



**Danville Plan Commission
September 13, 2023
7:00 PM**

AGENDA

- I. Call Meeting to Order**
 - Pledge of Allegiance
 - Establish Quorum
 - Approve Minutes
- II. Old Business: None**
- III. New Business:**
 - A. Public Hearing: Pheasant Grove, Preliminary, 144 lots, located on the east side of County Road 200 East, approximately 0.30 mile north of East Main Street, 37.7 acres**
(Jerry Kittle, Innovative Engineering & Consulting)
- IV. Report of Officers, Committees and Staff**
- VI. Adjourn**

**Next Meeting:
October 11, 2023**

DANVILLE PLAN COMMISSION

MINUTES

August 9th, 2023

7:00 PM

Members Present: Adam Harvey, Loris Thompson, Sue Rempert, Michael Chatham, Barry Lofton, Jill Howard, Nancy Leavitt
Members Absent: None
Staff Present: Lesa Ternet, Tasha Hensley
Guests: Carla Gregory, Christy Wineinger, Charles Gold, Sonny Singh, Philip Going
Legal: Chou-il Lee, Taft Law

A quorum was established, and the meeting was called to order by L. Thompson.

A. Harvey made a motion to approve minutes from the July 12th, 2023, meeting. J. Howard seconded the motion, motion passed 7-0.

Old Business: None

New Business:

- A. Design Review Committee Recommendations: Sukhwinder Singh, Jugaad, LLC (BP Gas Station/Convenience Store), 3376 East Main Street, New Construction (Staff)**
- B. Public Hearing: Sukhwinder Singh, Jugaad, LLC (BP Gas Station/Convenience Store), a site plan review to construct a gas station/convenience store, located at 3376 East Main Street, 0.81 acres (Philip Going, Accura Land Surveying)**

Phillip Going with Accura Land Surveying explained the proposed project and went over all the recommendations from the Design Review Committee. A Harvey asked if the existing billboard would stay, and the owner of the property stated that the sign would stay for the remainder of the contract. S. Rempert asked when the contract ended, and the landowner was not sure of the exact date. B. Lofton asked if there were prior IDEM requirements for air and ground quality. Sonny Singh stated that there are monthly inspections for ground and air quality control. The meeting was opened to the public. Carla Gregory property owner to the north of the proposed project, stated she had some concerns. She stated the filling station would be within 500 ft from her well and 300 ft from the church's well. She stated in towns such as Carmel the ordinance states that filling stations cannot be closer than 500 ft to residential homes. She stated that she's done research on children living near filling stations and the link to cancer. She stated there are 4 playgrounds within 1000 feet of the proposed filling station. She also mentioned that bringing a filling station to the area would lower the residential property value, cause an increase in traffic, and would bring crime to the area. She asked the Commission to deny the proposed gas station. Christy Wineinger a resident in Four Oaks stated she had the same concerns as her neighbor Carla and asked the Commission to deny the proposed gas station as well. Charles Gold a resident in Four Oaks expressed that the gas station is a want and not a need. He stated there are 5 other filling stations close by to choose from. The meeting was closed to the public. S. Rempert asked staff how long the property had been zoned GB. L. Ternet stated that she was unsure but for at least 5 years.

S. Rempert asked if the proposed plans meet all the town's current zoning requirements. L. Ternet stated yes, they do. B. Lofton stated that the petitioner does meet all the stormwater requirements. The Town requires 150 feet between a well and a filling station. B. Lofton said he does see this as a benefit to the town but stated that he does have concerns with the traffic. The commission discussed the possible traffic issues and suggested the petitioner provide a traffic study. J. Howard asked for a more detailed description of how the aqua swirl works. P. Goings explained that in detail.

