

CASE SUMMARY

Site Plan Review

Case: 2025-2271
Calvary Chapel Worship Center of Danville Petitioner, Roger Stroup, Pastor
Jeremy Portilla, Retrofit Design, LLC

Request: Site Plan Approval, Preliminary & Final

Location: 2165 East Main Street

Acreage: 16.64 acres

Zoning: General Business District (GB)

Staff Summary:

Zoning:

- The petitioner is requesting approval to construct and addition to the existing church by adding 1,710 square feet to the existing sanctuary and 5,722 square foot gymnasium/classrooms to accommodate additional growth of their congregation. The existing church is 10,310 square feet. Furthermore, they will be expanding the existing parking lot to accommodate additional parking for the church expansion.

Utilities:

- This site is currently being served by the Town's water supply system.
- This site is currently being served by the Town for wastewater service.

Public Streets/Public ROW:

- No new public streets will be constructed as part of this project. Access to the site will continue to be provided by the existing connection from East Main Street.

Stormwater/Drainage:

- The Town's engineer reviewed the drainage plans submitted on February 18, 2026 stating the plan meets the Town of Danville Stormwater Management Ordinance. A copy of the letter from Joseph Miller, Banning Engineering, is included in your packet. The petition will be required to obtain a Construction Stormwater General Permit from the Town.

Off-street Parking:

- The number of off-street parking spaces meets the minimum number and size of required spaces specified in the Unified Development Ordinance.

Architectural Design Standards:

- The design elements of the proposed addition comply with the UDO with respect to transparency, offsets and projections, a defined base, roof overhangs and building materials.

Landscaping/Screening:

- The petitioner is proposing a 30-foot bufferyard, 5 foot in height with 6 shade trees, 16 evergreen trees and 6 shrubs per 100 feet abutting the R3 zoning to the west. The plans comply with parking lot landscape requirements. The overall landscape plan complies with the UDO landscape requirements.
- A dumpster is not proposed as part of this project.

Sidewalk/Trail:

- The petitioner is proposing to construct an eight (8) foot asphalt trail across the entire frontage of the property.

Lighting:

- The parking lot lighting proposed is full cutoff/shielded and complies with the UDO. The height of the proposed light poles shown are 20 feet. The light dispersion plan complies with ordinance requirements.

Signage:

- At this time, there are no plans for additional signage as there is an existing monument sign on-site.

Additional Comments:

- A pre-construction meeting will be required prior to the start of any site work. All inspection fees must be paid at the time of this meeting.
- A Rule 5 permit will be required prior to moving any dirt on-site.
- A Certificate of Obligation must be submitted before the pre-construction meeting for the project.
- The cover sheet of the construction plans and architectural drawings must include utility and town official contacts reflecting the correct information.

Staff recommends approval of the site plan, contingent upon compliance with the conditions outlined above.

Plan Commission Action on Site Plan:

Approve Site Plan
Deny Site Plan
Approve Site Plan with conditions



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

March 2, 2026

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

RE: Calvary Chapel Review

Dear Ms. Ternet:

I have reviewed the construction plans with a date of 2-10-2026 and the drainage narrative with a date of 2-10-2026. We have no comments. The plan meets the Town of Danville Stormwater Management Ordinance.

If you have any questions, please contact me at jmiller@banning-eng.com or 317-707-3736.

All the best,


Joseph L. Miller, P.E.



PC \$1665.60
Storm Water # 200.00
Fee: \$1,865.60

Date of Hearing: 12-10-25 App No: 2025-2271
Plan Commission Action: _____ Received by: _____

APPLICATION FOR APPROVAL (Check all that apply)

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



Permit No - 2025-2271

* Please fill out the form in its entirety

Name (s) of Owner (s) CALVARY CHAPEL WORSHIP CENT OF DANVILLE

Address (s) 23 N COUNTY ROAD 300 E DANVILLE, IN 46122

Phone (s) _____ Email (s) _____

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

Address (s) 1450 N Drexel Ave, Indianapolis, IN 46201

Phone (s) (317) 426-9948 Email (s) jeremy@retrofit.design

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: Calvary Chapel Worship Center of Danville

Address of Subject Property: 2165 E Main St, Danville IN 46122

Generally described as follows:

Area (in acres): 16.64 Number of Lots: 1

Existing Zoning District (if applicable to rezone): GB - General Business

Proposed Zoning District (if applicable to rezone): N/A

Parcel ID#: 32-11-12-100-002.000-003 Current Zoning District _____

Feet of new streets to be dedicated to the public:
N/A

Feet of sanitary sewers to be dedicated to the public:
N/A

Feet of water main to be dedicated to the public:
N/A

Feet of storm sewer to be dedicated to the public:
205 LF (12" HDPE line per Sheet C-4.0)

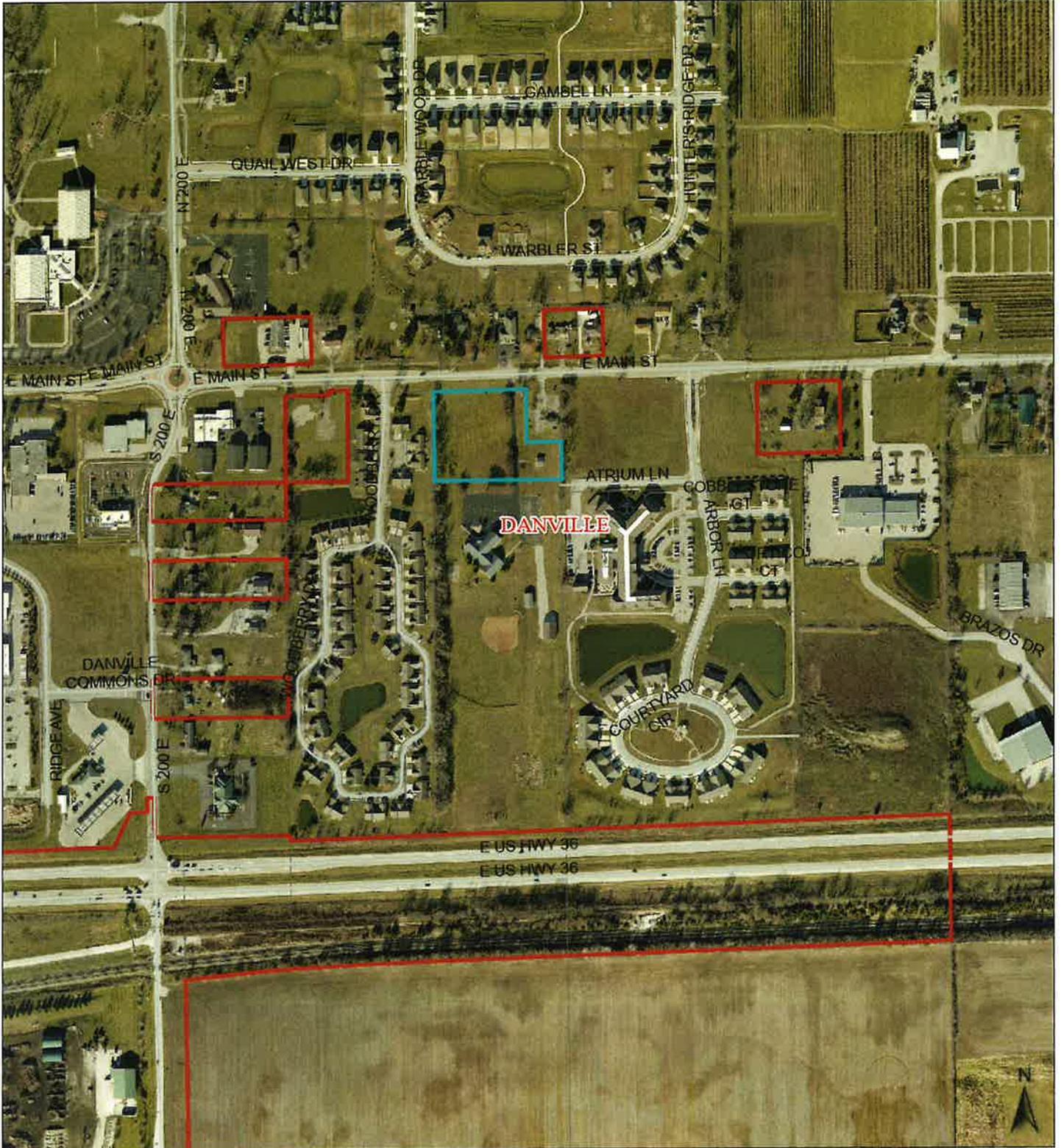
The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

[Signature]
Signature of Owner/Applicant (s)

PASTOR
Title of Applicant



Calvary Chapel Worship Center of Danville



CONSTRUCTION PLANS FOR: CALVARY CHAPEL OF DANVILLE

2165 EAST MAIN STREET
DANVILLE, IN



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND ALL APPLICABLE LOCAL ORDINANCES.

SITE DATA

PROJECT LOCATION: 2165 EAST MAIN STREET, DANVILLE, INDIANA
 PROJECT AREA: 0.15 ACRES
 ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)
 ADJACENT PROPERTIES: 2165 EAST MAIN STREET (NORTH), 2165 EAST MAIN STREET (SOUTH), 2165 EAST MAIN STREET (WEST), 2165 EAST MAIN STREET (EAST)

INDICATED LOCATION

2165 EAST MAIN STREET, DANVILLE, INDIANA

INDICATED DESCRIPTION

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON POSITIONAL DATA DERIVED FROM REAL-TIME KINEMATIC (RTK) GPS SURVEYING. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND IS BASED ON THE INDIANA STATE PLANNED COORDINATE SYSTEM (IN-STATE ZONE 18N 2011, EPOCH 2010). THE VERTICAL DATUM IS BASED UPON NAVD83.

ADDITIONAL REQUIREMENTS

- ITEM A: BE SET IN SOUTH SIDE OF LOT (E) POLE NORTH OF MAIN STREET AND EAST OF ENTRANCE INTO DANVILLE DENTAL CLINIC. ELEV 916.37 (NAVD 83)
- ITEM B: ELEV 916.37 (NAVD 83)

FLOOD HAZARD STATEMENT

THE PROJECT AREA IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF DANVILLE, INDIANA. THE PROJECT AREA IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF DANVILLE, INDIANA.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-00	COVER
C-01	GENERAL NOTES
C-02	EXISTING CONDITIONS PLAN
C-03	PHASE 1: STORMWATER POLLUTION PREVENTION PLAN
C-04	DEMOLITION PLAN
C-05	DEMOLITION PLAN
C-06	PHASE 2: STORMWATER POLLUTION PREVENTION PLAN
C-07	SWPPP DETAILS
C-08	SWPPP CSQP
C-10	SITE PLAN
C-11	SITE DETAILS
C-20	GRADING PLAN
C-30	UTILITY PLAN
C-31	UTILITY PLAN
C-32	UTILITY DETAILS
C-40	STORM LAYOUT PLAN
C-41	STORM PROFILES
C-42	STORM DETAILS
C-43	STORM DETAILS
C-44	STORM DETAILS

STORMWATER INFRASTRUCTURE SUMMARY TABLE (PRIVATE)

DESCRIPTION	QUANTITY	UNITS
12" HDPE	227	LF
6" PERFORATED UNDERDRAIN	257	LF
INLET TYPE F	1	EACH
STORM CLEANOUT	1	EACH
MANHOLE TYPE C	1	EACH

QUANTITIES NOTE

THE QUANTITIES LISTED ABOVE ARE FOR THE PRIVATE INFRASTRUCTURE ONLY. THE QUANTITIES FOR THE PUBLIC INFRASTRUCTURE ARE LISTED ON THE SEPARATE SHEET. THE QUANTITIES FOR THE PUBLIC INFRASTRUCTURE ARE LISTED ON THE SEPARATE SHEET.

