

Are you thinking of purchasing a home in the Village of Plainfield?

The following information is what **you** should be asking the builder/developer as well as The Village of Plainfield to help you with your decision.

Did you know?

- That purchasing a **Corner Lot** means **GREATER** restrictions for the placement of fences, sheds, pools, decks, patios, detached garages, additions and any other accessory structure. Fences cannot extend any closer to the street than the existing residence.
- That when considering an **Interior lot** or a **Corner lot**, you should always ask to see the **“Plat of Survey”** for the location of Public Utility and Drainage Easements as well as Landscape Easements which create a **GREATER** restriction for the placement of fences, sheds, pools, decks, patios, detached garages and additions.
- That you should check the **“Plat of Survey”** to see how the home will be **placed** on the lot as well as the setbacks, which will affect the placement of accessory structures on the lot.
- Prospective homeowners should also inquire about possible landscape and grading requirements within the subdivision. This will determine the **“final”** exterior appearance and **“usable”** space on a property.
- That it is important to research the covenants of the subdivision where you are interested in purchasing a home.
- All new subdivisions as well as most established subdivisions have a Homeowner’s Association. Therefore, it is the **“new”** homeowner’s responsibility to check with the association and the Village of Plainfield as far as restrictions for accessory structures in their yard.
- Potential buyers should ask to view the **“Master Grading Plan”** for the subdivision, which will show the lay of the land (berms & easements).

All of these factors can make a difference in deciding what subdivision and lot to choose when buying a home. Ultimately, it is the **responsibility** of the **prospective homebuyer** to check with the **municipality and builder/developer** regarding **local ordinances and restrictions** for permits prior to purchasing a home in the Village of Plainfield.