

APPLICATION for SECONDARY PLAT or (REPLAT)

FEE: Due after docket no. is assigned. **\$1,332.50 plus \$171.75** per lot or (**\$436.25 plus \$171.75** per lot)

Docket No: _____ Date Received: _____
(Office Use Only)

The undersigned agrees that any construction, reconstruction, enlargement, relocation or alteration of structure, or any change in the use of land or structures requested by this application will comply with, and conform to, all applicable laws of the State of Indiana, and the Zoning Ordinance of Carmel, Indiana - 1980, adopted under the authority of Acts of 1979, Public Law 178, Sec. 1, et. seq. General Assembly of the State of Indiana, and all Acts amendatory thereto.

Applicant: _____

Email: _____ Phone: _____

Address: _____

Owner: _____ Phone: _____

Contact Person: _____

Email: _____ Phone: _____

Eplan Review Contact Person: _____ Phone: _____

Email: _____

Name of Subdivision: _____

Approximate Address/Location of Subdivision: _____

Tax Parcel ID No(s): _____

Legal Description: *(To be typed on separate sheet and attached).*

Area (in acres): _____ Number of Lots: _____ Zoning: _____

Length in miles of new streets to be dedicated to public use: _____ Zoning Overlay: _____

Surveyor certifying plat: _____

Surveyor's address and phone: _____

Signature of Applicant: _____ (Print Name) _____

TITLE: _____

State of Indiana, County of _____ SS:

(County in which notarization takes place)

Before me the undersigned, a Notary Public for _____ County, State of Indiana,
(officer's county of residence)

personally appeared _____ and acknowledged the execution
(name of person(s))

of the foregoing instrument this _____ day of _____, 20____.
(date) (month) (year)

(SEAL)

(Notary Public - Signature)

My commission expires: _____ Printed: _____

SECONDARY PLAT CHECK LIST:

UDO Section 9.12. Application for Final Plat. As of January 1, 2019, electronic-only submittals are accepted. **You can submit an electronic application through Carmel's Public Portal, our on-line application website.** Afterwards, plans and documents are to be submitted electronically through ProjectDox, Carmel's ePlan review software. Please see the [Electronic Plan Review handout](#) for more information on the process and what needs to be submitted. *Plans are to be distributed to all Technical Advisory Committee (TAC) authorities by the applicant, by the filing deadline as well.*

A. ELECTRONIC COPY OF PLAT* TO ILLUSTRATE:

- _____ 1. Name of subdivision
- _____ 2. Words "Secondary Plat"
- _____ 3. Date of submission or latest revision
- _____ 4. Plat drawn 50' = 1" scale with north arrow
- _____ 5. Names, addresses, phone numbers: Owner, subdivider, surveyor
- _____ 6. Registered surveyor's signature, seal and date
- _____ 7. Accurate tract boundary lines: Show dimensions, angles, bearings
- _____ 8. Source of title of ownership and legal description
- _____ 9. Streets and rights-of-way (existing and proposed)
 - a. Locations
 - b. Names
 - c. Widths
- _____ 10. Complete curve notes
- _____ 11. Dimensions of land to be dedicated or reserved
- _____ 12. Monuments and markers (location, type, material, size)
- _____ 13. Easements (location, widths, use)
- _____ 14. Building setback lines
- _____ 15. Legends and notes
- _____ 16. Registered land surveyor's certificate (see end of application)
- _____ 17. Certification of dedication of streets and public property (see end of application)
- _____ 18. Certificate of approval by Commission (see end of application)
- _____ 19. Certificate of acceptance by Board of Works (see end of application)
- _____ 20. Restrictions or covenants
 - a. Fences in detention/retention areas
 - b. Lighting - dusk to dawn lights
 - c. Maintenance of common areas
- _____ 21. Subdivider Agreement Form
- _____ 22. Location Map
- _____ 23. Space for the Docket Number(s)
- _____ 24. Present zoning classification
- _____ 25. (On a Replat: affected lot numbers will have the letter *A* after them, such as Lot 4A.)

