

## CHAPTER 87

# LAND DEVELOPMENT REGULATIONS: LAND DIVISION REQUIREMENTS

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### 87.01 SUBDIVISION PLAT REQUIRED.

1. A subdivision plat shall be made when land is subdivided by repeated divisions or simultaneous divisions into three or more parcels. Repeated divisions mean those that are done at intervals of time on or after July 1, 1990. Simultaneous divisions mean those which are done at any one time on or after July 1, 1990. A subdivision plat shall contain all of the divisions in the tracts being divided.

2. The following exceptions to this section are hereby established.

A. A subdivision plat shall not be required when land is divided by conveyance to a governmental agency for public improvements.

B. Aliquot Parts and Government Lots. Divisions along established aliquot part lines shall be permitted without requiring a subdivision plat. Divisions along established government lots lines shall be permitted without requiring a subdivision plat.

C. Any acquisition plat of land divided for right-of-way purposes.

D. Any conveyance of an easement.

E. Parcel Line Adjustment. A change in an existing boundary line between two parcels of land wherein the new parcel is not meant for independent development and is only meant to enhance the size and/or shape of the neighboring parcel shall not require a subdivision plat. The following are procedural steps for a parcel line adjustment:

(1) The enlarged parcel must be surveyed, and the new survey assigns a new parcel letter designation to the new parcel, rather than calling it by the same letter designation as amended. The Auditor's Office shall be responsible for assigning parcel letter designations.

(2) The following note shall be placed on the face of the survey: *This plat of survey incorporates and is amended for the Plat of Survey recorded in the office of the Story County Recorder on \_\_\_\_\_ and recorded in Book/Slide \_\_\_\_\_, Page \_\_\_\_\_.* *New deed for new parcel must be recorded with survey.*

(3) A new deed for the new, entire parcel shall be recorded along with the survey. There cannot be two separate ownership instruments on record for the enlarged parcel. **(Ordinance No. 160)**

3. For lots platted as part of a subdivision as established after December 31, 2006, any further division shall require a subdivision as defined in Section 87.06, 87.07, 87.08, or 87.09 of this chapter. *(Ordinance No. 160)*

4. For lots platted as a part of a subdivision as established prior to December 31, 2006, each lot may be further divided one time through the Plat of Survey process, provided, however, that the original approval of the subdivision by the Board of Supervisors permitted further division of land. If such permission was not granted, the only means to further divide these lots is through the subdivision process as defined in Section 87.06, 87.07, 87.08, or 87.09 of this chapter. All lot divisions must be in conformance with the minimum lot requirements of the applicable zoning districts and all setbacks must be achieved. *(Ordinance No. 160)*

### **87.02 PLAT OF SURVEY REQUIRED.**

1. Where a lot, parcel, or tract has not been divided on or after July 1, 1990, the grantor of land that has been divided using a metes and bounds description or a specific quantity description shall have a plat of survey made of the division. The grantor or the surveyor shall contact the Story County Auditor, who shall determine whether the survey shall include only the parcel being conveyed or both the parcel being conveyed and the remaining parcel. Said determination by the Auditor is to be based upon the accuracy of the existing parcel description for assessment and taxation purposes. The plat of survey shall conform to Sections 354.4 and 355 of the *Code of Iowa*, as amended.

2. If the proposed division is to create a residential parcel subdivision as defined in Section 85.08, Definitions, the process in Section 87.06 herein is applicable. *(Ordinance No. 215)*

**87.03 PLAT REVIEW AND APPROVAL BY GOVERNING BODIES.** A proposed subdivision plat shall be approved by resolution of all governing bodies having review jurisdiction before it can be recorded. If a governing body that has review jurisdiction over a proposed plat chooses to waive its review jurisdiction, a resolution stating such shall be attached to the plat upon recordation. Review jurisdiction shall be as established pursuant to Sections 354.8 and 354.9 of the *Code of Iowa*, as amended.

1. Within sixty days of application for final plat approval, each governing body shall determine whether the plat conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the plat when reviewing the proposed plat and when requiring the installation of public improvements in conjunction with approval of a plat.

2. The governing body shall not issue final approval of a plat unless the plat conforms to Sections 354.6, 354.11, and 355.8, of the *Code of Iowa*, as amended.

