

2025 - 2240

Application for CPOD Design Review

APPLICANT INFORMATION



Name of Applicant: Samir Patel
Mailing Address: 2151 N. Morton St., Franklin, IN 46131
Phone: (317) 738-9302 Email: samirhp14@gmail.com
Property Owner(s) Danville Lotus LLC
Mailing Address: 625 E. Main St., Danville, IN 46122
Phone: same as above Email: same as above
Project Engineer/Architect: Andrew Barkocy, PLS/Barkocy Surveying, Inc.
Address: 4800 W. Smith Valley Rd., Suite O, Greenwood, IN 46142
Phone: (317) 881-3898 Email: andrew@barkocysurveying.com

PROJECT INFORMATION

Location of Project: 1257 W. Main St., Danville, IN 46122
Existing Use of Property: Vacant (former beauty salon) Current Zoning: GB/CPOD
Proposed Use of Property: Liquor store Acreage: 0.63
Type of Activity: New Construction X Exterior Renovation Sign
Est. Project Cost: 1.2M Est. Start Date: July 2025

Documents to be included with application (1 original and 1 electronic):

- ☒ Building elevations of all elevations new and/or altered
- ☐ Color samples
- ☒ Photos of adjacent structures
- ☒ Signage and/or lighting **Ground / Monument Sign**
- ☒ List of work to be completed in numerical order
- ☒ Letter of Intent describing in detail the scope of work to be performed

Signature of Applicant: Matthew Harrison Date: 5-19-25

APPLICATION FEES

Residential	\$50
Residential accessory >150 sq ft	\$25
Commercial	\$150
Commercial accessory	\$100
Sign	\$50

100.00

Fee paid: Received by: Aesa Teut Date: 5-19-25

PETITIONER MUST BE PRESENT FOR DRC & PC MEETINGS

Liquor Store
1257 W. Main Street
Danville, IN 46122



Application for CPOD Design Review
5-19-25

List of Work to be Completed & Description of Scope:

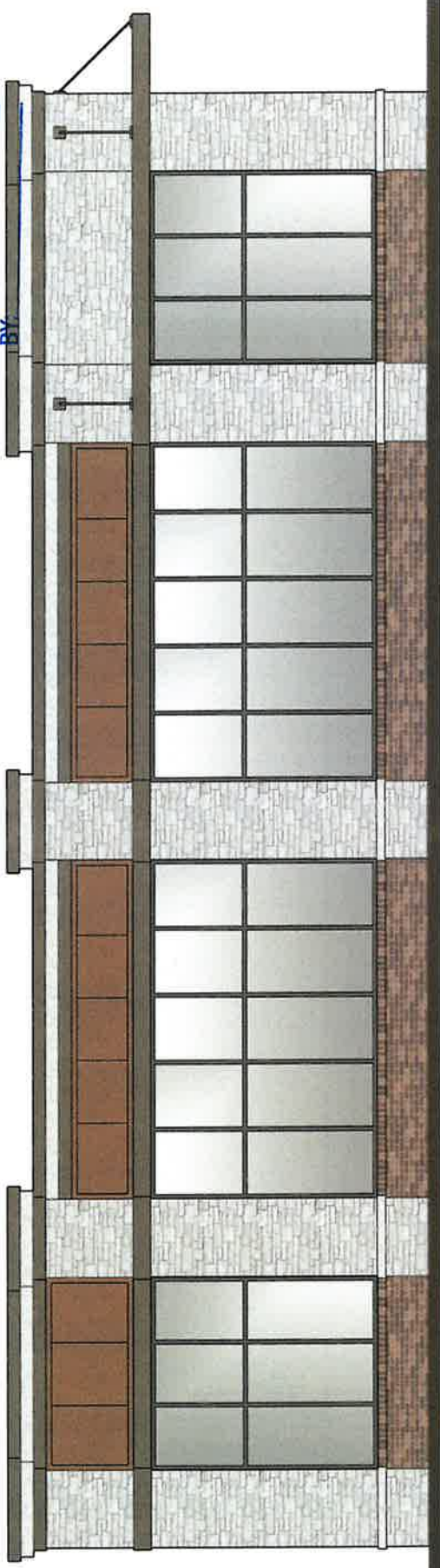
The new 2,800sf liquor store project includes demolition of the existing structure onsite, site development including a monument ground sign, water quality storm structure, and construction of a new wood structured building with masonry and glazing exterior. The interior will contain open retail space with shelving, coolers and a walk-in beverage cave. We intend to design the building so no waivers will be required, and to complete the project to be open by end of 2025.

