

Primary Plat (PP) Packet

Residential Primary Plats

Major Residential: A petition for subdivision of land into either: four or more lots; creates new streets, water/sewer lines or public improvements; or is for a multi-family development.

Minor Residential: A petition for a subdivision of land into four or fewer lots/parcels which does not involve the creation of new streets, water/sewer lines, or public improvements.

Non-Residential Primary Plats

Incremental: A petition requesting subdivision of real estate for non-residential use in which the plat shows a conceptual subdivision of the land, but more specific subdivision is denoted in the secondary plat.

Non-Incremental: A petition for the request for the subdivision of real estate for non-residential uses.



Primary Plat Packet	1 IRC	2 PRM	3 DRC/Hearing	4
Common Forms	Yes	CO	CO	
Interested Party List	OP	Yes	CO	
Checkpoint Agency Notification	OP	Yes	CO	
Project Narrative	Yes	CO	CO	
Area Map	Yes	CO	CO	
Legal Description	Yes	CO	CO	
Fee Schedule	Informational			
Finding of Fact	1 IRC	2 PRM	3 DRC/Hearing	4
Primary Plat	OP	CO	CO	
Plat Waiver	AN	AN	AN	
Vacation of Plat	AN	AN	AN	



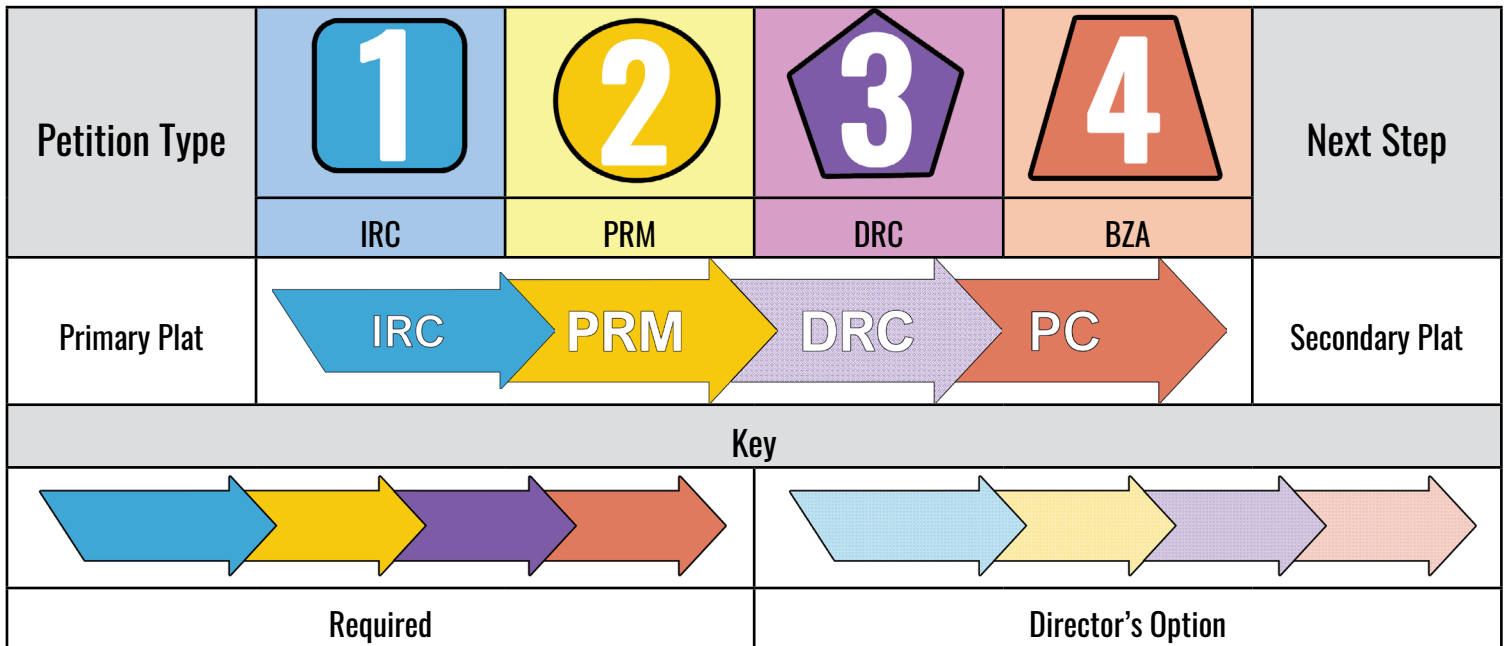
Discretionary Documents	1 IRC	2 PRM	3 DRC/Hearing	4
Commitments	AN	AN	AN	
School Impact Study	DD	DD	DD	
Traffic Impact Study	DD	DD	DD	
Additional Support Documents	DD	DD	DD	
Primary Plat Files	1 IRC	2 PRM	3 DRC/Hearing	4
Impact on Public Sewer and Water	Yes	Yes	Yes	
Primary Plat	Yes	Yes	Yes	
Drainage Plan	OP	CO	CO	
Topographical Contours Map	OP	CO	CO	
Stop Sign Plan	OP	CO	CO	
Proposed CCRs	OP	CO	CO	

