

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

ORDINANCE NO. 1252

BEING AN ORDINANCE AMENDING THE ST. JOHN SUBDIVISION CONTROL ORDINANCE PASSED ON AUGUST 10, 1992 AND MORE PARTICULARLY, BEING AN ORDINANCE REGULATING THE SUBDIVISION OF LAND; DEFINING TERMS; PROVIDING REGULATIONS, REQUIRED IMPROVEMENTS AND DESIGN STANDARDS; ESTABLISHING PROCEDURES FOR THE PRESENTATION, APPROVAL, AND RECORDING OF PLATS; STORM WATER DRAINAGE GUIDELINES; PARK DEDICATION PROCEDURES; AS WELL AS ADMINISTRATION AND ENFORCEMENT GUIDELINES.

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, did, on the 10th day of August, 1992, pass a new Subdivision Control Ordinance for the Town of St. John, the same being an ordinance establishing Subdivision Control regulations for the Town of St. John; and

WHEREAS, the Plan Commission has reviewed changes to both state and federal law since the passage of the Subdivision Control Ordinance in 1992 and has determined that certain modifications should be made to the same; and

WHEREAS, the Plan Commission held a public hearing on the 3rd day of April, 2002, to consider the advisability and necessity of amending the Subdivision Control Ordinance regulations of the Town of St. John as aforesaid; and

WHEREAS, the Plan Commission, after public hearing to consider the advisability and necessity of amending the Subdivision Control Ordinance of the Town of St. John, has made a favorable recommendation for passage of the same to the Town Council pursuant to Indiana statute; and

WHEREAS, the Town Council has reviewed the favorable recommendation of the Plan Commission and has further reviewed the advisability and necessity of amending the terms and provisions of the Subdivision Control Ordinance of the Town of St. John, and has determined that the amendment of said ordinance would be in the best interest of the residents of the Town of St. John and will foster the public health, safety, convenience, and general welfare of said residents.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of St. John, Lake County, Indiana, as follows: (Here insert Subdivision Control Ordinance).

BE IT FURTHER ORDAINED that all existing ordinances, or parts thereof, in conflict with the provisions of this ordinance, are hereby deemed null, void, and of no legal affect, and are specifically repealed.

BE IT FURTHER ORDAINED that if any section, clause, provision, or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall take effect and be in full force and effect, from and after its passage by the Town Council of the Town of St. John, Lake County, Indiana, pursuant to law.

PASSED AND ADOPTED by the Town Council of the Town of St. John, Lake County, Indiana, this 23rd day of May, 2002.

Aye 5 Nay 0

TOWN COUNCIL, TOWN OF ST. JOHN,
LAKE COUNTY, INDIANA

Kristie L. Aldridge
KRISTIE L. ALDRIDGE

Kathleen J. Willman
KATHLEEN J. WILLMAN

William M. Winterhaler
WILLIAM M. WINTERHALER

Michael S. Forbes
MICHAEL S. FORBES

Jerome J. Rudy
JEROME J. RUDY

ATTEST: Judith L. Companik
JUDITH L. COMPANIK
Clerk-Treasurer

THIS ORDINANCE IS DEDICATED TO THE MEMORY OF

MR. C. RICHARD MILLARD

WHOSE DEDICATION TO THE TOWN OF ST. JOHN, THE ST. JOHN PLAN COMMISSION, AND VARIOUS OTHER TOWN COMMISSIONS HAS BEEN AND CONTINUES TO BE GREATLY APPRECIATED.

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

SUBDIVISION CONTROL ORDINANCE

ORDINANCE NUMBER 1252

AN ORDINANCE REGULATING THE SUBDIVISION OF LAND; DEFINING TERMS; PROVIDING REGULATIONS, REQUIRED IMPROVEMENTS AND DESIGN STANDARDS; ESTABLISHING PROCEDURES FOR THE PRESENTATION, APPROVAL AND RECORDING OF PLATS; STORM WATER DRAINAGE GUIDELINES; PARK DEDICATION PROCEDURES; AS WELL AS ADMINISTRATION AND ENFORCEMENT GUIDELINES.

NOW BE IT ORDAINED AND ENACTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, INDIANA, pursuant to Indiana Code 36-7-4-700, at seq., as amended from time to time.

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**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 1 – SHORT TITLE**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE I – INTRODUCTION AND GENERAL PROVISIONS

Section 1: Short Title

This ordinance shall be known and may be cited as the Subdivision Control Ordinance of the Town of St. John, Lake County, Indiana.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 2 – JURISDICTIONAL AREA**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Jurisdictional Area

This Ordinance shall apply to all incorporated and future incorporated land within the Town of St. John, Indiana, on the Jurisdictional Area Map, defined as the Town Boundary and Utility Boundary Map as amended from time to time, on file with the County Recorder, Lake County, Indiana.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 3 – AUTHORITY**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 3: Authority

This Ordinance is in accordance with the authority granted by Indiana Code 36-7-4-700 et seq. as amended from time to time, and all acts amendatory thereto to the Town Council, Plan Commission and Sanitary and Water Boards, hereinafter referred to as the Governing Body of the Town of St. John, hereinafter referred to as the Municipality.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 4 - CONFORMANCE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 4: Conformance

In addition to the provisions of this Ordinance, all subdivisions shall conform to the Zoning Ordinance, as amended from time to time, and the Comprehensive Master (land use and thoroughfare) Plan, as amended from time to time, for the Municipality and its extra-territorial planning area.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 5 - CONFLICT**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 5: Conflict

Whenever there is a difference between minimum standards or dimensions specified herein and those contained in other Regulations, Resolutions or Ordinances of the Town, County or State, the highest standards shall govern.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 6 - PURPOSE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 6: Purpose

This Ordinance is adopted in accordance with the St. John Zoning Ordinance for the following purposes:

- A. To ensure equitable processing and review of all subdivision plans by establishing and maintaining uniform procedures and standards.
- B. To promote the health, safety, morals, comfort, prosperity and general welfare of the Municipality.
- C. To assist, approve and regulate the orderly and efficient development of the Town.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 7 – NON-APPLICABILITY**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 7: Non-Applicability

This Ordinance shall not apply to:

- A. Transfers of interests in land by will or pursuant to court order;
- B. Leases for a term not to exceed ten (10) years, mortgages or easements;
- C. The sale or exchange of parcels of land unless made for the purposes of construction or development, immediate or future.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 8 - COMPLIANCE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 8: Compliance

No platting or division of land within the Municipality or within its extra-territorial plat approval jurisdiction shall be permitted if it results in a subdivision, unless a plat of the subdivision is submitted and approved in accordance with this Ordinance.

No land use (zoning) or building permits shall be issued for construction on any real estate or lot until the final plat for the same has been duly recorded.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 9 – ISSUANCE OF BUILDING PERMITS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 9: Issuance of Building Permits

Prior to issuance of building permits, there shall be minimum road access improvements to provide accessibility for emergency vehicles and installation of backed curbs and temporary benchmarks to provide data reference for foundation grades. Access surfaces shall consist of compacted aggregate base and a binder course, curb to curb, with all associated utilities (storm and sanitary sewers, water and the like) in place, as set forth herein. Construction benchmarks shall be located within a six hundred (600) foot radius of all lots.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE I – INTRODUCTION AND GENERAL PROVISIONS
SECTION 10 – PLAT OF SURVEY**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 10: Plat of Survey

Prior to the issuance of any building or land use permit, a Plat of Survey shall be provided, signed and sealed by a professional registered land surveyor, licensed in Indiana, responsible for the preparation of the same, showing all existing and proposed structures of subject property and flood zone designation.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE II - DEFINITIONS
SECTION 1 - INCLUSIONS**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE II – DEFINITIONS

Section 1: Inclusions

For the purpose of these regulations, certain words and phrases used herein shall be interpreted as follows:

- A. The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation or any other legal entity.
- B. The masculine includes the feminine.
- C. The present tense includes the past and future tense and the singular number includes the plural.
- D. The word or term "shall" is a mandatory requirement.
- E. The word "may" is a permissive requirement.
- F. The word or term "should" is a preferred requirement.
- G. The words "used" or "occupied" shall be construed to include the words "intended, arranged, or designed to be used or occupied".
- H. The word "lot" includes the words "plot, plat, parcel and tract".
- I. The word "subdivider" is any person who undertakes the platting or subdivision of land. The subdivider may be the owner or the authorized agent of the owner of the land to be subdivided.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE II - DEFINITIONS
SECTION 2 - TERMS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Terms

For the purpose of this Ordinance, the terms or definitions found in the current Town of St. John Zoning Ordinance, as amended from time to time, will apply.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE III – PROCEDURE FOR SUBMISSION OF SUBDIVISIONS
SECTION 1 - GENERAL**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE III – PROCEDURE FOR SUBMISSION OF SUBDIVISIONS

Section 1: General

No person proposing a subdivision, plat or P.U.D. shall sell, agree to sell, transfer, lease or otherwise convey any lot, parcel or tract in a subdivision, or construct or commence the construction of any building or structure in a subdivision until the Secondary (Final) Plat of the proposed subdivision is approved by the Plan Commission and recorded in accordance with provisions hereof.

No person proposing a subdivision, plat or P.U.D. shall proceed with any grading and improvements for streets or installation of public utilities until the Primary (Preliminary) Plat of the proposed subdivision is approved by the Plan Commission.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE III – PROCEDURE FOR SUBMISSION OF SUBDIVISIONS
SECTION 2 – PRE-APPLICATION CONFERENCES AND STUDY SESSIONS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Pre-Application Conferences and Study Sessions

A person desiring approval of a plat shall first meet with Town representatives of the Public Works and/or Building and Planning Departments at a Pre-Application Conference to discuss the general proposal. A drawing of the proposed subdivision, drawn on a topographic survey map, should be submitted. The subdivider shall also submit a location map showing the relationship of the proposed subdivision to traffic arteries, existing community facilities and adjacent properties.

The subdivider should then appear before the Plan Commission at a Study Session to discuss the proposal before filing an application for Primary (Preliminary) Plat approval. No fee or formal application is required for this meeting. The subdivider should be prepared to discuss the details of his proposed subdivision, including, but not limited to, such items as follows on the drawing.

- a. A scale of not less than 1" = 100'.
- b. Date, north point and scale.
- c. The dimensions of all lot and property lines showing the relationship of the subject property to abutting properties within 300' of property lines.
- d. The location and right-of-way widths of all abutting streets, and utility and drainage easements.
- e. The names and addresses of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE III – PROCEDURE FOR SUBMISSION OF SUBDIVISIONS
SECTION 3 – PRIMARY (PRELIMINARY) PLAT**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 3: Primary (Preliminary) Plat

A. Primary (Preliminary) Plat Submission

The subdivider shall be responsible for providing all information and documentation deemed necessary as required by the Town and shall bear the burden of proof for the subdivision approval before the Plan Commission.

After the Pre-Application Conference and the Study Session(s), the subdivider shall submit an application for approval of a Primary (Preliminary) Plat to the Plan Commission (copy), Building and Planning (copy) and the Clerk-Treasurer (original) with payment to the Town Clerk-Treasurer in the manner required by the Town. The subdivider shall further be required to pay the prescribed application fee at the time of the filing of the application to the Town Clerk-Treasurer

Within thirty (30) days after the receipt of the application and payment of the application fee, the Plan Commission President shall announce the date for the public hearing before the Plan Commission on the Primary (Preliminary) Plat of the subdivision.

The Plan Commission President, when announcing the date for the public hearing, shall provide the applicant instructions for the giving of notice to the public of the hearing of the application for Primary (Preliminary) Plat approval pursuant to state law and Plan Commission rules.

Ten (10) copies of the Primary (Preliminary) Plat must be presented to the Building and Planning Department at least twenty (20) days prior to the public hearing meeting scheduled for the Primary (Preliminary) Plat. Digital copies of the Primary (Preliminary) Plat may be required at the option of the Town Engineer.

One copy of plat plans and corroborating information further shall be in the possession of both the Town Engineer and town staff twenty (20) days prior to any Plan Commission meeting at which the plat will be considered. Corrected plans shall also be

in the possession of the Town Engineer and town staff ten (10) days before any subsequent meeting. Any additional or subsequent changes shall be considered a separate submittal and subject to the ten-day requirement.

Proposed plats will be reviewed by various Town Departments (i.e. Police, Fire, Public Works, Building & Planning, etc.) and their comments will be forwarded to the Town Engineer.

B. Primary (Preliminary) Plat Plan Preparation

The Primary (Preliminary) Plat shall be prepared in accordance with and shall be prepared as follows:

1. The plat shall be drawn at a scale of not less than one hundred (100) feet to one (1) inch on a sheet(s) a minimum of twenty-four (24) by thirty-six (36) inches in size. For phased developments, all phases shall be shown on the Primary (Preliminary) Plat.
2. The proposed plat shall also show:
 - a. A vicinity key map at an appropriate scale showing the layout of the proposed subdivision and all existing subdivisions, street and tract lines, acreage of parcels of land immediately adjoining the proposed subdivision, between it and the nearest existing thoroughfares. It shall also show how streets in the proposed subdivisions may connect with existing and proposed streets in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire neighboring area.
 - b. Existing sewers, water mains, culverts, gas and electric, telecommunications, cable TV, telephone, or other underground facilities within the tract, indicating pipe sizes, grades and exact location, as obtained from public records.
 - c. Boundary lines of adjacent unsubdivided and subdivided land, showing owner's name(s).
 - d. Existing zoning of proposed subdivision and adjacent tracts, in zoned areas.
 - e. Contours based on not less than one (1) foot vertical intervals.
 - f. Name of subdivision, name of developer and name of owner(s).
 - g. Legal description of property to be subdivided.

- h. The name and certification of the registered Professional Land Surveyor.
- i. Scale shown graphically, date and northpoint.
- j. Boundary of plat, based upon an accurate traverse with angular and lineal dimensions.
- k. Exact location, width, length and name of all streets within and adjoining the plat; the naming of streets shall conform to the county system.
- l. True courses and distances to the nearest established street lines or official monuments which shall accurately describe the location of the plat.
- m. County, municipal or section lines accurately tied to the lines of the subdivision by distances and courses, and provide a cross reference to the State Plane coordinate system. GPS (global positioning system) information for reference points can be obtained from Town.
- n. Radii, internal angles, central angles, points of curvation and tangency, lengths of tangents and lengths of all arcs.
- o. All easements or rights-of-way provided for public services or utilities.
- p. All street numbers (addresses), lot numbers and lot lines, with accurate dimensions in feet in hundredths.
- q. Line of all streets with accurate dimensions in feet and hundredths, showing angles to street and lot lines.
- r. Accurate location and description of all survey monuments or markers, and provide a cross reference to the State Plane coordinate system.
- s. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon and in the dedication, and of any area to be reserved by deed covenant for common uses of all property owners.
- t. Building setback lines accurately shown with dimensions.
- u. Flood and storm water information as required by this ordinance.
- v. FEMA flood plain map information reference.
- w. Restrictive covenants of all types, which shall run with the land and shall be documented on the plat.

