



## **Design Review Committee**

**June 7, 2023**

**4:30 PM**

- I. Call Meeting to Order**
  - Establish Quorum**
  - Approve Minutes**
- II. Old Business: None**
- III. New Business:**
  - A. 202 West Main Street – North Salem State Bank  
Exterior Renovation**  
(Michael Rogers, Just R Time Construction, LLC)
  - B. 200 East Campus Boulevard – Hendricks County Facilities Department on behalf of  
the Hendricks County Board of Commissioners  
New Construction – Work Release Center**  
(Eric Weflen, ESW Consulting, LLC)
- IV. Staff Updates**
- V. Adjournment**

**Next Regular Meeting:**

**July 5, 2023**

**Design Review Committee**  
**Meeting Minutes**  
**May 3<sup>rd</sup>, 2023**

**Members Present:** Scott Perkins, David Kroll, Joe Neher, Jennifer McNabb, Terry Kessinger, Lee Comer

**Members Absent:** Sue Rempert

**Staff Present:** Lesa Ternet & Tasha Hensley

**Guests:** Pat Baldwin

**Minutes** from January 4<sup>th</sup>, 2023, meeting were approved.

**Election of Officers:** L. Comer made a motion to retain current officers, Scott Perkins, Chairman and David Kroll, Vice Chairman. J. Neher seconded the motion. All were in favor.

**Old Business:** None

**New Business: 98 West Broadway Street- Friends of the Hendricks County Museum Exterior Renovation** (Pat Baldwin, Board President)

P. Baldwin stated that they would like to change out the aluminum siding with textured vinyl composite siding, they would also like to add a railing around the porch, as this has been a safety issue in the past, and they would like to update the back door to a door without windows. D. Kroll asked what the use of the building was. P. Baldwin stated the building was used as museum storage overflow, the front room was used as the board meeting room and some of the space used as workspace. D. Kroll asked if the owner knew what was under the aluminum siding. P. Baldwin stated that it was old wood siding. S. Perkins stated he would like for photos to be taken and documented to show what is under the existing siding. D. Kroll made a motion to remove the existing aluminum siding and replace with a smoother textured vinyl composite siding and to take photos, add the railing, and update the door. T. Kessinger seconded the motion. Motion carried 6-0

**Staff Updates:** L. Ternet stated that the hotel project is moving forward, along with some other project interests in the town.

Meeting was adjourned at 5:05 p.m.

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Scott Perkins, Design Review Committee Chairman

# **DRC**

## **Meeting Briefing**

June 7, 2023

### **North Salem State Bank – 202 West Main St.**

This is a request to renovate the existing drive-through branch located on the northwest corner of Cross and Main Streets. There is a detailed scope of work included in your packet of information. The applicant has provided samples of the materials to be used and those will be provided at the meeting. A recommendation to the Plan Commission is necessary and will be placed on the next scheduled meeting agenda on June 14, 2023.

### **Hendricks County Work Release Center – 200 East Campus Boulevard**

This is a request to locate a prefabricated modular building to serve as housing for the immediate needs of the Work Release program. This proposal will not meet the requirements of the CPOD but is temporary in nature as there are future plans for an addition to the existing building. A Letter of Intent and a list of work to be completed is included in your packet of information. A recommendation to the Plan Commission is necessary and will be placed on the next scheduled meeting agenda on June 14, 2023.

2023-2136

## Application for CPOD Design Review

### APPLICANT INFORMATION

Name of Applicant: Michael Rogers Just R Time Construction LLC  
 Mailing Address: PO Box 402, Roachdale, IN 46172  
 Phone: 705-719-2890 Email: rogersjrt16@yahoo.com  
 Property Owner(s) North Salem State Bank  
 Mailing Address: 11 North Broadway North Salem, IN 46105  
 Phone: 705-676-5100 Email: ashleyahrens@nsssb.bank  
 Project Engineer/Architect: The Gould Group LLC  
 Address: 1979 S Co Rd 450 E Greencastle, IN 46135  
 Phone: 705-653-3709 Email: tmgould@cinergy metro.net

### PROJECT INFORMATION

Location of Project: 202 W Main St Danville, IN 46122  
 Existing Use of Property: NSSB ATM Access Current Zoning: \_\_\_\_\_  
 Proposed Use of Property: same Acreage: \_\_\_\_\_  
 Type of Activity: New Construction \_\_\_\_\_ Exterior Renovation ☒ Sign \_\_\_\_\_  
 Est. Project Cost: \$100,000 Est. Start Date: June 24, 2023

Documents to be included with application (1 original and 1 electronic): - scan + email

- ☒ Building elevations of all elevations new and/or altered
- ☒ Color samples - charcoal color Indiana metal, picture stone, LP siding light gray gutters, also charcoal
- ☒ Photos of adjacent structures - take photos
- ☒ Signage and/or lighting
- ☒ 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: [Signature] Date: 05/16/23

### APPLICATION FEES

Residential	\$50
Residential accessory >150 sq ft	\$25
Commercial <input checked="" type="checkbox"/>	\$150
Commercial accessory	\$100
Sign	\$50

Fee paid: \$150 - Received by: [Signature] Date: 5-16-23





13 East Washington Street

Roachdale, IN 46172

**Scope of work in Proposed Order**

1. Demo of existing dormers
2. Framing of new covered roof with gable over drive-thru ATM
3. Roofing
4. Demo of existing concrete east side drive up
5. Concrete in new east side drive up as well as safety barrier concrete
6. Demo of walls siding brick veneer
7. Frame in west side of building where existing drive up window is and move existing ATM to east side window and frame in make existing double door single 36" door
8. Run wiring for potential new sign
9. Wrap all fascia in aluminum custom bent
10. Drive thru ceiling to be done white commercial metal
11. Masonry culture stone wainscot 36" up
12. Siding LP smart lap siding 6" reveal
13. Paint exterior siding trims and soffits
14. Wrap all pressure treated post in cedar
15. New 6" seamless gutters
16. Demo of interior
17. Insulation
18. New drywall on all walls
19. Paint interior walls
20. New vinyl plank flooring
21. New base trim
22. New acoustic ceiling

# Just R Time Construction

13 East Washington Street  
Roachdale, IN 46172

## Letter of Intent

We are going to start this project by removing both existing dormers, and then on the east side of the building build back a larger dormer and widen the existing drive thru with concrete so it can accommodate a full size pick up. We will then also install a new standing seam metal roof and new siding to include cultured stone wainscot around perimeter of structure and then LP lap siding from water table stone to eaves. We propose wrapping all eaves and rakes in aluminum fascia custom bent on site. Soffits to be scraped and painted, we will wrap posts in cedar. Metal ceiling in new drive thru. Once all siding is on, we will proceed with painting the LP lap siding, and install new 6" gutters.

Once all exterior is completed then we will proceed with gutting the interior down to studs for new insulation, drywall, paint and new acoustic ceilings.

## Colors

Roof – Charcoal

LP Siding – Software

Gutters – Similar to Roof

Stone – Eldorado York

## Corridor Protection Overlay District (CPOD) Review Checklist

Property Location: 202 W Main St Danville, IN 46122

Name of Applicant: NSSB

Design Review Committee Meeting Date: \_\_\_\_\_

### DEVELOPMENT STANDARDS

#### Architecture (pg 97)

New construction conforms to the following architectural style:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> American Four Square | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Renaissance Revival  |
| <input type="checkbox"/> Bungalow             | <input type="checkbox"/> Greek Revival  | <input type="checkbox"/> Roman Classicism     |
| <input type="checkbox"/> Colonial Revival     | <input type="checkbox"/> Italianate     | <input type="checkbox"/> Romanesque Revival   |
| <input type="checkbox"/> Eastern Stick        | <input type="checkbox"/> Neoclassical   | <input type="checkbox"/> Second Empire        |
| <input type="checkbox"/> Federal              | <input type="checkbox"/> Prairie        | <input type="checkbox"/> Tudor Revival        |
| <input type="checkbox"/> Georgian             | <input type="checkbox"/> Queen Anne     | <input type="checkbox"/> Victorian Gothic     |
|   |   | <input type="checkbox"/> Victorian Vernacular |

- ☒ Exterior renovation of existing building conforms in style and context with the existing building's architecture.
- ☐ New construction style compatible with the intent of the CPOD.

Comments: \_\_\_\_\_

#### Building Orientation (pg 98)

- ☐ The primary structure faces the front of the lot on which it is located.
- ☐ The structure is located in the CB-P District and is set to the prevailing streetwall.
- ☐ The structure is located in the CB-S District and is no *closer* to the front lot line than the adjacent primary structure that is closest to the front lot line. The location of the primary structure is no *further* from the lot line than the adjacent primary structure that is farthest from the front lot line. In any case, the structure is not set back from the front lot line more than 5 feet.
- ☐ The structure is not in a CB-P or CB-S District and is setback according to the setback requirements listed for that district.
- ☒ This is an existing structure. The building orientation is not being altered.
- ☐ There are no loading docks, overhead service doors, or trash collection bins placed on or adjacent to any façade which faces a public street.

Comments: \_\_\_\_\_

### Large Building Elevations (pg 98)

The front elevation of large structures must be divided into smaller areas or planes. If the front elevation of the structure is more than 750 square feet in area, the elevation must be divided into distinct planes of 750 square feet or less. For the purpose of this standard, areas of wall that are entirely separated from other wall areas by a projection, such as a porch or a roof over a porch, are also individual building wall planes. This division is accomplished by the following:

- ☐ A porch, a dormer that is at least 4 feet wide; or a balcony that is at least 2 feet deep and is accessible from an interior room.
- ☐ A bay window extending at least 2 feet.
- ☐ A recessed section of the façade at least 2 feet deep and at least 6 feet long.
- ☐ The front elevation does not exceed 750 sq. ft. in area.
- ☒ This is an existing structure.

