

INTEGRAL ROTATIONAL MOLDING

NEW WAREHOUSE ADDITION

701 N. Carr Road

Plainfield, Indiana

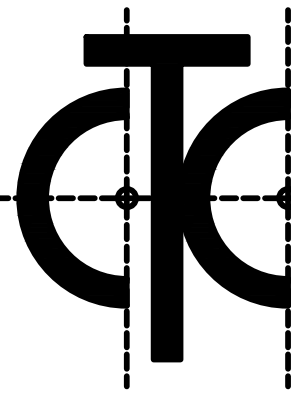
UTILITY CONTACT INFORMATION

SEWER AND WATER	STORM & DRAINAGE	PERMITS & PLANNING
TOWN OF PLAINFIELD 206 W MAIN STREET PLAINFIELD, IN 46168 (317) 837-0000	TOWN OF PLAINFIELD PUBLIC WORKS 986 S CENTER ST. PLAINFIELD, IN 46168 (317) 839-3490	TOWN OF PLAINFIELD DEPARTMENT OF DEVELOPMENT SERVICES 206 W MAIN ST. PLAINFIELD, IN 46168 (317) 754-5376

OWNER

TSS REALTY LLC
701 N. Carr Road
Plainfield, Indiana 46168

CONTRACTOR



COMMERCIAL TEAM

CONSTRUCTION

1715 S. Franklin Road
Indianapolis, IN 46219
Ph. (317) 782-8300
Fax (317) 782-8301

DESIGN ENGINEER

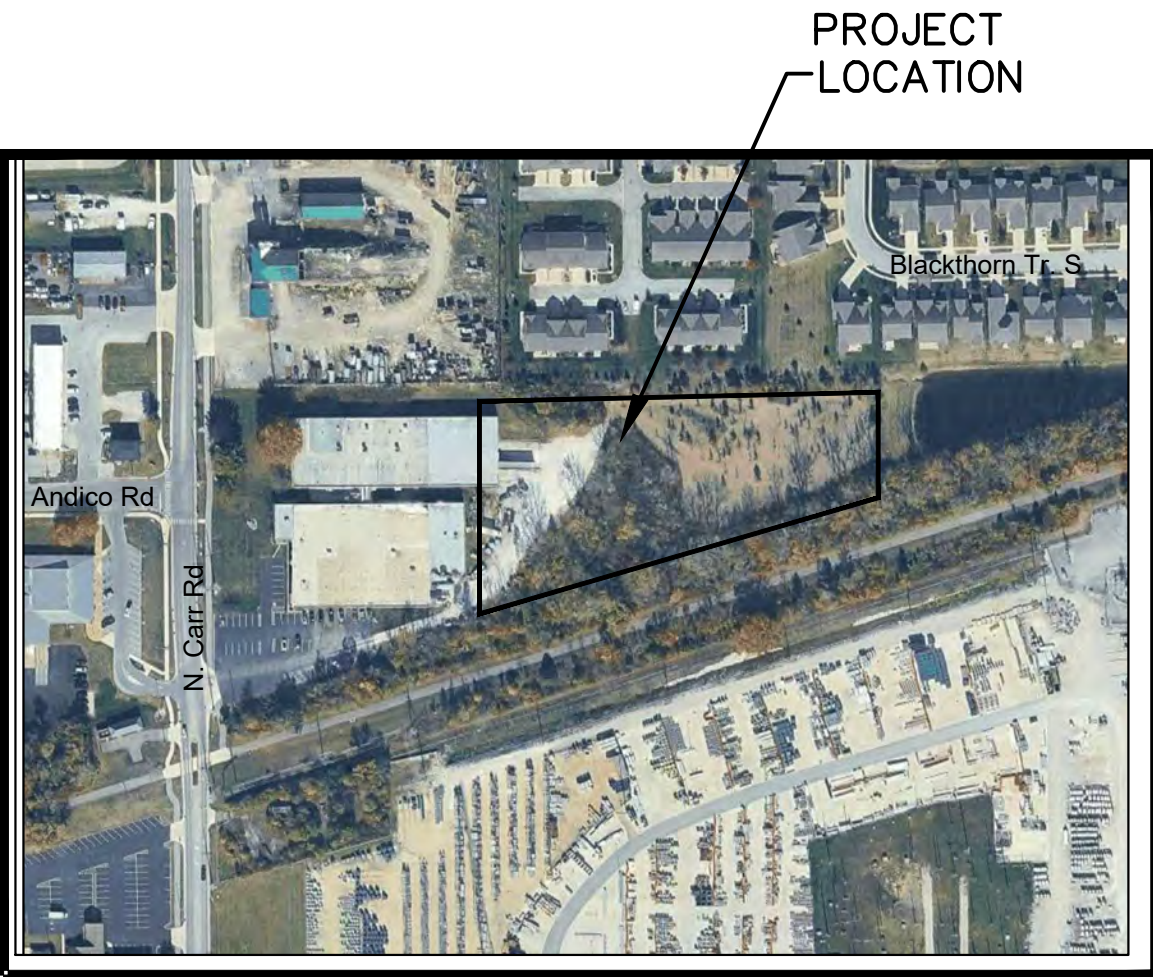


InSite Engineering LLC

16308 Ketton Drive
Noblesville, IN 46060

GENERAL NOTES:

- 1.) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE TOWN, COUNTY, AND STATE AGENCIES PRIOR TO CONSTRUCTION.
- 2.) CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY UTILITY CONFLICTS ARE DISCOVERED OR IF UTILITY LOCATIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH TOWN AND ALL RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.



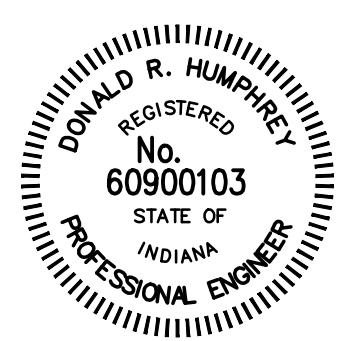
VICINITY/LOCATION MAP
SCALE: NOT TO SCALE

SHEET INDEX

SHEET NO.	TITLE
C100	TOPOGRAPHIC SURVEY
C101	SITE DEVELOPMENT PLAN
C101A	OVERALL SITE PLAN
C102	SITE GRADING PLAN
C103	EROSION CONTROL PLAN
C104	SITE UTILITY PLAN
C105	CIVIL SITE DETAILS
C106	STORM SEWER DETAILS
C107	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C108	LANDSCAPING PLAN
1-29	PLAINFIELD, INDIANA TOWN STANDARDS

TOWN PERMITTING PLANS

THE CURRENT EDITION OF THE TOWN OF PLAINFIELD STORMWATER ORDINANCES AND TOWN STANDARDS ARE INCORPORATED INTO THE PROJECT DOCUMENTS AND ARE TO BE USED WITH THESE PLANS

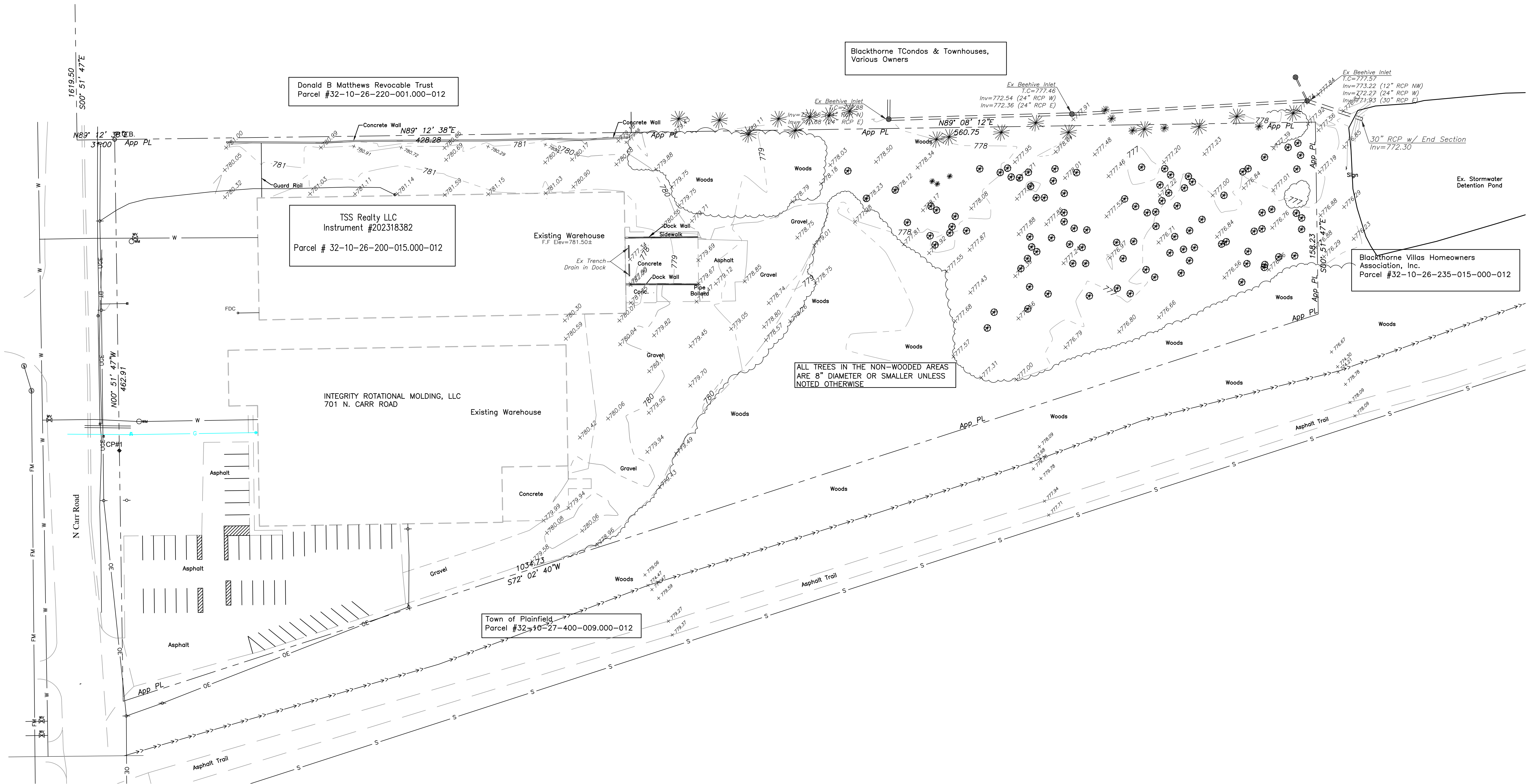


Certified By:


DONALD R. HUMPHREY, P.E.
IND. REG. NO. 60900103

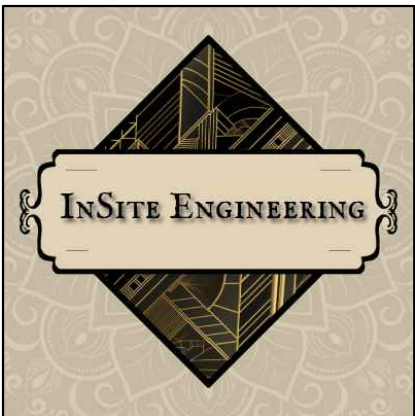
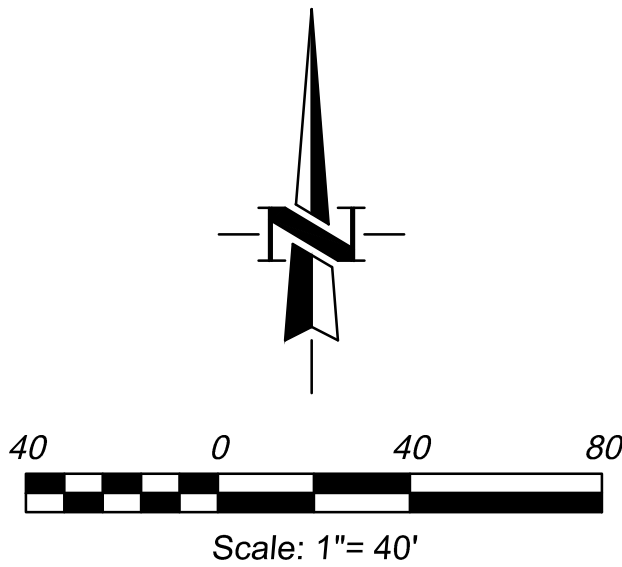
Revisions

8/3/26 Rev per Town of Plainfield PRM Comments



FLOOD HAZARD STATEMENT:
This is to certify that the subject property lies in Flood Hazard Area Zone "X". The precision is subject to map scale uncertainty and to any other uncertainty in location or elevation on Community Panel No. 18063C0259D of the Flood Insurance Rate Maps, effective date September 25, 2009

BENCH MARK DATA
THIS TOPOGRAPHIC SURVEY WAS CREATED USING GPS EQUIPMENT AND THE INCORS NETWORK SYSTEM OPERATED BY THE INDIANA DEPARTMENT OF TRANSPORTATION. THE INCORS SYSTEM IS ON THE NAD83 HORIZONTAL AND NAVD 88 VERTICAL DATUMS.
CP#1: MAG NAIL SET N= 1627173.28 E=3147803.64 ELEV=778.56



16308 Ketton Drive
Noblesville, IN 46060
P: (317) 691-5294

INTEGRITY ROTATIONAL MOLDING LLC
NEW WAREHOUSE EXPANSION PROJECT
701 North Carr Road
Plainfield, Indiana