S. Rempert made a motion that the Design Review Committee recommendations be accepted with conditions listed in the August 3rd letter as follows:

1. Trash enclosure design details must be provided. The enclosure will be constructed of brick and stone with a black vinyl gate.
2. Pump island canopy will be a flat design with supporting steel columns wrapped in brick and stone.
3. A white vinyl fence will be provided along the partial west and north side of the property.
4. All proposed signage will comply with the sign ordinance and permits obtained.
5. Faux window openings on the western end of the façade will be outlined with stone similar to the stone lintels for the actual window openings.
6. Existing trees along the east side of the property must remain.
7. Aluminum windows and doors will be black, and projecting metal awnings will be green.

N. Leavitt seconded the motion.

Roll Call Vote:

S. Rempert – Aye
N. Leavitt - Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard - Aye
M. Chatham - Aye
B. Lofton – Aye
Motion Passed 7-0.

N. Leavitt made a motion to approve the site plan review with the condition of a traffic study being conducted by the property owner and that the trees along the east property boundary adjacent to the parking area remain. S. Rempert seconded the motion.

Roll Call Vote:

S. Rempert – Aye
N. Leavitt - Aye
A. Harvey – Nay
L. Thompson – Aye
J. Howard - Aye
M. Chatham - Aye
B. Lofton – Aye
Motion Passed 6-1.

Items for Discussion: None

Report of Officers, Committees and Staff: None

With there being no further business, the meeting was adjourned at 8:27 p.m.

Loris L. Thompson, President

Barry Lofton, Secretary

Meeting Briefing

September 13, 2023

Preliminary Plat Approval for a major subdivision to be known as Pheasant Grove

This is a request to approve a 145-lot preliminary plat that was rezoned to a PUD on July 19, 2023. This is a public hearing, and a copy of the PUD ordinance is included in your packet of information. This requires a vote.

CASE SUMMARY

Preliminary Plat and PUD Approval

Case: 2023-2151
Fuehrer & Mackey, c/o Ryan Homes/NVR, Inc, Petitioners
Jerry Kittle, Innovative Engineering and Consulting

Request: Preliminary plat approval for 145 Single Family Residential lots

Location: East side of County Road 200 East – approximately 0.30 miles north of Main Street

Acreage: 37.7 acres

Zoning: PUD (copy provided in packet handouts)

Preliminary Plat Request:

The petitioner is requesting preliminary plat approval for a residential subdivision to be known as Pheasant Grove. The Plan Commission held a public hearing on a request to rezone the property to PUD on June 14, 2023, and forwarded a favorable recommendation to the Town Council. The Town Council adopted the PUD ordinance on July 19, 2023.

The developer is installing a 10-foot path along the frontage of this development as requested by staff. The staff has discussed the possibility of constructing a trail along the frontage of the existing homes adjacent to this property and the developer will continue to have discussions with the adjacent homeowners on the matter.

The applicant has committed to paying a \$1,400 per lot fee for sanitary sewer upgrades to serve this site at the time of applying for a building permit.

All street lighting will be the responsibility of the developer for installation and maintenance will be the responsibility of the Homeowners Association.

This development will include a seating area with a fire pit for the residents of this development.

The Town is in the process of repaving County Road 200 East. Staff will make a determination if repairs to the road across this site are necessary due to the construction of this development.

Joe Miller, Banning Engineering, the Town's engineer, has reviewed the preliminary plat and has no additional drainage comments at this time. A letter dated September 8, 2023, has been included in your packet.

Following the public notice, staff did not receive any inquiries from adjoining property owners on this development.

Staff recommends approval of the preliminary plat request based on compliance with the PUD ordinance, the petitioner's response to comments made by the Technical Advisory Committee on August 30, 2023, and an approval letter from the Town's engineer, Joe Miller, Banning Engineering.

Plan Commission Action:

Approve Preliminary Plat & PUD Request
Approve Preliminary Plat & PUD Request with Conditions
Deny Preliminary Plat & PUD Request



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

September 8, 2023

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

RE: Pheasant Grove Subdivision – Preliminary Plat Storm Review

Dear Ms. Ternet:

I have reviewed the construction plans with a date of 9-6-2023. I have no additional drainage comments that need addressed for primary plat approval.

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

All the best,

A handwritten signature in blue ink that reads "Joseph L. Miller".

