CASE SUMMARY

Final Plat & Construction Plan Request

Case: 2025-2270
Lantz McElroy, Arbor Homes, LLC, Petitioners
Matt Maple, HWC Engineering

Request: Final Plat and Construction Plan Approval of a 60-lot Major Subdivision (Northwood Haven, Section 3)

Location: North side of 10th Street – approximately 900 feet east of Money Lane

Acreage: 21.83 acres

Zoning: Planned Unit Development (PUD)

Final Plat & Construction Plan Request:

The petitioner is requesting final plat and construction plan approval for Northwood Haven, Section 4, which consists of 73 residential lots. This project received preliminary approval on November 9, 2021 and has also received final approval for Sections 1, 2 & 3.

Staff held a Technical Advisory Committee meeting on November 20, 2025, to discuss details of the plans. The petitioner has submitted revised plans addressing the staff's comments.

Joe Miller, Banning Engineering, the Town's engineer, has reviewed the final plat and construction plans and has no additional comments. A copy of Mr. Miller's review letter dated December 5, 2025, is included in your packet of information.

Staff recommends approval of the final plat and construction plans subject to the following:

1. Compliance with the PUD ordinance.
2. An executed Developer Inspection Agreement, and inspection fees paid prior to 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.
5. It shall be noted that fences are not allowed within any type of easement on each individual lot within this PUD.

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

TOWN OF DANVILLE

ADVISOR PLAN COMMISSION

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

Date of Hearing: 12-10-25
Plan Commission Action: _____

App. No.: 2025-2270
Fee: 2,357.59
Received By: _____

permit No. 2025-2270

$2157.59 PC
$ 200.00 storm

RECEIVED
NOV 06 2025
BY: _____

APPLICATION FOR APPROVAL (Check all that apply)

☒ Plat ☐ Replat ☐ Revision ☐ Amendment ☐ Minor Plat ☐ PUD

☐ SPR ☐ Rezone ☐ Exempt Subdivision

*** Please fill out the form in its entirety**

Name (s) of Owner (s) Arbor Homes - Lantz McElroy

Address (s) 9225 Harrrison Park Ct. Indianapolis, N 46216

Phone (s) 317-827-6643 Email (s) lantzm@YourArborHome.com

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

Address (s) HWC Engineering - Matt Maple - 135 N Pennsylvania Street, Suite 2800, Indianapolis, IN 46204

Phone (s) 317-981-1248 Email (s) mmaple@hwcengineering.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: Northwood Haven - Section 4

Address of Subject Property: 1500 10th Street Danville, IN 46122

Generally described as follows:

Area (in acres): 21.839 Number of Lots: 73

Existing Zoning District (if applicable to rezone): _____

Proposed Zoning District (if applicable to rezone): _____

Parcel ID#: 17-1-35-61W-300-001 & 17-1-35-61W-300-002 Current Zoning District: PUD

Feet of new streets to be dedicated to the public: 2,964

Feet of sanitary sewers to be dedicated to the public: 3,126

Feet of water main to be dedicated to the public: 3,006

Feet of storm sewer to be dedicated to the public: 4,984

STATE OF INDIANA)
Marion) SS:
~~HENDRICKS~~ COUNTY)

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

Lantz McElroy Lantz McElroy 11/06/2025
Signature of Owner/Applicant (s)

Senior Engineering Manager Indianapolis
Title of Applicant

ANNIE LEWIS
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0734461
My Commission Expires Jun 23, 2029

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

December 5, 2025

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

RE: Northwood Haven Subdivision – Secondary Storm Review (Section 4)

Dear Ms. Ternet:

Our office has reviewed the construction plans received on December 1, 2025. We have no additional stormwater comments. We recommend approval of the plans in regards to stormwater review.

If you have any questions or comments please contact me at 317-707-3736

All the best,

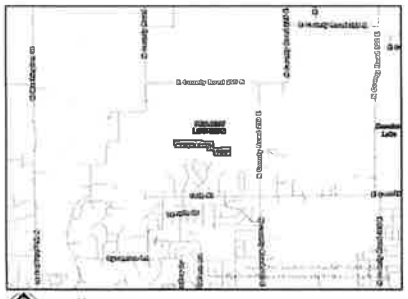
Joseph L. Miller, P.E.

NORTHWOOD HAVEN

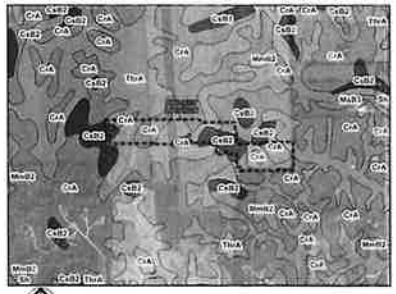
SECTION 4

DEVELOPER:
Arbor Homes
Lantz McElroy
9225 Harrison Park Ct.
Indianapolis, Indiana 46216
LantzM@YourArborHome.com
(317) 827-6643

AGENT/ENGINEER:
HWC Engineering
Matt Maple
135 N. Pennsylvania Street,
Suite 2800
Indianapolis, IN 46204
(317) 347-3663



LOCATION MAP
SCALE: 1" = 1/2 MILE



SOILS MAP
NOT TO SCALE

SOILS LEGEND

CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded
ThrA	Treaty silty clay loam, 0 to 2 percent slopes

AREA LOCATION MAP: STATE OF INDIANA
SCALE: NONE

OVERALL GENERAL PROJECT NOTES:

1. NOT ALL GAS, POWER, OR TELEPHONE LINES, MULTIPLE ABOVE, OR BELOW GROUND, ARE SHOWN ON THE DRAWINGS. ANY UNLOCATED INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST BE AWARE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES (INCLUDE-BUT IN THE WORK AREA THEY IN PUBLIC ROUTES OR MAY BE ON PRIVATE PROPERTY) SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE. ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT LONG INTERRUPTION TO SERVICE MAY BE REMOVED AND RETRACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF UNFORESEEN CONFLICTS ARISE THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE MAIN. BEFORE WORKING WITH OR AROUND UTILITIES THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

2. SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPROPRIATE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL, STATE, OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY (ALONG PER ORDINANCE OF THE WORK). CONSTRUCTION SHALL AT MINIMUM, PROVIDE FULL COVERAGE AS ALLOWED TO SAFEGUARD THE GENERAL PUBLIC. THE CONTRACTOR'S WORK FORCES AND THE WORK TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL ALSO CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REGULATIONS, SAFETY OFFICIAL REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS. THERE WILL BE NO SEPARATE PAYMENT FOR THIS WORK.

3. IF LAND MONUMENTS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PINS, OR BOLTS, SHALL BE DISTURBED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE REPLACED AT THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR RECORDED THEIR LOCATIONS.

4. ALL MATERIALS DEEMED "SALVAGE" SHALL BE STACKED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT ON FOR THE CONTRACTOR TO RE-USE AS INDICATED.

5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER AND OWNER.

