

3.2 Lots

A. Lot Arrangement

The *Lot* arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing *Improvement Location Permits* or building permits to build on all *Lots* in compliance with the Plainfield Zoning Ordinance, Building Code or other applicable local, state or federal regulations.

The design, character, *Grade*, location and orientation of all *Lots*, shall be appropriate for the uses proposed, and logically related to existing and proposed topography.

Every *Lot* shall have sufficient and adequate *Access* to a *Street* constructed, or to be constructed, in accordance with the provisions, standards and specifications of this Ordinance.

B. Block and Lot Numbering

Blocks shall be consecutively numbered or lettered in alphabetical order. The *Blocks* in numbered additions to Subdivisions bearing the same name shall be numbered and lettered consecutively throughout the several additions.

All *Lots* in each *Block* shall be consecutively numbered. *Out Lots* shall be lettered in alphabetical order. If *Blocks* are numbered or lettered, *Out Lots* shall be lettered in alphabetical order within each *Block*.

C. Lot Dimensions

Lot dimensions, including but not limited to, *Lot Width*, *Lot Depth* and *Lot Area*, shall comply with the minimum standards of the applicable zoning ordinance, zoning commitment, variance grant or Development Plan Approval.

Land reserved for any proposed *Street*, drainage pond, wetland or lands subject to periodic flooding shall not be counted in satisfying the Minimum Yard and Lot Area requirements of the Plainfield Zoning Ordinance.

In general, *Lots* shall be arranged so that:

1. *Side Lot Lines* are at right angles to *Street* lines (or radial to curving *Street* lines) unless a deviation from this rule will give a better *Street* or *Lot* plan;
2. Dimensions of *Corner Lots* shall be large enough to allow for the erection of buildings while observing the minimum required *Front Yard Setback* applicable on each *Street Frontage*; and,

3. Commercial or Industrial *Lots* shall be of adequate size and configuration to provide for off-street parking, off-street loading, *Bufferyards* and other applicable requirements of the Plainfield Zoning Ordinance.

D. Lot Orientation

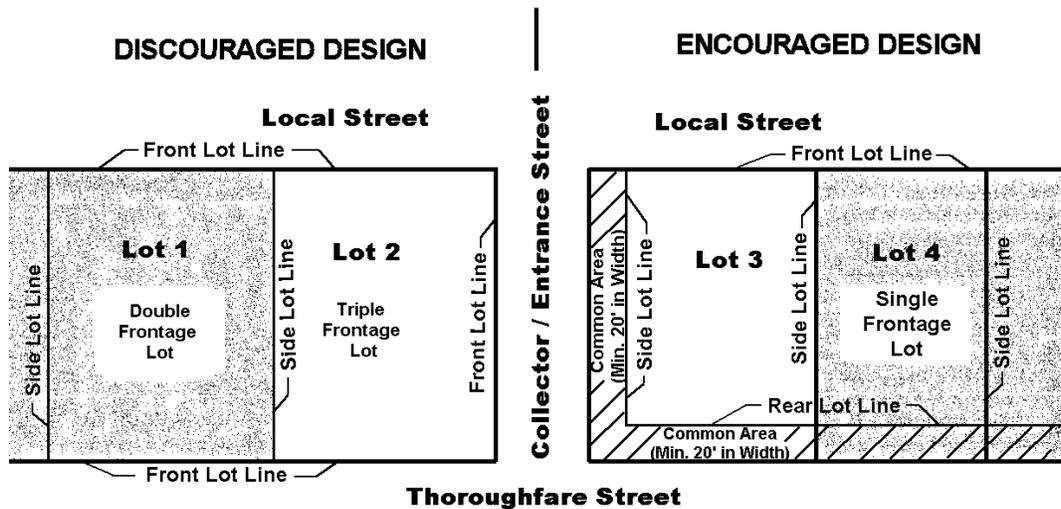
The *Lot Line* common to the *Street Right-of-way* line shall be the *Front Lot Line*. All *Lots* shall, whenever practical, face the *Front Lot Line*. Whenever feasible, *Lots* shall be arranged so that the *Rear Lot Lines* do not abut the *Side Lot Line* of an adjacent *Lot*.

E. Double Frontage Lots

Double Frontage Lots shall be avoided whenever practical. *Double Frontage Lots* may be acceptable when necessary to provide for the separation of a development and its related *Access* points from the traffic on a bordering *Primary* or *Secondary Street* or to overcome specific disadvantages of topography and orientation affecting the *Subdivision*.

F. Triple Frontage Lots

Triple frontage lots (i.e., those *Lots* which have *Frontage* on three (3) *Streets*) shall be prohibited in residential *Subdivisions* unless a waiver is granted by the *Plan Commission*.