Joseph L. Miller, P.E.

ORDINANCE NO. 12-2023

AN ORDINANCE OF THE TOWN OF DANVILLE ZONING CERTAIN TERRITORY

WHEREAS, the Town Council of the Town of Danville, Indiana has adopted a Zoning Ordinance for the Town that includes a map showing the zoning classifications assigned to land within the Town boundaries; and

WHEREAS, a petition has been filed by Rhonda Mackey, J. Fuehrer, and Jeffrey & Shelly Fuehrer, c/o Ryan Homes/NVR, Inc. for the Town of Danville to zone certain real estate located on a part of the West Half of the Northwest Quarter and part of the North Half of the Southwest Quarter of Section 1, Township 15 North, Range 1 West, Center Township, Hendricks County, Indiana. This real estate is more commonly known as being located at approximately 407 North County Road 200 East, Danville, IN, and is fully described in the attached legal description (Exhibit A) and illustrated in attached Exhibit B; and

WHEREAS, in the petition, Rhonda Mackey, J. Fuehrer, and Jeffrey & Shelly Fuehrer, c/o Ryan Homes/NVR, Inc. requested Planned Unit Development (PUD) zoning to be assigned to this real estate; and

WHEREAS, the Danville Plan Commission has conducted a public hearing on the petitioner's proposed zone classifications for this territory and has certified the proposal with a favorable recommendation to the Danville Town Council; and

WHEREAS, the Danville Town Council has reviewed and considered the Plan Commission's recommendation.

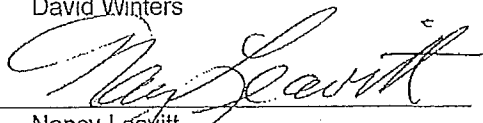
NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DANVILLE, INDIANA THAT:

The real estate described in the attached legal description shall have the zoning classification of **Planned Unit Development (PUD)**.

This ordinance is hereby passed and adopted on this 19th day of July, 202³.

TOWN COUNCIL OF DANVILLE, INDIANA

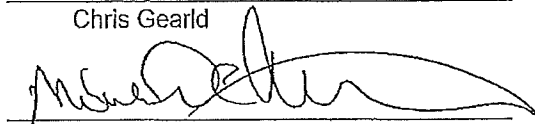
David Winters



Nancy Leavitt



Chris Gearld

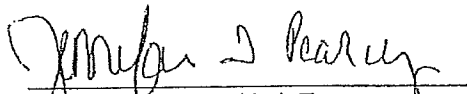


Michael Chatham

Greg Irby

Constituting a majority of all the members
of the Town Council of Danville, Indiana

ATTEST:


Jennifer I. Percy, Clerk-Treasurer

MAY 12 2023

**Innovative**
ENGINEERING & CONSULTING

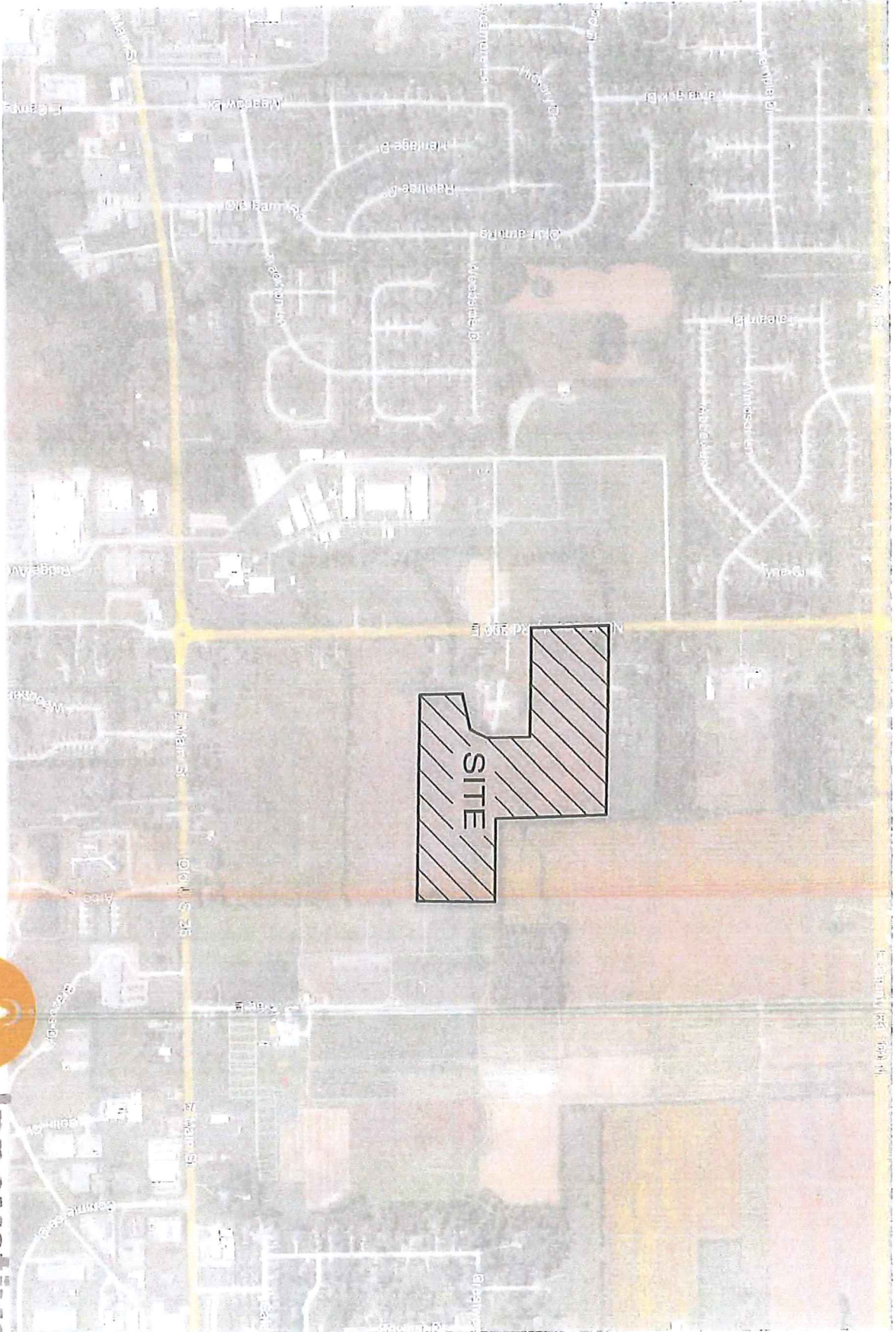
3961 Perry Boulevard • Whitestown, IN 46075 • Phone: (317) 769-2916**Pheasant Grove**Legal Description

A part of the West Half of the Northwest Quarter and a part of the North Half of the Southwest Quarter of Section 1, Township 15 North, Range 1 West of the Second Principal Meridian, situated in Center Township, Hendrick County, Indiana more particularly described as follows:

Commencing at a Hendricks County Disk monument located in the approximate centerline of County Road North 200 East; thence North 01 degrees 03 minutes 24 seconds West along the West line of said West Half 243.33 feet to the Point of Beginning; thence continuing along said West line North 01 degrees 03 minutes 24 seconds West 556.67 feet to a MAG Nail with "Kruse Consulting" washer and the Northwest corner of the Rhonda Rene' Mackey land as described in Instrument No. 202114393, dated April 30, 2021, in the Office of the Hendricks County Recorder; thence South 88 degrees 50 minutes 25 seconds East along the North line of said Mackey land 1337.80 feet to a 5/8-inch rebar found marking the Northeast corner thereof and the apparent East line of said West Half; thence South 01 degrees 19 minutes 28 seconds East along the East lines of said Mackey land and J Fuehrer LLC land as described in Instrument No. 201915244, dated July 19, 2019, in the Office of the Hendricks County Recorder 800.23 feet to an Eastern corner thereof and the apparent Southeast Corner of said West Half; thence South 89 degrees 11 minutes 18 seconds East along the apparent North line of said J Fuehrer LLC land and the North line of said Southwest Quarter 586.32 feet to an indiscernible capped rebar marking the Northeast Corner of said Fuehrer land; thence South 00 degrees 39 minutes 26 seconds East along the East line of said Fuehrer land 562.43 feet to the Southeast corner thereof; thence North 89 degrees 00 minutes 42 seconds West along the Southern line of said Fuehrer land 1470.37 feet; thence North 00 degrees 50 minutes 04 seconds West 308.75 feet; thence North 77 degrees 09 minutes 26 seconds East 262.93 feet; thence North 26 degrees 35 minutes 27 seconds East 136.13 feet; thence North 00 degrees 50 minutes 04 seconds West 313.59 feet; thence North 89 degrees 00 minutes 42 seconds West 776.65 feet to the Point of Beginning and containing 37.70 acres, more or less.