6. PLANS AND SPECIFICATIONS REFERENCE ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT WHICHEVER PRECEDES.

DEVELOPMENT STANDARDS

NORTHWOOD HAVEN SECTION 4 PUD
DANVILLE, INDIANA

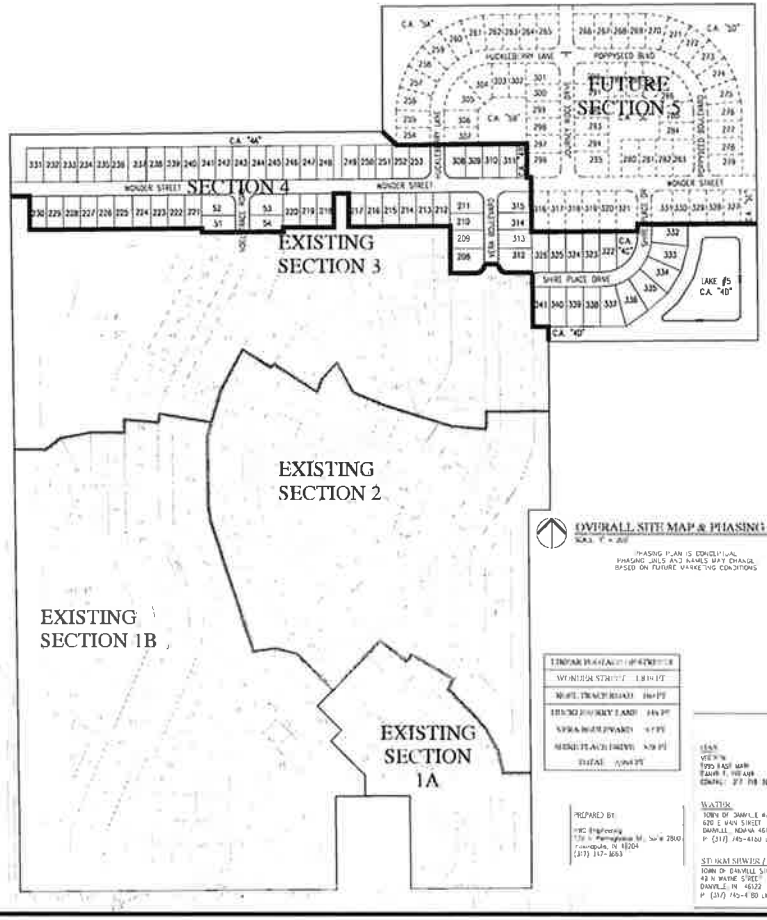
MIN. LOT AREA	8,000 SF
MIN. LOT WIDTH	60' (MEASURED 25' BACK FROM R/W)
MIN. LOT FRONTAGE	80
MIN. FRONT SETBACK	25
MIN. SIDE SETBACK	5' (12' MIN. AGGREGATE)
MIN. REAR SETBACK	15'
MAX. LOT COVERAGE	45%
MIN. LIVING AREA	
ONE STORY	1,300 SF
TWO STORY	1,600 SF
MAX. HEIGHT	35'

LINEAR PLATTED UTILITIES	
STORM SEWER	4,300 FT
SANITARY SEWER	1,120 FT
WATER	4,000 FT

PHASING LOT SCHEDULE

SECTION 1A:	22 LOTS
SECTION 1B:	88 LOTS
SECTION 2:	83 LOTS
SECTION 3:	60 LOTS
SECTION 4:	73 LOTS
SECTION 5:	65 LOTS
TOTAL:	391 LOTS

PHASING PLAN IS CONCEPTUAL
PHASING LINES AND NAMES MAY CHANGE
BASED ON FUTURE MARKETING CONDITIONS



OVERALL SITE MAP & PHASING PLAN
SCALE: 1" = 200'

PHASING PLAN IS CONCEPTUAL
PHASING LINES AND NAMES MAY CHANGE
BASED ON FUTURE MARKETING CONDITIONS

LINEAR PLATTED UTILITIES	
WONDER STREET	1,800 FT
NORTH TRACE ROAD	800 FT
HERON FOREST LANE	800 FT
VERA NORTHWARD	500 FT
SHIRE PLACE DRIVE	500 FT
TOTAL	4,300 FT

PREPARED BY:
HWC Engineering
135 N. Pennsylvania St., Suite 2800
Indianapolis, IN 46204
(317) 347-3663

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1-C1.3	EXISTING CONDITIONS PLAN
C1.4-C1.6	DEVELOPMENT PLAN
C1.7-C1.9	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN
C1.10-C1.12	POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C1.13-C1.14	EMERGENCY FLOOD ROUTE PLAN
C1.15-C1.16	UTILITY LATERAL PLAN
C1.17	MASS GRADING PLAN
C1.18	MASS GRADING STORMWATER POLLUTION PREVENTION PLAN
C2.0-C2.2	STREET PLAN & PROFILE
C3.0	INTERSECTION DETAILS
C4.1-C4.2	TRAFFIC CONTROL PLAN
C4.0-C4.2	SANITARY SEWER PLAN & PROFILE
C6.0-C6.4	STORM SEWER PLAN & PROFILE
C7.0-C7.1	WATER DISTRIBUTION PLAN
C8.0-C8.1	STORMWATER POLLUTION PREVENTION NOTES
C8.2	STORMWATER POLLUTION PREVENTION DETAILS
C8.3-C8.6	CONSTRUCTION DETAILS
C8.7	SANITARY DETAILS
C8.8	WATER DETAILS
L1.0-L1.2	LANDSCAPE PLAN

UTILITY CONTACT INFORMATION:

GAS
VECTREN
7500 E. EAGLE MARK
PLAINFIELD, INDIANA
CONTACT: 317-718-1575 / 1-800-227-2366

WATER
TOWN OF DANVILLE WATER DEPARTMENT
670 E. MAIN STREET
DANVILLE, INDIANA 46122
P: (317) 745-4160 EXT. 6200

STORM SEWER / DRAINAGE
TOWN OF DANVILLE STORMWATER MANAGEMENT
42 N. MAINE STREET
DANVILLE, IN 46122
P: (317) 745-4180 EXT. 3001

TELEPHONE
AT&T
3600 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46205
CONTACT: 317-202-4275

CABLE
BRIGHTHOUSE
3630 ROOSEVELT AVENUE
INDIANAPOLIS, INDIANA 46218
CONTACT: 317-479-6557

ELECTRIC
HENDRICKS POWER COOPERATIVE
88 N. 900 E.
AVON, INDIANA 46123
CONTACT: 317-745-5473 x626

SANITARY
TOWN OF DANVILLE WASTEWATER COLLECTION
1200 E. BROADWAY ST.
DANVILLE, IN 46122
P: (317) 745-4180 EXT. 2300

REVISIONS		
DATE	DESCRIPTION	BY
6/18/25	REVISIONS PER TAC COMMENTS	HWC
7/17/25	REVISED LAKE #5 OUTFALL	HWC

HWC ENGINEERING

NORTHWOOD HAVEN SECTION 4
DANVILLE, INDIANA
COVER

DRAWN BY: TD/KS/MAM
CHECKED BY: MRM
DATE: MAY 8, 2025
SCALE: AS SHOWN
JOB NUMBER: 2022-118-E

SHEET
C1.0
COVER

© 2025

THE OPTION AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS

TYPICAL REAR YARD GRADE CROSS SECTION

NOT TO SCALE

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK:
GPS BASE OBSERVATIONS PROCESSED UTILIZING THE NATIONAL GEODETIC SERVICE (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) WERE UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL DATUM FOR THE PROJECT. TBMs WERE ESTABLISHED WITH TRIGONOMETRIC LEVELING AND/OR ON-SITE BASE GPS/GNSS OBSERVATION. VERTICAL DATUM IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HORIZONTAL COORDINATES SHOWN ARE IN INDIANA STATE PLANE, WEST ZONE COORDINATES (NAD83, 2011, EPOCH 2010.0000).

