the judgment of the Plan Commission, based on recommendations from the Wabash County Health Department (WCHD), a public sanitary sewer main is reasonably accessible, a complete sanitary sewer system including lateral connection to each lot in the subdivision shall be installed and connected to the main. The system shall be provided with all necessary supplemental equipment and machinery (including but not limited to lift stations) and be in such lengths, sizes, dimensions and specifications as shall be required by the Health Official. The plans for installation of a sanitary sewer system shall be prepared by a registered professional engineer or licensed surveyor, to be provided by the Sub-divider and be in accordance with Indiana State Board of Health regulations. Upon completion of the sewer installation, the as-built plans shall be filed with the county.

b. If in the judgment of the Plan Commission, taking into consideration recommendations from the Wabash County Health Officer a public sanitary main is not reasonably accessible, sanitary waste may be disposed of in the following method:

1. The Sub-divider shall provide a complete sanitary sewer system, with lateral connections to each lot and a common treatment plant, each meeting the standards of the Indiana State Board of Health and the Indiana Water Pollution Control Board,

2. Subdivisions of three (3) or fewer tracts may be served by private sewage treatment system on each individual lot consisting of septic tank and absorption field, or other approved sewage treatment systems, provided the systems are installed in accordance with standards of the Indiana State Board of Health (ISBH) and the Wabash County Onsite Sewer System Ordinance, provided that soil in the subdivision is acceptable, as determined by soil borings. The following shall also be required:

- i. Lots must be a minimum of one and one-half (1 ½) acres,
- ii. Two borings per lot to clearly indicate soil conditions are suitable for installation and operation of a system, and
- iii. Sub-divider shall provide preliminary soils report for each lot in which testing and findings are completed and submitted in writing by an approved soil scientist.

#### 17.11.17 Water Supply Standards

- a. Where public water supply is not available within three hundred feet (300') of any boundary of the proposed subdivision, and where the WCHD determines that connecting thereto would create a hardship for the Sub-divider, the Sub-divider may provide each lot with a community or individual water supply, provided that installation conforms at least to the standards of the ISBH and IDNR DOW. Upon completion of the water supply system, the plans for the system shall be filed with the WCPC and the WCHD,
- b. Where public water supply is available within Three Hundred (300) feet of any boundary of the proposed subdivision, the Sub-divider shall construct a system of water mains, connected with the public water supply and provide a connection with each lot. The work shall be done in accordance with the plans, profiles and specifications prepared by a registered professional engineer and shall be approved by the WCHD and IDNR DOW and in conformance with at least the minimum requirements of the ISBH,
- c. Distribution, valve and hydrant specifications, metering systems and placement shall meet American Water Works Association Standards and NFPA 24, be approved by ISBH, WCHD, and IDNR DOW.

#### 17.11.18 Miscellaneous, Utility Standards

- a. All utility lines, including electrical, gas, phone, cable, sewer, water, shall be located underground throughout the subdivision. Location of all lines shall be shown on preliminary plat and construction plans. Service connection to the property lines of each lot in the development shall be provided by the utility or Sub-divider.

#### 17.11.19 Environmental Standards

The following measures are effective in minimizing erosion, sedimentation and regulating the accumulation and disposal of solid waste and shall be included where appropriate in the overall development plan,

- a. Existing features which add value to residential, commercial, natural or man-made assets such as trees, streams, vistas, historically significant items, and similarly irreplaceable assets shall be preserved through careful and harmonious design,

- b. Stripping of vegetation, re-grading, or other development shall be completed in such a way that will minimize erosion,
- c. Development plans shall keep cut / fill operations to a minimum and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff,
- d. Whenever feasible, natural vegetation shall be retained, protected and supplemented,
- e. The disturbed area and the duration of exposure shall be kept to a practical minimum,
- f. Temporary vegetation and mulching shall be used to protect environmentally sensitive areas during development,
- g. Permanent final vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development,
- h. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development, where necessary, the rate of surface water runoff will be structurally retarded,
- i. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, silt traps, or similar measures,
- j. Design and construction of the drainage facility shall be such that it will be durable and easy to maintain,
- k. The accumulation of all solid waste resulting from development operations shall be collected and disposed of in a timely manner so as to prevent any excessive accumulation or scattering of solid waste. No burning for the purpose of disposing of solid waste shall be permitted.

