

by Supervisor Anderson and passed and adopted the date first mentioned hereinabove by vote of the members of said Board as follows:

YES Doyle N. Anderson

YES Arthur M. Streepy

YES Carl A. Evans

Attest:

Verl K. Farnsworth
County Auditor.

REGULATIONS GOVERNING SUBDIVISION OF LAND
APPANOOSE COUNTY, IOWA

Upon the recommendation of the Appanoose County, Iowa, Engineer, these regulations are hereby adopted by the Board of Supervisors of Appanoose County, Iowa, (hereinafter referred to as the Board), and constitute a guide to individuals or corporations intending to subdivide land located within the unincorporated areas of Appanoose County, Iowa. These regulations are not to be confused with zoning regulations which must be considered in addition to these regulations for the subdivision of land.

These regulations shall apply to the subdivision of a lot, tract, or parcel of land into three or more lots, plots, sites or other division of land for the purpose, whether immediate or future, of sale or of building development, including the redivision of land or lots.

Section 306.²¹ of the Iowa Code is quoted here for the convenience of the subdivider: "Plat and field notes. All road plans, plats and field notes and true and accurate diagrams of water, sewage and electric power lines for rural subdivisions shall be filed with and recorded by the County Auditor and approved by the Board of Supervisors and the County Engineer before the subdivision is laid out and platted, and if any proposed rural subdivision is within one (1) mile of the corporate limits of any city or town such road plans shall also be approved by the city engineer or council of the adjoining municipality. Such plans shall be clearly designated as 'completed', 'partially completed', or 'proposed' with a statement of the portion completed and the expected date of full completion. In the event such road plans are not approved as herein provided such roads shall not become the part of any road system as defined in chapter three hundred six (306) of the Code."

No plat of any subdivision, or any field notes or road plans pertaining thereto shall be approved by the Board or the Engineer except upon the express condition that the County shall at no time thereafter be obligated to:

- (1) Pave the streets or any portion thereof in said subdivision or otherwise cause the same to be improved by any high type surfacing.
- (2) Construct from the traveled roadway any lot entrance until said roadway has been improved as provided in paragraph (3) below, and the property owner has paid the costs of the necessary pipe or drainage structure approved by the County Engineer.
- (3) Maintain any street or portion thereof in said subdivision until, without expense to the County the same has been brought to grade with necessary and proper drainage structure installed according to plans and specifications approved by the County Engineer, and surfaced with crushed stone or gravel at the current rate for county roads of similar traffic potential. The rates and times of application shall be approved by the County Engineer.

PRELIMINARY PLAT

Ten prints of a preliminary plat of any proposed subdivision shall be submitted to the Board for approval before the preparation of the final plat, or plats for record. Such plat must be delivered to the office of the Board at least five days prior to the meetings at which approval is asked. This plat shall be drawn to a scale of two hundred feet to one inch, or larger, and shall show, or be accompanied by, the following information:

- (1) The proposed name of the subdivision (which must not be so similar to that of an existing subdivision as to cause confusion) and names of adjacent subdivisions.
- (2) The names of the owner and the engineer, surveyor or landscape architect responsible for the survey and design.
- (3) The location of boundary lines and their relation to section and township lines.
- (4) The location and width of existing and proposed streets, roads, lots and alleys, parks and other features, and similar facts regarding property immediately adjacent thereto: also the location and size of existing sewers and water mains. If there are no adjacent subdivisions, then a map, made on a smaller scale, must be presented showing outline and ownership of adjacent properties.
- (5) Survey showing physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features pertinent to subdivisions. The outline of wooded areas or the location of important individual trees may be required. On extensive or broken tracts, the Board may require contours at intervals of two or five feet. The acreage of the property is to be indicated.
- (6) A designation of the proposed uses of land within the subdivision: that is, the type of residential use, location of business or industrial sites, and sites for churches, schools, parks or other special uses.
- (7) North point, scale and date.

The approval of the preliminary plat does not constitute an acceptance of the subdivision, but merely an authorization to proceed with the preparation of the final plat. No work shall be done on a subdivision before the final plat is accepted, without the written permission of the Board.

FINAL PLAT

After the preliminary plat has been approved by the Board, ten prints of the final plat, and one copy of road plans and survey field notes and other diagrams required by Section 306.15 of the Iowa Code shall be delivered to the office of the Board five days prior to the meeting at which final approval is asked. The plat shall be drawn to a scale of two hundred feet to one inch or larger, and shall show or be accompanied by the following information.

- (1) The name of the Subdivision and adjacent subdivision, the names of the streets (to conform wherever possible to existing street names) and numbers of lots and blocks in accordance with a systematic arrangement.
- (2) An accurate boundary survey of the property certified to by the land surveyor who prepared the plat for recording, with bearings and distances referenced to established section lines and land corners.
- (3) Location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet, with the length of radii and arcs of all curves, and with all other information necessary to locate the streets and lots on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines, also the location and description of monuments.
- (4) The location of utility easements.
- (5) The location (shown in dotted lines) of streets and alleys immediately adjacent in other subdivisions.

(6) An affidavit of ownership showing fee simple title and encumbrances and liens, and a certificate of dedication of all streets, public highways, alleys, parks and other land intended for public use, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property, together with any restrictions which are to apply to lots.

(7) A waiver of claim for damages occasioned by the establishment of grades or the alteration of the surface of any portion of the streets, highways, and alleys to conform to the grades so established, if required by the Board.