DESIGN DEVELOPMENT



DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

CALVARY CHAPEL OF DANVILLE
 RETROFIT DESIGN LLC

COVER SHEET



Know what's below.
Call before you dig.

C-00





GRAPHIC SCALE
0 20 40 60
(IN FEET)

DATE: 11/15/17
PROJECT: CALVARY CHAPEL OF DANVILLE
DRAWN BY: [Name]

JQOL
QUALITY OF LIFE
4432 Alford Road
Indianapolis, IN 46250
www.jqol.com

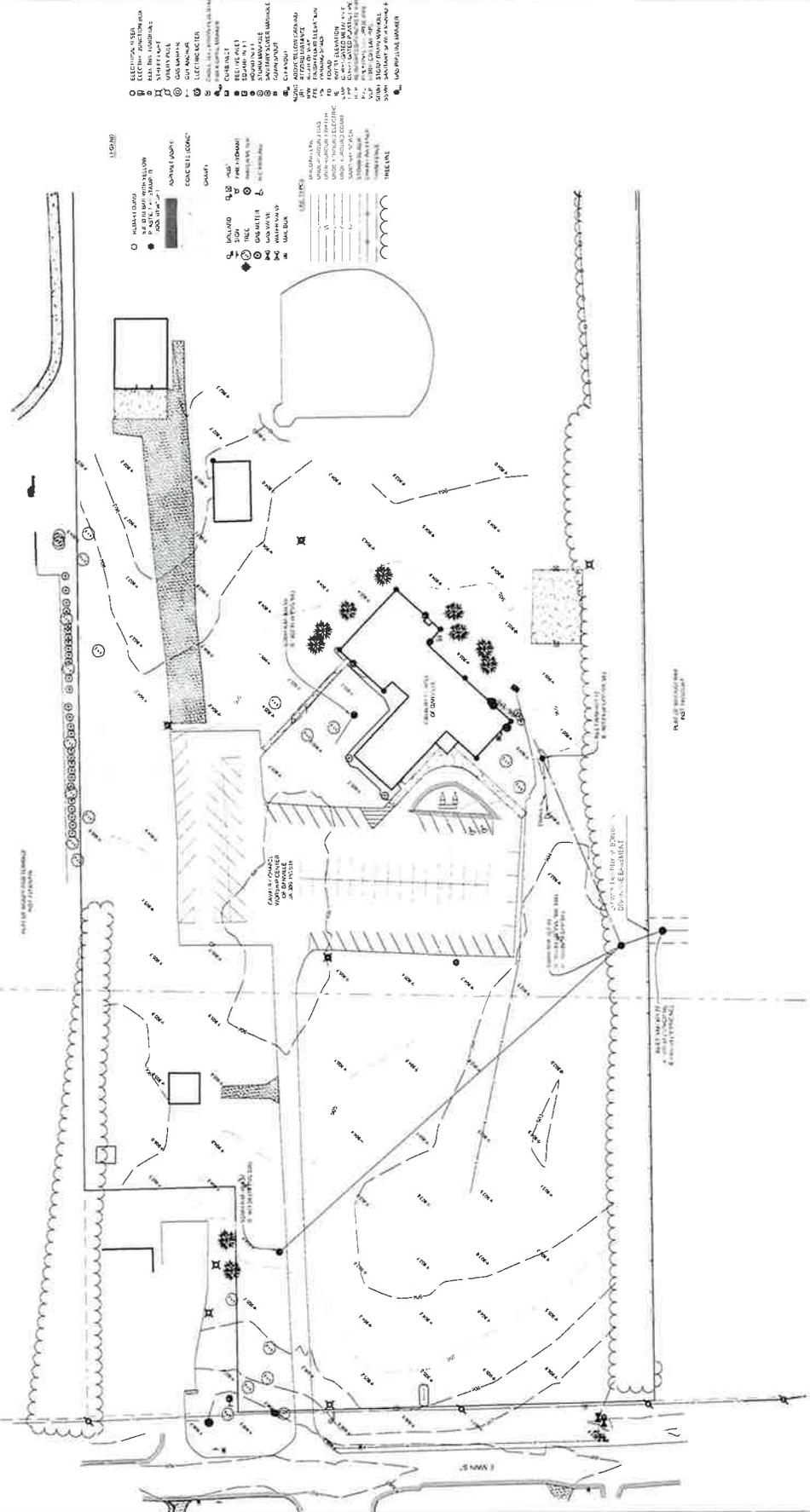
DESIGN DEVELOPMENT

RETROFIT DESIGN LLC
CALVARY CHAPEL OF DANVILLE

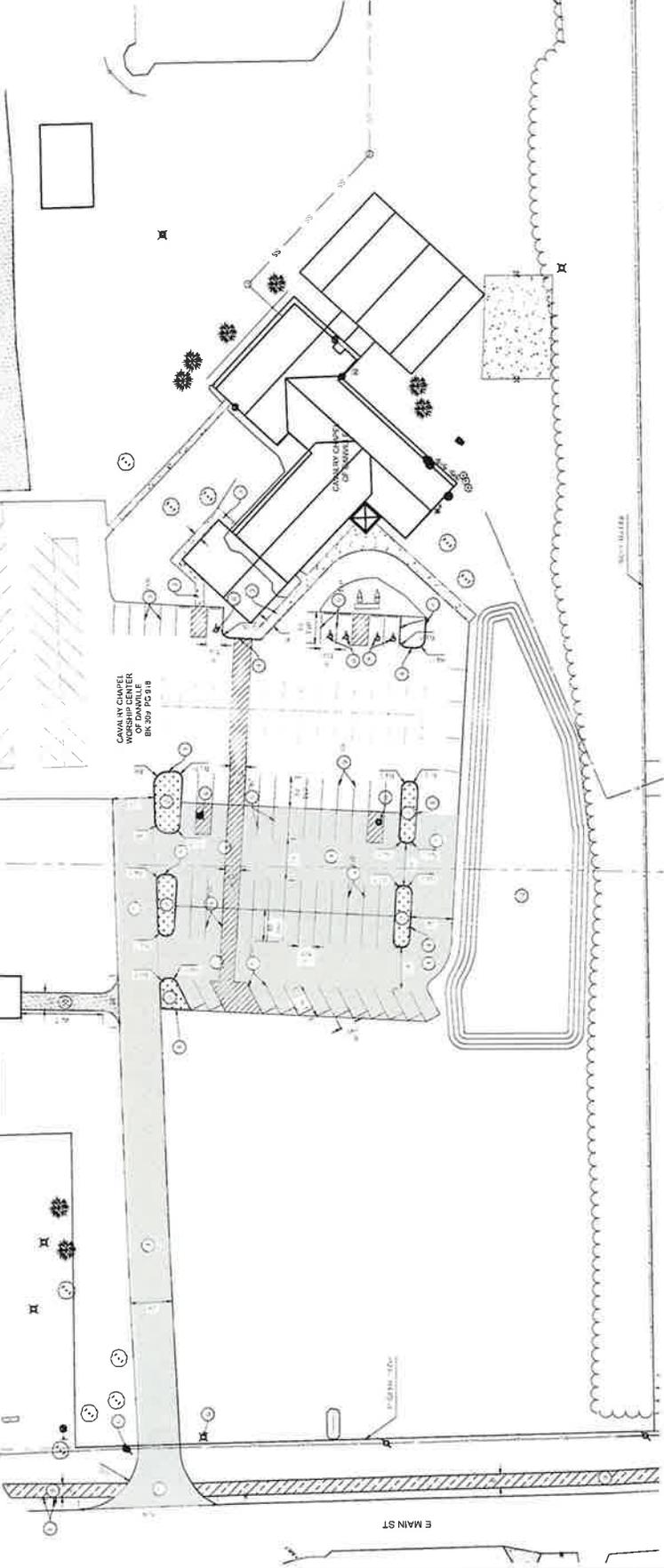
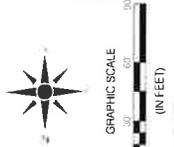
NO.	DESCRIPTION	DATE
1	EXISTING CONDITIONS PLAN	11/15/17
2	DESIGN DEVELOPMENT	11/15/17
3	CONSTRUCTION DOCUMENTS	11/15/17

