



COMMON FORMS

PROJECT CONTACT LISTING

APPLICANT

Name:	GH&G Florida LLC-Mark Gravley
Street Address:	P.O. Box 550709
City/Town:	Atlanta
State, ZIP:	Georgia 30355
Phone Number:	(727)492-8178
E-Mail:	mark@ghgdevelopment.com

OWNER

Name:	Hendrick Regional Hospital - Shane Sommers
Street Address:	1000 E Main St
City/Town:	Danville
State, ZIP:	Indiana 46122
Phone Number:	(317)745-3642
E-Mail:	shane.sommers@hendricks.org

ENGINEER

Name:	Banning Engineering, Inc.- Steve Brehob
Street Address:	853 Columbia Rd., Suite 101
City/Town:	Plainfield
State, ZIP:	Indiana 46168
Phone Number:	(317) 707-3708
E-Mail:	sbrehob@banning-eng.com

ARCHITECT

Name:	NOT SELECTED YET
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

ATTORNEY

Name:	Brian J. Tuohy
Street Address:	9294 N. Meridian Street
City/Town:	Indianapolis, IN 46260
State, ZIP:	Indiana 46260
Phone Number:	(317) 638-2400
E-Mail:	btuohy@tbmattorneys.com

OTHER

Name:	
Street Address:	
City/Town:	
State, ZIP:	
Phone Number:	
E-Mail:	

Of the persons above, is there a designated contact person?

☒	Applicant
☐	Engineer
☐	Attorney

☐	Owner
☐	Architect
☐	Other



COMMON FORMS

AUTHORIZATION FROM OWNER

The undersigned, Shane Sommers/Hendricks Regional Health, being the Owner of the property commonly known as 1042 W. Main Street, hereby authorizes GH + G Development to file a (check all that apply):

☒ Zone Map Change ☐ Development Plan ☐ Primary Plat ☐ Secondary Plat
☐ Vacation ☐ Variance ☐ Special Exception ☐ Administrative Appeal

This consent shall remain in effect:

☒ until revoked by a written statement filed with the Department of Development Services.
☐ until: _____

Signature

Printed

Title
(if applicable):

Date:

[Signature]
Shane Sommers
COO
9/9/2026

Signature

Printed

Title
(if applicable)

Date:

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: [Signature] Date: 9/9/2026

Printed Name & Title: GH + G FLORIDA, LLC
MARK GRAULBY - MANAGER

State of: Georgia)

County of: DeKalb) SS:

Subscribed and sworn to before me this 9th day of September, 2026

[Signature] , Joseph Gerl
Notary Public Signature Printed Name

Residing in DeKalb County My Commission expires 8/2/28



PROJECT NARRATIVE

US Highway 40 & Saratoga Parkway, Plainfield, Indiana

September 9, 2026

Project Team

Applicant: GH&G Florida LLC – Mark Gravley, P.O. Box 550709, Atlanta, GA 30355 – (727) 492-8178 – mark@ghgdevelopment.com

Owner: Hendricks County Hospital (HRH Real Estate Holding Co., an Indiana nonprofit corporation) – Shane Sommers, 1000 E Main St, Danville, IN 46122 – (317) 745-3642 – shane.sommers@hendricks.org

Engineer: Banning Engineering, Inc. – Steve Brehob, 853 Columbia Rd., Suite 101, Plainfield, IN 46168 – (317) 707-3708 – sbrehob@banning-eng.com

Attorney: [Not yet selected]

Architect: [Not yet selected]

Overview

GH&G Florida LLC (“Applicant”), on behalf of property owner Hendricks County Hospital, is petitioning the Town of Plainfield for a Zone Map Change to rezone an 8.913-acre vacant parcel located at the northwest corner of US Highway 40 and Saratoga Parkway from GC (General Commercial) to AC (Automotive Commercial). The rezoning would allow the site to be developed with a fuel center/convenience store, with two additional outparcels shown conceptually for future commercial development – uses consistent with the automotive-oriented commercial character already established along this US 40 corridor.

The AC district permits fuel centers, which the current GC district does not accommodate as proposed; the Applicant is not seeking, and the AC district does not permit, truck stop uses. The Applicant requests the entire 8.913-acre site be rezoned to AC to allow for a unified, cohesively designed commercial development.

At this time, Sheetz is the only confirmed user for the site. The quick-service restaurant and medical/office buildings shown on the conceptual site plan are illustrative only, depicting a reasonable and compatible future development scenario for the remaining two outparcels; no tenants have been identified for these parcels, and they will be developed independently as future users are secured.

Property Description (Where)

Parcel Number: 32-10-33-200-034.000-012 (Local #21-1-33-51E 200-034)

Legal Description: PT SE NE 33-15N-1E, 8.913 acres

Location: Northwest corner of US Highway 40 and Saratoga Parkway, Plainfield, Indiana 46168

Township / County: Guilford Township, Hendricks County

Taxing District: 012 – Plainfield Town

Current Zoning: GC – General Commercial

Requested Zoning: AC – Automotive Commercial

Existing Condition: Vacant, wooded land; no existing structures

The site is bounded to the north by Concord Road, existing multi-family residential development, and St. Stephens Church; to the east by Saratoga Parkway and an existing CVS Pharmacy; to the south by US Route 40; and to the west by existing multi-family residential development. An existing ingress/egress easement and a 50-foot access and utility easement traverse the property, connecting to Saratoga Parkway and the adjacent CVS site.