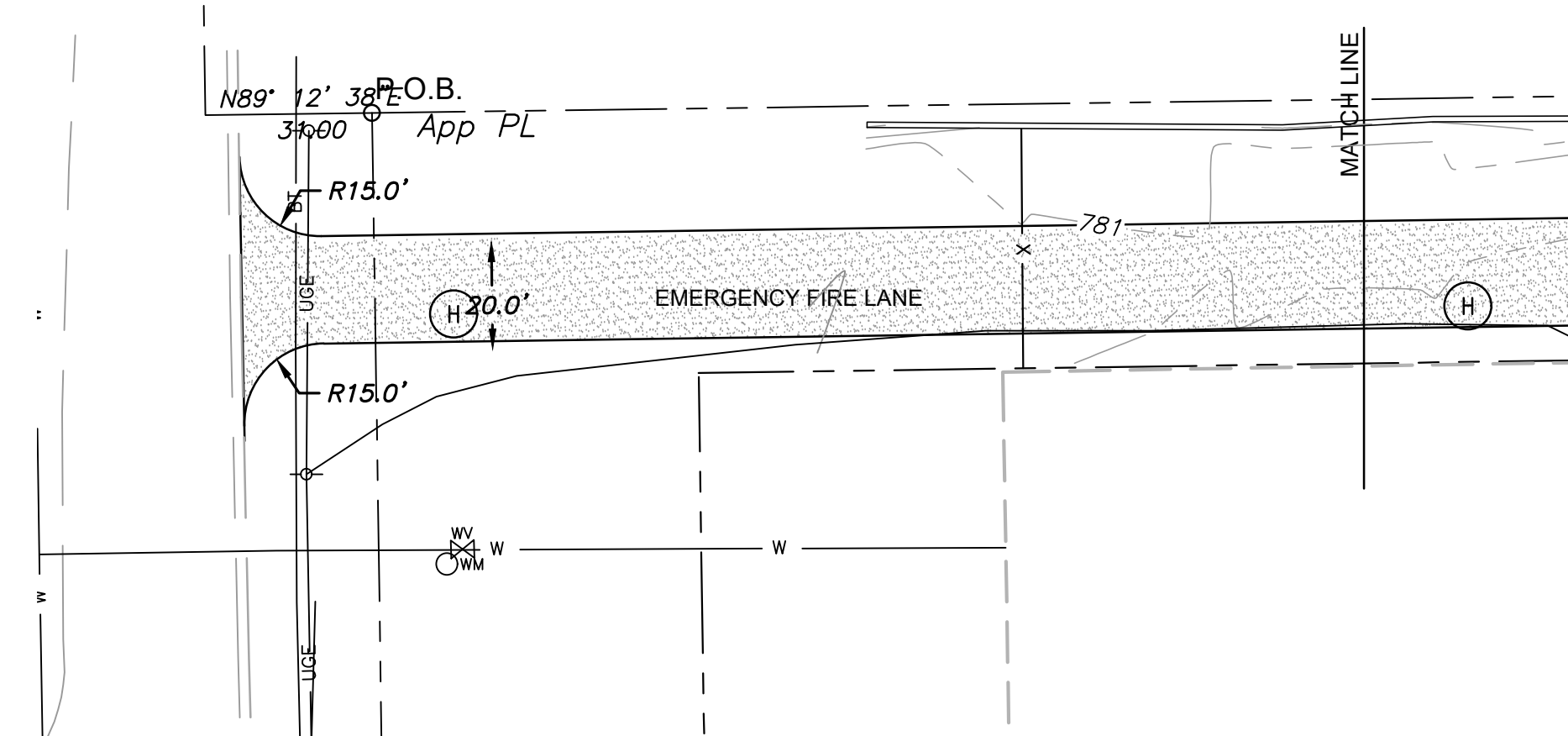
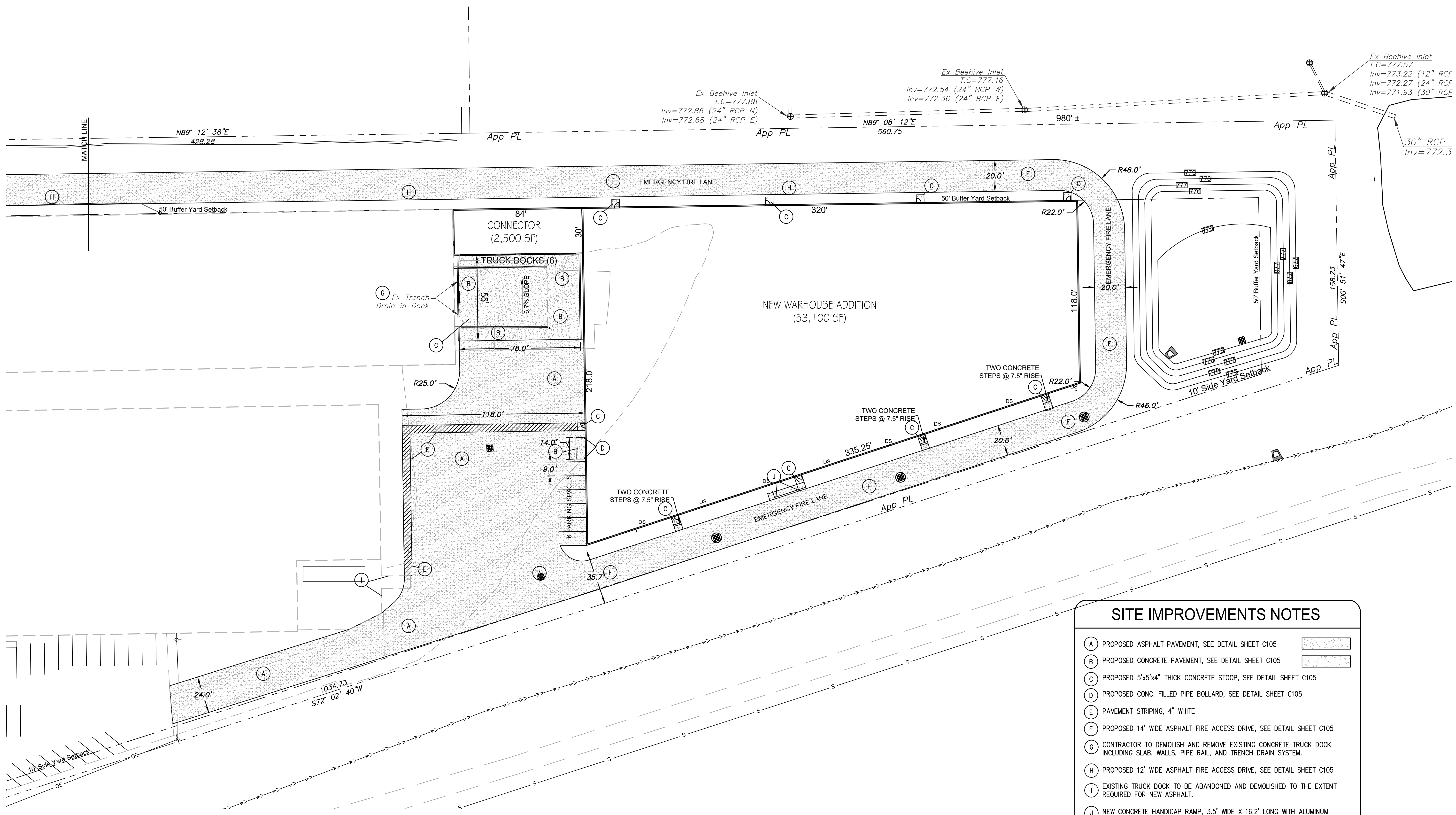
REGISTERED
No. 60900103
STATE OF INDIANA
PROFESSIONAL ENGINEER
Don Humphrey
Date: 5/28/26

REVISIONS				
No.	Date	Description		

SHEET TITLE:
TOPOGRAPHIC
SURVEY

SHEET NUMBER:
C100

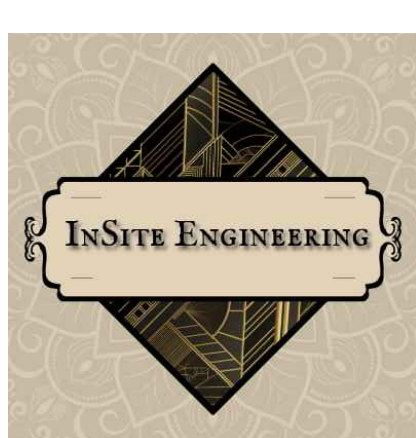
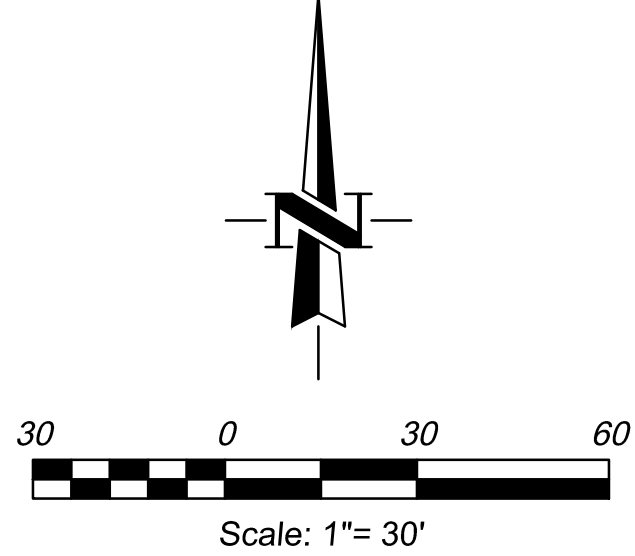
Project No. 26012



TRAFFIC & MANEUVERABILITY NOTE
THE SITE WILL BE SUBJECT TO SEMI-TRAILER DELIVERIES AT AN APPROXIMATE RATE OF 5-7 PER DAY. IN ORDER TO BACK INTO THE NEW TRUCK DOCKS, TRUCKS CAN EITHER MANEUVER WITHIN THE NEW 118' WIDE PAVEMENT OR USE THE EMERGENCY FIRE LANE ALONG THE SOUTH SIDE OF THE BUILDING TO BACK INTO THE DOCKS. PASSENGER VEHICLES WILL GENERALLY BE LIMITED TO THE NEW PARKING AREA DURING NORMAL BUSINESS HOURS AND WILL NOT IMPEDE THE MANEUVERABILITY OF THE SEMI-TRAILERS.

TREE REMOVAL NOTE
CONTRACTOR SHALL CLEAR AND REMOVE ALL TREES, BUSHES, AND UNDERBRUSH WITHIN THE LIMITS OF THE NEW BUILDING AND OTHER SITE IMPROVEMENTS. TREE STUMPS WITHIN THE LIMITS OF THE BUILDING ADDITION AND DETENTION POND SHALL BE COMPLETELY REMOVED. CARE WILL BE TAKEN ALONG THE NORTH AND SOUTH PROPERTY LINES TO PROTECT ALL TREES NOT REQUIRED FOR REMOVAL.

- SITE IMPROVEMENTS NOTES**
- (A) PROPOSED ASPHALT PAVEMENT, SEE DETAIL SHEET C105
 - (B) PROPOSED CONCRETE PAVEMENT, SEE DETAIL SHEET C105
 - (C) PROPOSED 5'x5'x4" THICK CONCRETE STOOP, SEE DETAIL SHEET C105
 - (D) PROPOSED CONC. FILLED PIPE BOLLARD, SEE DETAIL SHEET C105
 - (E) PAVEMENT STRIPING, 4" WHITE
 - (F) PROPOSED 14' WIDE ASPHALT FIRE ACCESS DRIVE, SEE DETAIL SHEET C105
 - (G) CONTRACTOR TO DEMOLISH AND REMOVE EXISTING CONCRETE TRUCK DOCK INCLUDING SLAB, WALLS, PIPE RAIL, AND TRENCH DRAIN SYSTEM.
 - (H) PROPOSED 12' WIDE ASPHALT FIRE ACCESS DRIVE, SEE DETAIL SHEET C105
 - (I) EXISTING TRUCK DOCK TO BE ABANDONED AND DEMOLISHED TO THE EXTENT REQUIRED FOR NEW ASPHALT.
 - (J) NEW CONCRETE HANDICAP RAMP, 3.5' WIDE X 16.2' LONG WITH ALUMINUM HANDRAIL MEETING ADA COMPLIANCE. INCLUDE CONCRETE LANDING CONNECTED TO NEW ASPHALT DRIVE.
 - (K) 4'x4'x4" THICK CONCRETE PAD FOR BICYCLE PARKING, INCLUDE 2 STATION ALUMINUM BICYCLE RACK



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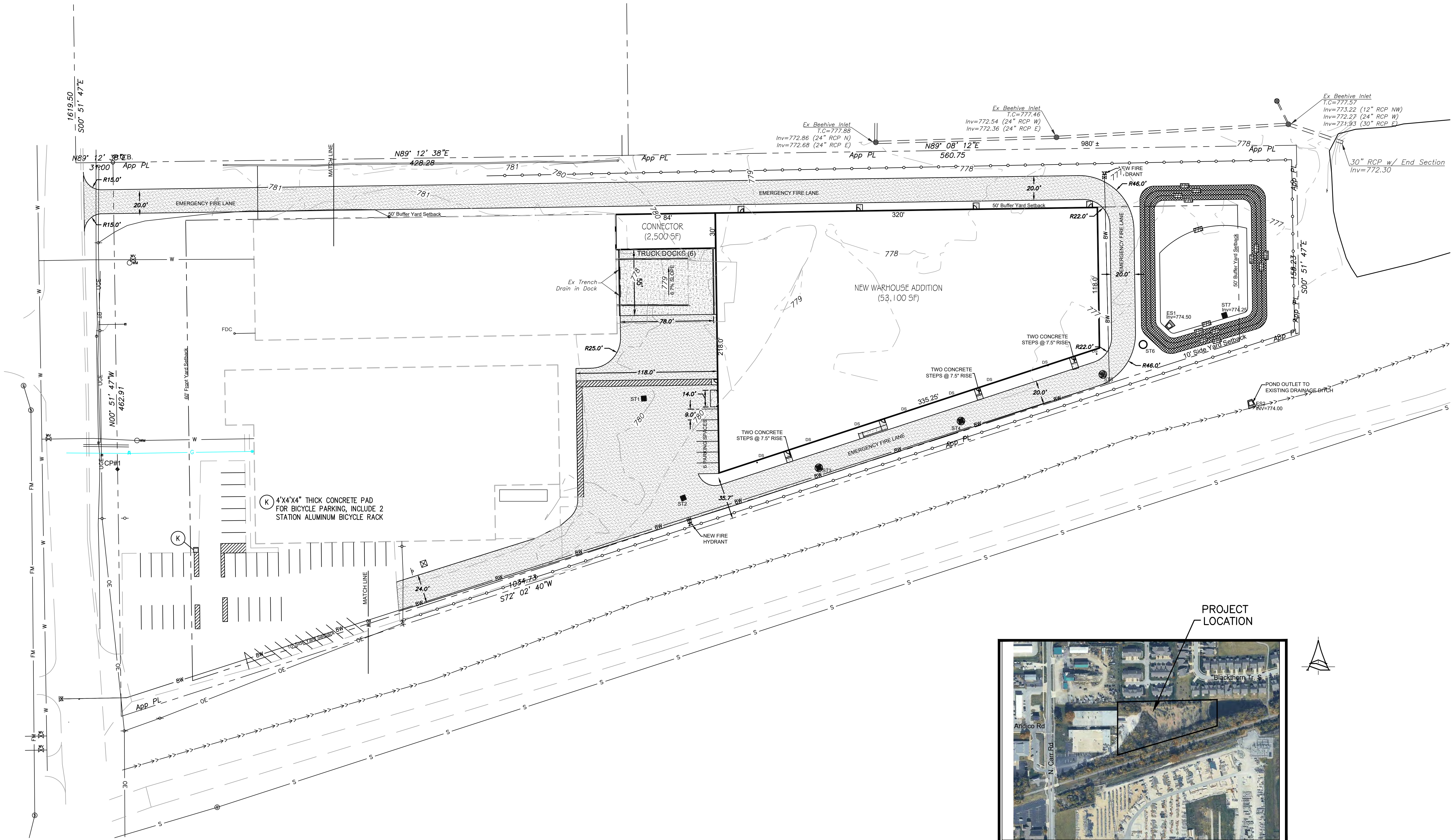
REGISTERED
No. 60900103
STATE OF INDIANA
PROFESSIONAL ENGINEER
Date: 6/11/26

