

TOWN OF FORT BRANCH SUBDIVISION POLICY

WHEREAS, the Council of the Town of Fort Branch, Indiana, desires to have consistent policy regarding the development of new residential real estate subdivision either within the corporate limits of the Town of Fort Branch or adjoining the corporate limits of the Town.

WITNESSETH:

It shall be the policy of the Council of the Town of Fort Branch that any residential real estate subdivider who desires to lay out and develop new residential real estate subdivisions within the corporate limits of the Town of Fort Branch, or who desires to create a new residential real estate subdivision adjoining the corporate limits of the Town of Fort Branch and connect said subdivision to the Fort Branch water or sewer systems, the subdivider must enter into a contract with the Town of Fort Branch, which agreement shall include the following provisions:

1. Water Lines. All of the water lines in the subdivision which will connect to the existing town water system shall be 6" in diameter. Six-inch shut-off valves shall be provided by the subdivider at locations specified by the Town.

2. Sanitary Sewer Lines. The subdivider shall be responsible for laying the sanitary sewer lines in the subdivision and the sewer lines shall be a minimum of 8" in diameter.

3. Fire Hydrants. The subdivider shall provide 6" fire hydrants in the subdivision at locations determined by the Town.

4. Storm Sewers. At all street intersections in the subdivision, the subdivider shall place concrete storm sewers 12" or larger in diameter as specified by the Town.

5. Streets. Each street in the subdivision shall have a right-of-way of 50 ft. in width, having 25 ft. on either side of the center line of each street. The surface of the street must be a minimum of 22 ft. in width. The rock base for the street is to be at least 8 inches of #53 rock, which is to be compacted in two 4 inch lifts. The subdivider shall also pave all of the streets of the subdivision according to the current specifications of the Indiana State Highway Commission within one (1) year after the rock is completed. The pavement of the street shall be done in the same fashion and using the same materials as the Town utilizes in paving streets within the corporate limits of the Town. The Town shall have the right to inspect and approve the rock base and the pavement of the subdivision streets before

accepting the streets within the street system of the Town.

6. Lot Setback Requirements. The subdivider shall place restrictions on all of the lots of the subdivision regarding minimum front, rear, and side yard setback requirements for all buildings. The front yard setback requirement shall be a minimum of 25 ft. from the street right-of-way. The side and back yard setback requirements shall be a minimum of 10 ft. from the boundary lines.

7. Mobile Homes. The subdivider shall place a restriction on all of the lots in subdivision prohibiting the placement of mobile or manufactured houses on the lots.

8. Street Signs and Street Lights. The subdivider shall be responsible for the placement of all street signs in the subdivision where appropriate. The Town Council of Fort Branch shall instruct the subdivider on the type of signs and the placement of the signs in the subdivision. The payment for these signs and the cost of installation of the signs shall be solely the responsibility of the subdivider. The subdivider shall also be responsible for the installation of and payment for all street lights in the subdivision. The Town Council of Fort Branch shall instruct the subdivider on the type of street lights and the placement of the street lights in the subdivision.

9. Further Considerations. The subdivision policy set forth herein is not meant to be a complete list of the provisions the Town may require of the subdivider. Additional requirements may be made on the subdivider by the Town. The Town Council may also modify or delete certain of the provisions set forth in this policy, but the Town Council will do so only if there is a compelling reason for such modification or deletion.

PASSED AND ADOPTED BY THE COUNCIL OF THE TOWN OF FORT BRANCH, INDIANA
this 1st day of May, 1991.

COUNCIL OF THE TOWN OF FORT BRANCH

Ronald Robinson
President

Donald J. Gries
Member

Member

ATTEST Juanita A. Dunkel
Juanita A. Dunkel, Clerk Treasurer