

June 29, 2023

Eric Berg, Senior Planner  
Town of Plainfield  
206 West Main Street  
Plainfield, IN 46168

Re: Hall Business PUD  
Banning Project No. 19274H

Greetings Eric:

Thank you for your review and comments of Hall Business PUD Primary Plat and Final Detailed Plan. Please find below your comments from June 22, 2023 with our response to each of them.

**Eric Berg, Senior Planner**

1. The following are requirements for a non-residential primary plat. Please indicate which items have been fulfilled, which items are to be deferred to the secondary plat, and which items for which a waiver is being sought.
  - a. Each of the following requirements has been identified as being either; 1) Fulfilled, 2) Deferred, 3) Waiver sought, or 4) Not Applicable.

**§ 2.2E PLANS FOR PRIMARY PLAT APPROVAL OF NONRESIDENTIAL SUBDIVISIONS.**

- A. A primary plat of the proposed subdivision drawn to a scale no smaller than one inch = 100 feet which includes: (scale may be appropriate due to size of area)
  - (a) Scale, date and north arrow; **Fulfilled**
  - (b) Legal description of the real estate to be subdivided; **Fulfilled**
  - (c) Area map insert showing the general location of the proposed subdivision with reference to major streets and section lines as well as all school district lines and zoning district properly designated; (done) **Fulfilled**
  - (d) Name of the subdivision (if a replat of an existing subdivision), proposed name for the subdivision (which shall not duplicate the name of any subdivision plat previously recorded or any subdivision plat for which primary approval is still in effect) or name by which property is locally known; (NA) **Fulfilled**
  - (e) 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 subdivision, including name of grantor, grantee, date and recording information; **Fulfilled**
  - (f) Name, address and telephone number of the developer and any design professional(s) responsible for the design of the subdivision, design of public improvements or for surveys; **Fulfilled**
  - (g) The complete text of any existing covenants on the property; **Deferred**

- (h) Accurate boundary lines of the proposed subdivision showing distance, bearings, angles and references to section corners, township and range lines; **Fulfilled**
- (i) Location, width, dimension from the centerline and name of all existing and proposed public or private streets, access easements and rights-of-way located on and adjacent to the site; **Fulfilled**
- (j) 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; **Fulfilled**
- (k) Preliminary proposals for connection with existing sanitary sewer, water, storm water management, electric, gas, telephone and cable utilities; **Fulfilled**
- (l) Layout, number and dimension of all lots and out lots with proposed setback lines; **Fulfilled**
- (m) Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the subdivision; **Fulfilled**
- (n) Proposed finished floor elevation of all building pads adjacent to or within the floodplain; **Fulfilled**
- (o) Drainage plan for all watersheds in and around the proposed subdivision, indicating the general drainage pattern of streets and lots, the location of all drainage channels and sub-surface drainage structures, the proposed method of disposing of all storm water runoff from the proposed subdivision including data to show that the proposed outlet(s) are adequate to accommodate the drainage requirements of the subdivision, and all existing and proposed detention facilities; **Fulfilled**
- (p) Names of all legal ditches and streams on or adjacent to the subdivision; **Fulfilled**
- (q) A preliminary erosion control plan for all areas of site disturbance; **Fulfilled**
- (r) Topographic contour every two feet superimposed upon the proposed subdivision plat; provided, that the Director may require one-foot intervals on very flat land or permit five-foot intervals on very steep slopes; **Fulfilled**
- (s) Traffic study, if required by the terms and provisions of Ord. 18-97, "Access Permit Ordinance", as codified in §§ 93.15 through 93.27 of this code of ordinances; **Not Applicable**
- (t) All improvements to the street system on-site and off-site, including measurement of curb radius and taper; **Fulfilled**
- (u) Stop sign plan indicating the proposed location of all stop signs within the proposed subdivision; **Fulfilled**
- (v) Sidewalk plan (or alternate plan for pedestrian ways, when applicable); **Deferred**
- (w) Preliminary plans and specifications for all infrastructure improvements and installations required or proposed in the subdivision; **Fulfilled**
- (x) 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 subdivision; **Fulfilled**
- (y) Method and depiction of access for each lot or out lot (i.e., direct public street, private street, blanket easement or specifically located easement); **Fulfilled**

- (z) Designation of common site facilities to benefit all lots or out lots (i.e., parking areas, loading areas, interior access drives, private streets, storm water management, sanitary sewer, water, electric, gas, telephone, cable and the like); **Fulfilled**
  - (aa) Proposed covenants, commitments, conditions and restrictions for the subdivision; **Deferred**
  - (bb) If the subdivision is to be developed in sections, an indication of the approximate section boundaries; **Not Applicable**
  - (cc) A proposed address plan for the subdivision consistent with the address patterns established for the town and county; and **Fulfilled**
  - (dd) Any other information requested in writing by the Director, members of the Technical Advisory Committee or the Plan Commission deemed important to the development of the subdivision. **Not Applicable**
- B. The Director, in his or her sole discretion, may waive or relax any of the requirements listed above for a primary plat of a nonresidential subdivision, as circumstances dictate.  
(Ord. 22-97, passed - -1997; Ord. 4-2000, passed - -2000; Ord. 51-2005, passed 10-10-2005; Ord. 40-2006, passed 10-9-2006)
- 2. Are these easements intended to be blanket easements? If so, it would appear fairly easy to define and would not be variable. If not, is there linework that shows the easements?
    - a. **Easement labels have been revised as suggested.**
  - 3. Setbacks do not appear to be shown on any of the drawings.
    - a. **Setbacks have been added to the drawings.**
  - 4. There are no details regarding the wrought-iron type metal fence.
    - a. **Details pertaining to the wrought-iron type metal fence will be provided with construction plans.**

Scott Singleton, Director of Transportation

- 1. Please be prepared to explain to Staff the desired cross parcel access to facilitate the expected business operations for this plat/FDP.
  - a. **Ingress / Egress Easements have been provided across the three (3) lots as needed to provide the appropriate ingress and egress.**

Please do not hesitate to contact me with any additional comments.

Professionally,



Robert "Jason" Coyle, PS

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