Comments: \_\_\_\_\_

### Building Height (pg 99)

- ☐ The maximum height of the primary structure does not exceed 50 feet.
- ☐ The structure is in the CB-P District and the minimum height of the primary structure is at least 26 feet.
- ☐ The structure is not in the CB-P District and the minimum height of the primary structure is at least 16 feet.
- ☒ This is an existing structure. The height is not being altered.

Comments: \_\_\_\_\_

### Main Entrance (pg 99)

#### Non-residential

- ☒ The main entrance to the structure faces Main Street. On corner lots the main entrance may face either Main Street or be oriented to the corner.
- ☐ If the front entrance has an awning, it is made of professional-grade fabric or canvas.
- ☐ If the front entrance has a canopy, the design is architecturally integrated, is shaped to fit the opening, and is without back lighting.
- ☐ If the front porch or covered balcony at a main entrance provides columns as corner supports, the columns are consistent with the architectural style of the primary structure.
- ☐ All openings between the porch floor and the ground are covered with a solid material or lattice.

#### Residential

- ☐ The main entrance to the structure faces Main Street. On corner lots the main entrance may face either Main Street or be oriented to the corner.
  - ☐ There is a front porch surrounding the main entrance that faces a street. If the porch projects out from the building, it must have a roof. If the roof of a required porch is developed as a deck or balcony, it may be flat.
- OR**
- ☐ There is a covered balcony over the main entrance that faces a street. The floor of the covered balcony must be no more than 15 feet above grade, and must be accessible from the interior space of the building.

- \_\_\_ If the front entrance has an awning, it is made of professional-grade fabric or canvas.
- \_\_\_ If the front entrance has a canopy, the design is architecturally integrated, is shaped to fit the opening, and is without back lighting.
- \_\_\_ If the front porch or covered balcony at a main entrance provides columns as corner supports, the columns are consistent with the architectural style of the primary structure.
- \_\_\_ All openings between the porch floor and the ground are covered with a solid material or lattice.

Non-residential or Residential

- ☒ This is an existing structure. The main entrance is not being altered.

Comments: FRONT ENTRANCE DOOR TO BE MOVED TO CENTER OF BUILDING

#### Reinforcing the Corner (pg 100)

On sites within the CB-P and CB-S Districts, all of the following requirements have been met:

- \_\_\_ The primary structure meets the average front setback of adjacent buildings, but is not more than 10 feet from the edge of the right-of-way.
- \_\_\_ The highest point of the building's street-facing elevation is within 25 feet of the corner.
- \_\_\_ The main entrance is on a street-facing wall and either at the corner, or within 25 feet of the corner.
- \_\_\_ There is no parking within 40 feet of the corner.
- ☒ This is an existing structure. The footprint is not being altered.

Comments: \_\_\_\_\_

#### Exterior Finish Materials (pg 100)

On all building facades, at least 80% of the structure's exterior is finished using the following:

- \_\_\_ Quarried stone
- ☒ Cultured stone
- \_\_\_ Brick
- \_\_\_ Wood siding
- ☒ Composite lap siding\*
- \_\_\_ Architectural concrete

On all building facades, no more than 20% of the structure's exterior is finished using the following materials:

- \_\_\_ Metal
- \_\_\_ Wood shakes
- \_\_\_ Stucco (EIFS)
- \_\_\_ Exterior color is appropriate to the architectural style and compatible with adjacent buildings.
- \_\_\_ Another building material is proposed but must be approved by the Committee.
- \_\_\_ This is an existing structure. Exterior alterations or renovations are consistent with the existing façade finish.

*\*Where horizontal siding is used, it is shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches. Vinyl or aluminum siding that is in clapboard or shiplap pattern may be used where the boards in the pattern are 6 inches or less in width.*

Comments: cultured stone wainscote with LP SMART LAP SIDING to eaves



### Foundation Material (pg 101)

- ☐ Plain concrete block or exposed concrete is being used as foundation material since the foundation material is not revealed more than 1 foot above the finished grade level adjacent to the foundation wall.
- ☒ This is an existing structure. No new foundation is being added.

Comments: \_\_\_\_\_

### Foundation Landscaping (pg 103)

For any non-residential use, all street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building façade that provide access to the building for pedestrians or vehicles. The foundation landscaping must meet the following standards:

- ☐ The landscaping plants comply with the list provided in Appendix C.
- ☐ The landscaped area is at least 3 feet wide.
- ☐ There is at least one (1) three-gallon shrub for every three (3) lineal feet of foundation AND ground cover plants will fully cover the remainder of the landscaped area.
- ☒ This is an existing non-residential structure. No new foundation is being created.

Comments: \_\_\_\_\_

### Distinct Ground Floor (pg 101)

- ☐ The ground floor of the primary structure is visually distinct from upper stories. This distinction is provided by the following:
  - ☐ a cornice above the ground level,
  - ☐ an arcade,
  - ☐ a portico, or
  - ☐ changes in building material or texture.
- ☒ This is a single story structure.
- ☒ This is an existing structure. The existing ground floor distinction is not being altered.

Comments: \_\_\_\_\_

### Windows (pg 101)

- ☐ This is a new non-residential structure in a commercial district. At least 60% of the street-facing ground level façade is comprised of windows. The windows are:
  - ☐ Either square or vertical and are at least as tall as they are wide.
  - ☐ Horizontal window openings have been created by two or more vertical windows grouped together to provide a horizontal opening and they are either all the same size, or no more than two sizes are used.
- ☐ This is a non-residential renovation and windows are being replaced with ones that match the existing windows.\*
- ☐ This is a residential structure and at least 15% of the area of the street-facing façade is comprised of windows.
- ☒ This is an existing structure. Existing windows are not being altered.

*\*Where applicable, the Committee may approve replacement windows that do not match.*

Comments: DRIVE THRU WINDOWS TO BE COVERED

### Trim and Historic Details (pg 102)

- ☐ Trim marks all building roof lines, porches, windows, and doors on all elevations.
- ☐ The trim is at least 3-1/2 inches wide.
- ☐ Historic details are being retained or replicated.\*
- ☐ This structure is constructed with a masonry exterior and is exempt from this standard.

\*Where applicable, the Committee may approve replacement materials that do not match.

Comments: \_\_\_\_\_

### Roofs (pg 102)

This structure has:

- ☒ A sloped roof with a pitch that is no flatter than 4/12 and no steeper than 12/12
- OR**
- ☐ A roof with a pitch of less than 4/12 and has a cornice that meets the following:
  - ☐ Contains a two-part cornice. The top part of the cornice projects at least six inches from the face of the building and is at least 2 inches further from the face of the building than the bottom part of the cornice; **AND**
  - ☐ The height of the cornice is based on the height of the building as follows:
    - ☐ This building is 16 feet in height and has a cornice at least 12 inches high.
    - ☐ This building is more than 16 feet but less than 26 feet and has a cornice at least 18 inches high.
    - ☐ This building is 26 feet or more and has a cornice at least 24 inches high.
- ☒ This is an existing structure. The roof is not being altered.

Comments: changing roof design from shingles to  
standing seam metal roof (charcoal)

### Roof Eaves (pg 103)

- ☒ Roof eaves on all elevations project from the building wall at least 12 inches for every 12 feet of building height.
- ☐ This structure is located in the CB-P District and is exempt from this standard.
- ☐ This is an existing structure. The eaves are not being altered.

Comments: \_\_\_\_\_

### Exterior Stairs and Fire Escapes (pg 103)

- ☐ Exterior stairs, other than those leading to a main entrance, are at least 40 feet from all streets.
- ☐ This structure is not located in the CB-P District and the fire escapes are at least 40 feet from all streets.
- ☒ This is an existing structure. The exterior stairs and/or fire escapes are not being altered.

Comments: \_\_\_\_\_

### **Parking Lot Location (pg 106)**

For parking areas which include *15 or more* parking spaces:

- ☐ If located in the CB-P or CB-S District, no parking lot is placed between the primary structure and the abutting public street.
- ☐ If located in any other district, no more than 10% of the parking spaces provided are placed between the front façade of the primary structure and the abutting public street.
- ☒ The parking area contains less than 15 spaces.
- ☐ The existing parking area is not being altered.

Comments: \_\_\_\_\_

### **Parking Area Landscaping (pg 103)**

- ☐ Landscape screening is provided around the perimeter of all parking areas which include *15 or more* parking spaces.
- ☐ The landscaping plants comply with the list provided in Appendix C.
- ☐ The screening is located within 5 feet of the edge of the parking area
- ☐ The screening is at least 4 feet in height for at least 75% of the perimeter or the parking area.
- ☐ The screening consists of either a row of evergreen shrubs or a combination of mounding, ground covers and shrubs.
  - ☐ If only shrubs are used, they measure a minimum of 24 inches in height from ground level at the time of planting and are placed 5 feet on center.
  - ☐ If landscape mounding is used, it undulates between the heights of 2 and 4 feet from ground level and the following requirements must be met:
    - ☐ Shrubs are planted on the mound at a ratio of one shrub for every 5 horizontal feet of mounding, **AND**
    - ☐ Shrubs measure a minimum of 18 inches in height from ground level at the time of planting and are placed in an irregular, natural pattern.
- ☒ The parking area is less than 15 spaces.
- ☐ This is an existing structure. No additional parking is being created.

Comments: \_\_\_\_\_

### **Pedestrian Walkways/Sidewalks (pg 106)**

- ☐ Pedestrian sidewalks are provided across the front of all lots, connecting the lot, the primary structure, and parking areas to each other and with adjacent properties.
- ☐ Sidewalks are provided along the full length of all facades which include a customer entrance and/or are adjacent to a parking area.
- ☐ Walkways are concrete and are a minimum of 4 feet in width.
- ☐ Walkways parallel to parking lots and interior drives are separated from such areas by a curbed landscaped area measuring a minimum of 5 feet in width.
- ☒ Walkways passing through vehicle use areas are of a paving material different from that of the vehicle use area.
- ☐ Except for the CB-P District, walkways along the facades of the primary structure are separated from the building by a landscape area which is a minimum of 5 feet in width.

