

## CHAPTER V STREET AND UTILITY IMPROVEMENTS

### Section 1 STANDARDS AND APPROVALS

- (1) Improvement work shall not be commenced until plans and profiles for such work have been submitted to and approved by the Commission. Such plans may be required before approval of the final pat. All such plans and profiles shall be prepared in accordance with the requirements of the Town.
- (2) Improvement work shall not be commenced until the Town has been notified in advance. If the work has been discontinued for any reason, it shall not be continued until notice is again given.
- (3) All required improvements shall be constructed under the inspection of any subject to the approval of the Town.
- (4) All underground utilities, sanitary sewers and storm drains installed initially in streets, service roads, alleys or highways shall be constructed prior to the surfacing of such streets, service roads, alleys or highways. Service connections for all underground utilities and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street or alley or sidewalk improvements when service connections thereto are made. Utilities and sewers should be installed under paved areas of streets only when absolutely necessary.
- (5) The subdivider, his engineer or land surveyor shall develop plans and complete all improvement work in accordance with the provisions of this Ordinance, the Design Manual and to the approval of the Commission.

### Section 2 GENERAL REQUIREMENTS

- (1) The subdivider shall install improvements in accordance with the general requirements set forth in this section and in the Design Manual provided that the Commission may permit changes in typical section and details if unusual conditions arise during construction to warrant such change.

### Section 3 MONUMENTS AND MARKERS

- (1) All monuments may be of concrete or stone and not less than six (6) inches diameter or four (4) inches square and 36 inches long. The center shall be marked on the top by either a copper dowel, set flush with the top, 3/8 inch in diameter and 2 1/2 inches long or by crossed scores at least 1/2 inch deep. Monuments shall be set so that the top is level with the adjoining established grade and shall be installed at the following points:
  - (a) At the intersection of street and alley right-of-way lines.

- (b) At the intersection of all angles in the subdivision boundary line.
  - (c) At the beginning and ending of all street curves on both right of way lines.
- (2) The corners of all lots not marked by monuments required above shall be marked by galvanized or wrought iron pipe, or steel bars at least two (2) feet in length and no less than five-eighths (5/8) inch in diameter, the top of the pipe or bar to be set level with the established grade adjoining it.

Section 4      **MINIMUM STANDARDS FOR STREET AND HIGHWAY  
CONSTRUCTION**

- (1) Streets and highways shall be constructed as set forth in the Design Manual.

Section 5      **CURBS AND GUTTERS**

Requirements for curbs and gutters are set forth in section 6.0040 of the Design Manual.

Section 6      **SIDEWALKS**

- (1) Sidewalks shall be constructed as set forth in section 6.0060 of the Design Manual.

Section 7      **STORM DRAINAGE**

- (1) Regulations for storm drainage sewers and systems are set forth in section 3.0000 of the Design Manual.

Section 8      **SEWAGE DISPOSAL AND SANITARY SEWERS**

- (1) Regulations for sewage disposal and sanitary sewers are set forth in section 4.0000.

Section 9      **RAILROAD CROSSINGS**

- (1) Provisions shall be made for any and all railroad crossing necessary to provide access to or circulation within the proposed subdivision, including the preparation of all documents necessary for application to the Indiana State Public Service Commission for the establishment and improvement of such crossing. The cost of such railroad crossing improvement shall be borne by the subdivider.

## Section 10 TRAFFIC CONTROL DEVICES/PAVEMENT MARKINGS

The subdivider shall be required to provide traffic control devices in all new subdivisions. The devices shall include, but not be limited to stop signs at intersections, yield signs at intersections, dead end signs, warning signs, and speed control signs. Location of devices shall be shown on the street construction plans, as a separate sheet, submitted to the Area Plan Commission as a part of the primary plat application and must receive approval by the Town.

The approved sheet with the location of the devices shall be provided to the Town upon delivery of the Traffic Control Devices, prior to Secondary Plat Approval.

These devices shall be installed in accordance to the provisions of the Indiana Manual on Uniform Traffic Control Devices for Streets and Highways. The cost of all devices shall be borne by the subdivider and shall be installed prior to any street being constructed either completely or partially, and opened to the public.

Where deemed necessary by the Town Engineer pavement markings shall be included in designing of all subdivisions and entrances. Thermo Plastic Stop Bars, Lane Stripings and any other stripings deemed necessary shall be shown on the Street Construction Plans to be approved by the Town Engineer and the Town.