



January 10, 2022

Department of Development Services,  
Planning Division  
206 West Main Street  
Plainfield, Indiana

RE: Site Plan Narrative, Crown Lift Trucks, Branch Warehouse Expansion

City Design Review Committee:

Paradigm Design has prepared this narrative letter to briefly summarize the warehouse renovation and expansion project for Crown Lift Trucks located at 2495 E. Perry Road, Plainfield, IN.

This project will include: modification/renovation of the existing warehouse, expansion of the existing warehouse from approximately 43,250 square feet to approximately 99,440 square feet, the addition of 14 parking spaces located at the rear of the building, new bituminous drives along the rear and the sides of the building, relocation of the existing dumpster enclosure, and the addition of a new truck dock along the north side of the facility.

Storm water drainage will primarily be by sheet flow to the existing detention basin at the east end of the site. An exception to this will be a trench drain to be located within the new truck dock and roof drains which will connect to the existing system. The existing stormwater drainage system and on-site detention basin were originally designed for the existing building to be expanded and therefore do not need to be modified.

This renovation and expansion project will be done in a single phase, starting as soon as is possible.