- x. Certificates of approval.
 - y. All requirements of other governmental bodies.
 - z. All outlots, detention basin sites, parks, etc. Note whether these areas are to be considered private or public parcels.
 - aa. Benchmark description and elevation, using latest USGS datum.
 - bb. Drawings detailing subdivision identification monument sign or development sign.
3. Sufficient soils data shall be submitted with the primary (preliminary) plat, based on soil borings to demonstrate that the underlying soils are adequate to accommodate the improvements. At least one soil boring shall be taken for areas zero to two acres in size; two soil borings shall be taken for areas two to five acres in size. For areas more than five acres, one additional soil boring shall be taken for each additional five acres of area. At least one soil boring shall be taken at the proposed detention/retention basin site. If soils unsuitable for the work intended are found, the limit of unsuitable soil is to be determined by additional borings. All soil borings are to be 20 feet deep or to stable soil. A written report of the subsurface soils with recommendations for the construction of the infrastructure and buildings therein shall be submitted and certified by a Professional Engineer or Professional Geotechnical Engineer. Additional borings may be requested by the Public Works, Building & Planning or Town Engineer.
4. Satisfactory evidence shall show that the proposed water supply and sewage disposal systems meet the requirements and Master Plans of the local and/or State Board of Health and the St. John Sanitary and Water Works Districts.
5. Proposed Plat Conditions shall be shown as follows:
- a. Layout of streets, their names and widths and also cross walks and easements. Street layout shall include consideration of traffic patterns, traffic circulation, and traffic to be generated by the proposed subdivision; and the Thoroughfare Plan, which is included in the Comprehensive Plan of the Town, shall be consulted as a guide. The Plan Commission may require such frontage streets or roads as it deems necessary.
 - b. Layout, dimensions and numbers of lots and address numbers.
 - c. Parcels of land to be dedicated or reserved for public use or set aside for use for property owners in the subdivision (see Title VII herein). This

also entails contact and interaction with Park Board (see Plan Commission Rules).

- d. Master Drainage Plan. (See Title VI herein).
- e. All other proposed improvements to be provided by the Subdivider.

6. Approval of Primary (Preliminary) Plat

The Plan Commission shall consider the application and Primary (Preliminary) Plat at a public hearing.

If, after the public hearing, the Plan Commission determines that the application and Plat comply with the standards in the Subdivision Control Ordinance, it shall make written findings and a decision granting Primary (Preliminary) Approval of the plat.

If, after the public hearing, the Plan Commission disapproves the Plat, it shall make written findings that set forth its reasons and a decision denying primary (preliminary) approval and shall provide the applicant a copy.

Approval of the Primary (Preliminary) Plat shall entitle the subdivider to final approval of the layout shown by such plat provided the secondary (final) plat conforms substantially to such layout and further, that any conditions of approval set forth at the public hearing have been met and all other Town ordinances have been met.

Primary (Preliminary) Plat approval shall be effective for a maximum period of twelve (12) months unless, upon application by the subdivider in writing, an extension of time is requested. The Plan Commission, finding reasonable grounds therefore, can grant one or more extensions which shall not be for a longer period of time than six (6) months, provided, however, secondary (final) plat approval of any portion of the primary (preliminary) plat, which portion shall be predetermined at the public hearing on the primary (preliminary) plat approval, shall automatically extend the remainder of the primary (preliminary) plat for an additional twelve (12) months.

The subdivider shall submit (2) sets of plans to the Public Works Department, two (2) sets of plans to the Building & Planning Department and one (1) set of plans to the Town Engineer reflecting any revisions and/or contingencies required by the approval of the Primary (Preliminary) Plat.

7. Final Engineering Drawing Certificates

The following forms shall be used in Final Engineering Drawings:

A. Certificates

1. The Final Engineering Drawings shall contain a Certification by a Certified Professional Engineer and/or Registered Land Surveyor that the storm water design installation shall not damage the land being developed, as well as not damage the adjacent and downstream properties, by certification that should read substantially as follows:

"I, the undersigned, state that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of this Subdivision, or that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the Subdivider has the right to use, and that such surface waters will be planned for in accordance with the generally accepted engineering practices required by the Town Subdivision Control Ordinance, as amended from time to time."

B. Notations

1. Each lot shall have a notation of minimum elevation, related to United States Coast and Geodetic Survey Datum, below which elevation no entrance into any principal use structure shall be permitted, or shall have a notation that the bottom of entrance openings into the principal use structure will be not less than eighteen (18") inches above the elevation of the top of the curb at the center of the lot or as otherwise required by the Plan Commission, to prevent storm waters from entering the building, and not greater than twenty-four (24") inches above the elevation of the top of the curb at the center of the lot, or as otherwise required by the designated Town official or representative. For purposes of this Ordinance, as amended from time to time, entrance openings shall be defined as doors or windows.

C. Submission Requirements

1. Final Engineering Drawings to be marked "For Construction", containing the above certifications and notations shall be submitted after preliminary approval of the subdivision has been granted by the Plan Commission. Said Final Engineering Drawings shall contain all revisions made during Preliminary approval review for the subdivision and Final Engineering review as conducted by the Plan Commission and Town Engineer.

2. All applicable contingencies to the preliminary plat of subdivision approval shall also be noted on the Final Engineering Drawings marked "For Construction".

3. Three (3) sets of Final Engineering Drawings marked "For Construction" shall be submitted to the Town Manager prior to construction of subdivision improvements and not later than ninety (90) days after Preliminary Plat approval has been granted by the Plan Commission.

4. Failure to meet the requirements as stipulated in "C.3" above shall void the Preliminary approval of the Plat of subdivision unless an extension is granted by the Plan Commission.

D. Compliance Certification

1. Prior to the inspection of the foundation by the Town Building Commissioner, the Town of St. John shall require written certification of compliance with said elevation as set forth in "B. Notations" above by a Registered Land Surveyor and/or Professional Engineer, licensed in compliance with the Laws of the State of Indiana.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE III – PROCEDURE FOR SUBMISSION OF SUBDIVISIONS
SECTION 4 – SECONDARY (FINAL) PLAT**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 4: Secondary (Final) Plat

A. Secondary (Final) Plat Submission

After approval of the Primary (Preliminary) Plat and specifications of the same by the Plan Commission, and the fulfillment of the requirements of these regulations, two (2) reproducible copies of the Secondary (Final) plat of the subdivision, drawn or copied in a permanent fashion, such as a sepia process, on a matte film 3 mils thick minimum (mylar) or some other dimensionally stable material, ten (10) reproductions and a digital copy of said plat shall be submitted to the Plan Commission. Upon the final approval of plat, one reproducible copy (mylar) shall become the property of the Plan Commission.

Ten (10) copies of the Secondary (Final) Plat must be presented to the Building and Planning Department at least twenty (20) days prior to the meeting scheduled for the Secondary (Final) Plat.

One copy of plat plans and corroborating information shall be in the possession of both the Town Engineer and Town Staff twenty (20) days prior to any Plan Commission meeting at which the plat will be considered. Corrected plans shall also be in the possession of the Town Engineer and the Town Staff ten (10) days before any subsequent meeting. Any additional or subsequent changes shall be considered a separate submittal and subject to the ten-day requirements.

B. Secondary (Final) Plat Plan Preparation

The Secondary (Final) Plat shall be prepared to the same scale and format as the Primary (Preliminary) Plat and shall show at a minimum:

1. A vicinity key map at an appropriate scale showing the layout of the proposed subdivision and all existing subdivisions, street and tract lines, acreage of parcels of land immediately adjoining the proposed subdivision and between

it and the nearest existing thoroughfares. It shall also show how streets and alleys in the proposed subdivisions may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire neighboring area.

2. Name of subdivision, name of developer and name of owner(s).
3. Legal description of property to be subdivided.
4. The name and certification of the Registered Professional Land Surveyor.
5. Scale shown graphically, date and northpoint.
6. Boundary of plat, based upon an accurate traverse with angular and lineal dimensions. Global positioning system using State Planar coordinates shall also be used.
7. Exact location, width, length and names of all streets within the plat. The naming of streets shall conform to the county system.
8. True courses and distances to the nearest established street lines or official monuments which shall accurately describe the location of the plat.
9. County, municipal or section lines accurately tied to the lines of the subdivision by distances and courses. Global positioning system using State Planar coordinates shall also be used.
10. Radii, internal angles, central angles, points of curvation and tangency, lengths of tangents and lengths of all arcs.
11. All easements or rights-of-way provided for public services or utilities.
12. All street numbers (addresses), lot numbers and lot lines, with accurate dimensions in feet and hundredths.
13. Lines of all streets with accurate dimensions in feet and hundredths, showing angles to street and lot lines.
14. Accurate location and description of all survey monuments and markers.
15. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon and in the dedication, and of any area to be reserved by deed covenant for common uses of all property owners.
16. Building setback lines accurately shown with dimensions.

17. FEMA floodplain map information reference.
18. Restrictive covenants of all types which shall run with the land and shall be documented on the plat.

C. Plat Plan Preparation Final Conditions

Prior to approval of the plat the developer shall:

1. Secure certificates of approval, including a contract with NIPSCO, or place a deposit for the installation of gas and electric lines.
2. Secure requirements of other governmental bodies as needed.
3. Secure verification of payment of fees which fees shall include but shall not be necessarily limited to a charge of two (2%) percent of the estimated cost of required improvements for the subdivision pursuant to the Town's Subdivision Control Ordinance, which shall include, but not necessarily be limited to, curbs, water lines, storm water lines, sanitary sewer lines, streets and sidewalks that are to be placed adjacent to public areas, outlots, detention/retention basin sites or any other parcel that requires a sidewalk to be installed by other than the primary use structure builder; that it is the intent of this ordinance that the charge should be based upon the estimated cost of required improvements, the same as the estimate of the engineer for the required improvements in the subdivision and upon which a bond or letter of credit is determined pursuant to the Town's Subdivision Control Ordinance; and however, notwithstanding the foregoing to the contrary, shall specifically not include street signs, street lights, and sidewalks that front saleable lots in the fee computation, and further, notwithstanding anything in the foregoing to the contrary, regardless of the cost of required improvements for the plat, there shall be a minimum fee charged per plat in the sum of \$900.00 if the fee would be less than the sum based upon the cost of required improvements aforesaid.

D. Approval of Secondary (Final) Plat:

1. Secondary (Final) approval may be granted for a Plat of a Subdivision in which the improvements have been completed, and the As-Built plans approved as required by the Subdivision Control Ordinance, as amended from time to time, and any conditions or contingencies imposed by the Plan Commission at the public hearing have been met and satisfied. The Town Engineer, in conjunction with the Town Public Works Director, shall determine whether all improvements have been constructed and completed as required by the Subdivision Control Ordinance, as amended from time to time. The Subdivider shall pay for the costs of all improvements in the Subdivision.

2. Secondary (Final) approval may be granted to a Plat for a Subdivision in which the improvements have not been completed as required by the Subdivision Control Ordinance, as amended from time to time, if:
- a. The Applicant provides an acceptable form of Irrevocable Letter of Credit, acceptable form of Surety, or Cash Escrow Agreement similar to the example shown as follows:

IRREVOCABLE LETTER OF CREDIT

_____ (BANK _____)

Letter of Credit No. _____

_____ (ADDRESS) _____

Date: _____

Beneficiary:
 Town of St. John, Lake County, IN _____
 c/o Town Clerk-Treasurer _____
 10955 W. 93rd Ave. _____
 St. John, IN 46373 _____

Applicant:

AMOUNT: _____

Development:

Expiration Date: _____

Gentlemen:

We hereby establish our unconditional and irrevocable Letter of Credit No. _____ in your favor for the account of _____, United States Currency, available by your drafts on us at sight, for the purpose of guaranteeing completion of public improvements required for _____, Unit _____. The required improvements and amounts are itemized as follows:

Water Main	\$ _____
Sanitary Sewer	_____
Storm Drainage System	_____
Stone Base	_____
Asphalt 2" Binder	_____
Asphalt 1½" Surface	_____
Curbs	_____
Cut Streets	_____
Engineering	_____
Other	_____

(Legal, administrative, etc.)	_____
Subtotal	_____
Contingencies (10%)	_____
 TOTAL	 _____

All drafts drawn hereunder must be identified as "drawn under _____ Letter of Credit No. _____, dated _____." This Letter of Credit is restricted to the undersigned by the Drawer and payment of said drafts is subject to failure to complete the required improvements for _____. Drafts must be accompanied by your signed statement that said improvements were not made according to specifications.

This Letter of Credit may not be modified, extended, enlarged, or renewed except in writing and with prior approval of _____ (Bank) _____. All draws must be received by _____. If the full amount of the credit is negotiated, the original Letter of Credit must accompany the final draft.

Upon notification by you in writing, _____ (Bank) _____ may amend the amount of the Letter of Credit as work on the required improvements is completed.

This Letter of Credit is subject to Uniform Customs and Practice for Documentary Credits, I.C.C. Publication No. 400.

(Bank)

By: _____
Title: _____

ACCEPTANCE

This Irrevocable Letter of Credit is hereby acknowledged and accepted this day of _____, 20____.

By: _____

Title: _____

- (1) The acceptable form of Irrevocable Letter of Credit, Surety or Cash Escrow Agreement shall be in an amount determined by the Plan Commission to be sufficient to complete the improvements and installations in compliance with the Ordinance. The applicant is to provide corroborating information concerning the improvements

including the measure of unit, number of units and the respective unit prices for all applicable work items, and shall be subject to the review and recommendation of the Town Engineer and/or Director of Public Works. The Cash Escrow Agreement or Irrevocable Letter of Credit shall be no less than One Hundred Ten percent (110%) of the cost of the required improvements, as estimated by the Town Engineer and approved by the Plan Commission and accepted by the Town Council. In the event that the Applicant provides a Surety other than Cash Escrow Agreement or Irrevocable Letter of Credit, then the minimum amount of any such surety, if approved by and acceptable to the Plan Commission, shall be no less than One Hundred Thirty percent (130%) of the cost of the required improvements, as estimated and approved by the Town Engineer and Town Public Works Director.

- b. With respect to the installation or extension of other utility services, including cable television service extension:
 - (1) The Applicant will show by written evidence, that it has entered into a contract with the political subdivision or utility providing the service; and
 - (2) The Plan Commission will determine, based on written evidence that the contract provides satisfactory assurance, that the service will be installed or extended in compliance with the Subdivision Control Ordinance, as amended from time to time; and
 - c. The Applicant will provide a warranty/guaranty guaranteeing the required completion of the required improvements within a One (1) year period. The One (1) year period can be extended by the Plan Commission upon request of the Subdivider.
 - d. The irrevocable letter of credit or cash escrow agreement may be reduced a maximum of two times before being released. The developer must request a reduction in writing to the Building and Planning Department, an amount of the reduced letter of credit or cash escrow agreement recommended by the Plan Commission and approved by the Town Council. The subdivider shall contact in writing, the Building & Planning Department a minimum of 45 days prior to the expiration of the letter of credit, cash escrow agreement or surety bond for any extension or release thereof.
4. In the case where the improvements have not been completed at the time of the Secondary (Final) Approval, nor within the one-year period or such time as extended by the Plan Commission as within aforesaid, the Town may elect to install any of the required improvements with the invoking of a sixty (60)

day notice prior to the expiration of the letter of credit in order that sufficient funds can be extracted from the letter of credit to complete or install any improvements lacking completion.

