

Chapter 7: Subdivision Design Standards.

A. Purpose.

1. These subdivision design standards are intended to provide predictability to subdividers and property owners while ensuring the residents of Thorntown benefit from quality residential neighborhood designs and commercial/industrial development that promotes the public health, safety, and general welfare and supports the goals of the Comprehensive Plan.

B. General Provisions.

1. Conformance to Applicable Rules and Regulations.
 - a. The subdivision development standards included in this chapter are intended to be met in addition to all other applicable structure, lot, and/or site standards in other sections of this UDO which shall still apply.
 - b. All major and minor subdivisions shall comply with the requirements of this chapter and all other applicable laws, rules, and regulations. Secondary plat approval may be withheld if a subdivision does not comply with all requirements of this UDO and the following:
 - i. All applicable statutory provisions;
 - ii. All requirements of the UDO, zoning map, building codes, fire codes, County Health Department, and all other applicable laws of the appropriate local, state, and/or federal jurisdictions;
 - iii. All regulations of INDOT, if the subdivision or any lot abuts a state highway or connecting public road;
 - iv. All standards and regulations adopted by all Thorntown boards, commissions, agencies, and officials (where applicable); and
 - v. All applicable requirements of the applicable stormwater and drainage ordinances, Flood Hazard Ordinance, applicable street design and construction standards, and other adopted or approved plans and ordinances, including all public roads, drainage systems, and parks (if applicable).
2. Extension of Infrastructure.
 - a. All public improvements and required easements shall be extended to the boundary lines of the parcel being subdivided.
 - b. Public roads and easements for water lines, wastewater systems, electric lines, natural gas, telecommunications lines, and others shall be constructed to promote the logical extension of public infrastructure to adjacent parcels.
3. Plats Straddling Municipal Boundaries.
 - a. Whenever access to the subdivision requires crossing land in another jurisdiction, the PC may request an affidavit from the subdivider stating that access is legally enabled by the outside jurisdiction.
 - b. In general, lot lines shall be laid out so as not to cross municipal boundary lines.

C. Access and Connectivity.

1. General.

- a. All subdivisions of land shall have frontage on and access from an existing public (state, county, or local) road or private driveway as permitted by this UDO.
- b. No subdivision shall prevent an adjacent property from accessing a public road (such as using reserve strips) or create or perpetuate the land-locking of an adjacent parcel.
- c. The extension of roads to the exterior boundary of the subdivision or continuation of public roads between adjacent parcels for the effective movement of traffic, extension of utilities, and/or effective fire protection shall be required, unless the PC determines that such extension is:
 - i. Not feasible due to topography or other physical conditions; or
 - ii. Not necessary or desirable for the coordination of the subdivision based on future development of adjacent tracts.
- d. A partial right-of-way along an exterior boundary line of a subdivision shall be required based on the *Thoroughfare Plan*, including the extension of arterial or collector roads.
- e. All easements and rights-of-way from a major or minor subdivision or a lot within a major or minor subdivision that provide access to a public road shall be approved by the PC.
- f. All public roads must be located above the 100-year FEMA flood elevation unless approved by the Floodplain Administrator.

2. Access to Freeway/Expressway, Arterials, and Collectors. Where a subdivision borders or contains an existing or proposed freeway/expressway, major/minor arterial, or major/minor collector, the PC may limit direct access of individual lots onto these roads by one (1) or more of the following based on the recommendation of the PC:

- a. Frontage or Service Roads. Frontage or service roads that are separated from the arterial or collector by a planting area or grass strip. These roads shall have access at suitable points to the arterial or collector. All frontage or service roads shall be designed to comply with the applicable street design and construction standards.
- b. No Access Easement. A five (5) foot “no-access easement” along a freeway/expressway, arterial, or collector road for parcels that can gain access from an internal, local road.
- c. Shared Driveway. A shared private driveway with an adjacent parcel(s) that includes an access easement to a local road.
- d. Other Treatments. Other similar treatments deemed necessary for the adequate preservation of the public roadway functionality, safety, protection of residential properties, and separation of through and local traffic.

3. No-Access Easements.

- a. Where a residential subdivision borders or contains an existing or proposed railroad or a public road that is defined by INDOT as a limited access highway, the following easements shall be provided to limit access and provide adequate setback from these rights-of-way.

