



WPC Application Packet

Contact: Planning Staff (317) 732-4548 planning@whitestown.in.gov

Version: August 21, 2023

This application packet is for petitions going before the Whitestown Plan Commission and includes:

- **Concept Plan** – conceptual review and site analysis of a proposed subdivision.
- **Primary Plat** – preliminary approval of a subdivision layout.
- **Secondary Plat** – final approval of a subdivision layout including detailed construction drawings. (Does not require a prefile meeting)
- **Amended Secondary Plat Minor** – approval of a modification to an existing recorded secondary plat. (Does not require a prefile meeting)
- **Development Plan** – a specific plan for new development of a property including new commercial, industrial, and multi-family projects.
- **Development Plan Amendment** – a change to an approved development plan.
- **Zone Map Change** – a change from one zoning district to another.
- **PUD Text Amendment** – a modification to text within an approved Planned Unit Development.

Step 1: Pre-Application.

The applicant must discuss the potential application with the Planning Staff for the purpose of becoming familiar with requirements, submittals, procedures, deadlines, and hearings. Please see attached schedule for monthly pre-file meeting dates and you must request to be added to the agenda one week prior to the meeting. Please see the [Prefile Meeting Booking Site link](#) on our website to schedule your appointment.

Step 2: Making Application.

Application submittals can be made during office hours at the Whitestown Municipal Complex Planning Department; Monday-Friday from 8:30am-5pm. Please provide one (1) full size set of civil plans, application fee, and all applicable materials indicated in the Submittal Checklist electronically on USB or via Email. **Please have submittal turned in by 3:00pm on submittal day.** Please submit a hard copy of construction plans and the drainage report to the Boone County Surveyors office and email a digital copy to Kerry Daily (kdaily@cbbel-in.com) with Christopher Burke Engineering.

Step 3: WPC Submittal Checklist

	Concept Plan	Primary Plat	Secondary Plat	Amended Secondary Plat Minor	Development Plan	Zone Map Change	PUD Text Amendment
1. Application Fee	\$500	\$995	\$1,375	\$450	\$1,125	\$1,095	\$300
2. Electronic Copy	✓	✓	✓	✓	✓	✓	✓
3. Georeferenced AutoCAD File		✓	✓				
4. Application Form	✓	✓	✓	✓	✓	✓	✓
5. Aerial Map	✓	✓	✓		✓	✓	
6. List of Adjacent Property Owners	✓	✓			✓	✓	
7. Basic Site Plan	✓	✓	✓		✓	✓	
8. Narrative	✓	✓	✓		✓	✓	✓
9. Drainage Calculations (<i>digital copy</i>)		✓	✓		✓		
10. Plat Plans		✓	✓	✓	✓		
11. Civil Plans			✓		✓		
12. Legal Description	✓			✓		✓	
Attachment A: Consent of Property Owner	✓	✓	✓	✓	✓	✓	
Attachment B: Notice for Newspapers	✓	✓			✓	✓	
Attachment C: Notice for Property Owners	✓	✓			✓	✓	
Attachment D: Detail Data Sheet		✓	✓	✓	✓		
Attachment E: Certificate of Sufficiency			✓	✓	✓		
Attachment F: Obligation to Observe			✓	✓	✓		
Attachment G: Standards for Evaluating a Zone MapChange						✓	✓
Attachment H: Waiver Request	\$455 per waiver	\$455 per waiver	\$455 per waiver		\$455 per waiver		
Capacity Fee Application			✓		✓		