General Contractor Information:

Duke Commercial
4300 N 725 W
Bargersville, IN 46106

Matt Harrison
317-840-1114
mattharrison@dukecommercial.com

RECEIVED
MAY 19 2025



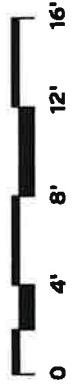
NORTH ELEVATION



WEST ELEVATION

DANVILLE LIQUOR STORE

16 MAY 2025

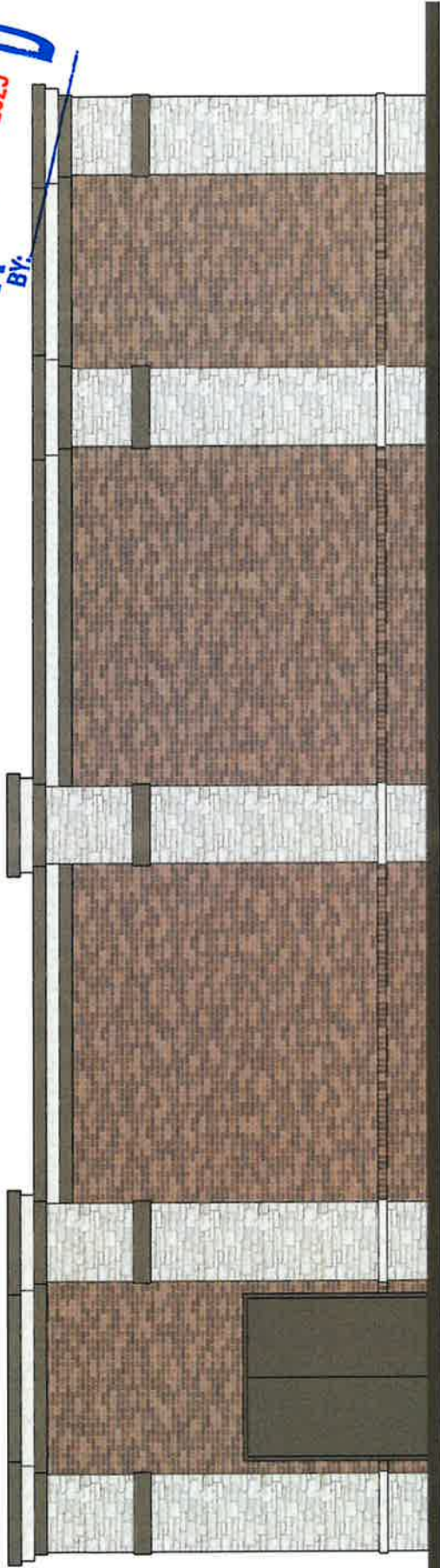


EXTERIOR ELEVATIONS

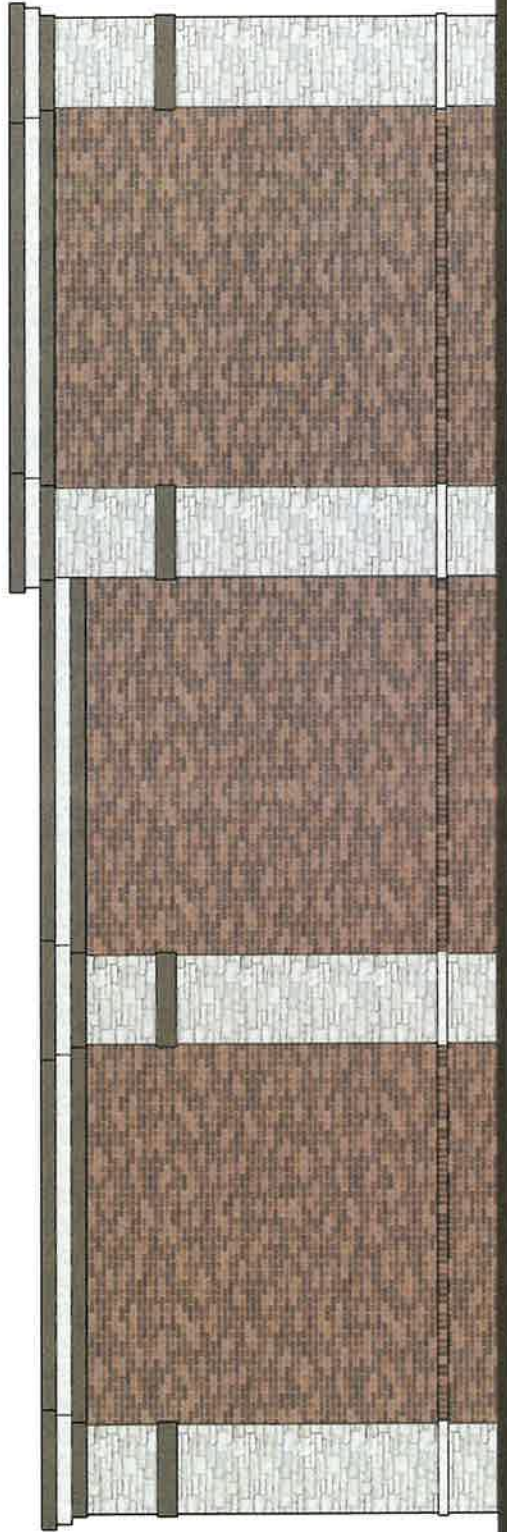


ROTTMANN | COLLIER
ARCHITECTS

RECEIVED
MAY 19 2025
BY: [Signature]



