

# APPLICATION PROCEDURES FOR A MAJOR SUBDIVISION PRELIMINARY PLAT



**DEFINITION:** The subdivision of a tract of land into at least three (3) residential, commercial, or industrial parcels, including the remainder of the original parcel, fronting upon an existing street; and/or any division or portion of land into parcels of less than twenty (20) acres involving new streets or easements of access.

**PRELIMINARY APPLICATION:** Prior to submitting an application for a major subdivision (preliminary), the applicant must schedule an appointment with the Plan Commission Staff for a preliminary consultation to discuss the proposed project. The applicant should provide a sketch showing the preliminary details of the project. The applicant's engineer is also encouraged to attend this meeting. There is no fee for this meeting. A written summary of this preliminary consultation will be provided upon request.

**APPLICATION:** The application will not be considered complete until all information is received. All applications and supplemental material must be submitted by close of business on the posted schedule deadline and must be completed on Original Town Forms. **If the application fails to meet all requirements of a complete submittal, staff reserves the right to deny the request to be placed on the agenda and the case may be continued to the next scheduled meeting.** All applications will be reviewed for completeness and accuracy prior to acceptance. The following information is just a portion of the items that must be submitted with the application. Please refer to the Application Checklist in this packet for a complete list of information that must be submitted:

1. A **notarized application** filed at least fifty (50) days before the date of the Plan Commission's public hearing;
2. Five (5) copies of the **preliminary plan** including the topographic overlay and area map (see attached checklist for required information);
3. A **legal description** of the property;
4. A **list of adjacent property owners** within six hundred sixty (660) feet but no more than two (2) property owners in depth and a copy of **completed notification letter**;
5. A **Letter of Intent** identifying the cope and nature of the proposed project; and
6. **Application fees** as set forth below.

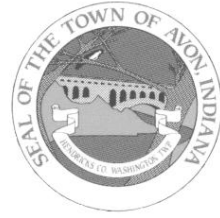
**FEES:** **\*Fees are nonrefundable\*** The following fees apply to a major subdivision review (preliminary):  
**(Please see fee schedule online at [avongov.org](http://avongov.org))**

1. Application Fee by check made payable to the **Town of Avon**
2. Legal Advertisement Fee by check made payable to the **Town of Avon**
3. Design Review Fee by check made payable to **Crossroads Engineering.**
4. Traffic Study Review Fee by check made payable to **The Schneider Corporation.**

**WAIVERS:** Where compliance to the Town of Avon Subdivision Control Ordinance Standards cannot be achieved, an application for a waiver from the standards of the Ordinance may be submitted with an application for preliminary plat approval. Such application shall be submitted on the form included in this packet and is subject to an additional fee by check made payable to **Crossroads Engineering.**

**TAC SUBMITTAL AND REVIEW:** *The applicant shall be responsible for the submittal of any proposed project within the Town of Avon to members of the Technical Advisory Committee (TAC).* A Copy of TAC members and contact information can be found online at [avongov.org](http://avongov.org) or provided at Avon Town Hall. The Avon Plan Commission Staff will schedule a technical review meeting, where Town Staff, including the Town's Engineering consultant, will provide written comments. The petitioner will be given an opportunity to address the concerns and submit revised plans approximately three (3) weeks before the Plan Commission meeting. In the event these issues are not addressed, staff reserves the right to recommend a continuance for the application to be considered at the next available meeting. Copies of the technical review and Staff comments will be made available to the applicant prior to the public hearing.

# APPLICATION PROCEDURES FOR A MAJOR SUBDIVISION PRELIMINARY PLAT

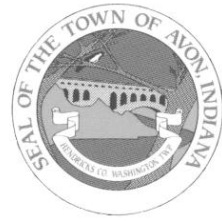


**PUBLIC NOTIFICATION:** The following public notification is required:

1. **NEWSPAPER NOTIFICATION:** The Plan Commission Staff will submit legal notices to the Hendricks County Weekend Flyer and the Republican newspapers for publication at least ten (10) days prior to the date of the Plan Commission's public hearing.
2. **WRITTEN NOTIFICATION:** The applicant must mail letters by certified mail to adjacent property owners at least ten (10) days prior to the date of the Plan Commission's public hearing. An adjacent property owner is defined as all property owners two (2) deep or within six hundred sixty (660) feet; whichever is less, of the applicant's property. The applicant must follow the sample written notification letter. The provided Affidavit of Notice to Interested Parties must be signed attesting to the mailings and a copy of a sample mailing must be submitted to the Planning Commission staff prior to the public hearing. (See attached sample letter and affidavit form.)
3. **POSTING OF PROPERTY:** Ten (10) days prior to the date of the Plan Commission's public hearing, the applicant must submit an affidavit stating that the applicant has placed posters on the property providing a brief description of the project and the date, time, and location of the public hearing. (See attached affidavit and sample poster language.)