CONTROL POINT 100 (GPS BASE)
5/8-INCH REBAR WITH RLD CAP STAMPED "HWC ENGINEERING RANDOM POINT" SET ALONG THE NORTH SIDE OF COUNTY ROAD 100 NORTH/10TH STREET, APPROXIMATELY 478 FEET EAST OF VIRGINIA DRIVE
ELEVATION= 831.21 (NAVD88)
[NORTHING: 1,649,918, EASTING: 3,117,381]

TBM #1
BENCH TC ON SOUTH SIDE OF A POWER POLE LOCATED ON THE NORTH SIDE OF COUNTY ROAD 100 NORTH/10TH STREET, APPROXIMATELY 85 FEET WEST OF VIRGINIA DRIVE
ELEVATION= 831.72 (NAVD88)
[NORTHING: 1,649,918, EASTING: 3,118.5.8]

TBM #2
SCRIBED "X" IN NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 100 NORTH/10TH STREET, APPROXIMATELY 720 FEET WEST OF WHISPERWOOD TRAIL
ELEVATION= 821.48 (NAVD88)
[NORTHING: 1,649,484, EASTING: 3,116.818]

ABBREVIATIONS:

BC	=	BACK OF CURB
CL	=	CENTERLINE
FG	=	FINISHED GRADE
FL	=	FLOW LINE
HP	=	HIGH POINT
IW	=	INVERT ELEVATION
LP	=	LOW POINT
NE	=	WITCH EXISTING GRADE
NP	=	NORMAL POOL [ELEVATION]
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE PIPE
PVI	=	POINT OF VERTICAL INTERSECTION
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
TB	=	TOP OF BANK GRADE
TC	=	TOP OF CASTING GRADE
S.F.	=	SQUARE FEET
R	=	RADIUS
BSL	=	BUILDING SETBACK LINE
D.E.	=	DRAINAGE EASEMENT
D&UE	=	DRAINAGE AND UTILITY EASEMENT
S.S.D.&U.E.	=	SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT
S.S.E.	=	SANITARY SEWER EASEMENT
T.P.E.	=	TREE PRESERVATION EASEMENT
L.E.	=	LANDSCAPE EASEMENT
CA	=	COMMON AREA
VAR	=	VARIABLE
PAD	=	PAD ELEVATION
MFFL	=	MINIMUM FINISHED FLOOR ELEVATION
MFFG	=	MINIMUM FLOOD PROTECTION GRADE

LEGEND:

EXISTING / PROPOSED

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- SWALE / FLOWLINE
- CURB UNDERDRAIN
- SWALE UNDERDRAIN
- SANITARY SEWER
- STORM SEWER
- STORM CULVERT
- WATER MAIN
- GAS MAIN
- TELEPHONE LINE
- OVER HEAD UTILITY
- CONTOUR, MAJOR
- CONTOUR, MINOR
- FENCE
- TREE LINE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM END SECTION
- FIRE HYDRANT / VALVE
- POWER POLE
- STREET LIGHT
- FLOW ARROW
- SPOT ELEVATION
- PAVEMENT ELEVATION
- HANDICAP RAMP (A)
- (B) CURB
- POND SAFETY SIGN (SEE DETAIL SHEET 8.3) (C)
- TEMPORARY CLI-DE-SAC PAVEMENT TO BE REMOVED (D)

Indiana 811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG.
Call 811 or 800.382.5544 Before you Dig!

GRAPHIC SCALE

0 50 100 150

SCALE: 1" = 50'

(E) TEMPORARY CUL-DE-SAC SEE FIGURE A-13 ON SHEET C8.6

(F) TEMPORARY INGRESS/EGRESS EASEMENT. THIS TEMPORARY INGRESS/EGRESS EASEMENT WILL BE AUTOMATICALLY VACATED AT SIGN THE STREET (WONDER STREET) IS CONTINUED TO THE WEST

(G) ASPHALT SECTION FOR THE TEMPORARY CUL-DE-SAC OUTSIDE OF THE EXISTING TO BE PLACED AT THE TOP BACK OF THE CURB. THE NORMAL PAVEMENT SECTION WITH CURBING IS TO BE CONTINUED TO THE WEST PROPERTY LINE.

OVERALL GENERAL PROJECT NOTES

1. NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS INLIGHT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN THE WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND RELOCATED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF WHICH CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE WORK. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.

2. SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL AT MINIMUM PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPINION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS. THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.

3. WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PINS, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AFTER THE OWNER ENGINEER AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.

4. ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.

5. THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER AND OWNER.

6. ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.

7. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.

8. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE RELOCATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS.

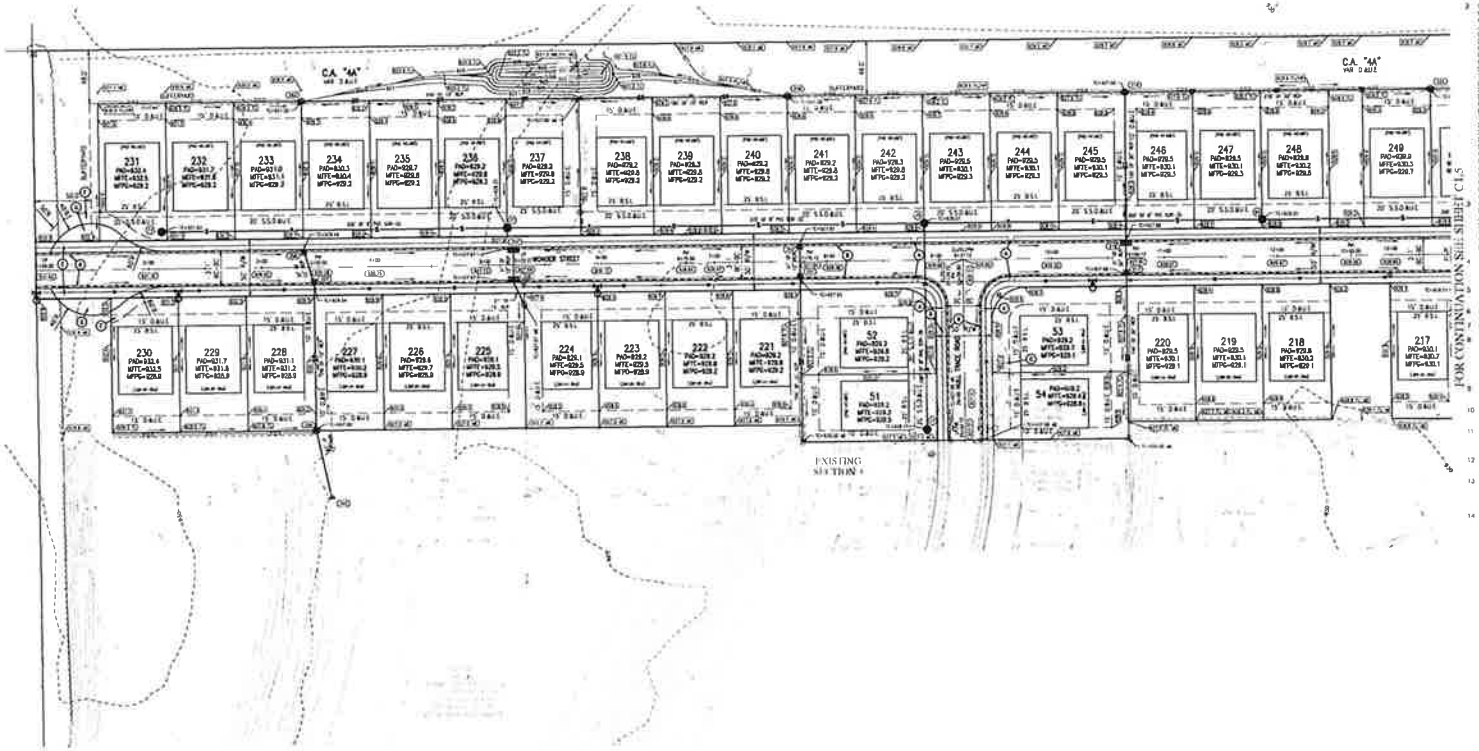
10. CONTRACTOR SHALL STAMP THE LETTER "S" AND "W" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.

11. STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. "Y" OR "T" SLAB CONNECTIONS ARE NOT ALLOWED.

12. ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".

13. STRUCTURAL FILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SHALL BE FREE OF ORGANIC MATERIAL, DEBRIS, DELETERIOUS MATERIALS AND FROZEN SOILS.

