



# City of Aumsville

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## SUBDIVISION REVIEW APPLICATION TYPE II ACTION

Upon compliance with Section 20.42 a public hearing shall be scheduled before the Aumsville Planning Commission. A complete application shall be submitted at least **twenty-five (25) days prior to the first regularly scheduled meeting of the month at which the public hearing will be held.** The applicant shall complete an application as required by the city, pay the fee, and submit ten (10) copies of the preliminary plan together with ten (10) copies of any supplementary material.

**SITE LOCATION DESCRIPTION:** \_\_\_\_\_

APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 \_\_\_\_\_

PHONE NO. \_\_\_\_\_

FAX NO. \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_  
 (if different from applicant)

ADDRESS: \_\_\_\_\_  
 \_\_\_\_\_

PHONE NO. \_\_\_\_\_

FAX NO. \_\_\_\_\_

### FOR OFFICE USE ONLY

Filing fee: \$3200			
Date Rec'd/Fee Pd		_____	
Receipt No.		_____	
Date copies to Planner, Engineer & Marion Co. PW (if applicable) _____			
Date Staff Deemed Application Complete: _____			
Initials: _____			
Decision Deadline Date		_____	
(60 days) APC		_____	
(95 days) ACC		_____	
(120 days) ACC		_____	
Date of Posting (10 days before hrg) _____			
Date of Mailing (10 days before hrg)		_____	
(Attach Certificate of Mailing)			
Date of Public Hearing: _____			
APC (60 day deadline)		_____	
ACC (if appealed) _____			
List of People Requesting NOTICE OF DECISION"			
Attached: Yes	_____	No	_____
"NOTICE OF DECISION" (Date sent within 10 days)			
Appeal: Yes	_____	No	_____

We, the undersigned property owner(s) or authorized agent(s), request a subdivision review to allow the construction of:

(short description) \_\_\_\_\_

as permitted by Section No. \_\_\_\_\_ of the Aumsville Development Ordinance for property legally described as:

Marion County Map No.(s) \_\_\_\_\_, if available

Marion County Parcel No.(s) \_\_\_\_\_, Marion County Tax Account No.(s) \_\_\_\_\_

Addition/Subdivision Name (if available) \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

For the following reason:

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

**PRELIMINARY PLAT:**

Applicants for subdivisions shall include the following information and data on a preliminary plat:  
(Attach additional information as needed)

A. Vicinity Map. Submit a reduced scale showing the proposed subdivision in relation to the adjacent area showing existing subdivisions, streets, and tract lines of acreage land parcels; the names of the recorded owners of all land parcels within 250 feet or farther if necessary to assist in locating proposal.

B. Name and address of applicant's engineer \_\_\_\_\_

\_\_\_\_\_  
Name and address of applicant's engineer \_\_\_\_\_

C. Location of proposal by :  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Legal description sufficient to define the location and boundaries of the proposal according to the Real estate records of the Marion County Assessor \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D. Date \_\_\_\_\_ Northpoint: \_\_\_\_\_

Scale of drawing at either 1"=50' or 1"= 100' \_\_\_\_\_

E. Name of Subdivision \_\_\_\_\_  
(This name must not resemble the name of any other development within the city or within five (5) miles of Aumsville.)

F. State the location, widths and names of both open and unopened streets within or adjacent to the Proposed subdivision

\_\_\_\_\_  
\_\_\_\_\_  
together with easements and other important features such as section lines, section corners, city boundary lines, monuments, railroad rights-of-way. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

G. State location in the adjoining streets or property of existing sewers and water mains, culverts and drainpipes, electric conduits or lines proposed to be used on the property to be subdivided and invert elevations of sewers at points of proposed connections.

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

H. Zoning on and adjacent to the proposed subdivision \_\_\_\_\_

\_\_\_\_\_

I. Existing uses of the property and adjacent property within two hundred fifty (250) feet including Location of all existing structures to remain on the property. \_\_\_\_\_