\_\_\_ For each 100 square feet of hard-surface area between the building and the street lot line at least one of the following amenities is provided:

- \_\_\_ a bench or other seating;
- \_\_\_ a fountain; or
- \_\_\_ a landscape planter or similar feature.

\_\_\_ This structure is in the CB-P District and is exempt from this requirement.

✓ This is an existing structure with existing sidewalks.

Comments: \_\_\_\_\_

#### **Street Trees (pg 104)**

- \_\_\_ One (1) tree is planted in the area between the sidewalk and the street for each 30 feet of street frontage on any street.
- \_\_\_ The location of the street trees is limited and the Committee may approve alternate tree locations.

Comments: \_\_\_\_\_

#### **Outdoor Storage/Docks/Mechanical Equipment/Waste Containers (pg 104)**

\_\_\_ All outdoor storage of finished products, all trash and recycling containers, all truck docks, and all mechanical equipment is completely enclosed or screened using the following standards:

- \_\_\_ The enclosure(s) is a fence or walls constructed of the same materials as the primary structure.
- \_\_\_ The enclosure does not exceed 8 feet in height.
- \_\_\_ No stored products or waste containers or materials exceed the height of the enclosure.
- \_\_\_ An opaque wooden gate, painted consistent with the main color of the primary structure is provided at all access points to the enclosed area.
- \_\_\_ Mechanical equipment located on the roof is screened on all sides by a parapet or other building feature based on an elevation view of the building.
- \_\_\_ Mechanical equipment located on the ground is screened on all sides by the building, walls, or fences using a material or color which is compatible with the primary building or an evergreen hedge which is not less than the height of the mechanical equipment at the time of planting.
- \_\_\_ No enclosure created for the storage of waste materials is located within 20 feet of any public street right-of-way, public sidewalk, or internal pedestrian way.
- \_\_\_ Truck docks are screened from view from all public areas, including parking lots and adjacent public streets. The screening enclosure consists of a fence or wall constructed of the same material as the exterior of the primary structure.

✓ There is no outdoor storage of unfinished products or supplies provided on this property.

Comments: \_\_\_\_\_

**Gas Stations, Gas Island Canopies and Related Facilities (pg 105)**

- ☐ All structures on the site (such as kiosks, car wash buildings, gas pump islands, etc) are architecturally consistent with the primary structure.
- ☐ All building elevations are architecturally detailed to avoid the appearance of the "back of the building" and contribute a positive presence to the streetscape.
- ☐ Gas island canopies are built of the same high quality materials as the convenience store or kiosk associated with the gas island. These structures create architectural harmony with the primary structure on the site.
- ☐ Gas island canopy structural columns are covered with the same architectural materials as the primary structure.
- ☐ Gas station canopies have flush-mounted or shielded canopy fixtures.
- ☒ The existing canopy and/or related structures are not being altered.
- ☒ This project is not a gas station facility.

Comments: \_\_\_\_\_

**Fencing (pg 105)**

The following type of fence is provided for this project:

- ☐ Masonry wall
- ☐ Ornamental iron
- ☐ Wood or vinyl
- ☐ Live hedge
- ☐ The fence complies with the requirements of Section 4.8 and Section 12.8 of the Danville Zoning Ordinance.
- ☒ There is no fence being constructed on this site.
- ☐ The existing fence is not being altered.

Comments: \_\_\_\_\_

**Lighting (pg 105)**

Lighting on each lot shall be designed to reduce light pollution while providing the minimum light necessary for security and safe pedestrian and vehicle traffic movements.

- ☒ Exterior lighting is limited to those areas needed for safety and security purposes only.
- ☐ All outdoor lighting limits light spillage onto adjacent property to no more than one (1) footcandle through the use of light fixture shielding, location, height, and aim.
- ☐ All lighting fixtures have 90-degree cutoff luminaires (shielded down lighting).
- ☐ If a structure is illuminated, all fixtures are designed to wash the façade of the building in light rather than providing a spot or floodlight effect.
- ☐ Light poles in parking areas are round and do not exceed 20 feet in height.
- ☐ Sidewalks have 90-degree cutoff luminaires (shielded down lighting). Bollard-style lighting is preferred adjacent to pedestrian walkways.
- ☐ No additional lighting is proposed for this project.

Comments: adding new ceiling light in new proposed  
drive-thru



### Signs (pg 107)

In addition to the sign regulations described in Section 12 of the Danville Zoning Ordinance, the following regulations apply:

- ☒ The following type of sign(s) are provided for this project:
- ☒ Wall sign
  - ☐ Monument or ground sign
  - ☐ Projecting or blade sign
  - ☐ Awning or canopy sign
- ☐ All signs are architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the project.
- ☐ When applicable, sign themes are designed so that all signs within a strip-style development are comprised of one single sign type (i.e. cabinet type, channel letters, projecting, etc.) for each commercial use.
- ☐ Sign is constructed of materials that match or are compatible with the principal materials of the primary structures and landscaping on the property.
- ☐ Monument or ground sign does not exceed five (5) feet in height.
- ☐ Sign area of monument or ground sign in the CB-P or CB-S zoning districts with frontage on Main Street is equal to  $\frac{1}{2}$  sq ft of signage per each ft of linear building frontage, but does not exceed 32 sq ft.
- ☐ Monument or ground sign is setback a minimum of one (1) foot from the road right-of-way and does not inhibit vision clearance.
- ☐ If sign is located in the CB-P or CB-S zoning district, it is not internally illuminated.
- ☐ In all other districts, illuminated signs comply with Section 12.5.C of the Danville Zoning Ordinance.
- ☐ Projecting signs do not project more than thirty-six (36) inches from the wall surface upon which they are mounted and the bottom edge of the sign is at least nine (9) feet from grade.
- ☐ No signage is located on roof top screening or roof top equipment penthouses, above the roof line, or on sloped roofs.
- ☐ A landscaped area is provided around the entire base of all monument or ground signs:
- ☐ For CB-P and CB-S districts, the landscaped area is one-half (1/2) square foot in area for every one (1) square foot of sign area.
  - ☐ For all other districts, the landscaped area is one (1) square foot in area for every one (1) square foot of sign area.
- ☐ Non-residential directional signs do not exceed three (3) feet in height and three (3) square feet in area for each sign. All directional signs are used for directional indications and address identification purposes only and are not used for business advertising purposes.
- ☐ This is a residential use. No signage is proposed for this project.
- ☐ The existing signage is not being altered.

Comments: \_\_\_\_\_

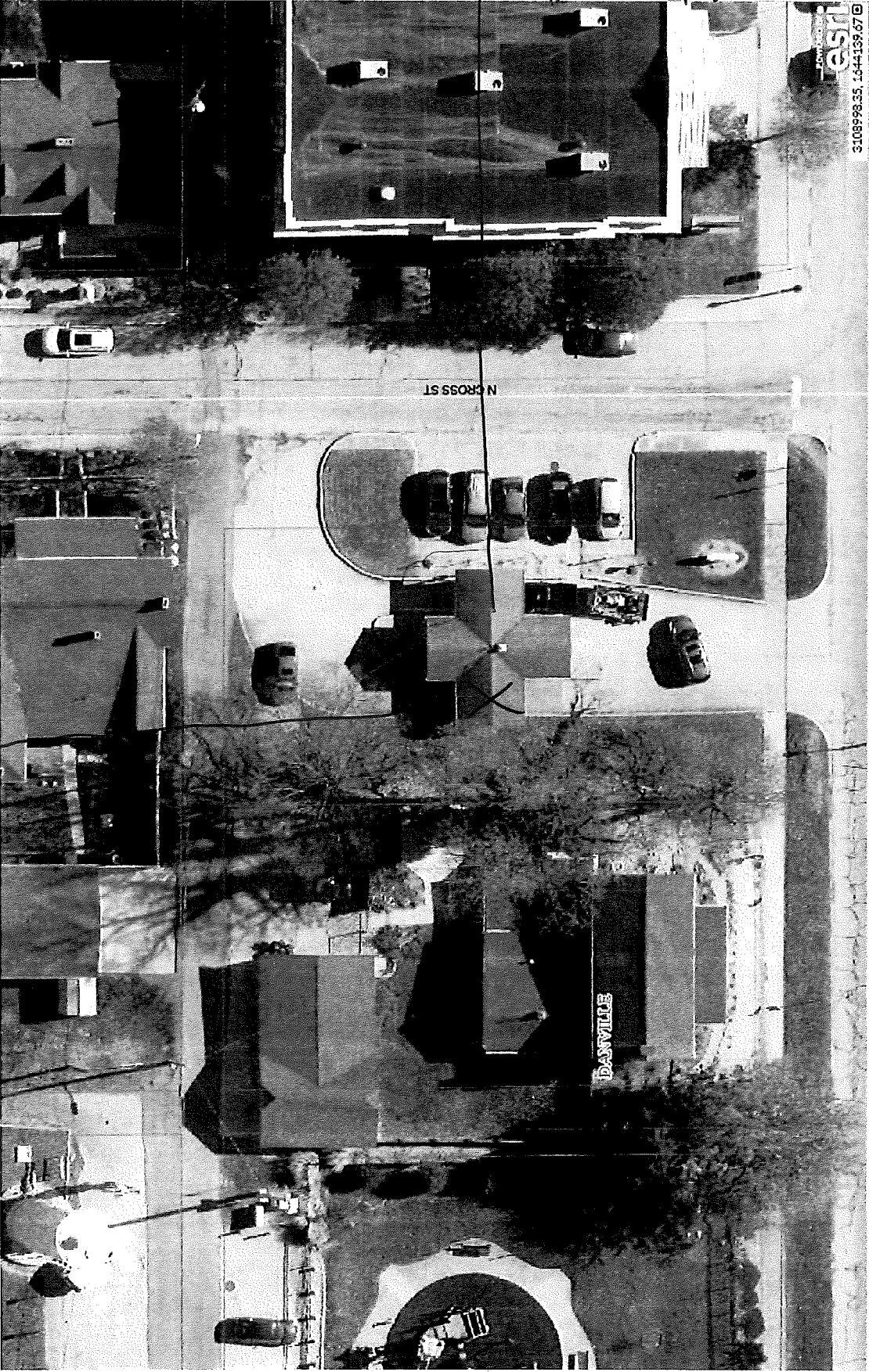
### Design Review Committee Recommendation