**87.04 AUDITOR'S PLATS.** If a division is done in violation of this chapter or the descriptions within a tract are not sufficiently certain and accurate for the purpose of assessment and taxation, the Auditor shall notify the proprietors and demand that a plat of survey or a subdivision plat be recorded as required by the Ordinance.

1. An Auditor's Plat shall be prepared and approved in accordance with Section 354.13 of the *Code of Iowa*, as amended, and the provisions of the Ordinance in cases where the proprietors fail to meet demand for platting by the Auditor.

**87.05 RECORDING OF PLATS.** Each plat, with attachments, shall be recorded with the Story County Recorder's Office in accordance with Section 354.18 of the *Code of Iowa*, as amended, by the applicant or his/her designee.

1. The Recorder shall examine each plat to determine whether the plat is clearly legible and whether the approval by the applicable governing body(ies) and other required attachments accompany the plat.
2. The Recorder shall keep a reproducible copy of the plat and may specify the material and size of the plat to be recorded.

**87.06 RESIDENTIAL PARCEL SUBDIVISION PLAT.**

1. A subdivision may be submitted for review and approval as a residential parcel subdivision plat when all of the following are true:

- A. The development lots created by the subdivision are intended to be used for residential purposes.
- B. Only two development lots may be created.
- C. The Assessment Property Record Card for the property shall show a single family dwelling and/or farmstead, as defined in Section 85.08, in existence.
- D. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use.
- E. The subdivision lies wholly within the A-1 District. For parcels located within the boundaries of the Ames Urban Fringe Plan, the subdivision must be both zoned A-1 Agricultural and lie wholly within the Rural Service and Agricultural Conservation Area designation.
- F. Both development lots (created by the residential parcel subdivision) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met.
- G. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement.
- H. No variances from subdivision or zoning standards shall be granted in order to accomplish the residential parcel subdivision.
- I. The existing parcel shall not have been created through a previously approved residential parcel subdivision.

2. Procedure. A residential parcel subdivision plat shall adhere to the procedures adopted by the Story County Board of Supervisors for review and approval.

3. Submittal Requirements. The plat shall be drawn at an appropriate scale to reflect the readability of the subdivision elements. The plat shall be signed by a licensed land surveyor. Any application for a residential parcel subdivision not containing all of the following information shall not be considered by the Board of

Supervisors. Residential parcel subdivision plats must incorporate all the general site planning standards outlined in Sections 88.01 and 88.03.

- A. The following materials shall be shown on the face of the plat:
- (1) Those requirements for subdivision plats pursuant to Section 354.6 and 355.8 of the *Code of Iowa*, as amended.
  - (2) The title under which the proposed subdivision is to be recorded, with the name and address of the proprietor(s); also arrow indicating the northern direction, scale, date, and the name and address of surveyor.
  - (3) The complete legal description of the property to be platted including descriptive boundaries of the subdivision.
  - (4) All proposed and remaining easements located on the land to be divided, including, but not limited to, conservation easements, and septic and well easements.
  - (5) All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, or of the lots, existing streets and alleys, easements, and building setbacks, and any other similar public or private uses. The linear dimensions shall be expressed in feet and decimals of a foot.
  - (6) Radii, arc and chords, points of tangency, central angles for all curvilinear streets and radii for rounded corners.
  - (7) All lot lines, lot numbers, and building lines in accordance with the applicable zone district requirements.
  - (8) The location of all structures and setbacks thereof from each proposed lot line, public easement or right-of-way, and the location of existing wells and septic systems and setbacks thereof from existing structures.
  - (9) All existing adjacent subdivisions and tract lines of acreage parcels together with the names of record owners of parcels of land immediately adjoining the proposed subdivision.
  - (10) The name, location, width, and dimensions of all existing roads.
  - (11) The districts in which the land to be subdivided is located including, but not limited to, drainage districts, emergency services districts (ambulance and fire), school districts and zoning districts.
  - (12) Established boundaries of the 1% Special Flood Hazard Area (if the property contains any areas wherein a detailed study was completed by FEMA or other entity, the Floodway and Floodway Fringe boundaries shall be depicted.)
  - (13) Existing Rural E911 addresses.
    - a. Existing rural E911 addresses shall be shown on the plat, unless it is determined by the Planning and Development

Department that a new address would better be in accordance with Chapter 32.

b. The plat shall contain the following notation: "All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner."

