



Town of Cumberland, Indiana
Department of Planning & Development

APPLICATION FOR PLAT AMENDMENT/REPLAT

A plat amendment is a minor change to a portion of a recorded plat that affects 20% or less of the total number of lots. This type of amendment is used to adjust lot lines, setbacks, or easements, or other changes that have a minimal effect on the subdivision and which will be consistent with the intent of this section.

A Revision is a change to a secondary plat that does not fall under the criteria for a plat amendment.

Prior to Filing Application: Prior to submitting an application for a major subdivision preliminary plat, the applicant must schedule an appointment with the Plan Commission Staff for a preliminary consultation to discuss the proposed project. The Plan Commission schedule shows the deadline for preliminary consultations for each filing deadline. At this meeting 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.

Application: The application will not be considered complete until all information is received. All applications and supplemental materials must be submitted by close of business on the posted schedule deadline unless stated otherwise and must be completed on the Town's most current application forms. Applications may be picked up at the Cumberland Town Hall, 11501 E. Washington Street, or downloaded at www.town.cumberland.in.us. 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 thirty (30) days prior to the date of the Plan Commission's public hearing;
2. Six (6) copies of the **plat amendment** (see attached checklist for required information);
3. A **legal description** of the property;
4. A **Letter of Intent** identifying the scope and nature of the proposed project; and
5. **Application fees** as set forth below.

Fees: Fees are nonrefundable and are as follows:

- **Application Review Fee** – Major Subdivision: \$500+ \$10 per lot; Minor Subdivision: \$250
Fee should be made payable to the **Town of Cumberland**. New materials submitted following a continuance may be subject to a \$100 review fee for each occurrence.
- **Design Review Fee** - \$1,400 made out to the CrossRoads Engineers, PC. This fee includes 4 hours of total review time, (1) Technical Review Meeting and (1) Plan Commission meeting. Review and meeting time that exceeds this will be charged at \$140/hour.
- **Utility Review Fees** – Subject to the fee schedule for Utility Reviews.

Waivers: Where compliance to the Town of Cumberland Subdivision Control Ordinance Standards cannot be achieved, an application for a waiver from the standards of the Ordinance may be submitted with an application. Waivers are subject to the following additional fees:

- \$50 made payable to the Town of Cumberland



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- \$140 for the first waiver and \$75 for each additional made out to the CrossRoad Engineers.

Technical Review: The Cumberland Plan Commission Staff will schedule a technical review meeting, where Town Staff, including the Town's consulting Engineer(s), will provide written comments. The petitioner will be given an opportunity to address the concerns and submit revised plans, according to the Plan Commission Meeting Schedule. 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 comments will be made available to the applicant prior to the public hearing.

Plan Commission Meeting: The Plan Commission meetings are held on the fourth Wednesday of every month, as long as there is business pending before the Commission, in the Cumberland Town Hall located at 11501 E. Washington St. at 7:00 p.m., unless notified differently.



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REQUIREMENT FOR FILING
PLAT AMENDMENT CHECKLIST

An application shall include the following items to be considered complete:

- 1. One (1) completed checklist, signed and dated.
2. One (1) completed application form signed by the owner of the property or authorized agent of the subject property, notarized, and filed at least thirty (30) days prior to the Plan Commission meeting.

Table with 2 columns: Field Name and Field Type. Fields include Project Name, Project Address, Section, Township, Range, Parcel Number(s), Existing land use, Acres, Number of lots/parcels, Nearest Intersection, Current Zoning classification, and 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. Six (6) copies of the Final Plat with all certifications and in compliance with Section 00-15-157-6.4 of the Subdivision Control Ordinance.
7. Six (6) copies of the Construction Plans in compliance with Section 00-15-157-6.3 of the Subdivision Control Ordinance.
8. Professional Seal of engineer/land surveyor who prepared plat
9. Adjacent property owners list
10. Plat map page(s)
11. Nonrefundable preliminary application fee. (Check made payable to the "Town of Cumberland")
12. Design Review fee. (Check made payable to CrossRoad Engineers, PC)
13. Traffic Study review fee, if traffic study was required. (Check made payable to CrossRoad Engineers, PC)
14. Waiver application & fee. (Check must be made payable to CrossRoad Engineers, PC)

I acknowledge that this application will not be considered complete unless all items on this application are submitted.