EXISTING CONDITIONS PLAN

C-0.2



- LEGEND**
- RUMBLE STRIPS
 - 3/4" DIA. BOLT WITH WELDED WASHERS
 - 1/2" DIA. BOLT WITH WELDED WASHERS
 - 3/8" DIA. BOLT WITH WELDED WASHERS
 - 1/4" DIA. BOLT WITH WELDED WASHERS
 - 1/8" DIA. BOLT WITH WELDED WASHERS
 - 1/16" DIA. BOLT WITH WELDED WASHERS
 - 1/32" DIA. BOLT WITH WELDED WASHERS
 - 1/64" DIA. BOLT WITH WELDED WASHERS
 - 1/128" DIA. BOLT WITH WELDED WASHERS
 - 1/256" DIA. BOLT WITH WELDED WASHERS
 - 1/512" DIA. BOLT WITH WELDED WASHERS
 - 1/1024" DIA. BOLT WITH WELDED WASHERS
 - 1/2048" DIA. BOLT WITH WELDED WASHERS
 - 1/4096" DIA. BOLT WITH WELDED WASHERS
 - 1/8192" DIA. BOLT WITH WELDED WASHERS
 - 1/16384" DIA. BOLT WITH WELDED WASHERS
 - 1/32768" DIA. BOLT WITH WELDED WASHERS
 - 1/65536" DIA. BOLT WITH WELDED WASHERS
 - 1/131072" DIA. BOLT WITH WELDED WASHERS
 - 1/262144" DIA. BOLT WITH WELDED WASHERS
 - 1/524288" DIA. BOLT WITH WELDED WASHERS
 - 1/1048576" DIA. BOLT WITH WELDED WASHERS
 - 1/2097152" DIA. BOLT WITH WELDED WASHERS
 - 1/4194304" DIA. BOLT WITH WELDED WASHERS
 - 1/8388608" DIA. BOLT WITH WELDED WASHERS
 - 1/16777216" DIA. BOLT WITH WELDED WASHERS
 - 1/33554432" DIA. BOLT WITH WELDED WASHERS
 - 1/67108864" DIA. BOLT WITH WELDED WASHERS
 - 1/134217728" DIA. BOLT WITH WELDED WASHERS
 - 1/268435456" DIA. BOLT WITH WELDED WASHERS
 - 1/536870912" DIA. BOLT WITH WELDED WASHERS
 - 1/1073741824" DIA. BOLT WITH WELDED WASHERS
 - 1/2147483648" DIA. BOLT WITH WELDED WASHERS
 - 1/4294967296" DIA. BOLT WITH WELDED WASHERS
 - 1/8589934592" DIA. BOLT WITH WELDED WASHERS
 - 1/17179869184" DIA. BOLT WITH WELDED WASHERS
 - 1/34359738368" DIA. BOLT WITH WELDED WASHERS
 - 1/68719476736" DIA. BOLT WITH WELDED WASHERS
 - 1/137438953472" DIA. BOLT WITH WELDED WASHERS
 - 1/274877906944" DIA. BOLT WITH WELDED WASHERS
 - 1/549755813888" DIA. BOLT WITH WELDED WASHERS
 - 1/1099511627776" DIA. BOLT WITH WELDED WASHERS
 - 1/2199023255552" DIA. BOLT WITH WELDED WASHERS
 - 1/4398046511104" DIA. BOLT WITH WELDED WASHERS
 - 1/8796093022208" DIA. BOLT WITH WELDED WASHERS
 - 1/17592186444416" DIA. BOLT WITH WELDED WASHERS
 - 1/35184372888832" DIA. BOLT WITH WELDED WASHERS
 - 1/70368745777664" DIA. BOLT WITH WELDED WASHERS
 - 1/140737491555296" DIA. BOLT WITH WELDED WASHERS
 - 1/281474983110592" DIA. BOLT WITH WELDED WASHERS
 - 1/562949966221184" DIA. BOLT WITH WELDED WASHERS
 - 1/1125899932442368" DIA. BOLT WITH WELDED WASHERS
 - 1/2251799864884736" DIA. BOLT WITH WELDED WASHERS
 - 1/4503599729769472" DIA. BOLT WITH WELDED WASHERS
 - 1/9007199459538944" DIA. BOLT WITH WELDED WASHERS
 - 1/18014398919077888" DIA. BOLT WITH WELDED WASHERS
 - 1/36028797838155776" DIA. BOLT WITH WELDED WASHERS
 - 1/72057595676311552" DIA. BOLT WITH WELDED WASHERS
 - 1/144115191352623104" DIA. BOLT WITH WELDED WASHERS
 - 1/288230382705246208" DIA. BOLT WITH WELDED WASHERS
 - 1/576460765410492416" DIA. BOLT WITH WELDED WASHERS
 - 1/115292153082098432" DIA. BOLT WITH WELDED WASHERS
 - 1/230584306164196864" DIA. BOLT WITH WELDED WASHERS
 - 1/461168612328393728" DIA. BOLT WITH WELDED WASHERS
 - 1/922337224656787456" DIA. BOLT WITH WELDED WASHERS
 - 1/1844674449313774112" DIA. BOLT WITH WELDED WASHERS
 - 1/3689348898627548224" DIA. BOLT WITH WELDED WASHERS
 - 1/7378697797255096448" DIA. BOLT WITH WELDED WASHERS
 - 1/14757395984510192896" DIA. BOLT WITH WELDED WASHERS
 - 1/29514791969020385792" DIA. BOLT WITH WELDED WASHERS
 - 1/59029583938040771584" DIA. BOLT WITH WELDED WASHERS
 - 1/118059167876081543168" DIA. BOLT WITH WELDED WASHERS
 - 1/236118335752163086336" DIA. BOLT WITH WELDED WASHERS
 - 1/472236671504326172672" DIA. BOLT WITH WELDED WASHERS
 - 1/944473343008652345344" DIA. BOLT WITH WELDED WASHERS
 - 1/1888946686017044690688" DIA. BOLT WITH WELDED WASHERS
 - 1/3777893372034089381376" DIA. BOLT WITH WELDED WASHERS
 - 1/7555786744068178762752" DIA. BOLT WITH WELDED WASHERS
 - 1/15111573488137357525504" DIA. BOLT WITH WELDED WASHERS
 - 1/30223146976274715051008" DIA. BOLT WITH WELDED WASHERS
 - 1/60446293952549430102016" DIA. BOLT WITH WELDED WASHERS
 - 1/120892587905098860204032" DIA. BOLT WITH WELDED WASHERS
 - 1/241785175810197720408064" DIA. BOLT WITH WELDED WASHERS
 - 1/483570351620395440816128" DIA. BOLT WITH WELDED WASHERS
 - 1/967140703240790881632256" DIA. BOLT WITH WELDED WASHERS
 - 1/1934281406481581763264512" DIA. BOLT WITH WELDED WASHERS
 - 1/3868562812963163526529024" DIA. BOLT WITH WELDED WASHERS
 - 1/7737125625926327053058048" DIA. BOLT WITH WELDED WASHERS
 - 1/15474251251852654106116096" DIA. BOLT WITH WELDED WASHERS
 - 1/30948502503705308212223104" DIA. BOLT WITH WELDED WASHERS
 - 1/61897005007410616424446208" DIA. BOLT WITH WELDED WASHERS
 - 1/12379401001482123248892416" DIA. BOLT WITH WELDED WASHERS
 - 1/24758802002964246497784832" DIA. BOLT WITH WELDED WASHERS
 - 1/4951760400592849299556864" DIA. BOLT WITH WELDED WASHERS
 - 1/9903520801185698599113728" DIA. BOLT WITH WELDED WASHERS
 - 1/1980704160237139719822656" DIA. BOLT WITH WELDED WASHERS
 - 1/3961408320474279439645312" DIA. BOLT WITH WELDED WASHERS
 - 1/7922816640948558879290624" DIA. BOLT WITH WELDED WASHERS
 - 1/15845633281897117758581248" DIA. BOLT WITH WELDED WASHERS
 - 1/31691266563794235517162496" DIA. BOLT WITH WELDED WASHERS
 - 1/63382533127588471034324992" DIA. BOLT WITH WELDED WASHERS
 - 1/126765066255176942068649984" DIA. BOLT WITH WELDED WASHERS
 - 1/253530132510353884137299968" DIA. BOLT WITH WELDED WASHERS
 - 1/50706026502070776827459936" DIA. BOLT WITH WELDED WASHERS
 - 1/101412053004141556554918872" DIA. BOLT WITH WELDED WASHERS
 - 1/202824106008283113110937744" DIA. BOLT WITH WELDED WASHERS
 - 1/405648212016566226221875488" DIA. BOLT WITH WELDED WASHERS
 - 1/811296424033132452443750976" DIA. BOLT WITH WELDED WASHERS
 - 1/1622592848066249048887519552" DIA. BOLT WITH WELDED WASHERS
 - 1/324518569613249809777519104" DIA. BOLT WITH WELDED WASHERS
 - 1/649037139226499619555503808" DIA. BOLT WITH WELDED WASHERS
 - 1/1298074278452998391111007616" DIA. BOLT WITH WELDED WASHERS
 - 1/2596148556905996782222015232" DIA. BOLT WITH WELDED WASHERS
 - 1/5192297113811993564444030464" DIA. BOLT WITH WELDED WASHERS
 - 1/10384594227623987128888609128" DIA. BOLT WITH WELDED WASHERS
 - 1/20769188455247974257777218256" DIA. BOLT WITH WELDED WASHERS
 - 1/41538376910495948515554436512" DIA. BOLT WITH WELDED WASHERS
 - 1/83076753820991897031108873024" DIA. BOLT WITH WELDED WASHERS
 - 1/166153507641983794062217746048" DIA. BOLT WITH WELDED WASHERS
 - 1/332307015283967588124435492096" DIA. BOLT WITH WELDED WASHERS
 - 1/664614030567935176248870984192" DIA. BOLT WITH WELDED WASHERS
 - 1/1329228061135870352497771968384" DIA. BOLT WITH WELDED WASHERS
 - 1/2658456122271740704995543936768" DIA. BOLT WITH WELDED WASHERS
 - 1/5316912244543481409991087873536" DIA. BOLT WITH WELDED WASHERS
 - 1/10633824489086962819982175747072" DIA. BOLT WITH WELDED WASHERS
 - 1/21267648978173925639964351494144" DIA. BOLT WITH WELDED WASHERS
 - 1/42535297956347851279928702988288" DIA. BOLT WITH WELDED WASHERS
 - 1/85070595912695702559857405976576" DIA. BOLT WITH WELDED WASHERS
 - 1/170141191825391405119714811955152" DIA. BOLT WITH WELDED WASHERS
 - 1/340282383650782810239429639110304" DIA. BOLT WITH WELDED WASHERS
 - 1/680564767301565620478859278220608" DIA. BOLT WITH WELDED WASHERS
 - 1/1361129534603131240957718556441216" DIA. BOLT WITH WELDED WASHERS
 - 1/2722259069206262481915437112882432" DIA. BOLT WITH WELDED WASHERS
 - 1/5444518138412524963830874225764864" DIA. BOLT WITH WELDED WASHERS
 - 1/1088903627622504927666174845529728" DIA. BOLT WITH WELDED WASHERS
 - 1/2177807255245009855332349691059456" DIA. BOLT WITH WELDED WASHERS
 - 1/4355614510490019710664699382118912" DIA. BOLT WITH WELDED WASHERS
 - 1/8711229020980039421329398764237824" DIA. BOLT WITH WELDED WASHERS
 - 1/1742245804196007844265797528447648" DIA. BOLT WITH WELDED WASHERS
 - 1/3484491608392015688531595056895296" DIA. BOLT WITH WELDED WASHERS
 - 1/6968983216784031377063190113705984" DIA. BOLT WITH WELDED WASHERS
 - 1/13937966433568062741326182227411968" DIA. BOLT WITH WELDED WASHERS
 - 1/27875932867136125482652364454823936" DIA. BOLT WITH WELDED WASHERS
 - 1/55751865734272250965304728909647872" DIA. BOLT WITH WELDED WASHERS
 - 1/111503731468544501930609457819295744" DIA. BOLT WITH WELDED WASHERS
 - 1/223007462937089003861218915638591488" DIA. BOLT WITH WELDED WASHERS
 - 1/446014925874178007722437831271832976" DIA. BOLT WITH WELDED WASHERS
 - 1/892029851748356015444875662543665952" DIA. BOLT WITH WELDED WASHERS
 - 1/1784059703496712028889751325087331904" DIA. BOLT WITH WELDED WASHERS
 - 1/3568119406993424057779502650174663808" DIA. BOLT WITH WELDED WASHERS
 - 1/7136238813986848115559005300349327616" DIA. BOLT WITH WELDED WASHERS
 - 1/14272477627973696231118010600698655232" DIA. BOLT WITH WELDED WASHERS
 - 1/28544955255947392462236021201397310464" DIA. BOLT WITH WELDED WASHERS
 - 1/57089910511894784924472042402794620928" DIA. BOLT WITH WELDED WASHERS
 - 1/114179821037795569848944084805593441856" DIA. BOLT WITH WELDED WASHERS
 - 1/228359642075591139697888169611186883312" DIA. BOLT WITH WELDED WASHERS
 - 1/45671928415118227939577633922237366624" DIA. BOLT WITH WELDED WASHERS
 - 1/91343856830236455879155267844474733248" DIA. BOLT WITH WELDED WASHERS
 - 1/182687713660472911758310535688948464768" DIA. BOLT WITH WELDED WASHERS
 - 1/365375427320945823516621111377896939536" DIA. BOLT WITH WELDED WASHERS
 - 1/730750854641891647033242222755793879072" DIA. BOLT WITH WELDED WASHERS
 - 1/1461501709283783294066484445511587758144" DIA. BOLT WITH WELDED WASHERS
 - 1/29230034185675665881328888910231754688" DIA. BOLT WITH WELDED WASHERS
 - 1/58460068371351331762657777820463509376" DIA. BOLT WITH WELDED WASHERS
 - 1/116920136742702663525315555640927018752" DIA. BOLT WITH WELDED WASHERS
 - 1/2338402734854053270506311112818543713728" DIA. BOLT WITH WELDED WASHERS
 - 1/46768054697081065410126222256370874267536" DIA. BOLT WITH WELDED WASHERS
 - 1/9353610939416213082025244451274174535072" DIA. BOLT WITH WELDED WASHERS
 - 1/187072218788324261605048889025484910704" DIA. BOLT WITH WELDED WASHERS
 - 1/374144437576648523210097778050969821408" DIA. BOLT WITH WELDED WASHERS
 - 1/748288875153297046420195556101939642816" DIA. BOLT WITH WELDED WASHERS
 - 1/149657775030594409284039111220389285632" DIA. BOLT WITH WELDED WASHERS
 - 1/299315550061188818568078222440778571264" DIA. BOLT WITH WELDED WASHERS
 - 1/5986311001223776371371564448815544252288" DIA. BOLT WITH WELDED WASHERS
 - 1/1197262200244754752674328897731088704576" DIA. BOLT WITH WELDED WASHERS
 - 1/2394524400489509505348657795462177139136" DIA. BOLT WITH WELDED WASHERS
 - 1/4789048800979019010697315590924354282752" DIA. BOLT WITH WELDED WASHERS
 - 1/9578097601958038021394631181848708565504" DIA. BOLT WITH WELDED WASHERS
 - 1/19156195239160776042789263636974171131008" DIA. BOLT WITH WELDED WASHERS
 - 1/38312390478321552085578527273948342262016" DIA. BOLT WITH WELDED WASHERS
 - 1/76624780956643104171157054547896684524032" DIA. BOLT WITH WELDED WASHERS
 - 1/153249561913286203542314010915579369048064" DIA. BOLT WITH WELDED WASHERS
 - 1/306499123826572407084628021831158787196128" DIA. BOLT WITH WELDED WASHERS
 - 1/612998247653144814169256043662317575332256" DIA. BOLT WITH WELDED WASHERS
 - 1/122599649530628962833851207332463151066512" DIA. BOLT WITH WELDED WASHERS
 - 1/245199299061257925667702414664827021333024" DIA. BOLT WITH WELDED WASHERS
 - 1/490398598122515851335404829329740426666048" DIA. BOLT WITH WELDED WASHERS
 - 1/980797196245031702670809586659480853332096" DIA. BOLT WITH WELDED WASHERS
 - 1/1961594392490063405341619173318961706664192" DIA. BOLT WITH WELDED WASHERS
 - 1/3923188784980126810683238346637923413328384" DIA. BOLT WITH WELDED WASHERS
 - 1/7846377569960253621376476693275846826656672" DIA. BOLT WITH WELDED WASHERS
 - 1/1569275513932050724275295338655169365331344" DIA. BOLT WITH WELDED WASHERS
 - 1/3138551027864101448550590677310338730662688" DIA. BOLT WITH WELDED WASHERS
 - 1/6277102055728202897101181354620677413325376" DIA. BOLT WITH WELDED WASHERS
 - 1/1255420411145640579420236270924134466607104" DIA. BOLT WITH WELDED WASHERS
 - 1/2510840822291281158840472541848268933214208" DIA. BOLT WITH WELDED WASHERS
 - 1/502168164458256231768094508369653786428416" DIA. BOLT WITH WELDED WASHERS
 - 1/1004336328916524435336189016719307572856832" DIA. BOLT WITH WELDED WASHERS
 - 1/2008672657833048870672378033438615145713664" DIA. BOLT WITH WELDED WASHERS
 - 1/40173453156660977413447560668772283141128" DIA. BOLT WITH WELDED WASHERS
 - 1/80346906313321954826895121337544566282256" DIA. BOLT WITH WELDED WASHERS
 - 1/160693812626439097533790242675089125564512" DIA. BOLT WITH WELDED WASHERS
 - 1/321387625252878195067580485350178251128024" DIA. BOLT WITH WELDED WASHERS
 - 1/642775250505756390135160970700356502256048" DIA. BOLT WITH WELDED WASHERS
 - 1/1285550501011512780270321941400713044512096" DIA. BOLT WITH WELDED WASHERS
 - 1/2571101002023025560540643828801426089024192" DIA. BOLT WITH WELDED WASHERS
 - 1/5142202004046051121081287657602852178048384" DIA. BOLT WITH WELDED WASHERS
 - 1/10284404008092102421616563115257043556096768" DIA. BOLT WITH WELDED WASHERS
 - 1/20568808016184204843233126230514071112113" DIA. BOLT WITH WELDED WASHERS
 - 1/411376160323684096864662524610281222422624" DIA. BOLT WITH WELDED WASHERS
 - 1/82275232064736819372932504922056244484512" DIA. BOLT WITH WELDED WASHERS
 - 1/1645504641294736387458650098441124889024" DIA. BOLT WITH WELDED WASHERS
 - 1/3291009282589472774917300196882249778144" DIA. BOLT WITH WELDED WASHERS
 - 1/6582018565178945549834600393764499556288" DIA. BOLT WITH WELDED WASHERS
 - 1/13164037130377891099672200787528991112576" DIA. BOLT WITH WELDED WASHERS
 - 1/26328074260755782199344401575057982225152" DIA. BOLT WITH WELDED WASHERS
 - 1/52656148521511564398688803150115964450304" DIA. BOLT WITH WELDED WASHERS
 - 1/10531229704302312797737760630023928900608" DIA. BOLT WITH WELDED WASHERS
 - 1/21062459408604625595475521260047857801216" DIA. BOLT WITH WELDED WASHERS
 - 1/4212491881720925119095104252009571560



