

CASE SUMMARY

Final Plat & Construction Plan Request

Case: 2025-2230
D.R. Horton, Petitioner
Josh Cribelar, American Structurepoint

Request: Final Plat and Construction Plan Approval, Miles Farm, Sec. 4B, 65 lots

Location: 215 feet North of the Intersection of Horace G Miles Avenue and Velvet Hat Road

Acreage: 21.30 acres

Zoning: Planned Unit Development (PUD)

Final Plat & Construction Plan Request:

The petitioner is requesting final plat and construction plan approval for Miles Farm, Section 4B, which consists of 65 residential lots. This section is part of the Reserve portion of Miles Farm development, with a minimum lot size of 7,500 square feet per lot. This development received preliminary approval on October 12, 2021, and has also received final approval for Sections 1, 2A, 2B, 3A & 3B.

Staff held a Technical Advisory Committee meeting on March 21, 2025, to discuss the details of the plans. The petitioner has submitted revised plans and Lot 470 does not meet the minimum lot width at the building setback line of 63 feet and must be adjusted.

Joe Miller, Banning Engineering, the Town's engineer, has reviewed the final plat and construction plans and his letter of approval is included.

Staff recommends approval of the final plat and construction plans of Miles Farm, Section 4B subject to the following:

1. Compliance with the PUD ordinance.
2. A Developer Inspection Agreement must be submitted, and inspection fees paid before the pre-construction meeting.
3. An approval letter for the Rule 5 permit must be submitted prior to a pre-construction meeting.
4. Submittal of the Restrictive Covenants prior to recording the plat.

Plan Commission Action:

Approve Plat and Construction Plan Request
Approve Final Plat and Construction Plan Request with Conditions
Deny Final Plat and Construction Plan Request



ADVISOR PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

Date of Hearing: 4-9-25
Plan Commission Action: _____

App. No.: 2025-2230
Fee: \$2269.50
Received By: _____
Plat + PUD \$ 2069.50
Storm \$ 200.00

APPLICATION FOR APPROVAL (Check all that apply)

- Plat Replat Revision Amendment Minor Plat PUD
- SPR Rezone Exempt Subdivision

FEB 28 2024

* Please fill out the form in its entirety

Name (s) of Owner (s) DR Horton Indiana LLC

Address (s) 3665 Priority Way S Drive, Indianapolis, IN 46240

Phone (s) (317) 995-8926 Email (s) MABridwell@drhorton.com

Owners' Representative (Subdivider, if any) and /or Registered Engineer or Land Surveyor:

Address (s) DR Horton (Mark Bridwell) 3665 Priority Way S Drive Indianapolis, IN 46240 American Structurepoint (Josh Cribelar)- 9025 River Road, Suite 200 Indianapolis, IN 46240

Phone (s) DR Horton: 317-740-3900 / ASI: 317-547-5580 Email (s) MABridwell@drhorton.com / jcribelar@structurepoint.com

I (We) do hereby apply for approval of the following described plat of a subdivision in accordance with the Subdivision Control Ordinance. I (We) am (are) the owner (s) of the real estate included in said subdivision.

Name of Subdivision: Miles Farm Section 4B (Reserve)

Address of Subject Property: 215' north of the intersection of Horace G Miles Avenue & Velvet Hat Road

Generally described as follows:

Area (in acres): 21.30 Number of Lots: 65

Existing Zoning District (if applicable to rezone): _____

Proposed Zoning District (if applicable to rezone): _____

Parcel ID#: 32-11-04-300-001.000-003 Current Zoning District: Miles Farm PUD Reserve

Feet of new streets to be dedicated to the public: 2,283 LF

Feet of sanitary sewers to be dedicated to the public: 2,430 LF

Feet of water main to be dedicated to the public: 2,286 LF

Feet of storm sewer to be dedicated to the public: 2,724 LF

STATE OF INDIANA)

) SS:

HENDRICKS COUNTY)

The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

Mark Bridwell
Signature of Owner/Applicant (s)
Assistant
Title of Applicant



853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

April 4, 2025

Lesa Ternet, Planner
Town of Danville
49 N. Wayne St.
Danville, IN 46122

RE: Miles Farm Section 4

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received April 2, 2025. I do not have any additional comments. I recommend approval in regards to storm water. If you have any additional questions please contact me.

All the best,


Joseph L. Miller, P.E.

