

PRIMARY PLAT REVIEW

A *Primary Plat* of the proposed *Subdivision* drawn to a scale no smaller than 1" = 100' which includes (see table below).

Director, in its sole discretion, may waive or relax any of the requirements listed as circumstances dictate.

Please note that the deferral of the requirements does not eliminate the requirement, merely defer the applicant displaying compliance with the requirement to the submittal of the Secondary Plat. Most every Primary Plat that is submitted to the Plan Commission has requirements that are deferred to the Secondary Plat submittal as many details are resolved through the Civil Plan Review process.

No.	Requirement	Defer to Secondary?	Staff Comments
1.	Scale, date and north arrow;	Currently Included	
2.	Legal description of the real estate to be subdivided;	Currently Included	
3.	Area map insert showing the general location of the proposed <i>Subdivision</i> with reference to major <i>Streets</i> and section lines as well as all school district lines and zoning <i>District</i> properly designated;	Currently Included	
4.	Name of the <i>Subdivision</i> (if a replat of an existing <i>Subdivision</i>), proposed name for the <i>Subdivision</i> (which shall not duplicate the name of any <i>Subdivision</i> plat previously recorded or any <i>Subdivision</i> plat for which primary approval is still in effect), or name by which property is locally known;	Currently Included	
5.	Name, address, telephone number of the Owner. If applicable, name address and telephone number of the agent representing the Owner. Citation of last deed of record conveying title to each parcel involved in the proposed <i>Subdivision</i> , including name of grantor, grantee, date and recording information;	Currently Included	
6.	Name, address and telephone number of the developer and any design professional(s) responsible for the design of the <i>Subdivision</i> , design of public improvements, or for surveys;	Currently Included	
7.	The complete text of any existing covenants on the property (if applicable);	Currently Included	
8.	Accurate boundary lines of the proposed <i>Subdivision</i> showing distance, bearings, angles and references to section corners, township and range lines;	Currently Included	
9.	Location, width, dimension from the center-line and name of all	Currently Included	

	existing and proposed public or private <i>Streets, Access easements and Rights-of-Way</i> located on and adjacent to the site;		
10.	Location, sizes, elevations, and slopes of all existing utility facilities and easements, including, but not limited to sanitary sewer, water, storm water management, electric, gas, telephone and cable;	Currently Included	
11.	Preliminary proposals for connection with existing sanitary sewer, water, storm water management, electric, gas, telephone and cable utilities;	Currently Included	
12.	Layout, number and dimension of all <i>Lots</i> and <i>Out Lots</i> with proposed <i>Setback</i> lines;	Currently Included	
13.	Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the <i>Subdivision</i> ;	Currently Included	
14.	Proposed finished floor elevation of all <i>Building</i> pads adjacent to or within the flood plain;	Currently Included	
15.	Drainage Plan for all watersheds in and around the proposed <i>Subdivision</i> , indicating the general drainage pattern of <i>Streets</i> and <i>Lots</i> , the location of all drainage channels and sub-surface drainage structures, the proposed method of disposing of all stormwater runoff from the proposed <i>Subdivision</i> including data to show that the proposed outlet(s) are adequate to accommodate the drainage requirements of the <i>Subdivision</i> , and all existing and proposed detention facilities;	Currently Included	
16.	Names of all legal ditches and streams on or adjacent to the <i>Subdivision</i> ;	Currently Included	
17.	A preliminary erosion control plan for all areas of site disturbance;	Defer to DP	
18.	Topographic contour every two (2) feet superimposed upon the proposed <i>Subdivision</i> plat; provided, that the <i>Director</i> may require one (1) foot intervals on very flat land or permit five (5) foot intervals on very steep slopes;	Currently Included	
19.	Traffic Study, if required by the terms and provisions of Plainfield Ordinance No. 18-97, "Access Permit Ordinance";	Currently Included	
20.	All improvements to the <i>Street</i> system on-site and off-site, including measurement of curb radius and taper;	Currently Included	
21.	Stop sign plan indicating the proposed location of all stop signs within the proposed <i>Subdivision</i> ;	Currently Included	

22.	Sidewalk plan (or alternate plan for pedestrian ways, when applicable);	Currently Included	
23.	Preliminary plans and specifications for all infrastructure improvements and installations required or proposed in the <i>Subdivision</i> ;	Defer to full construction plans	
24.	The approximate location, dimensions, and area of all parcels of land proposed to be reserved for park, conservation, wetland, common area, lake or other similar uses for the use of property owners within the proposed <i>Subdivision</i> ;	Currently Included	
25.	Proposed covenants, commitments, conditions and restrictions for the <i>Subdivision</i> ;	Defer	
26.	If the <i>Subdivision</i> is to be developed in sections, an indication of the approximate section boundaries;	Currently Included	
27.	A proposed address plan for the <i>Subdivision</i> consistent with the address patterns established for the Town of Plainfield and Hendricks County; and,	Defer (Proposed street names shown)	
28.	Any other information requested in writing by the <i>Director</i> , members of the <i>Technical Advisory Committee</i> or the <i>Plan Commission</i> deemed important to the development of the <i>Subdivision</i> .		