#### 17.11.20 Erosion Control Standards

- a. Erosion and sediment control shall conform to the requirements of the NRCS, WCDB, and IDEM,
- b. No changes shall be made to the contour of the land, nor shall grading or excavating begin until a plan for minimizing erosion and sedimentation has been reviewed by the appropriate departments. Review and approval shall be documented and held in the Plan Commission office,
- c. Where sedimentation is caused by stripping of vegetation, regrading, or other development activity, it shall be the responsibility of the Sub-divider to remove it from all adjoining surfaces, drainage systems, and watercourses and to repair any damage at the Sub-dividers expense,
- d. It is the responsibility of the Sub-divider doing any action on or across a communal stream, watercourse, or swale, or upon the floodplain, floodway or

flood fringe area of any watercourse to return these areas to their original or equal condition upon completion of said activities,

e. No Sub-divider shall block, impede the flow of, alter or construct any structure, deposit any material or thing, or commit any act which will affect normal or flood flow in any communal stream or watercourse without having obtained prior approval from the WCDB, NRCS, IDEM, IDNR DOW, whichever may be applicable. It is the responsibility of the Sub-divider to keep all major watercourses, not under the jurisdiction of any public agency, open and free flowing,

f. The Sub-divider will assume the responsibility for maintaining an open and free flowing condition in all minor streams, watercourses, and drainage systems, constructed or otherwise improved in accordance with this ordinance which are necessary for proper drainage.

#### 17.11.21 Misc. Design Standards

a. The following items shall be under the discretion of the Sub-divider and recorded in the covenants of the subdivision:

1. earth mounds,
2. rights of way disturbance,
3. landscaping,
4. fencing,
5. mailboxes,
6. home structural design,
7. home exterior décor,
8. square footage of residence, providing it meets or exceeds ordinance minimum, and
9. accessory structures.

#### **17.12 SECONDARY SUBDIVISION PLAN APPROVAL.**

17.12.1 The Plan commission shall approve or reject the Secondary Subdivision Plan. Upon approval by the Wabash County Plan Commission, the Secondary Subdivision plan shall be signed by the officers of the board.

17.12.2 It shall be the responsibility of the Sub-divider to file the Secondary Subdivision Plan with the County Recorder's office within thirty (30) days of the date of signature.

17.12.3 Three copies of the plan must be taken to the County Recorder's office to be recorded and distributed as follows:



- a. One (1) copy of the recorded plat shall be kept in the County Recorder's office,
- b. One (1) copy of the recorded plat shall be retained by the Sub-divider or agent,
- c. One (1) copy of the recorded plat and one copy of the Ortho Imagery plat shall be returned to the Plan Commission Office.

17.12.4 Within two (2) years of the date of the Secondary Plan approval, the Sub-divider must present to the Plan Commission evidence that all infrastructure and other improvements have been constructed to the satisfaction of the governmental entity in whose jurisdiction the infrastructure and improvements have been constructed,

- a. If the improvements are not completed within two (2) years, a request for extension must be brought before the Plan Commission. The extension may be granted only one time for no more than one (1) year,
- b. If the extension is denied, Wabash County shall use money from the bond, letter of credit, or escrow account to finish the infrastructure work.

### **17.13 CONSTRUCTION PLANS.**

17.13.1 General construction plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one inch (1") per fifty feet (50'). Map sheets shall be the same size as the Preliminary Plan. The following shall be shown:

- a. Profiles showing existing and proposed elevation lines of all streets,
- b. Where proposed street intersections and existing street or streets intersect, identify the elevation along the center line of existing street or streets, and
- c. Radii of all curves, lengths of tangents, and central angles on all streets.