SOUTH ELEVATION



EAST ELEVATION

DANVILLE LIQUOR STORE

EXTERIOR ELEVATIONS



ROTTMANN | COLLIER
ARCHITECTS

16 MAY 2025



1257 W Main Street

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MAY 19 2025
BY: _____



West of Property





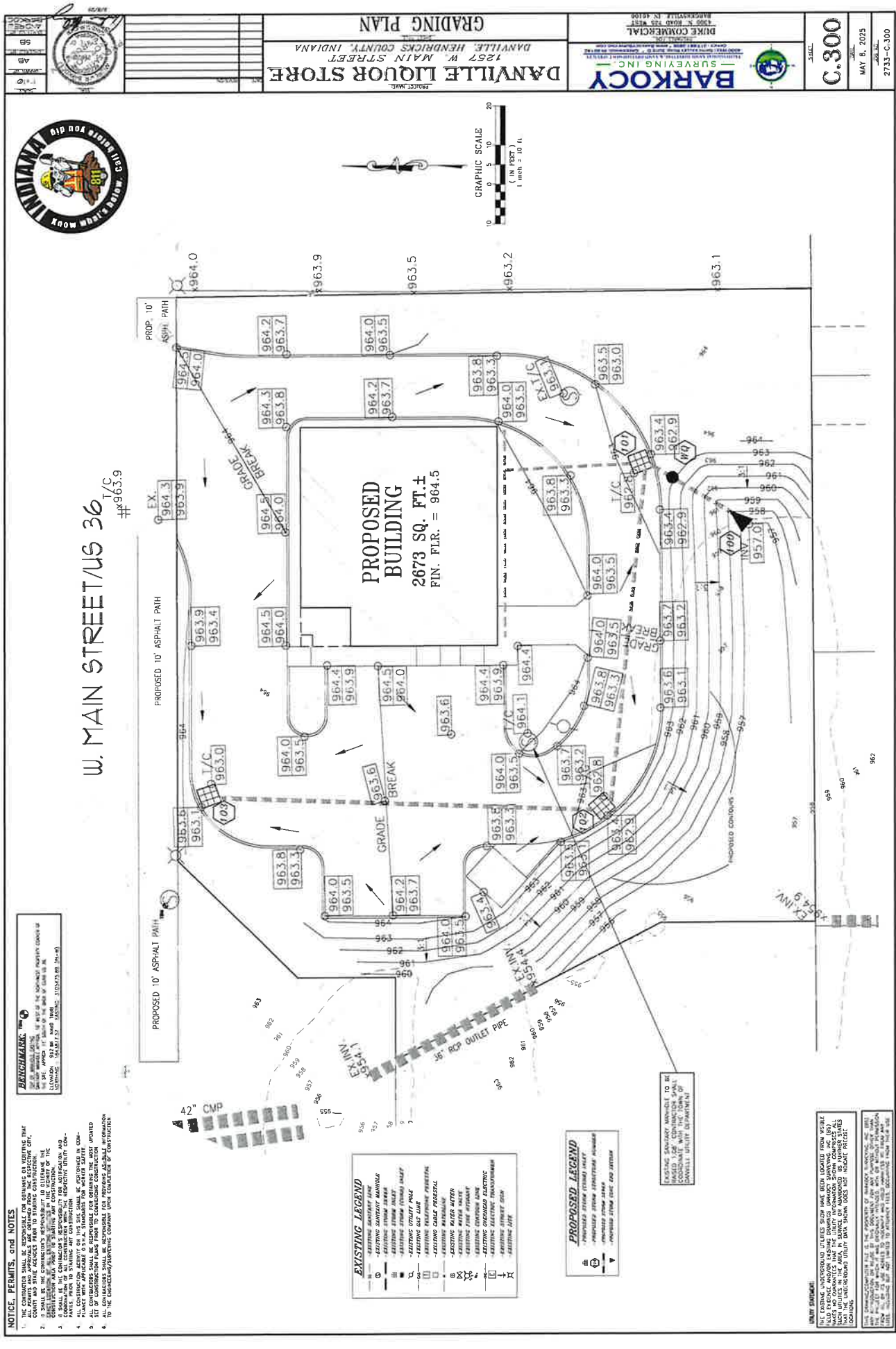
East of Property

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North of Site

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MAY 19 2025
BY: _____



NOTICE, PERMITS, and NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INDIANA CONSTRUCTION CODE, AS AMENDED, AND THE LATEST EDITION OF THE INDIANA ELECTRICAL CODE, AS AMENDED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS PRIOR TO THE START OF CONSTRUCTION.
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REMARKS: THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED BUILDING FOOTPRINT. THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED BUILDING FOOTPRINT. THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED BUILDING FOOTPRINT.