**PLAN COMMISSION MEETING:** The Plan Commission meetings are held on the fourth Monday of every month in the Avon Town Hall located at 6570 East U.S. Highway 36, 46123 at 7:00 PM.

# REQUIREMENTS FOR FILING MAJOR SUBDIVISION PRELIMINARY PLAT CHECKLIST



**An application shall include the following items:**

1. \_\_\_\_\_ One (1) completed checklist, **signed and dated**. (Attach completed copy of this form.) *Mark all items N/A (Not Applicable) which don't apply to your project.*

2. \_\_\_\_\_ One (1) completed application form: typewritten, signed by the owner or an authorized agent of the subject property, notarized, and filed at least fifty (50) days prior to a scheduled Plan commission meeting. **If application is not complete, staff reserves the right to deny the request to be placed on the agenda.** Be sure to include:

- |                                |  |
|--------------------------------|--|
| _____ Project name             | _____ Acres                              |
| _____ Project address          | _____ Number of lots/parcels             |
| _____ Section, Township, Range | _____ Nearest intersection               |
| _____ Key number(s)            | _____ Current zoning classification      |
| _____ Existing land use        | _____ Previous planning/zoning approvals |

3. \_\_\_\_\_ One (1) copy of the Letter Granting Authority for an Agent (If applicant is not the owner).

4. \_\_\_\_\_ One (1) copy of the Legal Description of the property.

5. \_\_\_\_\_ One (1) copy of the Letter of Intent.

6. \_\_\_\_\_ One (1) copy of the Site Plan, which includes the following information:

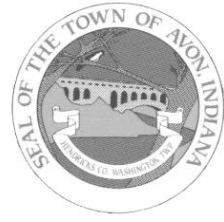
**A. EXISTING CONDITIONS**

- \_\_\_\_\_ Area vicinity map
- \_\_\_\_\_ Topography (two [2] foot)
- \_\_\_\_\_ Location of existing streams, lake ditches, etc. showing one hundred (100) year flood elevation
- \_\_\_\_\_ Location of all surface and subsurface drains
- \_\_\_\_\_ Location of existing storm and sanitary sewers
- \_\_\_\_\_ Existing buildings and structures
- \_\_\_\_\_ Identification of jurisdictional wetlands
- \_\_\_\_\_ Boundary lines and acreage of property

**B. SITE IMPROVEMENTS**

- \_\_\_\_\_ Proposed changes in streams, lakes, floodplains, etc.
- \_\_\_\_\_ Proposed location of surface and subsurface drains
- \_\_\_\_\_ Proposed location of storm and sanitary sewers
- \_\_\_\_\_ Building/Structures to be removed or relocated
- \_\_\_\_\_ Location and design of proposed street
- \_\_\_\_\_ Cross section of existing streams and floodplains
- \_\_\_\_\_ Landscape Plan (for residential projects only)
- \_\_\_\_\_ Signage Plan: Temporary and Permanent (for residential projects only)
- \_\_\_\_\_ Open Space Plan (residential only)

**REQUIREMENTS FOR FILING  
MAJOR SUBDIVISION  
PRELIMINARY PLAT  
CHECKLIST (Cont'd)**



C. SUPPORTING DOCUMENTATION

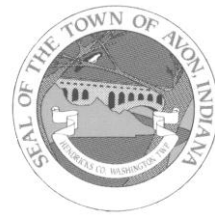
- Traffic study
- Wetland Mitigation Plan
- Environmental studies
- Environmental Impact Study
- Letter of Intent from appropriate sanitary sewer utility (required for all preliminary plats)
- Location of proposed model homes
- Location of temporary sales office
- Development Summary showing all development standards for the zoning district and the proposed development standards for the project
- Statement of commitments (if any)
- Proposed covenants (if any)