In such event, all amounts held under irrevocable letter of credit or cash escrow agreement shall be delivered to the town and applied to the cost of the required improvements. Any balance remaining after such improvements have been made shall be returned to the owner or subdivider. Legal costs to remedy the use of letter of credit monies will be borne by the provider (developer) of the letter of credit.

5. After the completion of the improvements, the subdivider shall provide warranty/guaranty guaranteeing the improvements for a period of two (2) years after the completion and acceptance of the same by the Town of St. John in a form substantially as follows:

The Subdivider does hereby warrant and guarantee all work, construction and installation made pursuant hereto, including, but not limited to, streets, curbs and gutters, sidewalks, potable water distribution improvements, stormwater drainage and detention/retention facilities, sewer improvements and any and all other improvements made and are accepted by the Town of St. John, against any defects or imperfections in workmanship, materials or equipment for a period of two (2) years thereafter the date of acceptance thereof by the Town. It is herewith covenanted and agreed that any defects or imperfections either in workmanship, materials or equipment which may exist, develop or become apparent within a two (2) year period will be repaired or replaced as may be necessary to the satisfaction of the Town of St. John at the undersigned's expense without any expense to said Town; said defects or imperfections will be repaired or replaced within a reasonable time after said defect is discovered, brought to the attention of the undersigned and request made for such repair or replacement. The covenants, promises, warranties and guarantees made herein are expressly made to the Plan Commission of the Town of St. John and may be enforced by them and is made in consideration to induce the Plan Commission to accept said Plat and the Town of St. John to accept the aforesaid work and installation.

Signed: _____
Subdivider

6. Upon Secondary (Final) Approval of the Plat by the Plan Commission and in the event the improvements have not been completed, the Plan Commission shall submit the irrevocable letter of credit, or cash escrow agreement to the Town Council for its approval.

7. At the time of the submission of the Secondary (Final) Plat and approval of the same by the Plan Commission, and at the time of submission of the recordable mylar copies of the plat, there shall also be required and submitted by the developer electronic (digital) copies of the subdivision plat in a file format compatible with the AutoCAD version used by the Town. Final validation and as-constructed (as-built) drawings of the plat of subdivision shall also be submitted in the formats above described prior to final approval.

A copy of the approved and signed Secondary (Final) Plat and a reproducible mylar copy shall be submitted to the County Auditor for recording prior to the sale of any interests of lands within said plat and within the thirty (30) days of the approval. The recorded mylar copy, one digital copy and six (6) prints shall be returned and filed with the St. John Clerk-Treasurer.

8. Plat Certification:

The following forms shall be used in Final Plats:

A. CERTIFICATES

1. Under the Authority provided by Indiana Code 36-7-4-700 (Sec.700-799), as amended from time to time, and an Ordinance adopted by the Town Council of the Town of St. John, Lake County, Indiana, this Plat of Subdivision was given Final Approval by the Town of St. John as follows:

Approved by the Town of St. John Plan Commission at a meeting held on the _____ day of _____, 20____.

PRESIDENT

SECRETARY

2. Each Final Plat of Subdivision submitted to the Plan Commission for approval shall carry a certificate signed by a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana, in substantially the following form: "I (name) hereby certify that I am a Land Surveyor licensed in compliance with the Laws of the State of Indiana; that this Plat of Subdivision correctly represents a survey completed by me on (date); that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown."

(Seal)

(Signature)

(name and registration number)

3. At the time of the submission of the Secondary (Final) Plat and approval of the same by the Plan Commission, and at the time of submission of the same by the Plan Commission, and at the time of submission of the recordable mylar copies of the plat, there shall also be required and submitted by the developer electronic (digital) copies of the subdivision plat in a file format compatible with AutoCAD. Final validation and as-constructed (as-built) drawings of the plat of subdivision shall also be submitted in the formats above described prior to final approval.

B. DEDICATIONS, PROTECTIVE COVENANTS, PRIVATE RESTRICTIONS

1. Each Final Plat of Subdivision submitted to the Plan Commission for approval shall carry a Deed of Dedication in substantially the following form:

"We, the undersigned, (names), owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the Plat herein.

This Subdivision shall be known and designated as (name), an Addition to (name). All streets, alleys and easements, as well as park areas, shown and not heretofore dedicated, are hereby dedicated, to the Town of St. John, Lake County, Indiana.

Front and side yard building set-back lines are hereby established as shown on this Plat, between which lines and property lines of the street, there shall be erected or maintained no building or structure. These are strips of ground (number) feet in width as shown on this Plat and marked "Easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this Subdivision shall take their titles subject to the rights of public utilities.

2. (Additional dedications and protective covenants or private restrictions would be inserted hereupon the Subdivider's initiative or the recommendation of the Plan Commission; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum floor area.)

3. Where covenants or restrictions are inserted in any Plat, they shall provide that invalidation of any One (1) of the same by judgment or Court Order shall in no way affect any of the other covenants or restrictions which shall remain in full force and effect. The covenants and restrictions shall further provide the right to enforce those provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation thereof, are hereby dedicated to the public, and reserved to the several owners of the several lots in said Subdivision and to their heirs and assigns.

C. ACKNOWLEDGEMENT

Each Final Plat submitted to the Plan Commission for approval shall carry an acknowledgement in substantially the following form.

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State. Personally appeared _____, and acknowledged the execution of the foregoing instrument as his/her voluntary act and deed, for the purpose therein expressed. Witness my hand and Notarial Seal this ____ day of _____, 20__.

Notary Public

My Commission Expires:

A resident of _____ County

Printed Signature

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE IV – REQUIRED IMPROVEMENTS
SECTION 1 - GENERAL**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE IV – REQUIRED IMPROVEMENTS

Section 1: General

All of the required improvements specified in this Title shall be constructed in accordance with Town standards for construction and all other applicable Town, County, State, and Federal regulations.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE IV – REQUIRED IMPROVEMENTS
SECTION 2 – MONUMENTS, MARKERS AND NOTCHES**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Monuments, Markers and Notches

A. Markers

A complete survey shall be made by a Registered Land Surveyor, contained along with other information or data which the surveyor deems necessary. The following requirements shall be met:

1. The traverse of the exterior boundaries of the tract and of each block, when computed from field measurements of the ground, shall close within a limit of one (1) foot in 10,000 feet or tolerance of perimeter before balancing the survey.
2. Markers shall be placed so that the center of the pipe or marked point shall coincide exactly with the intersection of lines to be marked and shall be set so that the top of the marker is level with the finished grade.
3. Prior to Secondary (Final) Approval, markers shall be set:
 - a. at the intersection of all lines forming angles in the boundary of the subdivision;
 - b. at the intersection of street property lines.
4. Prior to the issuance of a building permit, markers for the lot shall be set:
 - a. at the beginning and ending of all curves along street property lines;
 - b. at all points where lot lines intersect curves, either front or rear;
 - c. at all angles in property lines of lots.

5. Markers are to be placed at all subdivision phase boundary corners, etc.
6. Markers shall consist of iron pipes or steel bars at least twenty four (24) inches long, not less than five-eighths (5/8) inch in diameter and weigh at least one (1) pound per foot. Markers are to be placed at lot corners, etc., as described in 3 and 4 above.
7. Markers shall have a substantial plastic or metal cap permanently affixed thereto showing the Registered Land Surveyor's professional license number and/or the name or identification number of the land surveying firm.

B. Notches or Drill Holes

1. A notch in the curb should be installed to delineate lot property lines.

C. Installation

A letter of credit or cash escrow agreement shall be provided to ensure the installation of all requirements of this section.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE IV – REQUIRED IMPROVEMENTS
SECTION 3 – STREETS AND SIDEWALKS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 3: Streets and Sidewalks

A. Grading

The subdivider shall grade the full width of the right-of-way of all streets proposed to be dedicated in accordance with plans and specifications approved by the Town. The subdivider shall grade the roadbeds in the street right-of-way to subgrade.

The subgrade shall have compaction and/or density tests performed as prescribed in the current edition of Standard Specifications of the Indiana Department of Transportation before the base is constructed. Proofrolling of the subgrade shall be required prior to performing compaction and/or density tests. Where fill is required to bring the subgrade to the proper elevation, the same test is required for each lift. Each lift shall not exceed twelve (12") inches in depth, except in cases where the depth of fill required exceeds four (4') feet. In this case, lifts of twenty-four (24") inches may be permissible if a method of compaction is proven to achieve the minimum density required. The location and number of compaction and/or density tests shall be approved by the Public Works Department and/or Town Engineer. Test results are to be submitted in writing to the Department of Public Works or the Building and Planning Department before the next lift or base is installed. The subgrade shall be compacted to a minimum of 95% of Standard Proctor for frontage and minor streets. Compaction requirements for collector and arterial streets shall be per the Town Engineer, but in no case less than 95% of Standard Proctor.

B. Surfacing

After the installation of all utility and storm water drainage improvements, the subdivider shall surface all roadways and streets proposed to be dedicated to the widths described by these regulations and the Comprehensive Plan or Comprehensive Plan components of the Town. Said surfacing shall be done in

accordance with plans and standard specifications approved by the Town. The binder coat of asphalt and curbs must be installed before any building permits are issued. All street construction shall be performed in the manner prescribed in the applicable sections of the current edition of Standard Specifications of the Indiana Department of Transportation, and in the manner prescribed in any subsequent and applicable Town Ordinance. In any instance where conflicting requirements may appear between Standard Specifications and an applicable Municipal Ordinance, the Town Engineer shall make the final determination.

C. Curb and Gutter

After the installation of all utility and storm water drainage improvements, the subdivider shall construct concrete curbs and gutters of a roll-type.

D. Sidewalks

1. A concrete sidewalk shall be installed on both sides of all streets within the subdivision unless the Plan Commission rules otherwise.
2. Wider than standard sidewalks may be required by the Plan Commission in the vicinity of schools, commercial areas and other places of public assemblage and the Plan Commission may require the construction of sidewalks in locations other than required under the preceding provisions of this Ordinance if such walks are necessary, in their opinion, for safe and adequate pedestrian circulation.
3. Sidewalks shall have curb ramps in line with the sidewalk along the street between blocks that conform with the Americans with Disabilities Act (ADA) at all streets. The area between sidewalks extended to the curb shall be concrete, not grass or other material that requires maintenance.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE IV – REQUIRED IMPROVEMENTS
SECTION 4 - UTILITIES**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 4: Utilities

A. Public Sanitary Sewerage and Private Sewerage Disposal Systems

The subdivider shall construct sanitary sewers in such a manner as to make adequate sanitary sewerage service available to each lot within the subdivision. Service lateral lines should be brought off of the main to a point three (3) feet outside of the easement/right-of-way line, marked with a wooden marker painted orange, placed at the end and extending down to the top of the service lateral line.

The size, type and installation of all sanitary sewers proposed to be constructed shall be in accordance with the Sanitary Sewer Master Plan and Sanitary District Specifications approved by the Sanitary District. The Subdivider shall further be required to comply with the telemetry standards of the Sanitary District of the Town of St. John, as the same are amended from time to time. See Sanitary District Specifications.

All sanitary sewers shall be placed on the south and west side of the street and shall be placed between the sidewalk and curb. All sewers crossing the street shall be at right angles to the center line of the street where possible.

Sanitary sewers shall connect to existing St. John public sanitary sewers. Sanitary sewers shall be constructed to prevent infiltration and inflow of ground water and storm water in accordance with the St. John Sanitary District Specifications.

SUBDIVIDER SHALL ASSUME THE COST OF INSTALLING ALL SANITARY SEWERS

B. Storm Water Drainage and Detention Facilities

The subdivider shall construct storm water drainage and detention facilities which shall include curbs, gutters, manholes, catch basins and inlets, and storm sewers, as may be required; also a storm sewer stub shall be provided for each lot three (3) feet outside of the easement/right-of-way line, marked with a wooden marker painted green, placed at the end and extending down to the top of the stub. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow, the type of facility required, the design criteria, and the sizes and grades to be determined as to present no hazard to life or property, and the size, type and installation of all storm water drains and sewers proposed to be constructed shall be in accordance with the plans and standards specifications approved by the Town Engineer and as described in Title VI of this Ordinance.

THE SUBDIVIDER SHALL ASSUME THE COST OF INSTALLING ALL STORM WATER DRAINAGE FACILITIES.

C. Public Water Supply Facilities

1. Water Mains

The Subdivider shall construct water mains in such a manner as to make adequate water service available to each lot within the subdivision. The Town shall require the subdivider to supply the material and labor necessary to tap the water main and extend a service lateral line terminated with a buffalo box valve to a point one (1) foot outside the street lot line and/or right of way line (i.e. on the privately-owned lot). All materials used for these water main taps are subject to the approval of the Public Works Department. Further, the subdivider shall place a sturdy wooden marker, painted blue, directly above the service lateral line. Water mains shall be constructed in accordance with the Water Distribution Master Plan.

THE SUBDIVIDER SHALL ASSUME THE COST OF INSTALLING ALL WATER MAINS

2. Fire Hydrants

Hydrants should be placed near each street intersection and intermediate hydrants placed as needed or required. Hydrant placement shall be shown on the final engineering plan.

THE SUBDIVIDER SHALL ASSUME THE COST OF INSTALLING ALL HYDRANTS.

D. Other Utilities

All newly constructed utility distribution lines and services lines therefrom for telephone, gas, cable television, telecommunications, and electric service

(except electric power substation tie lines), installed thereafter, shall be placed underground. Such distribution lines, service pedestals, and electrical transformers, shall be within the rear easements, with the exception of gas which shall be in the front. The installation of such facilities shall be made in compliance with applicable orders, rules and regulations of the Public Service Commission of the State of Indiana, now or hereafter effective, and owners or subdividers of any property to be served from such underground installations shall be responsible for compliance with the rules and regulations, now and hereafter effective and filed with said Commission by any public utility whose service will be required with respect to the provisions of such underground facilities.

Plans indicating the location of all utility distribution and transmission lines required to serve the subdivision shall be approved by the Town Engineer and the utility, prior to Secondary (Final) Plat.

E. Utility Street Crossing

Any utility crossing under an existing street must be installed by boring or directional drilling methods. Open cut trenching across existing streets will not be allowed unless approved by the Director of Public Works. All requests to open cut an existing street must be made in writing.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE IV – REQUIRED IMPROVEMENTS
SECTION 5 – OTHER IMPROVEMENTS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 5: Other Improvements

A. Street Lighting

The subdivider shall supply or shall defray all expenses of supplying the subdivision with a street lighting system. Location, design and installation shall be considered as a part of the engineering improvements and requirements, and such plans shall be approved first by the public utility, and then by the Town.

The subdivider shall pay all street light costs to the Town at the time of official approval, including maintenance and operation for two (2) years from installation and acceptance by the Town of St. John, Indiana.

THE SUBDIVIDER SHALL ASSUME THE COST OF INSTALLING ALL STREET LIGHTS.

B. Street Signs

Street name signs of a type adopted or approved by the Town shall be installed at each street intersection by the subdivider, at a location approved by the Public Works Department.

THE SUBDIVIDER SHALL ASSUME THE COST OF SIGNS AND INSTALLATION OF ALL STREET NAME SIGNS (PUBLIC WORKS DEPARTMENT SHALL PURCHASE AND INSTALL ALL STREET NAME SIGNS).