17.13.2 The Plan Commission may require, where steep slopes exist, that cross sections of all proposed streets at one hundred (100) foot sections be shown at five (5) points as follows:

- a. On a line at right angles to the center line of the street, and all elevation points shall be at the center line of the street,
- b. All elevation point shall be at the center line of the street, each property line, and the points twenty-five feet (25') inside each property line.

17.13.3 Construction plans and profiles must show the locations and typical cross section of street pavements including:

- a. Curbs and gutters,
- b. Sidewalks,
- c. Drainage easements,
- d. Servitude,
- e. Rights of way,

f. Manholes,

g. Catch basins,

h. The location of street trees, street lighting standards and street signs; the location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants,

i. Show connection to any existing or proposed utility system utilities or structures, and,

j. Exact location and size of all water, gas, or any other underground courses.

17.13.4 Construction plans must show the location, size, elevation, and other appropriate description of any existing facilities or utilities, including but not limited to:

a. Existing streets, sewers, drains, water mains, easements, water bodies, streams, floodplains,

b. Other pertinent features such as railroads, buildings, misc. structures,

c. Features noted on the Official Map or Comprehensive Plan at the point of connection to proposed facilities and utilities within the subdivision,

d. The water elevations of adjoining lakes or streams at the date of the survey, and the approximate high and low water elevations of such lakes or streams, and

e. If the subdivision borders a lake, river, or stream, the distance and bearings of a meander line established not less than twenty (20) feet back from the ordinary high-water mark of such waterways.

17.13.5 Topography of the same scale as the Preliminary Plan with a contour interval of one foot (1'), referred to in NAVD 1717. All data provided shall be the latest applicable US Coast and Geodetic Survey Data and should be so noted on the plan.

17.13.6 All specifications and references required by the appropriate jurisdictions construction standards and specifications, including a site grading plan for the entire subdivision.

17.13.7 Notation of approvals.

a. Title, name, address, signature, registration number, seal of the professional engineer and/or surveyor, and date. Including revision dates.

#### **17.14 MINOR SUBDIVISION INFORMATION.**

A Minor Subdivision is any division of land into lots, tracts, or parcels creating two (2) or fewer lots, tracts, or parcels in addition to the parent parcel and are located along an existing public road or a private drive.

a. A Minor Subdivision shall not involve the addition or extension of public ways, utilities, storm water control or sewers. Applicant shall seek approval before the

Wabash County Board of Zoning Appeals during a public hearing as outlined in the BZA Rules of Procedure.

b. The Minor Subdivision Plan, which shall be submitted for review at least thirty (30) days prior to the hearing, shall follow the directives shown in Sections 17.9 through 17.13 of this Chapter 17, as they apply to a Minor Subdivision.

## **17.15 ADMINISTRATIVE SUBDIVISION.**

### **17.15.1 Exemptions of Provisions**

Administrative subdivisions, which are exempt from most provisions of the Subdivision Ordinance process, shall not result in or require the creation of public easements, or the installation of public ways, public places, or storm drain control and must be one of the following types of division:

- a. A division of land creating one (1) tract in addition to the parent tract, with the additional tract designated as non-buildable,
- b. A division of land for the transfer of a tract, or tracts, to correct errors in an existing legal description, provided that no additional building sites, other than for an accessory building, are created by the division,
- c. A division of land pursuant to an allocation of land in the settlement of a decedent's estate or a court decree for the distribution of property,
- d. A division of land for federal, state, local government to acquire right-of-way,
- e. A division of land for the transfer of a tract or tracts between adjoining lots provided that no additional principal use building sites are created by the division. Each lot created shall be clearly identified as a non-buildable parcel on the plat and within the deed. The adjoining lots so created hereunder shall have the maximum of one principal use building site each,
- f. A division of land into cemetery plots,
- g. A retraction of an existing parcel or record in which, a survey plat does not exist, or a survey error is being corrected,
- h. A re-subdivision which involves only the removal of interior lot lines, with the outside perimeter of the property remaining unchanged, resulting in fewer parcels than were contained in the original plat, and
- i. A re-subdivision which involves only the changing of notations written on the plat or correction of errors thereon.