1. Application Fee. Make checks payable to “Town of Whitestown”.
2. Electronic Copy. Submit a USB or send via Email with all of the items on the submittal checklist, including the application, maps, lists, plans, narratives, and other required attachments. File format should be PDF. The USB should be labeled with the date and name of the project. If sent via Email, attachments should be separated or included as a downloadable link.
3. CAD File. Along with the proposed street names, the Applicant shall provide a Georeferenced AutoCAD file with the following layers:
 - All lots, blocks, common areas and rights-of-way as enclosed polygons with their designated numbering/lettering identifiers included as attribute data.
 - A point at the geometric center of each lot and block.
 - All street centerlines as continuous lines broken only at intersections with proposed street names included as attribute data.
4. Application Form. The application must be signed by the applicant(s) and notarized. It can be scanned in and sent electronically.
5. Aerial Map. Submit an aerial map of the subject parcel showing all properties within 660 feet of subject parcel. The map can be obtained from Google Earth or other similar aerial mapping programs. Be sure to highlight the subject parcel.
6. List of Adjacent Property Owners. Obtain a list of all surrounding property owners whose property is within 660 feet or at least two (2) parcels deep from all portions of the subject parcel (whichever is least). The list can be obtained from the Boone County Auditor’s Office, 201 Courthouse Square, Lebanon, IN 46052, (765) 482-2940.
7. Basic Site Plan. Submit a basic site plan showing the basic layout of the proposed development for duplication purposes.
8. Narrative. A Narrative describing the nature of the application, land use, and proposed development including number of lots, hours of operation, number of employees, anticipated traffic generation, and the dates/details of previous construction/permits if applicable. PUD Text Amendments should include proposed text changes or additions.
9. Drainage Calculations. Electronic copy to be submitted to the Town of Whitestown and hard copies submitted to other agencies.
10. Plat Plans. Submit one (1) full-size hard copy set. See required detailed information in the Subdivision Control Ordinance as well as the “Plan Format Guidelines” contained in this packet. Please note that Primary Plats can be 24X36 in size, however Secondary Plats for purposes of signature are required to be 18X24 per the Boone County Recorder’s office.
11. Civil Plans. Submit one (1) full-size hard copy set. See required detailed information in the Subdivision Control Ordinance as well as the “Plan Format Guidelines” contained in this packet.
12. Legal Description. A land description of the written words delineating the property and a corresponding drawing with dimensions and bearings. Please submit both a pdf and word doc version.
13. Capacity Fee Application. This application is to be submitted for new development or additions to existing development that may cause an increase in EDUs. Upon receipt, the Capacity Fee Application is forwarded to the Whitestown Municipal Utility Office. For this reason, this application must be completed independently and in its entirety per the instructions contained therein. Refer to the top of the Capacity Fee Estimate Form for all of the items that must be submitted with this application. Can be submitted electronically.

Attachments A - H. Complete necessary attachments per the respective instructions contained on each form.

Step 4: Notifying the Public (see checklist above for requirements)

State Law and the Rules and Procedures for Whitestown's PC require you to notify the public of the hearing in two different ways: by newspaper and by notifying property owners that surround the subject property.

Neighborhood Meeting

For any and all petitions for rezoning (including map and/or text amendments), the petitioner shall hold a neighborhood meeting at least five (5) days prior to the scheduled hearing. Notice of such neighborhood meeting shall be made by certified mail to all interested parties at least ten (10) days prior to the neighborhood meeting. Petitioners must present minutes of the neighborhood meeting to staff at least three (3) days prior to the hearing.

Notification by Newspaper

Complete Attachment B: Notice for Newspapers.

Publish the approved attachment and legal description in one or both of the newspapers listed below **at least 10 days prior to the hearing** (see Application Schedule). The applicant should publish in the Lebanon Reporter unless directed otherwise by the Planning Staff. Failure to meet the publishing deadlines will delay the hearing of your petition. **Be certain to obtain a "Proof-of-Publication" affidavit from the newspaper for your advertisement.** This affidavit must be turned in to the Planning Staff at least three days prior to the hearing (see Application Schedule).

- Lebanon Reporter Published on Tuesdays, Thursdays, and Saturdays. Deadlines for publishing on Tuesday is Thursday at noon, for publishing on Thursday is Monday at noon, and for publishing on Saturday is Wednesday at noon. Jenny Hensley at Jennifer.hensley@indianamedia.com or (765)640-2318.
- The Current Published on Tuesdays. Information must be submitted the Tuesday prior to publishing by 2:30pm. Jen Proch at jproch@youarecurrent.com or (317) 489-4444 ext.104.

Surrounding Property Owner Notification

Complete Attachment C: Notice for Property Owners.

The Petitioner must notify all surrounding property owners within 660 feet or two properties in depth of the subject property (whichever is least). If the petitioner owns adjacent parcels, then go 660 feet and two properties beyond those parcels (whichever is least). Contact Boone County Auditor's Office for list of property owners.

Notification must be mailed by either First Class Certificate of Mailing or Certified Mail.

- Certificate of Mailing provides evidence that mail has been presented to the post office for mailing. Use Form 1 for listing those notified (copy enclosed). Proof of Mailing will be Form 1 that has been stamped by the Post Office.
- Certified Mail or "green cards" provides the sender with a mailing receipt and proof of delivery. Visit the Post Office for special cards and stickers for addressing letters sent by Certified Mail. Proof of Mailing is a combination of the "green cards" that have been sent back to you and your Certified Mail Receipt for letters that were not claimed.