C. Traffic Control Devices & Signs

Traffic control devices and signs shall be provided in a number, manner and location as approved by the Town Council, upon recommendations from the Chief of Police and the Public Works Department.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 1 - GENERAL**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE V – DESIGN STANDARDS

Section 1: General

Design standards shall assure that the layout of the subdivision harmonizes with existing plans affecting the development and its surrounding area and shall be in conformity with the Comprehensive (Master) Plan for the development of the entire area.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 2 – NATURAL FEATURES**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Natural Features

Existing natural features which would add value to the subdivision and the Town, such as trees, valleys, watercourses, historic spots and similar irreplaceable assets, shall be preserved, insofar as possible, through harmonious design of the subdivision.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 3 – STREETS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 3: Streets

The Plan Commission shall not approve any plat unless all streets shown thereon shall be of sufficient width and proper grade, and shall be so located as to accommodate the anticipated volume of traffic thereon, afford adequate light and air, facilitate fire protection and provide a coordinated system of streets conforming to the Thoroughfare Plan of the Town as shown in Table One (1).

A. General Street Design

1. The design of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographical conditions, to runoff of storm water, and to the proposed uses of the area to be served.
2. Where new streets extend existing adjoining streets, their projections shall be at the same or greater width, but in no case less than the minimum required width.
3. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provisions for the proper projection of streets. When a new subdivision adjoins unsubdivided land, the new streets shall be carried to the boundaries of such unsubdivided land.
4. As a minimum, all streets shall be constructed with a ten (10) inch compacted #53 limestone Type P, Class A or B aggregate base, a two (2) inch #9 or #11 hot asphaltic concrete binder, and a one and one-half (1-1/2) inch paved 11B hot asphaltic concrete surface. Compaction of subgrade is to be 95% of standard proctor. Compaction of limestone base is to be 100% of standard proctor. All subterranean construction below street pavements shall be back-filled with limestone (2 inch or smaller). Prior to placing the street surfacing, approved subsurface drainage for the street shall be provided. Concrete

pavements (rigid pavement) may be used by the subdivider on approval of the Town Engineer and the Plan Commission.

5. All subdivisions shall have at least two (2) street accesses.

B. Street Width and Grades

1. Unless necessitated by exceptional topography, subject to the approval of the Plan Commission, the maximum centerline grade of any street or public way shall not exceed the following:

Street	Percent Grade
Arterial Streets	Six (6) percent
Collector streets	Eight (8) percent
Local streets, alleys, and frontage streets	Ten (10) percent
Pedestrian ways	Twelve (12) percent unless steps of acceptable design are provided.

The grade of any street shall in no case exceed twelve (12) percent or be less than one half of one (0.5) percent.

2. Street grades shall be established wherever practicable so as to avoid excessive grading, the indiscriminate removal of ground cover and tree growth, and general leveling of the topography.
3. Minimum right-of-way widths, paving widths, angle of intersection, curb radius, etc., shall be in accordance with Table 1 hereafter or as found in the balance of this section.

TABLE 1

URBAN SECTION STANDARDS

Street Type	R.O.W. Width To Be Dedicated	Pavement Width*
Arterial Street:		Dual: 34 feet (20 foot median)
4-Lane divided	120 feet	
Not Divided	80 feet	48 feet
2-Lane	80 feet	48 feet
Collector Street	70 feet	40 feet
Minor Streets	60 feet	30 feet
Frontage Streets	37 feet	25 feet
* Back of curb or edge of shoulder to back of curb or edge of shoulder.		

C. Street Jogs

Street jogs with center line off-sets of less than 125 feet shall be avoided.

D. Street Intersections

Streets shall intersect at right angles and no intersection shall be at an angle of less than 60 degrees. It must be evidenced that safe and efficient traffic flow is encouraged. Spacing of centerlines crossing a common street shall not be less than 125'.

E. Cul-de-Sacs

Maximum length of pavement cul-de-sac streets shall be 400 feet measured along the center line from the intersection of origin to end of right-of-way. Each cul-de-sac shall be provided at the closed end with a turn-around having a minimum outside roadway diameter of 100 feet and a minimum street property line diameter of 130 feet.

F. Half Streets

Half streets shall be prohibited except where the Town finds it to be practicable to require the dedication of the other half when the adjoining property is subdivided.

G. Street Names

Proposed streets obviously in alignment with existing and named streets shall bear the names of such existing streets. In no case shall the name of the proposed street duplicate an existing street name, including phonetical similarities; the naming of streets shall conform to the county system.

H. Private Streets

Private streets shall be allowed only in planned unit developments subject to the approval of Plan Commission and Town Council. Public improvements, maintenance, or repairs shall not be approved for any private streets.

I. Frontage Streets

Where proposed in the Comprehensive Plan/Thoroughfare Plan, or required by the Plan Commission, frontage streets shall be required and incorporated in the proposed plat. Frontage roads that are part of parking lots will be allowed only with Plan Commission approval. These roads will conform to the Town's standard road construction requirements. Curbs may be required by the discretion of the Plan Commission. Frontage roads must have an easement or right of way. Maintenance of the frontage road will be the responsibility of the landowner

including patching, striping, snow removal, etc. Cost of the traffic and street signs required will be paid by the landowner. The Town will install the signs at the cost of the developer.

J. Access to Arterial Streets and Highways

Where a proposed plat is adjacent to an Arterial Street, spacing of less than 600 feet between access points to such thoroughfares shall be avoided.

K. Corners

Curb lines at street intersections shall be rounded at a radius of not less than twenty (20) feet. Where curbs are installed at intersections with streets that do not have curbs, the curbs shall be extended and terminated tangent to the edge of pavement of the street without curbs.

L. Maintenance

Dedicated streets included in approved subdivisions, except designated State, Federal or County roads, shall be maintained by the Town in which said streets are located unless other written arrangements are made prior to Final Plat approval.

M. Asphalt Surface Installation

Asphalt surface installation is to take place after 80% of the homes are constructed or 2 years, whichever comes first. Base and binder courses are to be inspected by the Public Works Department prior to installing the surface layer. All repairs to the binder layers are required to be made by the subdivider prior to surface layer installation.

N. Dead End Streets

All dead end streets shall have a guardrail type barricade and reflective markings spanning the width of the street and shall be installed at the end of the pavement.

O. Medians

Medians are to be a minimum width of 5' and shall not prevent turns in either direction from any driveway or street. Medians are not to have grass, but may have trees, shrubbery or other plants with the approval of Public Works.

P. Utility Street Crossing

Any utility crossing under an existing street must be installed by boring or directional drilling methods. Open cut trenching across existing streets will not be allowed unless approved by the Director of Public Works and/or Town Engineer. If

the open cut method is approved, the existing street pavement is to be saw cut a minimum of 2' from the edge of trench on each side of the trench and the pavements removed and replaced to the base layer. The trench backfill is to be compacted INDOT #53, #73, or 2" stone for entire depth of trench.

Q. Deceleration Lanes and Passing Blisters

Deceleration lanes and passing blisters may be required at new streets that are planned to intersect with existing streets. The Director of Public Works and/or Town Engineer will determine the need for such items to be installed. Design drawings for the deceleration lanes and passing blisters are to be included in the plans submitted for Primary Plat approval. Deceleration lanes and passing blisters are to be a minimum of 12 feet wide. The length of tapers and lanes are to be determined by the Director of Public Works and/or Town Engineer. All deceleration lanes and passing blisters are to have curb and gutter installed along their entire length.

R. Center Left Turn Only Lane

A center lane for left turns may be required along the frontage of new subdivisions or commercial/industrial developments. The Director of Public Works and/or Town Engineer will determine the need for such a feature to be installed. Design drawings for the left turn lane are to be included in the plans for Primary Plat approval. The left turn only lane shall be a minimum of 12 feet wide with proper striping and pavement markings.

S. Commercial/Industrial Streets and Driveways

Streets and driveways that are to have heavier truck traffic than residential streets shall have an aggregate base thickness of 12 inches. Increased thicknesses of the asphalt binder and/or surface layers may also be required if deemed necessary by the Director of Public Works and/or Town Engineer.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 4 – CURB AND GUTTER**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 4: Curb and Gutter

After the installation of all utility and storm water drainage improvements, the Subdivider shall construct concrete curbs and gutters of an 18-inch roll-type. Curbs shall be a minimum of Ten (10) inches thick at the pavement edge and Twelve (12) inches thick at the rear edge. Curbs shall have 3-1/2" minimum aggregate base integral with street base. Curbs shall also be constructed with expansion joints every 100 feet and additional scoring every 20 feet. Special attention should also be made when grading adjacent to completed curbs, where sufficient said depth should be achieved so that soils do not wash away to the storm sewer system from lots. The Subdivider shall further be required to install all such required concrete curbs and gutters in conformance with applicable State and Federal Building Codes and Regulations, as amended from time to time, as well as the Americans with Disabilities Act (A.D.A.), as amended from time to time.

Concrete for curbs and gutters shall have a 28 day compressive strength of 4000 psi minimum (INDOT class A concrete mix) and have no more than a four (4) inch slump.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 5 - SIDEWALKS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 5: Sidewalks

A concrete sidewalk shall be installed on both sides of all streets within the Subdivision. The construction of all sidewalks shall be in accordance with plans and standard specifications approved by the Town and shall be installed prior to the issuance of an occupancy permit, to be five (5) feet wide, four (4) inches thick with welded wire fabric reinforcing and expansion joints at a minimum spacing of 20' and grooved at a maximum of every five (5) feet with a four (4) inch thick gravel base. The sidewalks across driveways and at street corners shall be six (6) inches thick and otherwise have the same requirements as the sidewalk described above. The sidewalks shall be aligned with the sidewalk across the street and shall have handicapped accessible curb ramps at each street corner or where the Plan Commission deems them necessary. The area between the intersecting sidewalks and the curb and gutter radius at the corner shall be part of the concrete curb ramp. The Subdivider shall further be required to construct all sidewalks in conformance with applicable State and Federal Building Codes and Regulations as amended from time to time, as well as the Americans with Disabilities Act (A.D.A.), as amended from time to time. Concrete used for sidewalks to be the same as concrete used for curbs and gutters.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 6 – POTABLE WATER DISTRIBUTION SYSTEMS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 6: Potable Water Distribution Systems

The size and type of all public potable water distribution systems proposed to be constructed shall be in accordance with the Water Distribution Master Plan and Water Distribution System Construction Standards and be approved by the Town Engineer and/or Water Works District Engineer. The following dimensions should be maintained:

- 1) five (5) feet deep, minimum,
- 2) eight (8) inch minimum diameter, and
- 3) seven (7) feet in from curb.

Water mains are to be extended to existing mains to eliminate "dead ends".

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 7 – FIRE HYDRANTS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 7: Fire Hydrants

Where public water supplies are available or may be extended, fire hydrants shall be installed along all public streets. One (1) fire hydrant shall be placed near each street intersection, and intermediate fire hydrants placed where the distance between intersections exceeds five hundred (500') feet. The closest edge of an installed fire hydrant shall be no closer than forty (40") inches from the back of the street curb nor more than forty-eight (48") inches distant, or as otherwise required by the Public Works Department. The height of the steamer port is to be placed eighteen (18") inches minimum and twenty-four (24") inches maximum above finished grade.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 8 – STREET LIGHTING**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 8: Street Lighting

One light fixture shall be installed at each intersection, at the end of each cul-de-sac, in between intersections spaced not more than six hundred (600') feet apart, and at other locations deemed necessary by the Plan Commission. Street lights shall be installed before final acceptance of the street by the Town. An additional street light shall be provided at each pedestrian-way or crosswalk.

All street lighting systems shall conform to the Town approved Street Lighting Control & Design Standard, as amended from time to time.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 9 - LOTS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 9: Lots

The lot and yard sizes shall conform with the requirements of the Town Zoning Ordinance, as amended from time to time, and the lots shall be designed in accordance with the following design standards.

A. Layout

Where possible, said lot lines shall be at right angles to straight street lines or radial to curved street lines. Lots with frontage on two parallel streets shall be avoided except where one street is an arterial or highway with no direct access to the lot.

B. Size and Dimension

Minimum lot areas and lateral dimensions shall be as set forth in the Town Zoning Ordinance.

C. Lot Boundaries

Lots shall follow, rather than cross, municipal boundary lines whenever possible.

D. Lot Access

Every lot shall be provided with access adequate for the use of public safety vehicles and other public and private purposes and shall be served by a public or private street system, improved in accordance with this Ordinance, as amended from time to time, and connected to the general street system.

E. Lots Along Thoroughfares

Direct vehicular access from residential lots to arterial streets or highways shall be avoided as far as practicable. Residential lots shall be separated from railroad

right-of-way by 25 foot buffer strip, which shall be in the form of added depth or width of lots backing on or siding on the railroad right-of-way.

F. Subdivision Lots

Subdivision lots in the municipality shall be in conformance with the area and width requirements of the Town Zoning Ordinance. Area and width requirements of subdivision lots in the extra-territorial plat approval jurisdiction shall conform to any town zoning ordinance or extra-territorial town zoning regulation which may be in effect.

G. Corner Lots

Corner lots shall be platted at least 20 percent wider than the minimum lot width required. Set back lines shall be at the front yard set back distance along each street.

H. Lot Remnants

Lot remnants which are below the minimum lot size must be added to adjacent or surrounding lots rather than be allowed to remain as an unusual outlot or parcel unless the Plan Commission approves a plan submitted by the developer for the future use of such remnant.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 10 - BLOCKS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 10: Blocks

A. Block Design

The lengths, widths and shapes of blocks shall be appropriate for the topography and the type of development contemplated.

B. Commercial Areas

All commercial buildings shall be constructed to be integrated and developed like other nearby and surrounding buildings. Such construction shall apply to all development and not merely common areas or shopping centers.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 11 – PLANNED UNIT DEVELOPMENT**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 11: Planned Unit Development (See Zoning Ordinance)

The design standards of this Ordinance, as amended from time to time, may be modified by the Plan Commission in the case of a plan utilizing an unusual concept of development which meets the requirements of this section. The planned unit development provision is intended to encourage original and imaginative subdivision design which preserves the natural amenities of the site and provides for the general welfare of the Town.

- A. The unit plan shall be consistent with the spirit and intent of this Ordinance, as amended from time to time, including, but not limited to, bonding, inspection fees, and all Town inspections and requirements.
- B. The unit plan shall strictly conform to the "Planned Unit Residential, Business and Industrial Projects" requirements of the Town Zoning Ordinance, as amended from time to time.
- C. The area of land to be developed shall not be less than ten (10) acres.
- D. Properties adjacent to the unit plan shall not be adversely affected.
- E. Any lots or interests in real estate in a P.U.D. development cannot be sold or transferred until all improvements are complete or the necessary irrevocable letter of credit, surety bond or cash escrow is approved and accepted by the Town.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 12 – EASEMENTS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 12: Easements

- A. The Plan Commission shall require easements for poles, wires, conduits, storm water drainage, storm and sanitary sewers, gas and water mains, or other utility lines. Easements shall be at least twelve (12) feet wide and shall be located along the rear or side lot lines.