14. ALL PROPANE TANKS ON-SITE MUST BE SECURED AND STABLE. LEANING TANKS AGAINST SOMETHING OR ONE ANOTHER IS UNACCEPTABLE. PROPANE TANKS MUST BE LOCKED TO AVOID TAMPERING BY CHILDREN OR OTHERS WHILE CONTRACTORS NOT AT SITE.



REVISIONS		
DATE	DESCRIPTION	BY
10/9/25	REVISIONS PER TAC COMMENTS	HWC
11/7/25	REVISED LAKE #3 OUTFALL	HWC

HWC ENGINEERING

NORTHWOOD HAVEN SECTION 4
DANVILLE, INDIANA
DEVELOPMENT PLAN

MATTHEW A. WALKER
No. PE10809001
STATE OF INDIANA

DRAWN BY	TD/KS/MWM
CHECKED BY	MWM
DATE	MAY 9, 2025
SCALE	AS SHOWN
JOB NUMBER	2022-118

SHEET
C1.4
DEVELOPMENT PLAN

© 2025

Plot Date: Nov 08, 2023 Plot Time: 9:05am File Name: J:\Projects\2022\118-E Arbor - Northwood Haven Sect 4\Design\CAD\20118-E Development Plan.dwg Layout: C1.4 By: Mike

THE DESIGN AND CONSTRUCTION SHALL ACCURATELY WITH ALL APPLICABLE STANDARDS

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK
GPS BASE OBSERVATIONS PROCESSED UTILIZING THE NATIONAL GEODETIC SERVICE (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) WERE UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL DATUM FOR THE PROJECT. TBMs WERE ESTABLISHED WITH TRIGONOMETRIC LEVELING AND/OR ON-SITE BASE GPS/GNSS OBSERVATION. VERTICAL DATUM IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HORIZONTAL COORDINATES SHOWN ARE IN INDIANA STATE PLANE, WEST ZONE COORDINATES (NAD83, 2011, EPOCH 2010.0000)

CONTROL POINT 100 (GPS BASE)
5/8"-INCH REBAR WITH RED CAP STAMPED "HWC ENGINEERING RANDOM POINT" SET ALONG THE NORTH SIDE OF COUNTY ROAD 100 NORTH/10TH STREET, APPROXIMATELY 478 FEET EAST OF VIRGINIA DRIVE
ELEVATION= 931.21 (NAVD88)
(NORTHING: 1,649,516, EASTING: 3,117,381)

TBM #1
BENCH TIE ON SOUTH SIDE OF A POWER POLE LOCATED ON THE NORTH SIDE OF COUNTY ROAD 100 NORTH/10TH STREET, APPROXIMATELY 85 FEET WEST OF VIRGINIA DRIVE
ELEVATION= 931.72 (NAVD88)
(NORTHING: 1,649,516, EASTING: 3,116,918)

TBM #2
SCRIBED "X" IN NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 100 NORTH/10TH STREET, APPROXIMATELY 720 FEET WEST OF WHISPERWOOD TRAIL
ELEVATION= 921.46 (NAVD88)
(NORTHING: 1,649,484, EASTING: 3,116,818)

ABBREVIATIONS:

BC	= BACK OF CURB
CL	= CENTERLINE
FG	= FINISHED GRADE
FL	= FLOW LINE
HP	= HIGH POINT
INV	= INVERT ELEVATION
LP	= LOW POINT
NG	= NATIVE EXISTING GRADE
NP	= NORMAL POOL (ELEVATION)
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE PIPE
PVI	= POINT OF VERTICAL INTERSECTION
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT-OF-WAY
TG	= TOP OF BANK GRADE
TC	= TOP OF CASTING GRADE
S.F.	= SQUARE FEET
#	= INCHES
B.S.L.	= BUILDING SETBACK LINE
D.E.	= DRAINAGE EASEMENT
D.&U.E.	= DRAINAGE AND UTILITY EASEMENT
S.S.&U.E.	= SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
T.P.E.	= TREE PRESERVATION EASEMENT
L.E.	= LANDSCAPE EASEMENT
OA	= DETENTION AREA
HWE	= HANGER
PAD	= PAD ELEVATION
MFE	= MINIMUM FINISHED FLOOR ELEVATION
MFG	= MINIMUM FLOOD PROTECTION GRADE

LEGEND:

EXISTING / PROPOSED

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- SWALE / FLOWLINE
- CURB UNDERDRAIN
- SWALE UNDERDRAIN
- SANITARY SEWER
- STORM SEWER
- STORM CULVERT
- WATER MAIN
- GAS MAIN
- TELEPHONE LINE
- OVER HEAD UTILITY
- CONTOUR, MAJOR
- CONTOUR, MINOR
- FENCE
- TREE LINE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM END SECTION
- FIRE HYDRANT / VALVE
- POWER POLE
- STREET LIGHT
- FLOW ARROW
- SPOT ELEVATION
- PAVEMENT ELEVATION
- ADA HANDICAP RAMP
- 2' ROLL CURB
- POND SAFETY SIGN (SEE DETAIL SHEET 8.3)
- TEMPORARY CUL-DE-SAC PAVEMENT TO BE REMOVED

Indiana 811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
Call 811 or 800-382-5544 Before you Dig!

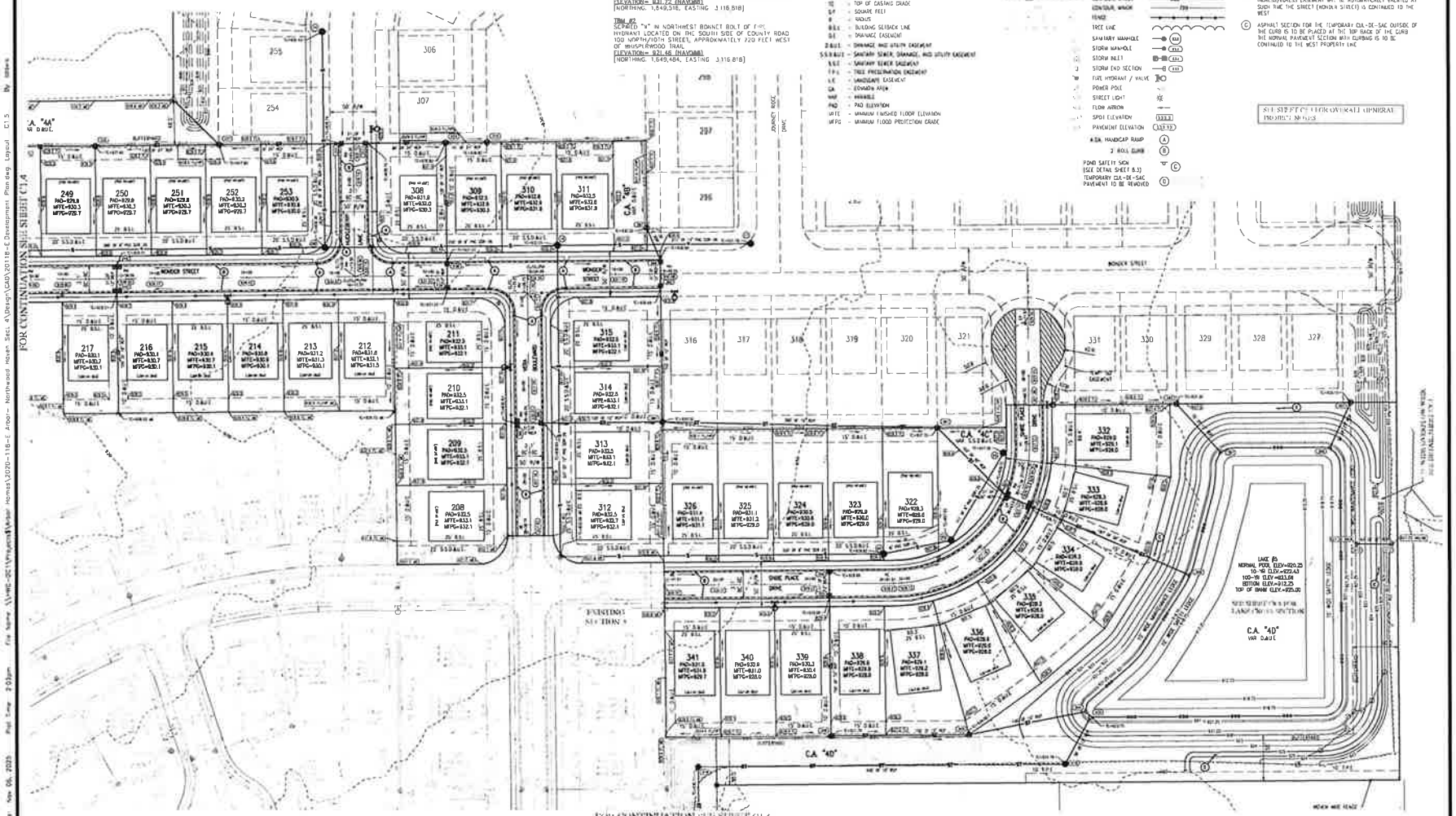
GRAPHIC SCALE
0 50 100 150
SCALE: 1" = 50'