- i. A five (5) foot “no-access easement” shall be provided along a freeway/expressway, arterial, or collector road for parcels that can gain access from an internal, local road.
 - ii. A twenty-five (25) foot “no-access easement” shall be provided adjacent to any railroad right-of-way or public road that is defined by INDOT as a limited access highway.
 - b. Parking areas, driving lanes/areas, and similar vehicular areas and access are prohibited within the no-access easement. Structures are prohibited except for fences and structures that do not require an ILP and/or building permit.
 - c. All no-access easements shall be designated on the plat: “Reserved as buffer. Access and the placement of structures within the easement is restricted.”
4. Subdivision Entrances.
- a. Minimum Number of Entrances. All residential subdivisions shall provide the following minimum number of required entrances onto a public road.
 - i. Less than Twenty-five (25) Residential Units. A minimum of one (1) entrance shall be provided.
 - ii. Twenty-five (25) to Two Hundred (200) Residential Units.
 - (a) A minimum of two (2) entrances shall be provided with access to two (2) separate public roads.
 - (b) If the subdivision only abuts one public road, the subdivision shall be required to provide two (2) entrances onto the one public road.
 - (c) If there is not appropriate distance between entrances and/or other roadways and intersections (as determined by the PC), a single entrance with a median divider is allowed. Each travel lane shall be at least fourteen (14) feet wide excluding curbs and gutters to allow for emergency access if one travel lane is inaccessible. The median shall be at least twelve (12) feet in width to accommodate a separate left-turn lane if necessary or needed in the future. The median divider shall extend from the intersection with the public road to the first road intersection within the subdivision.
 - iii. More than Two Hundred (200) Residential Units. The number of separate entrances required, and the location of those entrances shall be determined by the PC.
 - iv. Access Installation. The timing of the installation of the second/additional point(s) of access shall be established at the time of primary plat consideration.
 - b. Level of Service. The subdivider shall construct all required and approved traffic mitigation measures to provide adequate roadway capacity and access for the proposed development, such as acceleration lanes, deceleration lanes, or other similar improvements.
5. Pedestrian Access.
- a. If a subdivision is adjacent to a park, state forest/park, school, or other public community facility, the PC may require perpetual unobstructed easements that are at least thirty (30) feet in width in order to facilitate pedestrian access and connectivity. These easements shall be indicated on the primary and secondary plats.
 - b. Where future development includes land that has been identified by the Comprehensive Plan or other plan as a location for trails, the PC may require the subdivider to construct the trails

within their development, whether or not such trails connect to existing trails outside of the development at the time of construction. All trails shall be constructed in accordance with the applicable street design and construction standards.

D. Blocks and Lots.

1. Block and Lot Arrangement.
 - a. Blocks shall comply with the following dimensions unless the PC determines that a longer length will not be detrimental to local traffic flow.
 - i. Blocks. A minimum of four hundred (400) feet but shall not exceed two thousand six hundred (2,600) feet in length.
 - ii. Cul-de-Sacs. Cul-de-sacs are not permitted.
 - iii. Temporary Dead-End Streets. A minimum of four hundred (400) feet but shall not exceed one thousand (1,000) feet in length.
 - b. The PC may require pedestrian ways, easements, and/or cross walks through the center of blocks when deemed essential to provide pedestrian circulation, accommodate utilities and drainage facilities, or provide access to schools, playgrounds, shopping centers, transportation, or other community facilities.
 - c. The layout of the lots shall be compatible with the topography and other physical conditions of the land in order to ensure that compliance with the UDO, Building Code, and other local, state, and federal regulations.
2. Lot Dimensions.
 - a. Lot dimensions shall comply with the minimum standards of the UDO.
 - b. Lots shall be suitable in size and dimensions for the type of development anticipated and not result in insufficient areas to build on after building setback lines are established in accordance with the UDO.
 - c. Side lot lines shall generally be at right angles to public road lines (or radial to curving public road lines) unless a variation from this rule will give a better public road or lot plan.
 - d. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing that corner lots have two front yards as outlined in this UDO.
 - e. The depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide off-public road parking and loading facilities required for the type of use and development contemplated.
3. Lot Orientation.
 - a. The lot line common to the public road right-of-way shall be the front line. All lots shall face the front line.
 - b. Wherever feasible, rear lot lines should not abut the side lot line of an adjacent lot.
 - c. Double frontage lots, through lots, and reverse frontage lots shall be avoided except where necessary to accommodate perimeter lots (exterior lots) within a subdivision or to overcome difficulties of topography and orientation.