\_\_\_\_\_

J. Lot layout with approximate dimensions and property lot numbers. \_\_\_\_\_

\_\_\_\_\_

K. Location, width, directions, and flow of all water courses \_\_\_\_\_

\_\_\_\_\_

L. Contour lines and the elevations of all control points which are used to determine the contours.

\_\_\_\_\_

M. Flooding Matters:

1. Location of properties within the 100-Year Flood Plain \_\_\_\_\_

2. Location of and direction of drainageways or easements \_\_\_\_\_

3. Location of areas subject to flooding \_\_\_\_\_

4. Locations of properties subject to inundation or storm water overflow within or adjacent to the proposed subdivisions

\_\_\_\_\_

N. The direction of slope by means of arrows or other suitable means \_\_\_\_\_

O. Natural features such as:

1. Rock outcroppings \_\_\_\_\_

2. Marshes \_\_\_\_\_

3. Wetlands \_\_\_\_\_

4. Wooded areas \_\_\_\_\_

5. Buildable areas trees over twelve (12) inches in diameter measured at four and one-half (4 1/2) feet from the ground \_\_\_\_\_

P. Contemplated and existing public areas within the proposed subdivision:

1. Location \_\_\_\_\_  
\_\_\_\_\_
2. Size \_\_\_\_\_
3. Use \_\_\_\_\_
4. A description of the adaptability of the area for uses contemplated \_\_\_\_\_  
\_\_\_\_\_
5. Areas for public use, approved by the Commission, shall be dedicated for such use and indicated on the final plat before recording.

Q. Proposed Streets:

1. Location \_\_\_\_\_  
\_\_\_\_\_
2. Widths \_\_\_\_\_
3. Names \_\_\_\_\_
4. Approximate radius of curves \_\_\_\_\_
5. Required bikeways \_\_\_\_\_
6. Pedestrian facilities \_\_\_\_\_
7. The relationship of all streets to any projected streets as shown on any development plan adopted By the Commission \_\_\_\_\_  
\_\_\_\_\_

R. Easements located on the site or abutting property, showing the width and purpose of all easements.  
\_\_\_\_\_  
\_\_\_\_\_

S. Proposed land uses \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

T. Proposed deed restrictions or covenants \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

U. Total acreage in the subdivision and the percent of land dedicated to the public, not including easements \_\_\_\_\_

V. All public improvements proposed to be installed and the approximate time installation is desired.  
\_\_\_\_\_

W. Submit any special improvements to the Commission with sufficient detail as is practical.  
\_\_\_\_\_

X. Supplementary information, plans and details:

1. Approximate centerline profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and the nature and extent of street construction.
2. A plan for showing the proposed placement of meter boxes.
3. A plan for flood control, including profiles of proposed drainageways.
4. If lots are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil.
5. Construction signs: For subdivisions under construction, the greater of 16 square feet (32 if in an RM zone) or 2 square feet per lot or property for sale, up to a maximum of 100 square feet in a sign area. The maximum of such sign shall not exceed 20 feet. Such a sign may be used for only a period of one year. (See 20.44 (5))

Y. A legend that clearly defines lines, patterns, symbols, and other patterns used on the plat.  
Included? \_\_\_\_\_

DECISION CRITERIA

The criteria below is from the Aumsville Development Ordinance, and must be considered at any public hearing on this application.

A. Is the overall dwelling density consistent with policies contained in the Aumsville Comprehensive Plan? Yes/No \_\_\_\_\_

Explain: \_\_\_\_\_  
\_\_\_\_\_

B. Does each lot satisfy the dimensional standards of applicable zoning? Yes/No \_\_\_\_\_

Explain: \_\_\_\_\_  
\_\_\_\_\_

C. Are there adequate public facilities available to serve the newly created lots? Yes/No \_\_\_\_\_

Explain: \_\_\_\_\_  
\_\_\_\_\_

D. Will this development increase the parcels' or the structures' use of the public improvement facilities? Yes/No \_\_\_\_\_

Explain: \_\_\_\_\_  
\_\_\_\_\_

E. Does the subdivision comply with the applicable design criteria in Development Ordinance Section 20.70? Yes/No \_\_\_\_\_

Explain: \_\_\_\_\_  
\_\_\_\_\_

ATTACHMENT:

A certified list obtained from Marion County, or a title company, of the names of the owners of all property within 250 feet of the boundary of the property proposed for a subdivision, the mailing addresses, and the description of their properties as it appears on the most recent assessment and tax roll of Marion County, or as it appears in the deed records of the county, if such records be later, shall be attached. Property owned by the City of Aumsville shall not be deemed as part of the affected area. Please include the name and address of the applicant and property owners of the subject property.

7. The application must be signed by the applicant and all owners of the applicable property.

Applicant Name (please print): \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_

Property Owner Name: (please print) \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_

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

Property Owner Name: (please print) \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Prepare and attach additional signatures, if necessary.