REVISIONS			
No.	Date	Description	Rev per Town PRM Review
1	8/4/26		

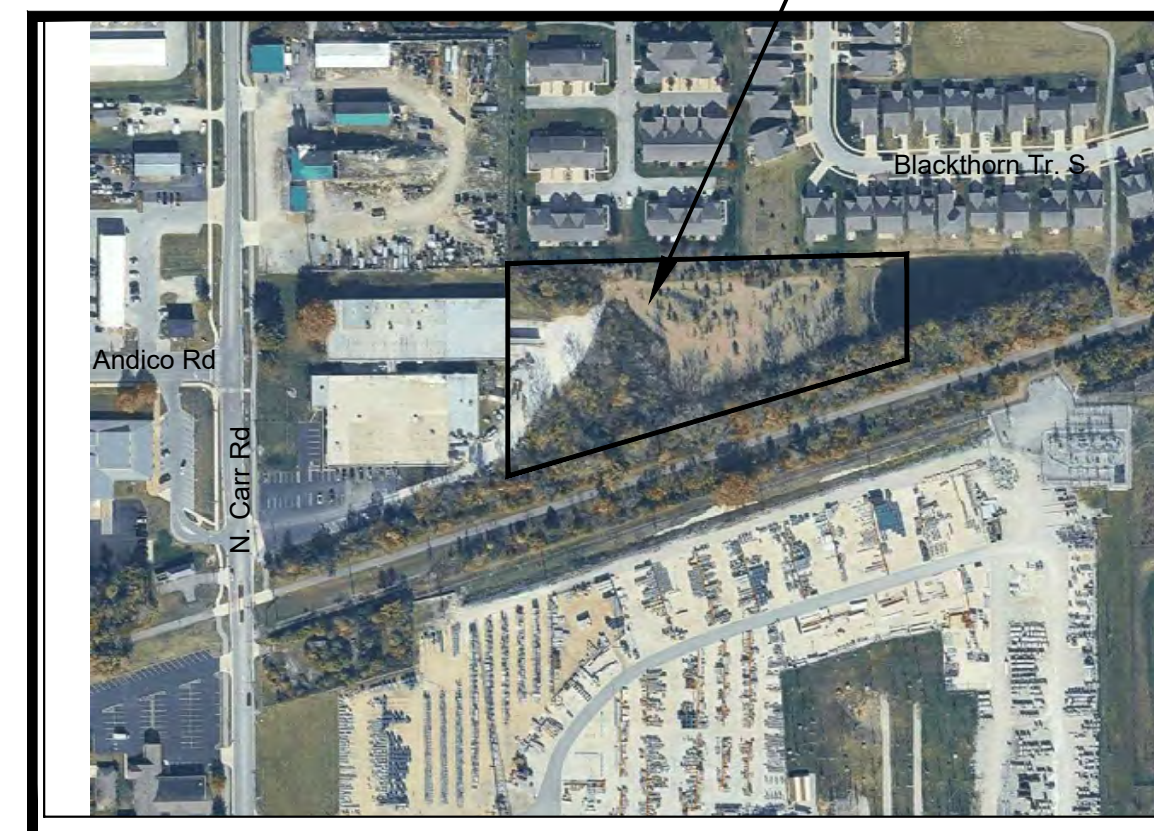
SHEET TITLE:
SITE DEVELOPMENT
PLAN

SHEET NUMBER:
C101

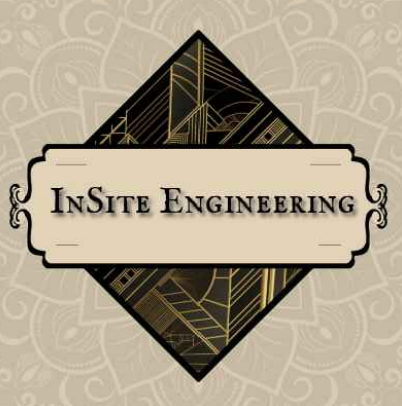
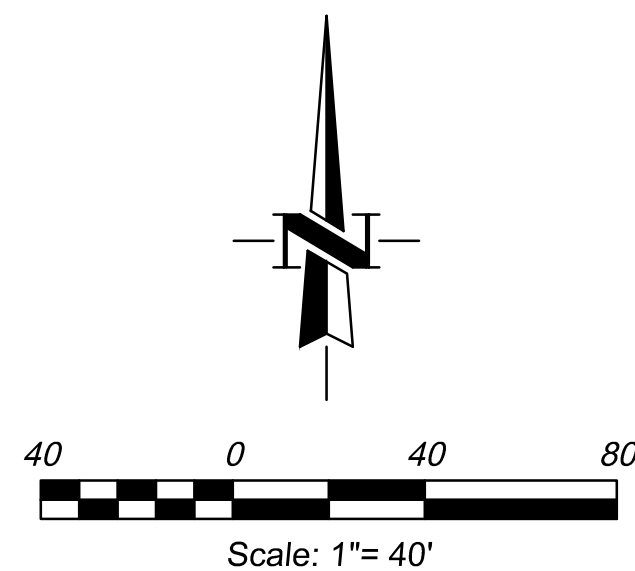
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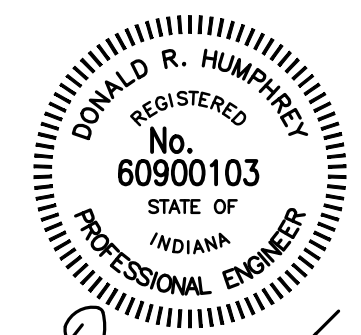


VICINITY/LOCATION MAP
SCALE: NOT TO SCALE



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NEW WAREHOUSE EXPANSION PROJECT
701 North Carr Road
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Date: 6/11/26

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No.	Date	Description	Rev	per	Town
1	6/4/26	Rev per Town PRM Review			

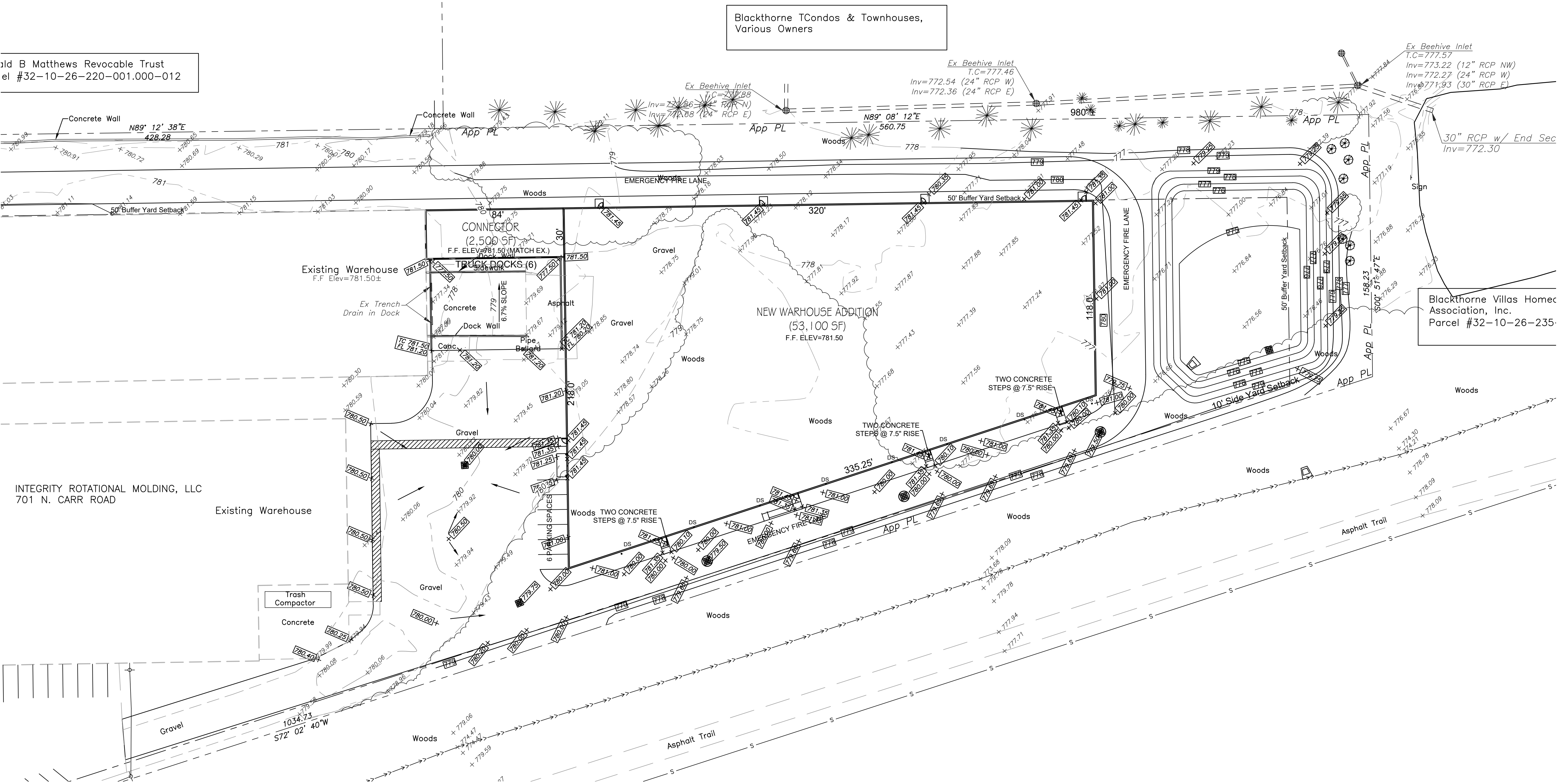
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C101A

Project No. 26012

old B Matthews Revocable Trust
el #32-10-26-220-001.000-012

Blackthorne TCondos & Townhouses,
Various Owners



INTEGRITY ROTATIONAL MOLDING, LLC
701 N. CARR ROAD

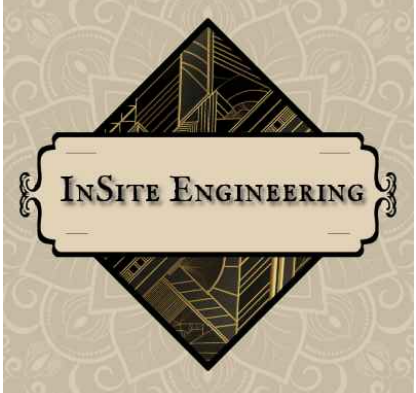
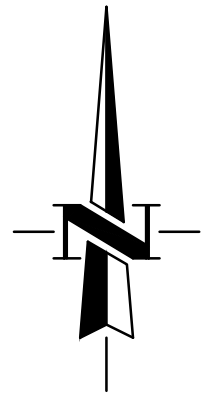
Existing Warehouse

GRADING LEGEND

PROPOSED CONTOUR	100
PROPOSED SWALE	→→→→→
PROPOSED TOP OF DOCK WALL ELEV.	TC 100.00 FL 99.50
PROPOSED BOTTOM OF DOCK WALL ELEV.	100.00
PROPOSED SPOT GRADE ELEVATION	+100.00
EXISTING SPOT GRADE ELEVATION	+100.00
EXISTING CONTOUR	100

FILL AND COMPACTION SPECIFICATIONS

- Contractor shall provide site fill and compaction operations as necessary to grade the site per the lines and grades shown on this Site Grading Plan. Fill shall be place in uniform lifts across the site and mechanically compacted as specified below.
- If Fill materials are required from off-site sources, such materials shall consist of natural soils such as clays, sands, and silts found in place, assuming such materials have a plasticity not greater than 15. Natural materials containing organics, gravels, and rocks larger than 3" shall not be used.
- All areas requiring excavation and/or backfill shall be stripped of topsoil to a minimum of 4" depth
- Prior to placing fill or constructing pavements or slabs, the subgrade shall be proof-rolled to insure stability and suitability for receiving fill materials. Subgrades displaying pronounced rutting or deformation shall be stabilized by undercutting or other approved means before beginning fill operations.
- Fill material shall be brought up uniformly across the site in maximum 12" lifts and mechanically compacted.
- Compaction of backfill and embankment material shall be accomplished by mechanical means such as vibratory plates or rollers. No backfill shall be deposited or compacted in water. Backfill shall be placed in 12 inch loose layers and each layer compacted to not less than 95 percent of maximum dry density; the moisture content shall be within two percentage points of optimum as determined by ASTM D-698. Embankment fill shall be placed in 12 inch loose layers and each layer compacted to not less than 98 percent of maximum dry density. The moisture content shall be within two percentage points of optimum as determined by ASTM D-698.
- Do not place fill materials when standing water is present on surface of the area where fill will be placed. Do not compact fill when standing water is present on the fill to be compacted. Do not place or compact fill in a frozen condition or on top of frozen material. Fill containing organic materials or other unacceptable material previously described shall be removed and replaced prior to compaction.
- If required densities are not obtained because of improper control of placement or compaction procedures, or because of inadequate or improperly-functioning compaction equipment, CONTRACTOR shall perform all work required to provide the required densities.