All letters must be postmarked **at least 10 days prior to the hearing** (see Application Schedule). Proof of mailing must be submitted to the Planning Staff at least three days prior to the hearing (see Application Schedule). Include the following information to each person notified:

- A copy of the approved Attachment C
- Legal description
- Narrative
- Site Plan
- Attachment G and/or Attachment H if part of your application

Notification by Posted Sign

Sign to be posted by Planning Staff at least 10 days prior to the scheduled Plan Commission hearing date for Zone Amendments.

2023/2024 Application Schedule

Pre-file Meeting	Application Submittal	TAC Report	Deadline for Submitting Info/Revisions to the File	Public Notice Deadline	Agenda & Staff Report Published	Submit Proof of Public Notice	WPC Hearing Date
Sept 21, 2022	Oct 5, 2023	Oct 17, 2023	Oct 26, 2023	Nov 3, 2023	Nov 6, 2023	Nov 9, 2023	Nov 13, 2023
Oct 19, 2023	Nov 2, 2023	Nov 14, 2023	Nov 30, 2023	Dec 1, 2023	Dec 4, 2023	Dec 7, 2023	Dec 11, 2023
Nov 16, 2023	Nov 30, 2023	Dec 12, 2023	Dec 21, 2023	Dec 29, 2023	Jan 2	Jan 4	Jan 9
Dec 21, 2023	Jan 4	Jan 16	Jan 25	Feb 2	Feb 5	Feb 8	Feb 12
Jan 18	Feb 1	Feb 13	Feb 22	March 1	March 4	March 7	March 11
Feb 15	Feb 29	March 12	March 21	March 29	April 1	April 4	April 8
March 21	April 4	April 16	April 25	May 3	May 6	May 9	May 13
April 18	May 2	May 14	May 23	May 31	June 3	June 6	June 10
May 16	May 30	June 11	June 20	June 28	July 1	July 3	July 8
June 20	July 3	July 16	July 25	August 2	August 5	Aug 8	Aug 12
July 18	Aug 1	Aug 13	Aug 22	Aug 30	Sept 3	Sept 5	Sept 10
Aug 22	Sept 5	Sept 17	Sept 26	Oct 4	Oct 7	Oct 10	Oct 14
Sept 19	Oct 3	Oct 15	Oct 24	Nov 1	Nov 4	Nov 7	Nov 12
Oct 17	Oct 31	Nov 12	Nov 21	Nov 29	Dec 2	Dec 5	Dec 9

- **Pre-file Meeting:** Applicants can sign up for a pre-file time slot on the [Planning page](#).
- **Application Submittal:** Application submittals can be made during office hours at the Whitestown MunicipalComplex Planning department, Monday-Friday from 8:30am-5pm and by 3pm on submittal day.
- **TAC Report:** Technical Advisory Committee comments are sent via email to the applicant on the date provided. No formal meeting will be held unless an applicant contacts staff directly. *(Not applicable to Zone Map Changes)*
- **Deadline for Submitting Info/Revisions to the File:** Revisions or additions to the plans and/or file must besubmitted electronically on the date indicated to remain on the current application schedule.
- **Public Notice Deadline:** Deadline to publish public notice in the newspaper and postmark certified mailingsto surrounding property owners.
- **Agenda & Staff Report:** On the date indicated, Agendas will be emailed to the Whitestown WPC, Applicant/Owner, and required media for public notice requirements.
- **Submit Proof of Public Notice:** Submit Form 1 or green cards, affidavit of publication, and newspaper clipping as proof of adequate public notice of the hearing to the Planning Staff. For all rezone petitions submit minutes for neighborhood meeting.
- **WPC Hearing:** Unless otherwise noticed, WPC Meetings are held at 6:30pm at the Whitestown MunicipalComplex, 6210 Veterans Dr, Whitestown, IN 46075. Please notify staff if you plan to attend via zoom as well as email staff presentation attachments no later than 2pm on the day of the hearing.

WPC Application

<i>For Office Use Only</i>	
<i>File #</i>	<i>Fee</i>
<i>Filing</i>	<i>TAC</i>
<i>Hearing/Meeting</i>	
<input type="checkbox"/> <i>Reviewed</i>	<input type="checkbox"/> <i>w/ conditions</i>
<input type="checkbox"/> <i>Denied</i>	<input type="checkbox"/> <i>Approved</i>
<input type="checkbox"/> <i>Favorable</i>	<input type="checkbox"/> <i>Unfavorable</i> <input type="checkbox"/> <i>No Recommendation</i>

This application is being submitted for (check all that apply):

- Concept Plan Development Plan
 Primary Plat Secondary Plat
 Secondary Plat Amendment PUD Text Amendment
 Zone Map Change Waiver(s)

Applicant Info

Name	
Street Address	
City, State, Zip	
Primary Contact Person regarding this petition	
Phone	E-Mail
Engineer Preparing Plans	E-Mail
Others to be Notified	E-Mail