Key for Required Documents				
Yes	Required		CO	Only if Changed
DD	Director Discretion		AN	As Necessary
			OP	Optional (Early)



Primary Plat

Meeting & Hearing Requirements



IRC	PRM	DRC	Plan Commission
Meeting Date	Meeting Date	Meeting Date	Earliest Public Meeting
12/4/25	12/23/25	1/6	2/2
1/8	1/29	2/10	3/2
2/5	2/26	3/10	4/9
3/5	3/26	4/7	5/4
4/2	4/23	5/5	6/1
5/7	5/28	6/9	7/6
6/4	6/25	7/7	8/3
7/9	7/30	8/11	9/9
8/6	8/27	9/8	10/5
9/3	9/24	10/6	11/2
10/8	10/29	11/10	12/7

2026 BZA Schedule	
Filing Date	Earliest Public Meeting
1/16	2/16
2/13	3/16
3/20	4/20
4/17	5/18
5/15	6/15
6/18	7/20
7/17	8/17
8/21	9/21
9/18	10/19
10/16	11/16
11/20	12/21

Please see page 8 of the full Development Guide for the full meeting & commission schedules, including filing, docketing, and public notice deadlines for each.

Primary Plat - Common Forms

Project Name			
Address/Location			
Type	Conventional	Planned Unit Development	Other
Existing Zoning		Requested Zoning	
Are additional petitions necessary? (see below)		Have the petitions been submitted? (see below)	
Architectural and Site Design	Yes No	Architectural and Site Design	Yes No
Primary Plat	Yes No	Primary Plat	Yes No

Contact Information	Applicant		Owner		Engineer	
Corporate Name						
Contact Name						
Street Address						
Street Address						
City/Town						
State, Zip						
Phone Number						
E-Mail						
Primary Contact	Yes	No	Yes	No	Yes	No

Contact Information	Architect		Attorney		Other	
Corporate Name						
Contact Name						
Street Address						
Street Address						
City/Town						
State, Zip						
Phone Number						
E-Mail						
Primary Contact	Yes	No	Yes	No	Yes	No

Form: Authorization from Owner

The undersigned, _____, being the Owner of the property commonly known as, _____ hereby authorizes _____ to file a (check all that apply):

Zone Map Amendment

Architectural and Site Design

Primary Plat

Secondary Plat

Vacation

Variance

Special Exception

Administrative Appeal

This consent shall remain in effect:

Until revoked by a written statement filed with the Town of Plainfield

Until the following date:

Signature:

--

Printed:

--

Time (if applicable)

--

Date:

--

Signature:

--

Printed:

--

Time (if applicable)

--

Date:

--

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes.

Signature of Applicant: _____ Date: _____

Printed Name & Title: _____

State of: _____)

County of: _____) SS:

Subscribed and sworn to before me this ____ day of _____, _____.

Notary Public Signature / Printed Name

Residing in _____ County My Commission expires _____

Form: Impact on Public Water and Sewer

Applicant	
Project	

Units (Number)	Unit Type	GPD/Unit		Gallons per Day
			=	
			=	
			=	
			=	
			=	
			=	
			=	

GPD = Gallons per Day
 GPD/Unit = Gallons per day per unit

Estimated Schedule of Progress	
Start construction of improvements:	
Complete construction of improvements:	
Begin sale of lots:	
Complete sale of lots:	



Checkpoint Agencies

A copy of a plan or other information sufficient to alert the following agencies as to the nature of the proposed development shall be sent to the applicable agencies prior to filing a petition with the Town of Plainfield.