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Remove back on floor  
to finish concrete



Parcel ID - 32-1  
012,000-003  
Alt Id - 17-1-04  
Address - 3021  
Owner - KAISE  
CHRISTINA H  
View: EASEL | ELS  
12/26/2017 10:55:11

exc to extend  
driveway and  
rebuild  
\* See print

4-51W-484-012  
INITIAL ONE FAMILY DWELLING ON A PLATTED LOT

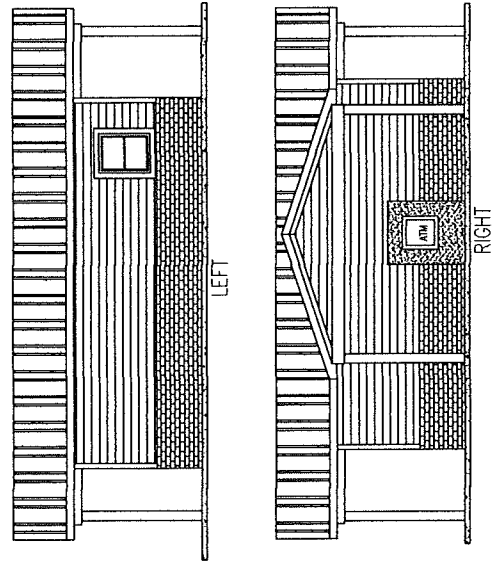
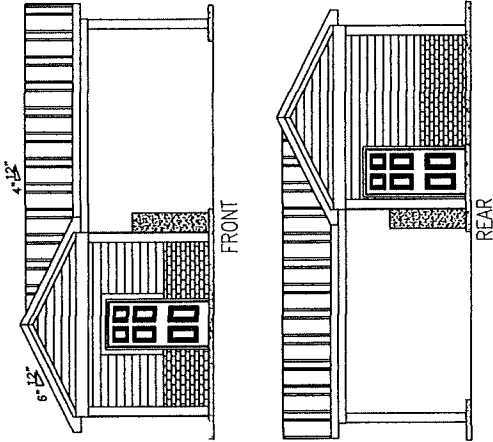
Owner Address: KAISER CHRIS & CHRISTINA HAW  
4763 N STATE RD 75  
North Salem, IN 46165

3108998.35, 1644139.67

DRAWN FOR:  
JUST R TIME  
CLIENT-NSSB  
202 WEST MAIN ST  
DANVILLE, IN 46122  
SCALE 1/8"=1' COMPLETED 4-19-2023

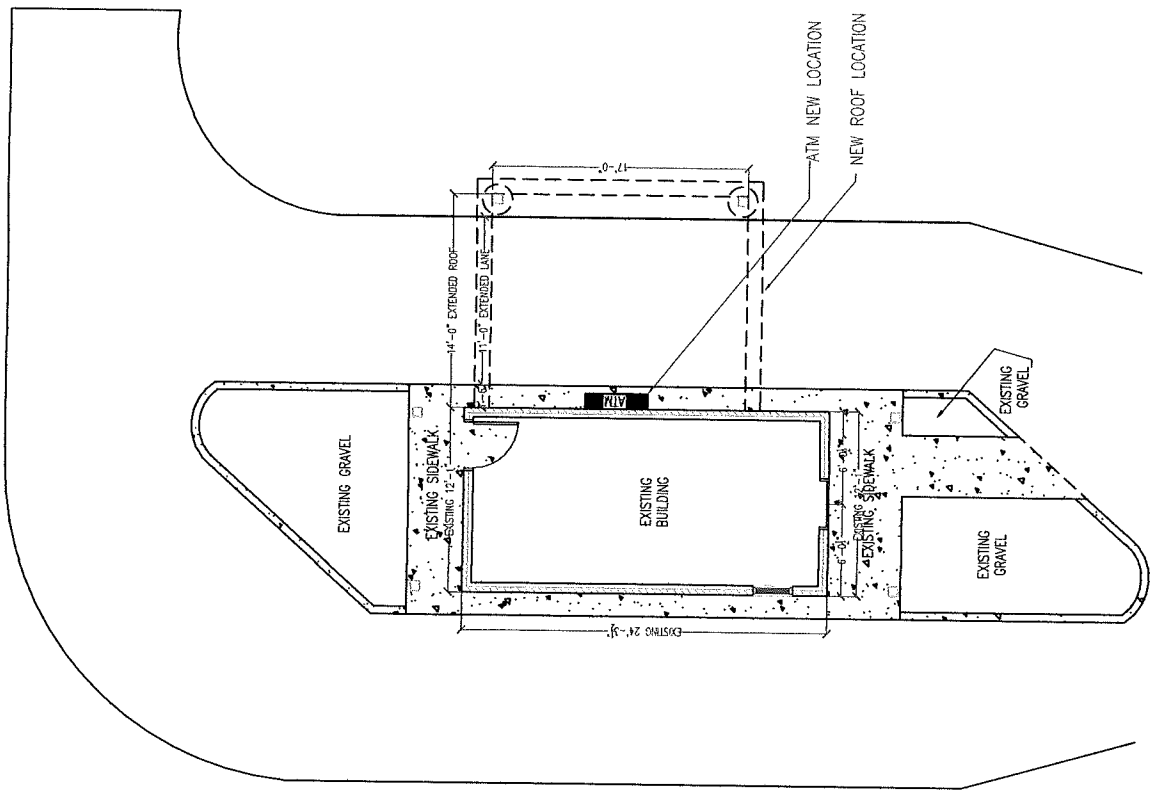
*Designs & Details*  
MARY R. GOULD 765-653-3709  
ALL ELEVATIONS

Disclaimer: These drawings were produced by a draftsman. Unless specifically endorsed hereon they have not been approved by an architect or an engineer. D&D assumes no responsibility for errors, omissions, structural integrity, code compliance, or any contingent liabilities. All contractual relations are solely between the builder and the owner.



SQ. FTGS:  
UNCHANGED  
WALLS:  
UNCHANGED  
ROOF PITCHES:  
SEE ELEVATIONS  
ROOF LENGTHENED, LANE WIDENED  
OTHER CHANGES:  
DRIVE UP WINDOW ON LEFT SIDE REMOVED  
ATM MOVED TO CENTER OF BUILDING ON RIGHT

<p>DRAWN FOR: JUST R TIME CLIENT-NSSB 202 WEST MAIN ST DANVILLE, IN 46122 SCALE 1/8"=1' COMPLETED 4-19-2023</p>	<p><i>Designs &amp; Details</i> MARY R. GOULD 765-653-3709 MAIN FLOOR PLAN</p>	<p>Disclaimer: These drawings were produced by a draftsman. Unless specifically endorsed hereon they have not been approved by an architect or an engineer. D&amp;D assumes no responsibility for errors, omissions, structural integrity, code compliance, or any conflicting liabilities. All contractual relations are solely between the builder and the owner.</p>
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*Bid Request*

<b>Project</b>
North Salem State Bank 202 W Main Street Danville, IN 46122

<b>Description</b>	<b>Quantity</b>	<b>Cost</b>
<b>Acoustic Ceiling</b>	1 Ea	
<b>Base trim</b>	1 Ea	
1x6 painted trim Rustic style		
<b>Blueprint</b>	1 Ea	
Drawn to scale for county approval by Mary Gould		
<b>Cedar</b>	1 Ea	
Wrap all pressure treated 4x6 posts in cedar		
<b>Ceiling</b>	1 Ea	
South facing gable White metal on ceiling		
<b>Concrete</b>	1 Ea	
50 linear feet of curbing 8" tall 6" wide #3 rebar connecting curb to drive lane every 2' on center 50x11 ATM drive up lane 6" thick with #3 rebar in 2' on center grid Aggregate as needed included for base		
<b>Demo</b>	1 Ea	
Of existing concrete drive up approx 50 linear feet of curbing and approx 600 sq ft of concrete Dust control and water control factored in		
<b>Demo</b>	1 Ea	
Of interior and exterior of building Down to exterior wall sheathing and interior studs		
<b>Disposal</b>	1 Ea	
For duration of project		
<b>Door</b>	2 Ea	
New 36" door on front and back of building 6 panel steel door		
<b>Drywall</b>	1 Ea	
New drywall on all walls 1/2"		
<b>Electrical</b>	1 Ea	
Wiring ran for NSSB sign on South facing gable Wiring ran for 1 ceiling light under drive thru  *assuming there is room in panel for additional pulls		
<b>Fascia</b>	1 Ea	
Wrap all fascia in aluminum, clients choice of color		
<b>Framing</b>	1 Ea	
Of new covered roof with gable over drive-thru ATM Existing drive-thru is 12' to outside of existing roof new proposed cover would be 14' off building and 20' wide That would take existing drive thru from 8' wide to 10'6" wide Ceiling to be bright white metal		



YORK  
NATIONWIDE



NEW HAVEN



YORK



SAN MARINO



# NSSB - NORTH SALEM

FreemanSigns.com  
5519 E. CR. 100 S.  
AVON, IN 46123  
317-386-3453

Prepared for:  
MATT  
HOWERY  
Date  
3-22-23  
Sales Contact  
FRED FREEMAN  
Designer  
Lucas Vines  
graphics@freemansigns.com

## REVISIONS

- 1.
- 2.
- 3.