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701 North Carr Road
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REVISIONS				
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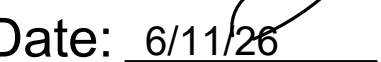
SHEET TITLE:
SITE GRADING PLAN

SHEET NUMBER:
C102

Project No. 26012



701 North Carr Road
Plainfield, Indiana

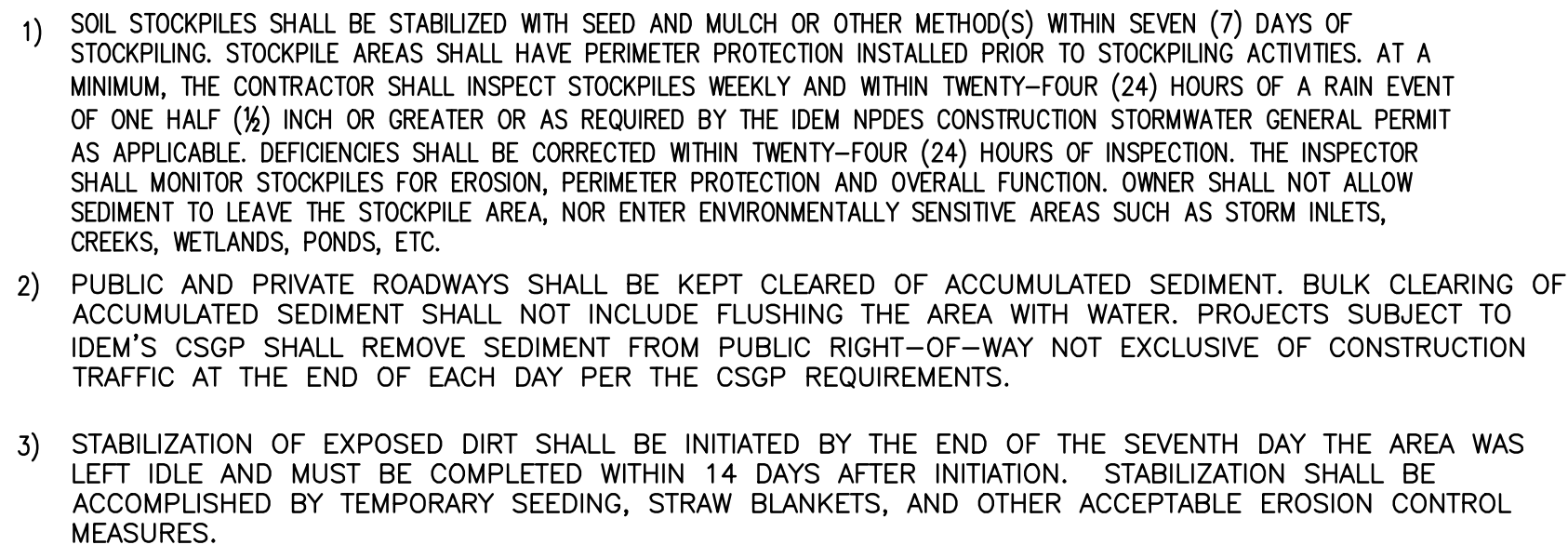


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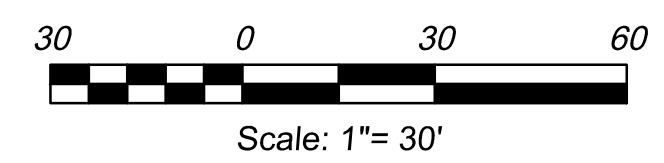
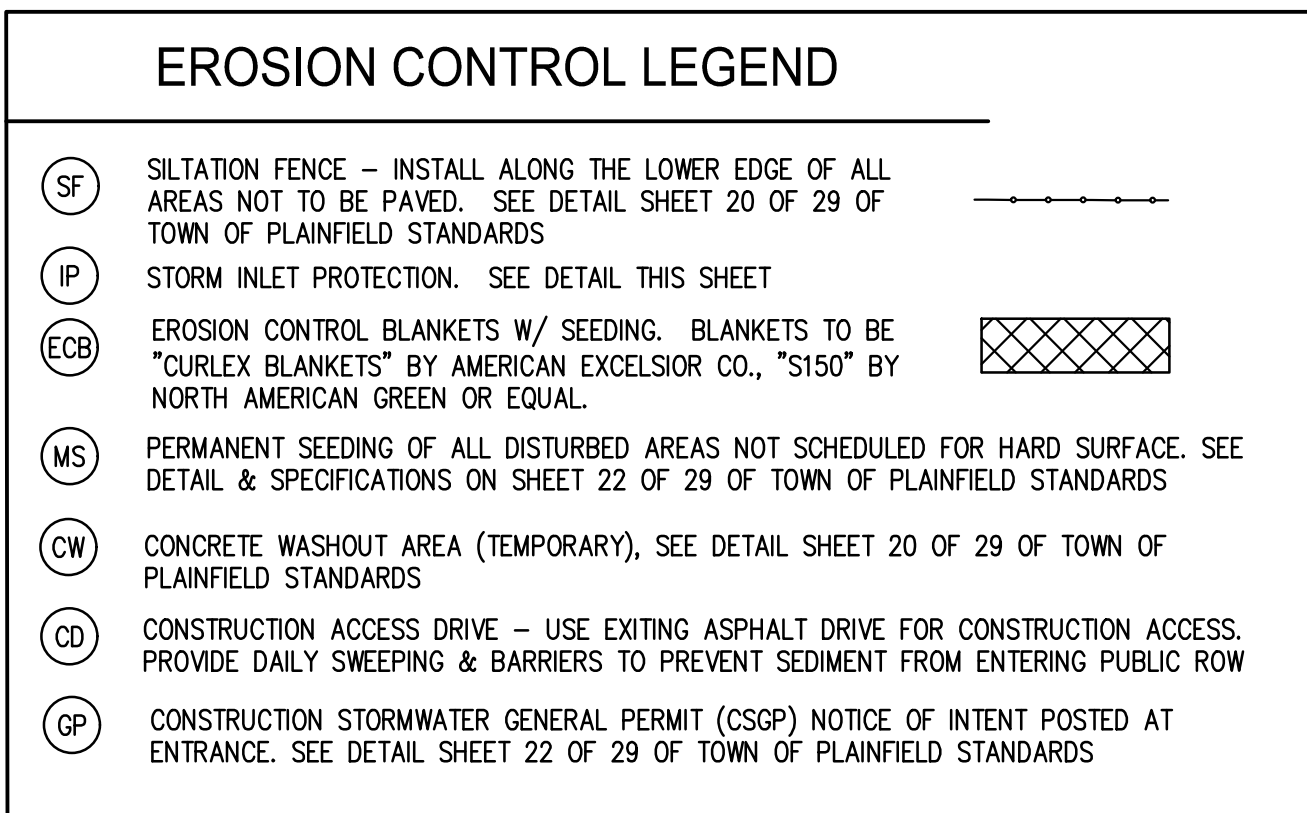
EROSION CONTROL
PLAN

C103

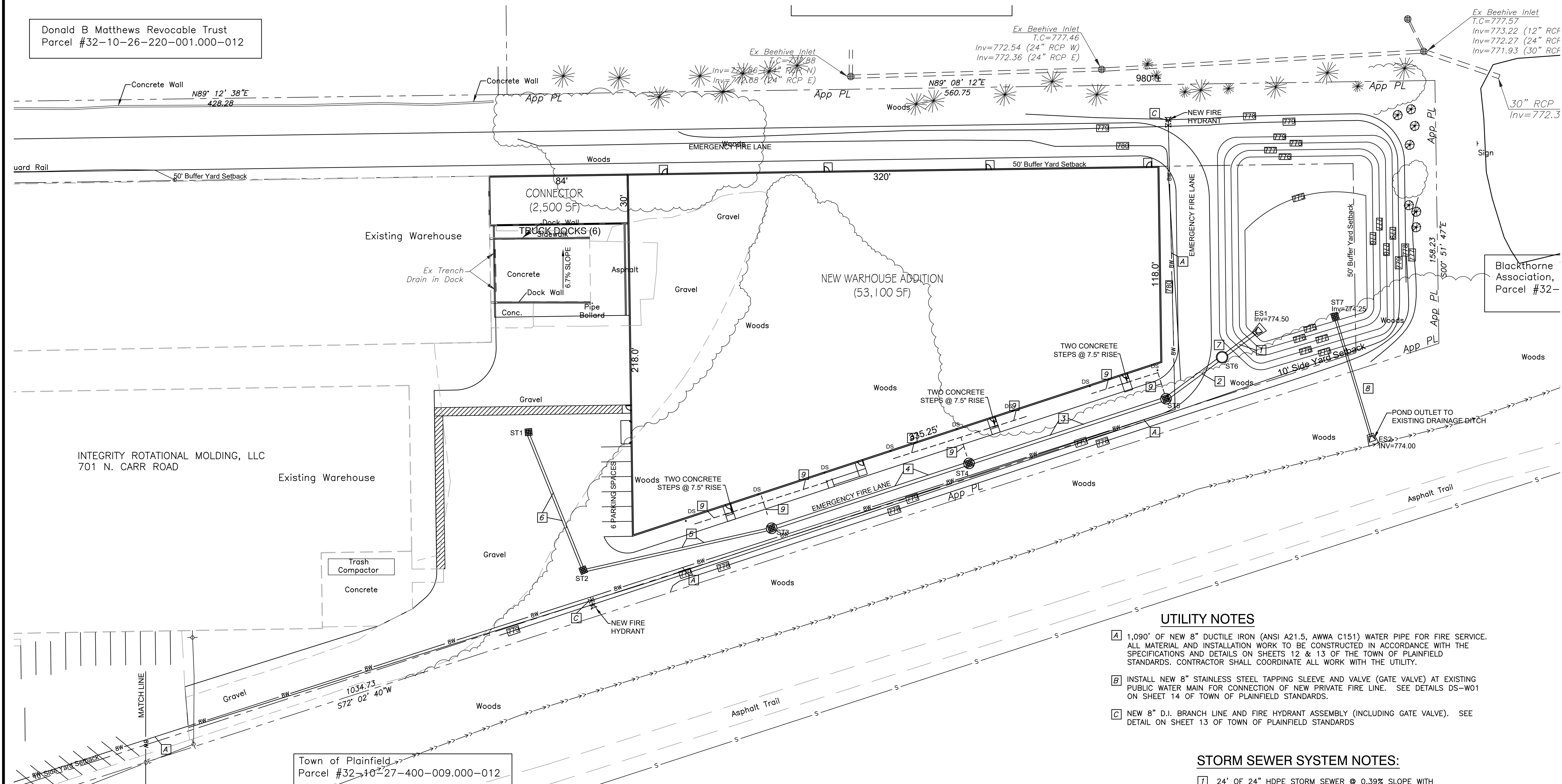
Project No. 26012



STEP #1. INSTALL SILT FENCING & OTHER EROSION CONTROL MEASURES
STEP #2. STRIP TOPSOIL UNDER NEW BUILDING & PAVEMENT
STEP #3. EXCAVATE FOR NEW BUILDING AND SITE IMPROVEMENTS
STEP #4. CONSTRUCT BUILDING AND SITE IMPROVEMENTS
STEP #5. SEED ALL DISTURBED AREAS NOT SCHEDULED FOR HARD SURFACES
STEP #6. VEGETATION COVER, 70% DENSITY, ALL STOCK PILES ARE REMOVED, INITIAL PHASE
BMP'S ARE REMOVED, AND SUBMITTAL OF THE IDEM "NOT" FORM TO COUNTY MS4 STAFF.



Donald B Matthews Revocable Trust
Parcel #32-10-26-220-001.000-012



INTEGRITY ROTATIONAL MOLDING, LLC
701 N. CARR ROAD

Existing Warehouse

Trash Compactor
Concrete

Town of Plainfield
Parcel #32-10-27-400-009.000-012

STORM UTILITY NOTES

- 1) INLET CASTINGS SHALL HAVE THE WORDS "NO DUMPING, DRAINS TO STREAM" CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM 1" IN HEIGHT.
- 2) STORM SEWER MANHOLE COVERS SHALL HAVE THE WORDS "STORM SEWER" CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT.
- 3) REFER TO TOWN OF PLAINFIELD "TOWN STANDARDS" DRAWINGS SHEETS 9-11 FOR MATERIAL SPECIFICATIONS AND DETAILS FOR PIPE BEDDING, PRECAST CONCRETE END SECTIONS, ETC. SEE SHEET C106 FOR STORM SEWER STRUCTURE DETAILS.