(E) TEMPORARY CUL-DE-SAC SEE FIGURE A-13 ON SHEET C8.6

(F) TEMPORARY INGRESS/EGRESS EASEMENT THIS TEMPORARY INGRESS/EGRESS EASEMENT WILL BE AUTOMATICALLY VACATED AT SUCH TIME THE STREET (NORMA STREET) IS CONTINUED TO THE WEST

(G) ASPHALT SECTION FOR THE TEMPORARY CUL-DE-SAC OUTSIDE OF THE CURB IS TO BE PLACED AT THE TOP BACK OF THE CURB THE NORMAL PAVEMENT SECTION WITH CURBING IS TO BE CONTINUED TO THE WEST PROPERTY LINE

SEE SHEET C1.0 FOR OVERALL GENERAL PROJECT NOTES



REVISIONS		
DATE	DESCRIPTION	BY
4/28/25	REVISIONS PER TAC COMMENTS	HWC
11/7/25	REVISED LAKE #5 OUTFALL	HWC

HWC ENGINEERING
www.hwcengineering.com

NORTHWOOD HAVEN SECTION 4
DANVILLE, INDIANA
DEVELOPMENT PLAN

MATTHEW A. WARNE
NO. PE10809001
STATE OF INDIANA

DRAWN BY	TD/KS/MAM
CHECKED BY	WWM
DATE	MAY 9, 2025
SCALE	AS SHOWN
JOB NUMBER	2020-118-E
SHEET	C1.5

DEVELOPMENT PLAN

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THIS PLAN IS FOR CONSTRUCTION STAGE. COMPLY WITH ALL ADA REQUIREMENTS.

BENCHMARK INFORMATION:

ORIGINATING BENCHMARK
GPS BASE OBSERVATIONS PROCESSED UTILIZING THE NATIONAL GEODETIC SERVICE (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) WERE UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL DATUM FOR THE PROJECT. TBMs WERE ESTABLISHED WITH TRIGONOMETRIC LEVELING AND/OR ON-SITE BASE GPS/GNSS OBSERVATION. VERTICAL DATUM IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HORIZONTAL COORDINATES SHOWN ARE IN INDIANA STATE PLANE, WEST ZONE COORDINATES (NAD83, 2011, EPOCH 2010.0000)

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ELEVATION= 931.21 (NAVD88)
(NORTHING: 1,649,518, EASTING: 3,117,381)

TBM #1
BENCH TIE ON SOUTH SIDE OF A POWER POLE LOCATED ON THE NORTH SIDE OF COUNTY ROAD 100 NORTH/10TH STREET, APPROXIMATELY 85 FEET WEST OF VIRGINIA DRIVE
ELEVATION= 931.72 (NAVD88)
(NORTHING: 1,649,518, EASTING: 3,116,816)

TBM #2
SCRIBED "X" IN NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 100 NORTH/10TH STREET, APPROXIMATELY 720 FEET WEST OF WHISPERWOOD TRAIL
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ABBREVIATIONS:

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NE	=	MATCH EXISTING GRADE
NP	=	NORMAL POOL ELEVATION
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE PIPE
PVI	=	POINT OF VERTICAL INTERSECTION
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
TB	=	TOP OF BANK GRADE
TC	=	TOP OF EXISTING GRADE
S.F.	=	SQUARE FEET
R	=	RADIUS
B.S.L.	=	BUILDING SETBACK LINE
D.E.	=	DRAINAGE EASEMENT
D.&U.E.	=	DRAINAGE AND UTILITY EASEMENT
S.D.&U.E.	=	SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT
S.S.E.	=	SANITARY SEWER EASEMENT
T.P.E.	=	TREE PRESERVATION EASEMENT
L.E.	=	LANDSCAPE EASEMENT
CA	=	COMMON AREA
VAR	=	VARIABLE
PAD	=	PAD ELEVATION
MFE	=	MINIMUM FINISHED FLOOR ELEVATION
MFPE	=	MINIMUM FLOOD PROTECTION GRADE

LEGEND:

EXISTING | PROPOSED

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
SWALE / FLOWLINE
CURB UNDERDRAIN
SWALE UNDERDRAIN
SANITARY SEWER
STORM SEWER
STORM CULVERT
WATER MAIN
GAS MAIN
TELEPHONE LINE
OVER HEAD UTILITY
CONTOUR, MAJOR
CONTOUR, MINOR
FENCE
TREE LINE
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
STORM END SECTION
FIRE HYDRANT / VALVE
POWER POLE
STREET LIGHT
FLOW ARROW
SPOT ELEVATION
PAVEMENT ELEVATION
ADA HANDICAP RAMP
6" ROLL CURB
POND SAFETY SIGN (SEE DETAIL SHEET 8.3)
TEMPORARY CUL-DE-SAC PAVEMENT TO BE REMOVED

Indiana 811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
Call 811 or 800-382-5544 Before you Dig!

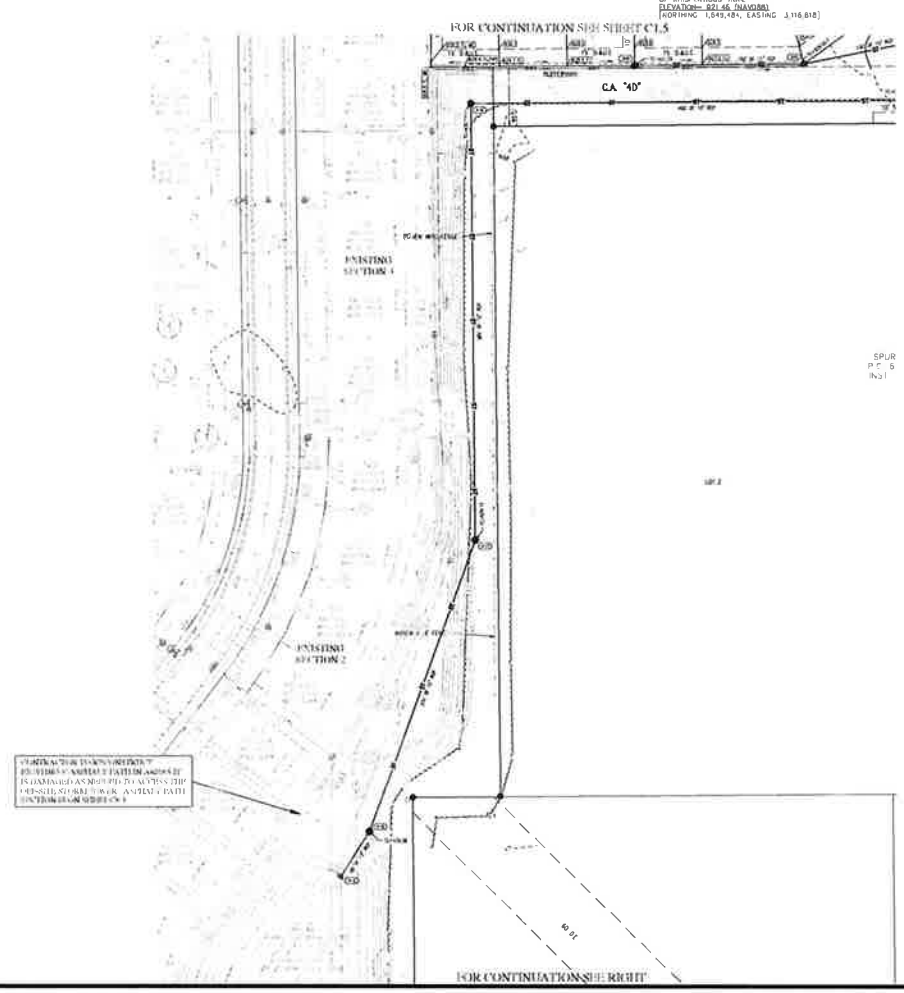
GRAPHIC SCALE
0 50 100' 150'
SCALE: 1" = 50'