Property Owner

Name	
Street Address	
City, State, Zip	
Phone	E-Mail
Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify)	

Premises Affected

10-digit Parcel Number				
Actual/approximate address or location from major streets				
Subdivision			Lot Number(s)	
Total Acreage		Flood Zone on Site?		
Zoning of Subject Property		Use of Subject Property		
Proposed Zoning			Proposed Land Use	
Zoning of Adjacent Properties	North:	South:	East:	West:
Land Use of Adjacent Properties	North:	South:	East:	West:

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant	
Notary Public's Name (printed)	Signature of Notary
My Commission Expires State County	Subscribed and sworn to before me this _____ day of _____, 20_____.

Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)

ADDRESS

- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (____ is) (____ is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

STATE OF INDIANA)
) SS:
COUNTY OF _____)

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

, Notary Public

My Commission expires: _____ County of Residence: _____

Attachment B: Notice for Newspapers

Attach: 1) Legal Description

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of

_____, and legally described

by the attached legal description, have filed a petition before the Whitestown Plan Commission, which petition

requests a Concept Plan Primary Plat Zone Map Change Waiver(s)

Development Plan

for the said property in order to:

This petition, File # _____, will come for hearing at 6:30pm in the Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075, on _____.

In accordance with the Americans With Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Planning Staff so accommodation can be made. The petition and file on this matter is available for examination by contacting the Planning Staff at (317) 732-4548 or email at planning@whitestown.in.gov. Comments regarding this petition may be submitted at any time to planning@whitestown.in.gov or Whitestown WPC, Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075.

Attachment C: Notice for Property Owners

Include with the mailing: 1) Legal Description, 2) Site Plan, 3) Narrative, 4) Attachment G (if applicable) and 5) Attachment H (if applicable)

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of

_____, and legally described

by the attached legal description, have filed a petition before the Whitestown Plan Commission, which petition

requests a Concept Plan Primary Plat Zone Map Change Waiver(s)

Development Plan

for the said property in order to:

_____.

This petition, File # _____, will come for hearing at 6:30pm in the Whitestown Municipal Complex, 6210 Veterans, Dr, Whitestown, IN 46075, on _____.

In accordance with the Americans with Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Planning Staff so accommodation can be made. The petition and file on this matter is available for examination by contacting the Planning Staff at (317) 732-4548 or email at planning@whitestown.in.gov. Comments regarding this petition may be submitted at any time to planning@whitestown.in.gov or Whitestown WPC, Whitestown Municipal Complex, 6210 Veterans Dr, Whitestown, IN 46075.

Attachment D: Detail Data Sheet

1. Acreage

Total Acreage _____
Proposed Private Acreage _____
Proposed Public Acreage _____

2. Densities

Number of Lots/Units _____
Units per Acre _____
Estimated Population _____

3. Utilities to Serve the Development

- Sanitation _____
- Water _____
- Electric _____
- Other _____
- Other _____
- Other _____

4. Private Ownership:

List any improvements that are to be owned and maintained privately (and by whom):

5. Performance Guarantees:

For which of the following improvements do you anticipate submitting performance guarantee?

- Streets
- Signs and Monuments
- Sanitary Sewers
- Off-Site Sewers
- Storm Sewers
- Off-Site Drainage
- Sidewalks
- Other _____
- Other _____

Attachment E: Certificate of Sufficiency

This is a sample letter to be submitted on Engineer's letterhead at the time of application. This actual attachment should not be submitted.

RE: Certificate of Sufficiency

DATE: _____

FILE #: _____

ADDRESS WHERE LAND ALTERATION IS OCCURRING: _____

DATE OF PLANS: _____

I hereby certify that to the best of my knowledge and belief:

The drainage plan for this project is in compliance with drainage requirements as set forth in the applicable ordinances pertaining to this class of work.

The calculations, designs, reproducible drawings, master and original ideas reproduced in this drainage plan are under my dominion and control and they were prepared by me and my employees.

Signature _____ Date _____

Typed or Printed Name _____ Phone _____

Business Address _____

____ Surveyor ____ Engineer ____ Architect Indiana Registration Number _____

Attachment F: Obligation to Observe

This is a sample letter to be submitted on Engineer's letterhead at the time of application. This actual attachment should not be submitted.

RE: Obligation to Observe

DATE: _____

FILE #: _____

ADDRESS WHERE LAND ALTERATION IS OCCURRING: _____

DATE OF PLANS: _____

I will perform periodic observations of this project during construction to determine that such land alteration is in accordance with both the applicable drainage requirements and the drainage plan for the project submitted for a drainage permit to the Whitestown Plan Commission and/or the Boone County Surveyor's Office.

