

Village at Plank Road Primary Plat Project Narrative

SPC BCG Drinkard Holdings, LLC desires to make application to the Town of Plainfield for a Primary Plat of Area “C” of the 2022 approved primary plat. This submitted primary plat will remove a depicted north/south public road connecting to Bradford Road of the 2022 primary plat and split Area “C” into 2 parcels, C1 and C2. Below is a breakdown of each of the areas of this submitted primary plat.

Area A1

Area A1 for this submitted primary plat is unchanged from the 2022 primary plat.

Area A2

Area A2 for this submitted primary plat is unchanged from the 2022 primary plat.

Area C1

Area C1 removes the previously depicted north/south public road connecting to Bradford and is consistent with Final Development Plan as approved in December of 2025 which included 216 multi-family units on 13.5 acres.

Area C2

Area C2 removes the previously depicted north/south public road and will be the next phase of the overall project consisting of 216 multi-family units and a club house on 9.65 acres.

During the IRC meeting held March 5, 2026, staff mentioned 2 items of concern in reference to maintenance of the proposed ponds within the public right-of-way and the creek bifurcating Phase 1 and 2 of the apartments. The petitioner offers the following response:

Upon completion of the detention ponds located within the proposed public right-of-way (the “Detention Facilities”), the Applicant shall enter into a maintenance agreement with the Town and shall be responsible for the operation and maintenance of the Detention Facilities in accordance with applicable Town of Plainfield standards. Any future modifications, improvements, or changes to the Detention Facilities that would materially increase the operating, maintenance, or capital costs associated with the Detention Facilities shall be subject to coordination between the Town and the Applicant, or the Applicant’s successors.

The creek located along the north side of Phase 1 of the Project (the “Creek Corridor”) shall initially be maintained by Phase 1 of the Project. Upon commencement of Phase 2 of the Project, the owners of Phase 1 and Phase 2 shall enter into a shared maintenance agreement governing the ongoing maintenance and responsibility for the Creek Corridor.