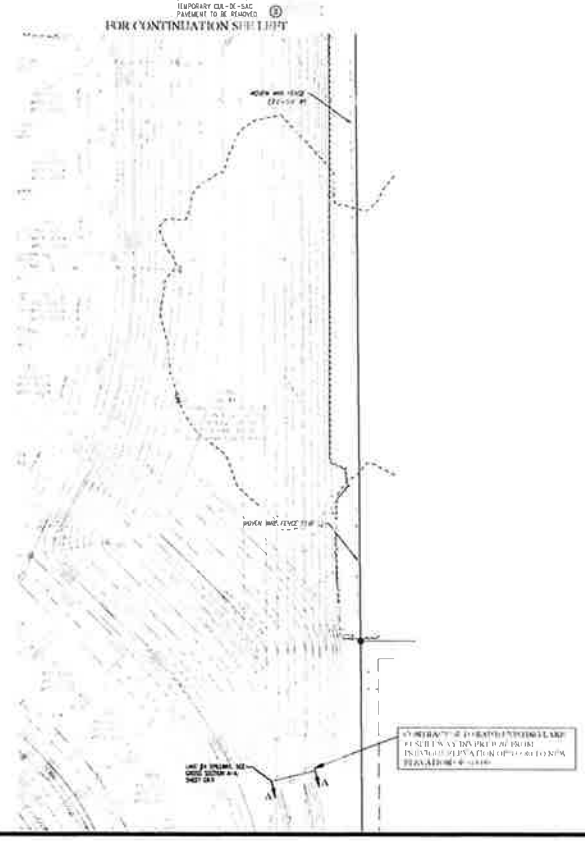
(C) TEMPORARY CUL-DE-SAC. SEE FIGURE A-13 ON SHEET C8.6

(T) TEMPORARY INGRESS/EGRESS EASEMENT. THIS TEMPORARY INGRESS/EGRESS EASEMENT WILL BE AUTOMATICALLY VACATED AT SUCH TIME THE STREET (WOODER STREET) IS CONTINUED TO THE WEST

(6) ASPHALT SECTION FOR THE TEMPORARY CUL-DE-SAC OUTSIDE OF THE CURB IS TO BE PLACED AT THE TOP RIDGE OF THE CURB. THE ASPHALT PAVEMENT SECTION WITH CURBING IS TO BE CONTINUED TO THE WEST PROPERTY LINE

SEE SHEET C1.4 FOR OVERALL GENERAL PROJECT NOTES





REVISIONS		
DATE	DESCRIPTION	BY
4/28/25	REVISIONS PER SAC COMMENTS	HWC
11/7/25	REVISED LAKE #5 OUTFALL	HWC

HWC ENGINEERING

NORTHWOOD HAVEN SECTION 4
DANVILLE, INDIANA
DEVELOPMENT PLAN

DRAWN BY: TD/KS/MAM
CHECKED BY: MWM
DATE: MAY 9, 2025
SCALE: AS SHOWN
JOB NUMBER: 2020-118-E
SHEET: C1.6
DEVELOPMENT PLAN

© 2025

Plot Date: Nov 06, 2025 Plot Time: 9:37am File Name: W:\Arbor Homes\2020-118-E Arbor- Northwood Haven Sect 4\Dwgs\CAD\2118-E Development Plan.dwg Layout: C1.6 By: MWM

	DECIDUOUS TREES	EVERGREEN TREES	SHRUBS
REQUIRED ALONG STREET TYP.	N/A	N/A	N/A
REQUIRED ALONG REAR & SIDE LOTS	13	14	13

Indiana 811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG

Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE

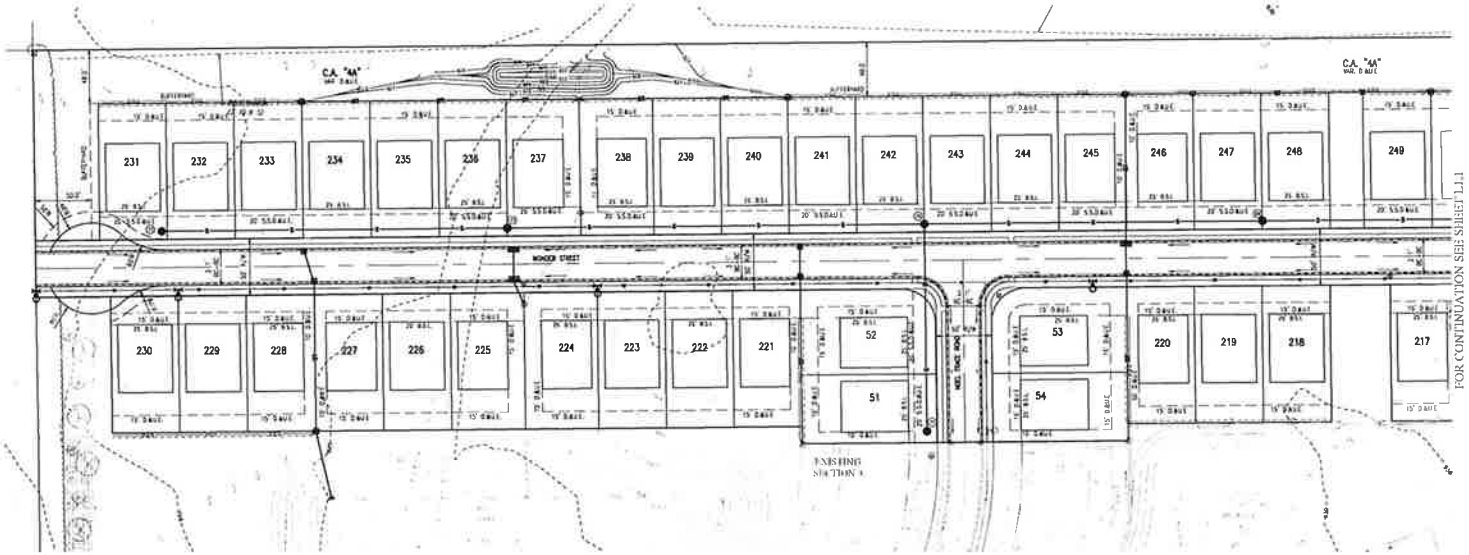
SCALE: 1" = 50'

LEGEND:

- DECIDUOUS TREE (2 1/2" CALIPER MIN.)
- EVERGREEN TREE (6' TALL MIN.)
- SHRUB

NOTE
LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS

NOTE
IN LIEU OF STREET TREES, DEVELOPER SHALL INSTALL ONE (1) ADDITIONAL TREE IN THE FRONT OF EACH LOT, ABOVE THE COMMITMENT IN THE PUD