STORM STRUCTURE DATA TABLE

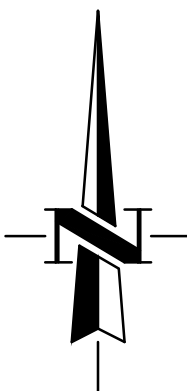
STR. NO.	STRUCTURE TYPE	CASTING TYPE	ELEVATIONS				CONNECT TO STRUCT.	NEENAH CASTING NO.
			T.C.	NORTH	SOUTH	EAST	WEST	
ST1	TYPE E INLET	GRATE	780.00	-	776.50	-	-	ST2
ST2	TYPE E INLET	GRATE	779.75	776.25	-	776.25	-	ST3
ST3	STORM MH TYPE C	GRATE	779.33	-	-	775.35	775.85	ST4
ST4	STORM MH TYPE C	GRATE	779.50	-	-	775.10	775.10	ST5
ST5	STORM MH TYPE C	GRATE	779.50	-	-	774.75	774.75	ST6
ST6	BMP	SPECIAL	779.75	-	-	774.60	774.60	ES1
ST7	TYPE E INLET	DITCH GRATE	777.75	-	773.25	-	-	ES2

UTILITY NOTES

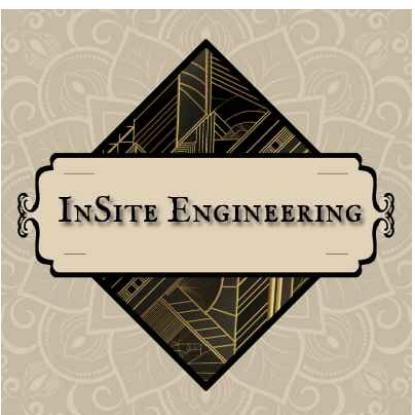
- 1,090' OF NEW 8" DUCTILE IRON (ANSI A21.5, AWWA C151) WATER PIPE FOR FIRE SERVICE. ALL MATERIAL AND INSTALLATION WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS ON SHEETS 12 & 13 OF THE TOWN OF PLAINFIELD STANDARDS. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE UTILITY.
- INSTALL NEW 8" STAINLESS STEEL TAPPING SLEEVE AND VALVE (GATE VALVE) AT EXISTING PUBLIC WATER MAIN FOR CONNECTION OF NEW PRIVATE FIRE LINE. SEE DETAILS DS-W01 ON SHEET 14 OF TOWN OF PLAINFIELD STANDARDS.
- NEW 8" D.I. BRANCH LINE AND FIRE HYDRANT ASSEMBLY (INCLUDING GATE VALVE). SEE DETAIL ON SHEET 13 OF TOWN OF PLAINFIELD STANDARDS

STORM SEWER SYSTEM NOTES:

- 24' OF 24" HDPE STORM SEWER @ 0.39% SLOPE WITH CONCRETE END SECTION AND RIP RAP
- 40' OF 24" HDPE STORM SEWER @ 0.39% SLOPE
- 122' OF 24" HDPE STORM SEWER @ 0.29% SLOPE
- 122' OF 24" HDPE STORM SEWER @ 0.20% SLOPE
- 114' OF 18" HDPE STORM SEWER @ 0.35% SLOPE
- 86' OF 18" HDPE STORM SEWER @ 0.29% SLOPE
- NEW STORMWATER QUALITY DEVICE, ADS ARCADIA MODEL AR6 IN LINE UNIT, 72" PRECAST CONCRETE STRUCTURE.
- 74' OF 18" HDPE STORM SEWER @ 0.34% SLOPE
- 8" HDPE CORRUGATED DRAIN PIPE CONNECTED TO ROOF DRAINS AND RUN AT 0.25% MINIMUM. PROVIDE BOOTS AND FITTINGS NECESSARY TO CONNECT DOWN SPOUTS AT GRADE. RUN DRAIN PIPES TO INLETS AS SHOWN.



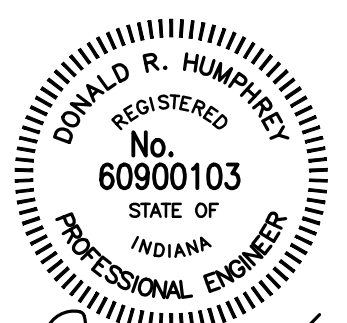
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Scale: 1"= 30'



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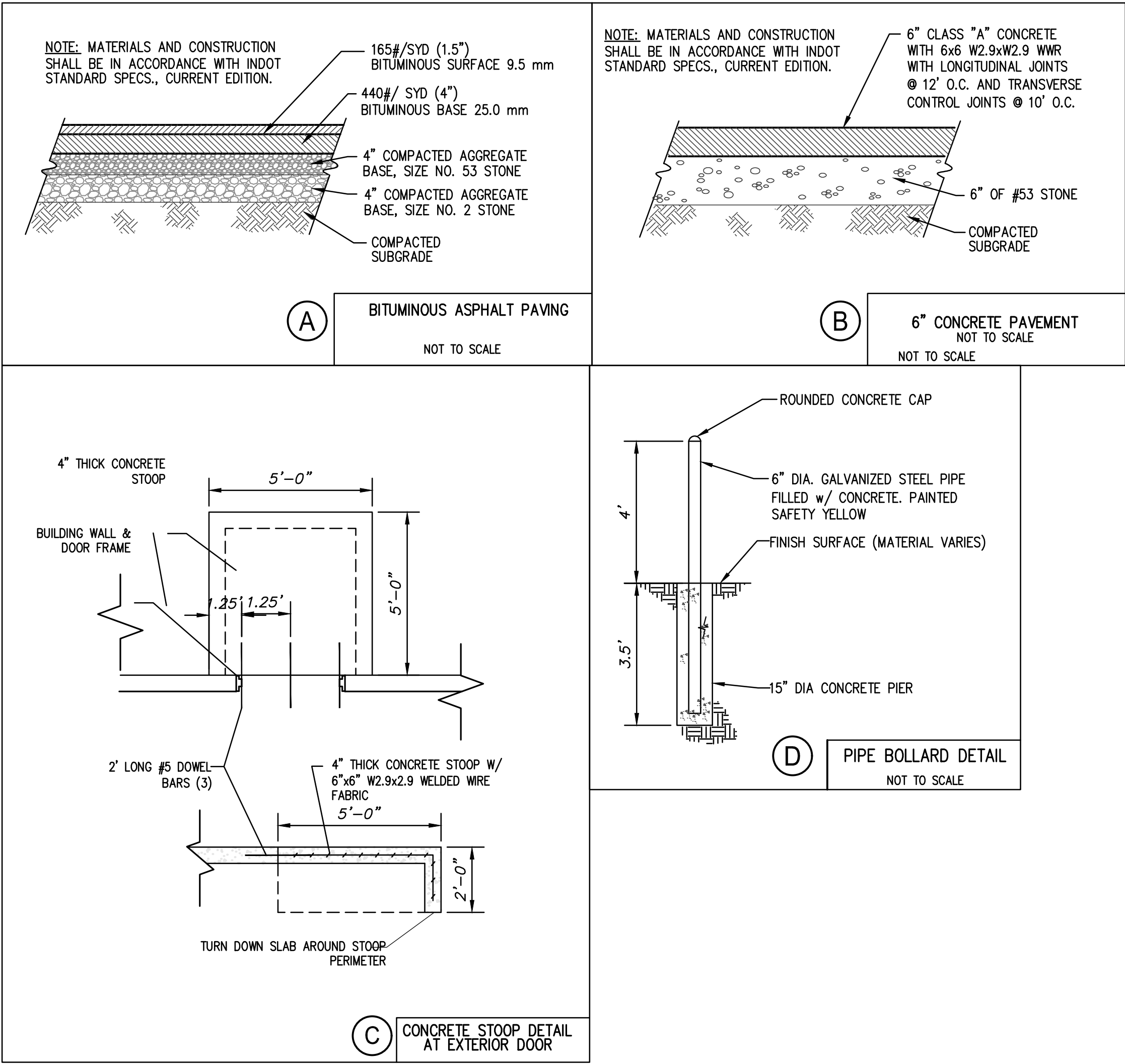
Date: 6/11/26

REVISIONS			Description	Rev	per Town	PRM	Review
No.	Date						
1	8/4/26						

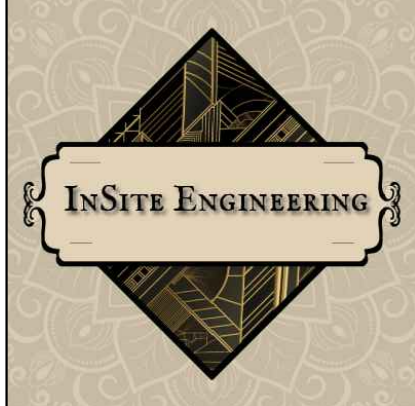
SHEET TITLE:
SITE UTILITY PLAN

SHEET NUMBER:
C104

Project No. 26012



REVISIONS				
No.	Date	Description		
1				



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Plainfield, Indiana

REGISTERED
No.
60900103
STATE OF
INDIANA
PROFESSIONAL ENGINEER

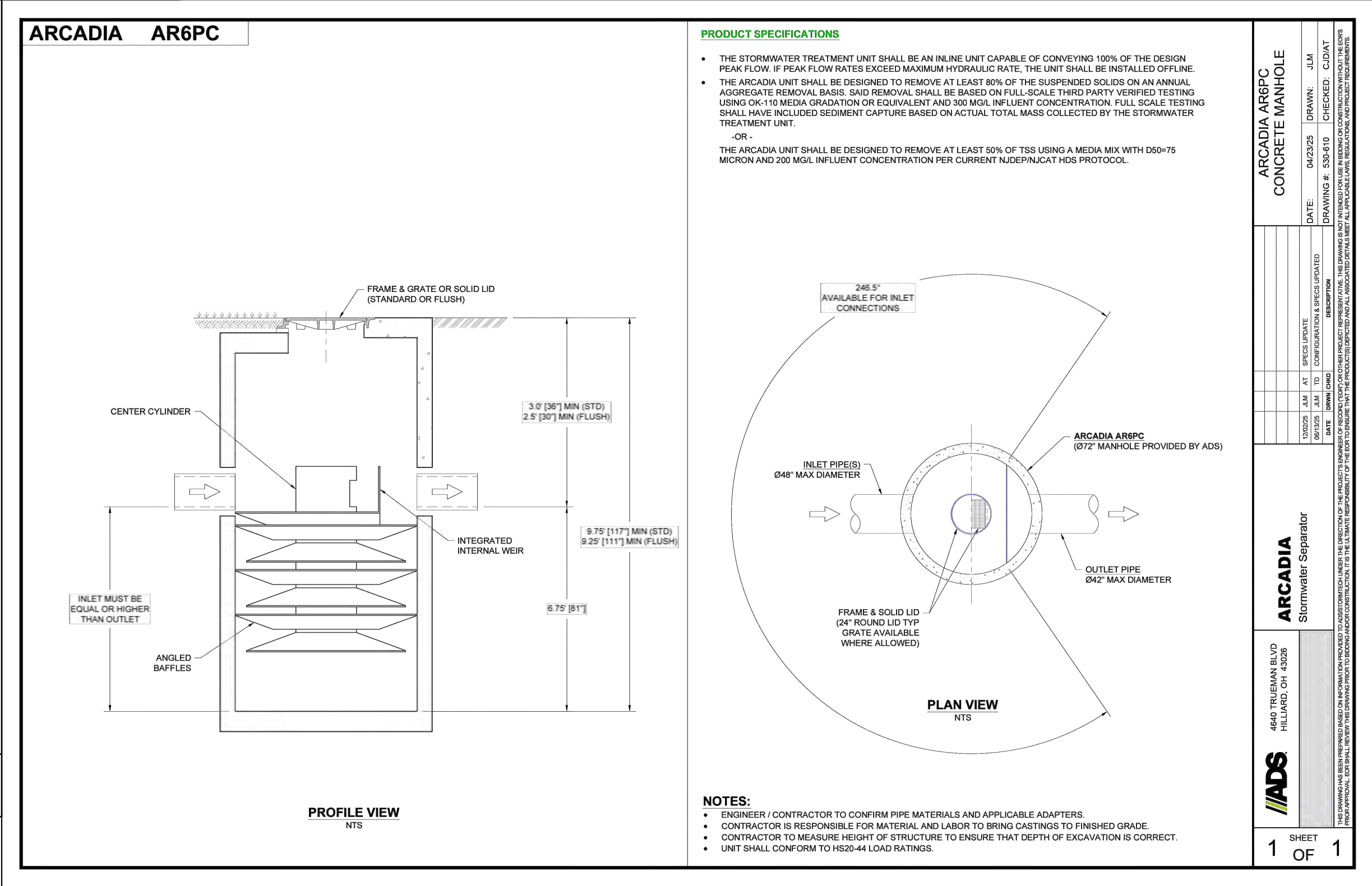
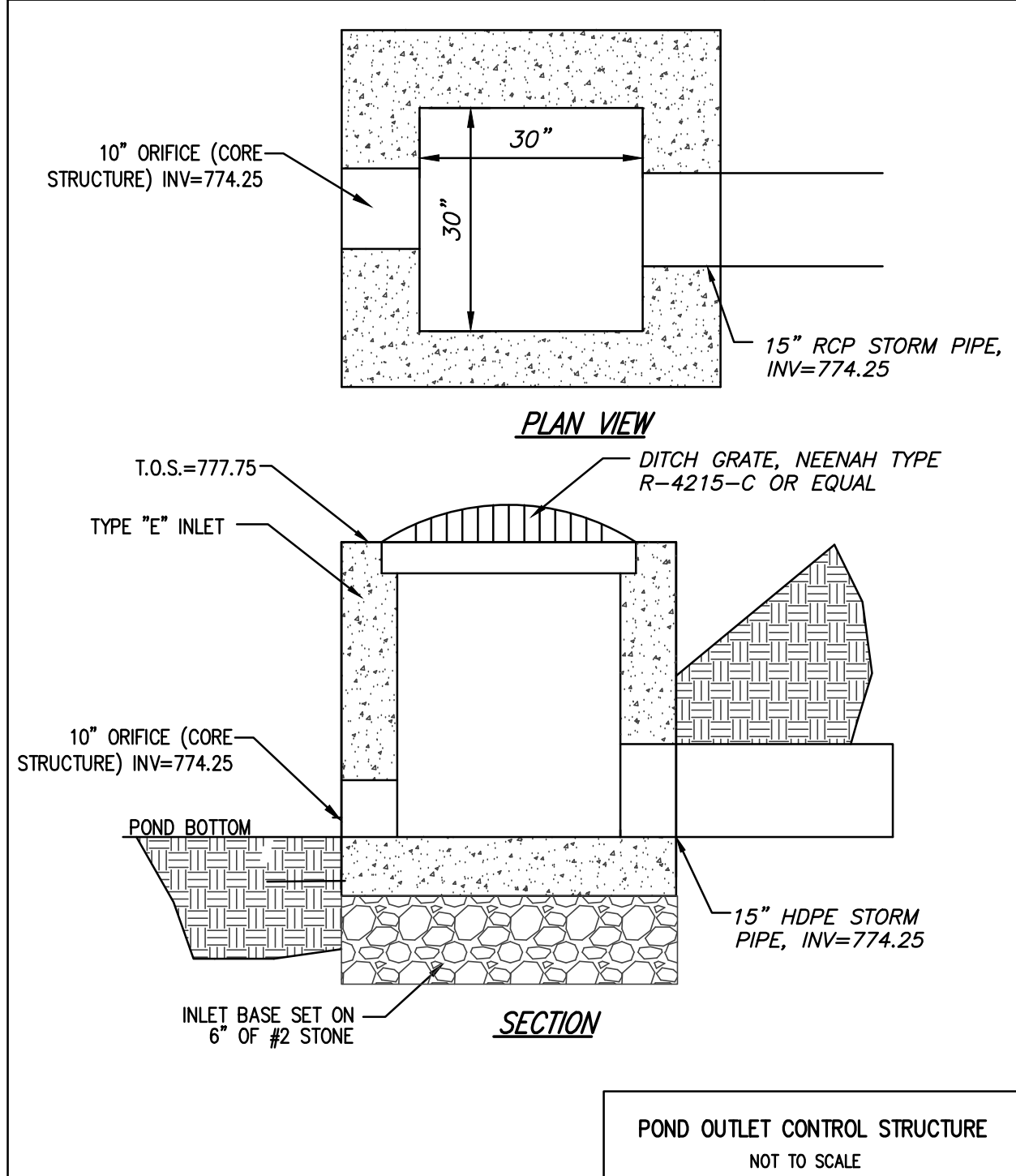
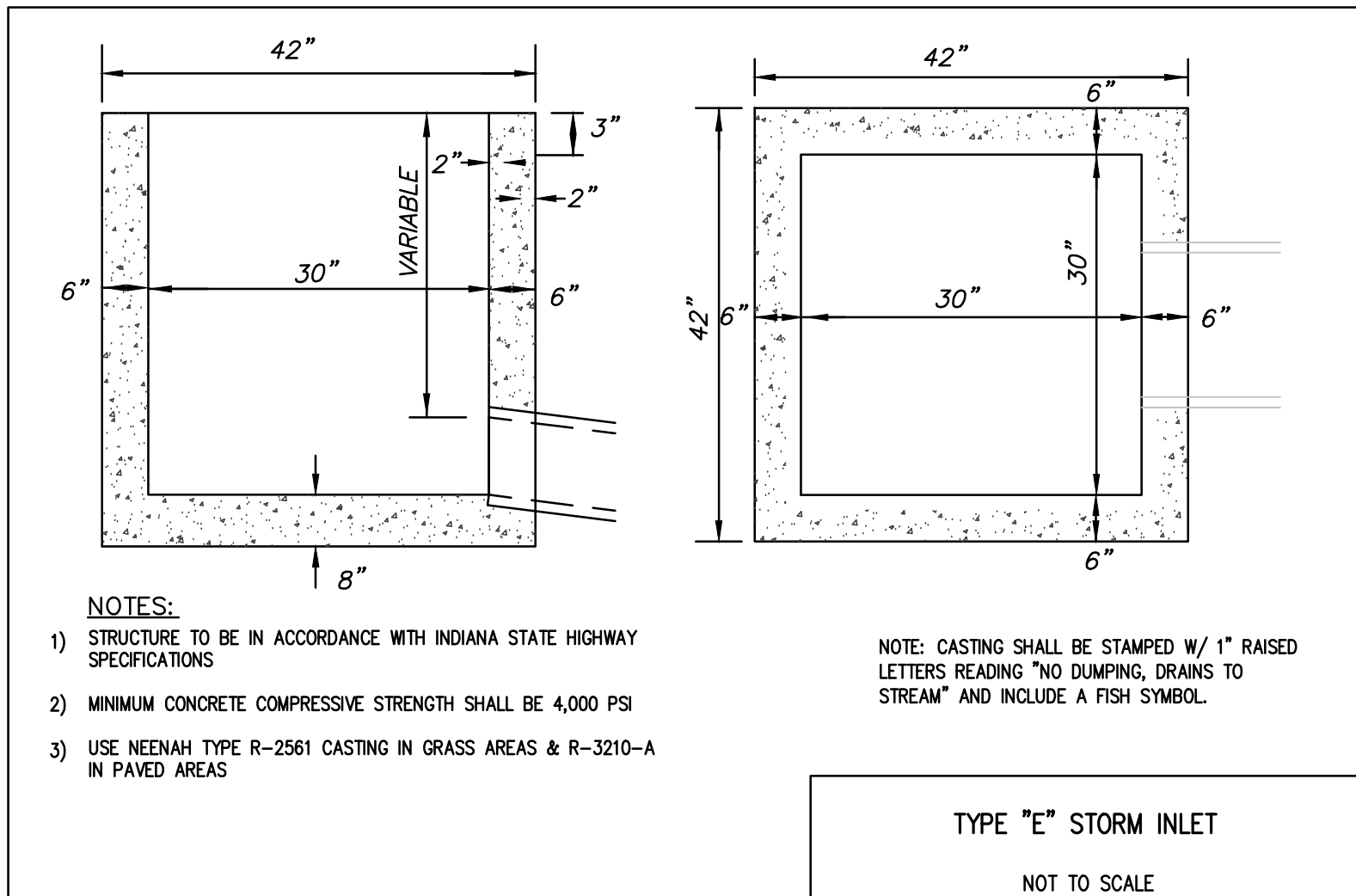
Date: 6/11/26