- B. The following materials shall accompany the signed plat:
- (1) Signed originals of the attachments to subdivision plats required by Section 354.11 of the *Code of Iowa*, as amended;
  - (2) A signed original of any protective covenants or restrictions to be imposed upon the plat shall be submitted for approval; and
  - (3) Other submittal requirements as defined by the Planning and Development Department. **(Ordinance No. 215)**

#### **87.07 AGRICULTURAL SUBDIVISION PLATS.**

1. A subdivision may be submitted for review and approval as an agricultural subdivision plat when all of the following are true:

- A. The lots created by the subdivision are intended to be used for agricultural purposes;
- B. The subdivision contains no new development lots;
- C. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use; and
- D. The subdivision lies wholly within the A-1 or A-2 Districts. **(Ordinance No. 184)**
- E. No agricultural or minor subdivisions have been approved for the tract(s) being divided after December 31, 2003. **(Ordinance No. 160)**

2. Procedure. An agricultural subdivision plat shall adhere to the procedures adopted by the Story County Board of Supervisors for review and approval. **(Ordinance No. 184)**

3. Submittal Requirements. The plat shall be drawn at an appropriate scale to reflect the readability of the subdivision elements. The plat shall be signed by a licensed land surveyor. Any application for agricultural subdivision not containing all of the following information shall not be considered by the Board of Supervisors. Agricultural subdivision plats must incorporate all the following general site planning standards outlined in Sections 88.01 and 88.03.

- A. The following materials shall be shown on the face of the plat:
  - (1) Those requirements for subdivision plats pursuant to Section 354.6 and 355.8 of the *Code of Iowa*, as amended.
  - (2) The title under which the proposed subdivision is to be recorded, with the name and address of the proprietor(s); also arrow

indicating the northern direction, scale, date, and the name and address of surveyor.

- (3) The complete legal description of the property to be platted including descriptive boundaries of the subdivision.
- (4) All proposed and remaining easements located on the land to be divided, including, but not limited to, conservation easements, and septic and well easements.
- (5) All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, or of the lots, existing streets and alleys, easements, and building setbacks, and any other similar public or private uses. The linear dimensions shall be expressed in feet and decimals of a foot.
- (6) Radii, arc and chords, points of tangency, central angles for all curvilinear streets and radii for rounded corners.
- (7) All lot lines, lot numbers and building lines in accordance with the applicable zone district requirements.
- (8) The location of all structures and setbacks thereof from each proposed lot line, public easement or right-of-way, and the location of existing wells and septic systems and setbacks thereof from existing structures.
- (9) All existing adjacent subdivisions and tract lines of acreage parcels together with the names of record owners of parcels of land immediately adjoining the proposed subdivision.
- (10) The name, location, width and dimensions of all existing roads.
- (11) The districts in which the land to be subdivided is located including, but not limited to, drainage districts and zoning districts.
- (12) Established boundaries of the 1% Special Flood Hazard Area (if the property contains any areas wherein a detailed study was completed by FEMA or other entity, the Floodway and Floodway Fringe boundaries shall be depicted.)
- (13) Existing Rural E911 addresses.
  - a. Existing rural E911 addresses shall be shown on the plat, unless it is determined by the Planning and Development Department that a new address would better be in accordance with Chapter 32.
  - b. The plat shall contain the following notation: “Note: this platting is for agricultural purposes only and is not intended for development except in conformance with the Story County Development Regulations.”
- (14) The plat shall contain the following notation: “Additional divisions of the lots created with this agricultural subdivision plat are not permitted unless the entire subdivision is considered for replatting purposes.”

- B. The following materials shall accompany the signed plat:
- (1) Signed originals of the attachments to subdivision plats required by Section 354.11 of the *Code of Iowa*, as amended;
  - (2) A signed original of any protective covenants or restrictions to be imposed upon the plat shall be submitted for approval; and
  - (3) Other submittal requirements as defined by the Planning and Development Department. (*Ordinance No. 184*) (*Ordinance No. 208*)

