

## **ARTICLE 1. BASIC PROVISIONS**

**1.1 TITLE.**

**1.2 AUTHORITY.**

**1.3 PURPOSE.**

**1.4 EFFECTIVE DATE.**

**1.5 REPEALER.**

**1.6 SEVERABILITY.**

**1.7 EXCLUSION.**

**1.8 INTERPRETATION.**

**1.9 JURISDICTION.**

**1.10 FINDINGS.**

**1.11 PRIVATE PROVISIONS.**

**1.12 SAVING PROVISION.**

**1.13 TRANSITION RULES FOR APPLICATIONS FOR PRIMARY PLAT APPROVAL, SECONDARY PLAT APPROVAL OR THE VACATION OF PLATS OR PARTS OF PLATS.**

**1.14 AMENDMENTS.**

**1.15 COMPLIANCE.**

**1.16 DEFINITIONS.**

**1.17 IMPROVEMENT LOCATION PERMITS.**

**1.18 RECORDING REQUIRED FOR ISSUANCE OF AN IMPROVEMENT LOCATION PERMIT.**

- A.** No improvement location permit for any building, structure or improvement shall be issued for any lot within a subdivision prior to a copy of the properly signed and recorded secondary plat of that subdivision being filed with the Department of Planning and Zoning.
- B.** Exception: a conditional improvement location permit and certificate of zoning compliance for the construction and use of a permitted temporary use (including a model home, sales office, construction office or similar related use) within the real estate affected by a subdivision may be issued by the Director after all construction plans for required improvements have been approved by the town **and a site and infrastructure permit has been issued by the Town**. If the temporary use is a model home, the model home shall not be converted to a residential use prior to the installation, inspection and approval of all required improvements that directly or indirectly affect the model home.

**1.19 INCORPORATION BY REFERENCE.**

## 1.20 APPEALS.

### ARTICLE 2.1. GENERAL PROCEDURES

### ARTICLE 2.2. REQUIRED PLANS

#### 2.2 REQUIRED PLANS.

- A. GENERAL.
- B. SKETCH PLANS FOR CONCEPTUAL PLAT REVIEW.
- C. PLANS FOR PRIMARY PLAT APPROVAL OF MAJOR RESIDENTIAL SUBDIVISIONS.
- D. PLANS REQUIRED FOR PRIMARY PLAT APPROVAL OF MINOR RESIDENTIAL SUBDIVISIONS.
- E. PLANS FOR PRIMARY PLAT APPROVAL OF NONRESIDENTIAL SUBDIVISIONS.
- F. PLANS REQUIRED FOR PRIMARY APPROVAL OF NONRESIDENTIAL INCREMENTAL SUBDIVISIONS.
- G. PLANS FOR SECONDARY APPROVAL OF SUBDIVISIONS.
- H. **CONSTRUCTION PLANS.** Construction plans for all improvements, installations and lot improvements required by this ordinance, the Plan Commission or other applicable ordinances of the town, including, but not limited to street base, street binder, curbs, sanitary sewer, storm drainage, street topcoat, street signs, sidewalks, monumentation, lot drainage, soil preservation, erosion control, fencing, debris and waste removal, and final grading and lawn preparation shall contain the details required for review of such improvements, installations and lot improvements as specified in: ~~Ord. 18-97, "Access Permit Ordinance", as codified in §§ 93.15 through 93.27 of this code of ordinances, Town Standards, Ord. 3-86, "Sewer Use Ordinance", as codified in §§ 51.01 through 51.16 of this code, Ord. 19-97, "Water Use Ordinance", as codified in §§ 55.01 through 55.16 of this code, Ord. 17-97, "Drainage and Erosion Control Ordinance", as codified in §§ 54.01 through 54.15 of this code, and Ord. 25-2009, "Management of the Floodplain and Other Areas of Special Flood Hazard in the Town of Plainfield".~~
  - 1. ~~Town Standards.~~
  - 2. ~~Chapter 51.01 through 51.16 of the Plainfield Town Code: General Sewer Use and Wastewater Pretreatment",~~
  - 3. ~~Chapter 52 of the Plainfield Town Code: Water Regulations.~~
  - 4. ~~Chapter 54.01 through 54.15 of the Plainfield Town Code: Drainage Chapter.~~
  - 5. ~~Chapter 55.01 through 55.16 of the Plainfield Town Code: Water Use Chapter~~
  - 6. ~~Chapter 56 of the Plainfield Town Code: Storm Water.~~
  - 7. ~~Chapter 93.15 through 93.27 of the Plainfield Town Code: Access to Public Streets and Thoroughfares, and;~~
  - 8. ~~Chapter 152 of the Plainfield Town Code: Flood Hazard Reduction".~~
- I. PLANS FOR AMENDED SECONDARY APPROVAL OF SUBDIVISIONS.

### ARTICLE 2.3. COMPLETION AND MAINTENANCE OF IMPROVEMENTS

## 2.3 COMPLETION AND MAINTENANCE OF IMPROVEMENTS.

### A. COMPLETION OF IMPROVEMENTS, INSTALLATIONS AND LOT IMPROVEMENTS.

Before the secondary plat is signed by the President and Secretary of the Plan Commission and after a site and infrastructure permit is issued by the Town, the subdivider shall complete, in accordance with the Plan Commission's decision and to the satisfaction of the town, all public improvements (including, but not limited to: street, street signs, sanitary sewer, storm drainage, sidewalk and water) and lot improvements (including, but not limited to: erosion control, final grading and soil preservation, lot drainage, removal of debris and waste, fencing and lawn seeding or sodding), as required by this ordinance and specified in the secondary plat approved pursuant to this ordinance, and dedicate the public improvements to the town, free and clear of all liens and encumbrances on the dedicated property and public improvements.

### B. SURETY FOR IMPROVEMENTS, INSTALLATIONS AND LOT IMPROVEMENTS.

### C. PROOF OF COMPLIANCE.

### D. COMPLETION LETTER.

### E. MAINTENANCE BOND.

### F. USE OF BOND FUNDS.

### G. DEFERRAL OR WAIVER OF REQUIRED IMPROVEMENTS.

H. **APPROVAL OF CONSTRUCTION PLANS.** No construction of any improvement, installation or lot improvement within a subdivision required by this ordinance, the Plan Commission or any other applicable ordinance of the town shall commence prior to the ~~approval of construction plans by the Town Engineer~~ issuance of a site and infrastructure permit by the Town.