Existing Surrounding Uses: A gas station, drive-through coffee shop, Town of Plainfield Police Department, retail sales, restaurant, bank, grocery store, used car sales, fire station, self-storage, church, apartments, and the Plainfield Correctional Facility are all nearby neighbors to the subject property.

Proposed Use (What)

The conceptual site plan depicts three commercial buildings totaling approximately 13,139 square feet:

- Commercial Convenience (Sheetz fuel center/convenience store) – approximately 6,139 SF, operating 24 hours a day – the sole confirmed user for the site; the Sheetz building will include a drive-up pick-up window
- Quick-Service Restaurant (QSR) – approximately 3,500 SF – shown for illustrative purposes as a possible future use
- Medical/Office building – approximately 3,500 SF – shown for illustrative purposes as a possible future use

The Sheetz fuel center and convenience store will front US Highway 40 nearest the Saratoga Parkway intersection, with the two illustrative outparcels situated to the west along the US 40 frontage. This mix of uses is consistent with the automotive-commercial character of the surrounding corridor, which already includes a CVS Pharmacy and other commercial development at this intersection.

In order to maintain compatibility with the surrounding area and to address the intensity of uses otherwise permitted within the AC district, the Applicant agrees to prohibit the following uses on the subject property:

- Tool/equipment rental (without outdoor display or storage)
- Vehicle sales
- Farmers market
- Parking garage
- Roadside food sales stand
- Self-storage (mini-) warehouse

Hours of Operation

The Sheetz fuel center and convenience store is proposed to operate 24 hours a day, consistent with standard operations for this use type. Hours of operation for the QSR and medical/office tenants have not yet been finalized and will be confirmed as those tenants are secured. [To be confirmed.]

Site Design and Building Orientation

The conceptual site plan orients all proposed buildings in a street-forward configuration, pulling the buildings closer to the US Highway 40 and Saratoga Parkway frontages and placing parking areas to the rear and sides of the buildings, off the street frontage. This layout strengthens the streetscape presence of the development, improves pedestrian visibility and access from the public right-of-way, and is consistent with the Town's preference for building-forward commercial design along its primary corridors.

Site Access and Circulation (How)

Vehicular access to the site is proposed via two connections to US Highway 40, shown on the conceptual site plan, supplemented by the existing ingress/egress easement and a 50-foot access and utility easement that ties the site into the shared drive network serving the adjacent Saratoga Parkway/CVS Pharmacy development. This shared-access approach limits the number of new curb cuts along US 40 and promotes coordinated circulation among the commercial parcels at this intersection.

In addition, the Applicant is utilizing an existing easement with St. Stephens Church to provide a secondary access drive connecting the site to Concord Road to the north. This connection provides an additional point of ingress/egress and improves overall site circulation and emergency access. [Final access configuration, turn-lane requirements, and any traffic impact study findings to be confirmed with the Town Engineer.]

Parking

Parking will be provided on-site for each of the three buildings in accordance with the Town of Plainfield's zoning ordinance requirements for the proposed uses. [Required and provided parking counts to be confirmed once finalized by the project engineer.]

Grading and Drainage

The conceptual site plan includes preliminary stormwater management ponds serving all three potential parcels as well as the new access drive connecting to Concord Road. These pond locations and sizing are preliminary in nature and are anticipated to be refined as the development plans progress and final drainage requirements are established with the Town Engineer. [Final stormwater design, detention/retention sizing, and outfall details to be confirmed with the civil engineering plans.]

Landscaping and Signage

Landscaping and buffering will be provided along the site perimeter and parking areas in accordance with Town of Plainfield standards, with particular attention to buffering the adjacent residential development to the north and west. Site and building signage will be designed to comply with the Town's sign ordinance and will be submitted for review as part of the development plan process. [Details to be finalized.]

Relationship to Adjacent Uses

The proposed automotive-commercial uses are consistent with the existing commercial development pattern along the US Highway 40 and Saratoga Parkway corridor, including the adjacent CVS Pharmacy. The site plan concentrates the highest-intensity use (the fuel center/convenience store) nearest the signalized Saratoga Parkway intersection, while orienting circulation and buffering to minimize impacts on the neighboring residential communities to the north and west.

The building-forward site orientation, with stormwater drainage facilities located to the rear of the buildings, was intentionally selected to help create as much spacing and buffer as possible between the proposed commercial uses and the adjacent residential and institutional uses to the north and west. Positioning the buildings toward the street frontage and pushing the parking and drainage improvements to the interior of the site increases the separation between the commercial development and neighboring properties.

