

Project Narrative

Client:

Jason Scott, Genuine Parts Company / NAPA Balkamp
2999 Wildwood Parkway
Atlanta, GA 30339

Project Location:

NAPA Balkamp Warehouse
1601 Whitaker Road
Plainfield, IN 46168

Introduction

This narrative has been prepared for the proposed addition at the existing Genuine Parts Company Warehouse, also known as NAPA Balkamp. The site is located at 1601 Whitaker Road, Plainfield, IN, between Reeves Road and Interstate 70 (I-70 / Dwight D. Eisenhower Highway). The purpose of this narrative is to provide an overview of the existing and proposed site improvements.

Site Location and Characteristics

The site presently contains an operational 292,139 Sq. Ft. warehouse that is owned and operated by Genuine Parts Company. The facility is a warehousing and distribution center for auto part supplies and materials. The site is currently accessed directly from Whitaker Road on the north side of the site. Employees park along the eastern side of the building and enter the building in the southeast corner. The employee parking area is fenced off and requires identification to enter. Tractor trailers utilize the same main entrance on the north side of the site and load/unload and park on the west side of the site. The trailer parking and loading areas are fenced off with a gate.

The site is bound to the west, north and east by existing industrial warehouses within the same I-2 zoning district. To the south the site is bound by I-70. Along I-70 there is an abandoned roadway that used to provide access to the site. This roadway is abandoned and terminates at the west and east edges of the property.

The topography of the subject site is gently sloping from north down to the south. There is an existing stormwater retention pond located on the south side of the site.

Proposed Development

The site owner is proposing to construct a 282,540 Sq. Ft. addition on the north side of the existing warehouse. The new facility will be an expansion of the existing warehouse and distribution services. The site was originally designed so that the warehouse could be expanded in the future. The proposed addition will add 29 new loading docks on the west side of the site and 4 loading docks on the east side of the site. The east side will also contain parking for 25 trailers. A "Will Call" area will be located at the northwest corner of the site. This will allow employees from regional

NAPA stores to pick up orders directly from the warehouse. The existing perimeter loop road will remain in its current location. Some portions of the loop road will be reconstructed as needed.

Site Access and Circulation

Currently there is one existing full access driveway leading into the site. The proposed improvements will maintain the existing access as is. Trucks entering the site turn south to the loading docks or continue to the east side of the addition for trailer parking. Employees will enter the site and continue to the east side of the building and then south to the employee parking lot. Employee will be required to travel through the trailer parking area. The site used to have access to a road running parallel with I-70. This road is no longer functional and has been abandoned and cut off by adjoining properties.

Zoning / Project Compliance

The site is located within the I-2 District: Office / Warehouse Distribution. This project and use are permitted by code and are in following the intent of the Town ordinances. At this time we are seeking relief from to allow an insulated metal panel where the existing roof meets the proposed roof and there is a vertical change in height on the south side. The addition is being designed to match the existing building on site and unique materials are being incorporated where feasible. New foundation plantings will be provided around the new building.

Stormwater Collection and Drainage

The site currently drains to the above ground retention pond on the south side of the site. Based on the existing stormwater report, the future building addition was taken into consideration when designed.

Utility Services

The site is currently served by electric, gas, water and sewer services. At this time we are proposing to construct new electric, gas, water and sewer services to service the proposed addition. If it is determined that the existing water and gas services are adequate to serve the proposed addition, they will use the existing service.

Development Schedule

This project will be built in a single phase. Construction is anticipated to begin in February 2022.

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