### **17.15.2 Necessary Conditions for Exemptions**

In addition to exempt conditions, a land division qualifying for Administrative Subdivision review shall meet the following conditions:

- a. The division of the parent parcel shall not create more than two (2) parcels plus the parent parcel,
- b. If a parcel created by such an exempt division does not have sanitary sewer service available the tract shall obtain septic approval from the Wabash County Health Department to ensure the installation of an onsite sewage disposal system,
- c. If a parcel created by such an exemption division has frontage on a public road, the land divider shall dedicate, to the public, real property of a width sufficient to meet one half (1/2) of the required right-of-way width for that specific public road as indicated by the current Wabash County Thoroughfare Plan and of a length along that public road equal to the length of the proposed parcel along the roadway,
- d. If a parcel created by such an exempt division is not a road frontage parcel, the county may require an access width of fifty feet (50') from the road to the rear lot line of the parcel. The access area shall not be included in the parcel square footage when calculating the total parcel area needed to meet the zoning requirements. The fifty (50) foot wide area shall not be part of a utility easement or part of the building site.

#### 17.15.3 Certification of Exempt Conditions

- a. Written confirmation from Wabash County Health Department verifying favorable conditions for onsite septic sewage disposal system or availability of public sanitary sewer,
- b. A metes and bounds description of the parcel,
- c. Official documentation indicating the dedication of right of way to the appropriate jurisdiction,
- d. Written confirmation from INDOT or County Highway Department for driveway access from state or county road,
- e. Verification from Wabash County Drainage Board of any public drains involved,
- f. Documentation to verify cause for exemption of subdivision provisions,
- g. Verification from Plan Commission that current zoning of tract allows proposed Subdivision,
- h. Verification of any Floodplain Area or Flowage Easement area.

#### 17.15.4 Administrative Subdivision Review Process

Within ten (10) working days application is submitted, the Plan Commission and the Sub-divider shall jointly review the required documentation and the Plan Commission shall approve or reject the application.

- a. Sub-divider shall provide drawings of the proposed subdivision showing all tracts and parcels, including but not limited to:

1. parent parcel with dimensions,
2. proposed parcels with dimensions,
3. all current or proposed structures,
4. proposed drive access,
5. covenants or conditions to apply, and
6. identification of any public utilities and associated easements within the parent tract and proposed subdivision tracts.

. Review of all Certified Exempt Conditions.

c. Recording Subdivision

1. Documentation of the approved division of land shall be filed with the Auditor's Office and the survey recorded along with the deeds within thirty (30) days of the date of the signature.

**17.16 COVENANTS.**

Covenants must include, at minimum, the following provisions satisfactory to the Plan Commission:

17.16.1 Adequate provision for an organization with direct responsibility to, and control by, the property owners involved to provide for the operation and maintenance of any common facilities jointly shared by those owners.

17.16.2 A financial guarantee that satisfactory maintenance will be provided for any common facilities in accordance with standards prescribed by the property owners' organization and set forth in the covenants, and that the facilities will be operated and maintained at no expense to the county or any other governmental unit.

**17.17 SUBDIVISION ASSOCIATION/ LOT OWNERS ASSOCIATION.**

When Subdivision / Lot Owner Associations are to be employed for a Subdivision, the association documents shall be included with the plans and application for the Subdivision.

**17.18 SURETY TO ASSURE SATISFACTORY CONSTRUCTION OF ALL INFRASTRUCTURE.**

Before the issuance of an Improvement Location Permit, the Sub-divider shall post surety in the form of a bond, letter of credit, or certified check, satisfactory to the Plan Commission and payable to Wabash County to secure satisfactory construction of all infrastructure. Such surety shall be for not less than one hundred twenty-five percent (125%) of the cost of construction of all infrastructure, as determined by the County's engineer.

**17.19 IMPROVEMENT MAINTENANCE STANDARDS.**

The Sub-divider shall be required to maintain all public improvements of the subdivision and the individual subdivided lots and provide for snow removal on streets and sidewalks until such time that such streets are dedicated and accepted by the appropriate jurisdiction.