EXISTING LEGEND

- Utility Line
- Water Line
- Sewer Line
- Storm Sewer Line
- Electric Line
- Gas Line
- Telephone Line
- Optical Fiber Line
- Proposed Electric Line
- Proposed Gas Line
- Proposed Telephone Line
- Proposed Optical Fiber Line
- Proposed Storm Sewer Line
- Proposed Water Line
- Proposed Sewer Line
- Proposed Utility Line

PROPOSED LEGEND

- Proposed Utility Line
- Proposed Water Line
- Proposed Sewer Line
- Proposed Storm Sewer Line
- Proposed Electric Line
- Proposed Gas Line
- Proposed Telephone Line
- Proposed Optical Fiber Line
- Proposed Storm Sewer Line
- Proposed Water Line
- Proposed Sewer Line
- Proposed Utility Line

SITE DATA TABLE

NO.	DESCRIPTION	SECTION	SECTION OR REFERENCE	SECTION NO.	VALUES
1	PROPOSED TOTAL AREA (A)	4A, 4B, 4C	SECTION 4A, 4B, 4C	1	10,000.00
2	PROPOSED TOTAL AREA (B)	4A, 4B, 4C	SECTION 4A, 4B, 4C	2	10,000.00
3	PROPOSED TOTAL AREA (C)	4A, 4B, 4C	SECTION 4A, 4B, 4C	3	10,000.00
4	PROPOSED TOTAL AREA (D)	4A, 4B, 4C	SECTION 4A, 4B, 4C	4	10,000.00
5	PROPOSED TOTAL AREA (E)	4A, 4B, 4C	SECTION 4A, 4B, 4C	5	10,000.00

OPEN SPACE TABLE

NO.	DESCRIPTION	SECTION	SECTION OR REFERENCE	SECTION NO.	VALUES
1	PROPOSED TOTAL OPEN SPACE AREA (A)	4A, 4B, 4C	SECTION 4A, 4B, 4C	1	10,000.00
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- Proposed Utility Line
- Proposed Water Line
- Proposed Sewer Line
- Proposed Storm Sewer Line
- Proposed Electric Line
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- Proposed Electric Line
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- Proposed Optical Fiber Line
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- Proposed Sewer Line
- Proposed Utility Line