Town of Plainfield - Public Safety		School District (By Township)	
Department of Public Safety Jared McKee 206 West Main Street Plainfield, IN 46168 317.754.5314 jmckee@townofplainfield.com	Guilford Township Plainfield Community Schools Scott Olinger, Superintendent 985 Longfellow Drive Plainfield, IN 46168 317.839.2578 solinger@plainfield.k12.in.us	Washington Township Avon Community Schools Dr. Scott Wyndham, Superintendent 7203 East U.S. Highway 36 Avon, IN 46123 317.544.6000 smwyndham@avon-schools.org	Liberty Township Mill Creek Community Schools Brian Tomamichel, Superintendent 6631 South County Road 200 West Clayton, IN 46115 317.539.9200 btomamichel@mccsc.k12.in.us
Hendricks County			
Drainage Board Dave Gaston, Surveyor Hendricks County Govt Center 355 South Washington Street PO Box 43 Danville, IN 46122 317.745.9237 gsowers@co.hendricks.in.us gavegaston@co.hendricks.in.us	Health Department Julie Haas, Director Hendricks County Govt Center 355 South Washington Street Danville, IN 46122 317.745.9217	Engineer John Ayers Hendricks County Govt Center 355 South Washington Street PO Box 51 Danville, IN 46122 317.745.9236 jayers@co.hendricks.in.us	Soil and Water Conservation Board Brianna Ollier 195 Meadow Drive Danville, IN 46122 317.745.2555 ext 3 brianna.ollier@in.nacdnet.net
Projects located on property abutting US Hwy 40/Main Street		Utilities (Water, Sewer, Storm)	
Indiana National Road Association Executive Director PO Box 284 Cambridge City, IN 47327 317.822.7939		Plainfield Department of Public Works c/o Shannon Swan 986 South Center Street Plainfield, IN 46168 317.839.3490	Water in some areas west of Reagan Citizens Energy Group Stanley Graves 1220 Waterway Boulevard Indianapolis, IN 46202 317.635.3711
Utilities (Telephone, Natural Gas, CATV)			
AT&T 240 North Meridian Street Indianapolis, IN 46204	Vectren 1601 North Meridian Street Indianapolis, IN 46202	Comcast 5330 East 65th Street Indianapolis, IN 46220	Brighthouse Networks 3030 Roosevelt Avenue Indianapolis, IN 46218
Utilities (Electric)			
Brian Bantly 5005 East Main Street Avon, IN 46123 317.745.1006	Duke (Send to All) Thomas Ordway T&D Forester, Vegetation Management, Midwest 100 Mill Creek Road Noblesville, IN 46060 317.776.5354	Ryan Daugherty Asset Protection Associate 2727 Central Avenue Columbus, IN 46201 812.375.2021	Hendricks Power Jason Stewart 86 North CR 500 East Avon, IN 46123 jstewart@hendrickspower.com 317.745.5473
			Indianapolis Power & Light 1230 West Morris Street Indianapolis, IN 46221 317.261.5261

Project Narrative

The Project Narrative should provide a description detailed enough to allow for a thorough understanding of the proposed petition.

In general, a project narrative will include the “Five W’s and One H.” (Who, What, When, Where, Why, and How).

For example, “Who” could be owners, developers, consultants (architects, engineers, landscape architects, surveyors, etc), and others involved in the project. Any waivers, special exceptions, and/or variances should be listed.

Examples

Attached below are some examples of project narratives. While there are no “one size fits all” or “one style fits all” to narratives, these examples are meant to provide guidance on what could be included.