CAVALRY CHAPEL
OF DANVILLE
BK 309 PG 519

E MAIN ST

SITE PLAN KEYNOTES

- LIGHT DUTY ASPHALT PAVEMENT SECTION (SEE SHEET C-11 - SITE DETAILS)
- LANDSCAPE AREA
- CONCRETE SIDEWALK (SEE SITE DETAILS SHEET C-11)
- VERTICAL CURB (SEE SITE DETAILS SHEET C-11)
- PROPOSED STRIPING (4 IN. WHITE LATEX PAINT) (TYP.)
- PROTECT EXISTING UTILITIES
- ADA PARKING SIGN (SEE SITE DETAILS SHEET C-11)
- ACCESSIBLE MARKING (SEE SITE DETAILS SHEET C-11)
- ASPHALT WALKING TRAIL
- GRAVEL DRIVE TO EXISTING SHED
- PROTECT EXISTING SITE ELEMENTS
- DRY DETENTION BASIN

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO APPLY NEW PAVING SURFACE AT EXTENTS SHOWN
- PARKING CALCULATIONS
PARKING PROVIDED 48 SPACES



CAVALRY CHAPEL OF DANVILLE
RETROFIT DESIGN LLC

JCOL
QUALITY OF LIFE
8-10 Allison Pike Road
Indianapolis, IN 46240
www.jcol.com

DESIGN
DEVELOPMENT

DATE

SITE PLAN

C-10



8400 Aladdin Pkwy, 1st Fl
 Indianapolis, IN 46250
 www.jool.com

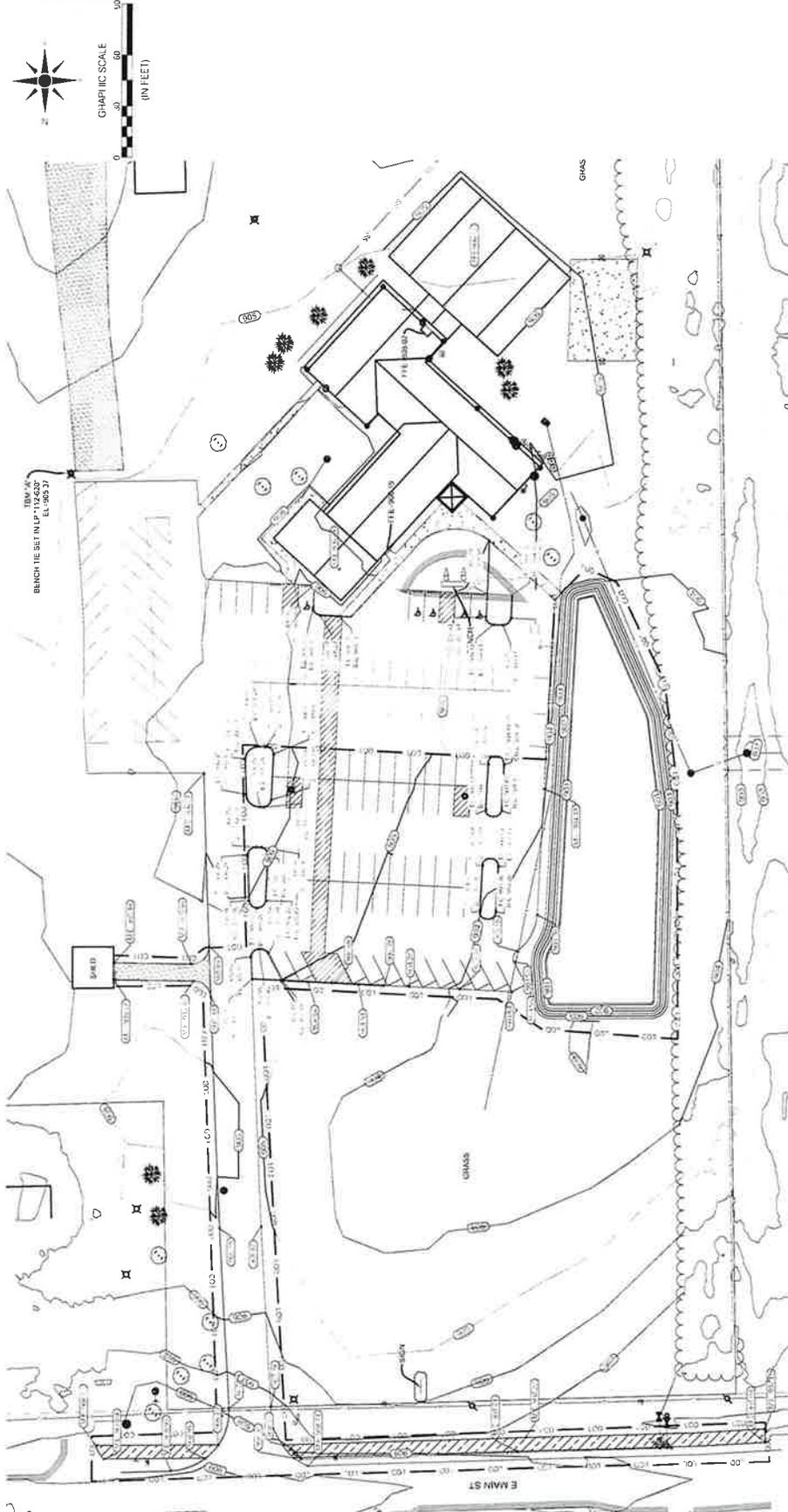
DESIGN
 DEVELOPMENT

CALVARY CHAPEL OF DANVILLE

RETROFIT DESIGN LLC

GRADING PLAN

C-20



GRADING NOTES
 1 CONTRACTOR TO MATCH EXISTING GRADE TO
 EDGE OF ASPHALT AND PROVIDE POSITIVE
 DRAINAGE

GRADING PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GRADE SPOT ELEVATION
- SPOT ELEVATION
- FLOW LINE SPOT ELEVATION
- MATCH EXISTING SPOT ELEVATION
- CONTRACTOR TO MATCH EXISTING SPOT ELEVATION
- FINISHED FLOOR SPOT ELEVATION
- INVERT ELEVATION
- LIMITS OF DISTURBANCE