### 87.08 MINOR SUBDIVISION PLATS.

1. A subdivision may be submitted for review and approval as a minor subdivision plat when all of the following are true:
  - A. The subdivision contains no more than four new development lots;
  - B. All development lots within the subdivision are fronted on an existing public street;
  - C. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use; and
  - D. No agricultural or minor subdivisions have been approved for the tract(s) being divided after December 31, 2003. (*Ordinance No. 160*)
2. Procedure. A minor subdivision plat shall adhere to the procedure for review and approval of the minor subdivision plat adopted by the Story County Board of Supervisors. (*Ordinance No. 184*)
3. Submittal Requirements. The plat shall be drawn at an appropriate scale to reflect the readability of the subdivision elements. The plat shall be signed by a licensed land surveyor. Any application for minor subdivision not containing all of the following information shall not be considered by the Planning and Development Commission. Minor subdivision plats must incorporate all general site planning standards outlined in Chapter 88.
  - A. The following materials shall be shown on the face of the plat:
    - (1) Those requirements for subdivision plats pursuant to Section 354.6 and 355.8 of the *Code of Iowa*, as amended.
    - (2) The title under which the proposed subdivision is to be recorded, with the name and address of the proprietor(s); also arrow indicating the northern direction, scale, date, and the name and address of surveyor.
    - (3) The complete legal description of the property to be platted including descriptive boundaries of the subdivision.
    - (4) All proposed and remaining easements located on the land to be divided, including, but not limited to, conservation easements, and septic and well easements.
    - (5) All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, or of the lots, existing streets and alleys, easements, and building setbacks, and any other

similar public or private uses. The linear dimensions shall be expressed in feet and decimals of a foot.

(6) Radii, arc and chords, points of tangency, central angles for all curvilinear streets and radii for rounded corners.

(7) All lot lines, lot numbers and building lines in accordance with the applicable zone district requirements.

(8) The location of property lines and all such surface features as buildings, railroads, utilities, water courses and similar items affecting the development. Also, the location and size of such sub-surface features such as existing or nearest available storm and sanitary sewers, water mains, culverts, gas mains, above and below ground electric transmission lines or cables, and drain tiles.

(9) The location of all structures and setbacks thereof from each proposed lot line, public easement or right-of-way, and the location of existing wells and septic systems and setbacks thereof from existing structures.

(10) All existing adjacent subdivisions and tract lines of acreage parcels together with the names of record owners of parcels of land immediately adjoining the proposed subdivision.

(11) The name, location, width and dimensions of all existing roads.

(12) The districts in which the land to be subdivided is located including, but not limited to drainage districts, emergency services districts (ambulance and fire), school districts and zoning districts.

(13) Established boundaries of the 1% Special Flood Hazard Area (if the property contains any areas wherein a detailed study was completed by FEMA or other entity, the Floodway and Floodway Fringe boundaries shall be depicted).

(14) Existing Rural E911 addresses.

a. Existing rural E911 addresses shall be shown on the plat, unless it is determined by the Planning and Development Department that a new address would better be in accordance with Chapter 32.

b. The plat shall contain the following notation: "All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner."

(15) Existing contour intervals of not more than five (5) feet, provided, however, that a minimum of two (2) contours shall be shown on any plat. Contour intervals of less than five (5) feet may be required at the County Engineer's discretion. This requirement may



be waived if determined not applicable by the Interagency Review Team at the conceptual review meeting. *(Ordinance No. 155)*

- B. The following materials shall accompany the signed plat:
- (1) Site Context Map, drawn at a scale not less than one inch = 200 feet showing the relationship of the subject property to natural and human-made features existing within 1,000 feet of the site;
  - (2) Signed originals of the attachments to subdivision plats required by Section 354.11 of the *Code of Iowa*, as amended;
  - (3) A signed original of any protective covenants or restrictions to be imposed upon the plat shall be submitted for approval;
  - (4) Written and signed statements of the appropriate officials of the availability of water, gas and electricity to the proposed subdivision;
  - (5) Site evaluation conducted by a certified engineer or soils professional for septic systems;
  - (6) Letter of acknowledgement from applicable fire chief; and
  - (7) Other submittal requirements as defined by the Planning and Development Department. *(Ordinance No. 184) (Ordinance No. 208)*

#### **87.09 MAJOR SUBDIVISION PLATS.**

1. Subdivisions that cannot be submitted as agricultural or minor subdivision plats shall be considered major subdivision plats and are subject to preliminary and final platting requirements outlined herein.

2. Procedure. A major subdivision shall adhere to the procedures for review and approval adopted by the Story County Board of Supervisors.