DATE:	02/07/2024
PROJECT PHASE:	CONSTRUCTION PLANS
REVISION INDEX	
NO.	DESCRIPTION
1	TAC COMMENTS - 03/21/24

Project Number: 2020 00220

DEVELOPMENT PLAN

C203



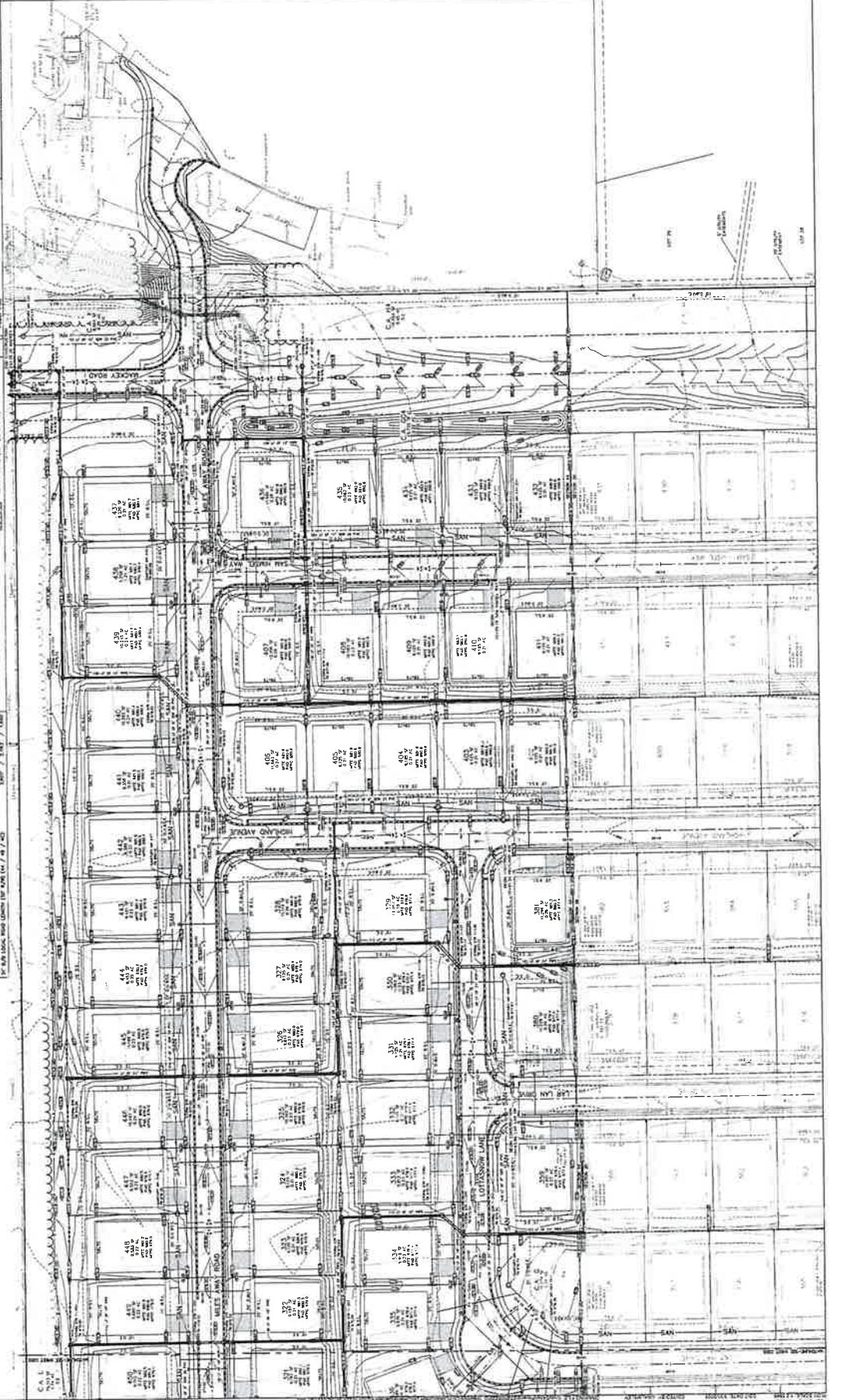
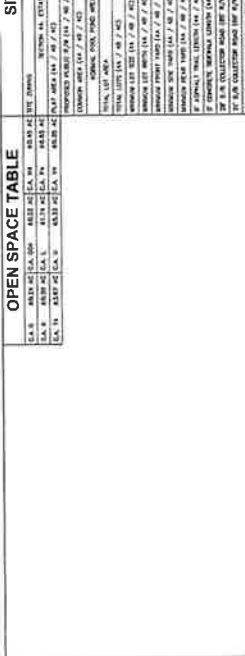
- EXISTING LEGEND**
- 1. Contour Lines: 1' = 1' Contour Interval
 - 2. Elevation Spot: 1' = 1' Contour Interval
 - 3. Elevation Contour: 1' = 1' Contour Interval
 - 4. Elevation Contour: 1' = 1' Contour Interval
 - 5. Elevation Contour: 1' = 1' Contour Interval
 - 6. Elevation Contour: 1' = 1' Contour Interval
 - 7. Elevation Contour: 1' = 1' Contour Interval
 - 8. Elevation Contour: 1' = 1' Contour Interval
 - 9. Elevation Contour: 1' = 1' Contour Interval
 - 10. Elevation Contour: 1' = 1' Contour Interval

- PROPOSED LEGEND**
- 1. Building Footprint
 - 2. Driveway
 - 3. Parking Space
 - 4. Lot Line
 - 5. Easement
 - 6. Right of Way
 - 7. Utility Line
 - 8. Storm Sewer
 - 9. Sanitary Sewer
 - 10. Water Main
 - 11. Gas Line
 - 12. Electric Line
 - 13. Fire Hydrant
 - 14. Street Light
 - 15. Sign
 - 16. Survey Point
 - 17. Elevation Spot
 - 18. Elevation Contour
 - 19. Elevation Contour
 - 20. Elevation Contour

