

NEW ORDINANCE DEFINITIONS Chapter 540

“Boundary Lot Line.” The legally described boundaries of a Lot and/or Parcel of real property of record.

“Block.” An area of land within a Subdivision that is (1) entirely bounded by Public Roads; (2) bounded by Public Roads and the Boundary Lot Line of the Subdivision; or (3) bounded by a combination of the Public Roads, Boundary Lot Line of the Subdivision and a body of water.

“Preliminary Standard Plat.” A tentative drawing of a proposed Subdivision meeting the requirements of the relevant Ordinances.

“Collector Public Road.” A Public Road which serves or is designated to serve as a traffic way for a designated area to an Arterial Public Road.

“Arterial Public Road.” State highways 65 and 27 shall be defined as Arterial Public Roads.

“Guy Wire.” A wire or cable fastened to a utility Structure on one end and the ground or additional utility Structure on the other end used to keep the utility Structure in place.

“Sketch Plan.” A drawing showing the proposed Subdivision of a Lot and/or Parcel that is not necessarily to scale and where exact accuracy is not a requirement.

“Minor Public Roads.” A Public Road which is parallel and adjacent to an Arterial Public Road or Collector Public Road which provides access to abutting Lots and/or Parcels.

“T-Designed Cul-de-Sac.” A cul-de-sac which is not circular or is in the shape of a T.

“Flag Lot.” A Lot and/or Parcel not meeting minimum Front Lot Line requirements or Front Yard requirements.

“Developers Agreement.” A written contract between the Subdivider, Owner and Town that outlines the conditions of approval of a Final Standard Plat, to include but not be limited to the Town’s Development and construction inspection standards and the amount of financial surety to ensure that the improvements are completed as approved and also a deadline for completing all required and approved improvements as well as any requirements established in the Preliminary Standard Plat application process. Each Developers Agreement is different as each Subdivision requires its own unique terms, specifications, obligations and surety requirements.

“Preliminary Standard Plat.” Proposed plans that meet the requirements of Chapter 540 of this Ordinance.

“Preliminary Standard Plat Application.” An application provided by the Town of Ford required to be submitted for purposes of requesting a Preliminary Standard Plat pursuant to the provisions of Chapter 540 of this Ordinance.

“Final Standard Plat.” Proposed plans that are submitted after the approval of a Preliminary Standard Plat that meet the requirements of Chapter 540 of this Ordinance.

“Final Standard Plat Application.” An application provided by the Town of Ford required to be submitted for purposes of requesting a Final Standard Plat pursuant to the provisions of Chapter 540 of this Ordinance after the approval of a Preliminary Standard Plat.

“Town Public Road.” A Public Road that is snow plowed and maintained by the Township.

“Permanent Cul-de-Sacs.” Cul-de-Sacs where future extension is unlikely or impractical due to lack of access, existence of a natural feature or undevelopable Lots and/or Parcels, or insurmountable topography.

“Temporary Cul-de-Sacs.” Cul-de-Sacs that are designed to be extended some time in the future to serve adjacent developable Lot(s) and/or Parcel(s).

“Preliminary Standard Plat Report and Recommendation.” A written report by the Zoning Administrator or Planning Commission, drafted in accordance with Chapter 540 of this Ordinance, setting forth its recommendation to the Planning Commission and/or Town Board regarding whether or not the Preliminary Standard Plat should be approved.

“Final Standard Plat Report and Recommendation.” A written report by the Zoning Administrator or Planning Commission, drafted in accordance with Chapter 540 of this Ordinance, setting forth its recommendation to the Planning Commission and/or Town Board regarding whether or not the Final Standard Plat should be approved.

“Public Land Survey.” A method used to identify the Lot Lines of Lots and/or Parcels.

“Final Subdivision Construction Plans.” The final versions of those certain preliminary plans that are required to be submitted pursuant to 540.4. The Final Subdivision Construction Plans are subject to the review and approval of the Township Engineer

CHANGES TO EXISTING ORDINANCE DEFINITIONS

“Ordinance Amendment Petition.” A petition provided by the Town of Ford required to be submitted for purposes of requesting an Ordinance Amendment pursuant to Chapter 730 of these Ordinances.

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“Public Road” or Public Street.” Those roads or Streets under the direct authority of the Town, the county, the state or federal government to include, but not limited to a Collector Public Road, Arterial Public Road, Town Public Road and Minor Public Road.