E. Covenants.

1. Purpose. The purpose of the covenants drafted by the subdivider is typically to create a more consistent appearance of structures as well as provide additional control over the activities that take place within the subdivision boundaries to protect the property values.
2. General.
 - a. Covenants are required for all new subdivisions that include areas under common ownership (common areas, ponds, drainage features, entry areas, etc.).
 - b. Covenants are generally a combination of restrictions on the use of property and affirmative obligations imposed by the subdivider on the owner of a property within a subdivision.
 - c. These covenants are above and beyond the zoning and subdivision regulations required for the jurisdiction, but restrictions cannot supersede, contradict, or replace town, state, or federal regulations.
 - d. Covenants shall be reviewed by the Administrator or their designee prior to approval of the secondary plat to ensure they do not conflict with the UDO.
 - e. A Homeowners Association (HOA) or Property Owners Association (POA) is required to be established for the administration of the covenants and oversight of the subdivision. Officers of the HOA/POA shall be identified and provided to the Administrator on an annual basis.
 - f. Financial contributions (dues) shall be established in an appropriate amount to ensure that amenities, infrastructure, and common areas under the joint ownership of all property owners within the development will be properly maintained in perpetuity.
3. Self-imposed Restrictions.
 - a. If a subdivider or property owner places restrictions on any land contained within a subdivision that are more restrictive than those required by this UDO, such restrictions shall be indicated or referenced on the secondary plat.
 - b. All restrictive covenants shall be recorded with the County Recorder, and a copy of the recorded covenants with the appropriate stamp from the County Recorder's office shall be provided to the Administrator.
4. Required Covenant Language. See Section F.4: Required Covenant Language Regarding Drainage for language that must be in the covenants and on the plat regarding drainage.
5. Enforcement. Only regulations specifically found in the UDO or made a part of an approval by the PC/BZA are enforceable by the Administrator. Restrictive covenants will not be enforced by the town, the PC, or the Administrator and must be enforced by the HOA/POA (or the subject property owners) through the civil courts.

F. Drainage, Stormwater, and Erosion Control.

1. General.
 - a. All drainage shall comply with all state requirements and the applicable stormwater and drainage ordinances. All development is subject to state and local drainage approval and permits.

- b. Maintenance of drainage facilities shall be the responsibility of the subdivider until it is turned over to the HOA/POA.
 - c. If drainage areas are maintained by an HOA/POA or similar organization and said organization is dissolved, the maintenance and associated costs of any drainage facility shall be shared equally between the property owners within the platted subdivision.
 - d. No secondary plat shall be approved until the drainage plan is approved by the town.
2. Storm Drainage.
- a. The subdivider shall provide the subdivision with an adequate storm water system. The system shall conform to the applicable stormwater and drainage ordinances. A copy of the analysis shall be submitted to the Administrator with the secondary plat application and shall include with the drainage facility plans.
 - b. The plans for the installation of a storm drainage system shall be provided by the subdivider and approved by the town. The as-built plans for the system shall be filed with the Administrator upon the completion of the storm sewer installation in the electronic format requested.
3. Drainage Easements. All drainage easements shall be indicated on the primary plat and the secondary plat.
4. Required Covenant Language Regarding Drainage. In order to ensure the maintenance of a professionally designed and installed drainage system, the following paragraphs shall be required (verbatim) as a provision of the restrictive covenants for all secondary plats and shall be included in all deeds written relative to said plats. The proposed owner shall submit a copy of this covenant with the secondary plat application, and it shall be recorded prior to secondary plat approval.
- a. "Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled, or otherwise changed without the written approval of the town. Property owners must maintain these swales as sodded grassways or other non-eroding surfaces. Water from roofs, parking areas, or other impervious surfaces must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriately sized culverts are installed in accordance with this UDO."
 - b. "A property owner altering, changing, or damaging these drainage swales or ditches will be held responsible for such action and will be given ten (10) days' notice by certified mail to repair said damage, after which time, if no action is taken, the jurisdiction will cause said repairs to be accomplished, and the costs for such repairs will be billed to the affected property owners for immediate payment."
 - c. "No sanitary structures, drainage structures, or water line appurtenances shall be located within driveway limits or sidewalks."
 - d. "No sump pump drains, or other drains shall outlet onto the street."