*(Ordinance No. 184)*

3. Submittal Requirements for Preliminary Plat Review. The preliminary plat shall be drawn at an appropriate scale to reflect the readability of the subdivision elements. Any application for major subdivision plat—preliminary plat review not containing all of the following information shall not be considered by the Commission. Major subdivision plats must incorporate all general site planning standards outlined in Chapter 88.

A. The following materials shall be shown on the face of the preliminary plat:

- (1) Those requirements for subdivision plats pursuant to Section 354.6 and 355.8 of the *Code of Iowa*, as amended.
- (2) The title under which the proposed subdivision is to be recorded, with the name and address of the proprietor(s); also arrow indicating the northern direction, scale, date, and the name and address of surveyor.
- (3) The complete legal description of the property to be platted, including descriptive boundaries of the subdivision.

- (4) All proposed and remaining easements located on the land to be divided, including, but not limited to, conservation easements, and septic and well easements.
- (5) All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, or of the lots, existing streets and alleys, easements, and building setbacks, and any other similar public or private uses. The linear dimensions shall be expressed in feet and decimals of a foot.
- (6) Radii, arc and chords, points of tangency, central angles for all curvilinear streets and radii for rounded corners.
- (7) All lot lines, lot numbers and building lines in accordance with the applicable zone district requirements.
- (8) The location of property lines and all such surface features as buildings, railroads, utilities, water courses and similar items affecting the development. Also, the location and size of such sub-surface features such as existing or nearest available storm and sanitary sewers, water mains, culverts, gas mains, above and below ground electric transmission lines or cables, and drain tiles.
- (9) The location of all structures and setbacks thereof from each proposed lot line, public easement or right-of-way, and the location of existing wells and septic systems and setbacks thereof from existing structures.
- (10) All existing adjacent subdivisions and tract lines of acreage parcels together with the names of record owners of parcels of land immediately adjoining the proposed subdivision.
- (11) The name, location, width and dimensions of all existing roads.
- (12) The name, location, width and dimensions of all streets proposed to be dedicated for public or private use.
- (13) The districts in which the land to be subdivided is located including, but not limited to drainage districts, emergency services districts (ambulance and fire), school districts and zoning districts.
- (14) Established boundaries of the 1% Special Flood Hazard Area (if the property contains any areas wherein a detailed study was completed by FEMA or other entity, the Floodway and Floodway Fringe boundaries shall be depicted.)
- (15) Existing Rural E911 addresses.
  - a. Existing rural E911 addresses shall be shown on the plat, unless it is determined by the Planning and Development Department that a new address would better be in accordance with Chapter 32.
  - b. The plat shall contain the following notation: "All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-

air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner.”

(16) Existing contour intervals of not more than five (5) feet, provided, however, that a minimum of two (2) contours shall be shown on any plat. Contour intervals of less than five (5) feet may be required at the County Engineer’s discretion. This requirement may be waived if determined not applicable by the Interagency Review Team at the conceptual review meeting. **(Ordinance No. 155)**

B. Copies of the following materials:

(1) Site Context Map, drawn at a scale not less than one inch = 200 feet showing the relationship of the subject property to natural and human-made features existing within 1,000 feet of the site;

(2) Any protective covenants or restrictions to be imposed upon the plat shall be submitted for approval;

(3) Plan and profiles shall be submitted of all streets and alleys, 100 feet horizontal scale and 10 feet vertical scale recommended. Profiles shall show location, size and grade of all conduits, sewers, pipe lines, and other improvements to be placed under streets and alleys. Profiles of east and west streets shall be drawn so that the west end of the profile shall be at the left side of the drawing and profiles of north and south streets shall be drawn so that the south end of the profile shall be at the left side of the drawing;

(4) Letter of Financial Security, if applicable;

(5) Written and signed statements of the appropriate officials of the availability of water, gas and electricity to the proposed subdivision;

(6) Letter of acknowledgement from applicable fire chief; and

(7) Other submittal requirements as defined by the Planning and Development Department. **(Ordinance No. 184) (Ordinance No. 208)**

4. Duration of Approval of Preliminary Plat. The approval of a preliminary plat by the Board of Supervisors shall be valid for one (1) year from the date of such approval; after which such approval shall be void; and the subdivider shall take no action requiring the precedent approval of a preliminary plat except upon application for and approval of an extension of such period of validity by the Board of Supervisors. **(Ordinance No. 160)**

5. Submittal Requirements for Final Plat Review. Following preliminary plat approval and completion of public improvements and/or submittal and acceptance of an approved form of financial security and approved Development Agreement, as defined in Section 88.14, the final plat may be submitted. The final plat and all accompanying plan sheets shall be drawn at an appropriate scale to reflect the readability of the subdivision elements. The final plat shall be signed by a licensed land surveyor. Any application for major subdivision plat/final plat review not containing all of the following information shall not be considered by the Board of Supervisors.