Requested Approvals

The Applicant respectfully requests approval of a Zone Map Change to rezone the entire 8.913-acre subject property from GC (General Commercial) to AC (Automotive Commercial), consistent with the Owner's executed Authorization from Owner form filed concurrently with this application. No variances, waivers, or special exceptions are requested at this time. [To be confirmed as the development plan is finalized.]

Closing

The Applicant appreciates the opportunity to submit this rezoning petition to the Town of Plainfield and looks forward to working with Town staff through the review process. Please contact the undersigned with any questions regarding this Project Narrative.

Respectfully submitted,

GH&G Florida LLC

Mark Gravley

PROJECT LOCATION MAP



EXHIBIT "A"

Legal Description

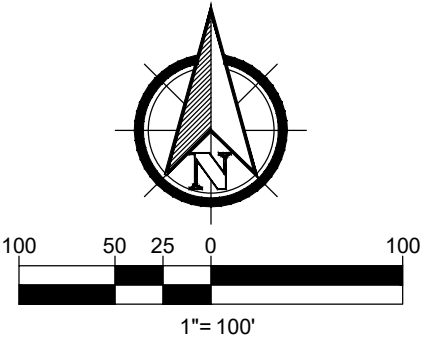
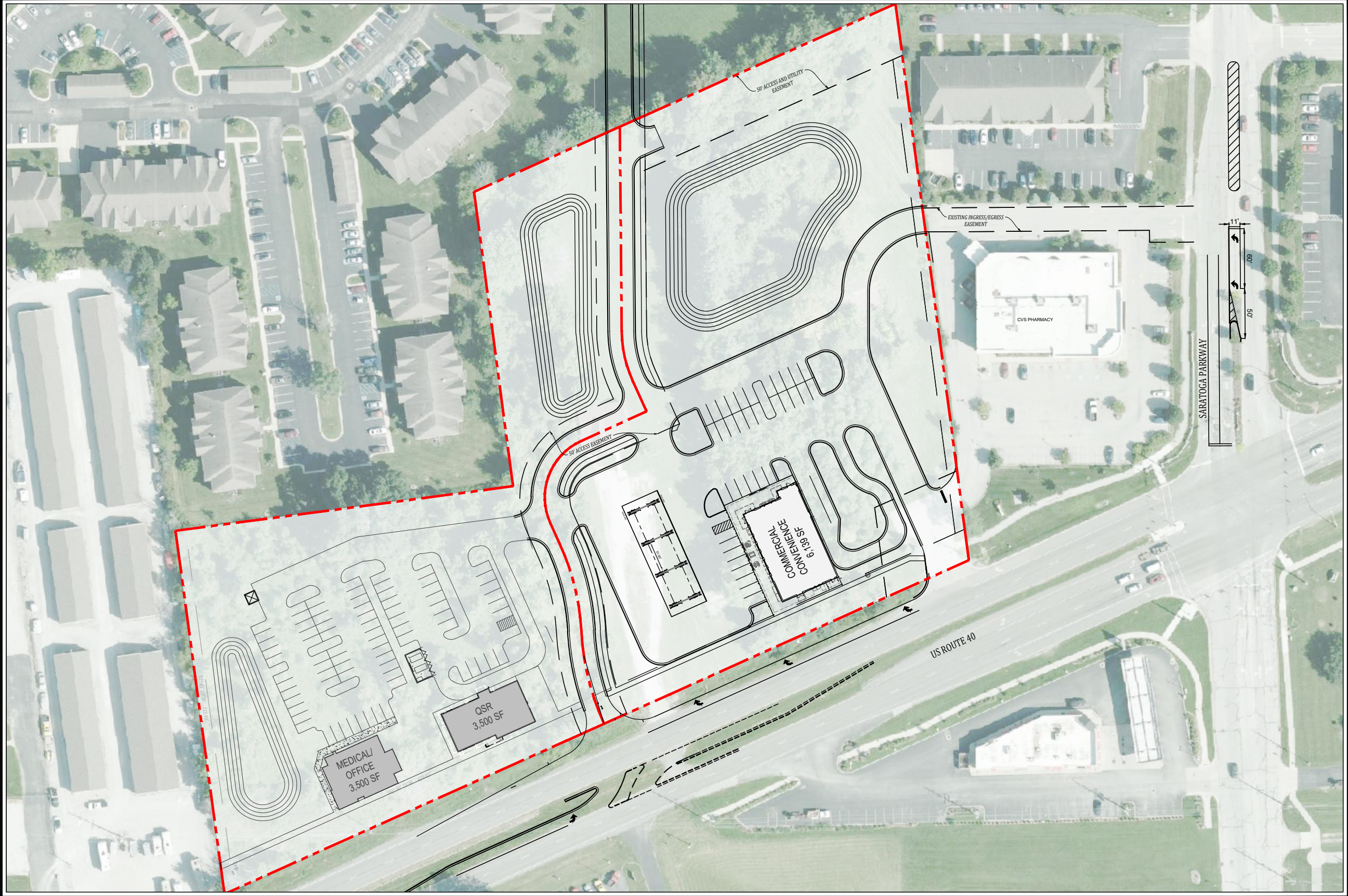
PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, BEING THAT 8.913 ACRE TRACT OF LAND SHOWN ON THE PLAT OF AN ALTA / NSPS LAND TITLE SURVEY OF SAID TRACT CERTIFIED BY JONATHAN D. POLSON, PS

