

**157.03. IMPROVEMENT STANDARDS****157.03.01 Conformance with Improvement Standards Required**

The record plat of the subdivision shall conform to the following standards of improvements set forth in this subsection.

**157.03.02 Monuments And Markers**

- A. Monuments shall be placed so that the center point on the monument coincides exactly with the intersection of marked lines, and shall be set so that the top of the monument is level with the finished grade.
- B. Monuments shall be set:
  - 1. At the intersection of all lines forming angles in the boundary of the subdivision; and
  - 2. At the intersection of street property lines. Not more than one monument shall be required at an intersection.
- C. Markers shall be set:
  - 1. At the beginning and ending of all curves along street property lines;
  - 2. At all points where lot lines intersect front or rear curves;
  - 3. At all angles in property lines of lots; and
  - 4. At all other lot corners not established by a monument.
- D. Monuments shall be concrete with minimum dimensions of six inches by six inches by 36 inches, set vertically in place with an iron or copper dowel three-eighths of one inch in diameter, at least 2-1/2 inches in length embedded so that the top of the dowel shall be not more than one-fourth of one inch above the surface and at the center of the monument. Markers shall consist of galvanized or wrought iron pipe or iron or steel bars at least two feet in length, and not less than 1/2 inch in diameter.

**157.03.03 Streets**

- A. Streets and alleys shall be completed to grades shown on the plans, profiles, and cross-sections that have been provided by the subdivider, prepared by a registered professional engineer, and approved by the Plan Commission.
- B. The streets shall be graded, surfaced, and improved to the dimensions required by the Town Street Standard Ordinance and the work shall be performed in the manner prescribed in the latest edition of "INDOT Standard Specifications, latest edition for Road and Bridge Construction and Maintenance" published by the State Department of Highways. References in this division shall refer to the *INDOT Standard Specifications, latest edition*.
- C. Minimum Pavement Widths shall be as follows:
  - 1. Residential streets shall be surfaced to a minimum width of 30 feet, measured back-to-back of curbs.
  - 2. Streets classified as arterial or feeder in the Official Thoroughfare Plan, or streets complying with the definitions of arterial street or feeder street, shall be surfaced to a minimum width of 36 feet, measured back-to-back of curb.
  - 3. The Commission may require the subdivider to provide surfacing on streets proposed to be extensions of existing paved streets, and which exceed the minimum dimensions set forth above, to the full width.

4. Cul-de-sac turn-arounds shall be paved 100 ft in diameter measured from back to back of curbs. A twenty foot diameter landscaped green space may be required in the center of the cul-de-sac.
- D. Adequate subsurface drainage for all streets shall be provided by the subdivider prior to placing the street and all surfaces. Subsurface drainage pipe, when required, shall be aluminum or coated corrugated pipe or a similar type not less than 12 inches in diameter approved by the Commission. All plans and profiles as built shall be filed with the Commission upon the completion of the street and alley improvement.

#### **157.03.04 Sanitary Sewers**

- A. The phrase “the subdivider shall provide” shall be interpreted to mean that the subdivider shall install the facility referred to, or whenever a private sewage disposal system or an individual water supply is to be provided, that the subdivider shall require, as a condition of the sale of each lot or parcel in the subdivision, that the facilities referred to in these Sections shall be installed by the developer of the lots in accordance with these regulations.
- B. The subdivider shall provide the subdivision with a complete sanitary sewer system, which shall connect to a sanitary sewer outlet approved by the Fall Creek Regional Waste District.
- C. Public sanitary sewers shall be laid in easements provided for that purpose.
- D. Service laterals shall be installed between the street sewer collector and the property line before the street is paved.
- E. The plans for the installation of a sanitary sewer system shall be provided by the subdivider and approved by the Fall Creek Regional Waste District. The plans for the system as built shall be filed with the Plan Commission upon the completion of the sanitary sewer installation.

**Statutory reference: For provisions concerning regional water, sewage, and solid waste districts, see IC 13-3-2-1 et seq.**

#### **157.03.05 Water**

- A. The subdivider shall provide the subdivision with a complete water main supply system, which shall be connected to a municipal or a community water supply approved by the Town Water Company and the Town Manager. When such municipal or community water supply is not available, as determined by the Town Water Company and the Town Manager, an individual water supply on each lot in the subdivision is required.
- B. Water mains shall, if practicable, be laid in immediately behind the curb. Water meters shall, if practicable, be installed within a two-foot easement on the roadway side of the sidewalk (see Appendix C). Otherwise, water service shall be laid in easements provided for that purpose.
- C. The plans for the installation of a water main supply system shall be provided by the subdivider and approved by the Indiana Department of Environmental Management and the Town Water Company. The plans for such systems as built shall be filed with the Town Manager upon the completion of the water supply installation.