REVISIONS

DATE	DESCRIPTION	BY
4/24/25	REVISIONS PER TAC COMMENTS	HWC

HWC ENGINEERING
www.hwcengineering.com

NORTHWOOD HAVEN SECTION 4
DANVILLE, INDIANA

LANDSCAPE PLAN

MATTHEW M. MARTIN
No. PE10800001
STATE OF INDIANA

DRAWN BY TD/KS/MMM	JOB NUMBER 2020-118-C
CHECKED BY MMM	
DATE MAY 8, 2025	
SCALE AS SHOWN	
SHEET L1.0 LANDSCAPE PLAN	

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Plot Date Nov 06, 2025 Plot Time 9:20am File Name W:\Arbor Homes\2020-118-C Arbor- Northwood Haven Sect 4\Dwg\CAD\2018-C-Landscape Plan.dwg, Layout: L1.0 By: tdavis

	[illegible]	[illegible]	STUDIES
[illegible]	N/A	N/A	N/A
[illegible]	[illegible]	[illegible]	[illegible]

Indiana 811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG

Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE

0 50' 100' 150

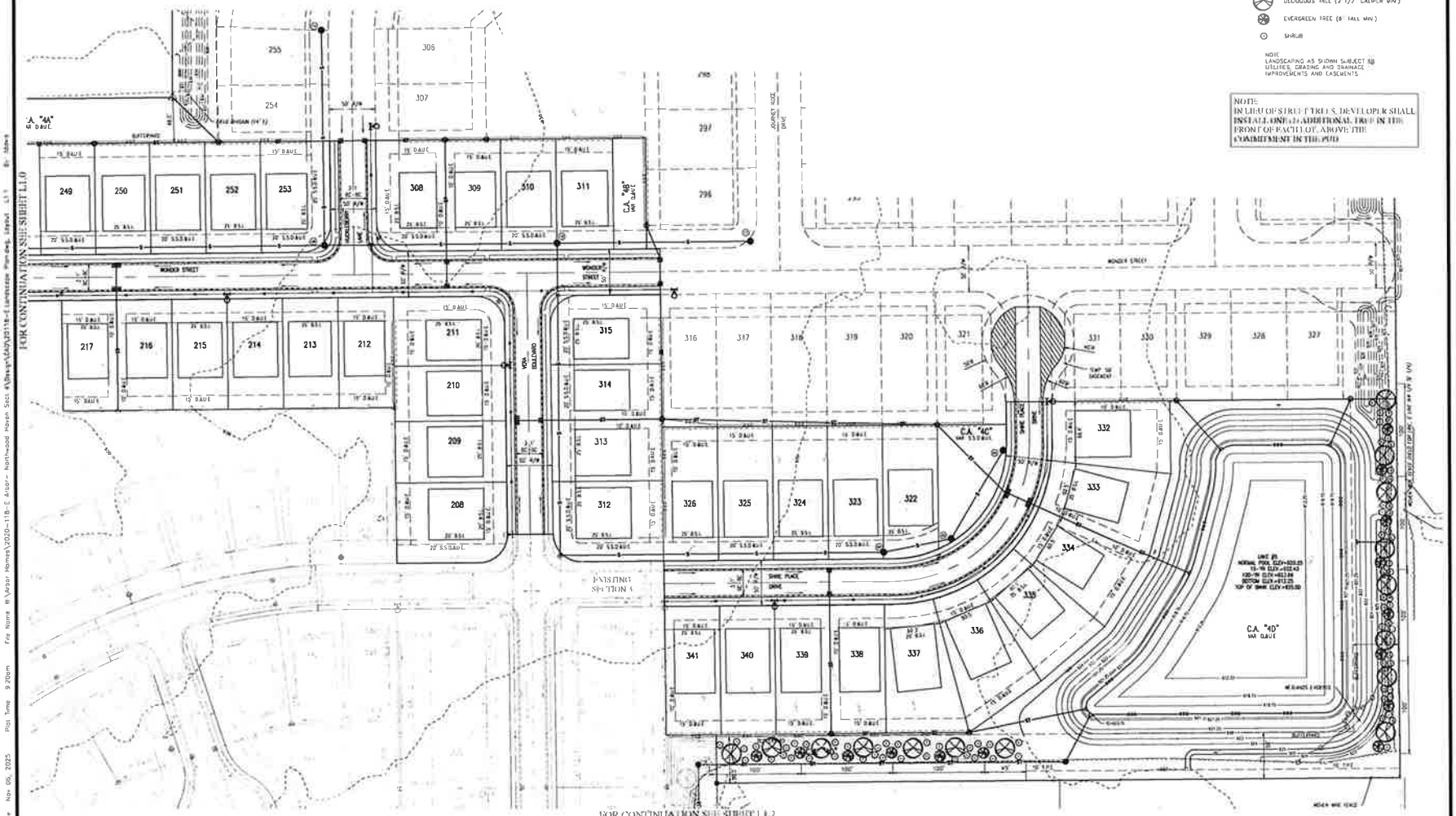
SCALE: 1" = 50'

LEGEND:

- DECIDUOUS TREE (2 1/2" CALIPER MIN)
- EVERGREEN TREE (8' TALL MIN)
- SHRUB

NOTE:
LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS

NOTE:
IN LIEU OF STREET TREES, DEVELOPER SHALL INSTALL ONE (1) ADDITIONAL TREE IN THE FRONT OF EACH LOT, ABOVE THE CHARRETTEMENT IN THE PUD



REVISIONS		
DATE	DESCRIPTION	BY
4/28/25	REVISIONS PER TAC COMMENTS	HWC
11/7/25	REVISED LAKE #5 DETAILS	HWC

HWC ENGINEERING
www.hwcengineering.com

NORTHWOOD HAVEN SECTION 4
DANVILLE, INDIANA
LANDSCAPE PLAN

DRAWN BY: TS/KS/MAH
CHECKED BY: MRM
DATE: MAY 8, 2025
SCALE: AS SHOWN
JOB NUMBER: 2020-118-E
SHEET: L1.1
LANDSCAPE PLAN

©2025

Plot Date Nov 06, 2025 Plot Time 9:20am File Name W:\Arbor Homes\2020-118-E Arbor- Northwood Haven Sect 4\Dwgs\CAD\2315-E Landscape Plan.dwg, Layout: L1.1 By: Mike

	DISTURBED	EVERGREEN	SHADES
MOHAWK ALONG WEST P.D.	N/A	N/A	N/A
MOHAWK ALONG EAST & SOUTH P.D.	15	15	15

Indiana 811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG

Call 811 or 800.382-5544 Before you Dig!

