



HIGH PERFORMANCE. VALUE. TRUST.

May 2nd, 2023

**Town Of Plainfield
206 W. Main Street
Plainfield,
Indiana 46168**

**Attention: Eric Berg, AICP
Senior Planner**

**Re: 8661 E County Road 550s., Plainfield,
IN 46168 - Proposed Dubak Facility
Project Narrative**

Overview

As a Representative on behalf of 408 E. Cossitt LLC, I am happy to provide the Town Of Plainfield with a proposal to re-zone and develop three adjacent parcels located at the southwest corner of Cambridge Way and Reeves Road. The Proposed Development is seeking an I-2 Zoning to construct a 26,174 SF warehouse/ office space to serve as the new regional office and training facility for Dubak Electrical Group.

Damon N. Jones Revocable Trust and Derek D. Jones as the owners of the property have executed a purchase agreement with 408 E Cossitt LLC contingent on obtaining I-2 Zoning and approval for the proposed development.

Existing Conditions

The project area consists of three adjacent parcels located at the southeast corner of Cambridge Way and Reeves Road. The three parcels consist of predominantly open space, with one single-family residence located on the easternmost parcel. It is assumed that this residence has typical single-family utilities, including gas and electric.

Existing vehicular access points include two driveways on the north side of the site along Reeves Rd. There is also an existing sidewalk near the southwest and northeast corners of the site. It can be assumed that this sidewalk will need to be continued along ROW Cambridge Way and Reeves Road ROW for any proposed development on the subject parcel.

Adjacent Uses

The adjacent property zones include: REL (Religious Use) to the west, GC (General Commercial) to the south, I-1 (Research/Office Industrial) to the north, and I-2 (Office/Warehouse/Distribution Industrial) to the east.



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Access

Proposed passenger vehicle site access routes include two 24-foot-wide drive entrances from Reeves Road, on the north area of the site. These are intended for accessing the east and west lots adjacent to the proposed building. A separate truck entrance, designed for a WB-67, is proposed to the west along Cambridge Way to allow for dock access to the proposed building.

Stormwater Management

As the site naturally slopes to the north/northwest, proposed drainage basins are included on the north of the site in order to provide the required detention per the Hendricks County Stormwater Management Ordinance. From preliminary calculations, we believe the proposed basins can contain the required detention above ground and avoid underground detention measures. If needed, oversized pipes can be utilized in conjunction with the basins, as opposed to an underground precast concrete vault.

Development Schedule

This project will be built in a single phase starting as soon as possible.

Closing

Our team is excited to work with village staff to bring our project and Dubak Electrical Group to the Town Of Plainfield.

Please contact me for any additional information or with any comments or concerns you may have regarding this Project Narrative.

Respectfully Submitted,

Niko Harvel

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Project Manager

IMX Group LLC