

ORDINANCE NO. 2019-18

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF TIPTON, INDIANA AMENDING THE CITY OF TIPTON SUBDIVISION CONTROL ORDINANCE 2000-09, AS AMENDED

WHEREAS, IC 36-7-4-701 provides that a Subdivision Control Ordinance may be amended; and

WHEREAS, the Plan Commission did initiate a process to consider amendments to the Subdivision Control Ordinance as it pertains to drainage, and

WHEREAS, the Plan Commission did in considering the proposal pay reasonable regard to the comprehensive plan, current conditions and character of structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction and responsible development and growth, and

WHEREAS, the Plan Commission did hold a public hearing on the matter on November 14, 2019, and

WHEREAS, the Plan Commission did certify to the Common Council of the City of Tipton on November 18, 2019 the attached amendments with a favorable recommendation,

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Tipton, Indiana that:

SECTION 1. The City of Tipton Subdivision Control Ordinance 2000-09 is amended as follows:

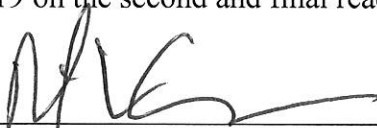
Attachment A of this Ordinance makes deletions and additions to the text of the City of Tipton Subdivision Control Ordinance. Parts to be deleted are struck through while parts to be added are in 'red'.

This Ordinance shall be in full force and effective upon passage by the Common Council of the City of Tipton and its publications as provided by law.

Passed on the 25 day of ~~NOVEMBER~~ 2019 on the first reading; and

Adopted this 9 day of ~~DECEMBER~~ 2019 on the second and final reading.


Brett Curnutt, Council President



Rick Chandler, Councilman



Phil Morgan, Councilman



George Ogden, Councilman



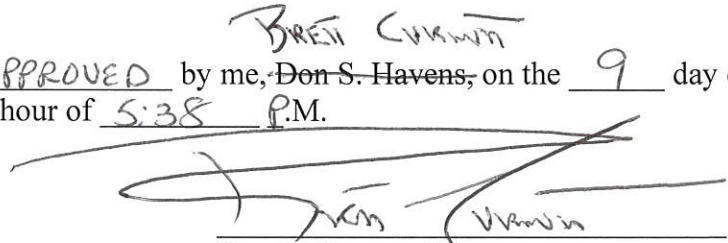
Richard Rippy, Councilman

Presented by me, Tamera L. Clark to the Mayor of the City of Tipton, on the 9 day of DECEMBER, 2019 at the hour of 5:38 P.M.



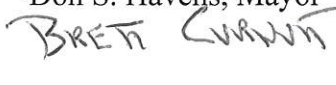
Tamera L. Clark, Clerk-Treasurer

This ordinance is hereby APPROVED by me, ~~Don S. Havens~~, on the 9 day of DECEMBER, 2019 at the hour of 5:38 P.M.



~~Don S. Havens, Mayor~~

Attest:



BRETT CURREN, ACTING EXECUTIVE



Tamera L. Clark, Clerk-Treasurer

Prepared by Steve Niblick, Tipton Plan Department Executive Director
Reviewed by Matthew B. Quigley, Attorney for the City of Tipton

ATTACHMENT A

TABLE 25.6a Required Documentation for PRIMARY PLATS

S. A brief report describing the water system, sanitary sewer system and storm drainage system.....The report should cover the flooding potential of the proposed subdivision and should include the design of the storm water system that would accommodate a 25-year storm, the pad elevations necessary to keep all buildings above the 100-year flood level, the expected impact of the proposed subdivision's storm water runoff on any receiving stream or downstream property and the approximate location, size and capacity of any retention basins to be located in or directly affecting the proposed subdivision. Where legal drains are involved, comments from the Tipton County Drainage Board shall be included. **the Standards of Record in the Office of the Surveyor for Tipton County, Indiana which govern the Big Cicero Creek Watershed as amended from time to time.** If a flood plain of a watershed in excess of one square mile is involved reports, recommendations, and approvals, where necessary, from the Indiana Natural Resources Commission shall be included.

TABLE 25.9a Standards of Design and Improvements for Subdivisions

Where a proposed subdivision is traversed by any stream, watercourse, or drainageway, the subdivider shall make adequate provision for the proper drainage of surface water, including the provision of easement along such streams, watercourses, and drainageways, in accordance with ~~the standards established by the City.~~ **the Standards of Record in the Office of the Surveyor for Tipton County, Indiana which govern the Big Cicero Creek Watershed as amended from time to time.**

Section 13. Storm Water Drainage

- c.
- i. A development plan for the storm sewer control shall be prepared and certified by a professional engineer or registered land surveyor in accordance with ~~city standards~~ **the Standards of Record in the Office of the Surveyor for Tipton County, Indiana which govern the Big Cicero Creek Watershed as amended from time to time** and shall be submitted and approved as follows:
 1. For subdivisions located within the city's corporate limits, the development plan shall be submitted to the ~~city planning commission~~ **City Engineer and the Tipton County Surveyor** for review and approval.
 2. For subdivisions located outside the city's corporate limits, the development plan shall be submitted to the county engineer and county surveyor. Except in area under the jurisdiction of the city, the plan shall be submitted to the ~~city planning commission~~ **City Engineer, County Engineer and the Tipton County Surveyor** for review and approval.
 - ii. The preliminary plat of the subdivision shall not be accepted by the plan commission unless accompanied by a letter of approval of the storm water development from the appropriate ~~agency as follows.~~ **Agencies or boards.**

- ~~1. Subdivisions with the corporate limits shall have a letter of approval from the City Engineer and Tipton County Surveyor.~~
- ~~2. Subdivisions outside the corporate..... compliance with the county drainage board's standards and /or Big Cicero Creek Joint Drainage Board Standards.~~