SITE DATA TABLE

LOT NO.	AREA (SQ FT)	PERCENTAGE COVERED	SETBACKS	HEIGHT	REMARKS
437	1,200	33%	10' / 10' / 10' / 10'	12'	
438	1,200	33%	10' / 10' / 10' / 10'	12'	
439	1,200	33%	10' / 10' / 10' / 10'	12'	
440	1,200	33%	10' / 10' / 10' / 10'	12'	
441	1,200	33%	10' / 10' / 10' / 10'	12'	
442	1,200	33%	10' / 10' / 10' / 10'	12'	
443	1,200	33%	10' / 10' / 10' / 10'	12'	
444	1,200	33%	10' / 10' / 10' / 10'	12'	
445	1,200	33%	10' / 10' / 10' / 10'	12'	
446	1,200	33%	10' / 10' / 10' / 10'	12'	
447	1,200	33%	10' / 10' / 10' / 10'	12'	
448	1,200	33%	10' / 10' / 10' / 10'	12'	
449	1,200	33%	10' / 10' / 10' / 10'	12'	
450	1,200	33%	10' / 10' / 10' / 10'	12'	

- OPEN SPACE TABLE**
- | LOT NO. | AREA (SQ FT) | PERCENTAGE COVERED | SETBACKS | HEIGHT | REMARKS |
|---------|--------------|--------------------|-----------------------|--------|---------|
| 451 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 452 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 453 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 454 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 455 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 456 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 457 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 458 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 459 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |
| 460 | 1,200 | 33% | 10' / 10' / 10' / 10' | 12' | |



D.R. HORTON
3665 PRIORITY
WAY S DRIVE
INDIANAPOLIS, IN
46240



MILES FARM
SECTION 4A, 4B & 4C
US 36, DANVILLE, IN

X01 X02 X03

CERTIFIED BY

DATE:	ISSUANCE INDEX:
02/07/2024	
PROJECT PHASE:	CONSTRUCTION PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
01	TAC COMMENTS	03/27/25

Project Number: 2020 03220
LANDSCAPE PLAN

C702

EXISTING LEGEND

- Brick
- Block
- Concrete
- Asphalt
- Gravel
- Grass
- Driveway
- Walkway
- Foundation
- Foundation Footing
- Foundation Wall
- Foundation Slab
- Foundation Beam
- Foundation Column
- Foundation Wall
- Foundation Slab
- Foundation Beam
- Foundation Column

PROPOSED LEGEND

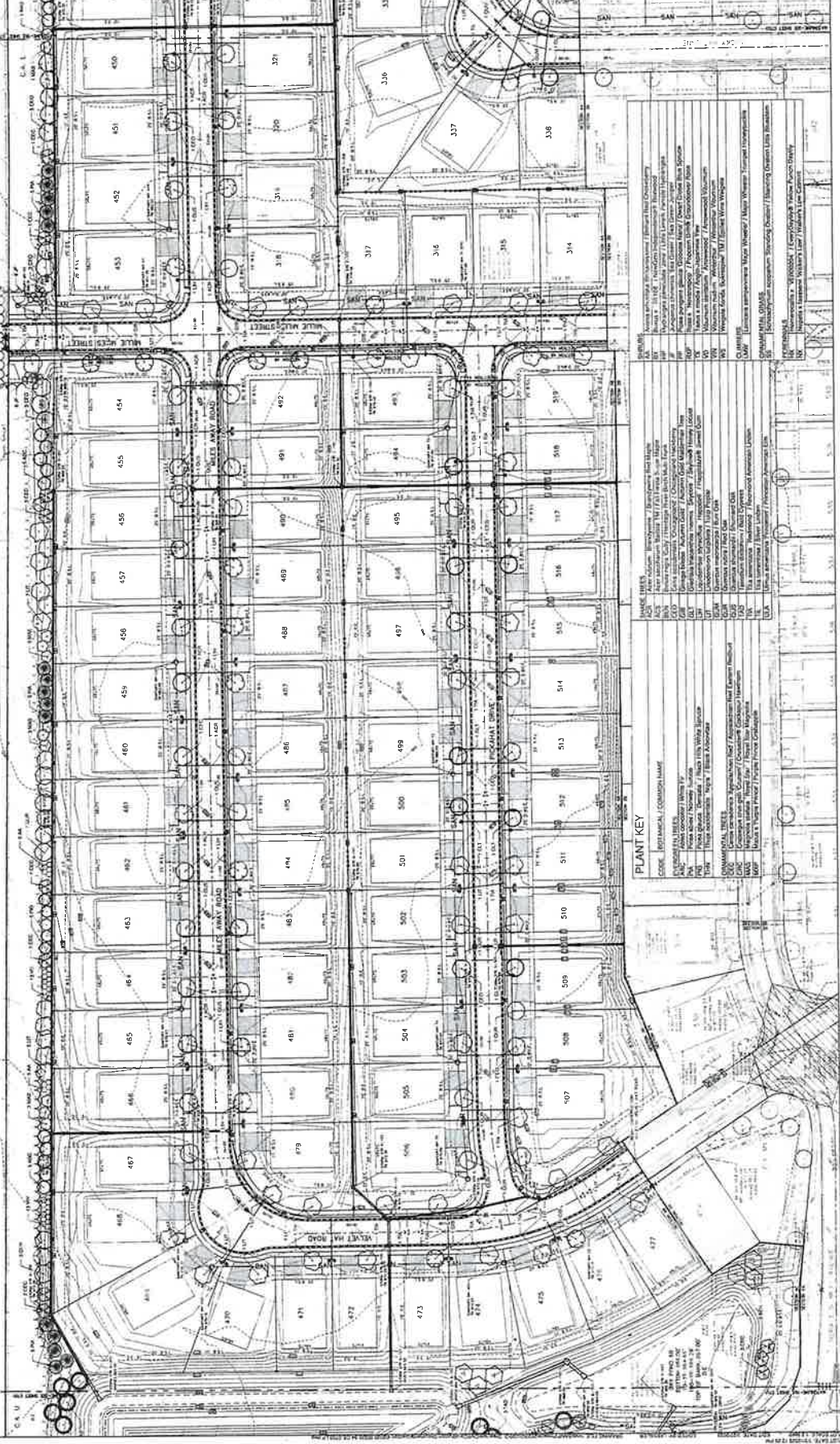
- Proposed
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LANDSCAPE ORDINANCE SUMMARY:

1. All trees to be removed shall be replaced with a tree of equal or greater size and species.
2. All trees to be removed shall be replaced within 90 days of completion of the project.
3. All trees to be removed shall be replaced within 90 days of completion of the project.
4. All trees to be removed shall be replaced within 90 days of completion of the project.
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LANDSCAPE NOTES:

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PLANT KEY

CONCRETE: [Symbol] CONCRETE

ASPHALT: [Symbol] ASPHALT

GRASS: [Symbol] GRASS

DRIVEWAY: [Symbol] DRIVEWAY

WALKWAY: [Symbol] WALKWAY

FOUNDATION: [Symbol] FOUNDATION

FOUNDATION FOOTING: [Symbol] FOUNDATION FOOTING

FOUNDATION WALL: [Symbol] FOUNDATION WALL

FOUNDATION SLAB: [Symbol] FOUNDATION SLAB

FOUNDATION BEAM: [Symbol] FOUNDATION BEAM

FOUNDATION COLUMN: [Symbol] FOUNDATION COLUMN

FOUNDATION WALL: [Symbol] FOUNDATION WALL

FOUNDATION SLAB: [Symbol] FOUNDATION SLAB

FOUNDATION BEAM: [Symbol] FOUNDATION BEAM

FOUNDATION COLUMN: [Symbol] FOUNDATION COLUMN

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FOUNDATION SLAB: [Symbol] FOUNDATION SLAB

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EXISTING LEGEND

- 1. Existing Building Footprint
- 2. Existing Driveway
- 3. Existing Walkway
- 4. Existing Utility
- 5. Existing Easement
- 6. Existing Fence
- 7. Existing Tree
- 8. Existing Plant
- 9. Existing Structure
- 10. Existing Foundation
- 11. Existing Foundation
- 12. Existing Foundation
- 13. Existing Foundation
- 14. Existing Foundation
- 15. Existing Foundation
- 16. Existing Foundation
- 17. Existing Foundation
- 18. Existing Foundation
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- 20. Existing Foundation