**17.20 MAINTENANCE SURETY.**

Prior to release of any surety described in, the Sub-divider shall post surety in the form of a bond, letter of credit, or certified check, satisfactory to the Plan Commission and payable to Wabash County to secure satisfactory maintenance of the infrastructure. Such surety shall be for not less than twenty-five percent (25%) of the estimated cost of construction of all infrastructure, as determined by the County's engineer, and shall be in effect for not fewer than three (3) years.

**17.21. VACATION OF PLATS.**

Vacation of any part of a plat may be allowed pursuant to the provisions of I.C. 36-7-3-10, et seq.

**17.22 APPENDIX, FORMS, CERTIFICATES.**

The following list of documents, at minimum, shall be included on the final plat: Wabash County Plan Commission Certificate of approval, Wabash County Commissioners Certificate of approval, Engineers or Registered Land Surveyors Certification, Deed of Dedication, Covenants, and Association By-Laws.

**Chapter 18**  
**Parcel Split Regulations**

- 18.1. Authority
- 18.2. Objectives
- 18.3. Parcel Split Determination
- 18.4. Combining Parcels
- 18.5. Re-plat Requirements
- 18.6. Recording





## **Chapter 18**

### **Parcel Split Regulations**

#### **18.1. AUTHORITY.**

The Wabash County Plan Commission, the County Auditor, the County Surveyor, and the GIS Parcel Drawer shall review and approve or disapprove parcel splits throughout all of the County, except for the jurisdictional areas of Town of North Manchester and the City of Wabash. This authority also extends to the re-division of undeveloped or previously recorded plats.

#### **18.2. STANDARDS.**

To obtain approval for a parcel split, the applicant must establish:

1. The split will not adversely affect the use or value of prime farmland,
2. The split will not result in the scattered, illogical, or uncontrolled subdivision of land,
3. The split will result in the orderly layout of land, accurate legal descriptions, and proper monumenting of land.

#### **18.3. PARCEL SPLIT DETERMINATION.**

A parcel split is the division of any parcel of land creating two (2) or more parcels in which any of the newly created parcels may be sold, retained, developed, leased, used, or any combination thereof, whether to be retained by current owner or an immediate or future transfer of ownership.

- a. One (1) split of land in which only one (1) parcel of less than twenty (20) acres shall be permitted one (1) time every five (5) years. This restriction shall run with the land and be enforceable upon the current owner or a successor in interest.

##### **18.3.1. Major Parcel Split Determination**

A major parcel split is any division of land into lots, tracts, or parcels creating two (2) or more lots, tracts, or parcels in addition to the parent parcel and/or which results in the addition of or the extension of public ways, public places, public utilities or storm water control shall be declared a Major Parcel Split.

See Chapter 17, Section 17.8 for required review and approval process guidelines.

##### **18.3.2. Minor Parcel Split Determination**

A minor parcel split is any division of land into lots, tracts, or parcels creating two (2) or fewer lots, tracts, or parcels in addition to the parent parcel, located along an existing public road or a private drive. This division of land into lots, tracts or parcels shall not result in the addition or extension of public ways, public places, public utilities or storm water control.

See Chapter 17, Section 17.14 for required review and approval process guidelines.

##### **18.3.3. Administrative Split Determination**

An administrative split which is exempt from most provisions of the Subdivision Ordinance shall not result in or require the creation of public easements, or the installation of public ways, public places, or storm drain control and shall meet one or more types of divisions as outlined in Chapter 17, Section 17.15.1, a, through 17.15.1, i.

**18.4. COMBINING PARCELS.**

Any request to combine parcels which results in the removal of interior lot lines, with the outside perimeter of the properties, to be combined, remaining unchanged, thus resulting in fewer parcels shall be reviewed for acceptance by the Wabash County Plan Commission, and the County Auditor's Office.

**18.5. RE-PLAT REQUIREMENTS.**

Alteration of any interior or exterior boundaries (lot lines) of any development or subdivision shall require approval by the Wabash County Plan Commission.

**18.6. RECORDING.**

Documents for recording reflecting approved parcel splits must comply with I.C. 32-21-2-13 for recording.