

January 31, 2023

Plainfield Department of Development Services
206 W Main Street
Plainfield, IN 46168

Attn: Kevin Whaley, Planning Director

Re: Stanley Terrace Subdivision Primary Plat

Dear Kevin:

The attached site plans consist of the required elements necessary for a Primary Plat submission to the Town of Plainfield. The plan set has the following requirements:

Primary Plat Checklist

1. Scale and north arrow are shown on sheets C2.1, C3.1, and C3.2. The date is shown on all sheets provided in the Primary Plat submittal.
2. The legal description includes the west and east parcels for this site and can be found on sheet C2.1.
3. An area map with the shown site location can be found on the cover sheet.
4. The name of the subdivision can be found on the cover sheet.
5. The contact information for the owner, developer, and additional design professionals can be found on the cover sheet.
6. There are no existing covenants on this property.
7. Accurate boundary lines that show distances, bearings, angles, and references can be found on sheet C2.1.
8. Location, width, dimension from the centerline and names of all proposed public and private streets can be found on sheet C3.1. Access easements and Right-of-Ways located on the property can be found on sheet C2.1.
9. Location, sizes, elevations, and slopes for all existing utility facilities can be found on sheet C3.2.
10. All proposed utility facilities can be found on sheet C3.2.
11. The layout, number, and dimensions for both Lots with setback lines can be found on sheet C2.1.
12. The project is not located within a floodway.
13. Proposed finished floor elevations of all buildings located on this site can be found on sheet C3.2.
14. There are no legal ditches and streams on this site or adjacent sites.

15. Drainage on site can be found on sheet C3.2 through the storm design. A drainage report will be constructed during the final design phase for this project.
16. An erosion control plan can be found on sheet C3.2.
17. Topographic contours every two feet can be found on sheet C3.2.
18. Traffic study was conducted for the PUD submittal.
19. All improvements to the streets on-site and off-site with measurements can be found on sheet C3.1.
20. A stop sign plan can be found on sheet C3.1.
21. A sidewalk plan can be found on sheet C3.1.
22. Preliminary plans and specifications for all infrastructure improvements can be found on sheet C3.1.
23. The approximate location, dimensions, and area of all parcels of land proposed to be for common areas can be see on sheet C3.1 with the playground design.
24. Proposed covenants, commitments, conditions, and restrictions for the Subdivision can be found on sheet C2.1.
25. The subdivision is not to be developed in sections.
26. The proposed address for the location can be found on the Primary Plat submittal form.
27. There is no information requested in writing by the Director.

Documents

1. The Impact on Public Sanitary Sewer and Water Utilities worksheet completed.
2. The Filing Readiness Determination (FRd) form completed.
3. The Primary Plat and Common Forms completed and signed by the owner and notarized by the State of Indiana Marion County Commission required for the Primary Plat.
4. The Primary Plat Plans with the information listed above.

Sincerely,

FARNSWORTH GROUP, INC.

Alicia Downs
Engineering Associate I