

## § 153.054 STREET STANDARDS AND REQUIREMENTS, GENERAL.

All streets shall be constructed in conformance with the McCordsville, Indiana Town Standards. Improvements for streets shall conform to the rules, regulations, and design specifications as set forth and established by the McCordsville Public Works Committee as adopted.

(A) *Number of access points.*

(1) *Subdivisions with fewer than five lots.* In subdivisions with fewer than five lots, shared driveways are encouraged to minimize access points along existing roadways.

(2) *Subdivisions with five or more lots.* Subdivisions with more than five lots shall construct a new road for access to the proposed lots rather than creating driveway cuts for each proposed lot directly onto existing roads.

(3) *Subdivisions with more than ten lots.* Subdivisions with more than ten lots shall provide more than one entrance into the subdivision for public safety and improved circulation. Where it is not feasible to provide more than one access point due to physical constraints or the size of the lot, at least one easement shall be platted to an adjoining parcel that is likely to develop. The easement shall provide future right-of-way for road extensions and utility connections into the adjoining parcel.

(B) *Connectivity of adjacent subdivisions.* Adjacent subdivisions shall connect to one another.

(C) *Half streets, stub streets, and dead-end streets.* Half streets encouraged, especially where essential to the reasonable development of the subdivision in conformity with other requirements of these regulations, and where the Town Council finds it will be proper to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be planned within the tract. A temporarily dead-ended street shall be permitted in any case in which a street is proposed to be and should logically be extended but is not yet constructed. An adequate easement for a turnaround shall be provided for any temporary dead-end street which extends 200 feet or more in length. The easement shall be automatically vacated to abutting property owners when the dead-ended street is legally extended.

(D) *Street names.* No street names may be used which will duplicate or be confused with the names of existing streets. All street names shall include a directional element to position the street appropriately within the north-south and east-west grid covering the county. The streets which are logical extensions or continuations of, or obviously in alignment with any existing streets, either constructed or appearing on any validly recorded plat, shall bear the names of the existing streets.

(E) *Proposed rights-of-way.* Rights-of-way for proposed streets shall be extended to the boundary lines of the proposed subdivision so that a connection can be made to all adjacent properties unless the extension is not feasible because of topography or other physical conditions, or unless, in the opinion of the Plan Commission, the extension is not necessary or desirable for the coordination with existing streets or the most advantageous development of adjacent tracts. In any event, no subdivision shall be designed so as to create or perpetuate the land-locking of adjacent undeveloped land.

(F) *Nonconforming streets abutting or within a proposed subdivision.* In subdivisions that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established by this chapter, the subdivider shall dedicate additional width along either one or both sides of the streets of inadequate width so as to bring them up to standards, provided the area to be used for widening is owned by the subdivider or under his or her control.

(G) *Restrictive covenants.* The following provisions shall be required as a provision of the restrictive covenants of all secondary plats to which they apply:

(1) No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between two and one-half and eight feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of the local or collector street lines, and 75 feet from the intersection of arterial streets, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended.

(2) The same sight line limitations shall apply to any lot within ten feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 70 feet of the intersection of two street lines. No drainage structures shall be located within driveway limits.

(3) No sump pump drains or other drains shall outlet onto the street.

(4) No trees shall be planted in the right-of-way.

(5) No vehicle shall be parked on a public street for more than 24 hours, unless otherwise permitted to do so.

(6) Snow removal for the subdivision internal streets shall be the responsibility of the developer or homeowner's association.

(7) The maintenance of all irrigation or sprinkler systems installed in the right-of-way shall be the responsibility of the individual homeowner or developer. The town assumes no responsibility for maintenance or damage of any kind.

(8) Each homeowner (lot owner) shall be responsible for constructing a five-foot wide concrete sidewalk of 4,000 psi concrete, four inches thick, sloped toward the street with expansion joints each 48 feet along the entire street frontage of their respective lot. The sidewalk shall be constructed prior to completing finish lot grading. The sidewalk shall be located one foot inside the street right-of-way line, (not on the lot) and parallel to the street right-of-way line.

(9) All public sidewalks shall comply with all Americans with Disabilities Act (ADA), as amended, requirements and in the situation of a conflict between ADA rules, covenants or other regulations, the ADA shall govern.

(10) Unless provided by the local municipality, the homeowner's association shall negotiate with and procure trash pick-up and curbside recycling services from one provider for all of the owners in the subdivision.

(11) The homeowner's association may employ a managing agent or a real estate management company to assist with the management, administration, operation, and maintenance of the subdivision.

(H) *Pipe underdrains.* Pipe underdrains will be used on both sides of the street. The minimum slope of the pipe shall be 0.4%.

(I) *Concrete.* All concrete used for construction of streets, curbs and gutters, sidewalks and other related items shall have a minimum compressive strength of 4,000 psi with the appropriate air entrainment, which shall be consistent with industry standards, and a slump not to exceed four inches. Stone shall be used for coarse aggregate.

(Ord. 121410A, passed 1-11-2011)