G. Mailboxes for Residential Development.

1. Applicability. In accordance with the United States Postal Service (USPS) National Delivery Planning Guide, all new residential development may be required to install centralized mail delivery at the direction of the local USPS Postmaster or the designated local USPS Growth Manager. Centralized delivery shall include the installation of cluster box units (CBU) or neighborhood delivery center (NDC) mailboxes.
 - a. Design and Placement. If required by the USPS, all related units, structures, and uses shall comply with the following:
 - b. Units and their location shall be approved by the local Postmaster or Growth Manager prior to approval of any secondary plat.
 - c. Units shall provide for handicap accessibility.
 - d. Units placed within the right-of-way require approval by the town.
 - e. All units and structures shall require a building permit prior to installation.
 - f. Because of their size, visibility, and exposure to the elements CBUs and NDCs must be aesthetically appealing, durable, and reflect the character of the overall development.
 - g. If units are free-standing, the PC may require that they be placed beneath a covered pavilion, a three-sided shelter, or inside a community center.
2. Installation and Maintenance. The Town of Thorntown shall not be responsible for the installation, maintenance, or replacement of any mailboxes, cluster boxes, or delivery centers. All units shall be installed by the subdivider and maintained and repaired by the property owners and/or HOA/POA.

H. Monuments and Markers.

1. General. Monuments shall be installed on all lot corners to the standard as set forth under 865, IAC 1-12-18.

I. Open Space and Amenities.

1. General.
 - a. Proposed major subdivisions are required to provide adequate areas for public parks, recreation, amenities, or open space as required by this UDO (see Chapter 6: Subdivision Types).
 - b. If a subdivision is not required by this UDO to provide open space and/or amenities, the subdivider may provide them if desired.
 - c. Each open space area or amenity shall be of suitable size, dimension, topography, and general character for the intended use and shall have adequate road and/or pedestrian access to adequately serve the purposes envisioned.
 - d. Any open space or amenity shall support the goals of the Comprehensive Plan or other plan, comply with all requirements of this UDO, and comply with all other applicable health, flood control, and regulations of the town or state, as appropriate.

- e. All open spaces and amenities shall be dedicated as common area unless otherwise allowed by this UDO. The common area shall be shown and labeled accordingly on the primary plat and secondary plat.
- f. The phasing of development and open spaces/amenities is allowed, but the minimum open space/amenity shall be proportional to the developed area.

2. Ownership and Maintenance.

- a. The PC shall require proof of the ownership and maintenance agreement for the common areas (such as HOA/POA covenants).
- b. Unless approved by the PC and the Town Council, the town shall not assume responsibility for the maintenance and safety of common areas.
- c. If areas or land are being dedicated to an entity other than an HOA/POA, the respective entity accepting the land shall provide written documentation approving the dedication prior to approval of the secondary plat.
- d. If open space areas and amenities are maintained by an HOA/POA or similar organization and said organization is dissolved, the maintenance and associated costs of any maintenance shall be shared equally between the property owners within the platted subdivision
- e. Open Space and Amenity Design Standards. If a subdivision requires open space(s) or amenity(ies), it shall comply with the following standards:
- f. General Design Standards. The following apply to all types of open space and amenities:
 - i. All open space or amenity reserved under this UDO shall be accessible with an ADA-accessible sidewalk, footpath, or similar accessible connection from a public right-of-way or a dedicated easement. All easements used to provide access shall be a minimum of thirty (30) feet in width.
 - ii. If sidewalks or paved trails are required and/or provided within the open space or amenity, they shall comply with all ADA requirements and the standards in the applicable street design and construction standards.
 - iii. No open space shall be used as a reserve strip or prevent future access between adjacent properties and an existing or future public right-of-way.
 - iv. All open spaces and amenities shall be accessible by all residents of the subdivision without a rental fee or any qualifying requirements other than standard operational times (such as outdoor pools are not open during the winter, or a park is closed from dusk to dawn).
- g. **Amenity Requirement Thresholds.**

Amenity Requirement Thresholds for Major Residential Subdivisions	
Development Size	Amenities Required
< 25 Residential Units	<ul style="list-style-type: none"> • Only the open space is required per Chapter 6: Subdivision Types
25 to 100 Residential Units	<ul style="list-style-type: none"> • The open space is required per Chapter 6: Subdivision Types • At least 1 Passive Neighborhood Park

101 to 250 Residential Units	<ul style="list-style-type: none"> • The open space is required per Chapter 6: Subdivision Types • At least 1 Passive Neighborhood Park • At least 1 Active Neighborhood Park
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h. Open Space Standards.