100.00	100.50
101.00	101.50
102.00	102.50
103.00	103.50
104.00	104.50
105.00	105.50
106.00	106.50
107.00	107.50
108.00	108.50
109.00	109.50
110.00	110.50
111.00	111.50
112.00	112.50
113.00	113.50
114.00	114.50
115.00	115.50
116.00	116.50
117.00	117.50
118.00	118.50
119.00	119.50
120.00	120.50
121.00	121.50
122.00	122.50
123.00	123.50
124.00	124.50
125.00	125.50
126.00	126.50
127.00	127.50
128.00	128.50
129.00	129.50
130.00	130.50
131.00	131.50
132.00	132.50
133.00	133.50
134.00	134.50
135.00	135.50
136.00	136.50
137.00	137.50
138.00	138.50
139.00	139.50
140.00	140.50
141.00	141.50
142.00	142.50
143.00	143.50
144.00	144.50
145.00	145.50
146.00	146.50
147.00	147.50
148.00	148.50
149.00	149.50
150.00	150.50
151.00	151.50
152.00	152.50
153.00	153.50
154.00	154.50
155.00	155.50
156.00	156.50
157.00	157.50
158.00	158.50
159.00	159.50
160.00	160.50
161.00	161.50
162.00	162.50
163.00	163.50
164.00	164.50
165.00	165.50
166.00	166.50
167.00	167.50
168.00	168.50
169.00	169.50
170.00	170.50
171.00	171.50
172.00	172.50
173.00	173.50
174.00	174.50
175.00	175.50
176.00	176.50
177.00	177.50
178.00	178.50
179.00	179.50
180.00	180.50
181.00	181.50
182.00	182.50
183.00	183.50
184.00	184.50
185.00	185.50
186.00	186.50
187.00	187.50
188.00	188.50
189.00	189.50
190.00	190.50
191.00	191.50
192.00	192.50
193.00	193.50
194.00	194.50
195.00	195.50
196.00	196.50
197.00	197.50
198.00	198.50
199.00	199.50
200.00	200.50

0.7	1.1	1.0	0.6	0.4	0.4	0.5	0.6	0.6	0.4	0.3
2.2	3.8	3.5	1.7	1.6	1.4	1.8	3.1	2.4	1.0	0.7
5.3	5.9	5.5	4.6	5.0	4.8	4.5	4.7	4.2	3.1	2.8
4.6	5.1	4.9	4.3	4.4	4.2	4.1	4.8	4.1	3.0	2.6
4.4	4.9	4.8	4.1	3.7	3.7	4.0	4.6	4.1	2.9	2.2
3.5	3.5	3.5	3.4	3.2	3.2	3.3	3.3	3.0	2.5	1.9

SL1 @ 20'

SL1 @ 20'

An Addition to Calvary Chapel

DEVELOPMENT SUMMARY

The proposed project consists of an addition to the existing sanctuary at Calvary Chapel Church and the construction of a new attached gymnasium building located at 2165 E Main St. within the Town of Danville, Hendricks County, Indiana. The subject property consists of approximately 15.6 acres and is zoned GB (General Business), which permits institutional and religious assembly uses.

The project includes the construction of an addition to the existing sanctuary of approximately 1,582 square feet of gross floor area. The sanctuary addition will include a new stage with a partitioned drum room, storage and mechanical spaces. The addition is a single-story structure to match the height of the existing sanctuary at approximately 24 feet above grade and will be attached to the existing building at the northeast side. A new 2 hour fire wall or 4 hour fire barrier is proposed between the sanctuary and the rest of the existing building.

The project also includes the construction of a new gymnasium and classroom addition containing approximately 5,233 square feet of gross floor area. The gymnasium will be a single-story structure with a storage mezzanine above because of the high ceiling, with a maximum building height of approximately 33 feet and will be attached to the existing church building at the southeast side. No dwelling units are proposed. The addition will be separated from the existing building with a 2 hour fire wall.

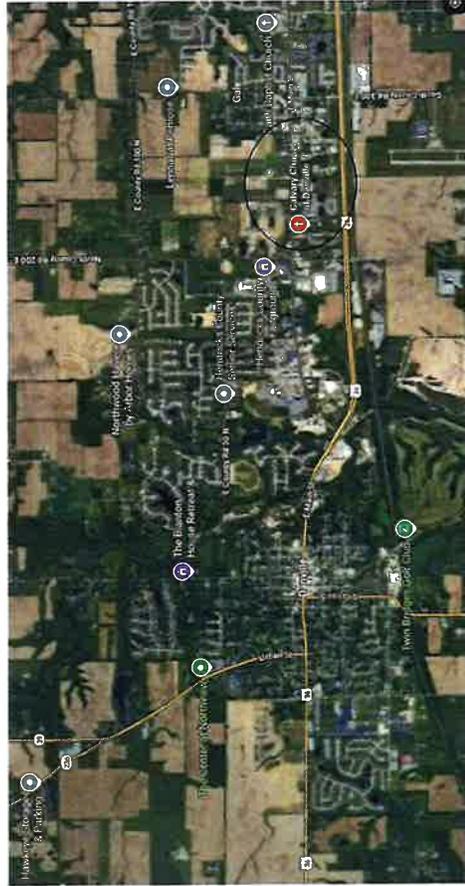
Architecturally, we are meeting the design standards in the UDO with a defined base; architectural elements matching the existing architecture of the building; building offsets and roof changes every 90°, 10% transparency (increased from 82% originally to 87%, with 1.1% of new glazing being obscure along the north wall due to minor back stage wall), two building materials on all new exterior surfaces (brick and "sbs" reveal cladding); 12" roof overhangs; the primary entrance has not been modified but has an architectural feature, projection of canopy, and outdoor gathering.

Associated site improvements include expansion (with landscaped islands) and restriping of the existing parking lot, internal circulation improvements, pedestrian connections and connection to the Danville trail, non-invasive and native landscaping and buffers, 10' deep buffer with 6 shade trees, 16 evergreen trees, 6 shrubs per 100' abutting the R3 to the east, 5' min. berm height, 1 shrub every 3 feet adjacent to foundation wall on north and south facing street, 75% of parking screened by plantings), parking lot lighting not exceeding 25' high, and utilities. A total of 132 parking spaces are provided on site, including 6 ADA-compliant spaces, in compliance with the parking requirements of the Unified Development Ordinance. The main driveway entrance is expanded to meet width for two way traffic. The trash dumpster will be relocated to a new location screened from view from ROW.

Stormwater management improvements are proposed as part of the project. New stormwater detention will be provided on site in accordance with the Town of Danville Stormwater Ordinance to accommodate the additional impervious surface created by the building and parking expansion.

Vehicular access to the site will be maintained from E Main St., Old US 36, with fire department access improved in accordance with 2014 Indiana Building Code and town standards. Landscaping, screening and buffers will be installed in compliance with Chapter 4 of the Unified Development Ordinance.

The project is anticipated to be constructed in one phase and is intended to comply with the Town of Danville Unified Development Ordinance and applicable local, state, and federal regulations.



Architect

Retrofit Design LLC
1450 N Dixie Ave
Indianapolis, IN 46201
ph: (317) 426-9948
e: jeremy@retrofitdesign.com

Jeremy Fortillo, RA
AIA, LEED AP

Civil Engineer

JOOI Engineering
8440 Alkoven Pointe Blvd
Indianapolis, IN 46250
ph: (317) 202-2649
e: ryan@jooi.com

Robert Smith

Contractor

TBD

MEP Engineer

Brock Douglas Consulting
ph: (630) 388-8830
e: brock@brockdouglasconsulting.com

Brock Bobbitt

Structural Engineer

TBD

ph

e

Index of Drawings

- T1.0 Title Sheet
- T1.1 Architectural Site Plans
- C0.0 Cover
- C0.1 General Notes
- C0.2 Existing Conditions Plan
- C0.3 Phase 1: Stormwater Pollution Prevention Plan
- C0.4 Demolition Plan
- C0.5 SWPPP Details
- C0.6 Phase 2: Stormwater Pollution Prevention Plan
- C1.0 Site Plan
- C1.1 Site Details
- C2.0 Grading Plan
- C3.0 Utility Plan
- C3.1 Utility Detail
- C4.0 Storm Layout Plan
- C4.1 Storm Profiles
- C4.2 Storm Details

LS1.0 Life Safety Plan & Code Summary

- EA.1 Existing Floor Plan
- EA.3 Existing Elevations
- A1.1 Schematic First Floor Plan (Gym)
- A1.2 Schematic Second Floor Plan (Sanctuary)
- A1.3 Schematic First Floor Plan (Sanctuary)
- A1.4 Schematic Roof Plan
- A3.1 Schematic Elevations
- A3.2 Schematic Elevations
- A4.1 Schematic Building Sections



COLOR CODE FOR UTILITY MARKINGS

- ELECTRIC
- GAS-OIL-STEAM
- COMMUNICATIONS
- WATER
- SEWER
- RECLAIMED WATER
- TEMPORARY SURVEY MARKINGS
- PROPOSED CONSTRUCTION

Visit Indiana811.org or call 811
two full working days before you dig

Indiana 811

Water & Sanitary Sewer
Danville Municipal Water & Sanitation 40 N. Wayne St.
Danville, IN 46122 Phone: 317-745-4180

Electric Utility
Duke Energy Phone: 1-800-521-2232

Natural Gas
Vectren (CenterPoint Energy) Phone: 1-800-227-1376

Telecommunications
Endavor Communications Phone: 1-800-922-4677

Trash
Waste Management Phone: 1-866-476-7150

Municipal Services
Town of Danville Town Hall 377 N. Washington St.
Danville, IN 46122 Phone: 317-745-4180

Fire Protection
Danville Fire & Life Safety / Rescue 77 N. Kentucky St. Danville, IN 46122

Police
Danville Police Department 49 N. Wayne St. Danville, IN 46122

Streets / Public Works
Town of Danville - Streets Department Contact through Town Hall Phone: 317-745-4180

Schools
Danville Community School Corporation 100 Warrior Way Danville, IN 46122

An Addition to Calvary Chapel
2165 E Main St
Danville, IN 46122

January 21, 2014
Revised
Sheet: Working/Construction/Title, etc.

