

CITY OF AURORA PLAN COMMISSION

Department of Planning & Zoning, Suite 300, 215B West High St., Lawrenceburg, IN 47025
Phone (812)537-8821 Fax (812)532-2029 Website: www.aurora.in.us

Improvement Location Permit Instructions

**MAJOR PLOT
PLAN PACKET**

STEP 1: OBTAIN APPLICATION FORMS

All individuals requesting an Improvement Location Permit must submit an ***Improvement Location Permit form*** (Items 1-4 and signature) which will be used (jointly) to determine the location and nature of the proposed improvement. All areas of the applications must be completed accurately, and in their entirety. The applicant is responsible for all the information that is supplied to the Planning & Zoning staff.

STEP 2: CREATE A PLOT PLAN

In addition to the completed application form, all individuals requesting an Improvement Location Permit are required to submit a plot plan or “site plan,” as required by Chapter 152 of the Zoning Ordinance. The purpose of this plot plan is to provide complete and accurate information about many important features of your property. To determine which type of plot plan you need, please review the descriptions provided below:

MAJOR PLOT PLAN	MINOR PLOT PLAN
<p>A plot plan that involves significant utility construction (e.g., storm sewer, water, sanitary sewer, septic sites, etc.). Typically this review pertains to the construction of a single family residence or manufactured home.</p> <p>*Please refer to the MAJOR PLOT PLAN Example & Checklist</p>	<p>A plot plan that involves <u>no</u> significant utility construction (e.g., storm sewer, water, sanitary sewer, septic sites, etc.) and no status as a residential unit or primary structure.</p> <p>*Please refer to the MINOR PLOT PLAN Example & Checklist</p>

Please use the attached list of requirements provided for each plot plan type to assist you in creating a site plan.

STEP 3: CHECK OTHER DEPARTMENTS

In order to expedite the required permit process, you may also need to apply for other necessary permits at the same time that the Improvement Location Permit is submitted. A Health Permit and a Building Permit may also be required, depending on the specific request. **The Planning & Zoning Office cannot release the Improvement Location Permit until the necessary Health Permit(s) are released / received.**

STEP 4: SUBMIT ALL REQUIRED MATERIALS & FEES

All applications must be submitted with the above-referenced forms and a plot plan. At the time that an applicant submits an application for an Improvement Location Permit, the appropriate fees must also be paid. The costs for permits may be found on the current Plan Commission Fee Schedule.

***Applications generally take 1-5 business days to process**

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Requirements for Major Plot Plans