- i. Open Space Guiding Criteria. The design of all open spaces shall be guided by the following criteria:
 - (a) The preservation of existing natural or historic features that add value to the development or to the town (such as watercourses and falls, historic sites, and similar irreplaceable assets).
 - (b) The protection of unique topographical features on the site, such as steep slopes.
 - (c) The preservation of wooded areas and individual, healthy trees that are larger than thirty-six (36) inches in diameter or vegetation that is desirable to preserve wetlands or other environmentally sensitive areas, including the ability to protect vegetation during construction and changes of grade.
 - (d) The adaptability of the open space for future trails and/or shared-use paths.
 - (e) The relationship between the proposed open space and neighboring properties.
- ii. Open Space Design Requirements. All open spaces shall:
 - (a) Be a minimum of thirty (30) feet in width to allow for maintenance.
 - (b) Not be located within the public right-of-way.
 - (c) Have at least fifty percent (50%) of the park left in a natural or undisturbed state or, if previously disturbed or degraded, restored to a natural state. This may include wetlands, wooded areas, prairies, or similar. Areas with maintained lawn/landscape elements or manicured detention/retention basins are not considered a natural state.

b. Neighborhood Park.

- i. Passive Neighborhood Park. All passive neighborhood parks shall:
 - (a) Be a minimum of one (1) acre.
 - (b) Provide at least one (1) open shelter or similar structure that is at least two hundred (200) square feet in area.
 - (c) Provide seating areas throughout the park.
 - (d) Provide maintained lawn/landscape areas that can be used in a passive nature.
 - (e) Provide paved or soft-surface trails throughout the park.
- ii. Active Neighborhood Park. All active neighborhood parks shall:
 - a. Be a minimum area of one half (1/2) an acre.
 - b. Include at least one (1) active recreation feature that meets the needs of the subdivision, such as a playground, sports court/field, indoor recreation center, swimming pool, or other feature approved by the Administrator. All equipment shall be commercial-grade and meet industry design standards.

J. Roads and Driveways.

1. Purpose. The road design requirements are intended to:
 - a. Provide roads that are suitable in location, width, and improvement to accommodate potential traffic;
 - b. Provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation;
 - c. Provide adequate access to police, fire fighting, snow removal, sanitation, road-maintenance equipment;
 - d. Create a convenient traffic network;
 - e. Avoid undue hardships to adjoining properties;
 - f. Accommodate for the particular traffic characteristics of each proposed development; and
 - g. Be properly related to the goals of the Comprehensive Plan.
2. General.
 - a. All private and public roads, culverts, drains, bridges, shoulders, drainage improvements and structures, curbs, turnarounds, trails, and sidewalks shall comply with the applicable street design and construction standards and shall be incorporated into the construction plans required of the subdivider for plat approval.
 - b. Where a proposed public road is an extension of an existing paved public road which exceeds the minimum dimension required by this UDO, the PC may require the subdivider to taper or match the width of the existing paved public road.
 - c. Roads shall be constructed to grades shown on plans, profiles, and cross-sections prepared by a registered Professional Land Surveyor and/or registered Professional Engineer that is licensed to practice in the State of Indiana. Individual projects may warrant additional requirements that are dictated by sound engineering practices as determined by the Town and shall be made conditions of the approval for the primary and/or secondary plat.
 - d. Only trees and/or plantings approved by the PC shall be permitted within the public rights-of-way or easements unless otherwise required or approved by the PC.
3. Dedication of Public Roads.
 - a. If a subdivision adjoins or includes an existing public road that does not conform to the minimum right-of-way width as established by applicable street design and construction standards, the subdivider shall dedicate additional right-of-way width as required to meet the minimum standards of this UDO.
 - b. All public rights-of-way shall be inspected and approved by the Town prior to being accepted as a public right-of-way by the Town.
4. Road Classifications. All public roads shall be planned to meet the goals of the Comprehensive Plan, Thoroughfare Plan, or other plan. All roads shall be functionally classified by the Town.
5. Public Road Layout and Site Design.
 - a. Building pads shall be at or above the grades of the public roads, whenever possible.