- B. A twelve (12) feet wide easement shall be required in the middle of a block from the street right-of-way to the rear property line when the block is longer than 1,000 feet, or as otherwise requested by the Plan Commission or Town Engineer.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 13 – MANHOLE COVERS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 13: Manhole Covers

All subdivisions shall include and provide for gasketed closed pick hole manhole covers and external chimney seals on all sanitary sewer systems. See St. John Sanitary District Specifications and Water Works District Water Distribution System Construction Standards.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 14 - BRIDGES**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 14: Bridges

All bridges shall be designed to conform with the requirements of the Lake County Drainage Board and Lake County Highway Department and shall be submitted by the developer to said Boards for approval prior to construction. The developer shall also petition the Lake County Highway Department to add to their bridge inventory and accept the responsibility of future maintenance of the bridge.

All permits required to construct the bridge shall be obtained by the developer from the applicable local, county, state and federal agencies.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 15 – SANITARY SEWER SYSTEMS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 15: Sanitary Sewer Systems

The size and type of all public sanitary sewer systems proposed to be constructed shall be in accordance with the Sanitary Sewer Master Plan and Sanitary District Specifications of the Sanitary District and the Recommended Standards for Wastewater Facilities and be approved by the Town Engineer and/or the Sanitary District Engineer.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE V – DESIGN STANDARDS
SECTION 16 – WELLHEAD PROTECTION PLAN**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 16: Wellhead Protection Plan

All subdivisions and commercial, industrial and residential site improvements shall be in accordance with the Town of St. John Wellhead Protection Plan and be approved by the Town Engineer and/or the Water Works District Engineer.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 1 – GENERAL POLICY**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE VI – STORM WATER DRAINAGE GUIDELINES

Section 1: General Policy

This drainage ordinance, including guidelines and criteria, does not provide solutions to all drainage problems, nor is the engineer restricted to these designs or procedures exclusively. Although the policies as stated will hold true for most development work in this area, the Town of St. John realizes that there may be some exceptions to the policies or the criteria which, on individual projects, could involve special or unusual drainage problems that should be reviewed prior to completing the drainage plans.

The policy of the Town of St. John shall be:

- A. All information necessary will be submitted to the Town Engineer to determine if the stormwater rate of runoff should be controlled within the development prior to its release to downstream properties for all proposed developments.
- B. All stormwater drainage facilities within a development shall be designed to have capacity for the total tributary area, at the design storm frequency.
- C. All proposed developments with a runoff rate greater than that which the downstream system is, or will be designed for, will be required to control the rate of stormwater discharge.
- D. All developments having existing controls located downstream from the site will be required to control the discharge flow rate of stormwater to that rate which existed prior to development.

If the decision is made by the Town of St. John, through its Engineer, to handle stormwater runoff by storage, the detention facility will be transferred to the Town by Deed with a Reverter Clause to the developer if no longer used as a water storage facility; however, the Developer will be required to maintain the facility for two (2) years

after approval or acceptance by the Town. Maintenance includes, but is not limited to, soil erosion, grass cover, pipes, overflow etc. Retention facilities may be retained and maintained by the developer or POA only with approval of the Plan Commission.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 2 – DESIGN CONTROL GUIDELINES**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Design Control Guidelines

The following guidelines provide a uniform design procedure to control the discharge of stormwater from areas where proposed changes in land use will result in changes in natural flow pattern and are necessary to: 1) clearly delineate the problem of handling runoff in urban areas; 2) define the responsibility any owner has to control the stormwater runoff from his property.

All land developers wishing to develop property in the Town of St. John are required to prepare and submit a Master Drainage Plan for the total development area.

- A. Prepare a topographic contour map, with the drainage area delineated, with plan for draining the total upstream tributary watershed through the proposed development.
- B. Prepare a topographic map with at least one (1') foot contours, with general layout of the proposed inlets and storm sewers for the total development showing all existing drainage structures with size and invert elevations.
- C. Determine the capacity of the downstream open channel, culvert or storm sewer that may be used for an outlet.
- D. Examine the points downstream that may be used as a control to determine the maximum allowable rate of stormwater runoff for the design storm. Existing culverts are not necessarily controls.
- E. Provide a routing path for runoff in the event the drainage facility's capacity is exceeded. The routing path will become part of a grading plan which will be submitted with detailed plans.
- F. Examine and show the routing of excess stormwater through the site and as it is discharged to off-site lands.

- G. The routing path shall be continuous from one development to the next.
- H. If the decision is made by the Town of St. John, through its Engineer, to handle stormwater runoff by storage and releasing it at a regulated rate to prevent flooding downstream, the storage basin will be located in and become part of the routing path.
- I. Excess stormwater will be kept out of proposed habitable structures.
- J. The Master Drainage Plan shall be approved by the Engineer prior to initiating detailed engineering designs.

It must be recognized that the Master Drainage Plan does not constitute a detailed working design or plan from which a sewer project can be constructed.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 3 – DESIGN CRITERIA**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 3: Design Criteria

A. Stormwater Runoff Criteria

It is the policy of the Town of St. John to use the Rational Method to determine the peak rate of runoff for all design storms for drainage areas of 200 acres or less.

For drainage areas over 200 acres and for determining major storms, the method explained in "Urban Hydrology for Small Watersheds", Technical Release No. 55, may be used to provide peak rates of runoff. T.R. 55 can be obtained from the Soil Conservation Service Engineering Division, U.S. Department of Agriculture.

B. Stormwater Runoff Information

1. Peak Rate of Runoff

The basic formula for the Rational Method is $Q = CiA$ in which:

Q = Peak rate of runoff in cubic feet per second

C = Runoff coefficient, ratio of the maximum rate of runoff to the average rate of rainfall

A = The drainage area in acres

i = Rainfall intensity in inches per hour for a selected storm frequency and the time of concentration

2. Runoff Coefficient

The table of runoff coefficients presents average values for use with the Rational Method. The table relates the coefficient to land use and average slope of the watershed.

3. Rainfall Intensity

Rainfall Frequency Curves, relation of rainfall intensity vs. time, based on the latest published records of the U.S. Weather Bureau, for the Chicago area, will be used for all design storms.

4. Design Storm

The peak discharge to be computed for all storm drainage facilities used for collecting and transporting storm runoff is defined in the Design Criteria for those facilities.

5. Major Storm

The major storm will be based on a storm with a return period of not less than 50 years.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 4 – ROADWAY CULVERTS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 4: Roadway Culverts

A. Roadway Culverts Criteria

A culvert is designed to carry water from one side of the road to the other. The size and shape of the culvert should be such that it will carry a predetermined design peak discharge without the depth of water at the entrance or the velocity at outlet exceeding allowable limits.

The culvert design procedure recommended for use is Hydraulic Engineering Circular No. 5. This circular can be obtained from the Superintendent of Documents, U.S. Government Printing Office.

Single span culverts, including concrete box or slab top, should always be considered in lieu of multiple cell pipe culverts when they are the only structures that will meet the physical requirements introduced by rigid headwater controls.

The plan for each culvert shall have the drainage area in acres and the estimated runoff or design discharge in cubic feet per second shown.

The culvert inlet flowline elevation should be set such that it will be deep enough to provide an adequate outlet for future storm sewer improvements upstream.

B. Roadway Culverts Information

1. Design Storm Frequency
 - a. 10-year storm minimum
 - b. 25-year storm for arterial streets

2. Design Flow
 - a. Areas under 200 acres use Rational Method $Q = CiA$.

- b. Areas between 200 and 300 acres transition between Rational Method and Technical Release 55.
 - c. Areas over 300 acres use Technical Release 55.
- 3. Runoff Coefficient
 - a. Based on Table No. 1 (see elsewhere in Title).
- 4. Maximum Allowable Headwater
 - a. 18" below top of curb
 - b. 12" below edge of pavement
 - c. 1.2 times diameter
 - d. Property damage
 - e. Diameter or rise plus 4 feet or 2D, whichever is lower, in deep ravines.
- 5. Manning's "n" Value

a. Box Culvert	0.011
b. Slab Top Culvert	0.03 to 0.05
c. Concrete Pipe	0.012
d. Corrugated Metal	0.019 to 0.032
e. Polyvinyl Chloride (PVC)	0.01
- 6. Entrance Loss Coefficient

a. Box Culvert and Slab Top Culvert	0.2 to 0.5
b. Concrete Pipe	0.2
c. Corrugated Metal	0.2 to 0.9
d. Polyvinyl Chloride(PVC)	0.2
- 7. Minimum Cover
 - a. Desirable, 30 inches to pavement subgrade.
- 8. Maximum Cover
 - a. The structural design criteria for culverts will be the same as that required by the Indiana Department of Transportation.
- 9. Maximum Allowable Outlet Velocity

a. Bare Earth Channel	6 F.P.S.
b. Rock Protection	18 F.P.S.
c. Stilling Basin	18 F.P.S.
- 10. End Protection

- a. Full height headwall with flared wings.
- b. Other special type headwalls must be approved before use.
- c. Flared-End section may be approved by Town Engineer.
- d. Multiple pipe culverts must have a headwall.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 5 – STORM SEWERS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 5: Storm Sewers

A. Storm Sewers Criteria

The more important criteria to consider in designing storm sewer systems are listed below:

1. All storm systems are to be designed using Manning's Equation
($Q = \frac{1.49 R^{2/3} S^{1/2} A}{n}$)
2. The sewer must be deep enough to receive the flow from all its sources within the watershed.
3. The size of the sewer must be adequate for flowing full, based on the design storm.
4. The gradient of the sewer must be sufficient to avoid deposition of solids.
5. The storm sewer material will be concrete, or polyvinyl chloride (PVC). Other approved material may be used for special design. Polyethylene pipe, smooth interior may be used in backyard or side yard application only.
6. The main pipe, if over 24 inches, in a sewer system will be required to be separated from all curb inlets, unless a special design is submitted for approval.
7. The flowline of pipes should be set such that the crown of pipes, at junctions, are at the same elevation; if the outlet elevation permits, the crown of the outlet pipe may be lower.
8. The flowline elevations of sewers should be set to avoid using concrete encasement.

9. Within the limits of an existing or proposed right-of-way, where minimum cover during construction or proposed cover over the outside top of the pipe is 30 inches or less for pipe size 6 to 27 inches in diameter inclusive, concrete encasement will be required.
10. Inlets designed to capture storm water runoff of streets are to be placed in the curb line and have a flat open grate or other casting approved by the Town Engineer.
11. Manholes and inlets are to be constructed with sealed joints and adjusting rings and to seal the chimney externally.

B. Storm Sewers Information

1. Design Storm Frequency
 - a. Flowing full for five-year storm
2. Hydraulic Gradient
 - a. Based on five-year storm, shall not exceed window or grate elevation for an inlet or catch basin.
 - b. Grade line based on Tailwater or 0.8 D at outlet or other critical points within the system.
3. Design Flow
 - a. All design flow will be based on Rational Method $Q = CiA$

Minimum time of concentration:

Curb inlet - 10 minutes
Ditch C.B. - 10 minutes
4. Runoff Coefficient
 - a. Based on Table, with 0.4 as a minimum (see elsewhere in Title).
5. Manning's "n" Value
 - a. All storm sewers shall have an "n" value of 0.013 or less.
6. Minimum Cover to Subgrade
 - a. Desirable 30 inches to ground surface or pavement subgrade.

7. Maximum Cover
 - a. The supporting strength of the conduit, as installed, divided by a suitable factor of safety, must equal or exceed the loads imposed upon it by the weight of earth plus any superimposed loads.
 - b. The design procedure recommended for use in structural design of storm sewers is Design Manual Concrete Pipe, available from American Concrete Pipe Association.
8. Velocity in Sewer for Design Flow
 - a. 3 F.P.S. Minimum
 - b. 15 F.P.S. Maximum
9. Maximum Length between Access Structures
 - a. Pipes under 36" - 400 feet
 - b. Pipes 36" and over – 500 feet.
10. Curb Inlet Underdrains

The installation of perforated underdrains underneath the pavement for a length of between 30 to 40 feet (to be determined by the Town Engineer) in each direction at each curb inlet or catch basin in all subdivisions shall be required.
11. Rear Yard Inlets

Inlets or catch basins shall be placed along the rear yard property lines approximately every 300 feet or as approved by the Town Engineer.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 6 – OPEN WATERCOURSE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 6: Open Watercourse

A. **Open Watercourse Criteria**

All open channels (natural or man-made) will be enclosed with a storm sewer when an area is developed. This policy will apply even when the open watercourse is located on a property line.

Exemptions may be made for individual developments which, based extra on a two-year-fixed design storm, would require a pipe 72 inches in diameter or larger.

Exemptions may also be made for areas of heavily wooded ravines with large diameter trees and with depth sufficient to receive the flow from storm sewers without disturbing the natural state. Exemptions may also be made for environmental reasons when there are areas with existing natural scenic drainage courses with depth and grade sufficient to receive flow from storm sewers.

If exemptions are made on any project, complete computations will be made and adequate protection will be installed to prevent erosion at times of peak flow. The computations shall also ensure acceptable flow characteristics at times of low flow to prevent stagnation and ponding of the water.

Access to storm drainage ditches and channels shall be by means of maintenance easements. Such maintenance easements shall be not less than twenty (20) feet in width, measured horizontally from the top of the bank, exclusive of the width of the ditch, or channel, and a maintenance easement of this type shall be provided on each side of a flood control or storm drainage ditch channel or similar type of facility. Maintenance easements are to be kept free of obstructions.

Request for exemptions must be in writing at the time the Master Drainage Plan is submitted.

B. Open Watercourse Information

1. Design Storm Frequency
 - a. Flowing full for ten-year storm
2. Design Flow
 - a. Areas under 200 acres use Rational Method $Q = CiA$
 - b. Areas between 200 and 300 acres transition between Rational Method and Technical Release 55.
 - c. Areas over 300 acres use Technical Release 55.
3. Runoff Coefficient
 - a. Based on Table No. 1 (see elsewhere in Title).
4. Allowable Velocities New Ditches
 - a. 5.0 feet per second (fps) with sod or jute mat lining
 - b. Over 5 feet per second (fps) special lining
5. Allowable Velocities Existing Channels
 - a. Ability of the channel to handle the flow satisfactorily.
6. Manning's "n" Value
 - a. Sod or Jute mat lining 0.05
 - b. Paved Lining 0.015
 - c. Rock Protection 0.08
 - d. Existing Lining 0.025 to 0.20
7. Minimum Slope
 - a. Desirable for new channels 0.40%

- b. Absolute 0.10% - with a minimum velocity of 2 F.P.S., based on a two-year storm
- 8. Side Slopes
 - a. Desirable 4:1

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 7 – ROUTING PATH**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 7: Routing Path

The Routing Path or the Major Drainage System is that part of the storm drainage system, which carries the runoff, which exceeds the capacity of the designed drainage facilities. The major drainage system shall have the capacity to carry runoff from a storm with a return period of not less than 50 years without causing significant threat to property or public safety.

It is not economically feasible to size a storm sewer system to collect and convey more than the frequent storm runoff. However, runoff which exceeds the capacity of the storm sewer system must have a route to follow. Essentially, the complete drainage system of an urban area contains two separate drainage elements. While the storm sewers belong to the design system, surface drainageways must be provided for the major flow from more intense storms.

