



TOWN OF PLAINFIELD

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Matt Price
Dentons Bingham Greenebaum LLP
2700 Market Tower, 10 West Market Street
Indianapolis, IN, 46204

Dear Matt,

The Planned Unit Development ordinance text and preliminary plan (Docket PUD-21-046) has been reviewed and the following are items which need to be addressed:

1. What is the status of the primary plat? When subdivision platting is necessary for development, a primary plat is to be submitted with the Planned Unit Development preliminary plan and zoning change.
2. It appears the original parcel was divided into two separate meets and bounds parcels in 2002 without Town of Plainfield Plan Commission approval. The proposed subdivision plat will have to include both parcels (Parcels #32-10-25-320-024.000-012 and #32-10-25-320-022.000-012).
3. This will be a two-lot subdivision. All provisions of the Town of Plainfield Subdivision Control Ordinance will apply to both lots.
4. Access will have to be provided to the Windward lot, as well as various subdivision waivers. Exactly what waivers might be required cannot be determined until plat submittal is made.
5. Waivers must be noticed in conjunction with the platting process.
6. Have utilities (water and sewer) been worked out? Service sizing and hydrant location(s)?
7. Sidewalks are required by the subdivision control ordinance. What provisions are being made for pedestrian consideration from lot to lot?
8. To the extent necessary there needs to be a statement that if not covered by text within the PUD that the Final Detailed Plan will have development standards control for the site.
9. For the record, please identify the type of manufactured home to be installed.
10. Will there be setback/separation requirements from each unit?
11. The site plan shows the door to each unit opening to an area what is this? Please provide more detail.
12. Need more detail on landscape plan.
13. Is there to be any identifiable shared open space to be provided?
14. What are the landscape intentions around the perimeter of each unit?

15. There is no commitment or text reference as to the unit renderings that have been submitted. Are these only examples of what might be installed or what will be installed?
16. Will the fence encompass the entire site?
17. Will fence placed on the property line? Will it be within an easement?
18. More information is needed for the lighting plan. Cut sheets, example of fixtures, photometrics, height, etc. Will there be any light poles installed? If so, details need to be submitted as well.
19. Please explain the "10' Setback" in the south west corner of the site.
20. Dumpster enclosure details need to be submitted.
21. Details for the utility shed need to be submitted. It appears this shed will be visible from Main Street. What are the plans for screening?
22. Will there be a sign?
23. PUD text mentions sidewalks – please submit details.
24. What are the plans for pedestrian connectivity to surrounding areas? To Main Street? To the dumpster and/or utility shed?
25. Accessary uses are noted in PUD text – how are these to be accommodated on site?
26. What will accessary uses look like i.e., will there be any architectural requirements? Placement requirements? Height requirements?
27. What are the design standards for the parking area? There are no dimensions provided.
28. The drive aisle for the parking will be utilized as a type of private drive traversing thru the lot to the north, what are the construction design standards for this drive?
29. There is no parking area landscaping being shown. Will there be any?
30. How will parking be allotted?
31. How will school bus movement be handled?
32. Where will mailboxes be located? Are there any designs being considered?
33. Is there enough room at end of parking area drive to provide adequate turn around movement? Especially if the southernmost parking spaces are in use.
34. Residents to the south have already filed complaints concerning recent drainage issues due to what they believe is related to grade work being done on the Windward site. What is being done to alleviate this issue?
35. Has there been any dialogue with the residents/property owners to the south concerning this request?

I am available to discuss if you have any questions. I realize that some these items have already been discussed, I am not sure to resolution, so I felt it necessary to at least compile a list that can worked from. Again, happy to talk at your convenience.

Regards,

Terry

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