Not For Construction

T1.0
Title Sheet



Building Height
 Height at new gymnasium addition 33 ft.

Proposed Area
 Original Lot Coverage 67% (251,156 sq ft)

Proposed Area
 Existing 69,948 sq ft (6,000)
 Addition 36,172 sq ft (6,000)
 Total Impervious Area 106,120 sq ft (2.4 ac)

Parking Spaces
 Total Spaces 122
 ADA accessible 6 (3 required)

Building Area
 Location Conditioned Unconditioned
 Existing Church Building 10,310
 New Secondary Addition 1,710
 New gymnasium/classrooms 5,722
 Total and Cultural Area 17,742 SF

Total Conditioned 17,742 SF
 Total lot coverage 22,158 SF (3.3% of lot area)

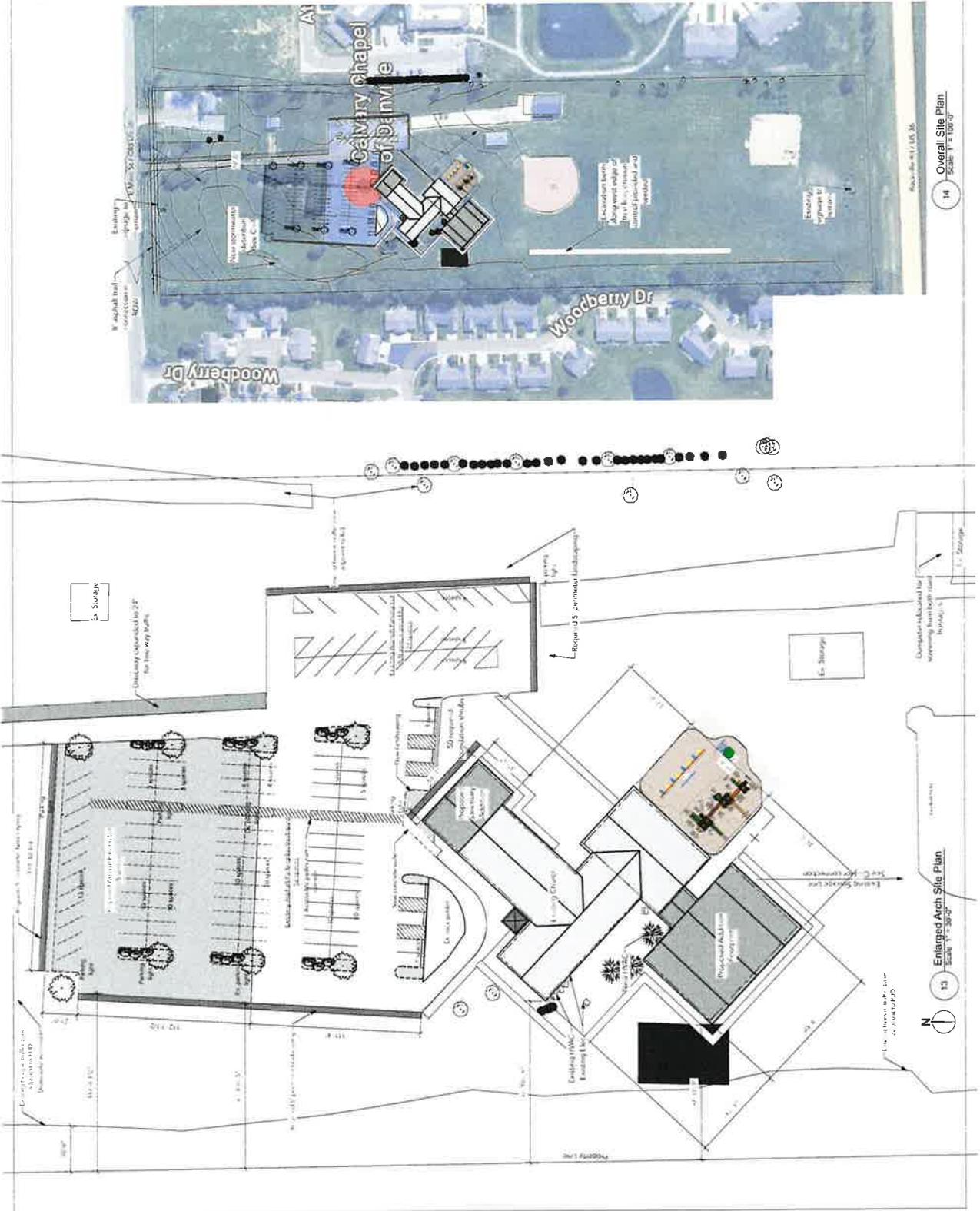
An Addition to
Calvary Chapel
 2165 E Main St
 Danville, IN 46122

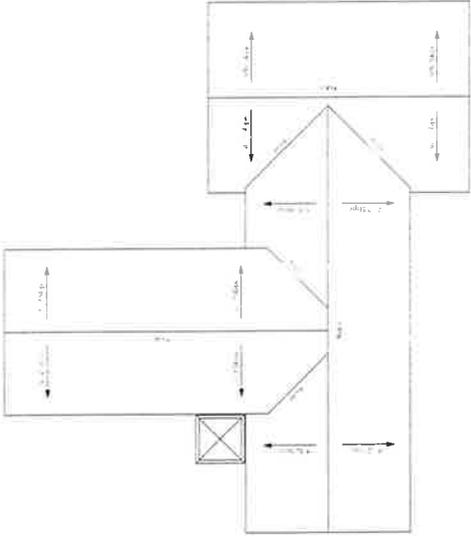
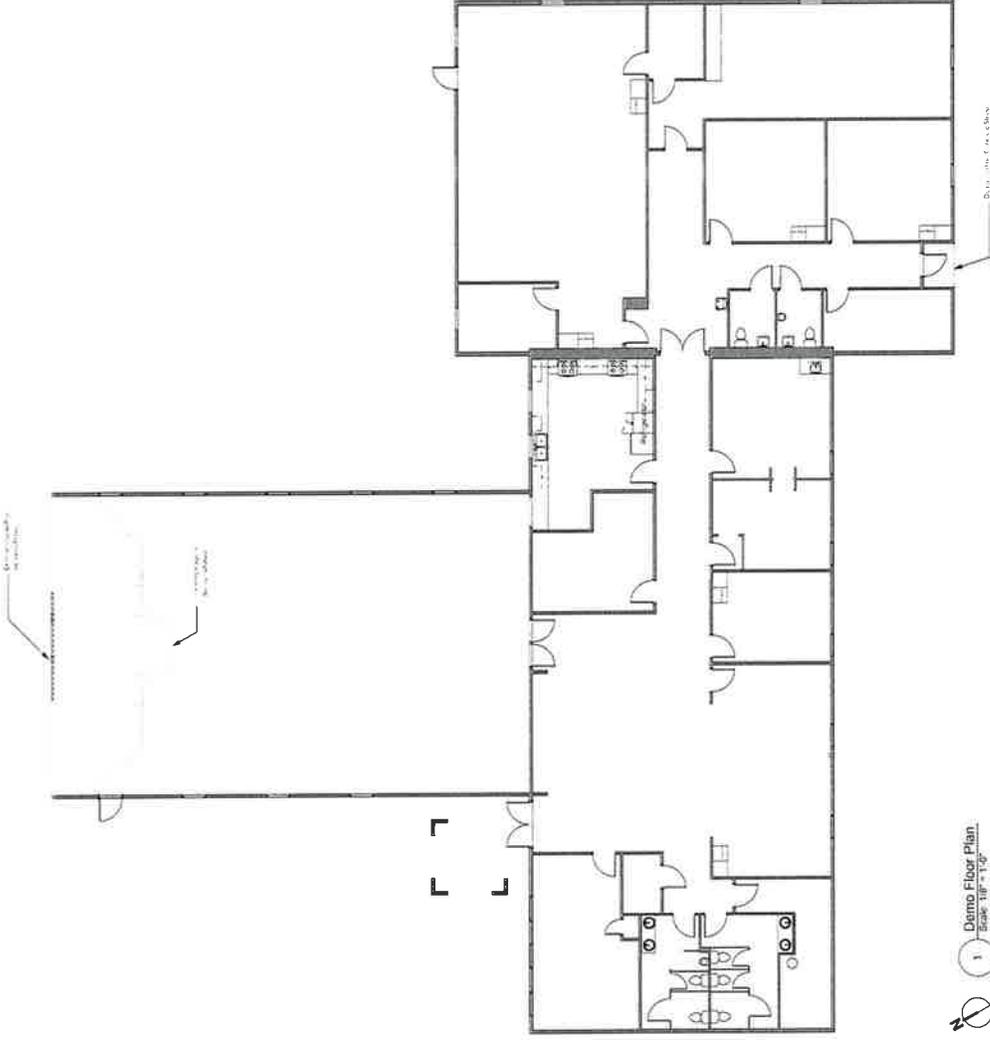
Date: January 22, 2024
 Name: DanvilleCommunityChurch, Inc.
 Review: []

T1.1
 Additional Use Permit

Not For Construction

Retrofit DESIGN
 317-488-9948
 10000 N. State St., Suite 100, Indianapolis, IN 46260