PROPOSED LEGEND

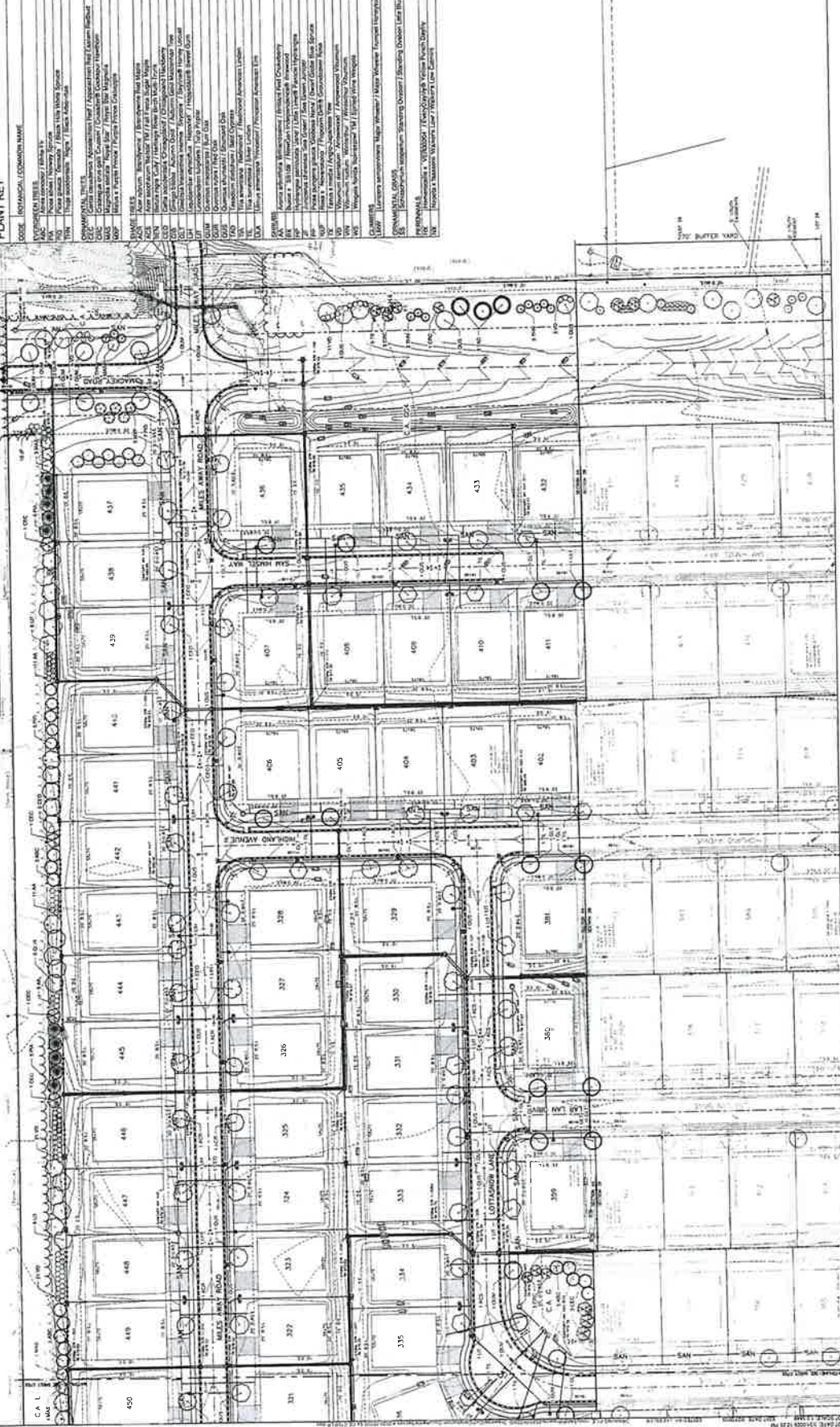
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LANDSCAPE ORDNANCE SUMMARY:

1. All trees to be removed shall be replaced with a minimum of 1" diameter trees.
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LANDSCAPE NOTES

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PLANT KEY

SYMBOL	DESCRIPTION
1	Plant 1
2	Plant 2
3	Plant 3
4	Plant 4
5	Plant 5
6	Plant 6
7	Plant 7
8	Plant 8
9	Plant 9
10	Plant 10
11	Plant 11
12	Plant 12
13	Plant 13
14	Plant 14
15	Plant 15
16	Plant 16
17	Plant 17
18	Plant 18
19	Plant 19
20	Plant 20

REVISION INDEX

NO.	DESCRIPTION	DATE
1	REVISION 1	03/17/20
2	REVISION 2	03/17/20
3	REVISION 3	03/17/20
4	REVISION 4	03/17/20
5	REVISION 5	03/17/20
6	REVISION 6	03/17/20
7	REVISION 7	03/17/20
8	REVISION 8	03/17/20
9	REVISION 9	03/17/20
10	REVISION 10	03/17/20