B. ELECTRONIC COPIES OF SECONDARY SUPPORTING DATA TO BE PROVIDED.

- _____ 1. Letters of approval submitted by the following:
 - a. Hamilton County Surveyor
 - b. Hamilton County Highway Department
 - c. Hamilton County Soil & Water Conservation District
 - d. Carmel City Engineer
 - e. Fire Chief - Carmel Fire Department
 - f. Carmel City Utilities Department

- _____ 2. Certification of Notification
 - a. Police and Sheriff
 - b. Water and sanitary sewer utilities
 - c. Electric, gas, phone utilities
 - d. Carmel/Clay Schools
 - e. Hamilton Health Department (if septic)
 - f. Carmel Board of Public Works
- _____ 3. Report describing water system, sanitary sewer system and storm drainage system.
- _____ 4. Statement from State Highway Department, County Highway Department or City Street Department (rights-of-way, road improvements, roadside drainage, entrances, culvert pipes, condition of existing roadway and its suitability to handle proposed traffic must be specified).
- _____ 5. Soils map and report from Hamilton County Soil & Water Conservation District showing soil limitations based upon intended usage.
- _____ 6. Letter from the Carmel Board of Public Works or other appropriate authorities stating that said authority has capacity for sewer/water hookups.

C. ELECTRONIC COPY OF CONSTRUCTION PLANS TO INCLUDE:

- _____ 1. Professional engineer's or registered land surveyor's signature, seal and date
- _____ 2. Proposed method of sewage disposal
- _____ 3. Proposed water supply method
- _____ 4. Proposed fire hydrant system
- _____ 5. Proposed method of drainage including detention/retention both onsite and offsite. (The Hamilton County Surveyor's Office requires all Erosion Control Plans be labeled as "Stormwater Pollution Prevention Plans", aka SWPPP Plans.)
- _____ 6. Proposed street lighting and signage plan
- _____ 7. Proposed (engineered) landscaping and screening plan, if required
- _____ 8. Proposed parking plan (cluster)
- _____ 9. Plans, profiles, cross-sections and specifications
- _____ 10. Proposed cut and fill map

D. ELECTRONIC COPY OF FINANCIAL PERFORMANCE AND MAINTENANCE GUARANTEES

- _____ 1. Written statement of commitment

Secondary Plat Review/Approval Process:

1. The first step is to email the filled out and completed Secondary Plat/Replat application to DOCS Staff. As of January 1, 2019, electronic-only submittals are accepted. Initially, only this filled out application needs to be emailed to DOCS. The Plat and Construction Plans are to be submitted electronically through ProjectDox, Carmel's ePlan review software. Please see the Electronic Plan Review handout for more information on the process and what needs to be submitted. Plans are to be distributed to all Technical Advisory Committee (TAC) authorities by the applicant, by the filing deadline as well. Please see the Plan Commission calendar for the TAC filing and distribution dates/deadlines.
2. TAC members will review the petitions and send the petitioner review comments. These comments may be discussed in further detail at the TAC meeting.
3. After the TAC meeting, the petitioner will work further with each TAC member, individually, to resolve any outstanding issues.
4. Secondary Plat and Replat items do not appear before the Plan Commission for review. The secondary plat process is all internal, with administrative review and approval.
5. Once all outstanding issues are resolved, one Mylar copy and one electronic copy of the plat are submitted to the Planning/Zoning Dept. for the final review, where the Planning Director signs the plat. The land surveyor and property owners must sign the plat before the Director. Also, the filing fee must be paid prior to submitting a Mylar for signature.
6. Also, the staff cannot present a Secondary Plat to the Director for signature until Ms. Terry Krueskamp (tkrueskamp@carmel.in.gov) in the Information Systems Dept. has received an electronic file of the subdivision plat (MicroStation .dgn is preferred, or AutoCad .dwg) through ProjectDox.
7. If the subdivision is located within Carmel's Corporate City Limits, the Planning/Zoning Dept. will forward the signed plat to the Carmel Engineering Dept. for the plat to be placed on an agenda of the Carmel Board of Public Works & Safety. (It is the Petitioner's responsibility to contact that department to get on a BPW meeting agenda, which has a filing deadline. The Engineering Dept's number is 317-571-2441.)
8. After the BPW approved/signs the mylar copy of the plat (which might take a few days after that meeting to get all the signatures), then the Carmel Clerk-Treasurer's Office holds the signed plat. The petitioner should then pick up the signed mylar from that office and take it to the Hamilton County Recorder's Office in downtown Noblesville to get it recorded and get copies of that recorded document.
9. Last but not least, the Planning/Zoning Dept. needs an electronic copy of the scanned, Recorded plat, in addition to one paper copy of the Recorded plat.