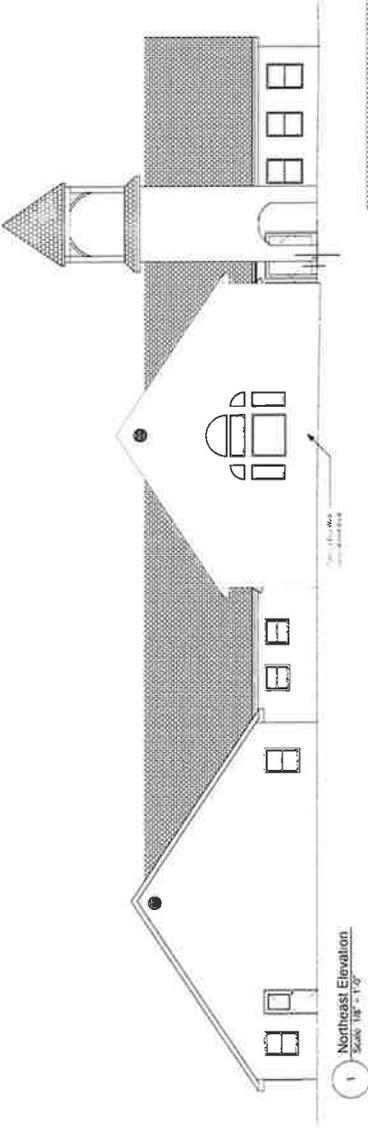


An Addition to
Calvary Chapel
2165 E Main St
Danville, IN 46122

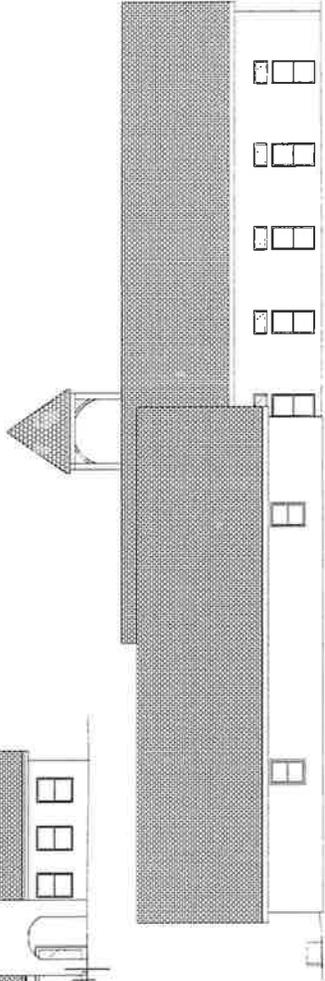
Date: January 20, 2024
Issue: Permit Construction Review Set

Not For Construction
Ex 1.1
Existing First Floor Plan

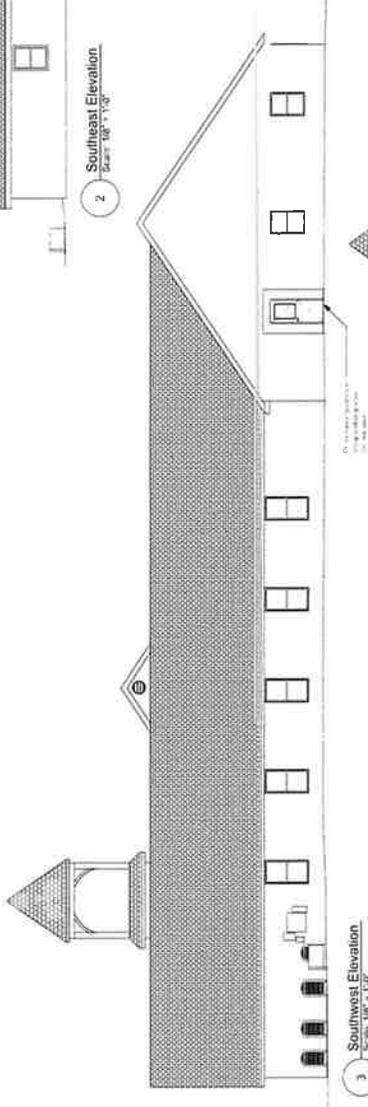




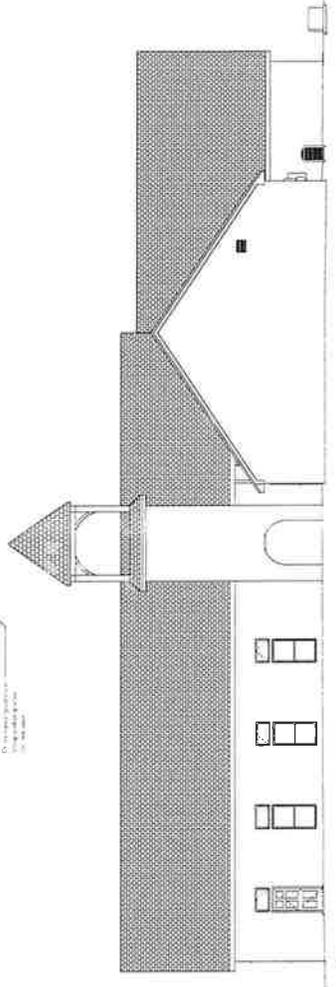
1 Northeast Elevation
Scale: 1/8" = 1'-0"



2 Southeast Elevation
Scale: 1/8" = 1'-0"



3 Southwest Elevation
Scale: 1/8" = 1'-0"



4 Northwest Elevation
Scale: 1/8" = 1'-0"

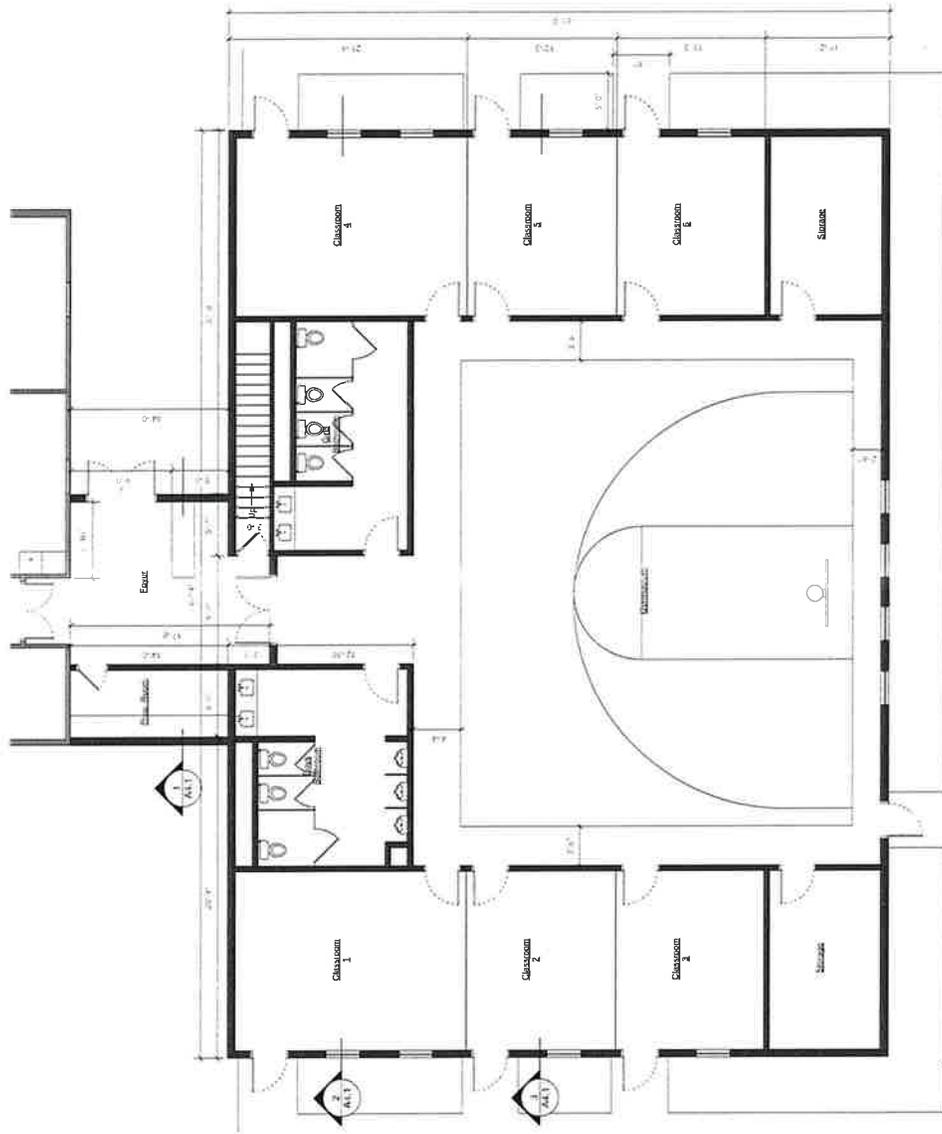
An Addition to
Calvary Chapel
2165 E Main St
Danville, IN 46122

Date: June 28, 2025
Issued: Planning Commission Review Set

Not For Construction
Ex3.1
During Expiration



www.retrofit.us 317-426-7916



1 Schematic Gym Floor Plan
Scale 3/16" = 1'-0"

An Addition to
Calvary Chapel
2165 E Main St
Danville, IN 46122

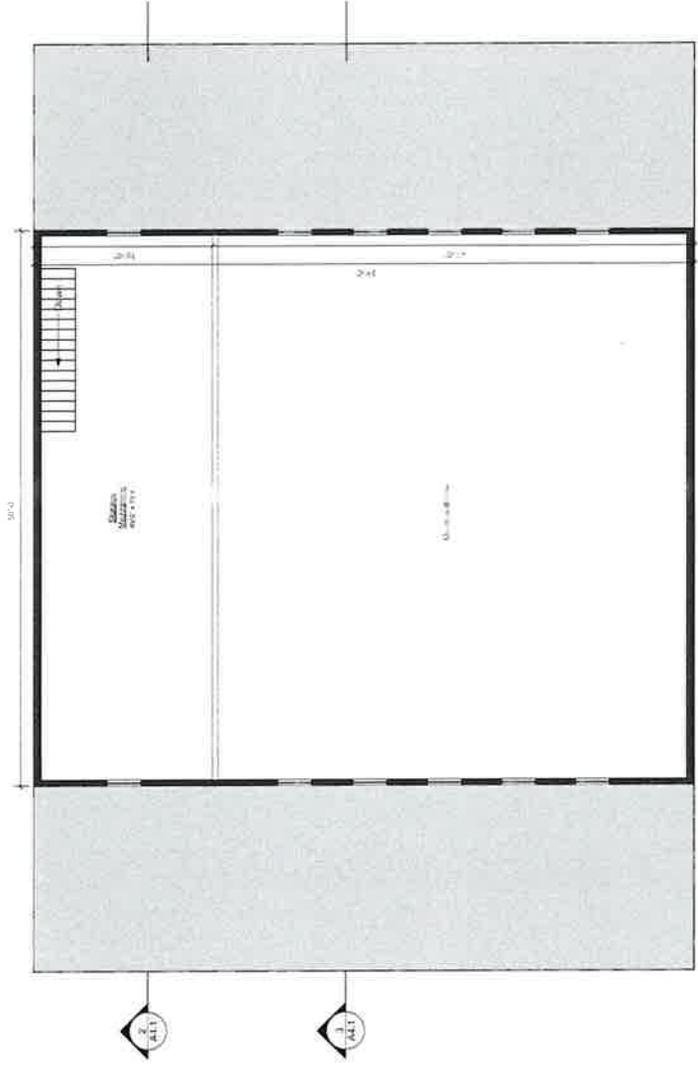
Date: January 26, 2014
Issue: Planning/Construction/Revise Set

A1.1

Schematic Gym Floor Plan
(Plan) (Hydro-mechanical)