Signature _____ Date _____

Typed or Printed Name _____ Phone _____

Business Address _____

____ Surveyor ____ Engineer ____ Architect Indiana Registration Number _____

Attachment G: Standards for Evaluating a Zone Map Change

The WPC's recommendation and the Town Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

1. The requested zoning change is consistent with the Comprehensive Plan because...

2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because...

3. The requested zoning change will result in the most desirable use for which the land is adapted because...

4. The requested zoning change will not affect the property values throughout the Town of Whitestown because...

5. The requested zoning change promotes responsible development and growth because...

Attachment H: Waiver Request

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations in the Subdivision Control Ordinance and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of these regulations.

Use the form below for each waiver requested. Attach a separate sheet if necessary.

Ordinance Section:
Ordinance Language to be waived:
Alternative/Substitute to be offered:
1. The proposed development will enhance the use or value of the area properties because...
2. The proposed development will not be injurious to the public health, safety, morals, or general welfare because...
3. The strict application of the Ordinance standard will result in a development that is undesirable when compared with the proposed development because...
4. The proposed development is consistent and compatible with other development located in the area because...
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan because...

Form 1: Adjacent Property Owners Notified by Mail

If property owners are to be notified by mail, either complete this form or provide a list with the same information. Make additional copies if necessary.

Name and Address of Sender			Type of Mail: <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certificate of Mailing ONLY	
Line	Name & Address	Postage	Fee	Remarks
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
Total number of pieces listed by sender:		Total number of pieces received at Post Office:		POSTMASTER, per <i>(name of receiving employee)</i>
Affix stamp here if issued as certificate of mailing or for additional copies of this bill. POSTMARK AND DATE OF RECEIPT:			Page _____ of _____	

Plan Format Guidelines

All Development Plans shall be submitted under the seal and signature of a Professional Engineer or Registered Land Surveyor licensed to practice in the State of Indiana. All sheets shall be 24" x 36" size and drawn to scale unless otherwise approved by the Administrator. To improve review efficiency, Development Plans submitted for review shall observe the following format and contain at least the information listed on the applicable Sheet:

Title Sheet:

- Name of project/development.
- A statement of the proposed uses, stating the type and size of residential and non-residential buildings, and the type of business, commercial or industry.
- A key or vicinity map at a scale of one-inch equals 400 feet or less, showing the boundaries of the proposed project and covering the general area within which it is to be located.
- Name and address of the owner, developer, and person who prepared the plans.
- Total acreage within the project and the number of residential dwelling units or the gross square footage of non-residential buildings whichever is applicable.
- Full legal description with sufficient reference to section corners and boundary map of the subject project, including appropriate benchmark references.
- Boundary lines of adjacent tracts of land, showing owners of record.
- Existing zoning of the subject land and all adjacent lands.
- Reference to proposed covenants, restrictions, by-laws, or articles of incorporation affecting property owners and/or homeowners associations.

Section 1 - Existing Site Conditions:

- Location, widths, and type of construction of all existing streets, street names, alleys, or other public ways and easements, street classifications as per the Thoroughfare Plan, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to flooding, permanent buildings, bridges, and other data considered pertinent by the Plan Commission or the Administrator for the subject land, and within 300 feet of the proposed project.
- Existing water mains, fire hydrants, storm sewers, sanitary sewers, culverts, bridges, and other utility structures or facilities within, adjacent to, or serving the subject land, including pipe sizes, grades, and exact locations, as can best be obtained from public or private records.
- Existing contours based in U.S.G.S. datum with intervals of not more than 5 feet where the slope is greater than 10 percent and not more than 2 feet where the slope is less than 10 percent. Elevations shall be based on sea level datum.
- The water elevation at the date of the survey of lakes, streams, or designated wetlands within the project or affecting it, as well as the approximate high and low water elevation of such lakes, streams, or designated wetlands. The plan shall also show the contour line of the regulatory flood (100-year flood) elevations and the contour line for the floodway fringe boundary. All elevations shall be based on sea level datum.

Section 2 – Proposed Site Conditions:

- Locations, widths, and type of construction of all existing and proposed streets, street names, alleys, or other public ways and easements, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low area subject to flooding, permanent buildings, bridges, and other data considered pertinent by the Plan Commission or the Administrator for the subject to flooding, permanent building, bridges, and other data considered pertinent by the Plan Commission or the Administrator for the subject land, and within 300 feet of the proposed project.
- Existing and proposed water mains, fire hydrants, storm sewers, sanitary sewers, culverts, bridges, and other utility structures or facilities within, adjacent to, or serving the subject land, including pipe sizes, grades, and exact locations, as can best be obtained from public or private records.
- Building setback lines, showing dimensions.