If you have any questions, or if we may be of assistance, please contact the Planning/Zoning Department at (317) 571-2417 or www.carmeldocs.com.

Plat Certificates, Deed of Dedication Form:

Commission's Certificate.

The following certificate shall appear on every final plat:

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-710 AND ORDINANCES ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF CARMEL, AS FOLLOWS:

Granted Administrative approval by the Department of Community Services pursuant to Article XI of the Carmel Plan Commission's Rules of Procedure on _____, 20____.

CARMEL PLAN COMMISSION

BY: _____, Director
(Name)
DEPARTMENT OF COMMUNITY SERVICES
Carmel, Indiana

(SEAL)

Registered Land Surveyor's Certificate.

The following certificate shall appear on every final plat:

I _____(Name)_____, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON ____ (Date) ____; 20____.

THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN:

AND THAT ALL REQUIREMENTS SPECIFIED IN THE SUBDIVISION ORDINANCE OF THE CITY OF CARMEL HAVE BEEN MET.

(Signature)

(SEAL)

Board of Public Works and Safety Certificate.

The following certificate shall appear on every final plat for a subdivision that is located wholly or partially within the corporate limits of the City of Carmel, Indiana, at the time of final plat approval by the Carmel Plan Commission:

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF CARMEL, INDIANA, AT A MEETING HELD:

_____, 20____.

(Name), Mayor

(Name), Member

(Name), Member

(Name), Clerk of the City

Deed of Dedication Forms.

A deed of dedication, in substantially the following form, shall appear on every final for a subdivision:

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 within plat.

The subdivision shall be known and designated as (Name of Subdivision) , an addition to (Political Entity) . All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

There 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 easement 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 the public utilities.

(Additional dedications and protective covenants, or private restrictions, will be inserted here upon the subdivider's initiative or the recommendations of the Commission. Important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor areas.)

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20 , (a 25-year period is suggested), at which time said covenants, or restrictions, shall be automatically extended for successive periods of 10 years unless changed by vote of a majority of the then owners of the buildings covered by these covenants, or restrictions, in whole or in part. Invalidity of any one of the foregoing covenants or restrictions, 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 right to enforce these 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 hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our Hands and Seals this _____ day of _____, 20____.

(Signature)

(Signature)

(Signature)

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me the undersigned Notary Public, in and for the County and State, personally appeared (Name) ,
 (Name) , (Name) , for each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _ day of _____, 20____.

(Notary Public)

My Commission expires: _____

I am a resident of _____ County.

(SEAL)

Subdivider Agreement Forms.

The following agreement shall be included as a submittal with the final plat approval application:

AGREEMENT

The developer shall be responsible for any drainage problems, including standing water, flooding and erosion control, which arise or become evident at any time during the 3 year maintenance period after the release of the subdivision bond, and which is attributable to a deficiency in subdivision drainage design or construction of drainage improvements. This shall include all pipes, structures, swales, ditches and ponds which are pertinent features to the proper drainage of the subdivision.

This responsibility of the developer shall not, however, include problems which are created subsequent to the completion of the subdivision improvements by the improper grading by individual builders or structures and improper grading installed or accomplished by individual homeowners.

It is the intent of this agreement that the developer shall specifically provide such sub-surface drains, or storm sewers or ditches, as are required to properly rectify any drainage problem or sub-surface water problem which was not contemplated in the original approved subdivision design, including, but not restricted to, disposal of sub-surface water from footing drains of individual lots.

ROAD IMPROVEMENTS: The typical agreement for existing contiguous Hamilton County Roads which are substandard, with Hamilton County is:

The developer will put in 12-inch stone base to the required width of the road, and grade the shoulders to a minimum of 6 feet width and construct proper side-ditches, or, provide storm sewer and curbs. This will be the black top grade during construction of subdivision. Then the county will come in and cut out 3 inches and put in 3 inches binder asphalt after which the developer will be responsible for 1 inch of asphalt topping. This is being done as joint projects between county and developer. An agreement shall be executed, in writing, between the developer and Hamilton county specifically detailing the exact work to be accomplished by the developer and that to be accomplished by the County, and shall also state the road or roads or portions thereof which are included. If the subdivision is contemplated to be annexed to the City of Carmel, then the agreement shall include the City of Carmel Board of Public Works as a signatory, which shall be for the purpose of the City of Carmel agreeing to accept the maintenance and operation, the improved road facility upon completion of said improvements and completion of annexation.

Developer

Date

Witness