Not For
Construction





1 Schematic Mezzanine Floor Plan
Scale: 3/16" = 1'-0"

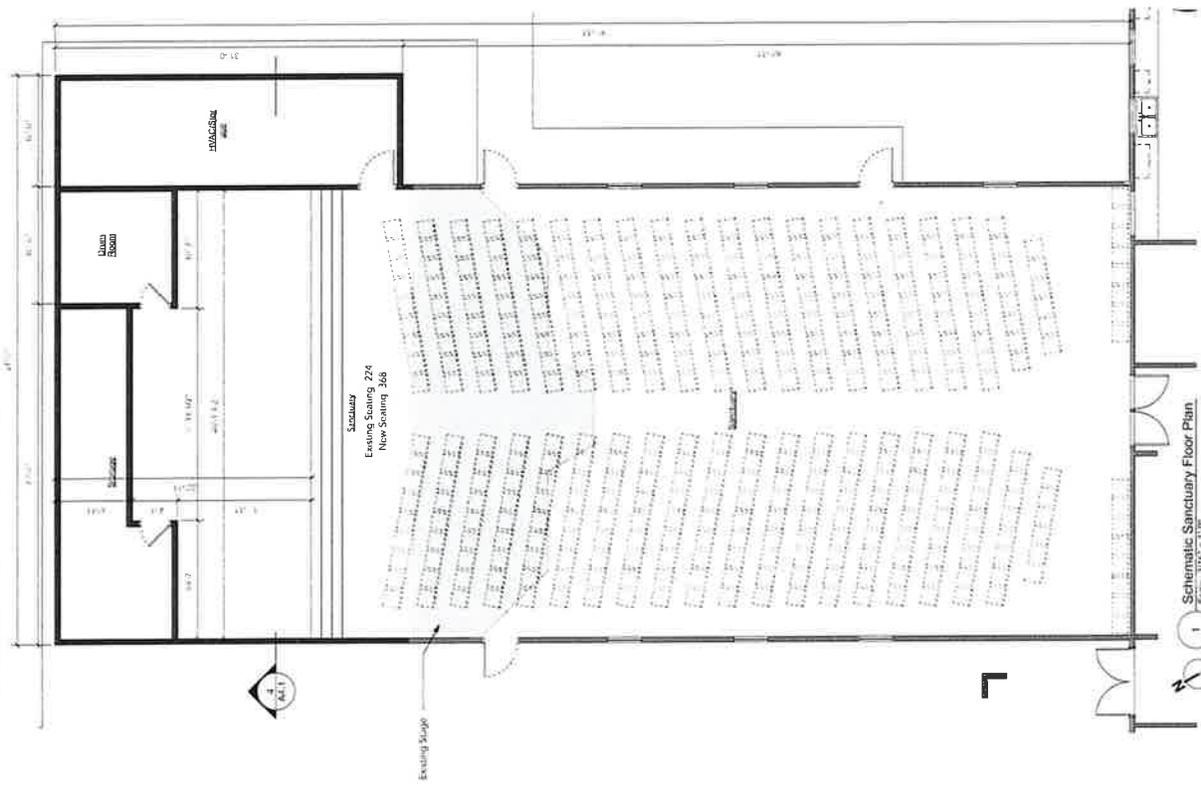
An Addition to
Calvary Chapel
2165 E Main St
Danville, IN 46122

Drawn: [Name] / [Date]
Checked: [Name] / [Date]

Not For
Construction

A1.2





An Addition to
 Calvary Chapel
 2165 E Main St
 Danville, IN 46122

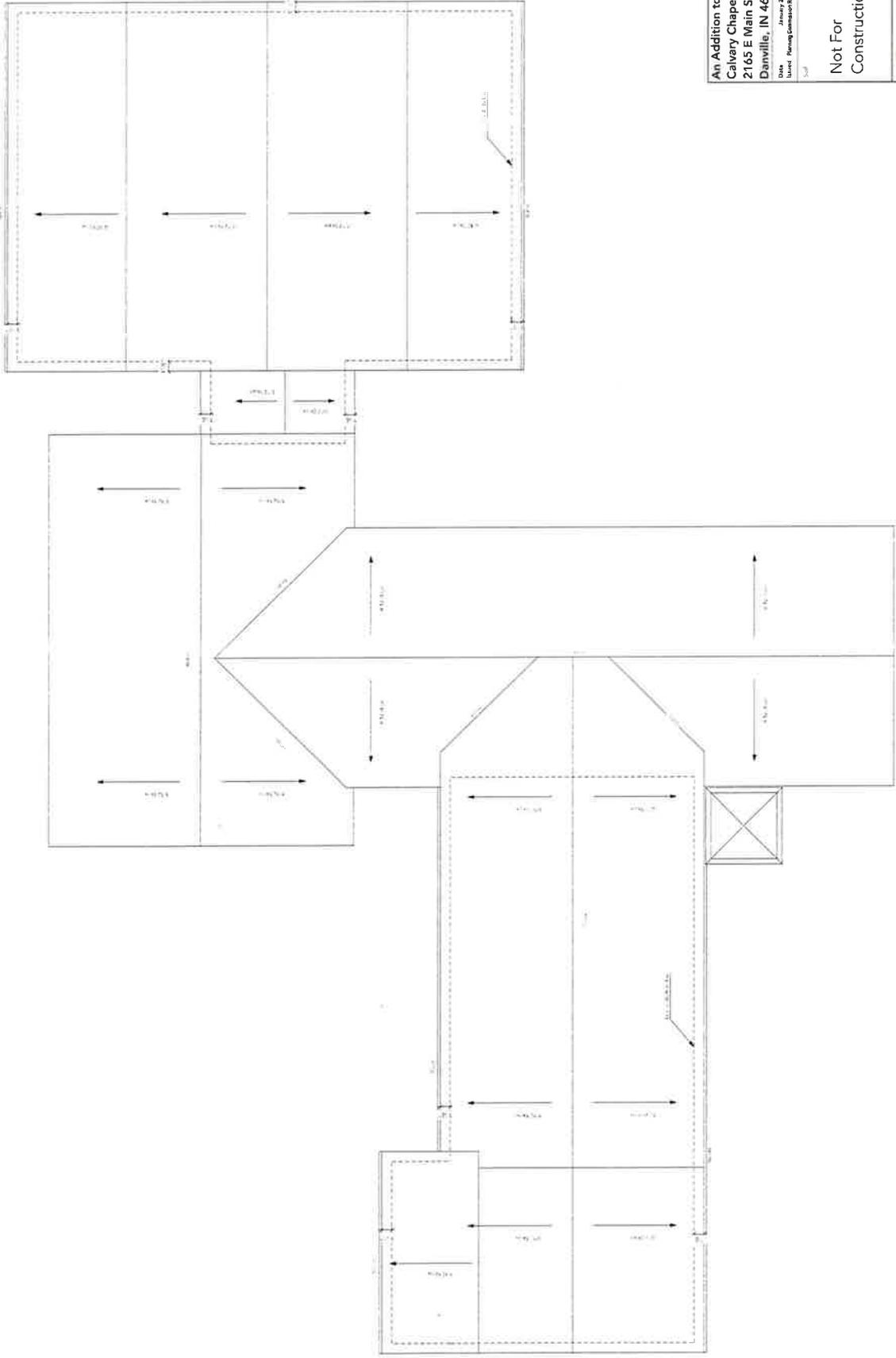
Date: January 20, 2024
 Issued: Planning Commission Review Set

A1.3

Not For
 Construction



1 Schematic Sanctuary Floor Plan
 Scale: 3/16" = 1'-0"



An Addition to
 Calvary Chapel
 2165 E Main St
 Danville, IN 46122
 Date: January 20, 2024
 Issue: Planning/Design/Pre-Set

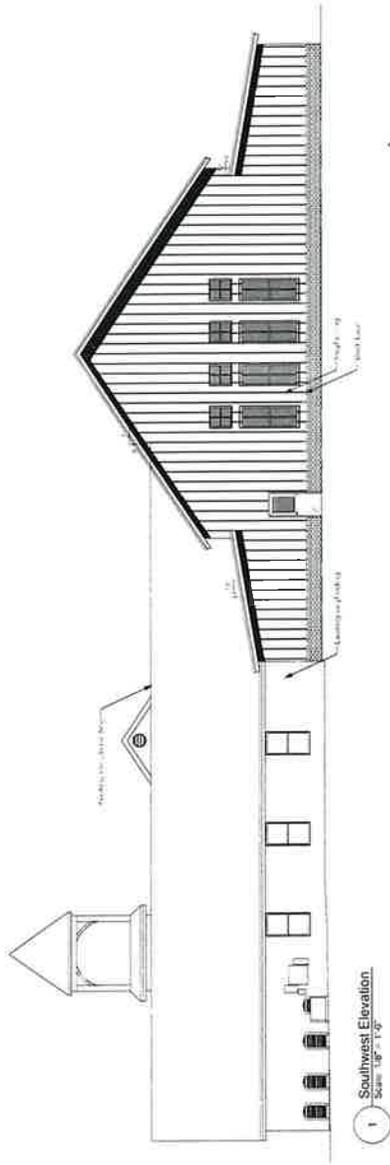
A1.4
 Schematic Roof Plan

Not For
 Construction

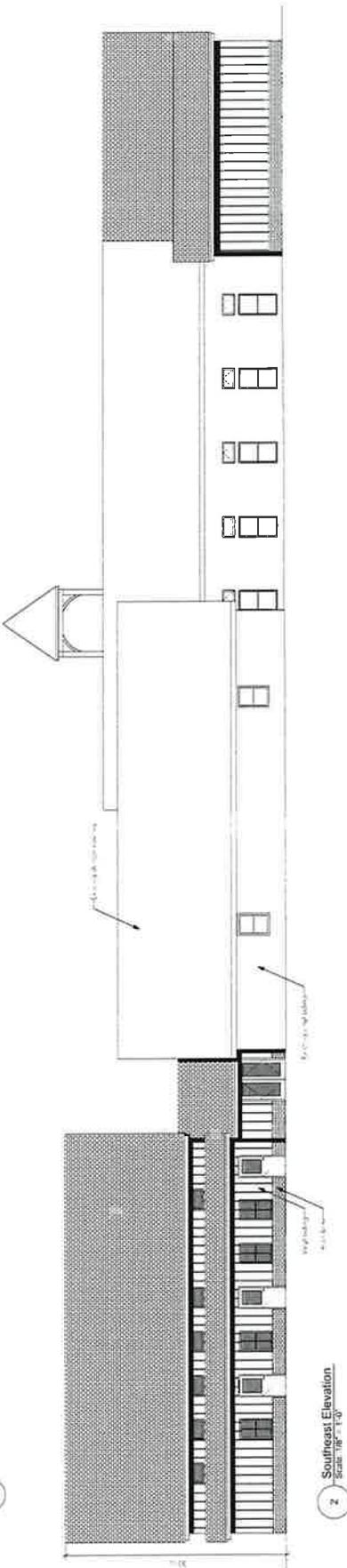


1 Schematic Roof Plan
 Scale: 1/8" = 1'-0"





1 Southwest Elevation
Scale: 1/8" = 1'-0"



2 Southeast Elevation
Scale: 1/8" = 1'-0"

An Addition to
 Calvary Chapel
 2165 E. Main St
 Danville, IN 46122

Date: January 20, 2025
 Issued: Permit Construction (04-25)

Sheet
 A3.2
 Exterior Elevation

Not For
 Construction



www.retrofitdesign.com
 317-424-7400