A. All final plats shall contain all of the following information:

- (1) Those requirements for subdivision plats pursuant to Section 354.6 and 355.8 of the *Code of Iowa*, as amended.
- (2) The title under which the proposed subdivision is to be recorded, with the name and address of the proprietor(s); also arrow indicating the northern direction, scale, date, and the name and address of surveyor.
- (3) The complete legal description of the property to be platted including descriptive boundaries of the subdivision.
- (4) All proposed and remaining easements located on the land to be divided, including, but not limited to, conservation easements, and septic and well easements.
- (5) All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, or of the lots, existing streets and alleys, easements, and building setbacks, and any other similar public or private uses. The linear dimensions shall be expressed in feet and decimals of a foot.
- (6) Radii, arc and chords, points of tangency, central angles for all curvilinear streets and radii for rounded corners.
- (7) All lot lines, lot numbers and building lines in accordance with the applicable zone district requirements.
- (8) The location of property lines and all such surface features as buildings, railroads, utilities, water courses and similar items affecting the development. Also, the location and size of such sub-surface features such as existing or nearest available storm and sanitary sewers, water mains, culverts, gas mains, above and below ground electric transmission lines or cables, and drain tiles.
- (9) The location of all structures and setbacks thereof from each proposed lot line, public easement or right-of-way, and the location of existing wells and septic systems and setbacks thereof from existing structures.
- (10) All existing adjacent subdivisions and tract lines of acreage parcels together with the names of record owners of parcels of land immediately adjoining the proposed subdivision.
- (11) The name, location, width and dimensions of all existing roads.
- (12) The name, location, width and dimensions of all streets proposed to be dedicated for public or private use.
- (13) The districts in which the land to be subdivided is located including, but not limited to drainage districts, emergency services districts (ambulance and fire), school districts and zoning districts.
- (14) Established boundaries of the 1% Special Flood Hazard Area (if the property contains any areas wherein a detailed study was completed by FEMA or other entity, the Floodway and Floodway Fringe boundaries shall be depicted.)

- (15) Existing Rural E911 addresses.
- a. Existing rural E911 addresses shall be shown on the plat, unless it is determined by the Planning and Development Department that a new address would better be in accordance with Chapter 32.
  - b. The plat shall contain the following notation: “All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner.”
- B. The following materials shall accompany the signed plat:
- (1) Signed originals of the attachments to subdivision plats required by Section 354.11 of the *Code of Iowa*, as amended;
  - (2) A signed original of any protective covenants or restrictions to be imposed upon the plat shall be submitted for approval;
  - (3) Site evaluation conducted by a certified engineer or soils professional for septic systems;
  - (4) A signed original of a Development Agreement, as defined in Section 88.14, if applicable;
  - (5) Letter of Financial Security, if applicable (if improvements are completed in advance of the submittal of a final plat, approval and certification of the improvements by the County Engineer shall be submitted);
  - (6) Fees for installation of street corner markers for new subdivision streets, as established by Chapter 32; and
  - (7) Other submittal requirements as defined by the Director.  
*(Ordinance No. 184) (Ordinance No. 208)*

#### **87.10 VACATION OF OFFICIAL PLATS.**

1. The proprietors of lots within an official plat who wish to vacate any portion of the official plat shall file a petition for vacation with the Story County Board of Supervisors.
  - A. Once a petition to vacate is received, the Story County Board of Supervisors shall follow the process outlined in Section 354.22 of the *Code of Iowa*, as amended.
  - B. The official plat or portion of the official plat shall be vacated upon recording of all of the documents outlined in Section 354.22 of the *Code of Iowa*, as amended.
2. The County may vacate part of an official plat that had been conveyed to the County or dedicated to the public which is deemed by the governing body to be of no benefit to the public.

A. The County shall follow the process outlined in Section 354.23 of the *Code of Iowa*, as amended, when vacating part of an official plat that had been conveyed to the County or dedicated to the public.

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