#### **157.03.06 Storm Drainage**

- A. The subdivider shall provide the subdivision with an adequate storm water system. The system shall conform to the Town Drainage Ordinance. A copy of the analysis shall be submitted to the Plan Commission with the drainage facility plans.
- B. Storm drains shall, if practicable, be laid in the south and east parkway of the street in accordance with Appendix C. Otherwise, storm sewers shall be laid in easements provided for that purpose.

- C. The plans for the installation of a storm drainage system shall be provided by the subdivider and approved by the Planning Director. The plans for the system as built shall be filed with the Commission upon the completion of the storm sewer installation.

**157.03.07 Electric Power**

- A. The subdivider shall provide the subdivision with an electric power distribution system, which shall meet the approval of the Town Manager and the electrical distribution provider of the town, and which shall be connected to a public electric utility system.
- B. Electrical underground cables or wires shall, if practicable, be laid in the north and west parkway of the street as indicated in Appendix C. Otherwise, electric distribution lines shall be placed in easements provided for that purpose.
- C. The plans for the installation of an electric power distribution system shall be furnished by the subdivider, All plans for the system as built shall be filed with the Planning Department.

**157.03.08 Telephone And Gas Utilities**

Telephone underground cables and gas lines shall, if practicable, be laid in the south and east parkway of the street as indicated in Appendix C. Otherwise, telephone and gas service lines shall be placed in easements provided for that purpose.

**157.03.09 Curb And Gutter**

- A. Curb and gutter shall be constructed by the subdivider on both sides of all streets. The requirements of each curb and gutter may be waived at the discretion of the Plan Commission.
- B. Curbs shall be constructed as one of the standard curbs as directed by the Town Street Standard ordinance. Rolled curb may be constructed monolithically with the pavement.

**157.03.10 Sidewalks**

- A. The Plan Commission shall require sidewalks to be installed on each side of the street in a subdivision.
- B. When sidewalks are provided they shall be constructed on both sides of the street one foot from the property line to a width of four feet.
- C. When sidewalks are not provided, the street grade shall be completed so that additional grading will not be necessary for any future sidewalks.

**157.03.11 Driveway Entrances**

Driveway entrances shall be provided and installed in the street between the roadway and the street property line by the subdivider in the manner prescribed in Appendix C.

**157.03.12 Street Signs**

The subdivider shall provide the subdivision with standard town street signs at the intersection of all streets. The location and type of sign shall be approved by the Planning Commission.

**157.03.13 Street Lights**

**A. General Guidelines**

Street lighting shall be designed so as to provide an appropriate degree of illumination for various activities based on their location along arterial, collector, or local streets and the intensity of the surrounding land uses. Illumination guidelines shall be as follows:

<u>Area to be Illuminated</u>	<u>Commercial</u>	<u>Intermediate</u>	<u>Residential</u>
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**Streets**

Arterials	1.2 footcandles	0.9 footcandles	0.6 footcandles
Collectors	0.8 footcandles	0.6 footcandles	0.4 footcandles
Locals	0.6 footcandles	0.5 footcandles	0.3 footcandles

**Other Areas**

As recommended by the Planning Director.

**B. Minimum Requirements**

At a minimum, lighting shall consist of high-pressure sodium bulbs a minimum of one hundred (100) watts each, and mounted on standards of non-corrosive metal not to exceed thirty feet in height. Lighting standards shall be mounted in an approved concrete foundation.

**C. Maintenance of Non-Conventional Street Lighting**

Any non-conventional street lights or street lighting is to be repaired, replaced or maintained by the developer or property/homeowners association at their expense.

**157.03.14 Fire Hydrants**

Fire hydrants shall be required for all developments served by a public water utility or where public water utilities are reasonably accessible as determined by the Town Manager. Unless otherwise specified by local fire regulations, fire hydrants shall be located no more than five hundred (500) feet apart and within three hundred (300) feet of any structure and shall be approved by the local fire protection unit. Adequate water supply as determined by the Planning Director shall be provided to all fire hydrants prior to any building construction. Plowable street markers shall be installed where required as approved by the fire chief.

Dry hydrants may be required in retention/detention ponds. Specifications are available at the Town Planning Department. Placement and design must be approved by the Fire Chief.