#LS21500011 AS BANNING ENGINEERING PROJECT NUMBER 21309 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, IDENTIFIED BY A 5/8 INCH REBAR WITH ALUMINUM HENDRICKS COUNTY CAP; THENCE SOUTH 88 DEGREES 22 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 855.41 FEET TO THE CENTERLINE OF THE WEST BOUND LANE OF US HIGHWAY 40 ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 65 DEGREES 50 MINUTES 19 SECONDS WEST ALONG SAID CENTERLINE 200.96 FEET TO THE SOUTHEAST CORNER OF THE LAND OF HINES SELF STORAGE, LLC RECORDED AS INSTRUMENT NUMBER 200917231 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY; THENCE NORTH 07 DEGREES 41 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF THE SAID LAND OF HINES SELF STORAGE, LLC 408.97 FEET TO THE SOUTH WEST CORNER OF THE LAND OF SARATOGA CROSSING APARTMENTS OWNER, LLC RECORDED AS INSTRUMENT NUMBER 202002868 IN SAID COUNTY RECORDS; THENCE NORTH 82 DEGREES 28 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND OF SARATOGA CROSSING APARTMENTS OWNER, LLC ALSO BEING ALONG THE SOUTH LINE OF SARATOGA CROSSING APARTMENTS PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 200300039594 IN SAID COUNTY RECORDS 341.07 FEET TO THE SOUTHEASTERLY CORNER OF SAID SARATOGA CROSSING APARTMENTS PLAT (THE FOLLOWING TWO (2) CALL ARE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID SARATOGA CROSSING APARTMENTS PLAT, A PORTION OF CALL TWO (2) IS ALSO ALONG THE SOUTH LINE OF ST. STEPHEN'S LUTHERAN CHURCH PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 199809384 IN SAID COUNTY RECORDS); 1) THENCE NORTH 07 DEGREES 31 MINUTES 43 SECONDS WEST 297.58 FEET; 2) THENCE NORTH 65 DEGREES 50 MINUTES 19 SECONDS EAST 228.96 FEET; THENCE NORTH 66 DEGREES 03 MINUTES 23 SECONDS EAST 239.61 FEET TO A ONE INCH IRON PIPE; THENCE SOUTH 06 DEGREES 55 MINUTES 36 SECONDS EAST 564.11 FEET TO THE SOUTHWEST COMER OF SARATOGA COMMERCIAL LOT THREE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 200600023270 IN SAID COUNTY RECORDS, ALSO BEING THE NORTH RIGHT OF WAY LINE OF US HIGHWAY 40; THENCE SOUTH 65 DEGREES 50 MINUTES 19 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE 87.16 FEET; THENCE SOUTH 07 DEGREES 34 MINUTES 40 SECONDS EAST 41.74 FEET TO CENTERLINE OF SAID WEST BOUND LANE OF US 40; THENCE SOUTH 65 DEGREES 50 MINUTES 19 SECONDS WEST ALONG SAID CENTERLINE 529.34 FEET TO THE POINT OF BEGINNING, CONTAINING 8.913 ACRES, MORE OR LESS.

