

TABLE OF CONTENTS
CHAPTER 81: AREA SUBDIVISION CONTROL CODE
RIPLEY COUNTY, INDIANA

SECTION	PAGE
81.01: SHORT TITLE	2
81.02: ESTABLISHMENT OF CONTROL	2
81.03: DEFINITIONS	2
81.04: PROCEDURE	6
(A) Subdivision must be Fit	6
(B) Fee Required	6
Figure 1	7
81.05: PRINCIPLES AND STANDARDS OF DESIGN	15
(A) General	15
(B) Streets	15
(C) Blocks	16
(D) Lots	17
(E) Easements	17
(F) Building Setback Lines	17
(G) Detention Ponds	17
81.06: PUBLIC OPEN SPACES	18
81.06 ½ STANDARD FOR SURVEYS	18
(A) Drafting	18
(B) Surveys	17
81.07: STANDARDS OF IMPROVEMENTS	19
(A) Monuments and Markers & Subdivision Benchmarks	19
(B) Streets	20
(C) Drainage Facilities	23
(D) Sewers	24
(E) Water	25
(F) Gas	25
(G) Improvement Credit Procedure	25
(H) Curb and Gutter	26
(I) Sidewalks	27
(J) Street Signs	28
(K) Driveways / Entrances	28
(L) Fencing	28

SECTION	PAGE
81.08: PLAT CERTIFICATES AND DEED OF DEDICATION	29
(A) Commission Certificate for Primary Approval	29
(B) Commission Certificate for Secondary Approval	29
(C) Surveyor's Certificate	29
(D) Plan Commission Staff Certificate	30
(E) Ripley Soil and Water Conservation District Certificate	30
(F) Deed of Dedication	31
(G) Covenant Requirement	32
81.09: VARIANCE	33
81.10: SPECIFICATIONS	33
(A) Figure 1	33
(B) Figure 2	33
(C) Figure 3	33
(D) Figure 4	33
(E) Standard Specifications for the Indiana Department Of Highways	33
(F) Ripley County Area Recommended for Sewage Works	33
(G) Ripley County Area Recommended for Water Works	33
81.11: EXEMPTED DIVISIONS	33
(A) Application and Approval Procedure	34
(B) Specifications and Documentation to be Submitted	34
(C) Exempted Division Review Process	34
81.12: CONTENTS OF APPENDIX	
APPENDIX: AREA SUBDIVISION CONTROL CODE	35
Form 1. Sample Agreement Form for Development of Subdivision	35
Form 2. Sample Surety Bond	37
Form 3. Sample Maintenance Agreement Form	38
Form 4. Sample Maintenance Bond Form	39
Form 5. Completion Affidavit	40
81.13: REPEAL	41
81.14: AMENDMENTS	41
81.15: VALIDITY	41
81.99 PENALTY	41