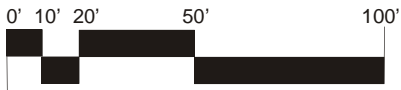
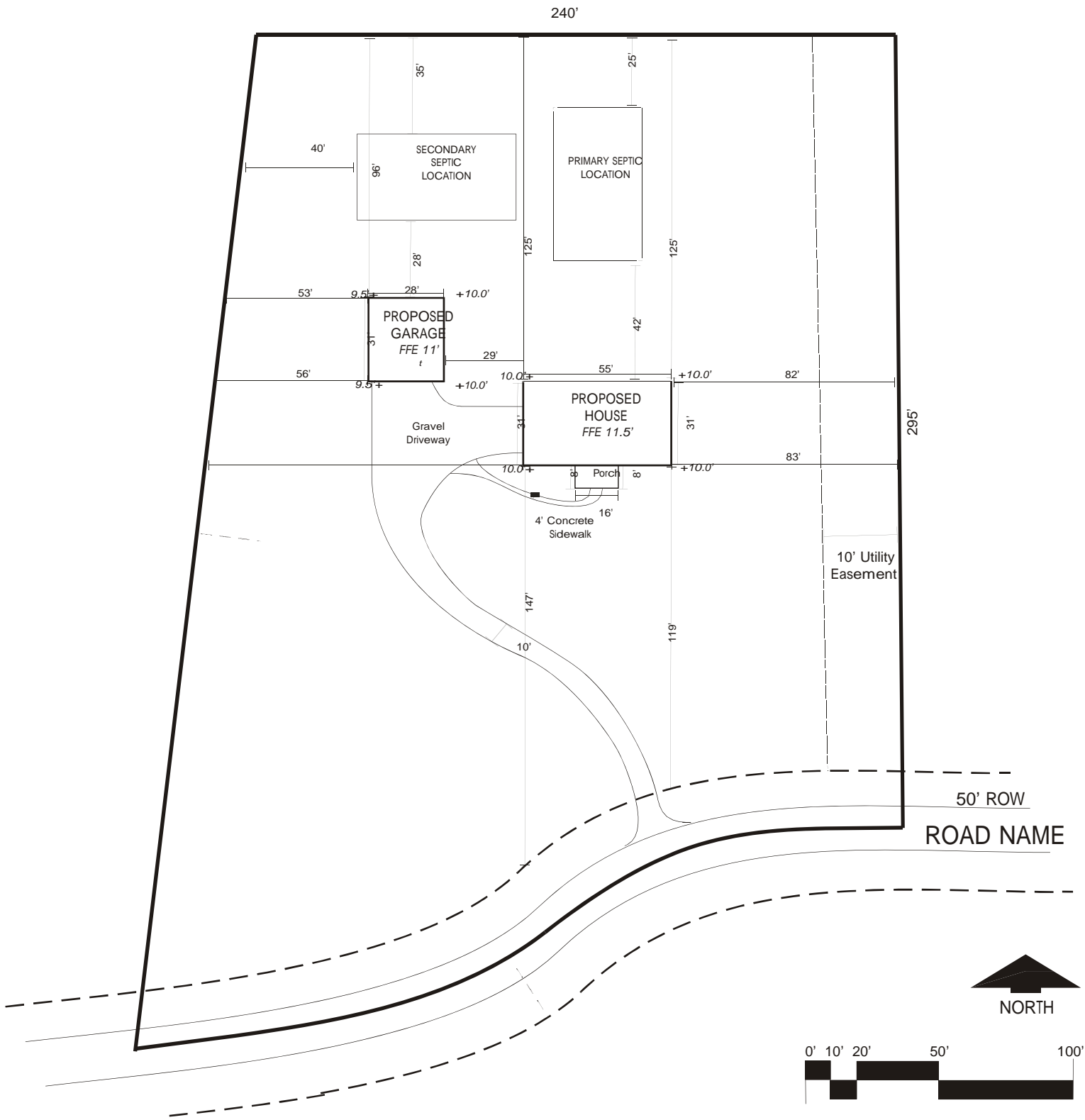
In order that all the required plot plan information be properly documented and correctly designed, it is necessary that ALL plot plans be drawn to a scale that allows all improvements and notes to be legible. Digital plans are preferred. **Paper copies of plans should be submitted on standard paper sizes—either 8 ½ x 11 or 11 x 17. All plans larger than 11 x 17 must be submitted in an acceptable digital format (such as a .jpeg or .pdf file).

Please check off each item of information that is required to submit to the Department of Planning & Zoning as it is provided below (on the left side of the page). **PLEASE NOTE THAT BEFORE AN APPLICATION CAN BE SUBMITTED, ALL ITEMS MUST BE CHECKED OFF (ON THE LEFT SIDE OF THE TABLE BELOW) OR YOU WILL BE REQUIRED TO RESUBMIT YOUR APPLICATION.**