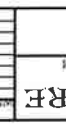
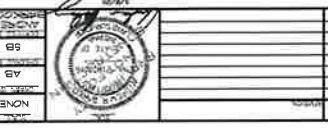
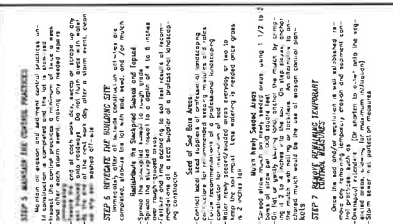
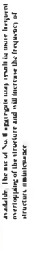
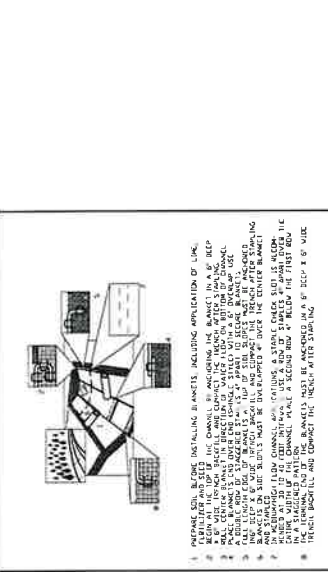
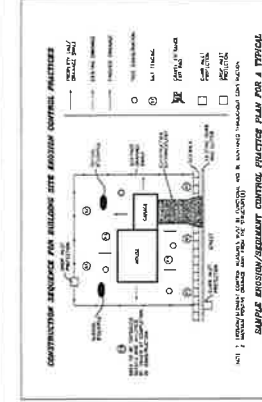
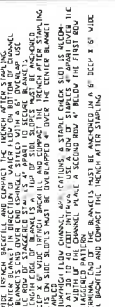
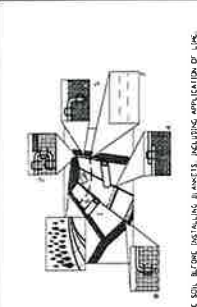
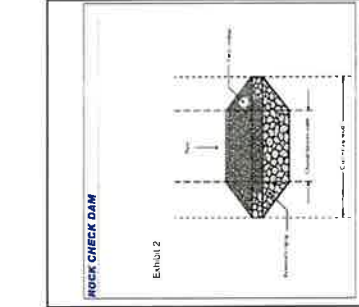
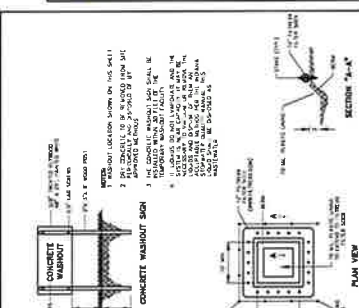
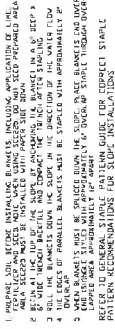
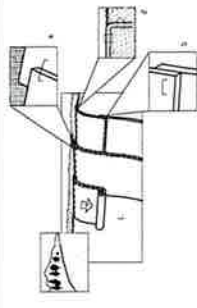
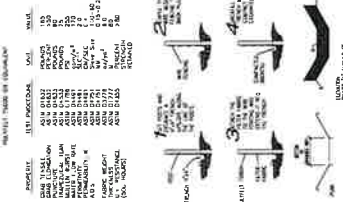
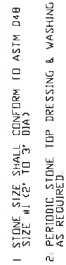
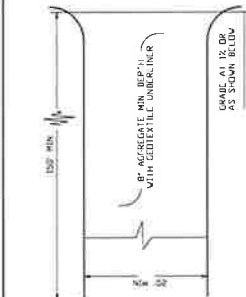
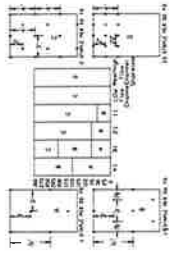
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that the underlying utility data does not indicate any loss of utility from the proposed changes.