Signature of Person Completing Application

Date



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**APPLICATION FOR A
PLAT AMENDMENT**

Name of Subdivision: _____

Section No. _____ Area: _____ acres Number of Lots: _____

Applicant(s): _____ Telephone: _____

Address: _____ Fax: _____ Email: _____

Owner(s): _____ Telephone: _____

Address: _____ Fax: _____ Email: _____

Property Location: _____

Street Address: _____

Nearest Street Intersection: _____

Section: _____ Township: _____ Range: _____ Parcel Number(s) _____

Existing Zoning Classification

- | | |
|---------------------------------|------------------------------------|
| _____ A-1 Agricultural District | _____ R-6 Residential District |
| _____ C-1 Conservation District | _____ B-1 Business District |
| _____ R-1 Residential District | _____ B-2 Business District |
| _____ R-2 Residential District | _____ I-1 Industrial District |
| _____ R-3 Residential District | _____ I-2 Industrial District |
| _____ R-4 Residential District | _____ PUD Planned Unit Development |
| _____ R-5 Residential District | |

Existing Land Use: _____

Surrounding Land Use: North _____ South _____ East _____ West _____



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

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 Cumberland, 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

Signature of Owner(s) or Agent

STATE OF INDIANA }
}
COUNTY OF HANCOCK } SS:

Subscribed and sworn to before me this _____ day of _____, 20__

Notary Public: Signature

Notary Public: Printed Name

My Commission Expires: _____

Residing in _____ County

FOR OFFICE USE ONLY
Date Received: _____ Fee Paid: _____
Received By: _____ Application # _____



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CONTACT INFORMATION

The person indicated below will 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 in the event additional information is required, to schedule meetings, receive Plan Commission Staff Letters and Recommendations, and to received the Plan Commission's Findings of Fact:

Please type or print legibly.

Business Name: _____

Contact Person: _____

Address: _____

Daytime Phone: _____ Fax Number: _____

Email: _____



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**LETTER GRANTING AUTHORITY FOR AN AGENT
PLAT AMENDMENT**

I (we) do hereby grant authority to _____
(Name of Agent)

To seek Plat Amendment approval from the Cumberland Plan Commission for the property
located at _____
(Property Address or parcel number(s))

I (we) am (are) the owner(s) of the real estate included in the proposed Subdivision.

_____ Date

_____ Signature of Owner(s) or Agent

_____ Signature of Owner(s) or Agent

STATE OF INDIANA }
 }
COUNTY OF HANCOCK }

SS:

Subscribed and sworn to before me this _____ day of _____, 20__

_____ Notary Public: Signature

_____ Notary Public: Printed Name

My Commission Expires: _____

Residing in _____ County



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**APPLICATION FOR A WAIVER
FROM THE SUBDIVISION CONTROL ORDINANCE**

Name of Project: _____

Applicant: _____

Waiver Request from Cumberland Subdivision Control Ordinance Section #: _____

Applicant must provide findings of the following:

1. An extraordinary hardship or practical difficulty may result from the strict compliance with the Cumberland Subdivision Control Ordinance or the purpose of the Cumberland 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 Cumberland Subdivision Control Ordinance because: _____

<u>FOR OFFICE USE ONLY</u>		
Application #: _____	Fee Paid: _____	Received by: _____
Hearing Date: _____	Action Taken: _____	



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AFFIDAVIT OF NOTICE TO INTERESTED PARTIES
PLAT AMENDMENT
CUMBERLAND PLAN COMMISSION

Affidavit must be submitted prior to the scheduled public hearing.

STATE OF INDIANA)
COUNTY OF HANCOCK) SS:
)

Re: Request for Plat Amendment Review before the Cumberland Plan Commission

(Name of Subdivision)

I, _____, do hereby certify that notice to interested parties of the date, time, and place of the public hearing on the above referenced subdivision, Project Number _____, being the application for _____, was 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 Cumberland Subdivision Control Ordinance (attach additional sheets, if necessary):

Table with 2 columns: OWNERS, ADDRESS. Rows 1-10.

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)
COUNTY OF HANCOCK) SS:
)

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public: Signature

Notary Public: Printed Name

My Commission Expires: _____

Residing in _____ County



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**SAMPLE PUBLIC NOTIFICATION LETTER
PLAT AMENDMENT**

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 Cumberland Plan Commission for an amendment to **residential, commercial, or industrial** subdivision to be known as **(name of subdivision)** in the Town of Cumberland, 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 the proposed subdivision are on file and available for examination prior to the public hearing in the Planning and Development Department at the Cumberland Town Hall located at 11501 E. Washington Street, Cumberland, Indiana, 46229 between the hours of 9 a.m. and 4 p.m., 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 Cumberland Town Hall at the above address and such objections will be considered.

The Cumberland Plan Commission will hold a public hearing on this proposed major subdivision in the Cumberland Town Hall located at 11501 E. Washington Street, Cumberland, IN 46229 on **(Date of the Public Hearing)** at 7:00 p.m.

Very Truly Yours,

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