- 7.  Professional Seal of engineer/land surveyor who prepared the plat.
- 8.  One (1) completed Conflict of Interest form.
- 9.  Adjacent property owners list.
- 10.  Plat map page(s).
- 11.  Nonrefundable preliminary application fee. (Check must be made payable to the **“Town of Avon”**.)
- 12.  Design review fee. (Check must be made payable to **“Crossroads Engineering”**)
- 13.  Traffic Study review fee, if traffic study is required. (Check must be made payable to **“The Schneider Corporation”**)
- 14.  Waiver Application & fee. (Check must be made payable to **“Crossroads Engineering”**)

\_\_\_\_\_  
**Signature of Person Completing Application**

\_\_\_\_\_  
**Date**

# APPLICATION FOR A MAJOR SUBDIVISION PRELIMINARY PLAT (Page 1)



**Name of Subdivision:** \_\_\_\_\_ **Section No.** \_\_\_\_\_

Applicant(s): \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Owner(s): \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_

**Applicant's Attorney** **Applicant's Registered Land Surveyor/Engineer**  
 Name: \_\_\_\_\_ Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Property Location:**

**Street Address:** \_\_\_\_\_  
**Nearest Street Intersection:** \_\_\_\_\_  
**Section:** \_\_\_\_\_ **Township:** \_\_\_\_\_ **Range:** \_\_\_\_\_  
**Key/Parcel Number(s):** \_\_\_\_\_  
**Area:** \_\_\_\_\_ **acres** **Number of Lots:** \_\_\_\_\_  
**Miles of New Streets to be dedicated to the Public:** \_\_\_\_\_ **nearest fraction**  
(full width) (half width)

**Existing Zoning Classification:**

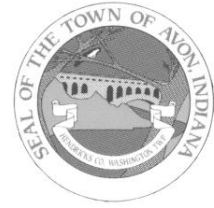
- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| _____ E-1 Single Family Estate        | _____ R-1 Single Family Residential   |
| _____ R-2 Single Family Residential   | _____ R-3 Single Family Residential   |
| _____ R-4 Multiple Family Residential | _____ R-5 Multiple Family Residential |
| _____ C-1 Neighborhood Commercial     | _____ C-2 General Commercial          |
| _____ C-3 Highway Commercial          | _____ C-4 Transitional Office         |
| _____ I-1 Transitional Industrial     | _____ I-2 Light Industrial            |
| _____ I-3 Heavy Industrial            | _____ I-4 Industrial Park             |
| _____ PUD Planned Unit Development    | _____ SC Shopping Center              |

Existing Land Use: \_\_\_\_\_  
 \_\_\_\_\_

Surrounding Land Use: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

**Legal Description of the subdivision must be attached to the application.**

**APPLICATION FOR A  
MAJOR SUBDIVISION  
PRELIMINARY PLAT  
(Page 2)**



I (We) do hereby apply for approval of the plat or re-plat of the proposed subdivision or re-subdivision of land in accordance with the provisions of the Comprehensive Plan and Subdivision Control Ordinance of Avon, Indiana. I (We) am (are) the owner(s) of the real estate included in the proposed subdivision. The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

I (We) also understand that the application fee does not include the fees associated with design review and/or construction management review. Fees for design review and/or construction management review are the direct responsibility of the applicant payable directly to the engineering firm(s) specified by the Town at rates set out by various agreements and/or ordinances of the town, for services, inspections, reports, and the like required by the Town.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s) or Agent

STATE OF INDIANA        }  
                                      } SS:  
COUNTY OF HENDRICKS }

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public: Signature

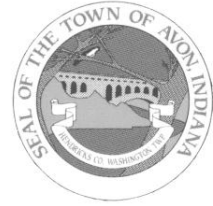
\_\_\_\_\_  
Notary Public: Printed Name

My Commission Expires: \_\_\_\_\_

Residing in \_\_\_\_\_ Count

<b>FOR OFFICE USE ONLY:</b>	
DATE RECEIVED: _____	FEE PAID: _____
RECEIVED BY: _____	APPLICATION # _____

# CONTACT INFORMATION



The person indicated below will receive all correspondence between the Plan Commission Staff and the applicant. It shall be the responsibility of the contact person to provide copies of information to other interested parties.