- b. Grades of public roads shall not exceed six percent (6%) or be less than one half percent (0.5%) unless approved by the Town. A combination of steep grades and curves shall be avoided.
 - c. Local public roads shall be laid out to follow, where possible, the site topography; shall avoid long, uninterrupted, straight stretches that encourage high speeds; shall permit efficient drainage and utility systems; and shall minimize the number of public roads necessary to provide convenient and safe access to property.
6. Public Road Intersections.
- a. All intersections, including minimum radii, shall adhere to applicable street design and construction standards.
 - b. Right-angle intersections shall be used wherever practical. When local roads intersect arterial or collector roads, the angle of intersection of the road centerlines shall not be less than seventy-five degrees (75°) and the radii as required by applicable street design and construction standards shall be increased to at least forty (40) feet.
 - c. Proposed new intersections, wherever practicable, should align with any existing intersections on the opposite side of the public road. Intersections with more than four (4) approaches to the intersection should be avoided. Three-legged intersections may be used wherever appropriate, particularly in residential areas.
 - d. No intersection shall create a traffic hazard by limiting visibility. Minimum sight distance at intersections (sight triangles) should be determined by a design professional and approved by the Town and PC as part of the primary plat.
 - e. Intersections shall be designed with a relatively flat grade wherever practical. Where the grade exceeds six percent (6%), a leveling area shall be provided at the intersection approach with a maximum of two percent (2%) slope for a minimum distance of forty (40) feet, measured from the intersection of the centerline.
 - f. At road intersections, property line corners shall be rounded by an arc at thirty (30) feet in radius or larger.
7. Regulatory Road Signs.
- a. The subdivider shall install all required regulatory signs on public roads that comply with the standards established in the Manual on Uniform Traffic Control Devices (MUTCD) and shall be approved by the Town.
 - b. The subdivider shall install all required road signs, street signs, and road name signs before the secondary plat is recorded or the issuance of any BPs.
 - c. The Town may approve public road name signs, poles, or hardware outside of the MUTCD (Manual on Uniform Traffic Control Devices) regulatory sign standards if decorative signs, poles, and hardware are requested. The Town does not own or maintain decorative signs, poles, or hardware, and all maintenance and/or replacement shall be the responsibility of the HOA/POA or all property owners within the subdivision equally if an HOA/POA does not exist.
 - d. Maintenance of all road signs and street signs is the responsibility of the subdivider, or the property owners within the development, until the road is dedicated and accepted for maintenance by the Town.

8. Dead-end Public Road.
 - a. Dead-End Public Road. All dead-end public roads shall have a termination that complies with all standards of this UDO and the applicable street design and construction standards.
 - b. Temporary Dead-end Public Road. If the adjacent property is undeveloped and the public road must temporarily be a dead-end public road (stub street), the right-of-way shall be extended to the property line and a cul-de-sac or “eyebrow” that conforms with applicable street design and construction standards shall be provided. A road terminus sign shall be erected by the subdivider that states, “Connection to future development” to make lot owners aware of the future road extension.
9. Public Road Streetlights.
 - a. Streetlights shall be installed by the subdivider at their own expense in subdivisions.
 - b. All streetlight fixtures shall be approved by the Town.
 - c. All streetlight fixtures served by the Town’s electrical territory shall be approved by the Town.
 - d. The Town will assume ownership and maintenance of streetlight fixtures inside their electrical territory.
10. Additional Improvements Required. The subdivider may be required to provide deceleration lanes, acceleration lanes, passing blisters, or other improvements to the public roads within or immediately adjacent to the subdivision if required by the PC to allow for safe and efficient travel.
11. Bridges and Culverts. Bridges and/or culverts required to accommodate site access and circulation shall be approved by the town and constructed at the full expense of the subdivider without reimbursement from the town.
12. Private Driveways (Shared or Individual).
 - a. All shared private driveways shall have an easement of at least thirty (30) feet in width. An access and maintenance agreement shall be recorded with the County Recorder’s and a copy of the recorded agreement filed with the Administrator.
 - b. Private shared or individual driveways shall be graded and surfaced with an all-weather paving material, such as asphalt, concrete, or other material, which will provide equivalent protection against potholes, erosion, and dust.
 - c. All individual private driveways shall be at least twenty (20) feet in length between the garage of the primary structure and the sidewalk or edge of roadway if a sidewalk does not exist in order to provide adequate space for parking without vehicles blocking sidewalk and/or road access.
 - d. All private driveways onto a public road (outside of a platted subdivision) shall obtain a driveway permit from the appropriate Street Department and shall comply with the applicable standards.