GRAPHIC SCALE

0 50' 100' 150'

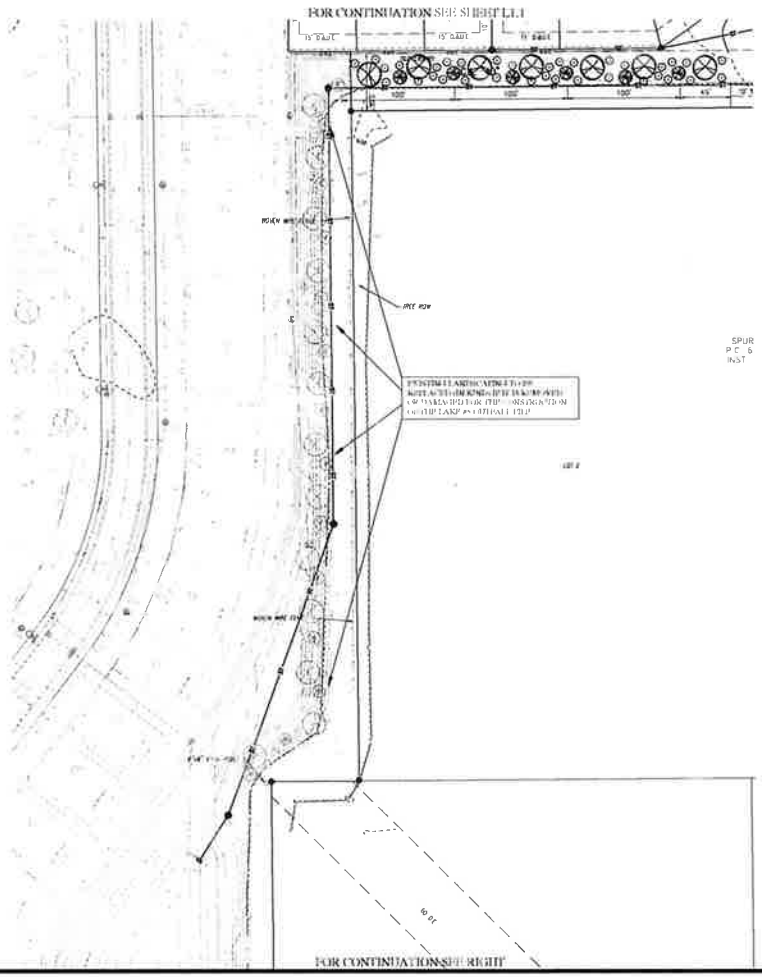
SCALE: 1" = 50'

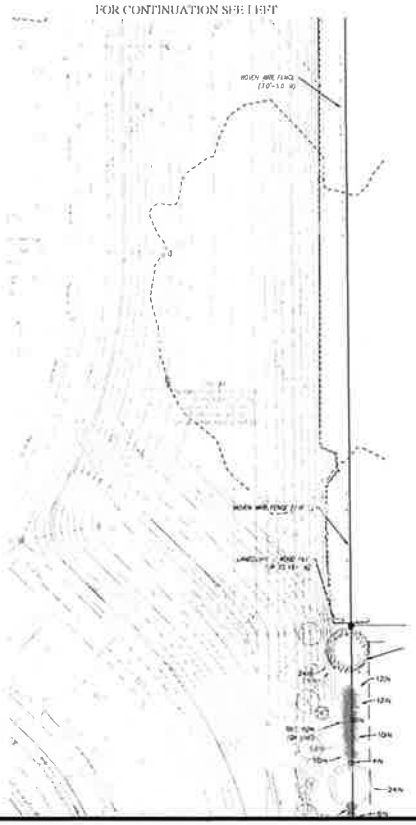
LEGEND:

- DECIDUOUS TREE (2 1/2" CALIPER MIN.)
- EVERGREEN TREE (6 FALL MIN.)
- SHRUB

NOTE:
LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS

NOTE:
IN LIEU OF STREET TREES, DEVELOPER SHALL INSTALL ONE (1) ADDITIONAL TREE IN THE FRONT OF EACH LOT, ABOVE THE COMMITMENT IN THE PUD





REVISIONS		
DATE	DESCRIPTION	BY
6/26/25	REVISIONS PER TAC COMMENTS	HWC
11/7/25	REVISED LAKE #5 OUTFALL	HWC

HWC ENGINEERING

NORTHWOOD HAVEN SECTION 4
DANVILLE, INDIANA
LANDSCAPE PLAN

No. PE19809001
STATE OF INDIANA

DRAWN BY TD/KS/MAM	JOB NUMBER 2020-118-E
CHECKED BY MWM	
DATE MAY 9, 2025	
SCALE AS SHOWN	
SHEET	

L1.2
LANDSCAPE PLAN

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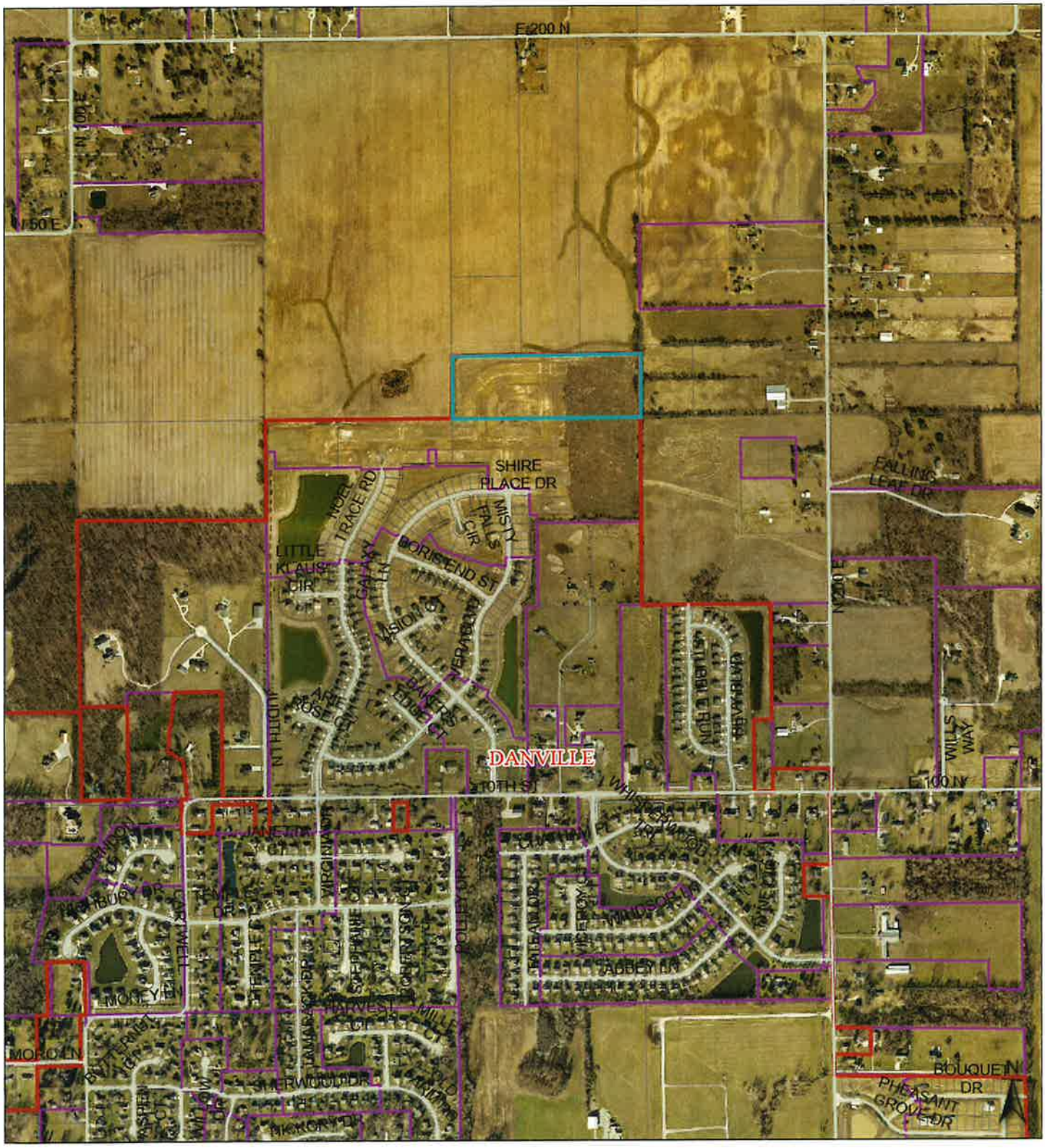
Plot Date: Nov 06, 2025 Plot Time: 9:20am File Name: W:\Arbor Homes\2020-118-E Arbor - Northwood Haven Sect 4\Dwgs\CAD\2020118-E Landscape Plan-Dwg. Layout: L1.2 By: MMW

Beacon™ Town of Danville, IN

Northwood Haven, Section 4

Arbor Homes