Site Plan Checklist

A site plan filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

_____1. North arrow and scale;
_____2. Address of the site;
_____3. Proposed name of the development;
_____4. Area map insert showing the general location of the site referenced to major Streets and section lines;
_____5. Legal description of the real estate;
_____6. Boundary lines of the site including all dimensions of the site;
_____7. Names, center-lines and Right-of-Way widths of all Streets, Alleys and easements;
_____8. Layout, number and dimension of all Lots and Out Lots with zoning Setback Lines or Building Setback Lines;
_____9. Location and dimensions of all existing Structures, including paved areas;
_____10. Location and dimensions of all proposed Structures, including paved areas, and indicated by cross-hatching;
_____11. Location and name of all existing and proposed Public or Private Streets, Access easements and Rights-of-Way within two-hundred (200) feet of the real estate;
_____12. Location of all floodway and floodway fringe areas within the boundaries of the site;
_____13. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone, cable, fiber optic, power line easements, and power lines;
_____14. Use of each Structure by labeling including approximate density or size of all proposed uses and Structures on the site (e.g. parking - # of Parking Spaces required and provided, residence - # of Dwelling Units per acre, office - Gross Floor Area);
_____15. Structures proposed for demolition should be indicated as such;
_____16. Distance of all Structures from Front, Rear and Side Lot Lines. (This distance is measured as a line from the point where the Structure is closest to the Lot Line. This line is perpendicular to the Lot Line.);
_____17. Location of any proposed or existing Driveway and its width at the Lot Line. (Any connection to an Alley must also be indicated);
_____18. All Improvements to Street system on-site and off-site;
_____19. Sidewalk plan or alternate plan for pedestrian ways, including access easements;
_____20. Measurement of curb radius and/or taper;
_____21. Names of legal ditches and streams on or adjacent to the site;
_____22. Location, dimensions, and type (e.g. ground, pole, wall) of all Signs on the site. Include separate elevations of proposed Sign Structures with all dimensions drawn to scale;
_____23. Location, size and species of all proposed and existing trees over six (6) inches in caliper at four and one-half (4 - 1/2) feet above Grade and all proposed and existing landscaping;
_____24. Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;
_____25. Building elevations, including Building materials and colors; and,
_____26. Any other information requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may waive or relax any of the Site Plan requirements listed above, as circumstances dictate.

FINDINGS OF FACT

Development Incentive for Alternate Parking Plan

Project Name:_____

Address:_____

Docket No:_____

The Director may approve such alternative parking plan upon finding that such parking layout:

1. Is appropriate to the site and its surroundings because:

2. Makes provision for small car Parking Areas, angled parking, one-way traffic patterns, handicapped parking or other feature appropriate for the use and setting because:

3. Is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:

PLAINFIELD PLAN COMMISSION

The Development Incentive is hereby Approved this ____ day of _____, 2____.

_____

Director