

SUBDIVISION OF LAND APPLICATION

Town of Clear Lake 111 Gecowets Drive, Clear Lake, Fremont IN 46737

Office: (260)495-9158 Mobile: (260)243-6701 Email: zoning@townofclearlake.org

TYPE

Procedural Type: Minor Subdivision
 Major Subdivision

Subdivision Type: Simple
 Standard
 Conservation

APPLICANT INFORMATION

Name _____ E-mail _____

Address _____
lake permanent

Phones _____
preferred other

PROJECT INFORMATION

Subdivision Name _____

General Location _____

Engineer _____ Engineer E-mail _____
Engineer Contact Information _____

Acreage _____ Zoning _____

Number of Lots _____ Build Out Date _____

Proposed Use _____
Requested Waivers _____

SIGNATURE

I certify to the accuracy of all information provided within this application and supporting information. I grant the Town of Clear Lake and its agents the authority to enter the property during the application stage and construction to determine compliance.

Applicant's Signature

Date

GUIDE FOR PREPARING PLOT PLAN

Use this table as a guide when preparing the plat and supporting information. Additional details about the required elements on the plat and supporting information can be found in *Article 9 of the Town of Clear Lake Unified Development Ordinance*. Questions should be directed to the Zoning Administrator. The Zoning Administrator may require additional information necessary to determine compliance with the provisions of the *Unified Development Ordinance*.

Minor Subdivision	Major Subdivision	
X	X	North arrow
X	X	Scale
X	X	Name and address of applicant
X	X	Name of Subdivision
X	X	Area map insert showing general location of the site referenced to major streets
X	X	Legal description
X	X	Proposed address for each lot
X	X	Adjacent streets, sidewalks, and easements
X	X	Boundary lines of the site including lot dimensions of the site proposed to be subdivided
X	X	Proposed subdivision lines, all lot dimensions, lot area, and building setback lines of proposed lots
X	X	Footprint and dimensions of existing structures with measurements to property lines
X	X	Names, centerlines, right-of-way widths, and pavement widths of all streets, alleys, and easements
X	X	Existing structures on adjacent lots
	X	Location of all floodway, floodway fringe areas, and wetlands within the boundaries of the site
	X	Areas reserved for park, recreation, and common areas
	X	Proposed perimeter landscaping
	X	Proposed entryway feature signs
X	X	Stamp of Registered Professional Engineer
	X	Representative building elevations (if applicable)
	X	Site access and circulation plan
	X	Utility plan
	X	Statement of development build out
	X	Landscape Plan
	X	Restrictive Covenants
	X	Traffic Impact Study (if applicable)

SUBDIVISION OF LAND – PLAN COMMISSION DECISION

Town of Clear Lake 111 Gecowets Drive, Clear Lake, Fremont IN 46737

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GENERAL INFORMATION

Subdivision Name _____

Applicant’s Name _____

Date of Public Hearing _____

FINDINGS

The Plan Commission shall make the following findings of fact. Approval of the findings may be in the form of a general statement. Disapproval of findings shall specify the provision of the *Unified Development Ordinance* or *Town of Clear Lake Construction Standards* with which there is not compliance or the manner in which the project is not consistent with the *Town of Clear Lake Comprehensive Plan*.

- The subdivision of land is consistent with the *Town of Clear Lake Comprehensive Plan*.
- The subdivision of land satisfies the development requirements of *Article 06: Subdivision Types*.
- The subdivision of land satisfies the standards of *Article 07: Design Standards*.
- The subdivision of land satisfies any other applicable provisions of this *Unified Development Ordinance*.
- (Not applicable to Minor Subdivision) The subdivision of land satisfies the construction requirements of the *Town of Clear Lake Construction Standards*.

Note specific provisions with which there is not compliance: _____

FINAL ACTION

If the Plan Commission finds all of the findings of fact in the affirmative, it shall approve or approve with commitments the Primary Plat. If the Plan Commission does not find all of the findings of fact in the affirmative, it shall deny the Primary Plat.

- Deny
- Approve
- Approve with Commitments

SIGNATURES

Primary Plat Approval _____
Plan Commission President _____ *date*

Secondary Plat Approval _____
Zoning Administrator _____ *date*