REVISIONS			
No.	Date	Description	
1			

SHEET TITLE:
SITE UTILITY DETAILS

SHEET NUMBER:
C106

Project No. 26012



GENERAL PERMIT STORMWATER POLLUTION PREVENTION PLAN

SECTION A – CONSTRUCTION PLAN ELEMENTS

A1. PLAN INDEX SHOWING LOCATIONS OF REQUIRED ITEMS: REFER TO THE TITLE SHEET FOR A LIST OF PLANS

A2. A VICINITY MAP DEPICTING THE PROJECT SITE LOCATION IN RELATIONSHIP TO RECOGNIZABLE LANDMARKS, TOWNS, AND MAJOR ROADS: SEE TITLE SHEET FOR VICINITY MAP.

A3. NARRATIVE DESCRIBING PROJECT NATURE AND PURPOSE: CONSTRUCT A NEW 57,420 SF LIGHT MANUFACTURING AND WAREHOUSE BUILDING INCLUDING NEW ACCESS DRIVE, TRUCK DOCKS, PARKING AREA, UTILITIES, GRADING AND FILL WORK. THE PROJECT WILL DISTURB APPROX. 3.0 ACRES OF THE 7.28 ACRE PARCEL.

A4. LATITUDE AND LONGITUDE TO THE NEAREST 15 SECONDS: LATITUDE 39°42'49.73"N LONGITUDE 86°23'17.48"W

A5. LEGAL DESCRIPTION: A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 1 EAST IN THE TOWN OF PLAINFIELD CONTAINING 7.28 ACRES.

A6. 11X17 PLAT SHOWING BUILDING LOT NUMBERS/BOUNDARIES AND ROAD NAMES: NOT APPLICABLE.

A7. BOUNDARIES OF THE 100 YEAR FLOODPLAIN, FLOODWAY FRINGES, AND FLOODWAYS: THE SITE LIES WITHIN FLOOD ZONE X FOR CLARKS CREEK

A8. LAND USE OF ALL ADJACENT PROPERTIES: ADJACENT LAND USES PRIMARILY CONSIST OF COMMERCIAL AND RESIDENTIAL USES.

A9. IDENTIFICATION OF A US EPA APPROVED OR ESTABLISHED TMDL: THE PROJECT DOES NOT FALL WITHIN ANY APPROVED TMDL WATERSHEDS.

A10. NAMES OF THE RECEIVING WATERS: STORM RUNOFF FLOWS FROM THE SITE, THROUGH A NEW DRY-DETENTION TO THE SOUTH INTO AN UNNAMED SWALE WHICH FLOWS INTO CLARKS CREEK WHICH IS A TRIBUTARY TO WHITE LICK CREEK.

A11. IDENTIFICATION OF DISCHARGES TO A WATER ON THE CURRENT 303(d) LIST OF IMPACTED WATER AND THE POLLUTANTS FOR WHICH IT IS IMPAIRED: CLARKS CREEK IS ON THE 303(d) LIST FOR E.COLI.

A12. SOIL MAP OF THE PREDOMINANT SOILS TYPE: REFER TO SHEET C107 FOR THE SOILS MAP. CROSBY SOILS AND BROOKSTON SOILS ARE BOTH SILTY LOAMS WITH NEARLY LEVEL TO GENTLY SLOPING AND SOMEWHAT POORLY DRAINING. SOILS ARE WELL SUITED FOR FARMING BUT LIMITED FOR MOST NON-FARM USE. THIS PROJECT WILL USE ENGINEERED FILL UNDER THE BUILDING AND PARKING AREAS.

A13. IDENTIFICATION AND LOCATION OF ALL KNOWN WETLANDS, LAKES, AND WATER COURSES ON OR ADJACENT TO THE PROJECT SITE: THERE ARE NO KNOWN WETLANDS, LAKES OR WATER COURSES ON THE PROJECT SITE.

A14. IDENTIFICATION OF ANY OTHER STATE OR FEDERAL WATER QUALITY PERMITS OR AUTHORIZATION THAT ARE REQUIRED FOR CONSTRUCTION ACTIVITIES: NO OTHER WETLAND, FLOODWAY, OR WATER QUALITY PERMITS ARE ANTICIPATED TO BE REQUIRED.

A15. IDENTIFICATION AND DELINEATION OF EXISTING COVER, INCLUDING NATURAL BUFFERS: REFER TO THE GRADING AND EROSION CONTROL PLANS, SHEET C102 & C103 FOR IDENTIFICATION OF AREAS REQUIRING NEW VEGETATIVE COVER. THERE ARE NO NATURAL BUFFER AREA THAT REQUIRE PROTECTION OR PRESERVATION.

A16. EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO SHOW DRAINAGE PATTERNS: THE EXISTING SITE TOPOGRAPHY IS SHOWN ON THE TOPOGRAPHIC SURVEY, SHEET C100.

A17. LOCATION WHERE RUN-OFF ENTERS THE PROJECT SITE: BASED ON EXISTING TOPOGRAPHY, THERE IS NO SIGNIFICANT AMOUNT OF OFF-SITE AREA THAT DRAINS ONTO THE PROJECT LOT.

A18. LOCATION WHERE RUN-OFF DISCHARGES FROM THE PROJECT SITE PRIOR TO LAND DISTURBANCE: THE PARTIALLY DEVELOPED SITE CURRENTLY SHEET DRAINS THROUGH A WOODED AREA TO THE SOUTH INTO AN EXISTING SWALE.

A19. LOCATION OF ALL EXISTING STRUCTURES ON THE PROJECT SITE: THE EXISTING STRUCTURES AND UTILITIES ARE SHOWN ON THE TOPOGRAPHIC SURVEY, SHEET C100 AND THE SITE IMPROVEMENTS PLAN SHEET C101

A20. EXISTING PERMANENT RETENTION OR DETENTION FACILITIES, INCLUDING MANMADE WETLANDS, DESIGNED FOR THE PURPOSE OF STORMWATER MANAGEMENT: THERE IS CURRENTLY NO ON-SITE DETENTION BUT THE PROJECT DESIGN INCLUDES A NEW DRY-DETENTION BASIN ON THE EAST SIDE OF THE SITE THAT WILL RECEIVE STORMWATER FROM THIS DEVELOPMENT.

A21. IDENTIFICATION OF POTENTIAL DISCHARGES TO GROUNDWATER: THEIR ARE NO PROPOSED GROUNDWATER DISCHARGE.

A22. SIZE OF THE PROJECT AREA EXPRESSED IN ACRES: THE PROJECT SITE IS APPROXIMATELY 7.28 ACRES.

A23. TOTAL EXPECTED LAND DISTURBANCE EXPRESSED IN ACRES: THE PROJECT WORK WILL DISTURB APPROXIMATELY 3.00 ACRES.

A24. PROPOSED FINAL TOPOGRAPHY: THE PROPOSED FINAL TOPOGRAPHY IS DEPICTED ON THE SITE GRADING PLAN PLAN, SHEET C102.

A25. LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS: THE CONSTRUCTION AND GRADING LIMITS ARE INDICATED ON THE SITE GRADING PLAN, SHEET C102.

A26. LOCATION, SIZE AND DIMENSIONS OF PROPOSED STORMWATER DRAINAGE SYSTEMS: SEE THE SITE UTILITY PLAN, SHEET C104 FOR STORMWATER SYSTEM INFORMATION.

A27. LOCATIONS OF SPECIFIC POINTS WHERE STORMWATER AND NON-STORMWATER DISCHARGES WILL LEAVE THE SITE: THE PROJECT WILL INCLUDE A NEW STORM SEWER SYSTEM THAT WILL COLLECT DRAINAGE FROM THE NEWLY DEVELOPED SITE AND DISCHARGE IT TO A DRY DETENTION BASIN WITH A SINGLE DISCHARGE POINT.

A28. LOCATION OF ALL PROPOSED SITE IMPROVEMENTS INCLUDING ROADS, UTILITIES, LOT DELINEATION, PROPOSED STRUCTURES, AND COMMON AREAS: THE PROPOSED BUILDINGS, DRIVES, AND OTHER SITE IMPROVEMENTS ARE SHOWN ON THE SITE DEVELOPMENT PLAN, SHEET 101.

A29. LOCATIONS OF PROPOSED SOIL STOCKPILES, BORROW AND/OR DISPOSAL AREAS: THERE ARE NO PROPOSED SOIL STOCKPILES ON THE SITE. IT IS ANTICIPATED THAT ADDITIONAL FILL MATERIAL WILL BE REQUIRED FROM OFF SITE SOURCES.

