

ARTICLE 25. REQUIREMENTS FOR EACH CLASS OF SUBDIVISION

Section 1. Utility Requirements: In all classes of subdivisions, the area of the lots will be determined by the availability of an approved public sanitary sewer system and an approved public water system. The determination of whether or not an approved public sanitary sewer system and an approved water system are available in sufficient size and capacity to serve the subdivision shall be made in the following manner:

1. A copy of the preliminary plat shall be sent to the City Water Department for a written report on the availability of an approved public water system.
2. A copy of the preliminary plat shall be sent to the City Engineer for a written report on the availability of an approved public sanitary sewer system.

Section 5. Other Requirements: The following particular requirements are hereby made of each of the classes of subdivisions:

1. *Class "A" and "B" Subdivisions:*

- (a) All Class "A" and "B" subdivisions served by an approved public sanitary sewer system and an approved water system shall be subject to ARTICLE 30 - MINIMUM DESIGN STANDARDS.
- (b) The subdivider, landowner, or developer having title to the land being subdivided as a Class "B" subdivision shall submit a petition for annexation to the City with his final plat.

2. *Class "C" Subdivisions:*

- (a) If the proposed subdivision will be served with an approved public water system and an approved public sanitary sewer system, approval of the plat shall be subject to ARTICLE 30 - MINIMUM DESIGN STANDARDS.
- (b) If the proposed subdivision will be served with an approved public water system, but not with an approved public sanitary sewer system, and the subdivider proposes to use individual septic tanks for each lot, the size of the lots shall be determined by soil percolation tests. The percolation tests shall be made by a registered professional engineer. In no case shall lots be less than one (1) acre in size. The lots shall be so proportioned as to permit future replatting consistent with good subdivision design.
- (c) If the proposed subdivision will be served with an approved public sanitary sewer system, but not with an approved public water system,

the preliminary plat shall be submitted on the basis of a minimum lot size of one (1) acre and said lots shall be so proportioned that future platting will be consistent with good subdivision design.

- (d) If the proposed subdivision will not be served with an approved public water system or an approved public sanitary sewer system, and the subdivider proposes to use individual septic tanks and wells or other private water supply for the lots in the subdivision, the size of each lot shall be determined by soil percolation tests. The percolation tests shall be made by a registered professional engineer. In no case shall lots be less than two acres in size. The lots shall be so proportioned as to permit future replatting consistent with good subdivision design.