- Full description and details, including engineering calculations, for provision of storm water drainage plans and facilities, including basin mapping. The standard for drainage detention is that the run-off rate of a 100-year post-development event cannot exceed the rate for a 10-year predevelopment event.
- Internal and perimeter sidewalk system/pedestrian circulation plan.
- Proposed contours with intervals of not more than 5 feet where the slope is greater than 10 percent and not more than 2 feet where the slope is less than 10 percent. The plan shall also show the contour line for the floodway fringe boundary.
- Show the location and detail plans for all trash dumpsters.
- Show the location and detail plans for street name signs, traffic regulatory signs, streetlights, and traffic signals.

Section 3 – Erosion Control Plan:

- Location, widths, and type of construction of all existing and proposed streets, street names, alleys, or other public ways and easements, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to flooding, permanent buildings, bridges, and other data considered pertinent by the Plan Commission or the Administrator for the subject land, and within 300 feet of the proposed project.
- Proposed contours with intervals of not more than 5 feet where the slope is greater than 10 percent and not more than 2 feet where the slope is less than 10 percent.
- Details of terrain and area drainage, including the identity and location of watercourses, intermittent and perennial streams, receiving waters, and springs, and the total acreage of land that will be disturbed.
- The direction of drainage flow and the approximate grade of all existing or proposed streets.
- Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with, or as part of, the proposed project, together with a map showing drainage area, the complete drainage network, including outfall lines and natural drainage ways which may be affected by the proposed development, and the estimated runoff of the area served by the drains.
- A description of the methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.
- Measures for soil erosion and sediment control which must meet or exceed the methods and standards adopted by the Indiana Department of Natural Resources and/or set forth in the Indiana Handbook for Erosion Control in Developing Area and which must comply with the design principles, performance standards, and requirements set forth in this chapter.
- A schedule of the sequence of installation of planned erosion and sediment control measure as related to the progress of the project, including the total area of soil surface that is to be disturbed during each stage, the anticipated starting and completion dates, and a schedule for the maintenance of such measures.
- Include the following notes on the sheet:
 - “All erosion control practices shall be in accordance with the IDNR Indiana Handbook for Erosion Control in Developing Areas: dated October 1992 and the SCS Field Office Technical Guide.”
 - “The Administrator, Boone County Surveyor, and other applicable departments have the right to require additional erosion control measures in the field as conditions warrant.”
- Any other information reasonably required by the Plan Commission or Administrator to properly evaluate the plan.

Section 4 – Landscape and Parking:

- A landscape plan prepared to the standards specified in the applicable Zoning Ordinance or Unified Development Ordinance.
- Include a chart identifying the required planting materials and the proposed planting materials.
- Include a chart identifying the quantity of required parking spaces and the quantity of proposed parking spaces.

Section 5 – Lighting Plan:

- Include a complete photometric plan for the site.

Section 6 – Plat Sheet (if applicable):

The following information shall be submitted if a plat-like dedication document for easements and rights-of-way is deemed necessary by the Plan Commission or its authorized designee:

- Parcels of land proposed to be dedicated or reserved for public use or reserved for common use of all property owners within the project, with the proposed conditions and maintenance requirements, if any, shall be designated as such and clearly labeled on the plans.
- Radii, internal angles, points of curvature; tangent bearings and lengths of all arcs, chord, and chord bearings.
- Accurate location of all survey monuments erected, corner and other points established in the field in their proper places.

All Sheets

All sheets shall contain the following information:

- The proposed name by which the project shall be legally and commonly known.
- Date of survey, scale, and north point.
- All lots intended for sale or lease shall be designated with boundary lines and numbered or labeled for identification purposes.
- Private parks, common areas, or excluded parcels shall be designated as such and clearly labeled on the plans.
- Such other information as may be deemed necessary for proper review of the site development plan by the Administrator, Town Engineer, Boone County Surveyor, and/or Plan Commission.
- All necessary reference points tying the subject property to the appropriate section corners.
- Each sheet shall be sealed and signed by the professional preparing the drawings.
- All sheets shall be tied to state plane coordinates for horizontal and vertical controls.

Other Submittals

The Applicant shall be required to submit written documentation of the following, when applicable or requested by the Administrator:

- Utility encroachment approvals.
- Traffic study to determine impact on roadways.
- Boone County Drainage Board approval.
- Other local, state, and federal approvals/permits, including other Town boards, commissions, or departments.
- Inspection and testing agreements.
- Outside reviews as required by the Town

Boone County Health Department Check

In addition to any required filing with the Town of Whitestown, you may be required to file and permit with the Boone County Health Department.