One	Two	Three	Four	Five
Six	Seven	Eight	Nine	Ten
Eleven	Twelve	Thirteen	Fourteen	Fifteen

Additional Narrative Requirements for Planned Unit Developments

In addition, Planned Unit Developments must show how the proposed PUD addresses the following:

1. Protection of unique topographical features on the site, including, but not limited to, slopes, streams, and natural water features;
2. Protection and preservation of wooded areas, individual trees of significant size, wetlands, or other environmentally sensitive features;
3. Development of common open space and recreational areas (passive or active) accessible to the residents or users of the PUD by way of sidewalks, footpaths, or combined walkways/bikeways;
4. A more efficient use of the land including the reduction of land area disturbed for utility lines and motor vehicle access;
5. Creation of innovative residential and business environments;
6. Minimize the alteration of the natural site features through the design and situation of individual lots, streets, and buildings;
7. Diversity and originality in lot layout;
8. Utilization of individual building designs which achieve an enhanced relationship between the development and the land; and,
9. Relationship to surrounding properties

Commitments

Commitments are written agreements that can be required or allowed for the development or use of real property. They are often filed with land use petitions, such as rezoning or approval petitions. Commitments can be binding on the owner of the property and can be recorded with the county recorder.

- **Who can make commitments:** The owner of the property can be required or allowed to make a commitment.
- **When commitments are required:** Commitments can be required for the approval of a zone map amendment, development plan, special exception, or variance.
- **How commitments are recorded:** Commitments are recorded in the office of the county recorder.
- **Who can modify or terminate commitments:** The Plan Commission or Board of Zoning Appeals can modify or terminate commitments. The legislative body can also modify or terminate commitments if the commitment is part of a rezoning proposal.
- **When commitments are binding:** Commitments are binding on the owner of the property, even if they are unrecorded. They are also binding on subsequent owners or anyone who acquires an interest in the property.
- **When commitments can expire:** Commitments can contain terms that allow them to expire automatically. For example, a commitment can expire if the zoning district or land use changes.

The Town has the following exhibits to use as templates for the request to create, modify, or terminate commitments regarding the use or development of real estate.

Plan Commission

[Exhibit A](#): Enaction of commitments concerning the use or development of real estate.

[Exhibit B](#): Modifying or terminating existing commitments concerning the use or development of real estate.

Board of Zoning Appeals

[Exhibit C](#): Enaction of commitments concerning the use or development of real estate.

[Exhibit D](#): Modifying or terminating existing commitments concerning the use or development of real estate.

Checklist: Residential Primary Plat (Major)

A plan of the proposed Primary Plat of a Major Residential Subdivision shall be drawn at a scale no smaller than 1" = 100' and shall include:

1. Scale, date, and north arrow;
2. Legal description of the real estate to be subdivided;
3. 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 the zoning District properly designated;
4. 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;
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 Subdivision, including name of grantor, grantee, date and recording information;
6. 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;
7. The complete text of any existing covenants on the property (if applicable);
8. Accurate boundary lines of the proposed Subdivision showing distances, bearings, angles, and references to section corners, township, and range lines;
9. Location, width, dimension from the center-line, and name of all existing and proposed Public or Private Streets, Access easements, and Rights-of-Way 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, storm water management, electric, gas, telephone, and cable;
11. Preliminary proposals for connection with existing sanitary sewer, water, storm water management, electric, gas, telephone, and cable utilities;
12. Layout, number, and dimensions of all Lots with proposed Setback lines;
13. Location, delineation, and elevation of all floodway and floodway fringe areas within the boundaries of the Subdivision;
14. Proposed finished floor elevation of all Building pads adjacent to or within the flood plain;

Checklist: Residential Primary Plat (Major)

15. 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 stormwater 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
16. Names of all legal ditches and streams on or adjacent to the Subdivision;
17. A preliminary erosion control plan for all areas of site disturbance;
18. Topographic contour every two (2) feet superimposed upon the proposed Subdivision Plat; provided, that the Director may require one (1) foot intervals on very flat land or permit five (5) foot intervals on very steep slopes;
19. Traffic Study, if required by the terms and provisions of Plainfield Ordinance No. 18-97, "Access Permit Ordinance";
20. All improvements to the Street system on-site and off-site, including measurements of curb radius and taper;
21. Stop sign plan indicating the proposed location of all stop signs within the proposed Subdivision;
22. Sidewalk plan (or alternate plan for pedestrian ways, when applicable);
23. Preliminary plans and specifications for all infrastructure Improvements and installations required or proposed in the Subdivision;
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 Subdivision;
25. Proposed covenants, commitments, conditions, and restrictions for the Subdivision;
26. If the Subdivision is to be developed in sections, an indication of the approximate section boundaries;
27. A proposed address plan for the Subdivision consistent with the address patterns established for the Town of Plainfield and Hendricks County; and,
28. 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.