A horizontal line drawing of a fish, oriented vertically in the image. The fish has a long, slender body with a slightly curved dorsal fin and a small, dark eye. Below the fish is a graphic scale consisting of a vertical line with alternating black and white rectangular blocks. The scale is labeled "GRAPHIC SCALE" and has numerical markings at 0, 5, 10, and 20. To the right of the scale, the text "(IN FEET)" and "1 inch = 10 ft." is printed.

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NOTICE, PERMITS, AND NOTES

1. ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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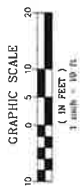


TOPSOIL NOTE

REMOVAL OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE DANVILLE ZONING ORDINANCE. THE LANDSCAPE CONTRACTOR SHALL PLACE A COMPACTED SAND OR GRAVEL SUBSTRATE UNDER THE PLANT MATERIAL TO BE REPLANTED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

TREE AND BUSH NOTE

ALL TREES AND BUSHES SHALL CONFORM TO THE CODE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

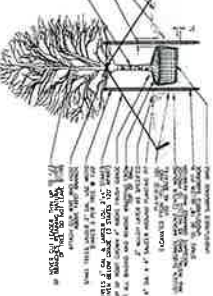


Plant Material List

Quantity	Plant Name	Plant Size	Plant Type
10	Red-Twigged Dogwood	12' x 12'	Shrub
10	Black-Flowering Dogwood	12' x 12'	Shrub
10	White-Flowering Dogwood	12' x 12'	Shrub
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10	Black-Flowering Dogwood	12' x 12'	Shrub
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10	Black-Flowering Dogwood	12' x 12'	Shrub
10	White-Flowering Dogwood	12' x 12'	Shrub
10	Red-Flowering Dogwood	12' x 12'	Shrub