The intent of planning for the major drainage element is to ensure stormwater runoff, which exceeds the capacity of the design drainage system, has a route to follow which will not cause a major loss of property or any loss of life. Street rights-of-way are a common choice for conveying major drainage flows.

The major storm runoff is routed through the drainage system to determine if the combined capacity of the routing path and storm sewer system is sufficient to maintain surface flows within permissible limits. The capacity of the conduit at any given point is assumed to be the same for the major storm as for the initial design storm for preliminary design purposes. If the major storm runoff exceeds the combined capacity of the street and storm sewer drainage system, revision in the major drainage design is required.

Where the street is designated as the major drainage way, the depth of flow shall not exceed 12 inches at gutter line for local and collector streets, and shall not exceed six inches in depth at crown for arterial streets. The same maximum depth criteria will apply where a major drainageway crosses the street.

Routing of the major storm at culvert locations shall be at low areas or sags of vertical curves of streets. Elevations for the design of the street shall be such to permit the major storm to flow across the street and to prevent damage to any existing or proposed building structure.

Where a major drainageway is located outside a street right-of-way, easements will be provided and a grading plan will be submitted with detailed engineering plan submission. The grading plan will include elevations along the routing path and other elevations necessary to show that the major storm is contained within the planned area. The Grading Plan shall be submitted and filed with the Engineer.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 8 – DETENTION OR RETENTION**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 8: Detention or Retention

A. Detention or Retention Information

In developed and developing urban and suburban areas, several means for controlling stormwater runoff could be utilized. These usually involve storing runoff on or below the ground surface. The following types of storage facilities may be considered for detention: parking lots, underground tanks or chambers, and surface basins or ponds.

1. Parking Lot Storage

Parking lot storage using shallow ponding (6" maximum) designed to flood specifically graded areas of the parking lot may be used. Controlled release features must be incorporated into the surface drainage system of the parking lot. This method is intended to control the runoff directly from the parking area and is usually not appropriate for storing large runoff volumes.

2. Tank Storage

Tank storage in an underground tank or chamber, either pre-fabricated or constructed in place, with a gravity controlled release will be considered for detention. Pumped release will be allowed to a storm sewer, but not to open ditches or swales.

3. Surface Basins or Ponds

a. Wet ponds are permanent ponds where additional storage capacity is provided above the normal water level and special features for controlled release are included. Because of large land requirements and the necessity of maintaining a permanent pool of water, wet ponds

have a broader application for instream control where large watershed areas are involved compared to their use as on-site facilities for small urban areas.

- b. Dry basins are surface storage areas created by constructing a typical excavated or embankment basin. There is no normal pool level and a specific controlled release feature is included to control the rate of discharge. The detention flow structure is usually a multi-stage device and the retention flow control structure is usually a single-stage device. A concrete low flow gutter or channel shall be placed from all influent pipes or points across the basin to the effluent pipe or point suitable in size to carry the low flows.

B. Detention or Retention Design Criteria

1. Design Frequency:
100-year storm – based on Chart No. 1 (see elsewhere in Title).
2. Design Flow:
 - a. Area under 200 acres use Rational Method ($Q = CiA$)
 - b. Areas between 200 and 300 acres transition between Rational Method and Technical Release No. 55.
 - c. Areas over 300 acres use Technical Release No. 55.
3. Runoff Coefficient:
 - a. Based on Table No. 1 (see elsewhere in Title).
4. Release Rates:
 - a. The release rate for all developments requiring detention shall not exceed the storm water runoff rate from the tributary areas of greater than that calculated from a storm of two (2) year frequency, with a runoff coefficient of 0.15 or the ability of the downstream sewers or stream channel to handle the flow satisfactorily.
5. Miscellaneous:
 - a. The surface of a detention area should be constructed with sufficient slopes (minimum of 0.5%) to drain properly so that all of the runoff is removed following a storm.

- b. A ditch, or ditches, shall be paved and constructed from the pipe, pipes, or turn-outs, outletting into the basin to the outlet structure.
 - c. Seeding and other erosion control methods will be used to protect all slopes: sod, jute matting, rock protection or concrete.
 - d. Side slopes for a retention facility shall be 4:1 max. below permanent storage elevation. Minimum permanent water depth shall be 5' to the normal water level. Side slopes for a retention facility shall be 6:1 max. above the permanent storage elevation.
 - e. A ten (10') foot wide safety ledge at an elevation no more than two (2') feet below the permanent storage elevation is required at the perimeter of the permanent storage water line.
6. Time of Concentration:
- a. Based on Chart No. 2 (see elsewhere in Title).
7. Debris-control structures may be required in the detention methods and should be considered as an essential part of design.
8. Emergency Spillway:
- a. An emergency spillway shall be provided for flows in excess of the design storm.
 - b. Fifty year storm frequency shall be used to design size of Emergency Spillway.
 - c. The Emergency Spillway shall be made of concrete.
9. Freeboard:
- a. The freeboard shall be 12" from the high water level to top of bank of basin.
10. Aerators and Fountains:
- a. Aerators and/or fountains shall be provided and installed by the subdivider for all retention basins. The developer shall be responsible to operate and maintain the aeration and/or fountains for a period of two years. Plans are to be submitted to the Town Engineer for approval.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VI – STORM WATER DRAINAGE GUIDELINES
SECTION 9 – GRADING PLAN**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 9: Grading Plan

A. Grading Plan

A Drainage/Grading Plan will be required as part of the plans submitted for Primary (Preliminary) Plat approval. This plan shall include the following:

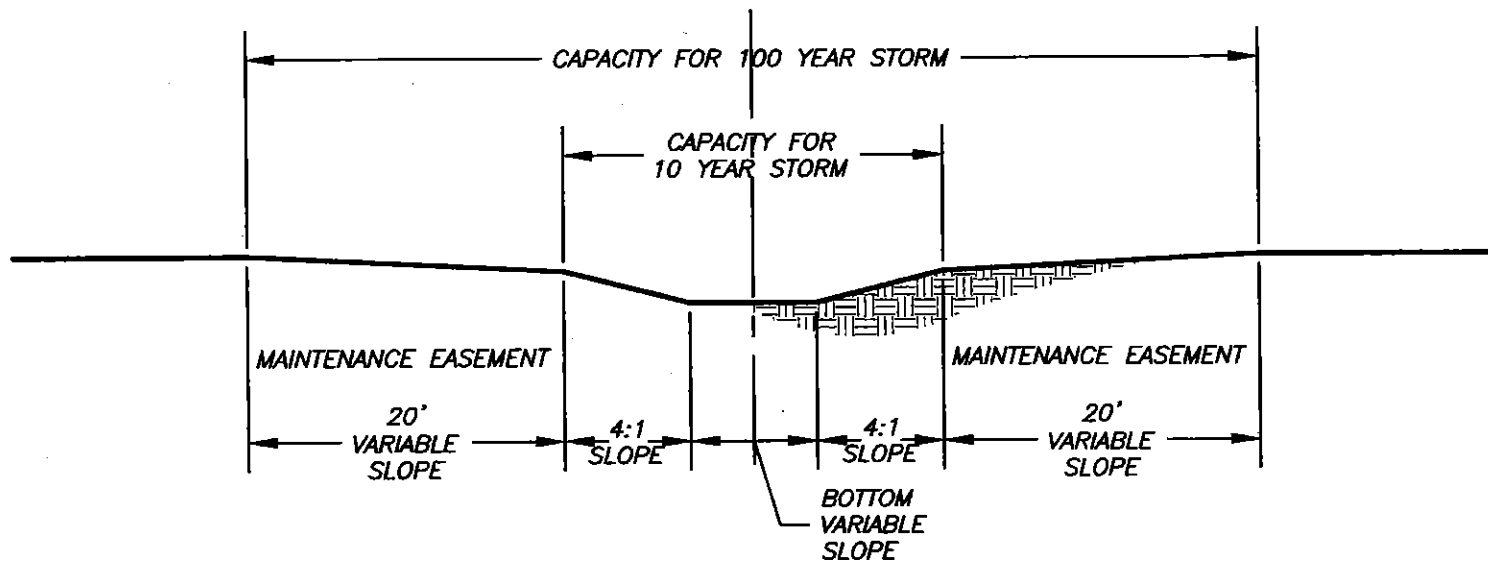
1. A topographic contour map with one foot contours.
2. Delineate drainage sheds to inlets or group of inlets.
3. Show flood route path to detention/retention basin.
4. Show finish floor elevation for each lot.
5. Show finish grade at each corner of each lot and each change of grade.
6. Indicate direction of overland flow.
7. Indicate location of swales, length, slope, cross section, etc..
8. Show storm sewers, inlets, manholes and other structures, size, length, slope, type, rim and invert elevation, etc..
9. Show location of culverts, size, length, type, invert elevation, end treatment, etc..
10. Plat of subdivision including street names, lot numbers, right-of-way lines, property lines, easement lines.

11. Show elevations of high and low points or change of slopes on streets; indicate length and slope of streets.
12. Grading of the lot shall be indicated to extend to the lot line where the grades will match the existing grade of the adjacent property. The use of retaining walls or steep slopes to match the existing grades of the adjacent property shall not be acceptable unless approved by the Plan Commission.

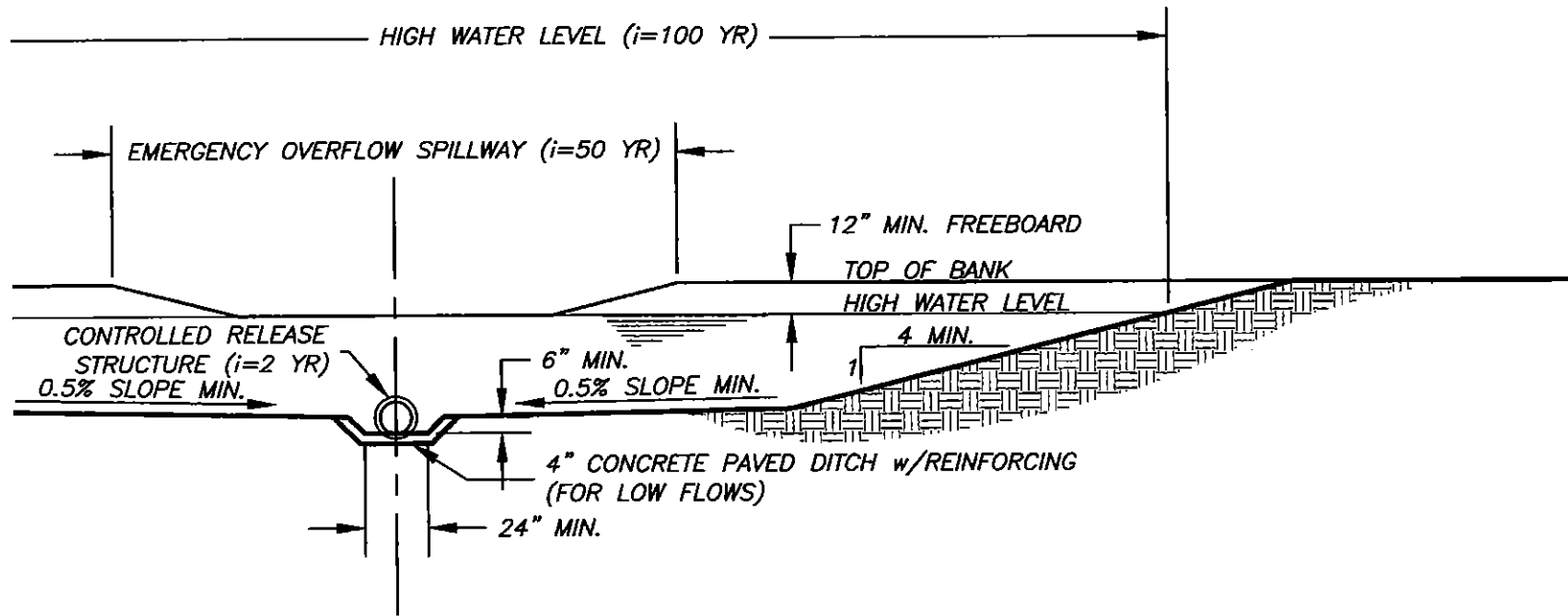
RUNOFF COEFFICIENTS

TABLE NO. 1

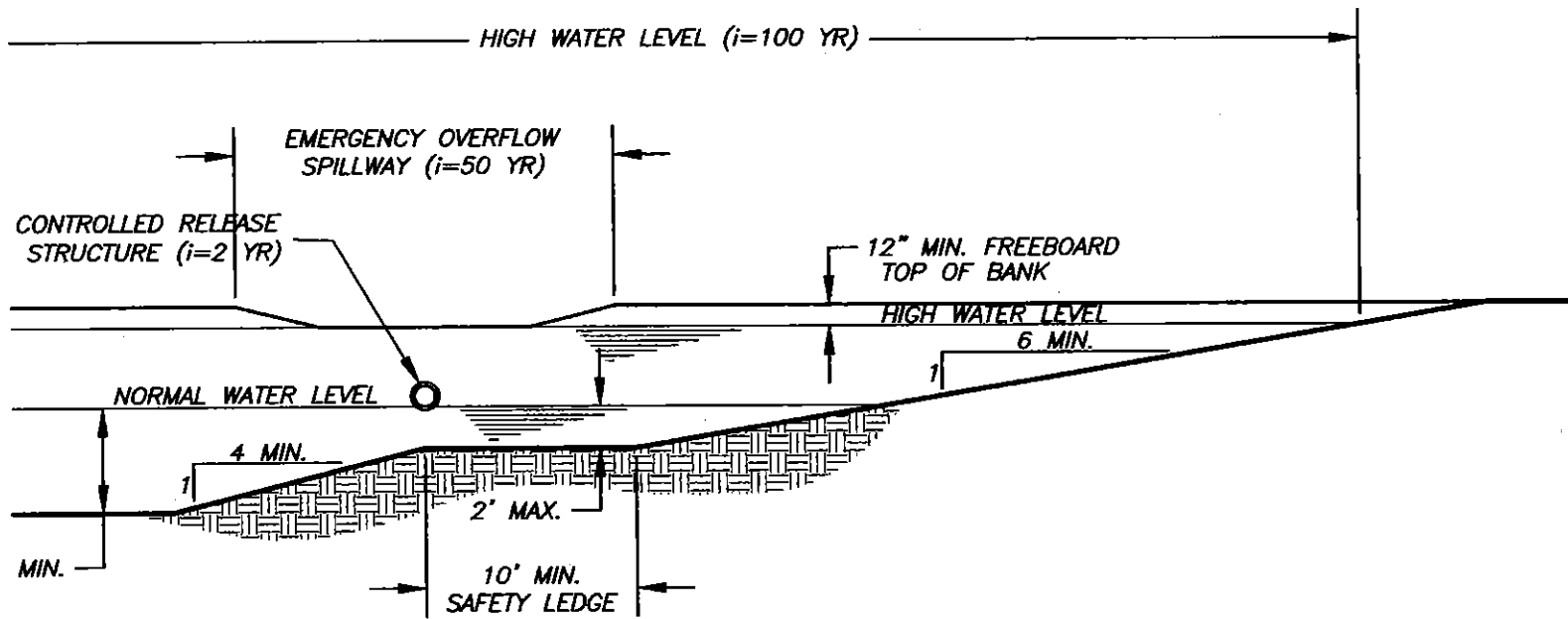
	(General Slope)	
	(Less Than)	(More Than)
	2%	7%
Unimproved Areas	0.20	0.30
Railroad Yard Areas	0.20	0.40
Parks & Cemeteries	0.10	0.25
Playgrounds	0.20	0.35
RESIDENTIAL		
Suburban	0.35	0.40
Single Family	0.40	0.40
Multi Units	0.50	0.70
Apartments	0.80	0.95
COMMERCIAL	0.80	0.95
INDUSTRIAL		
Light	0.50	0.80
Heavy	0.60	0.90



STORM DRAINAGE DITCH OR CHANNEL
NO SCALE



DETENTION OR DRY BASIN
NO SCALE



RETENTION OR WET BASIN
NO SCALE

PROJECT: _____ DATE: _____
 BY: _____ CHECKED BY: _____ CULVERT COMPUTATION SHEET CONSULTANT: _____

HYDROLOGIC AND CHANNEL INFORMATION

Channel Slope _____
 Drainage Area _____
 Allowable Velocity _____
 Design Q _____

Q₁ = _____
 Q₂ = _____
 TW₁ = _____
 TW₂ = _____

Station _____
 Skew _____

Profile El. _____

AHW = _____ TW _____

El. _____ s_o = _____ El. _____
 L = _____

Culvert Type	Q	Size	Headwater Computation								Control- ing HW	Outlet Velocity	REMARKS	
			Inlet Control		Outlet Control									
			$\frac{HW}{D}$	HW	K _e	d _c	$\frac{D_c ID}{2}$	h _o	H	L ^{'o}				HW

SUMMARY & RECOMMENDATIONS:

PROJECT :								DATE:							
STORM SEWER CHECK SHEET															
BY:			CHECKED BY:					CONSULTANT:							
M.H. Or C.B. No.	Sta.	Σ CA	Σt	Rainfall Intensity i	Discharge Q Yr.	Length of Pipe	Size of Pipe	Slope of Pipe	S_f	$S_f L$	TW Or 0.8 D Elev.	HW Elev	Crit. Elev.	Remarks	
		Acres	Min.	in./hr.	c.f.s.	ft.	in.	ft./ft.	ft./ft.	ft.					