Director, at their sole discretion, may waive or relax any of the Building Elevation requirements listed above, as circumstances dictate.

Checklist: Residential Primary Plat (Minor)

1. Scale, date, and north arrow;
2. Legal description of the real estate to be subdivided;
3. 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 the zoning District properly designated;
4. Proposed name of the Subdivision;
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 Subdivision, including name of grantor, grantee, date, and recording information;
6. Accurate boundary lines of the proposed Subdivision showing distance, bearings, angles, and references to section corners, township, and range lines;
7. Names, center-lines, and right-of-way widths of all existing Streets, alleys, and easements affecting or providing service to the proposed Subdivision;
8. Layout, number, and dimension of all Lots with proposed Setback lines;
9. The complete text of any existing covenants on the property (if applicable);
10. Location, delineation, and elevation of all floodway and floodway fringe areas within the boundaries of the Subdivision;
11. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone, and cable, if applicable;
12. All improvements to the Street system on-site and off-site, including measurement of curb radius and taper;
13. Sidewalk plan (or alternate plan for pedestrian ways, when applicable);
14. 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;
15. Proposed covenants, commitments, conditions, and restrictions for the Subdivision;
16. A proposed address plan for the Subdivision consistent with the address patterns established for the Town of Plainfield and Hendricks County; and,
17. 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.

Director, at their sole discretion, may waive or relax any of the Building Elevation requirements listed above, as circumstances dictate.

Checklist: Non-Residential Primary Plat

A Primary Plat of the proposed Subdivision drawn to a scale no smaller than 1" = 100' which includes:

1. Scale, date and north arrow;
2. Legal description of the real estate to be subdivided;
3. 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;
4. 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;
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 Subdivision, including name of grantor, grantee, date and recording information;
6. 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;
7. The complete text of any existing covenants on the property (if applicable);
8. Accurate boundary lines of the proposed Subdivision showing distance, bearings, angles and references to section corners, township and range lines;
9. Location, width, dimension from the center-line and name of all existing and proposed public or private Streets, Access easements and Rights-of-Way 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;
11. Preliminary proposals for connection with existing sanitary sewer, water, storm water management, electric, gas, telephone and cable utilities;
12. Layout, number and dimension of all Lots and Out Lots with proposed Setback lines;
13. Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the Subdivision;
14. Proposed finished floor elevation of all Building pads adjacent to or within the flood plain;
15. 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 stormwater 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;
16. Names of all legal ditches and streams on or adjacent to the Subdivision;

Checklist: Non-Residential Primary Plat

17. A preliminary erosion control plan for all areas of site disturbance;
18. Topographic contour every two (2) feet superimposed upon the proposed Subdivision plat; provided, that the Director may require one (1) foot intervals on very flat land or permit five (5) foot intervals on very steep slopes;
19. Traffic Study, if required by the terms and provisions of Plainfield Ordinance No. 18-97, "Access Permit Ordinance";
20. All improvements to the Street system on-site and off-site, including measurement of curb radius and taper;
21. Stop sign plan indicating the proposed location of all stop signs within the proposed Subdivision;
22. Sidewalk plan (or alternate plan for pedestrian ways, when applicable);
23. Preliminary plans and specifications for all infrastructure improvements and installations required or proposed in the Subdivision;
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 Subdivision;
25. Method and depiction of Access for each Lot or Out Lot (i.e., direct Public Street, Private Street, blanket easement or specifically located easement);
26. 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, etc.);
27. Proposed covenants, commitments, conditions and restrictions for the Subdivision;
28. If the Subdivision is to be developed in sections, an indication of the approximate section boundaries;
29. A proposed address plan for the Subdivision consistent with the address patterns established for the Town of Plainfield and Hendricks County; and,
30. 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.

Director, in its sole discretion, may waive or relax any of the requirements listed above for a Primary Plat of a Non-Residential Subdivision, as circumstances dictate.