Table 5: Minimum Public Road Design Requirements		
Pavement Width & Curb		
Local Public Roads	<ul style="list-style-type: none">• Residential: 30 feet, which includes a 2-foot barrier or roll curb• Non-Residential: 12-foot per travel lane plus a 2-foot barrier or roll curb	
Right-Of-Way Width		
Local Roads	<ul style="list-style-type: none">• 50 feet¹	
Collector or Arterial Roads	<ul style="list-style-type: none">• As determined by the town	
Local Road Pavement Design		
	Residential	Non-residential
Subgrade Compaction	<ul style="list-style-type: none">• 90% standard proctor• Proof roll with 20-ton tri-axel loaded truck	<ul style="list-style-type: none">• Proof roll with 20-ton tri-axel loaded truck
Flexible Pavement ³	<ul style="list-style-type: none">• 12" base, dense graded aggregate• 3" binder (HAC)• 1.5" surface (HAC)²	<ul style="list-style-type: none">• 16" base, dense graded aggregate• 4" binder (HAC)• 1.5" surface (HAC)²
Rigid Concrete Pavement	<ul style="list-style-type: none">• 6" rock base• 6" concrete• 520 lb./cubic yard with water/cement ratio less than or equal to 0.53;• Slump test less than or equal to 4 inches• Joint Spacing following Portland Cement design manual• Opening to traffic: Minimum of 7 days at 3,000 PSI; generally, 28 days at 3,500 PSI	<ul style="list-style-type: none">• 12" rock base• 8" concrete• 520 lb./cubic yard with water/cement ratio less than or equal to 0.53;• Slump test less than or equal to 4 inches• Joint Spacing following Portland Cement design manual• Opening to traffic: Minimum of 7 days at 3,000 PSI; generally, 28 days at 3,500 PSI
<p>1 – Additional right-of-way may be required due to site conditions in order to provide a maximum earthen slope of 3:1.</p> <p>2 – Surface shall not be applied until 90% of the homes are built.</p> <p>3 – town may require greater standards based on site conditions.</p>		

K. Sidewalks and Trails.

1. Sidewalks.

- Sidewalks and/or trails shall be required for residential, commercial, and industrial subdivisions as in Chapter 6: Subdivision Types.
- Construction shall comply with applicable street design and construction standards.

Table 6: Sidewalk & Trail Design Standards	
Minimum Setback from Road	<ul style="list-style-type: none"> Minimum of 4-foot setback from adjacent curb Separated from curb by a strip of grass or landscaped area No trees shall be planted between the sidewalk and road unless approved by the PC
Minimum Width	<ul style="list-style-type: none"> Sidewalk: 5 feet or the width of connecting sidewalks on adjacent parcels, whichever is greater Trail: As determined by the town but no less than 8 feet

Surface	<ul style="list-style-type: none"> • Shall have sufficient slope to drain away from the lot and toward the center of the public road and shall be built to town standards
Subgrade	<ul style="list-style-type: none"> • Shall be constructed to town standards
Other Standards	<ul style="list-style-type: none"> • All sidewalks and trails shall comply with all Americans with Disabilities Act (ADA) standards

L. Subdivision Names and Street Names.

1. Subdivision Names.
 - a. The proposed subdivision name shall be indicated on the primary plat.
 - b. The proposed subdivision name shall not duplicate or closely resemble the name of any other subdivision or development within the jurisdiction and surrounding areas.
 - c. The PC shall have final authority to approve the name of the subdivision, which shall be determined at primary plat approval.
2. Street Names.
 - a. Proposed public road names shall be indicated on the primary plat.
 - b. The Administrator shall review and consult with the appropriate entities prior to consideration by the PC.
 - c. Names shall be sufficiently different in sound and spelling from other road names in the jurisdiction and surrounding areas to prevent confusion.
 - d. A road which is (or is planned) as a continuation of an existing road shall have the same name.
 - e. The PC shall approve the public road names at the time of primary plat approval.