Parcel No.: 32-10-33-200-034.000-012



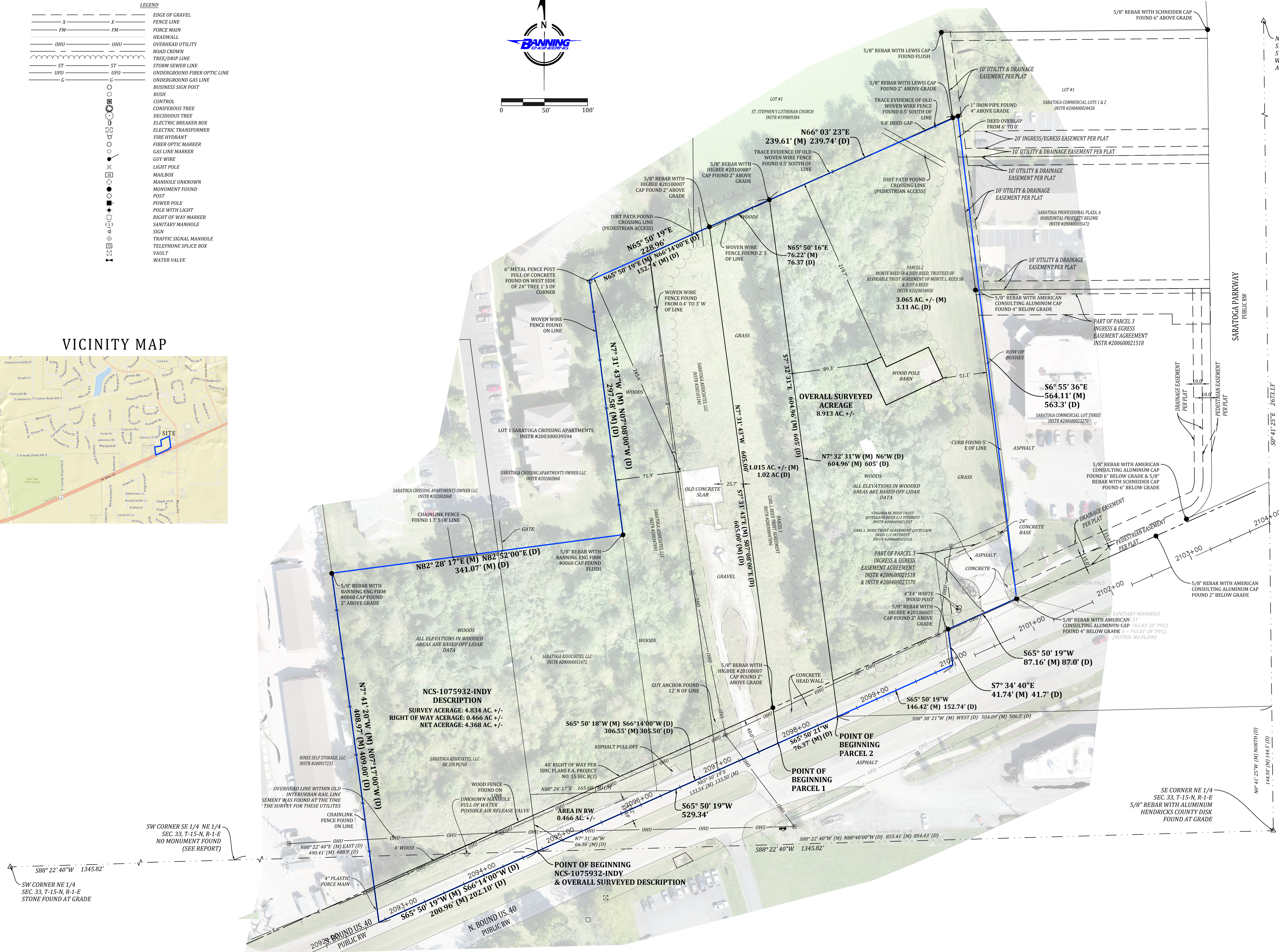
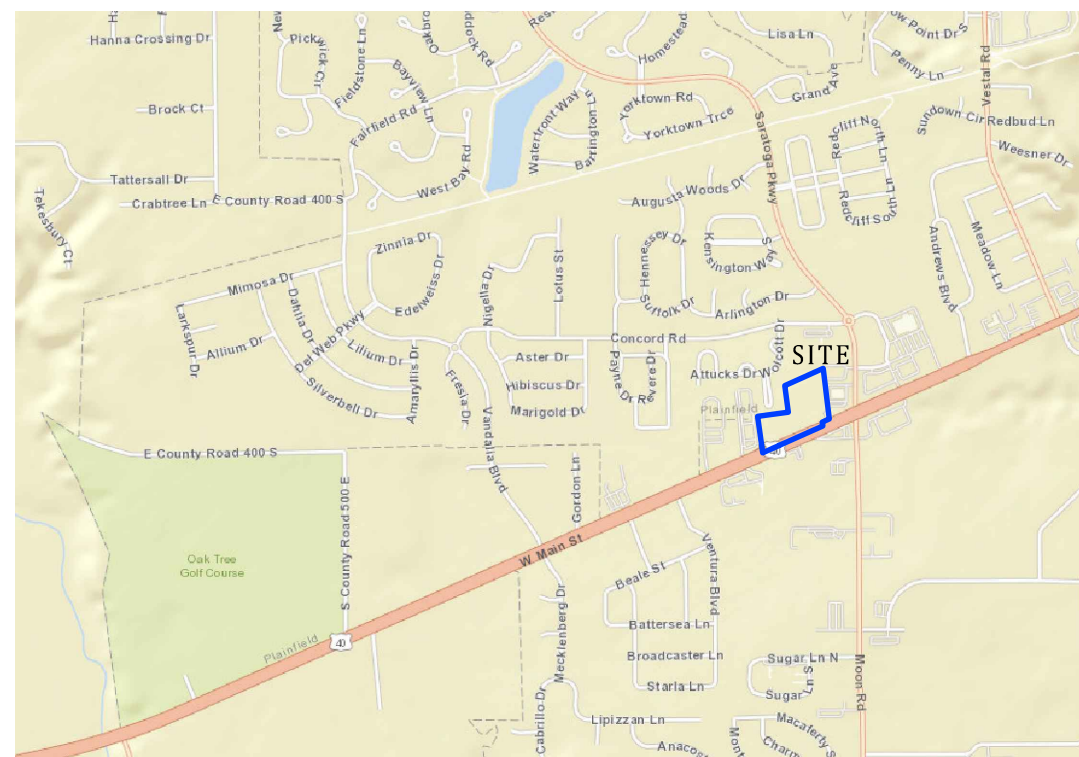
CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN
US HWY 40 & SARATOGA PKWY
PLAINFIELD, INDIANA