Plans Required for Primary Approval of Non-Residential Incremental Subdivisions

A Primary Plat application which proposes to utilize the incremental Secondary Plat approval process shall, in addition to the items specified above for the Primary Approval of Non-Residential Subdivisions, include the following items:

1. An indication of the approximate or conceptual boundaries of Lots or Out Lots to be developed and submitted for Secondary Plat approval on an incremental basis; and,
2. Indication of the staging or phasing of the extension of required improvements and installations to service each Lot, Out Lot, or phase of development, including but not limited to, Public or Private Street extensions, storm water management, sanitary sewer, water, electric, gas, telephone, and cable.

Findings: Primary Plat

Project	
Location	

The Plan Commission, after a public hearing held on the _____ day of _____, 20____, determined that the proposed Primary Plat is in full compliance with all terms and provisions of the Subdivision Control Ordinance, the Plainfield Zoning Ordinance, and that:

Adequate provisions have been made for regulation of minimum lot width, minimum lot depth, and minimum lot area:

Adequate provisions have been made for the extension of water, sewer, and other municipal services:

At its meeting held on the _____ day of _____, 20____, the Plan Commission voted to _____ the requested Primary Plat subject to any conditions agreed to at the public hearing.

Applicant Signature: _____

Findings: Primary Plat Waiver

Project	
Location	

The Plan Commission, after a public hearing held on the _____ day of _____, 20____, determined that the proposed Primary Plat is in full compliance with all terms and provisions of the Subdivision Control Ordinance, the Plainfield Zoning Ordinance, and that:

Adequate provisions have been made for regulation of minimum lot width, minimum lot depth, and minimum lot area:

Adequate provisions have been made for the widths, grades, curves, and coordination of subdivision public ways with current and planned public ways; and,

Adequate provisions have been made for the extension of water, sewer, and other municipal services:

The Plan Commission also approved a requested waiver of _____ to allow for a _____, finding that:

1. The granting of the waiver will not be detrimental to the public safety, health or welfare, or injurious to other property;
2. The conditions upon which the requests for the waivers are based are unique to the property for which a waiver are sought and are not applicable generally to other property;
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out; and,
4. The waivers will not contravene the provisions of the Plainfield Zoning Ordinance or the Comprehensive Plan.

At its meeting held on the _____ day of _____, 20____, the Plan Commission voted to _____ the requested Primary Plat subject to any conditions agreed to at the public hearing.

Applicant Signature: _____



Findings: Vacation of Plat

Project	
Location	

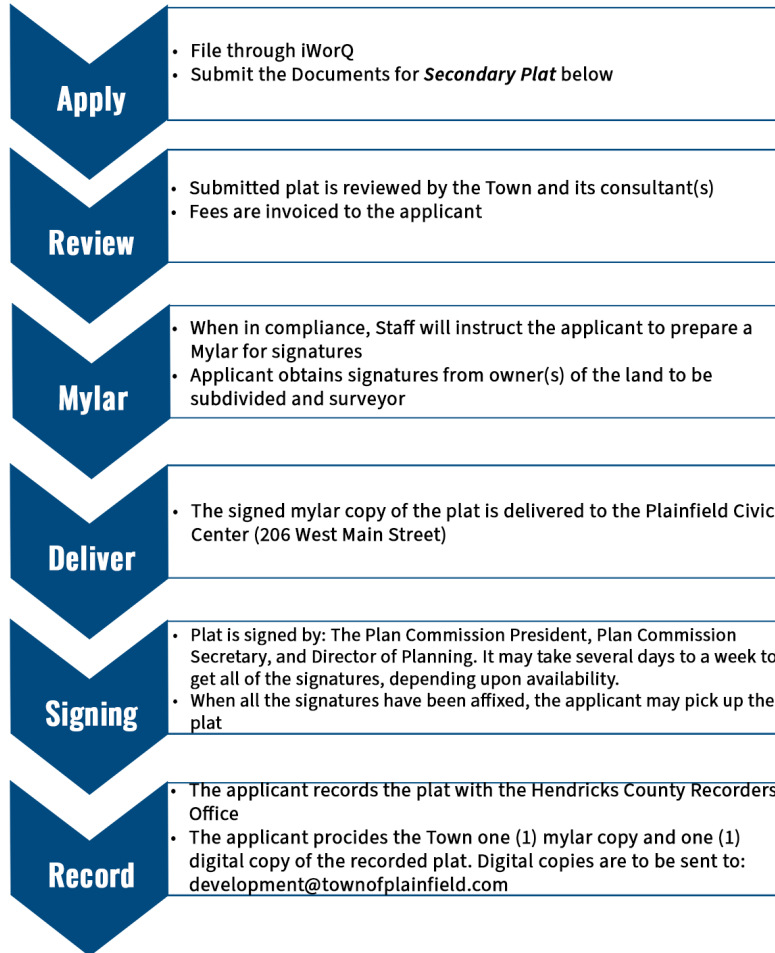
Finding	Applicant Response (use additional sheets if necessary)
The Final Detailed Plan satisfies the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District because:	
The Final Detailed Plan satisfies the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District because:	
The Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6.1 because:	