PROJECT:

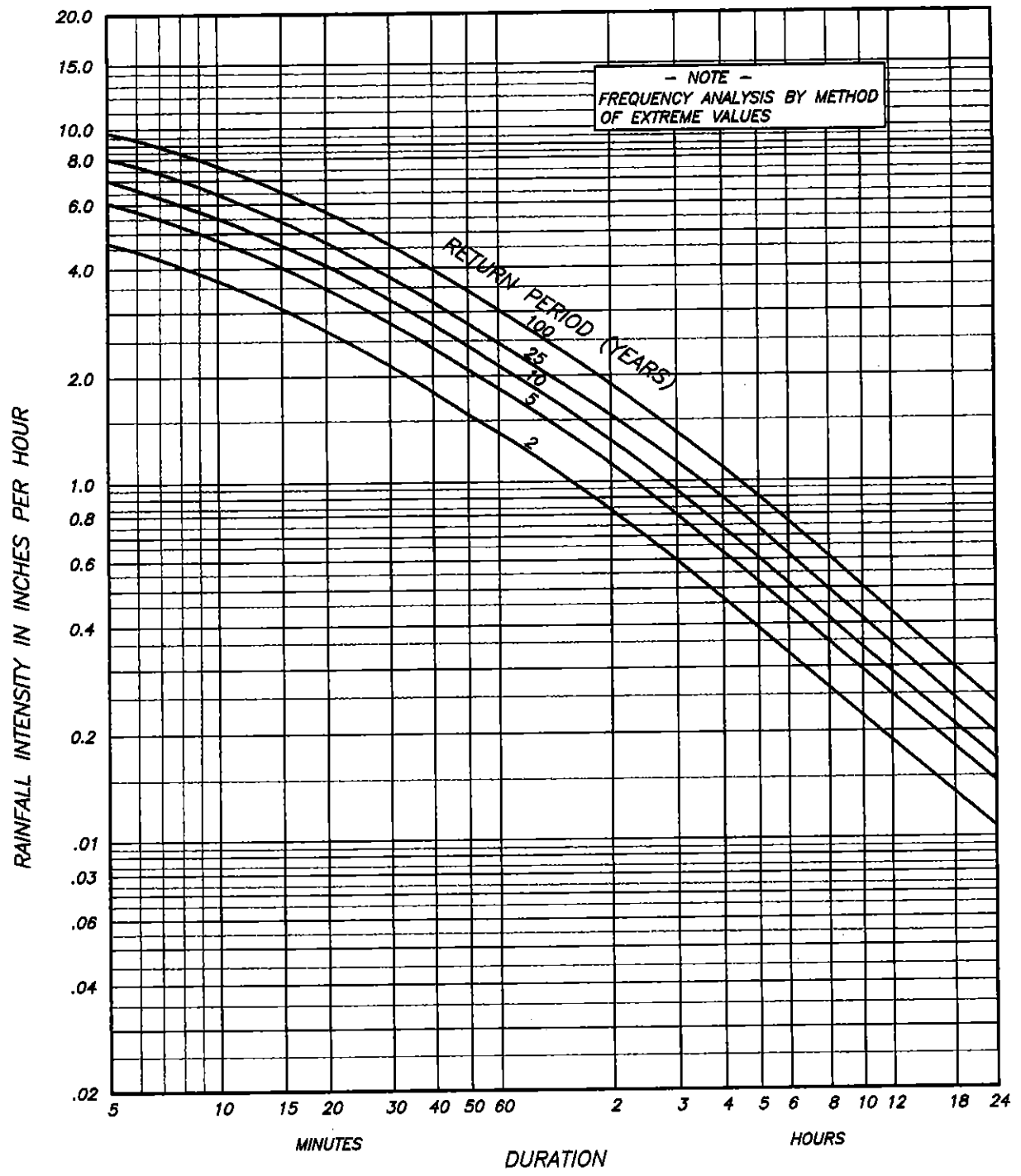
DATE:

STORM SEWER COMPUTATION SHEET

BY:

CONSULTANT:

M.H. Or C.B. No.	Sta.	Drainage Area					Time		Rain- Fall Inten- Sity i	Dis- Charge Q	Length of Pipe	Slope of Pipe	Size of Pipe	Mean Velocity	Capacity Flowing full	Remarks
		ΔA	ΣA	C	ΔCA	ΣCA	Δt	Σt								
		Acres	Acres		Acres	Acres	Min.	Min.	in./hr.	c.f.s.	ft.	ft./ft.	In.	f.p.s.	c.f.s.	



RAINFALL FREQUENCY - INTENSITY - DURATION

CHART 1

Detailed Steps for Determining Allowable Release Rate and Required Flood Storage

The following are detailed steps for the determination of allowable release rate and the required flood storage capacity:

Name of Project _____

Location _____

Design Engineer _____

I. Determination of Allowable Release Rate – Undeveloped Site:

- | | | | |
|-----|---|-------|-----------|
| 1. | Area of site..... | _____ | acres |
| 2. | Average ground slope..... | _____ | foot/foot |
| 3. | Overland flow distance..... | _____ | feet |
| 4. | Overland flow time of concentration (Use Attach. 3)..... | _____ | minutes |
| 5. | Average slope of channelized flow (See Note a)..... | _____ | foot/foot |
| 6. | Channelized flow distance (See Note a)..... | _____ | feet |
| 7. | Channelized flow time of concentration (See Note a).... | _____ | minutes |
| 8. | Total time of concentration (line 4 + line 7)..... | _____ | minutes |
| 9. | Rainfall intensity for two-year storm. (Use Attachment
No. 2 for the time duration on line 8) | _____ | inch/hr. |
| 10. | Runoff coefficient (Use $c=0.15$ as maximum, see
Article 6-4b (2) of the Manual)..... | _____ | |
| 11. | Allowable release rate, (line 1 x line 9 x line 10) $Q=CiA$.
(Use this release rate for calculations in Column D of
Attach. 1) | _____ | cfs |

Note a: For flow in a well defined channel determine time of concentration from measured lengths, cross-sections and slopes and submit necessary calculations and drawings.

II. Determination of Reservoir Size – Developed Site:

- | | | | |
|-----|--|-------|----------|
| 12. | Impervious drainage area..... | _____ | acres |
| 13. | Pervious drainage area..... | _____ | acres |
| 14. | Composite runoff coefficient..... | _____ | |
| 15. | Determine flood reservoir capacity. See detailed
example attached. Required reservoir capacity..... | _____ | acre-ft. |

III. Permissible Bypass Rate through Development Site from Upstream Area:

A. Determination of Bypass Rate:

- 16. Total area upstream..... _____ acres
- 17. Future/present impervious area (cross out inappropriate case)..... _____ acres
- 18. Future/present pervious area (cross out inappropriate case)..... _____ acres
- 19. Composite runoff coefficient (must not be less than 0.15)..... _____
- 20. Design storm frequency for the upstream area (2 yr.)..... _____ year
- 21. Time of concentration, for the upstream area at point of entry (upstream area to be considered as developed)(By same method as line 8)..... _____ min.
- 22. Design storm intensity for above duration..... _____ in./hr.
- 23. Permissible bypass rate (line 16 x line 19 x line 22)..... _____ cfs

B. Determination of Required Size of Bypass System:

- 24. Bypass system will be open channel/closed conduit (cross out inappropriate case)..... _____
- 25. Water cross-section area for discharge in line 23..... _____ sq.ft.
- 26. Wetted perimeter for area in line 25..... _____ feet
- 27. Hydraulic radius (line 25 ÷ line 26)..... _____ feet
- 28. Line 27 to the 2/3 power..... _____
- 29. Invert slope..... _____ ft./ft.
- 30. Line 29 to the 1/2 power..... _____
- 31. Manning's roughness coefficient use (n) = _____
- 32. Bypass capacity [(1.49 x line 25 x line 28 x line 30) ÷ (line 31)]

$$Q = \frac{1.49}{n} A R^{2/3} S^{1/2}$$

PROJECT: _____ DATE: _____

Storm Drainage Calculations

A_{Site} =	Drop =
$A_{Offsite}$ =	$S_{\%}$ =
A_{Total} =	$T_c = \frac{1.8 (1.1 - c) \sqrt{Length}}{\sqrt[3]{Slope \%}} =$
$C_{Undev.}$ =	i_2 =
Length =	

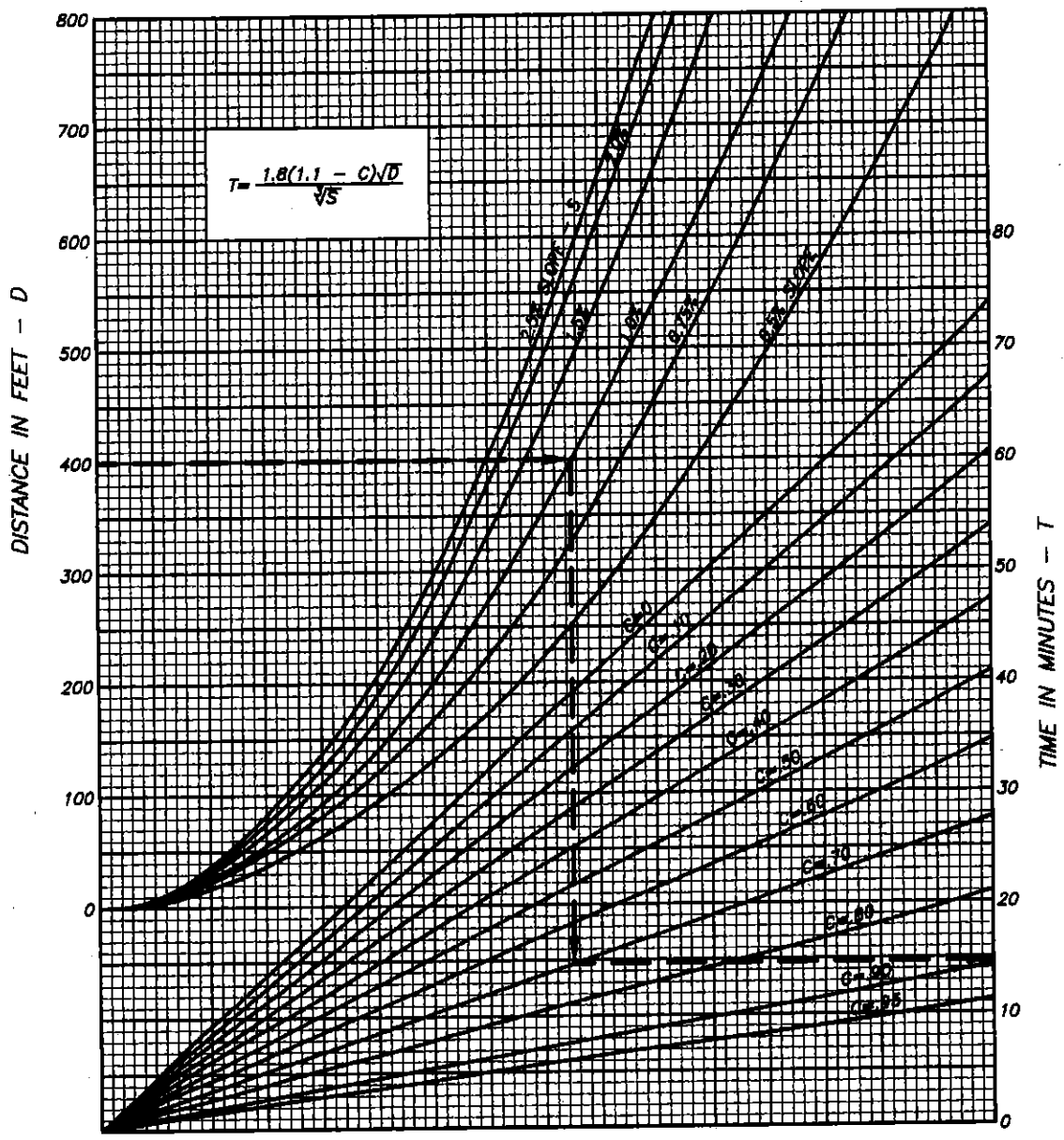
Release Rate Allowed: $Q = C_u i_2 A_{Total}$

Q_R =

$C_{weighted}$ =

Detention Reservoir Size Calculation Table

A		B	C	D	E	F	Max.
Duration Time		Intensity	Inflow Rate $C_w \times A_T \times$ Column B	Release Rate QR	Stored Rate Col.C-Col.D	Reservoir Size Col.AxCol1Ex3600 43560	
(Hrs)	(Min)	i_{100}	(CFS)	(CFS)	(CFS)	(Ac/Ft)	
0.17	10	7.90					
0.33	20	5.80					
0.50	30	4.70					
0.67	40	4.00					
0.83	50	3.40					
1.00	60	3.00					
1.5	90	2.30					
2.0	120	1.85					
3	180	1.38					
4	240	1.10					
5	300	0.90					
6	360	0.78					