Indicate the Contact Person to be notified to request additional information, schedule meetings, receive Plan Commission Staff Letters and Recommendations, and to receive the Plan Commissions Findings-of-Fact:

**Please type or print legibly.**

Business Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

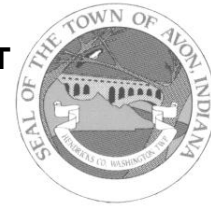
\_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Fax Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

**LETTER GRANTING AUTHORITY FOR AN AGENT  
MAJOR SUBDIVISION  
PRELIMINARY PLAT  
AVON PLAN COMMISSION  
TOWN OF AVON, INDIANA**



I (We) do hereby grant authority to \_\_\_\_\_  
(Name of agent)

to seek Preliminary Major Subdivision Plat approval from the Avon Plan Commission for the property located at

\_\_\_\_\_  
[Property address or parcel ID number(s)]

I(We) am (are) the owners(s) of the real estate included in the proposed Major Subdivision.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s) or Agent

STATE OF INDIANA        }  
                                  }  
COUNTY OF HENDRICKS } SS:

Subscribed and sworn in before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public: Signature

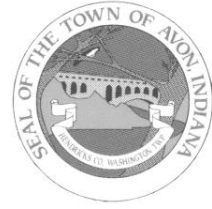
\_\_\_\_\_  
Notary Public: Printed Name

My Commission Expires: \_\_\_\_\_

Residing in \_\_\_\_\_ County



**DISCLOSURE STATEMENT  
MAJOR SUBDIVISION  
PRELIMINARY PLAT  
AVON PLAN COMMISSION  
TOWN OF AVON, INDIANA**



In order to avoid any questions about conflicts of interest, all applicants for permits, and petitioners to the Plan Commission and the Board of Zoning Appeals must disclose any and all financial or business relationships between the applicant and any entity associated with the applicant and any person associated with the Town of Avon, the Avon Town council, the Avon Plan Commission, and/or the Avon Board of Zoning Appeals. If you are in doubt as to whether or not to disclose something, you should resolve that doubt by disclosing it.

I \_\_\_\_\_, being duly sworn upon my oath state as follows:

*(Strike inapplicable provision)*

1. A. I am the applicant for a \_\_\_\_\_.  
(Type of Action)

Or

B. I represent the applicant \_\_\_\_\_ for a  
(Name of Applicant)

\_\_\_\_\_  
(Type of Action)

2. To the best of my knowledge, the applicant named above has no financial agreements, or Contracts or other arrangements between the applicant or any other entity associated with the applicant and anyone associated with the Town of Avon, the Avon Town Council, the Avon Board of Zoning Appeals, or the Avon Plan Commission except:

*(Strike inapplicable provision)*

A. None

Or

B. List any and all contracts, arrangements, or financial agreements, and all entities to such contracts arrangements or financial agreements.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I affirm under the penalties of perjury that the foregoing is correct to the best of my knowledge and belief.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature



**TOWN OF AVON, INDIANA  
APPLICATION FOR A WAIVER  
FROM THE STANDARDS OF THE  
SUBDIVISION CONTROL ORDINANCE**

For Office Use Only	
Application #:	_____
Fee Paid:	_____
Received By:	_____
Hearing Date:	_____
Action Taken:	_____

Name of Project: \_\_\_\_\_

Applicant: \_\_\_\_\_

Waiver Request from Avon Subdivision Control Ordinance Section #: \_\_\_\_\_

Waiver Request: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Applicant must provide findings of the following:

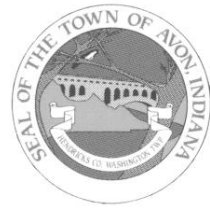
1. An extraordinary hardship or practical difficulty may result from the strict compliance with the Avon Subdivision Control Ordinance or the purpose of the Avon Subdivision Control Ordinance may be served to a greater extent by an alternative proposal because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The granting of the waiver will not have the effect of nullifying the intent and purpose of the Avon Subdivision Control Ordinance because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AFFIDAVIT OF NOTICE TO INTERESTED PARTIES  
MAJOR SUBDIVISION  
PRELIMINARY PLAT  
AVON PLAN COMMISSION  
TOWN OF AVON, INDIANA**



**Affidavit must be submitted prior to the scheduled public hearing.**

STATE OF INDIANA                     )  
  ) SS:  
COUNTY OF HENDRICKS             )

