



PROJECT NARRATIVE

701 N. CARR ROAD

Petitioner: TSS Realty, LLC
701 N. Carr Road
Plainfield, IN 46168

Project Name: Integrity Rotational Molding – New Warehouse Addition
701 N. Carr Road
Plainfield, IN 46168

Represented By: Don Humphrey, P.E.
InSite Engineering, LLC
16308 Ketton Drive
Noblesville, IN 46060

Project Description

This project involves the construction of a new 57,420 SF Warehouse Addition to the existing Integrity Rotational Molding industrial facility located at 701 N. Carr Road in Plainfield, Indiana. The property is a 7.28 acre parcel which includes two existing manufacturing and warehouse buildings. Integrity Rotational Molding is a plastics rotational molding company that manufactures and stores various plastic parts.

The new warehouse addition will be located on the east side of the lot and the area of construction is mostly undeveloped and heavily wooded.

Proposed Use

The new building will serve as additional warehouse storage space for the plastic parts manufactured at the facility. The 57,420 SF addition will be connected to the existing north building and include six (6) new loading docks along the connector. The building will be fully sprinkled for fire protection.

Site Access

Access to the site will be via N. Carr Road and the existing asphalt drive along the south side of the property. Additional pavement will be constructed to accommodate both employee parking and access to the new truck docks. Fire apparatus will access the site via the existing asphalt drive along with an additional asphalt

drive constructed along the south side of the new building addition which will include a “hammerhead” to facilitate turn around of the fire trucks.

Traffic Counts and Patterns

The existing Integrity Rotational Molding light manufacturing facility has daily traffic counts of approximately 20 passenger vehicles and 3-5 semi-trailers for material pick up and deliveries. Upon completion of the new warehouse addition, the Owner projects 5-6 additional employees and an increase of semi-trailers to 5-7 per day.

The new connector between the existing north building and new warehouse addition will include six (6) truck docks to replace the three existing docks which will require semi-trailers to back in. The area between existing and new building will be mostly paved with a 118’ paved area that will allow for maneuverability within the site. The project will also include a 14’ wide fire lane along the south side of the new addition that can be used by the truck drivers to help back into the docks. Passenger cars within the truck area will be limited to the parking spaces along the building addition and will have minimal impact on the semi-trailer deliveries.

Site Utilities

The project site will be served by various public utilities including sanitary sewer, water (both domestic and fire service), electrical, and gas service. The required utilities are all available along N. Carr Road and/or through the existing building and will be extended east to the new warehouse addition.

Site Drainage

The existing site is relatively flat and stormwater runoff currently sheet drains from north to south into the wooded area along the south side of the property. The new building addition roof will be single slope to the south and the project will include a dry-detention to detain the peak storm flows from the newly developed areas before release off site. Stormwater release from the pond will be directed to an existing shallow swale running along the public trail to the south.