If you are considering any of the following you may need a permit with the Health Department.

- New food establishment
- Temporary event with food
- Remodel of existing food establishment
- Change of ownership of food establishment
- New homes that require a septic system
- Drilling a new water well
- Repair/replacement of a well or septic
- Public/semi-public pools/water features
- Tattoo/piercing/micro-blading

Contact Boone County Health Department

Boone Co Office Building
116 W. Washington St. B201
Lebanon, IN 46052
(765) 483-4458
www.boonecounty.in.gov/health



Capacity Fee Application

Contact: Utility Manager (317) 733-8584, dpowers@whitestown.in.gov

This page and the next four pages make up the Capacity Fee Application packet.

Introduction

In order for permit fees to be calculated and to enable Whitestown Municipal Utilities (WMU) to conduct an initial project review, developers or their agents shall provide a completed Capacity Fee Application with all of the necessary submittal information for each new development project that details the anticipated:

- water consumption
- wastewater treatment requirements
- fire flow data for any fire protection loops and/or interior fire suppression systems
- Irrigation system needs

Along with the Capacity Fee Application, developers shall provide the proposed plans and other necessary information for review. An internal review will be done based on this preliminary plan submission for the water, sewer and storm systems, including metering requirements.

As part of the application process, each developer will execute the Memorandum of Understanding for Plan Review and Inspection Services which will serve as the project plan review and inspection agreement between WMU and the developer. Per the agreement, payment of plan review and inspection fees will be based on an estimate of the hours needed for the project by WMU staff or engineering consultants at current hourly rates. A portion of these fees will be collected with the execution of the agreement. If the extent of the inspection services exceeds the estimate, then WMU will have the right to invoice the developer until the fund is replenished. If it is not, then WMU could suspend inspection services. All inspection services provided by WMU staff will be documented with an Inspector's Daily Report which can be made available for the developer on request.

Once the internal review is complete, the Utility Manager will forward the information and review comments to an outside engineer to complete the technical review of the water, sewer, drainage, and road plans to ensure final compliance with WMU specifications and master planning requirements. The goal of this review is to have the staff and outside engineering review completed prior to the Whitestown Plan Commission meeting/hearing so our infrastructure comments can be addressed in advance.

The IDEM permit applications for water or sewer main extensions shall be considered the final project applications. On all state level permits, WMU should be listed as an affected party on the mailing labels so that copies of the permits are sent to WMU.

Developers will be required to pay all water and sewer capacity fees prior to beginning site work unless an alternative payment schedule has been arranged through the water and sewer service agreement. The developer or their contractor must contact the WMU office to arrange for a pre-construction meeting where final plans will be stamped for approval on the project, and inspection schedules can be arranged.

Capacity Fee Estimate Form

Submittal Materials

- One electronic copy of the entire application submittal
- Site Plan. Show the facility with the proposed water and sewer connections.
- Vicinity Map. 8 1/2"x11" in size showing where the property is located in Whitestown, making sure major streets are labeled. Scale should be approximately 1:1,000.
- Legal Description and/or Proposed Plat.
- Project description, including the type of facility or product.
- Memorandum of Understanding for Plan Review and Inspection Services.

Date of Application:

Application is for: ___ Sewer Service ___ Water Service

Project Name:

Project Location:

Owner/Developer:

Contact Name:

Contact Address:

Contact Phone:

Contact Mobile:

Contact Email:

Billing Contact (if different than Owner/Developer):

Billing Address:

Billing Contact Phone:

Billing Contact Mobile:

Billing Contact Email:

Engineer:

Contact Name:	
Address of Engineer:	
Phone:	Mobile:
Email	

Project Acreage:	
Is the project located within the current town limits of Whitestown?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will an IDEM Construction Permit be required? <i>*If yes, then provide a copy of the IDEM design summary forms when requesting a waste load allocation letter. Whitestown Municipal Utilities shall be listed as an affected party on the IDEM application for a sanitary sewer construction permit.</i>	<input type="checkbox"/> Yes* <input type="checkbox"/> No
Will the building/property have a separate fire protection loop or internal sprinkler system? <i>*If yes, then attach a sheet that describes the system, including anticipated water demand in terms of pressure and flow requirements.</i>	<input type="checkbox"/> Yes* <input type="checkbox"/> No
Anticipated construction schedule:	From: _____ To: _____
When will service be needed for occupancy?	