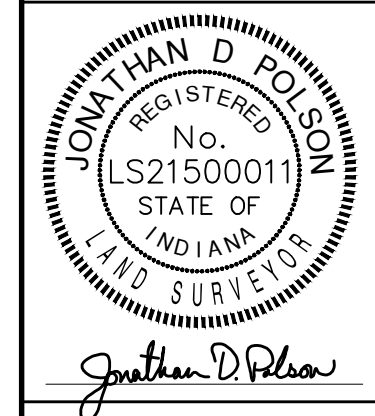


VICINITY MAP



Grows:		Sym.	Revisions	Date
GL/EM	1		REVISED TITLE COMMITMENT	11/30/21
Drawn: PS	2		REVISED TITLE COMMITMENT	5/25/22
Checked:				
Scale:	BR			
	1"=50'			
Date:	9-21-21			

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: HENDRICKS REGIONAL HEALTH
PART OF SE & NE 1/4, SEC 33-T15N-R1E
PLAINFIELD, INDIANA



BANNING
ENGINEERING

653 COLUMBIA ROAD, SUITE #101
PLAINFIELD, NJ 08668

BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No:	21309
Sheet No:	

5/25/2022 12:40 PM P:\2021\21309\Survey\DWG\21309ALTA.dwg

The vertical datum for this project was based upon North American Vertical Datum of 1988 (NAVD 88) and was established by an OPUS solution on control point #1. Differential leveling was performed on the survey control points.

TBM #1
BENCHMARK SET 3 FOOT ABOVE GRADE IN POWER POLE, APPROXIMATELY 400 FEET SOUTH WEST OF SARATOGA PARKWAY AND US 40, APPROXIMATELY 15 FEET NORTH OF US 40 ON WEST SIDE OF ACCESS DRIVE.
ELEVATION = 778.77' (NAVD 88)

NOTES:

Per 865 IAC 1-12-12 this drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

The horizontal data shown on this exhibit is based upon standard radial survey techniques and by global positioning equipment, utilizing the VRS Network, a real-time kinematic (RTK) correction service over the internet. The coordinate values shown are in Indiana State Plane Coordinate System (West) Zone on the 1983 North American Datum.

All bearings, distances and coordinates are referenced to the Indiana State Plane (West) Zone (NAD 83) Coordinate System unless otherwise noted. The Combined Scale Factor for this project is 1.000000. Distances shown hereon are GRID distances.

The topographic information shown hereon was obtained in the field during September 20th 2021. The topographic data was gathered using a robotic total station and data collector applying standard radial surveying techniques and by global positioning equipment, OPUS position on Control Point #1

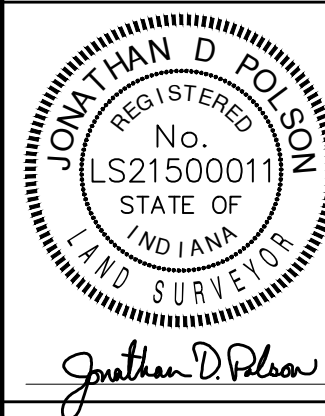
Elevations on hard surfaces or structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.10 feet. The contours shown hereon were plotted based upon interpolation of spot elevations and other topographic information and are accurate to within one half of a contour interval.

This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

LEGEND	
---	EDGE OF GRAVEL
X---	FENCE LINE
FM---	FORCE MAIN
---	HEADWALL
OHU---	OVERHEAD UTILITY
---	ROAD CROWN
---	TREE/DRIP LINE
ST---	STORM SEWER LINE
UFO---	UNDERGROUND FIBER OPTIC LINE
G---	UNDERGROUND GAS LINE
---	BUSINESS SIGN POST
---	BUSH
---	CONTROL
---	CONIFEROUS TREE
---	DECIDUOUS TREE
---	ELECTRIC BREAKER BOX
---	ELECTRIC TRANSFORMER
---	FIRE HYDRANT
---	FIBER OPTIC MARKER
---	GAS LINE MARKER
---	GUY WIRE
---	LIGHT POLE
---	MAILBOX
---	MANHOLE UNKNOWN
---	MONUMENT FOUND
---	POST
---	POWER POLE
---	POLE WITH LIGHT
---	RIGHT OF WAY MARKER
---	SANITARY MANHOLE
---	SIGN
---	TRAFFIC SIGNAL MANHOLE
---	TELEPHONE SPICE BOX
---	VAULT
---	WATER VALVE



ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: HENDRICKS REGIONAL HEALTH
PART OF SE & NE 1/4, SEC 33-T15N-R1E
PLAINFIELD, INDIANA



BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21309
Sheet No:

ownerName	ownerAddr	ownerCity	ownerState	ownerZip
ATTIC SELFSTOR LLC	791 S COUNTY ROAD 100 E	Greencastle	IN	46135
CLF Properties LLC	5810 SPRINGER LN	Plainfield	IN	46168
FISH PROPERTIES LLC	1617 STAFFORD RD	Plainfield	IN	46168
Gilley Kathleen R	Po Box 813	Plainfield	IN	46168
HENDRICKS COUNTY REAL ESTATE INVESTMENT LLC	1155 E 54TH ST	Indianapolis	IN	46220
HINES SELF STORAGE LLC	C/O KYLE HINES 5812 E US HWY 40	Plainfield	IN	46168
MBL REALTY COMPANY LLC	4620 S COURTY RD 600 E	PLAINFIELD	IN	46168
MERIDIAN HISTORICAL PROPERTIES LLC	1919 E WARICK RD	Martinsville	IN	46151
Paddock At Saratoga Homeowner's Association Inc (the)	11711 N COLLEGE AVE STE 100	Carmel	IN	46032
Plainfield Congregation of Jehovah's Witnesses	4566 S COUNTY ROAD 600 E	Plainfield	IN	46168
PLAINFIELD OIL INC	1237 AMERICAN AVE Ste 103	Plainfield	IN	46168
Plainfield Town Of	206 W MAIN ST	Plainfield	IN	46168
Saratoga Associates Llc	320 N MERIDIAN ST Ste 700	Indianapolis	IN	46204
SARATOGA CROSSING APARTMENTS OWNER LLC	535 MADISON AVE 19TH FL	New York	NY	10002
SARATOGA SHOPS LLC	PO Box 29319	INDIANAPOLIS	IN	46229
SCP 2007-C27-042 LLC	1 CVS DR # 5067-01	Woonsocket	RI	2895
St Stephens Evangelica Lutheran Church Inc	1001 CONCORD RD	Plainfield	IN	46168
SULLIVAN SHIRLEY L	5175 E COUNTY ROAD 350 S	Plainfield	IN	46168

TOWN OF PLAINFIELD CHECK POINT AGENCY LIST

A copy of a plan or other information sufficient to alert the following agencies as to the nature of the proposed development shall be mailed to the appropriate agencies prior to filing a petition with the Town of Plainfield.

TOWN OF PLAINFIELD - PROTECTIVE SERVICES

Plainfield Police Department
Chief Jared McKee
1075 W. Main Street
Plainfield, IN 46168
(317) 838-3562

Hendricks County Communications Center
Steven Cook
4010 Clarks Creek Road
Plainfield, IN 46168
(317) 839-8700

Plainfield Fire Territory
Wade Stevens, Division Chief
wstevens@plainfieldfire.com

HENDRICKS COUNTY

**Hendricks County
Drainage Board**
Dave Gaston, Surveyor
Hendricks Co. Govt. Center
355 S. Washington St.
Suite 214
P.O. Box 43
Danville, IN 46122
(317) 745-9237

**Hendricks County
Health Department**
Julie Haas, Director
Hendricks Co. Govt. Center
355 S. Washington St.
Suite 210
Danville, IN 46122
(317) 745-9217

**Hendricks County
Engineer**
John Ayres
Hendricks Co. Govt. Center
355 S. Washington St.
Suite 209
P.O. Box 51
Danville, IN 46122
(317) 745-9236

**Soil and Water
Conservation District**
Brianna Ollier
195 Meadow Drive, Suite 2
Danville, IN 46122
(317) 745-2555 x 3

UTILITIES (TELEPHONE, NATURAL GAS, CATV)

Telephone
Michael Carter
AT&T
240 N. Meridian Street
Indianapolis, IN 46204-1915
(317) 722-2299

Natural Gas
Mr. Gerry Jones
Vectren
1630 N. Meridian
Indianapolis, IN 46202
(317) 718-3604

Cable (send to affected utility)
Comcast
Gary Gray
5330 E. 65th Street
Indianapolis, IN 46220
(317) 275-6351

Brighthouse Networks
Construction Department
3030 Roosevelt Avenue
Indianapolis, IN 46218
(317) 972-9700

UTILITIES (ELECTRIC)

**Duke Energy
(Send to all parts)**
Brian Bantly
5055 E. Main Street
Avon, IN 46123
(317) 745-1006

Thomas Ordway
T&D Forester,
Vegetation
Management Midwest
100 Mill Creek Road
Noblesville, IN 46060
(317) 776-5354

Ryan Daugherty
Asset Protection
Associate
WF500 / 2727 Central
Ave.
Columbus, IN 47201
(812) 375-2021

**Hendricks Power
Cooperative**
Steve Knotts
86 North CR 500 E.
Avon, IN 46123
(317) 745-5473

**Indianapolis Power
& Light**
Ron Morris
1230 W. Morris St.
Indianapolis, IN 46221
(317) 261-5261

UTILITIES (WATER, SEWER, STORM)

Plainfield Public Works
(Water, Sewer, Storm)
Jason Castetter, Superint.
c/o Shannon Swan
986 S. Center Street
Plainfield, IN 46168
(317) 839-3490

