



March 3, 2026

Development Services Group
Town of Plainfield
206 West Main Street
Plainfield, IN 46168

RE: *Dutch Bros-Plainfield*

Location: 1805 East Main Street, Plainfield, IN 46168

The proposed Dutch Bros-Plainfield development will consist of approximately 0.84 acres and is located in Guilford Township, situated at the southeast corner of US-40 and Elm Drive. The existing site consists of two commercial buildings that will be demolished as part of this project. The development will include the construction of a ±1,025 square-foot coffee shop, with associated infrastructure and utilities. The coffee shop will have parking and a drive-through. 15 parking spaces and 24 drive thru stacking spaces have been provided. This is sufficient parking based on other locations, and provides more parking than many existing Dutch Bros sites, specifically to accommodate mobile order pickup. Dutch Bros typically targets 15 parking spaces on their sites. 2 deliveries per week may be expected and all deliveries are to be night drop deliveries. The proposed site will utilize both existing full access drive locations on the east and west of the site and will close off existing access directly to US-40 along the site frontage. The site is currently zoned GC (General Commercial), with surrounding land uses comprised of General Commercial (GC) to the north, east, and west of the site, and single-family homes (zoned R4 – Medium Density Residential) to the south of the site. The site will not be rezoned.

Please contact me at (317) 405-7121 or Chad.Mayes@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Mayes".

Chad Mayes, P.E.
Project Manager