At its meeting held on the _____ day of _____, 20 __, the Plan Commission voted to _____ the requested Vacation of Plat by a vote of ___ to ___.

Applicant Signature: _____

Secondary Plat

A Secondary Plat review is where the specific details of the subdivision are approved and authorized for recording so that the sale of a buildable lot or lots may legally occur. The generalized process is shown below.



Documents for Secondary Plat	
Required Documents	
Supplemental Information	
Secondary Plat	
Utility Overlay Drawing	
Recorded Declaration of Covenants, Conditions, and Restrictions (CCRs)	
One of the Two Documents Below	
Letter of Compliance (if public improvements have been completed)	
- or -	
Surety for Improvements (if public improvements have not been completed)	

Checklist: Secondary Plat

All sheets shall be of such size as is acceptable for filing in the office of the Hendricks County Recorder (no larger than eighteen by twenty-four (18x24) inches).

All plans submitted for Secondary Plat approval shall be prepared by an Indiana licensed land surveyor and shall contain the following information:

1. Name of Subdivision (and section number, if applicable)
2. Name of the surveyor and developer;
3. Surveyor's stamp, address, and phone number on all pages except pages showing only covenants or special conditions;
4. Scale, date, and north arrow;
5. Legal description of the real estate to be subdivided;
6. Wherever lines are required to have a dimension in these regulations, the length of all required lines shall be specified in feet and two decimal places thereof and the value of all required true bearings shall be specified in degrees, minutes, and seconds;
7. Name of each Public or Private Street within and adjacent to the Subdivision. For each Street, include lengths and bearings for the centerline and Rights-of-Way;
8. Notarized Certification by Owner(s) of all real estate subject to the Subdivision clearly and precisely stating whether the Improvements contained within the Subdivision are to be dedicated to and maintained by the Town of Plainfield, or whether said Improvements are to be owned and maintained by a private entity or owners association;
9. Clear outline of any property which is offered for dedication to public use shall be depicted with all dimensions by lengths and bearings with the area marked "Public", "Common Area" or other appropriate title;
10. The lines of all Lots or Out Lots shall be fully depicted by lengths and bearings;
11. Any building Setback lines in excess of those required by the Plainfield Zoning Ordinance required for the Subdivision;
12. Location, delineation, and elevation of all floodway and floodway fringe areas within the boundaries of the Subdivision;
13. Proposed finished floor elevation of all Building pads adjacent to or within a floodplain;
14. Names of all legal ditches and streams on or adjacent to the Subdivision;
15. All utility easements as approved by the Plan Commission;
16. Signature and certification of the President and Secretary of the Plan Commission on all pages;
17. All covenants, conditions, and restrictions that are (i) either imposed by the Plan Commission or offered by the owner; and (ii) which the Plan Commission accepts the right to enforce;
18. In the case of a re-plat, the recording information of any previously recorded Subdivision shall be shown on the front page of the plat;
19. Address of each Lot as approved by the Plan Commission or the Director; and,
20. In the case of a Secondary Plat approval of a Lot in a Non-Residential Incremental Subdivision, one (1) copy of an Overall Plan for all real estate contained in the Primary Plat, updated to show: all previously approved Lots, Rights-of-Way, or easements; and, the proposed Lot.