(8) Certificates of approval to be filled out by the Board of Supervisors, Zoning Commission, and County Engineer.

(9) Profiles of grades for streets, if required by the Board.

(10) North point scale and date.

All figures and letters shown must be plain, distinct, and of sufficient size to be easily read, and must be of sufficient density to make a lasting and permanent record.

When more than one sheet is used, a key map, showing the entire subdivision at smaller scale with block numbers and street names, shall be shown on one of the sheets or on a separate sheet of the same size.

The subdividing surveyor shall place sufficient permanent monuments along the boundaries of the property so that another surveyor may retrace his work with accuracy. Iron pins shall be placed at block corners, angle points on streets, and the beginning and end of curves on streets.

As a condition of approval of the final plat, the subdividing agency shall furnish the County with the following copies of the approved final plat within two weeks after final approval:

- (1) One copy on linen-backed paper and one copy on acetate, size 19 inches high by 17½ inches wide for insertion into the County Auditor's records. Scale shall be one hundred feet to one inch or larger. If more than two sheets are needed, a master index sheet of the same size shall be prepared in the same number of copies specified above.
- (2) Two copies on good quality paper, size 18 inches high by 11½ inches wide suitable for insertion into the County Recorder's books. Scale may be of any size which is sufficient to be easily read.
- (3) One copy on linen-backed paper, size 27 inches by 27 inches for insertion into County Engineer's Road Plat Book. Scale to be two hundred feet to one inch or larger. (This copy needed only if streets are intended to become dedicated public roads.)

GENERAL REQUIREMENTS

Street arrangements: Unless otherwise approved by the Board, provisions must be made for the extension of main thoroughfares and secondary streets must provide free circulation within the subdivision, Off-center street intersections will not be approved except in unusual cases.

Relation to Adjoining Streets and Land: The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where no adjacent connections are platted, must in general be the reasonable projection of streets in nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other subdivisions may connect therewith.

Large Allotments: In case a tract is subdivided into larger parcels than normal building lots, such parcels shall be arranged to permit the opening of future streets and logical resubdivision.

Dead End Streets and Courts: Except in unusual cases, no dead end streets will be approved unless such dead end streets are provided to connect with future streets in adjacent land, but courts or "places" may be permitted where the form or contour of the land makes it difficult to plat with connecting streets. Such courts or "places" shall provide proper access to all lots and shall generally not exceed four hundred feet in length, and a turn around shall be provided at the closed end, with an outside roadway radius of at least fifty feet.

Block Lengths: In general, intersecting streets, determining block lengths, shall be provided at such intervals as to serve cross traffic adequately and to meet existing streets or customary subdivision practices in the neighborhood. Where no existing plat controls, the blocks should not exceed one thousand feet in length, except that greater length may

be permitted where topography or other conditions, in the opinion of the County Engineer, justify such lengths. In blocks longer than eight hundred feet, pedestrian ways through the block may be required near the center of the block. Such pedestrian ways shall have a minimum width of ten feet. Blocks for business use should not exceed six hundred feet.

Street Widths: All streets which are intended to become a part of the County Road System shall be at least sixty six feet wide but a greater width may be required in special cases.

Alley and Alley Widths: Except in unusual cases, alleys or loading courts must be provided in business blocks. Alleys are optional in residential districts. Alleys shall have a minimum width of twenty feet.

Lot Sizes: The minimum frontage dimension for a residential lot shall be seventy-five feet, and no lot shall contain less than eight thousand five hundred square feet. Other factors, such as septic tank drainage field size, may require lots to be larger.

Corner lots should have extra width, especially in cases where they back on lots facing on the side streets.

Lot lines: All rectangular lots and all other lots, so far as practicable, shall have the side lines at right angles to the street on which the lot faces, or radial to curved street lines. Lots with double frontage are undesirable, and should be avoided, wherever possible.

Utility Easements: Where alleys are not included in the plat, easements of not less than five feet shall be provided on each side of rear or side lot lines for public utilities. If necessary for the extension of main water or sewer lines, or other utilities, easements of greater width may be required along lot lines or across lots. Easements shall connect with established easements in adjoining property.

Parks, School Sites and Playgrounds: Suitable sites for parks, schools, playgrounds or other public requirements should be carefully considered and indicated on the preliminary plat, so that it can be determined which of such sites should be indicated on the final plat, and when, and in what manner such areas will be acquired. Attention is called to the advantages, on a large tract, of dedicating a reasonable percentage of the property to such a use.

Sewers and Water: The Board may refuse to approve a plat unless it is evident that proper water and sewer facilities can be supplied within a reasonable time. Land shall be set aside for future sewage treatment facilities, and adequate utility easements provided for sewer lines, if such facilities are not part of the original development.

Advice and Cooperation: Advice and cooperation in the preparation of plats will be freely given by the Appanoose County Zoning Commission, and the County Engineer.

Variation of these rules may be approved in special cases, which do not affect the general application or intent of the regulations.

APPROVED

APPANOOSE BOARD OF SUPERVISORS

DATE August 20, 1969

Carl A. Evans

Chairman

Arthur M. Streepy

Doyle N. Anderson

State of Iowa, County of Appanoose, ss.

Subscribed and sworn to before me this 20th day of August, 1969.

Verl K. Farnsworth
Notary Public