A30. CONSTRUCTION SUPPORT ACTIVITIES THAT ARE EXPECTED TO BE PART OF THE PROJECT: DURING THE COURSE OF CONSTRUCTION IT IS ANTICIPATED THAT THE CONTRACTOR WILL HAVE DESIGNATED STAGING AND MATERIAL LAY DOWN AREAS. SUCH AREAS WILL FALL WITHIN THE PROPOSED ASPHALT (CURRENTLY GRAVEL) PAVEMENT AREAS AND WILL BE CREATED ONLY AFTER THE STONE BASE IS INSTALLED SO AS TO REDUCE ANY POTENTIAL EROSION.

A31. LOCATION OF ANY IN-STREAM ACTIVITIES THAT ARE PLANNED FOR THE PROJECT INCLUDING, BUT NOT LIMITED TO, STREAM CROSSINGS AND PUMP AROUNDS: THERE ARE NO PROPOSED STREAM CROSSINGS.

SECTION B – CONSTRUCTION COMPONENT

B1. DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES:

A. THE MOST ABUNDANT POLLUTANT CAUSED BY CONSTRUCTION WOULD BE SOIL SUSPENDED IN STORM WATER RUNOFF.

B. FUEL, OILS, AND OTHER FLUIDS ASSOCIATED WITH THE CONSTRUCTION EQUIPMENT COULD POSSIBLY RUNOFF AS WELL.

C. TRASH ASSOCIATED WITH HUMAN ACTIVITY, INCLUDING CONSTRUCTION MATERIALS.

D. IN ORDER TO MINIMIZE ANY CONTAMINATION OF STORMWATER FROM THE SITE, THE PROJECT WILL INCLUDE THE USE OF INLET PROTECTION AT ALL EXISTING AND NEW STORM INLETS. ANY ON-SITE FUEL STORAGE TANKS WILL INCLUDE SECONDARY CONTAINMENT AND SPILL PREVENTION MEASURES WILL BE IMPLEMENTED WHEN FUELING CONSTRUCTION EQUIPMENT. TRASH DUMPSTERS WILL BE PROVIDED ON-SITE FOR ALL CONSTRUCTION DEBRIS AND THE CONTRACTOR WILL PROVIDE DAILY TRASH PICKUP ON THE SITE.

B2. STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS: REFER TO THE EROSION CONTROL PLAN, SHEET C103 FOR LOCATION AND THE EROSION CONTROL DETAILS ON SHEETS 20 THROUGH 23 OF THE TOWN OF PLAINFIELD STANDARD DRAWINGS.

B3. SPECIFICATIONS FOR TEMPORARY AND PERMANENT STABILIZATION: DETAILS AND INSTRUCTIONS FOR PROVIDING TEMPORARY AND PERMANENT SOIL STABILIZATION IS INCLUDED IN THE SEEDING AND OTHER EROSION CONTROL DETAILS ON SHEET 22 OF THE TOWN OF PLAINFIELD STANDARD DRAWINGS.

B4. SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS: PIPE END SECTIONS AND RIP-RAP WILL BE INSTALLED AT ALL PIPE OUTFALLS TO DISSIPATE THE ENERGY AND EXIT VELOCITIES.

B5. SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS: A COMBINATION OF SILT FENCE AND VEGETATED COVER ARE PROPOSED TO CONTROL EROSION FROM SHEET FLOW AREAS/NEWLY GRADED AREAS

B6. RUNOFF CONTROL MEASURES: CONSISTS OF SILT FENCE AND SEEDING AS SHOWN ON THE EROSION CONTROL PLAN, SHEET C103.

B7. STORMWATER OUTLET PROTECTION SPECIFICATIONS: THERE IS ONE PROPOSED STORMWATER OUTFALL LOCATIONS INTO THE EXISTING WET-DETENTION BASIN WHICH OUTFALL WILL INCLUDE AN END SECTION AND RIPRAP TO SPREAD FLOW AND DISSIPATE ENERGY.

B8. GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS: DOES NOT APPLY.

B9. DEWATERING APPLICATIONS AND MANAGEMENT METHODS: DUE TO THE SHALLOW EXCAVATIONS REQUIRED FOR UTILITIES AND BUILDING FOUNDATIONS, IT IS NOT ANTICIPATED THAT ANY SIGNIFICANT OR LONG TERM DEWATERING MEASRUES WILL BE REQUIRED.

B10. MEASURES UTILIZED FOR WORK WITHIN WATERBODIES: THIS PROJECT DOES NOT PROPOSE ANY IMPROVEMENTS OR WORK REQUIRED WITHIN WATERBODIES.

B11. MAINTENANCE GUIDELINES FOR EACH STORMWATER QUALITY MEASURE: EACH ELEMENT TO BE IMPLEMENTED AS A PART OF THIS PLAN IS SHOWN ON THE GRADING PLAN (SHEET C102) AND EROSION CONTROL PLAN (SHEET C103)

B12. PLANNED CONSTRUCTION SEQUENCE THAT DESCRIBES THE IMPLEMENTATION OF STORMWATER QUALITY MEASURES IN RELATION TO LAND DISTURBING ACTIVITIES: SEE THE EROSION CONTROL SEQUENCE NOTES ON THE EROSION CONTROL PLAN, SHEET C102.

B13. PROVISIONS FOR EROSION AND SEDIMENT CONTROL ON INDIVIDUAL RESIDENTIAL BUILDING LOTS REGULATED UNDER THE PROPOSED PROJECT: THIS ITEM IS NOT RELATIVE TO THE PROJECT AS THERE ARE NO RESIDENTIAL LOTS.

B14. MATERIAL HANDLING AND SPILL PREVENTION AND SPILL RESPONSE PLAN: ALL MATERIALS ON-SITE WILL BE HANDLED PER THE REQUIREMENTS OF THE MSDS SHEETS. THE CONTRACTOR SHALL HAVE AN EMERGENCY SPILL CLEAN-UP KIT ON SITE FOR RECOVERY OF PETROLEUM PRODUCT SPILLS AT ALL TIMES. IF A REPORTABLE AMOUNT OF SEDIMENT LADEN WATER OR OTHER POLLUTANT IS ALLOWED TO LEAVE THE SITE, THE CONTRACTOR IS OBLIGATED TO NOTIFY IDEM'S SPILL LINE AT (317) 233-7745 WITHIN 24 HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINES AND ANY LIABILITY ASSOCIATED WITH SUCH AN EVENT. SEDIMENT LADEN WATER, WHICH OTHERWISE WOULD FLOW FROM THE PROJECT SITE, SHALL BE TREATED BY EROSION AND SEDIMENT CONTROL MEASURES APPROPRIATE TO MINIMIZE SEDIMENTATION. ALL WATER (INCLUDING STORMWATER, GROUNDWATER, OR ANY OTHER WATER) THAT LEAVES THE CONSTRUCTION SITE MUST HAVE A TOTAL SUSPENDED SOLIDS LEVEL OF LESS THAN 50 PARTS PER MILLION OR HAVE NO VISIBLE SEDIMENT. THIS CAN BE DETERMINED ON SITE BY TAKING A SETTLEABLE SOLIDS SAMPLE WITH AN IMHOFF CONE WITH A RESULT OF LESS THAN 0.5 ML PER LITER. IT SHOULD BE EXPECTED THAT ALL MATERIALS NECESSARY TO CONSTRUCT THE PROPOSED SITE IMPROVEMENTS WILL BE ENCOUNTERED ON SITE AT ONE TIME OR ANOTHER. ALL MATERIALS THAT APPEAR ON SITE WILL BE ACCOMPANIED WITH MSDS SHEETS IN ACCORDANCE WITH OSHA GUIDELINES AND THE CODE OF FEDERAL REGULATION (CFR). MSDS SHEETS PROVIDE AMONG OTHER THINGS, THE PROCEDURES FOR CLEAN-UP OF SPILLS AND LEAKS. REFER TO ITEM B1 ABOVE FOR ADDITIONAL INFORMATION.

B15. MATERIAL HANDLING AND STORAGE PROCEDURES ASSOCIATED WITH CONSTRUCTION ACTIVITY: THE PROJECT EROSION CONTROL MEASURES SHALL INCLUDE THE REQUIREMENTS FOR PROPER MATERIAL STORAGE HANDLING OF SUCH CONSTRUCTION MATERIALS AS WASTE, CONCRETE, EXCESS MATERIALS, GARBAGE/DEBRIS, AND CLEANING SOLUTIONS. AN ON-SITE CONCRETE WASHOUT CONTAINER HAS BEEN SHOWN ON THE EROSION CONTROL PLAN (SHEET C103) AND DETAILED ON SHEET C107. CONSTRUCTION MATERIAL DUMPSTERS AND PORTABLE TOILETS WILL BE REQUIRED ON SITE.

SECTION C – POST CONSTRUCTION COMPONENT

C1. DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH WITH THE PROPOSED LAND USE: THE MAIN POST CONSTRUCTION POLLUTANTS WILL COME FROM DRIPPINGS OF OIL, GAS, ANTI-FREEZE, AND SALT FROM THE VEHICLES USING THE SITE. ALL STORM WATER RUNOFF FROM PAVEMENT AREAS WILL BE ROUTED TO DRYT RETENTION BASIN.

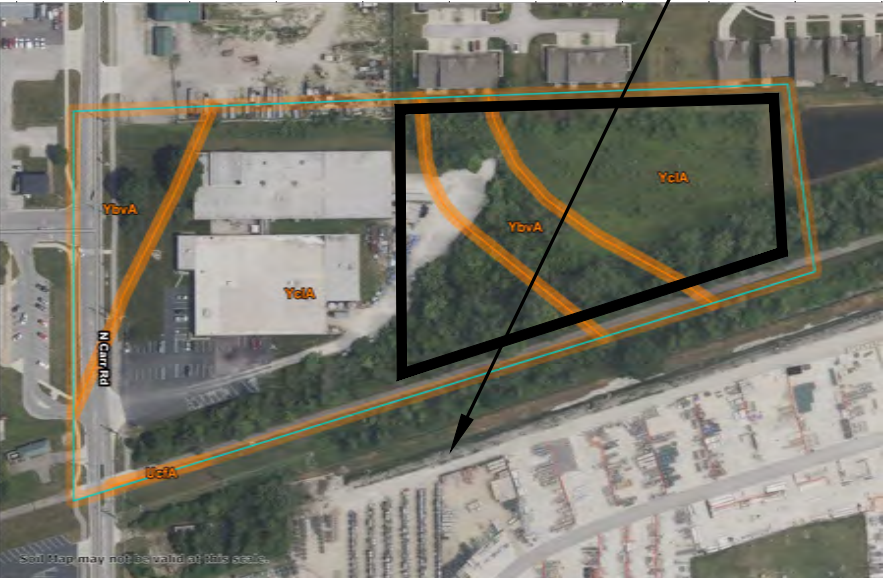
C2. DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES: PROJECT WILL DISCHARGE INTO AN EXISTING WET DETENTION POND WHICH PROVIDES STORMWATER QUALITY MEASURES THROUGH SETTLEMENT. ALL IMPERVIOUS SURFACES FROM THE PROJECT SITE WILL FLOW INTO THE WET RETENTION POND.

C3. PLAN DETAILS FOR EACH STORMWATER MEASURE: THE PROPOSED STORM SEWERS, STORMWATER QUALITY UNIT, AND DRY-DETENTION BASIN ARE SHOWN ON THE SITE UTILITY PLAN (SHEET C104).

C4. SEQUENCE DESCRIBING STORMWATER MEASURE IMPLEMENTATION: THE POST CONSTRUCTION STORMWATER QUALITY MEASURES WILL BE INSTALLED EARLY ON IN THE CONSTRUCTION AND THERE ARE NOTES TO RESTRICT ANY STORMWATER FLOW TO THE DETENTION BASIN UNTIL THE BMP IS IN PLACE.

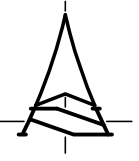
C5. MAINTENANCE GUIDELINES FOR PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES: GUIDELINES FOR PROPOSED POST CONSTRUCTION WATER QUALITY MEASURES: THE STORMWATER STRUCTURES AND PIPING, AND STORMWATER QUALITY UNIT SHALL BE INSPECTED QUARTERLY & AFTER ANY SIGNIFICANT RAIN EVENT FOR DEBRIS, CLOGGING, AND SEDIMENT BUILD-UP. ANY OBSTRUCTIONS FOUND SHOULD BE REMOVED & ANY SIGNIFICANT SEDIMENT BUILD UP SHOULD BE REMOVED.

C6. ENTITY THAT WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE POST CONSTRUCTION STORMWATER MEASURES: IT WILL BE THE SITE OWNER'S RESPONSIBILITY TO INSPECT AND MAINTAIN THE POST CONSTRUCTION STORMWATER MEASURES.