THREE REVISIONS ARE  
INCLUDED FREE OF CHARGE.  
EXCEEDING THIS LIMIT WILL  
ELICIT AN ADDITIONAL  
DESIGN CHARGE OF \$130.00.  
COLORS MAY VARY SLIGHTLY  
FROM PROVIDED ARTWORK.

Approval Date:

Signature:  
By signing, you are approving  
the presented artwork for production  
and are therefore legally entered into  
contract to fulfill payment for  
services rendered.



Wall Sign  
2.2 x 3.04  
6.1 sq ft  
**ONE (1)**  
**24.25" TALL BY**  
**36.5" WIDE**



PRODUCT TYPE	MATERIAL DESCRIPTION	PMS/VINYL COLORS (IF SPECIFIED)	QUANTITY
VARIOUS	VARIOUS	PMS 287c	SEE ABOVE

This is an original unpublished creation by Freeman Signs, it is for your personal use, in conjunction with a project that is being designed for you by Freeman Signs. This creation is protected under the Intellectual Property Protection Act and it is not to be relinquished to anyone outside of your organization nor is it to be used, reproduced, copied, replicated or exhibited in any fashion. Use of this design, idea or creation by any other company without having express written permission of Freeman Signs is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price.

2022

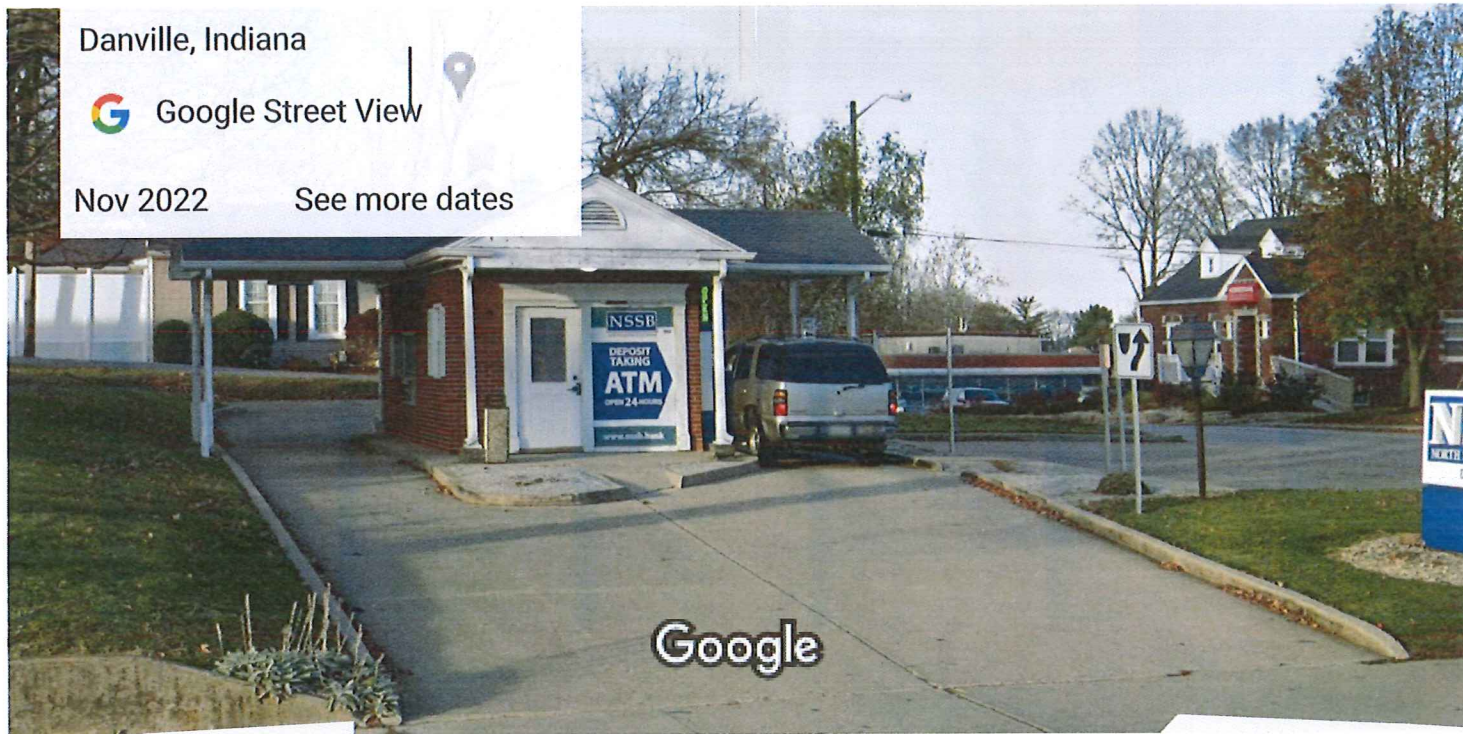


Google Maps

202 IN-39

sign

//



Danville, Indiana

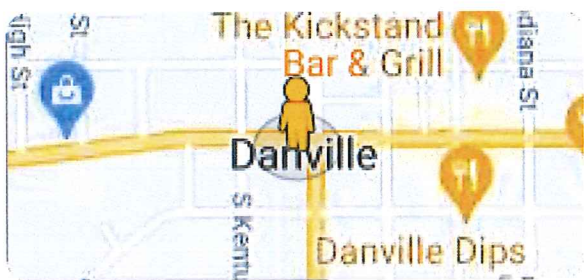


Google Street View

Nov 2022

See more dates

Image capture: Nov 2022 © 2023 Google









Parcel ID - 32-1  
012,000-003  
Alt Id - 17-1-04  
Address - 3021  
Owner - KAISE  
CHRISTINA H/  
View: Report | [File](#)  
[History](#) | [Google](#)



Owner Address KAISER CHRIS & CHRISTINA H/W  
4763 N STATE RD 75  
North Salem, IN 46165

4-51W/48-012  
ENTIAL ONE FAMILY DWELLING ON A PLATTED LOT



## Application for CPOD Design Review

## APPLICATION FEES

May 21, 2023

Design Review Committee  
Town of Danville  
49 N Wayne St.  
Danville, IN 46122

RE: Hendricks County Community Corrections – Proposed Work Release Building

**Letter of Intent**

On behalf of Hendricks County, we are submitting this letter of intent to the Town of Danville Design Review Committee (DRC) to describe the proposed building to be constructed on the existing Hendricks County Work Release site. This site falls within the Corridor Protection Overlay District (CPOD) and is within an area planned for a future addition to the existing Work Release facility.

The proposed building is intended to be a pre-fabricated modular building to serve as additional housing to meet the immediate needs of the Hendricks County Work Release program. The project will also consist of minor utility construction to serve the building. This type of construction has been chosen due to its ability to meet the space requirements, its quick production time, and its cost effectiveness. The overlap between these three elements is critical to Hendricks County.

While not all requirements of the CPOD may be reflected in this project, many elements that are able to translate to this construction type will be included (exterior material, height, roof, landscaping, etc). Guidelines of the CPOD are intended to protect the appearance of the area visible from US 36 and Main Street, however, the location of the proposed building is unique in that it is not visible from Main Street, and, because of the elevation change, is also not visible from US 36.

A schematic site plan, along with building elevations, material examples, and existing photographs accompany this submittal.

We are politely requesting that the DRC review the submitted materials in an effort to gain a favorable recommendation to the plan commission so that Hendricks County may take the next steps in moving this project forward.

If there are any questions about the project, please don't hesitate to reach out.

Sincerely,

Eric Weflen  
ESW Consulting, LLC  
[Eweflen74@gmail.com](mailto:Eweflen74@gmail.com)  
317-517-8999

## Hendricks County Work Release - List of Work

1. Survey
2. Building Pad Preparation
3. Sanitary/Water Connection
4. MEP-FP Underground Rough
5. Foundations
6. Building Placement
7. MEP-FP Connections
8. Landscaping
9. Occupancy Inspection
10. Owner Turnover

## Corridor Protection Overlay District (CPOD) Review Checklist

Property Location: 200 E Campus Blvd, Danville, IN 46122

Name of Applicant: Hendricks County Facilities Dept. on behalf of Hendricks County Board of Commissioners

Design Review Committee Meeting Date: 06/07/2023

### DEVELOPMENT STANDARDS

#### Architecture (pg 97)

New construction conforms to the following architectural style:

<input type="checkbox"/> American Four Square	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Renaissance Revival
<input type="checkbox"/> Bungalow	<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Roman Classicism
<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Italianate	<input type="checkbox"/> Romanesque Revival
<input type="checkbox"/> Eastern Stick	<input type="checkbox"/> Neoclassical	<input type="checkbox"/> Second Empire
<input type="checkbox"/> Federal	<input type="checkbox"/> Prairie	<input type="checkbox"/> Tudor Revival
<input type="checkbox"/> Georgian	<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Victorian Gothic
		<input type="checkbox"/> Victorian Vernacular

☐ Exterior renovation of existing building conforms in style and context with the existing building's architecture.

☒ New construction style compatible with the intent of the CPOD.

Comments: The building can either be fiber cement panel to look like the adjacent building OR it can be fiber cement lap siding, which is approved in CPOD.

#### Building Orientation (pg 98)

☐ The primary structure faces the front of the lot on which it is located.

☐ The structure is located in the CB-P District and is set to the prevailing streetwall.

☐ The structure is located in the CB-S District and is no *closer* to the front lot line than the adjacent primary structure that is closest to the front lot line. The location of the primary structure is no *further* from the lot line than the adjacent primary structure that is farthest from the front lot line. In any case, the structure is not set back from the front lot line more than 5 feet.

☒ The structure is not in a CB-P or CB-S District and is setback according to the setback requirements listed for that district.

☐ This is an existing structure. The building orientation is not being altered.

☒ There are no loading docks, overhead service doors, or trash collection bins placed on or adjacent to any façade which faces a public street.