CERTIFIED BY

DATE: 02/27/2024
PROJECT PHASE: CONSTRUCTION PLANS

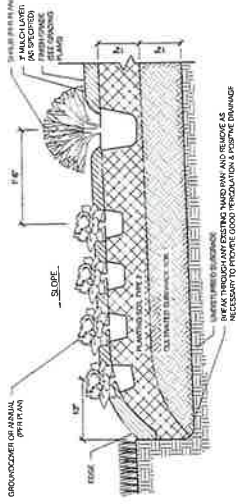
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1" = 10'

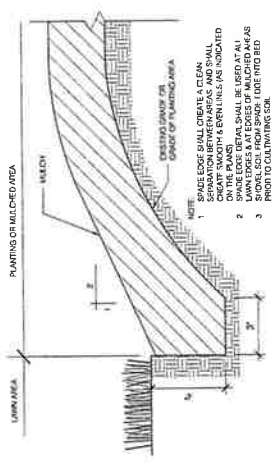
CERTIFIED BY	
ISSUANCE INDEX	DATE
PROJECT PHASE	CONSTRUCTION PLANS
NO.	REVISION SCHEDULE
TAC COMMENTS	DATE
PROJECT NUMBER	2020 00070

**LANDSCAPE
DETAILS**

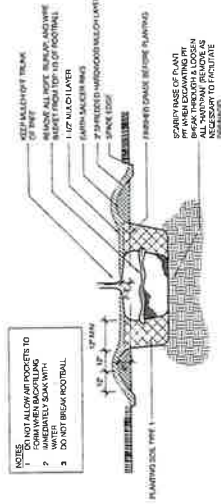
C710



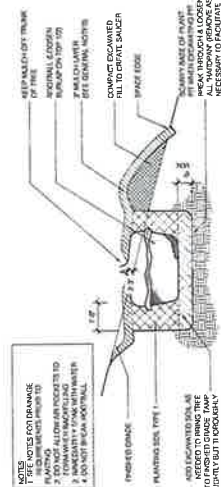
05 GROUND COVER AND ANNUAL PLANTING



04 EDGE - SPADE

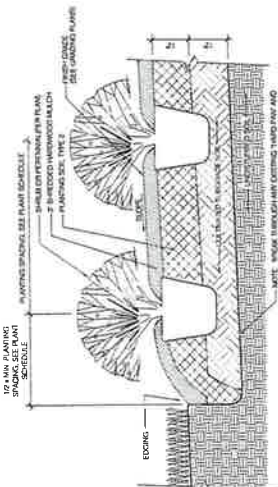


03 TREE PLANTING - LEVEL AREA



02 TREE PLANTING - ON SLOPE

SYMBOL	ITEMS/NO.	ITEMS/NO.	COMMON NAME	COND.	SIZE	REMARKS
SHRUB	1	1	...	...	...	...
PERENNIAL	2	2	...	...	...	...
ANNUAL	3	3	...	...	...	...
TOTAL						



01 SHRUB AND PERENNIAL PLANTING

PLANTING PROCEDURE

1. LANDSCAPE AND OUTLINE EDGE
2. INSTALL PLANTS IN SOIL AND WATER TIGHTLY - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING

PLANTING PROCEDURE

1. LOCATE ROOTBALL PER PLAN SCHEDULE
2. SET THE SOUTH TOP OF ROOTBALL AS 2" P
3. REMOVE ALL WEEDS, MULCH AND WEEDS FROM 1" OF ROOTBALL SURFACE
4. INSTALL WATERING DEVICE AS REQUIRED PER PLAN

PLANTING PROCEDURE

1. LOCATE ROOTBALL PER PLAN SCHEDULE
2. SET THE SOUTH TOP OF ROOTBALL AS 2" P
3. REMOVE ALL WEEDS, MULCH AND WEEDS FROM 1" OF ROOTBALL SURFACE
4. INSTALL WATERING DEVICE AS REQUIRED PER PLAN

PLANTING PROCEDURE

1. LOCATE ROOTBALL PER PLAN SCHEDULE
2. SET THE SOUTH TOP OF ROOTBALL AS 2" P
3. REMOVE ALL WEEDS, MULCH AND WEEDS FROM 1" OF ROOTBALL SURFACE
4. INSTALL WATERING DEVICE AS REQUIRED PER PLAN