

**Project Narrative**  
**June 2, 2026**  
**Plainfield Innovation Park – Building V**

Project Description

Rock Creek Partners, LLC, the Petitioner, proposes the development and construction of Plainfield Innovation Park Building V, an approximately 543,000 SF distribution center located on approximately 87.3 acres along CR E 600 S in Plainfield, IN as depicted on the Area Map.

The lot for this development will include parcels 32-16-05-300-010.000-012, 32-16-05-300-002.000-012, and part of parcel 32-16-05-300-006.000-012 as depicted on the Primary Plat submission. All parcels are owned by the Petitioner and are zoned I-2: Office/Warehouse Distribution.

Proposed Use

The building will be used for the receiving, assembly, and distribution of the tenant's product. Office space and a cafeteria will be located in the southwest corner of the building.

Potential future expansion of the building, planned at approximately 493,000 SF, would include additional shipping and receiving space as well as an automatic storage and retrieval system. See Overall Site Plan for potential future expansion.

Access

Access to the site will be from the AmeriPLEX Parkway/I-70 interchange via AmeriPLEX Parkway to Stansted Road to Orly Road to CR E 600 S as depicted on the Area Map. In 2025, the Town of Plainfield completed improvements to CR E 600 S, including the widening of the road, bridge replacement over the East Fork of White Lick Creek, and an asphalt walking pedestrian path.

On-site Circulation

There are two proposed curb cuts on CR E 600 S as depicted on the Overall Site Plan. The eastern curb cut will be the primary ingress/egress point for semi-trucks serving the facility. The western curb cut will be the primary ingress/egress point for employees and visitors as well as a secondary ingress/egress point for semi-trucks. Fencing is proposed around the truck courts and will comply with Town requirements.

Building & Site Design

The building exterior will utilize a combination of architectural metal panels, glass, painted precast concrete with formliner, and painted precast concrete. Per the exterior elevations submitted for the Design Review Committee, all elevations are characterized as Primary Façades with all elevations exceeding the 450 minimum façade points required for Primary Façades.

The main office entrance will be at the southwest corner of the building. A secondary entrance for warehouse employees will be located at approximately the midpoint of the west elevation. Shipping/Receiving office entries will be located at the northeast and southeast corners of the building.

Loading docks will be located on the north and south elevations of the building. An approximately 15' tall landscaped berm is proposed along the north property line to reasonably obscure views of the loading docks from I-70. Landscaping is proposed along the CR E 600 S right of way to reasonably obscure views of the loading docks from CR E 600 S.

265 total auto parking spaces are proposed on the west end of the building. 244 spaces are standard spaces, 6 spaces are ADA accessible, and 10 spaces are for EV vehicles. An additional 242 auto parking spaces will be land banked for future use as shown on the Overall Site Plan. 30 trailer parking spaces are proposed with future trailer parking as shown on the Overall Site Plan.

A sidewalk is proposed to provide pedestrian connectivity from the building to the existing asphalt walk path along CR E 600 S.

Exterior lighting will be designed to minimize the impact on the nighttime movement patterns of the Indiana Bat while maintaining safety around the buildings. See Photometric Plan submitted with the Design Review Committee package.

#### Stormwater Management

The site will have on-site stormwater management utilizing an extended dry detention basin and a series of wet detention ponds with outfall planned at the southeast corner of the site to the East Fork of White Lick Creek.

#### Utilities

Water & Sewer: Town of Plainfield

Electric: Hendricks County Power

Gas: not applicable as the site will be all electric

#### Traffic Study

A Traffic Impact Study was prepared by A&F Engineering in November 2025 and is on file with the Town of Plainfield.