Citizens Energy Group
(Water)
Stanley Graves
1220 Waterway Blvd.
Indianapolis, IN 46202
(317) 635-3711

PROJECTS LOCATED ON PROPERTY ABUTTING US 40/MAIN STREET

Indiana National Road Association
Executive Director
P.O. Box 284
Cambridge City, IN 47327
(317) 822-7939

SCHOOL CORPORATION (BY TOWNSHIP)

(Guilford Township)
Plainfield Community
Scott Olinger, Superintendent
985 Longfellow Drive
Plainfield, IN 46168
(317) 839-2578

(Washington Township)
Avon Community
Dr. Maggie Hoernemann, Superintendent
7203 E. US Highway 36
Avon, IN 46168
(317) 544-6000

(Liberty Township)
Mill Creek
Dr. Patrick Spray, Superintendent
6631 S. County Rd. 200 W
Clayton, IN 46118
(317) 539-9200



853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/26

JOB NO: 26228

TO: Jared McKee
Town of Plainfield Public Safety
206 West Main Street
Plainfield, IN 46168

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

- 1) Project Location Map and Conceptual Plan
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

COMMENTS:

Per the Town of Plainfield notification requirements, we are sending a copy of the proposed site plan and zoning amendment for the above referenced property to permit a neighborhood market and fuel center.

Sincerely,
Steve Brehob
VP Development Services

Please call (317) 707 3700 with any questions pertaining to this transmittal.
Thank you

Over 30 Years of Making Your Project Our Priority



853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Scott Olinger
Plainfield Community Schools
985 Longfellow Drive
Plainfield, IN. 46168

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

- 1) Project Location Map and Conceptual Plan
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- 3) _____
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- 6) _____

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853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Dave Gaston, Surveyor
Hendricks County Drainage Board
Hendricks County Government Center
355 South Washington Street
Danville, IN 46122

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

- 1) Project Location Map and Conceptual Plan
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____

COMMENTS:

Per the Town of Plainfield notification requirements, we are sending a copy of the proposed site plan and zoning amendment for the above referenced property to permit a neighborhood market and fuel center.

Sincerely,
Steve Brehob
VP Development Services

Please call (317) 707 3700 with any questions pertaining to this transmittal.
Thank you.



853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Julie Haas, Director
Hendricks County Health Department
Hendricks County Government Center
355 S Washington St.
Danville, IN 46122

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: John Ayers
Hendricks County Engineer
Hendricks County Government Center
355 South Washington Street
Danville, IN 46122

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Brianna Ollier
Soil and Water Conservation Board
195 Meadow Drive
Danville, IN 46122

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Jason Castetter, Superintendent
c/o Shannon Swan
Plainfield Department of Public Works
986 South Center Street
Plainfield, IN 46168

☒ **MAIL** ☐ **FEDEX** ☐ **PICK UP** **DELIVERED BY:** _____
☐ **CERTIFIED**

PROJECT: 1042 W Main Street – Zoning Amendment

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Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: AT & T
240 North Meridian Street
Indianapolis, IN 46204-1915

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

- 1) Project Location Map and Conceptual Plan
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Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Vectren
1630 North Meridian Street
Indianapolis, IN 46202

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

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Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Comcast
5330 East 65th. Street
Indianapolis, IN 46220

☒ **MAIL** ☐ **FEDEX** ☐ **PICK UP** **DELIVERED BY:** _____
☐ **CERTIFIED**

PROJECT: 1042 W Main Street – Zoning Amendment

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Brighthouse Networks Construction Dept.
3030 Roosevelt Avenue
Indianapolis, IN 46218

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

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Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Jason Stewart
Hendricks Power Cooperative
86 North CR 500 East
Avon, IN 46123

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Hendricks County Communication Center
Steven Cook
4010 Clarks Creek Road
Plainfield, IN. 46168

☒ MAIL ☐ FEDEX ☐ PICK UP DELIVERED BY: _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

SUBMITTED:

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Plainfield Fire Territory
Wade Stevens
510 Moon Road
Plainfield, IN. 46168

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

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Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Duke Energy
Brian Brantly
5055 E. Main Street
Avon, IN. 46123

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Duke Energy
Thomas Ordway
T&D Forester
Vegetation Management Midwest
100 Mill Creek Road
Noblesville, IN. 46060

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

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Over 30 Years of Making Your Project Our Priority



853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Duke Energy
Ryan Daugherty
WF500 / 2727 Central Avenue
Columbus, IN. 47201

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Citizens Energy Group
(Water)
Stanley Graves
1220 Waterway Blvd.
Indianapolis, IN. 46202

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Indiana National Road Association
Executive Director
PO Box 284
Cambridge City, IN. 47327

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

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DELIVERY TRANSMITTAL

DATE: 9/10/2026

JOB NO: 26228

TO: Indianapolis Power and Light
Ron Morris
1230 W. Morris Street
Indianapolis, IN. 46221

☒ MAIL ☐ FEDEX ☐ PICK UP **DELIVERED BY:** _____
☐ CERTIFIED

PROJECT: 1042 W Main Street – Zoning Amendment

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