Comments: \_\_\_\_\_

### **Large Building Elevations (pg 98)**

The front elevation of large structures must be divided into smaller areas or planes. If the front elevation of the structure is more than 750 square feet in area, the elevation must be divided into distinct planes of 750 square feet or less. For the purpose of this standard, areas of wall that are entirely separated from other wall areas by a projection, such as a porch or a roof over a porch, are also individual building wall planes. This division is accomplished by the following:

- ☒ A porch, a dormer that is at least 4 feet wide, or a balcony that is at least 2 feet deep and is accessible from an interior room.
- ☐ A bay window extending at least 2 feet.
- ☐ A recessed section of the façade at least 2 feet deep and at least 6 feet long.
- ☐ The front elevation does not exceed 750 sq. ft. in area.
- ☐ This is an existing structure.

Comments: The porch will be built to create ramp access and stairs and will be more than 4'-0" wide

### **Building Height (pg 99)**

- ☒ The maximum height of the primary structure does not exceed 50 feet.
- ☐ The structure is in the CB-P District and the minimum height of the primary structure is at least 26 feet.
- ☐ The structure is not in the CB-P District and the minimum height of the primary structure is at least 16 feet.
- ☐ This is an existing structure. The height is not being altered.

Comments: \_\_\_\_\_

### **Main Entrance (pg 99)**

#### Non-residential

- ☐ The main entrance to the structure faces Main Street. On corner lots the main entrance may face either Main Street or be oriented to the corner.
- ☐ If the front entrance has an awning, it is made of professional-grade fabric or canvas.
- ☐ If the front entrance has a canopy, the design is architecturally integrated, is shaped to fit the opening, and is without back lighting.
- ☐ If the front porch or covered balcony at a main entrance provides columns as corner supports, the columns are consistent with the architectural style of the primary structure.
- ☐ All openings between the porch floor and the ground are covered with a solid material or lattice.

#### Residential

- ☐ The main entrance to the structure faces Main Street. On corner lots the main entrance may face either Main Street or be oriented to the corner.
  - ☐ There is a front porch surrounding the main entrance that faces a street. If the porch projects out from the building, it must have a roof. If the roof of a required porch is developed as a deck or balcony, it may be flat.
- OR**
- ☐ There is a covered balcony over the main entrance that faces a street. The floor of the covered balcony must be no more than 15 feet above grade, and must be accessible from the interior space of the building.

- ☐ If the front entrance has an awning, it is made of professional-grade fabric or canvas.
- ☐ If the front entrance has a canopy, the design is architecturally integrated, is shaped to fit the opening, and is without back lighting.
- ☐ If the front porch or covered balcony at a main entrance provides columns as corner supports, the columns are consistent with the architectural style of the primary structure.
- ☐ All openings between the porch floor and the ground are covered with a solid material or lattice.

Non-residential or Residential

- ☐ This is an existing structure. The main entrance is not being altered.

Comments: \_\_\_\_\_

**Reinforcing the Corner (pg 100)**

On sites within the CB-P and CB-S Districts, all of the following requirements have been met:

- ☐ The primary structure meets the average front setback of adjacent buildings, but is not more than 10 feet from the edge of the right-of-way.
- ☐ The highest point of the building's street-facing elevation is within 25 feet of the corner.
- ☐ The main entrance is on a street-facing wall and either at the corner, or within 25 feet of the corner.
- ☐ There is no parking within 40 feet of the corner.
- ☐ This is an existing structure. The footprint is not being altered.

Comments: \_\_\_\_\_

**Exterior Finish Materials (pg 100)**

On all building facades, at least 80% of the structure's exterior is finished using the following:

- ☐ Quarried stone
- ☐ Cultured stone
- ☐ Brick
- ☐ Wood siding
- ☒ Composite lap siding\*
- ☐ Architectural concrete

On all building facades, no more than 20% of the structure's exterior is finished using the following materials:

- ☒ Metal
- ☐ Wood shakes
- ☐ Stucco (EIFS)
- ☒ Exterior color is appropriate to the architectural style and compatible with adjacent buildings.
- ☐ Another building material is proposed but must be approved by the Committee.
- ☐ This is an existing structure. Exterior alterations or renovations are consistent with the existing façade finish.

*\*Where horizontal siding is used, it is shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches. Vinyl or aluminum siding that is in clapboard or shiplap pattern may be used where the boards in the pattern are 6 inches or less in width.*

Comments: the skirting can be either metal or vinyl. Vinyl is more durable and will look better for longer.

**Foundation Material (pg 101)**

- ☐ Plain concrete block or exposed concrete is being used as foundation material since the foundation material is not revealed more than 1 foot above the finished grade level adjacent to the foundation wall.
- ☐ This is an existing structure. No new foundation is being added.

Comments: \_\_\_\_\_

**Foundation Landscaping (pg 103)**

For any non-residential use, all street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building façade that provide access to the building for pedestrians or vehicles. The foundation landscaping must meet the following standards:

- ☒ The landscaping plants comply with the list provided in Appendix C.
- ☒ The landscaped area is at least 3 feet wide.
- ☒ There is at least one (1) three-gallon shrub for every three (3) lineal feet of foundation **AND** ground cover plants will fully cover the remainder of the landscaped area.
- ☐ This is an existing non-residential structure. No new foundation is being created.

Comments: Only the west side of the proposed structure faces and adjacent road, which is a parking road. This is where we propose to provide plantings at the foundation.

**Distinct Ground Floor (pg 101)**

- ☐ The ground floor of the primary structure is visually distinct from upper stories. This distinction is provided by the following:
- ☐ a cornice above the ground level,
  - ☐ an arcade,
  - ☐ a portico, or
  - ☐ changes in building material or texture.
- ☒ This is a single story structure.
- ☐ This is an existing structure. The existing ground floor distinction is not being altered.

Comments: \_\_\_\_\_

**Windows (pg 101)**

- ☐ This is a new non-residential structure in a commercial district. At least 60% of the street-facing ground level façade is comprised of windows. The windows are:
- ☐ Either square or vertical and are at least as tall as they are is wide.
  - ☐ Horizontal window openings have been created by two or more vertical windows grouped together to provide a horizontal opening and they are either all the same size, or no more than two sizes are used.
- ☐ This is a non-residential renovation and windows are being replaced with ones that match the existing windows.\*
- ☐ This is a residential structure and at least 15% of the area of the street-facing façade is comprised of windows.
- ☐ This is an existing structure. Existing windows are not being altered.

*\*Where applicable, the Committee may approve replacement windows that do not match.*

Comments: This is a residential use but does not face a street. Also, 60% of the facade being windows is not appropriate for this building type.



**Trim and Historic Details (pg 102)**

- ☒ Trim marks all building roof lines, porches, windows, and doors on all elevations.
- ☒ The trim is at least 3-1/2 inches wide.
- ☐ Historic details are being retained or replicated.\*
- ☐ This structure is constructed with a masonry exterior and is exempt from this standard.

\*Where applicable, the Committee may approve replacement materials that do not match.

Comments: \_\_\_\_\_

**Roofs (pg 102)**

This structure has:

- ☐ A sloped roof with a pitch that is no flatter than 4/12 and no steeper than 12/12  
**OR**
- ☒ A roof with a pitch of less than 4/12 and has a cornice that meets the following:
  - ☒ Contains a two-part cornice. The top part of the cornice projects at least six inches from the face of the building and is at least 2 inches further from the face of the building than the bottom part of the cornice; **AND**
  - ☐ The height of the cornice is based on the height of the building as follows:
    - ☐ This building is 16 feet in height and has a cornice at least 12 inches high.
    - ☐ This building is more than 16 feet but less than 26 feet and has a cornice at least 18 inches high.
    - ☐ This building is 26 feet or more and has a cornice at least 24 inches high.
- ☐ This is an existing structure. The roof is not being altered.

Comments: a simple cornice can be provided to match the adjacent building.

**Roof Eaves (pg 103)**

- ☐ Roof eaves on all elevations project from the building wall at least 12 inches for every 12 feet of building height.
- ☐ This structure is located in the CB-P District and is exempt from this standard.
- ☐ This is an existing structure. The eaves are not being altered.

Comments: The adjacent building does not have eaves and we are matching the existing building.

**Exterior Stairs and Fire Escapes (pg 103)**

- ☒ Exterior stairs, other than those leading to a main entrance, are at least 40 feet from all streets.
- ☐ This structure is not located in the CB-P District and the fire escapes are at least 40 feet from all streets.
- ☐ This is an existing structure. The exterior stairs and/or fire escapes are not being altered.

Comments: \_\_\_\_\_

### **Parking Lot Location (pg 106)**

For parking areas which include *15 or more* parking spaces:

- ☐ If located in the CB-P or CB-S District, no parking lot is placed between the primary structure and the abutting public street.
- ☐ If located in any other district, no more than 10% of the parking spaces provided are placed between the front façade of the primary structure and the abutting public street.
- ☐ The parking area contains less than 15 spaces.
- ☒ The existing parking area is not being altered.

Comments: \_\_\_\_\_

### **Parking Area Landscaping (pg 103)**

- ☐ Landscape screening is provided around the perimeter of all parking areas which include *15 or more* parking spaces.
- ☐ The landscaping plants comply with the list provided in Appendix C.
- ☐ The screening is located within 5 feet of the edge of the parking area
- ☐ The screening is at least 4 feet in height for at least 75% of the perimeter or the parking area.
- ☐ The screening consists of either a row of evergreen shrubs or a combination of mounding, ground covers and shrubs.
  - ☐ If only shrubs are used, they measure a minimum of 24 inches in height from ground level at the time of planting and are placed 5 feet on center.
  - ☐ If landscape mounding is used, it undulates between the heights of 2 and 4 feet from ground level and the following requirements must be met:
    - ☐ Shrubs are planted on the mound at a ratio of one shrub for every 5 horizontal feet of mounding, **AND**
    - ☐ Shrubs measure a minimum of 18 inches in height from ground level at the time of planting and are placed in an irregular, natural pattern.
- ☐ The parking area is less than 15 spaces.
- ☒ This is an existing structure. No additional parking is being created.