SURFACE FLOW TIME CURVES

CHART 2

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VII – PUBLIC SITES, OPEN SPACES AND PARK DEDICATION
SECTION 1 – IMPACT FEE ORDINANCE**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE VII - PUBLIC SITES, OPEN SPACES AND PARK DEDICATION

Section 1: Impact Fee Ordinance

The Town of St. John has in force a park impact fee ordinance under the auspices of I.C. 36-7-4-1300, et seq. This ordinance establishes an impact fee on new development in the Town of St. John for purposes of parks and recreational facilities.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VII – PUBLIC SITES, OPEN SPACES AND PARK DEDICATION
SECTION 2 – JURISDICTION AND IMPACT ZONE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Jurisdiction and Impact Zone

The impact fee ordinance establishes an infrastructure impact zone which zone is the same as the existing corporate boundaries of the Town of St. John. This zone may be extended from time to time through annexation and over which the Town of St. John exercises planning and zoning jurisdiction. The impact fee ordinance applies uniformly to all residential developments in the Town of St. John in which the Town requires a structural building permit. The impact fee ordinance specifically does not apply to improvements that do not require a structural building permit; improvements which do not create a need for new and additional infrastructure, including the erection of a sign, construction of accessory buildings, structures or fences or the alteration, renovation, or expansion of an improvement where the use or intensity thereof has not changed; the replacement of a destroyed or partially destroyed improvement, provided that the replacement improvement does not create a need for new and additional infrastructure over and above the infrastructure needed by the original improvement prior to the destruction or partial destruction thereof; and non-residential development.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VII – PUBLIC SITES, OPEN SPACES AND PARK DEDICATION
SECTION 3 – ZONE IMPROVEMENT PLAN (INFRASTRUCTURE
IMPROVEMENT PLAN) IMPACT FEE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 3: Zone Improvement Plan (Infrastructure Improvement Plan) Impact Fee

As a part of the impact fee ordinance, the St. John Town Council has adopted a zone improvement plan (infrastructure improvement plan) and has determined pursuant thereto that an impact fee in the sum of \$723.00 per dwelling unit should be established. This fee is reviewed annually and a further review of the zone improvement plan is accomplished every five years. As a result thereof, the impact fee aforesaid may change from time to time. For the current fee in force at any given time, the Building & Planning Department of the Town of St. John should be consulted.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VII – PUBLIC SITES, OPEN SPACES AND PARK DEDICATION
SECTION 4 – CREDIT IN LIEU OF IMPACT FEE PAYMENT**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 4: Credit in Lieu of Impact Fee Payment

The impact fee ordinance has provisions that any person or entity obligated to pay the impact fee may have the option of financing, constructing, and dedicating park and recreational infrastructure in the form of block parks owned and operated by a neighborhood association for the public benefit, instead of making all or part of any impact fee payment which may be due. There are restrictions and qualifications attendant to the exercise of the option which are set forth in the ordinance. A request for credit must be presented pursuant to the ordinance prior to the issuance of the structural building permit. The amount of the credit for the actual cost in planning, financing, and constructing a park in lieu of the fee is set forth in the ordinance.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VII – PUBLIC SITES, OPEN SPACES AND PARK DEDICATION
SECTION 5 – DUE DATE OF IMPACT FEE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 5: Due Date of Impact Fee

The ordinance provides that the impact fee is due and payable upon the issuance of a structural building permit by the Town of St. John. The issuance of a structural building permit authorizes the applicant to commence construction activities, structural and otherwise. The entire fee is due at said time unless the amount of the fee upon calculation is greater than \$5,000.00 in which case an installment plan may be requested by the applicant pursuant to the terms of the ordinance. The ordinance also provides that if the fee payer requests, the amount of the impact fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the structural building permit, whichever is earlier.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VII – PUBLIC SITES, OPEN SPACES AND PARK DEDICATION
SECTION 6 – LIEN RIGHTS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 6: Lien Rights

The ordinance provides that pursuant to state law, the Town of St. John acquires a lien against the real estate which is the subject of the impact fee.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VII – PUBLIC SITES, OPEN SPACES AND PARK DEDICATION
SECTION 7 - APPEALS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 7: Appeals

The ordinance provides that any fee payer who believes that it is aggrieved by the calculation of the impact fee, may appeal from such calculation to the Town of St. John Impact Fee Review Board. The regulations regarding appeals are set forth in the ordinance.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VII – PUBLIC SITES, OPEN SPACES AND PARK DEDICATION
SECTION 8 - AMENDMENTS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 8: Amendments

The ordinance provides that it may be amended from time to time, and accordingly, the impact fee may change. The Town of St. John Building & Planning Department should be contacted with regard to the ordinance then in effect at any given time.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 1 – ENFORCEMENT**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE VIII – ADMINISTRATION AND ENFORCEMENT

Section 1: Enforcement

The duly designated Town official shall have primary responsibility for enforcing this Ordinance. No land use (zoning) or building permits shall be issued for construction on any real estate or lot until the Secondary (Final) Plat for the subdivision has been duly recorded and placed on file in the office of the Clerk-Treasurer.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 2 - INSPECTION**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Inspection

When the plans of streets and other improvements have been approved as provided in this Ordinance, as amended from time to time, the subdivider shall first notify the Building and Planning Department of the intention to proceed with the construction or installation of said streets and improvements. Notification shall be made at least two working days before any such construction or installation shall commence so as to give the Town an opportunity to inspect the site prior to commencement of work and to inspect installation or construction of said streets and improvements during the course of work being performed.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 3 - MAINTENANCE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 3: Maintenance

Prior to the acceptance by the Town of any improvements, as hereinafter provided, the subdivider shall post a letter of credit or cash escrow agreement naming the Town as Obligee in an amount deemed adequate by the Town to ensure maintenance of said improvements. The letter of credit or cash escrow agreement shall be in an amount equal to fifteen (15) percent of the construction cost and shall run for a minimum period of two (2) years from the date of acceptance. However, the letter of credit or cash escrow agreement shall continue in full force and effect until a certificate of release shall be issued by the Town Council.

Any draw on the above letter of credit or cash escrow agreement by the Town shall include not only the full value of the letter or agreement, but also all expenses of the Town, including but not limited to reasonable attorney's fees. There will be an annual review of all letters or agreements by the Building and Planning Department.

Soil erosion control is to be maintained by the subdivider or lot owner for two (2) years from the date of acceptance. If the subdivider or lot owner fails to maintain soil erosion control when requested by the Town and the Town finds it necessary to perform soil erosion control tasks within this two year period, the Town will bill the subdivider or lot owner for work performed.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 4 - ACCEPTANCE**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 4: Acceptance

After streets and improvements have been installed and constructed pursuant to the requirements contained in this ordinance, as amended from time to time, the subdivider shall notify the appropriate Town official that the construction or installment has been completed and, within thirty (30) days, shall supply the Town with a minimum of five (5) copies of the as-built plans on which the street or improvements in question will be shown as they were constructed or installed. Upon approval of as-built plans, the letter of credit will be released or Secondary (Final) Approval granted.

The five (5) copies of the as-built plans shall show the plan and contain a notice thereon as to where and when the plat was recorded in the Office of the County Recorder. The portion of street improvement which the subdivider seeks to have the Town accept shall be shaded, colored, or clearly designated on each of the five (5) copies. The as-built plans shall also clearly designate the number of lineal feet of said street or improvement which the subdivider seeks to be accepted by the Town. A digital copy of the as-built drawings shall be submitted to the Building and Planning Department and shall use the State Planar coordinate system.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 5 - PERMITS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 5: Permits

No excavating, construction or building shall be commenced without first obtaining the required building permits. Building permits may be issued for foundations alone, or for the entire building. All applicable fees are to be paid. No permits shall be issued without the required subdivision improvements, as required by this Ordinance, as amended from time to time. No building/zoning permit shall be issued without a proper Plat of Survey, certified by a Registered Land Surveyor, as per the Town Zoning Ordinance, as amended from time to time. The following list details the requirements which must appear on all Plats of Surveys submitted:

1. Legal description of property being surveyed.
2. FEMA flood zone designation of the property being surveyed.
3. Calculated distances and bearings of lot lines, lot sizes with total square footage, utility easements, streets, alleys, sidewalks, building set-back lines, width of lots at building set-back line, and lot grades.
4. Subdivision name and phase, lot numbers, street names and lot addresses.
5. Elevations:
 - a. Lowest point of entry as determined by the Building Commissioner;
 - b. Ground grade at each corner of building;
 - c. Ground grade at the four (4) lot corners;
 - d. Grade at side yard;
 - e. Direction of overland drainage flow;
 - f. Elevations of adjacent properties including top of foundation grades, proposed finished grades at each lot corner and building corner, direction of overland drainage flow, and rim grades for all yard drains;
 - g. Elevations of manhole rims, storm drain rims and rear yard and side yard swale centerline grades and top of bank grades.
6. Corner lot ADA sidewalk cuts.
7. Location of decks, fences, pools, etc.
8. Specification of easements (utility, drainage or both).

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 6 - OCCUPANCY**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 6: Occupancy

No persons shall occupy any structure prior to receiving the proper Occupancy Permits. All Occupancy Permits are subject to all Federal, State, and Local regulations (i.e., Building Codes), including, but not limited to, the following:

Connection of all utilities; grading in accordance with the subdivision engineering design elevations; submitting a Plat of Survey; adjusting all manhole and inlet castings to their proper elevations; completion of proper drainage design; completion of driveway, sidewalks and entrance walkways, if applicable; stairways and appropriate railings to all outside entrances, and posting of address with four (4) inch high or greater contrasting numerals on the building. The following list details the requirements which must appear on all Plat of Surveys submitted:

1. Legal description of property being surveyed.
2. FEMA flood zone designation of the property being surveyed.
3. Calculated distances and bearings of lot lines, lot sizes with total square footage, utility easements, streets, alleys, sidewalks, building set-back lines, width of lots at building set-back line, and lot grades.
4. Subdivision name and phase, lot numbers, street names and lot addresses.
5. As-built elevations:
 - a. Lowest point of entry as determined by the Building Commissioner;
 - b. Ground grade at each corner of building;
 - c. Ground grade at the four (4) lot corners;
 - d. Grade at side yard;
 - e. Direction of overland drainage flow;
 - f. Elevations of adjacent properties including top of foundation grades, proposed finished grades at each lot corner and building corner, direction of overland drainage flow, and rim grades for all yard drains;
 - g. Elevations of manhole rims, storm drain rims and rear yard and side yard swale centerline grades and top of bank grades.
6. Corner lot ADA sidewalk cuts.

7. Location of decks, fences, pools, etc.
8. Specification of easements (utility, drainage or both).

The occupancy escrow shall not be released until strict compliance of the aforementioned is achieved. After occupancy escrow is released, the homeowner shall be responsible for the maintenance of grades, drainage and swales on his or her lot as indicated on the approved plan

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 7 - APPEALS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 7: Appeals

Any decision or requirement of the Plan Commission made pursuant to the terms and provisions of this Ordinance, as amended from time to time, is subject to the right of appeal and review by certiorari pursuant to Indiana statute.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 8 – WAIVERS AND EXCEPTIONS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 8: Waivers and Exceptions

Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from strict compliance with these regulations, it may agree and concur with waivers or exceptions to the regulations so that substantial justice may be done and the public interest secured, provided that such waiver or exception shall not have the effect of nullifying the intent and purpose of this Ordinance and further provided the Plan Commission shall not agree to waivers or exceptions to the regulations of this Ordinance unless it shall make findings based upon the evidence presented to it in each specific case that:

- 1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
- 2) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable, generally, to other property;
- 3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result if the strict letter of the regulations were carried out.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 9 - SEPARABILITY**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 9: Separability

Should any provision of this Ordinance, as amended from time to time, be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance, as amended from time to time, as a whole or of any other provisions thereof.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE VIII – ADMINISTRATION AND ENFORCEMENT
SECTION 10 - PENALTIES**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 10: Penalties

Any person or corporation, whether as principal, agent, employee or otherwise, who violates any of the provisions of this Ordinance, shall be subject to penalty and fine of not less than one-hundred (\$100.00) dollars and not more than five thousand (\$5,000.00) dollars for each offense, such fine to inure to the Town. Each day of the existence of any violation shall be deemed a separate offense.

The erection, construction, enlargement, conversion, moving or maintenance of any building or structure and the use of any land or building which is continued, operated or maintained, contrary to any of the provision of this Ordinance, is hereby declared to be a violation of this Ordinance and unlawful.

The Town Attorney shall, immediately upon any such violation having been called to his attention by the Plan Commission and upon the direction of the Town Council, institute injunction, abatement, or any other appropriate action to prevent, enjoin, abate or remove such violation. Such action also may be instituted by any property owner who may be especially damaged by any violation of this Ordinance.

The remedy provided for herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE IX – REPEAL, AMENDMENT AND EFFECT
SECTION 1 – REPEAL OF CONFLICTING ORDINANCES**

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE IX – REPEAL, AMENDMENT AND EFFECT

Section 1: Repeal of Conflicting Ordinances

Ordinance Number 433, all amendments thereto, and all Ordinances or parts of Ordinances in conflict with this Subdivision Control Ordinance, or inconsistent with the provision of this Ordinance, are hereby repealed to the extent necessary to give this Subdivision Control Ordinance full force and effect.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE IX – REPEAL, AMENDMENT AND EFFECT
SECTION 2 - AMENDMENTS**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 2: Amendments

The Town Council and Plan Commission may, from time to time, amend, supplement, change, modify, or repeal this Subdivision Control Ordinance by proceeding in the manner provided by State Law (I.C. 36-7-4-700, et. seq., as amended).

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

**TITLE IX – REPEAL, AMENDMENT AND EFFECT
SECTION 3 - EFFECT**

REVISED/AMENDED

DATE:

ORDINANCE #:

Section 3: Effect

This Subdivision Control Ordinance shall take effect upon its passage and approval by the Town Council of the Town of St. John.

**TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #1252
EFFECTIVE DATE: MAY 23, 2002**

TITLE X – PRINTING AND PUBLICATION

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE X – PRINTING AND PUBLICATION

This Subdivision Control Ordinance shall be printed and published by order of the Town Council of the Town of St. John, Lake County, Indiana.

TOWN OF ST. JOHN
SUBDIVISION CONTROL ORDINANCE #
EFFECTIVE DATE:

TITLE XI – VALIDITY AND ADOPTION

REVISED/AMENDED

DATE:

ORDINANCE #:

TITLE XI – VALIDITY AND ADOPTION

This Subdivision Control Ordinance shall take effect upon its approval by the Town Council of the Town of St. John, Lake County, Indiana, and in accordance with all requirements of the Laws of the State of Indiana regarding validity and adoption.

Passed by the Town Council of the Town of St. John, Lake County, Indiana, this 23rd
day of May, 2002.

Town Council of the Town of St. John,
Lake County, Indiana

Kristie L. Aldridge
KRISTIE L. ALDRIDGE, President

Michael S. Forbes
MICHAEL S. FORBES, Vice-President

Jerome J. Rudy
JEROME J. RUDY, Member

Kathleen J. Willman
KATHLEEN J. WILLMAN, Member

William M. Winterhaler
WILLIAM M. WINTERHALER, Member

Attest:

Judith L. Companik
Judith L. Companik, Clerk Treasurer