RE: Request for Major Subdivision Review before the Avon Plan Commission

\_\_\_\_\_  
(Name of Subdivision)

I, \_\_\_\_\_, do hereby certify that notice to  
(Name of Person Mailing Letters)

interested parties of the date, time, and place of the public hearing on the above referenced subdivision, Project Number \_\_\_\_\_, being the application for \_\_\_\_\_ was  
(Project Number) (Name of Subdivision)

certified and mailed to the last known address of each of the following interested persons owning property affected by this petition as defined in the Avon Subdivision Control Ordinance (attach additional sheets, if necessary):

	<u>OWNER(S)</u>	<u>ADDRESS</u>
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

And, that said notices were sent by certified mail on or before the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, being at least ten (10) days prior to the date of the public hearing.

\_\_\_\_\_  
(Applicant or Agent)

STATE OF INDIANA                     )  
  ) SS:  
COUNTY OF HENDRICKS             )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public: Signature

\_\_\_\_\_  
Notary Public: Printed Name

My Commission Expires: \_\_\_\_\_

Residing in \_\_\_\_\_ County

**SAMPLE PUBLIC NOTIFICATION LETTER  
MAJOR SUBDIVISION  
PRELIMINARY PLAT**

Date: **(Date Letters Mailed)**

Name

Address

City, State, and Zip Code

**(Mailing Address of Adjacent Property Owner)**

Dear: **(Name of Adjacent Property Owner):**

Please be advised that the undersigned property owner or agent for the property owner has made application to the Avon Plan Commission for a **(Number of Lots)** lot(s) major **residential, commercial or industrial** subdivision project to be known as **(Case Number, Case Name and a brief description of the Project)** ) in the Town of Avon, Indiana, in Section\_\_\_\_, Township\_\_\_\_, Range\_\_\_\_, located near **Give the Location of the Subdivision in Relationship to the Nearest Street Intersection).**

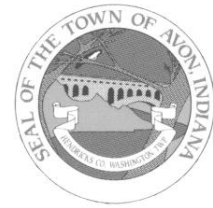
A copy of this application, legal description, and all development plans pertaining to this proposed subdivision are on file and available for examination prior to the public hearing in the office of the Planning Department at the Avon Town Hall located at 6570 East U.S. Highway 36, Avon, Indiana, 46123, between the hours of 8:00 AM and 4:00 PM, Monday through Friday. Written objections to a proposal may be filed with the Plan Commission Staff within ten (10) days after the receipt of this letter at the Avon Town Hall at the above address and such objections will be considered.

The Avon Plan Commission will hold a public hearing on this proposed major subdivision in the Avon Town Hall located at 6570 East U.S. Highway 36, Avon, Indiana, 46123 on **(Date of the Public Hearing)** at 7:00 PM.

Very truly yours,

**(Name and Signature of Applicant  
or Agent for the Applicant)**

**AFFIDAVIT OF SIGN POSTING  
MAJOR SUBDIVISION  
PRELIMINARY PLAT  
AVON PLAN COMMISSION  
TOWN OF AVON, INDIANA**



**Affidavit must be submitted prior to the scheduled public hearing.**

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF HENDRICKS    )

RE: Request for Major Subdivision Review before the Avon Plan Commission

\_\_\_\_\_  
(Project Number)

I, \_\_\_\_\_, after being first duly sworn states:  
(Name of Person Posting Sign)

1. That the Avon Subdivision Control Ordinance which requires the posting of sign on the property being considered for minor subdivision review, as adopted by the Avon Plan Commission, has been fully complied with in connection with the above referenced request; and
2. That said sign(s) was (were) duly erected on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in full compliance with the requirements of the Avon Subdivision Control Ordinance and the sign(s) remain(s) on said property to this date.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Signature of Person Posting Sign)

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF HENDRICKS    )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public: Signature

\_\_\_\_\_  
Notary Public: Printed Name

My Commission Expires: \_\_\_\_\_

Residing in \_\_\_\_\_ County

# **NOTICE OF PUBLIC HEARING**

**The Avon Plan Commission will consider**

---

**(Case Number)**

---

**(Case Name)**

**This case will be heard on**

---

**(Day, Date and Time)**

**at a public hearing in the Avon Town Hall,  
6570 East U.S. Highway 36  
Avon, Indiana 46123.  
For additional information,  
call 317-272-0948**