MAY 26 2023



Innovative
ENGINEERING & CONSULTING

3961 Perry Boulevard
Ph. 317-769-2916

Whitestown, IN 46075
www.innovativeci.com

CERTIFICATION OF ZONING PROPOSAL

TO: Danville Town Council
FROM: Danville Plan Commission
DATE: June 20, 2023
RE: Favorable Zoning Recommendation

On June 14, 2023, the Danville Plan Commission conducted a public hearing on a petition by Rhonda Mackey, J. Fuehrer, and Jeffrey & Shelly Fuehrer, c/o Ryan Homes/NVR, Inc. (Pheasant Grove PUD) to rezone 37.7 acres of property from GB General Business District to PUD Planned Unit Development. The property is located at approximately 407 North County Road 200 East.

After the public hearing, the Plan Commission voted to ***favorably*** recommend to the Danville Town Council to rezone the above-referenced property to PUD Planned Unit Development, subject to the following:

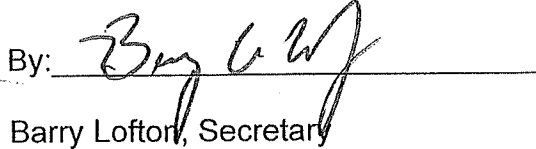
1. 30% open space provision for tree preservation;
2. A density of 3.84 units per acre;
3. Lighting is to be the responsibility of the developer;
4. Landscaping and buffer yard plan;
5. Rear yard architectural standards to ensure a varying appearance;
6. No above-ground pools or accessory storage buildings; and
7. Commitment to pay an additional sanitary sewer fee of \$1,400 per lot prior to issuing a building permit.

Having complied with the applicable statutory procedures, the Plan Commission hereby certifies this proposal and its recommendation to the Town Council.

Danville Plan Commission

By: 

Loris L. Thompson, President

By: 

Barry Lofton, Secretary



JUL 12 2023

7/10/23

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

RE: Pheasant Grove PUD favorable recommendation to rezone with commitments

Ms. Ternet,

Please accept this letter as Ryan Homes' agreement to the additional commitments made as part of the Plan Commission's favorable recommendation to rezone per the Pheasant Grove PUD request on June 14th, 2023.

The commitments made and recorded in the meeting minutes are as follows:

1. 30% open space provision for tree preservation;
2. A density of 3.84 units per acre;
3. Lighting is to be the responsibility of the developer;
4. Landscaping and buffer yard plan;
5. Rear yard architectural standards to ensure a varying appearance;
6. No above-ground pools or accessory storage buildings; and
7. Commitment to pay an additional sanitary sewer fee of \$1,400 per lot prior to issuing a building permit.

The attached PUD document has been revised to reflect these commitments.

Ryan Homes appreciates the Plan Commission's unanimous recommendation to rezone. We look forward to the opportunity to provide quality housing to the underserved age targeted residents of Danville.

Thank you,

A handwritten signature in blue ink, appearing to read "Matt Rausch", with a long horizontal line extending to the right.