M. Utilities.

1. Location. All existing and proposed utility facilities and/or easements within the subdivision shall be shown on the primary and secondary plat, including water, sewer, electricity, and other utilities.
2. Sanitary Sewer and Sewage Disposal Facilities.
 - a. General.
 - i. The subdivider shall install public sanitary sewer facilities or an approved on-site sewage disposal system in accordance with the rules, regulations, and standards of Thorntown, the County Health Department, IDEM, and/or other appropriate state and federal agencies.
 - ii. If on-site sewage disposal system is used, the applicant shall provide written authorization from the Boone County Health Department and/or IDEM that documents the system was approved by all required entities.
 - iii. If the use does not require sewage disposal, the applicant shall provide a signed and notarized affidavit stating that no use that requires sewage disposal will be located on the parcel in addition to written documentation from the Boone County Health Department and/or IDEM that documents sewage disposal is not required
 - b. Public Sanitary Sewer Requirements. Where a sanitary sewer system is available within three hundred (300) feet of any boundary of a proposed subdivision and easements and rights-of-

way are in place to access said system, the subdivision shall connect to the public sanitary sewerage system unless the sewer district/provider does not accept or approve the connection. The subdivider shall be responsible for installing the required infrastructure to serve each lot to the specifications of the provider, and all sanitary sewerage facilities (including the installation of laterals in the right-of-way) shall be subject to the specifications, rules, regulations, and guidelines of the sewer district/provider, Health Officer, participating jurisdiction, and appropriate state agency.

- c. Individual Disposal System Requirements. If sanitary sewers are not available, the subdivider shall:
 - i. Receive a letter indicating the soils within the subdivision are generally acceptable for the proposed use from the Boone County Health Department prior to making application for primary plat consideration. Before secondary plat approval, a letter shall be required from the Boone County Health Department stating that all lots are viable for individual septic systems.
 - ii. Comply with minimum lot area requirements of the Boone County Health Department and the standards of the UDO establishing lot areas for individual sewerage disposal systems, with the greater restriction applying.

3. Water Facilities.

- a. General. All habitable buildings and buildable lots shall be connected to an approved water system (public water provider or private well) capable of providing water for health and emergency purposes, including adequate fire protection, where available.
- b. Public Water Supply. When a public water supply is available within three hundred (300) feet of any boundary of a proposed subdivision, the subdivider and/or water company/provider shall construct and install a system of water mains (including fire hydrants) to be connected to the public water supply unless the water district/provider does not accept or approve the connection. Each lot shall be provided with a connection to the water delivery system. The water delivery system shall be designed and constructed in conformance with the standards and specifications of state or local authorities, and in compliance with the rules and regulations of IDEM.
- c. Private Water Supply. Where a public water supply is not available within three hundred (300) feet of any boundary of the proposed subdivision, the PC determines that the connection thereto would create a hardship for the subdivider, and/or the water company will not supply water, the subdivider shall:
 - i. Provide a community water supply system to each lot within the subdivision in accordance with the minimum requirements of IDEM; or
 - ii. Provide an individual water supply for each lot in the subdivision in accordance with the minimum requirements of the Indiana State Board of Health and approved by the Boone County Health Department.
- d. Existing Private Wells. Any existing homes within the subdivision currently served by a private potable well water supply that will be connected to a new public water supply system shall adhere to the following:

- i. The existing well and pumping unit shall be abandoned and the well properly plugged, in accordance with the rules and regulations of IDEM and IDNR; or
 - ii. If the homeowner chooses to keep an existing well in service, a physical disconnection (between the existing well supply plumbing and the new public water supply plumbing) must be completed by the homeowner and inspected by the County Health Department. All disconnections of plumbing shall be completed by a plumbing contractor licensed in the State of Indiana and shall be made in accordance with the requirements of the American Backflow Prevention Association (ABPA).
- e. Fire Protection. The local fire authority having jurisdiction over the proposed subdivision shall review proposed subdivisions and provide comments on any proposed fire hydrants or other fire suppression systems, including their setting, number, separation, and size of outlets.