Planting Calculation

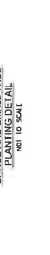
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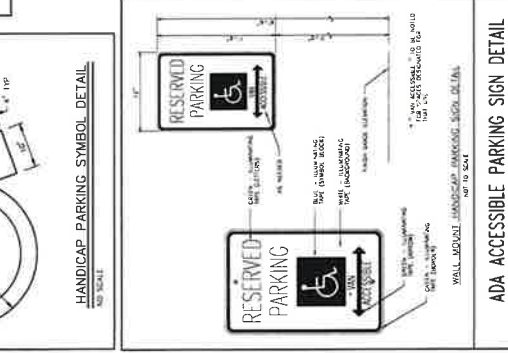
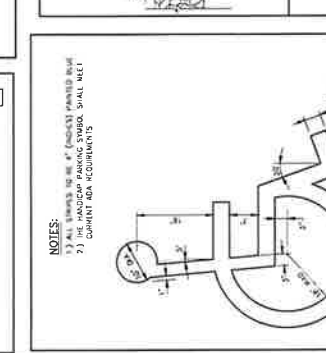
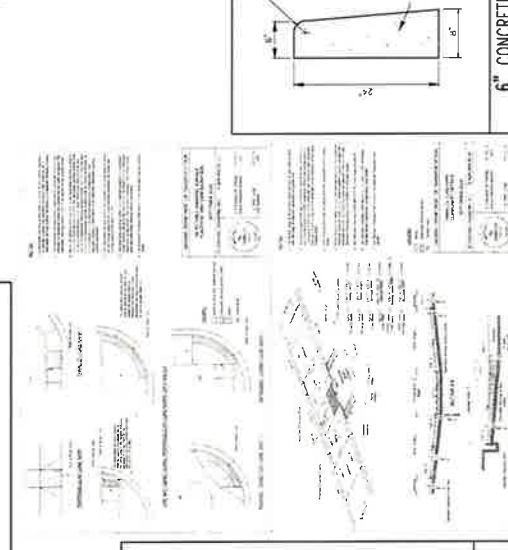
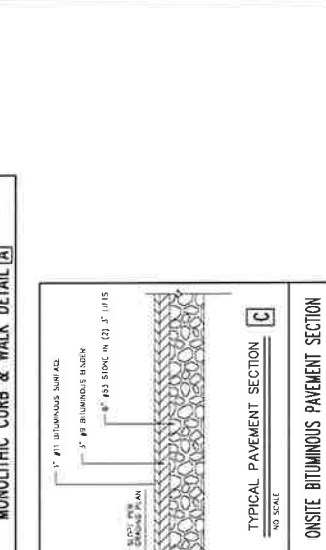
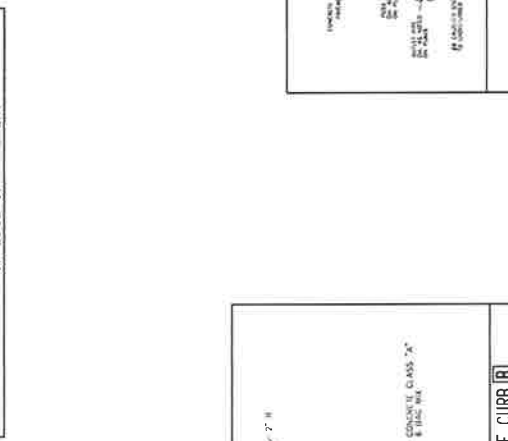
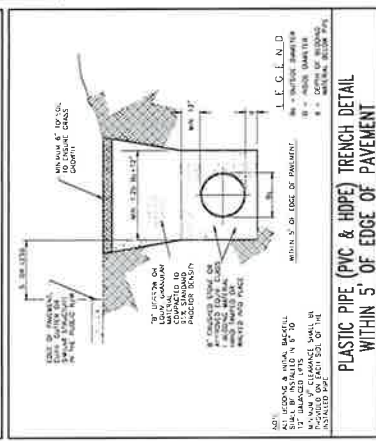
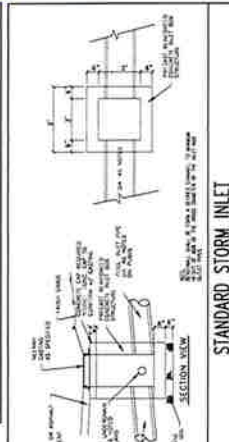
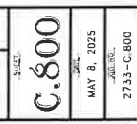


NOTES

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SHRUB AND SMALL TREE PLANTING DETAIL





DATE	C.900	DATE	MAY 8, 2025	DATE	2733-C.900
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Overview



Legend

- Roads
- Addresses
- Parcels
- Danville Corporate Boundary
- Zoning Districts**
 - APOD
 - CB-P
 - CB-S
 - GB
 - IG
 - IL
 - LB
 - PR
 - PUD
 - R1
 - R2
 - R3
 - RU
 - <all other values>

Parcel ID	32-11-09-100-025.000-003	Alternate ID	17-2-09-51W 100-025	Owner Address	DANVILLE LOTUS LLC
Sec/Twp/Rng	0009-0015-1W	Class	COMMERCIAL SMALL RETAIL		625 E MAIN ST
Property Address	1257 W MAIN ST	Acreage	0.63		DANVILLE, IN 46122
	Danville				
District	Town Of Danville				
Brief Tax Description	Pt Nw 1/4 9-15-1W .63ac				
	Assess 99-00				
	From 100-011				
	(Note: Not to be used on legal documents)				

Date created: 5/30/2025

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