Water Meter Request Form



Each meter will need a separate meter request form (i.e. domestic and irrigation meters will have separate forms for each meter). If the wrong size of meter is requested, you will be charged for the original meter requested and the additional new meter.

Date: _____

Project Name: _____

Address: _____

Contact Name and Title: _____

Phone: _____ Email: _____

Contact Address (If Different): _____

Type of Facility

- | | | |
|--------------------------------|------------------|-----------------|
| _____ Apartment/Condo Building | _____ Restaurant | _____ Hotel |
| _____ Retail Building | _____ Industrial | _____ Warehouse |
| _____ Commercial | _____ Irrigation | _____ Other* |

*For Other, Describe Type of Facility _____

Size of Service line: _____

Design flow demand in gpm: _____

Size of meter being requested: _____

Fire line (if needed) _____

Meter Size	Normal Operating Flow Range in GPM
5/8"	1/2 to 20
3/4"	3/4 to 30
1" Mach 10	1 to 50
1.5" Mach 10	.8 to 125
2" Mach 10	1.5 to 160
3" Mach 10	2 to 450
4" Mach 10	1 to 1000
6" Mach 10 Dom/Fire	1.5 to 2000
8" Mach 10 Dom/Fire	4 to 4000

Utility Use Only

Type and Size of Meter Approved _____

By: _____ Date: _____

Memorandum of Understanding for Plan Review and Inspection Services

Project Name:
Project Location:
Owner/Developer:

The Owner/Developer requires Whitestown and/or Whitestown Municipal Utilities (“Town”) to provide preliminary engineering plan review and infrastructure inspection services (which services do not include construction engineering or construction staking) in order to assure that the above named project is designed and constructed in accordance with Town standards, specifications, and approvals. The Owner/Developer hereby agrees to the following terms and conditions.

Plan review and inspection services will be in accordance with policies and procedures of the Town and will help ensure specification compliance for acceptance of the project into the Town’s system for maintenance, provided that the Owner/Developer and its representatives adhere to all applicable agreements, ordinances, rules, regulations, polices and/or procedures. Acceptance of design plans and completed infrastructure shall be at the Town’s sole discretion.

The Owner/Developer shall indemnify and hold the Town harmless from any and all damages and/or claims for liability, including all costs and attorneys’ fees, arising out of any act, omission, or negligence of the Owner/Developer and/or its direct/indirect representatives or employees, in performing under this memorandum.

The Town agrees to perform inspection services for a fee of \$50.00 per hour of actual time spent on the project by Town personnel. Overtime rates at time-and-one-half will apply for inspection services performed after normal business hours. Inspection services provided by the Town are intended/expected to occur while any and all infrastructure work is underway on the project. Documentation of all such inspection services performed by the Town or its agents shall be maintained to support performance of these services and made available on request.

The Owner/Developer recognizes that the Town may engage a consulting firm as a part of the project plan approval process and/or inspection services in order to ensure that the project plans and construction comply with all Town construction standards, specifications, and approvals. ` the event a consulting firm performs such plan review or inspection services on behalf of the Town, the Owner/Developer agrees to pay the actual costs billed by the consulting firm along with a fee of 5% of the consulting firm’s hourly rate for each hour that such services were performed on the project in addition to the hourly amount due the consultant for such plan review or inspection services. The Owner/Developer estimates the time for completion of the project as _____ weeks. Based on that completion estimate, the Town makes the following good faith estimate of costs under this memorandum:

- The estimated plan review time is _____ hours.
- The estimated inspection time is _____ hours per week.

- The estimated time for completion of the project is _____ hours.
- The total estimated cost for plan review and inspection services is _____.

The Owner/Developer agrees to pay fifty percent (50%) of the total estimated cost in this memorandum upon submission hereof to the Town. Checks shall be made payable to "Whitestown Municipal Utilities". The final plan review and inspection costs will be based on the actual number of hours of plan review and inspection services required to satisfactorily complete the project. The balance of the total plan review and inspection costs are to be paid within thirty (30) days of final invoicing by the Town. The Town will not provide acceptance of any work or release any performance bonds until all fees are paid in full.

IN WITNESS WHEREOF, the Owner/Developer has hereunto set his hand this _____ day of _____, 20_____.

Owner/Developer:

(signature)

(printed name)

(title)

Mailing Address:

IN WITNESS WHEREOF, the Town, by its Utility Manager, hereby accept the foregoing memorandum and has herewith set its hand this _____ day of _____, 20_____.

Utility Manager:

(signature)

(printed name)

Whitestown Municipal Utilities
6210 Veterans Dr
Whitestown, Indiana 46075

APPROVED AS TO FORM AND LEGALITY: Attorney for Whitestown Municipal Utilities