Comments: The proposed building is being built immediately adjacent to the existing building.

### **Pedestrian Walkways/Sidewalks (pg 106)**

- ☐ Pedestrian sidewalks are provided across the front of all lots, connecting the lot, the primary structure, and parking areas to each other and with adjacent properties.
- ☐ Sidewalks are provided along the full length of all facades which include a customer entrance and/or are adjacent to a parking area.
- ☐ Walkways are concrete and are a minimum of 4 feet in width.
- ☐ Walkways parallel to parking lots and interior drives are separated from such areas by a curbed landscaped area measuring a minimum of 5 feet in width.
- ☐ Walkways passing through vehicle use areas are of a paving material different from that of the vehicle use area.
- ☐ Except for the CB-P District, walkways along the facades of the primary structure are separated from the building by a landscape area which is a minimum of 5 feet in width.

- \_\_\_ For each 100 square feet of hard-surface area between the building and the street lot line at least one of the following amenities is provided:
- \_\_\_ a bench or other seating;
  - \_\_\_ a fountain; or
  - \_\_\_ a landscape planter or similar feature.
  - \_\_\_ This structure is in the CB-P District and is exempt from this requirement.
- x This is an existing structure with existing sidewalks.

Comments: The proposed building will be immediately adjacent to the existing building. No new sidewalks are needed.

#### **Street Trees (pg 104)**

- \_\_\_ One (1) tree is planted in the area between the sidewalk and the street for each 30 feet of street frontage on any street.
- \_\_\_ The location of the street trees is limited and the Committee may approve alternate tree locations.

Comments: N/A

#### **Outdoor Storage/Docks/Mechanical Equipment/Waste Containers (pg 104)**

- \_\_\_ All outdoor storage of finished products, all trash and recycling containers, all truck docks, and all mechanical equipment is completely enclosed or screened using the following standards:
- \_\_\_ The enclosure(s) is a fence or walls constructed of the same materials as the primary structure.
  - \_\_\_ The enclosure does not exceed 8 feet in height.
  - \_\_\_ No stored products or waste containers or materials exceed the height of the enclosure.
  - \_\_\_ An opaque wooden gate, painted consistent with the main color of the primary structure is provided at all access points to the enclosed area.
  - \_\_\_ Mechanical equipment located on the roof is screened on all sides by a parapet or other building feature based on an elevation view of the building.
  - \_\_\_ Mechanical equipment located on the ground is screened on all sides by the building, walls, or fences using a material or color which is compatible with the primary building or an evergreen hedge which is not less than the height of the mechanical equipment at the time of planting.
  - \_\_\_ No enclosure created for the storage of waste materials is located within 20 feet of any public street right-of-way, public sidewalk, or internal pedestrian way.
  - \_\_\_ Truck docks are screened from view from all public areas, including parking lots and adjacent public streets. The screening enclosure consists of a fence or wall constructed of the same material as the exterior of the primary structure.
- X There is no outdoor storage of unfinished products or supplies provided on this property.

Comments: \_\_\_\_\_

**Gas Stations, Gas Island Canopies and Related Facilities (pg 105)**

- ☐ All structures on the site (such as kiosks, car wash buildings, gas pump islands, etc) are architecturally consistent with the primary structure.
- ☐ All building elevations are architecturally detailed to avoid the appearance of the "back of the building" and contribute a positive presence to the streetscape.
- ☐ Gas island canopies are built of the same high quality materials as the convenience store or kiosk associated with the gas island. These structures create architectural harmony with the primary structure on the site.
- ☐ Gas island canopy structural columns are covered with the same architectural materials as the primary structure.
- ☐ Gas station canopies have flush-mounted or shielded canopy fixtures.
- ☐ The existing canopy and/or related structures are not being altered.
- ☐ This project is not a gas station facility.

Comments: \_\_\_\_\_

**Fencing (pg 105)**

The following type of fence is provided for this project:

- ☐ Masonry wall
- ☐ Ornamental iron
- ☐ Wood or vinyl
- ☐ Live hedge
- ☐ The fence complies with the requirements of Section 4.8 and Section 12.8 of the Danville Zoning Ordinance.
- ☐ There is no fence being constructed on this site.
- ☒ The existing fence is not being altered.

Comments: \_\_\_\_\_

**Lighting (pg 105)**

Lighting on each lot shall be designed to reduce light pollution while providing the minimum light necessary for security and safe pedestrian and vehicle traffic movements.

- ☐ Exterior lighting is limited to those areas needed for safety and security purposes only.
- ☐ All outdoor lighting limits light spillage onto adjacent property to no more than one (1) footcandle through the use of light fixture shielding, location, height, and aim.
- ☐ All lighting fixtures have 90-degree cutoff luminaries (shielded down lighting).
- ☐ If a structure is illuminated, all fixtures are designed to wash the façade of the building in light rather than providing a spot or floodlight effect.
- ☐ Light poles in parking areas are round and do not exceed 20 feet in height.
- ☐ Sidewalks have 90-degree cutoff luminaries (shielded down lighting). Bollard-style lighting is preferred adjacent to pedestrian walkways.
- ☒ No additional lighting is proposed for this project.

Comments: \_\_\_\_\_

**Signs (pg 107)**

In addition to the sign regulations described in Section 12 of the Danville Zoning Ordinance, the following regulations apply:

- ☐ The following type of sign(s) are provided for this project:
  - ☐ Wall sign
  - ☐ Monument or ground sign
  - ☐ Projecting or blade sign
  - ☐ Awning or canopy sign
- ☐ All signs are architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the project.
- ☐ When applicable, sign themes are designed so that all signs within a strip-style development are comprised of one single sign type (i.e. cabinet type, channel letters, projecting, etc.) for each commercial use.
- ☐ Sign is constructed of materials that match or are compatible with the principal materials of the primary structures and landscaping on the property.
- ☐ Monument or ground sign does not exceed five (5) feet in height.
- ☐ Sign area of monument or ground sign in the CB-P or CB-S zoning districts with frontage on Main Street is equal to ½ sq ft of signage per each ft of linear building frontage, but does not exceed 32 sq ft.
- ☐ Monument or ground sign is setback a minimum of one (1) foot from the road right-of-way and does not inhibit vision clearance.
- ☐ If sign is located in the CB-P or CB-S zoning district, it is not internally illuminated.
- ☐ In all other districts, illuminated signs comply with Section 12.5.C of the Danville Zoning Ordinance.
- ☐ Projecting signs do not project more than thirty-six (36) inches from the wall surface upon which they are mounted and the bottom edge of the sign is at least nine (9) feet from grade.
- ☐ No signage is located on roof top screening or roof top equipment penthouses, above the roof line, or on sloped roofs.
- ☐ A landscaped area is provided around the entire base of all monument or ground signs:
  - ☐ For CB-P and CB-S districts, the landscaped area is one-half (1/2) square foot in area for every one (1) square foot of sign area.
  - ☐ For all other districts, the landscaped area is one (1) square foot in area for every one (1) square foot of sign area.
- ☐ Non-residential directional signs do not exceed three (3) feet in height and three (3) square feet in area for each sign. All directional signs are used for directional indications and address identification purposes only and are not used for business advertising purposes.
- ☐ This is a residential use. No signage is proposed for this project.
- ☒ The existing signage is not being altered.

Comments: \_\_\_\_\_

**Design Review Committee Recommendation**

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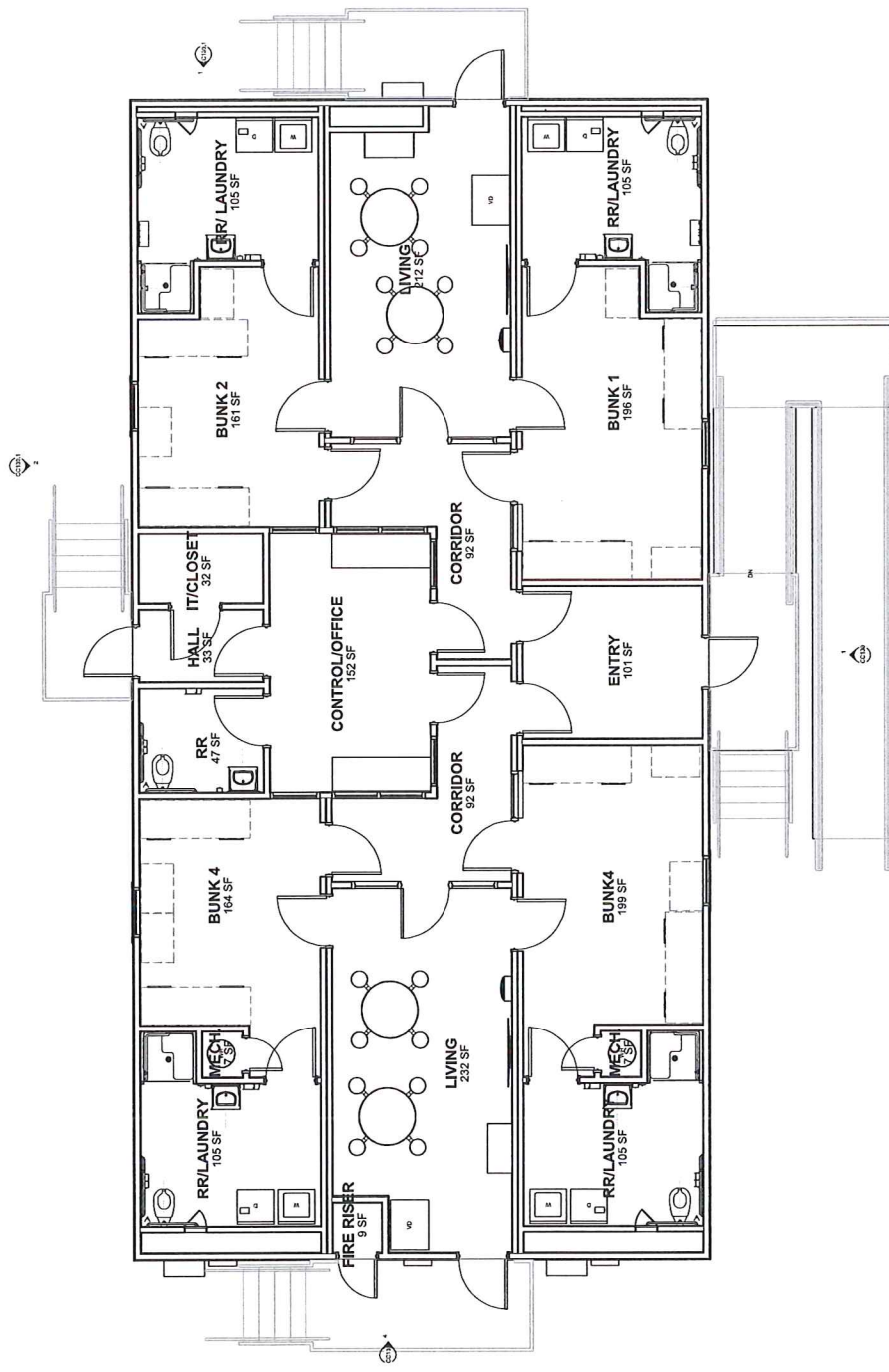
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# **HENDRICKS COUNTY COMMUNITY CORRECTIONS** **HENDRICKS COUNTY COMMUNITY CORRECTIONS SITE PLAN**