Matt Rausch

Ryan Homes | Land Manager
8425 Woodfield Crossing Blvd. Ste. 310W
Indianapolis, IN. 46240
317-490-2391

JUL 1 2 2023



PHEASANT GROVE

PLANNED UNIT DEVELOPMENT

Danville, IN.

NVR

8425 Woodfield Crossing Blvd. Suite 310 W.

Indianapolis, IN. 46240

Table of Contents

- I. Statement of Intent
- II. PUD standards
- III. Exhibit A -- Legal Description
- IV. Exhibit B -- Concept Plan
- V. Exhibit C -- Landscape Plan
- VI. Exhibit D -- Entry Signage
- VII. Exhibit E -- Home Elevations
- VIII. Exhibit F -- Area Map

Statement of Intent

NVR ("Petitioner") seeks to rezone approximately 37.70 acres in Danville, Indiana from General Business to Planned Unit Development ("PUD") for single family, detached residential use. The proposed PUD is consistent with the goals and objectives of Danville's Strategic plan and Future Land Use Map. The PUD includes 145, low maintenance, age targeted, single family detached ranch homes. The current use of the property is agricultural.

Danville's Strategic Plan identified that 63.2% of households have no children under 18 and suggests most are empty-nesters. This demographic is underserved by current housing availability. The proposed PUD follows the Strategic Plan's objectives to provide housing diversity, and a broad range of quality housing that is accessible, affordable and appropriate for all levels of income.

The Danville Comprehensive Plan Future Land Use Map identifies this property for "Traditional Neighborhood" development consistent with the elements of this proposed PUD.

The property is located at approximately 400 N County Road 200 E. Danville, IN. The property is adjacent to a residential PUD use to the South (Quail West). The North property boundary and a portion of the East boundary represent the Danville Corporate Boundary. Cottage Wood Estates residential Minor Plat lots 1 – 3 are North (outside) of the Corporate Boundary. Agricultural properties are east of the Corporate Boundary. Hendricks County Fairground, Park District, is east of the site.

Section 1 Applicability of Ordinance

1. The zoning Ordinance and Zoning Map are hereby changed to designate the Real Estate as Planned Development district to be known as the "Pheasant Grove District" (The District).
2. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance, as amended and applicable to the Underlying Zoning District (as defined herein) or Planned Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
3. The underlying Zoning District shall be Single Family Residential District 2 (R2) (the Underlying Zoning District). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
4. Section ("Section") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Subdivision and Development Ordinance.
5. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Subdivision and Development Ordinance.

Section 3. Concept Development Plan The Concept Development Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Section 15: Planned Unit Developments. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Permitted Uses The permitted uses, as defined by the Town of Danville Subdivision Control Ordinances, for Real Estate are described below, all uses not listed below, shall be considered prohibited.

1. Single-Family Dwellings.
2. All accessory uses and temporary uses in the Underlying Zoning District shall be permitted unless otherwise prohibited by this Ordinance.

Section 5. Development Standards The standards of section 7: Residential Districts and Development Standards in the Zoning Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

Sanitary Sewer Commitment

A supplemental sanitary sewer fee of \$1,400.00 per lot will be paid at time of individual house permit in addition to standard tap fees. This fee, as requested by Danville Public Works, is intended to assist in addressing Danville sanitary sewer issues outside of the development.

Lot Development Standards

1. Maximum density	3.84 units per acre
2. Minimum open space	30%
3. Maximum Number of Lots	145 Lots
4. Minimum Lot area	5,400 Square Feet
5. Minimum Lot Width at Building Line	52 Feet
6. Minimum Front Yard Setback	25 Feet
7. Minimum Side Yard Setback	6 Feet
8. Minimum Rear Yard Setback	20 Feet
9. Minimum Livable Floor Area	1100 Square Feet
10. Maximum Lot Coverage	50%
11. Maximum Height-Principal	35'