<input type="checkbox"/>	A complete and accurate application form	
<input type="checkbox"/>	A graphic scale and north arrow	
<input type="checkbox"/>	Label and locate all existing and proposed structures	
<input type="checkbox"/>	Property boundaries / location reference(s)	
<input type="checkbox"/>	Location of all public and private streets and / or private lanes, as well as the location and width of proposed driveway entrances on the subject property	
<input type="checkbox"/>	Recorded easements identified	
<input type="checkbox"/>	Exterior dimensions of structure (including decks or porches and overhang measurements)	
<input type="checkbox"/>	Elevation of the ground floor noted on plan (i.e. the distance of the floor of the improved area to the soil grade). For structures within an identified flood-prone area, additional elevations will be required in accordance with Sections 152.265 through 152.277	
<input type="checkbox"/>	Distances from the corners of the proposed structure(s) to the appropriate property lines—sufficient to determine that all required setbacks, including those from easements and the identified floodplain, have been met. *Setbacks / distances from the proposed improvement(s) to any known septic field or tank area within 50 feet must be identified / shown. For proposed ponds, the proposed setbacks / distances from the pond dam and to any existing or proposed adjacent residences must be shown (along with the location of the spillway and outflow area, the proposed depth of the pond, etc.)	
<input type="checkbox"/>	Location of structures on adjacent lots--only when trying to acknowledge / establish a different building setback line exists other than the current ordinances	
<input type="checkbox"/>	Approximate location of all known utilities and associated easements (e.g., sewer lines, water lines, septic tanks, electric lines, gas lines, and so on). *All applicants are advised to call 811, “Call-Before-You-Dig”.	
<input type="checkbox"/>	Location of Primary and Secondary On-Site Sewage Disposal System areas, if applicable	
<input type="checkbox"/>	A Plot Plan signed, dated, and approved by an appropriate <u>Health Department</u> Official, where an official <u>Health Department Permit</u> Release is not immediately available.	
<input type="checkbox"/>	Approximate boundaries of the 100-year flood plain using the Flood Insurance Rate Maps and Floodway Maps for The City of Aurora. Properties located within the floodplain shall provide written documentation from the Indiana Department of Natural Resources regarding the Flood Protection Grade and location of the floodway (See Chapter 8 of the City of Aurora Zoning Ordinance)	
<input type="checkbox"/>	A Plot Plan signed, dated, and approved by an appropriate Transportation Department or Official, where an official Driveway Permit Release is not immediately available. (Sight distance will be checked and affirmed by the affected Transportation Department during the application process.)	

MAJOR PLOT PLAN EXAMPLE



The Smith Property	
Clay Township	Section 17
	Range 2W
Smith Acres	Map 11-17
Lot 12	Parcel 023.003



City of Aurora
 P.O. Box 158
 Third & Main Streets
 Aurora, IN 47001
 812-926-1777
 Fax 812-926-0838
 www.aurora.in.us

**Planning, Zoning, &
 Code Enforcement**
 215B West High Street
 Lawrenceburg, IN 47025
 812-537-8821
 Fax 812-532-2029



PERMIT #

RECEIPT #

IMPROVEMENT LOCATION PERMIT

SITE PLAN REVIEW

Applicant / Contractor Information

Name:		Phone No:	
Address:			
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

Owner Information (if different from above)

Name:		Phone No:	
Address:			
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

Site Information

Location:	Section:	Township (#): ()	Range:	Acreage:
Property Map #	Zoning:	Subdivision:	Lot:	

Water & Sewer Facilities (Please check the items that apply...)

<input type="checkbox"/>	Sewer	<input type="checkbox"/>	Septic	<input type="checkbox"/>	Public Water	<input type="checkbox"/>	Well	<input type="checkbox"/>	Cistern
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Existing Use (Please check the items that apply...)

<input type="checkbox"/>	Vacant Land	<input type="checkbox"/>	Residential	<input type="checkbox"/>	Other (*Specify*): _____
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Proposed Improvement(s) (Please check the items that apply...)

<input type="checkbox"/>	Single Family Residence	Dimensions: ____'- ____" x ____'- ____"																		
<input type="checkbox"/>	Mobile Home	Height: ____ feet	Square Footage: _____																	
<input type="checkbox"/>	Addition	Driveway width at road: ____ feet																		
<input type="checkbox"/>	Pole Barn / Shed	PLANNING & ZONING STAFF SECTION: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">Needs</th> <th style="width: 25%;">Received</th> <th style="width: 25%;">Needs</th> <th style="width: 25%;">Received</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>			Needs	Received	Needs	Received	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	Attached / Detached Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
<input type="checkbox"/>	Swimming Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
<input type="checkbox"/>	Other (*Specify*): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
FIRM Map #:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
Flood Hazard Area?		<input type="checkbox"/> Y	<input type="checkbox"/> N	Sight Distance Notes OK?																
		<input type="checkbox"/> Y	<input type="checkbox"/> N																	

****NEW ADDRESS:**

As applicant, I understand that this application and site plan are being submitted in accordance with the City of Aurora Code of Ordinances, including the Zoning Ordinance and Subdivision Control Ordinance. I understand that I have no more than ninety (90) days to complete this permit request. I further acknowledge that incomplete or inaccurate information submitted on my behalf may result in the delay or denial of this application. I hereby grant permission for the City staff to enter onto the premises to inspect this site to process and complete this permit request.

X

 Applicant's Signature Date

X

 Planning Official's Signature Date