05/19/2023

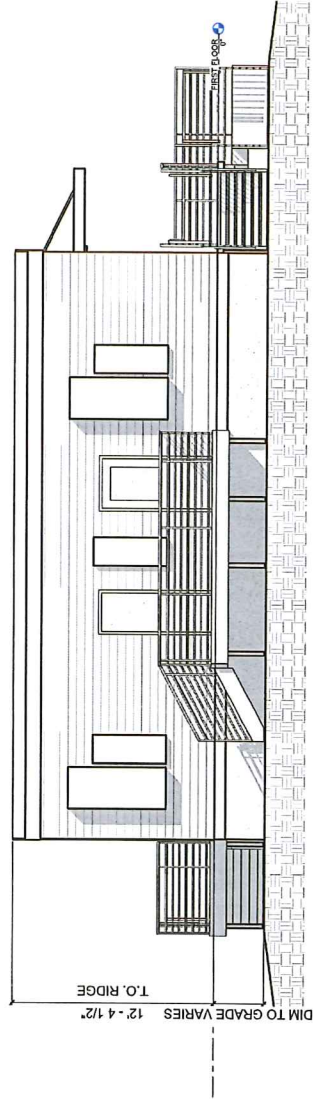




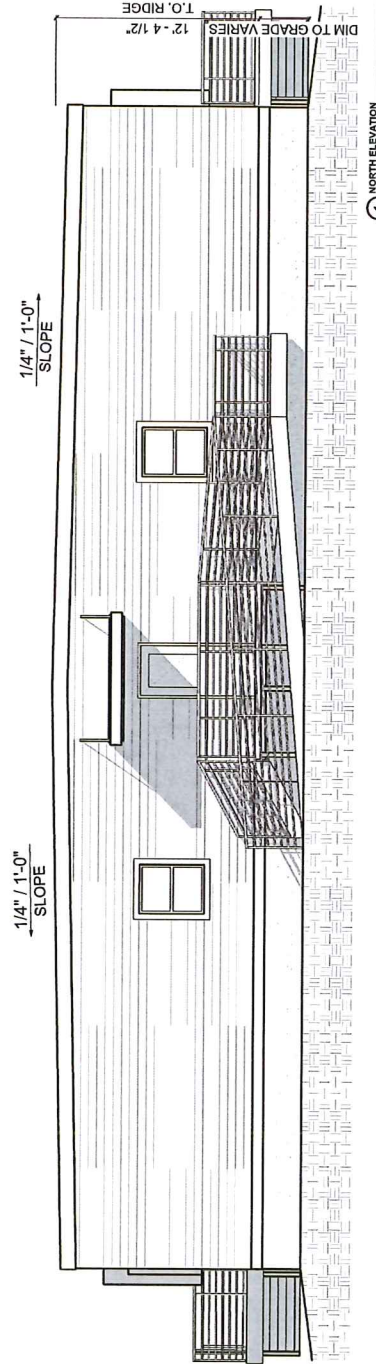
**HENDRICKS COUNTY COMMUNITY CORRECTIONS**  
**FLOOR PLAN**  
 05/19/2023







④ EAST ELEVATION  
3/8" = 1'-0"

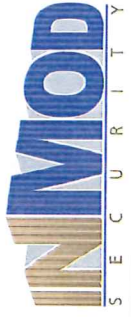


① NORTH ELEVATION  
3/8" = 1'-0"

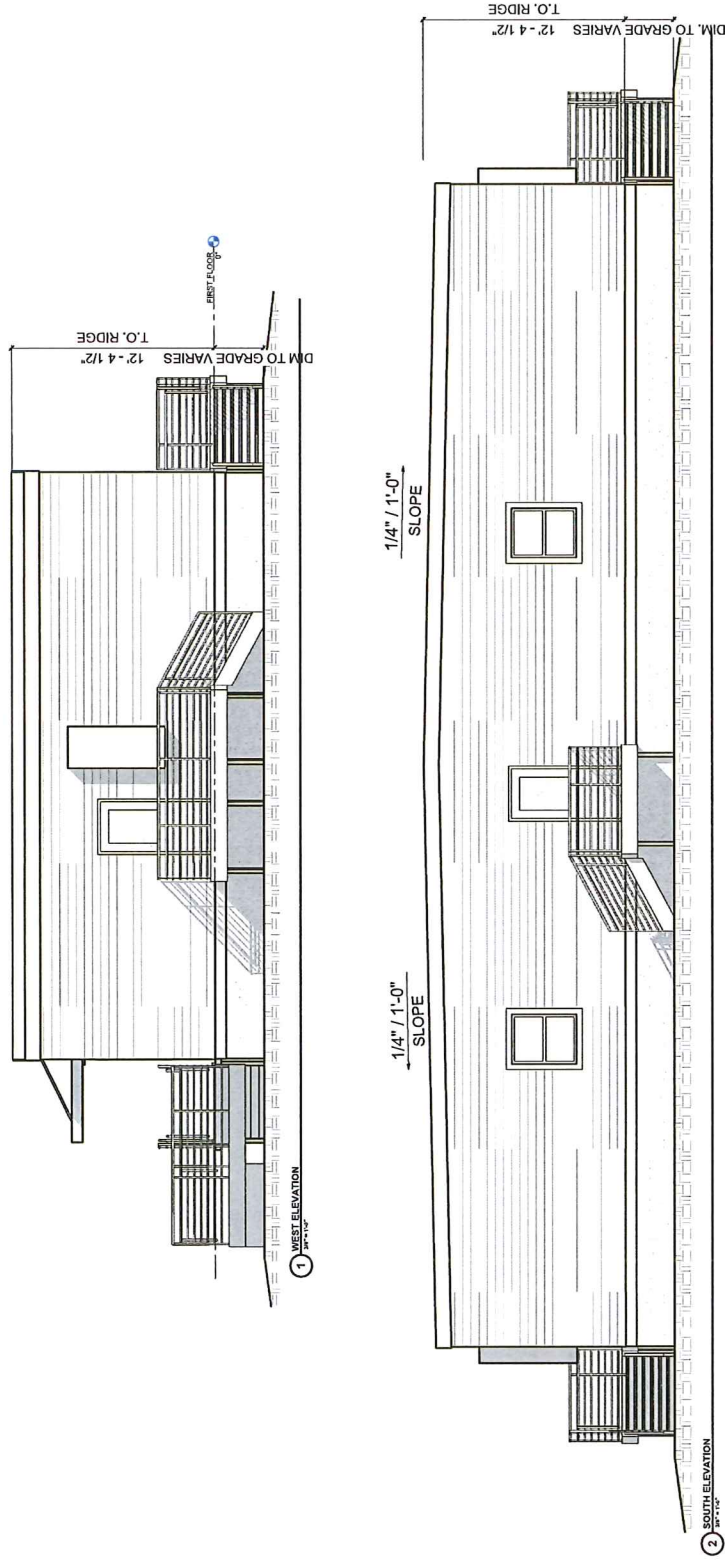
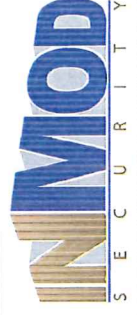
# HENDRICKS COUNTY COMMUNITY CORRECTIONS

BUILDING ELEVATIONS

05/19/2023



# **HENDRICKS COUNTY COMMUNITY CORRECTIONS** **BUILDING ELEVATIONS** 05/19/2023





## HENDRICKS COUNTY COMMUNITY CORRECTIONS

EXAMPLE EXTERIOR

05/19/2023





## HENDRICKS COUNTY COMMUNITY CORRECTIONS

EXAMPLE EXTERIOR

05/19/2023



## HENDRICKS COUNTY COMMUNITY CORRECTIONS

EXAMPLE EXTERIOR

05/19/2023





**HENDRICKS COUNTY COMMUNITY CORRECTIONS**

**EXAMPLE EXTERIOR**

**05/19/2023**





**HENDRICKS COUNTY COMMUNITY CORRECTIONS  
EXISTING SITE/ BUILDING**

05/19/2023





**HENDRICKS COUNTY COMMUNITY CORRECTIONS**

**EXISTING BUILDING**

**05/19/2023**