Single, Double and Triple Frontage Lots

G. Lot Access

Lots shall not, in general, derive *Access* exclusively from a *Primary* or *Secondary Street*. Where a *Driveway* from a *Primary* or *Secondary Street* is determined to be necessary, the *Plan Commission* may require that such *Driveway* be developed as a common *Driveway* or *Frontage Street* in order to limit possible traffic hazards on the *Primary* or *Secondary Street*. Where possible, *Driveways* shall be designed and arranged so as to avoid requiring or encouraging vehicles to back into traffic on *Primary* or *Secondary Streets*.

Regulations governing the approval of new or modified *Access* to *Public Streets* shall be in accordance with Ordinance No. 18-97, "Access Permit Ordinance".

H. Lot Drainage

All *Lots* shall be laid out so as to provide positive drainage away from all *Buildings*, and individual *Lot* drainage shall be coordinated with the general storm water drainage pattern for the *Subdivision*. Drainage shall be designed so as to avoid the concentration of storm water runoff from a *Lot* onto adjacent *Lots*. Each *Lot* owner shall maintain the *Lot Grade*, as it relates to storm water drainage, in compliance with the approved construction plans.

I. Debris and Waste

No junk, rubbish, or other waste materials of any kind, whether natural (i.e., cut trees, debris or rocks) or construction related (i.e., concrete, or building materials) shall be buried in any land at any time, nor shall these materials be left or deposited on any *Lot* or *Street* at the time of the release of the *Maintenance Bond*. No items and materials described above shall be left or deposited in any area of the *Subdivision* at the time of dedication of public *Improvements*.

J. Soil Preservation, Final Grading and Lawn Preparation

No final *Certificate of Zoning Compliance* shall be issued until final grading and seeding or sodding has been completed for the entire *Lot* including the area between the *Street* curb and the sidewalk in accordance with approved construction plans, except those portions of the *Lot* covered by *Buildings*, *Parking Areas*, *Interior Access Drives* or other *Improvements* authorized by *Improvement Location Permit*, or where the *Grade* has not been changed and natural vegetation has not been damaged.

It is recommended that all lawn areas not provided with automatic irrigation systems should be seeded or sodded during the planting seasons of between March 15 and May 15, or between August 15 and September 30 of each year.

The *Director* may issue a temporary *Certificate of Zoning Compliance* between October 1 and March 15, or between May 15 and August 15 of each year

conditioned upon the completion of seeding or sodding during the next planting season.

K. Waterbodies and Watercourses

No part of the minimum *Lot Area* required under the applicable zoning ordinance, zoning commitment, variance grant or *Development Plan* approval may be satisfied by land that is under water. Where a watercourse separates the buildable area of the *Lot* from the *Street* by which it has *Access*, provisions shall be made for the installation of a culvert or other appropriate *Structure*, of a design approved by the *Town Engineer*. If a *Subdivision* contains an existing or to be developed waterbody, watercourse, or portion thereof, appropriate documentary assurances acceptable to the *Plan Commission* shall be provided for the maintenance of such waterbody or watercourse.

L. Fencing

The *Plan Commission* may, in its discretion, require the *Subdivider* to install fencing on or around such *Lot*, *Block*, common area or other portion of a proposed *Subdivision* in order to mitigate a potential hazard. Fencing so required shall be installed in accordance with standards required by the *Plan Commission* and approved by the *Town Engineer*.

M. Building Setback Lines

Minimum *Building Setback* lines shall be regulated by the *Setback* provisions of the Plainfield Zoning Ordinance applicable to the *Subdivision*. *Setbacks* in excess of such zoning ordinance standards may be platted, however, such excess *setback* requirements will not be enforced by the *Plan Commission* unless such excess *Setback* requirement is part of a zoning commitment, variance grant or *Development Plan* approval.

N. Lot Addressing

Addresses for all *Lots* within a *Subdivision* shall conform as closely as practical to the address grid pattern established for the Town of Plainfield. The east/west baseline grid shall be Vine Street. The north/south baseline grid shall be U.S. 40. Wherever possible, the grid pattern for new *Subdivisions* shall be laid out so as to reserve one (1) address number for each twenty (20) feet of *Frontage* of a *Lot*. Addresses shall conform to the nearest number which approximates the location of the proposed *Driveway*, *Building* or entrance doorway on a *Lot*. Numbers assigned to the west side of north/south *Streets* and the north side of east/west *Streets* shall be even numbers. Numbers assigned to east side of north/south *Streets* and the south side of east/west *Streets* shall be odd numbers.

Any areas within the planning jurisdiction of the Town of Plainfield but which falls under the Hendricks County address system, shall adapt the above guidelines to the address grid for Hendricks County.