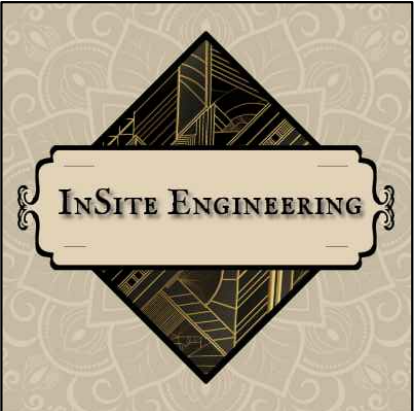


SOILS MAP

NOT TO SCALE

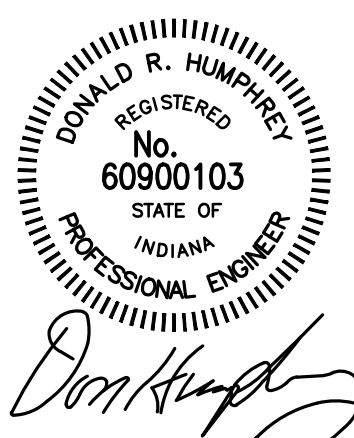


YcIa = Crosby silt loam, Hydrologic Code C
YbvA = Brookston silty clay loam, Hydrologic Code B



16308 Ketton Drive
Noblesville, IN 46060
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INTEGRITY ROTATIONAL MOLDING LLC
NEW WAREHOUSE EXPANSION PROJECT
701 North Carr Road
Plainfield, Indiana

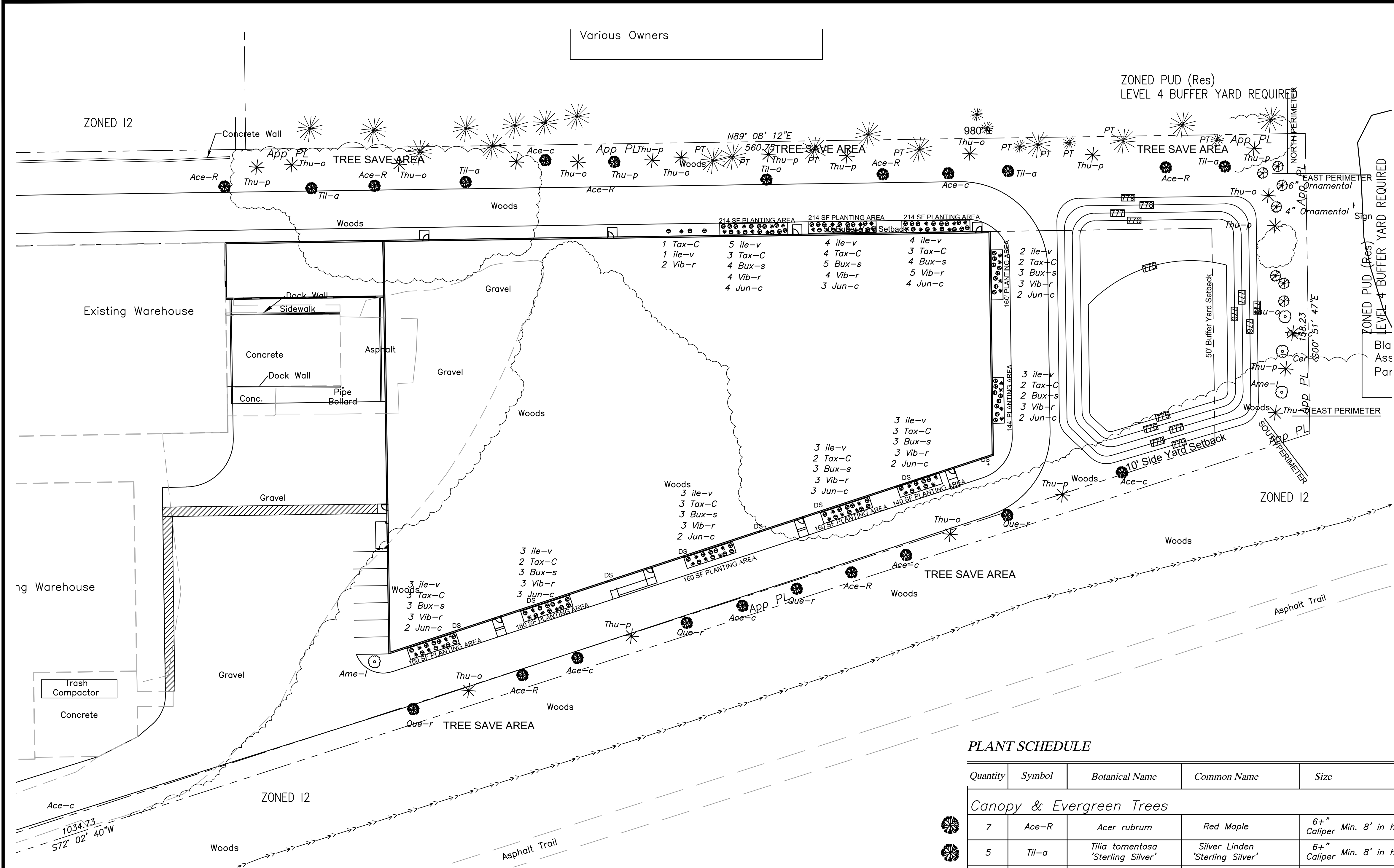


REVISIONS					
No.	Date	Description			
1					

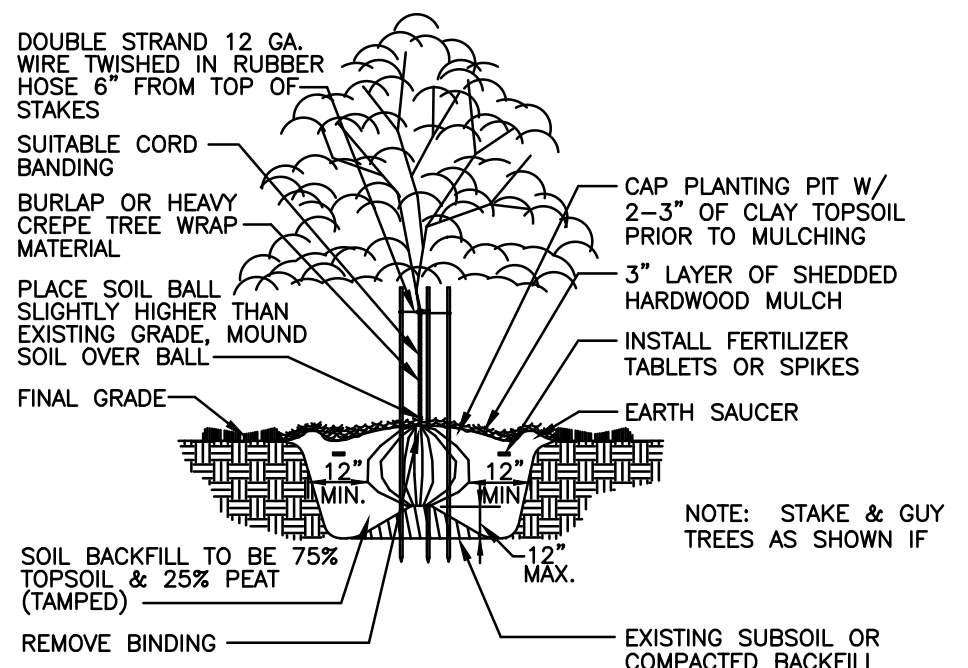
SHEET TITLE:
STORMWATER
POLLUTION
PREVENTION PLAN

SHEET NUMBER:
C107

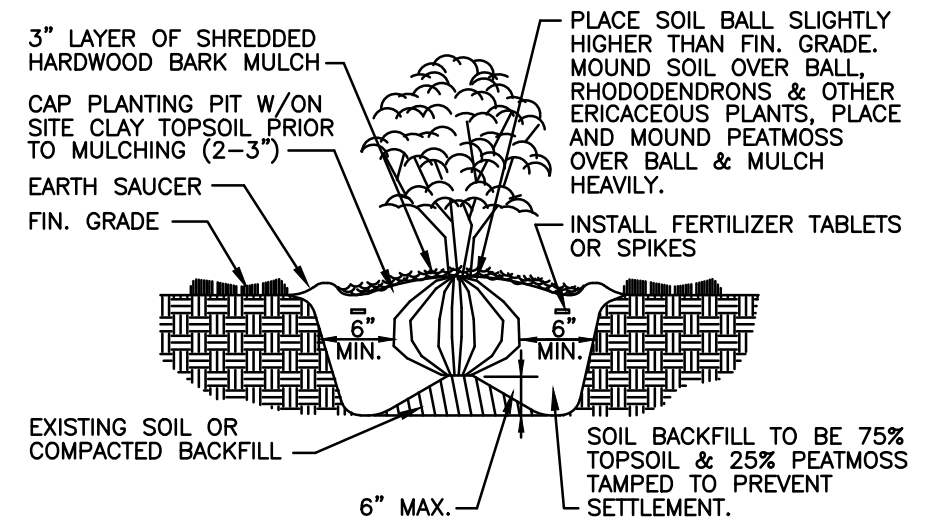
Project No. 26012



TREE REMOVAL NOTE
CONTRACTOR SHALL CLEAR AND REMOVE ALL TREES, BUSHES, AND UNDERBRUSH WITHIN THE LIMITS OF THE NEW BUILDING AND OTHER SITE IMPROVEMENTS. TREE STUMPS WITHIN THE LIMITS OF THE BUILDING ADDITION AND DETENTION POND SHALL BE COMPLETELY REMOVED. CARE WILL BE TAKEN ALONG THE NORTH AND SOUTH PROPERTY LINES TO PROTECT ALL TREES NOT REQUIRED FOR REMOVAL.



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

PLANT SCHEDULE

Quantity	Symbol	Botanical Name	Common Name	Size	PUV
Canopy & Evergreen Trees					
7	Ace-R	Acer rubrum	Red Maple	6+'' Caliper Min. 8' in height	0.75
5	Til-a	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	6+'' Caliper Min. 8' in height	0.75
4	Que-r	Quercus rubra	Northern Red Oak	6+'' Caliper Min. 8' in height	0.75
6	Ace-c	Acer campestre	Hedge Maple	6'' Caliper Min. 8' in height	0.75
9	Thu-o	Thuja occidentalis	American Arborvitae	Min. 6' in height	0.75
11	Thu-p	Thuja standish x plicata	Green Giant Western Arborvitae	Min. 6' in height	0.75
Ornamental (Understory) Trees					
2	Ame-l	Amelanchier laevis	Allegheny Serviceberry	3'' Caliper Min. 6' in height	0.50
2	Cer-c	Cercis canadensis	Eastern Redbud	3'' Caliper Min. 6' in height	0.50

	Quantity	Symbol	Botanical Name	Common Name	Size	Notes
	Shrubs					
⑤	34	ile-v	ilex verticillata	Winterberry Holly	24" Min	Space @ 3'-0" o.c
✱	28	Tax-C	Taxus x media	Densiflora Yew	24" Min	Space @ 3'-0" o.c
⑤	33	Bux-s	Buxus spp.	Green Velvet Boxwood	24" Min	Space @ 3'-0" o.c
⑤	36	Vib-r	Viburnum rafinesquianum	Downy Arrowwood	24" Min	Space @ 3'-0" o.c
✱	29	Jun-c	Juniperus communis	Common Juniper	24" Min	Space @ 3'-0" o.c

Buffer Yard Landscaping

Per Table 4.7.C.1 the adjoining PUD residential development along the north and east boundaries of the property will require a Level 4 Side and Rear Yard Buffer Yard. The Perimeter Yards along the North and South sides where similar 1-2 Zoning exists require Level 1 Landscaping

East Yard Landscaping
Buffer Yard - 158 LF/100 x 4.0 PUV = 6.32 Units
5 Evergreen Trees (3.75 PUV) and 3 Ornamental trees (1.5 PUV) along with the existing trees to remain (1.5 PUV)

North Yard Landscaping
Buffer Yard- 559 LF/100 x 4.0 PUV = 22.4 Units
Side Yard- 430 LF/100 x 1.0 PUV = 4.3 Units
Total 26.7 Units
The existing north yard is populated with nine (9) mature evergreen trees (PT) greater than 12\"/>

South Yard Landscaping
Side Yard - 1035 LF/100 x 1.0 PUV = 10.35 Units
Provide 10 Overstory Trees (7.5 PUV) and 4 Evergreen Trees (3.0 PUV)

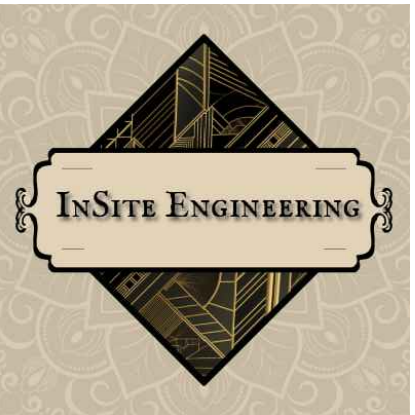
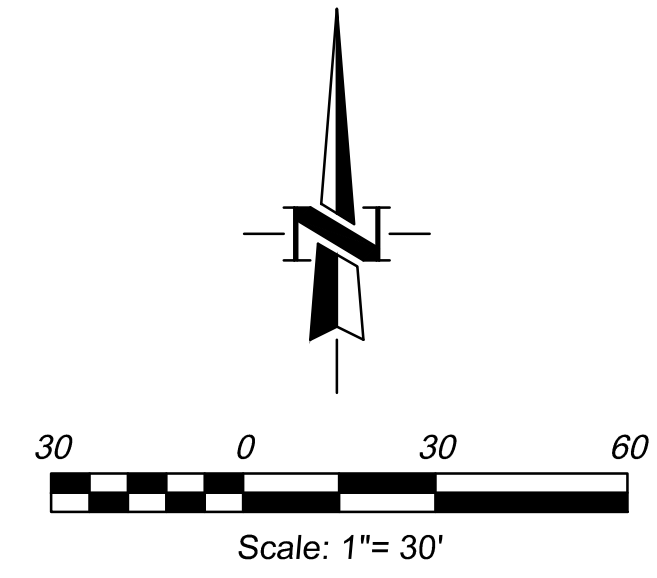
Foundation Plantings

Total Length of Building Wall
Front Wall (West) =N/A as its not visible from adjacent
Side Wall (North) =320 LF - 640 SF Planting Area
Side Wall (South) =335 LF - 670 SF Planting Area
Rear Wall (East) = 121.6 LF - 244 SF Planting Area
Required foundation plantings (Level 1) 24\"/>

Parking Lot Landscape (Interior)

Total New Parking Spaces = 6
Landscape Requirements = 1 Deciduous Understory Tree per 15 Spaces
Trees Provided = 1 Understory

PT=PRESERVED TREE CONSISTING OF MATURE EVERGREEN TREES A MINIMUM OF 12' TALL AND 8' SPREAD



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REGISTERED PROFESSIONAL ENGINEER
No. 60900103
STATE OF INDIANA
Date: 6/11/26

REVISIONS				
No.	Description	Date	Rev per	Town PRM Review
1		8/4/26		

SHEET TITLE:
SITE LANDSCAPING PLAN

SHEET NUMBER:
C108

Project No. 26012