Architectural Standards

1. Front Masonry: All Dwellings shall have masonry on not less than twenty five (25%) percent of the front elevation excluding windows, doors, garage doors, and areas above roof line.
2. Front Façade: The front elevation of any one-story home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
3. Front Façade: All operable windows shall have decorative grids.
4. Siding: Siding materials shall include but are not limited to masonry, wood, cement fiber board, shakes, board and batten, and E.I.F.S.. **Vinyl Siding shall not be permitted.**
5. Garages: All Dwellings shall have a minimum two-car garage. Three car garages shall have a separate door for one garage bay and shall be recessed a minimum of two (2) feet from the other bays. The two-car garage door width may not exceed forty-five (45%) of the linear footage of the width of the elevation of the home.
All garages doors shall require decorative hardware and windows.
6. Lighting: All Dwellings shall have dusk to dawn carriage lights.
7. Shingles: All Dwellings shall have dimensional or architectural grade shingles
8. Corner Lots- Windows: Dwellings built on Corner Lots shall include a minimum of one (1) Window per story a minimum of eight (8) square feet on the side of the dwelling facing the street.
9. Roof Pitch: All Dwellings shall require a minimum 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the minimum pitch requirement above.
10. Overhangs: All Dwellings shall have a minimum of twelve (12") inch overhang on Dwellings where the side consists of siding at the eave, and a minimum of an eight (8") inch gable overhang on Dwellings where the side consists of brick at the eave. This measurement does not include the gutter system.
11. Driveways: All Dwellings shall have a concrete driveways.

12. Sod: All homes shall have sod installed in the front, side and rear yards excluding areas within drainage easements. During winter months, the sod shall be installed in the spring once the weather is suitable. In such case that the sod is delayed until spring, the yards shall be adequately stabilized prior to closing until the sod is installed.
13. Landscaping: At initial construction, all lots shall have a minimum of one (1) tree and (6) shrubs planted. Corner lots shall have a minimum of two (2) trees and six (12) shrubs. Additional buffer landscaping will be installed per landscape plan.
14. Anti-Monotony: The same Dwelling elevation will not be constructed on an adjacent Lot or directly across the street so far as to ensure that significant architectural features will differentiate Dwellings with the district. The same masonry and siding color combination will not be constructed on an adjacent Lot or directly across the street.
15. Above ground pools: Above ground pools shall not be allowed.
16. Accessory or Storage buildings: Accessory or Storage buildings shall not be allowed.
17. Rear Yard Architecture: All homes require cement board siding and roof overhangs. All homes will have a rear patio, deck, or covered porch. A minimum of 25% of homes will have a rear covered porch. Multiple floor plans offered will provide variation in roof lines, design, patio placement, door and window locations. Home sites that border existing homes to the North will have enhanced landscaping in the rear yard per the landscape plan.

General Development Standards

1. Street Width: All streets shall be designed with a Right-Of-Way of fifty (50') feet with a minimum Street width of thirty (30') feet from back of curb to back of curb.
2. Street Center Line Radius: The minimum center line radius on horizontal street curves shall be one hundred fifty (150') feet.
3. Street Signage: The developer will be responsible for the cost and the placement of all street signage as required by the Town.
4. On Street Parking: On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
5. Sidewalks: All public sidewalks shall be five (5') wide.
6. Multi-Use Path: The developer shall install a ten (10") foot wide path along the project frontage of 200E.
7. Entry Signage: The community entry signage and entry landscaping shall be similar in style and concept as depicted in **Exhibit D**.
8. Street Lighting: The developer will be responsible for the cost and placement of all street lights. Will be of consistent design.
9. Tree Preservation Easement: A Tree Preservation Easement (T.P.E.) shall be located along certain areas of the perimeter of the development for the purpose of maintaining the existing healthy, non-invasive trees and shrubs. Said easement is designed to provide a natural barrier around the development and surrounding properties.

Exhibit A

Legal Description

A part of the West Half of the Northwest Quarter and a part of the North Half of the Southwest Quarter of Section 1, Township 15 North, Range 1 West of the Second Principal Meridian, situated in Center Township, Hendricks County, Indiana more particularly described as follows:

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Exhibit B

Concept Plan

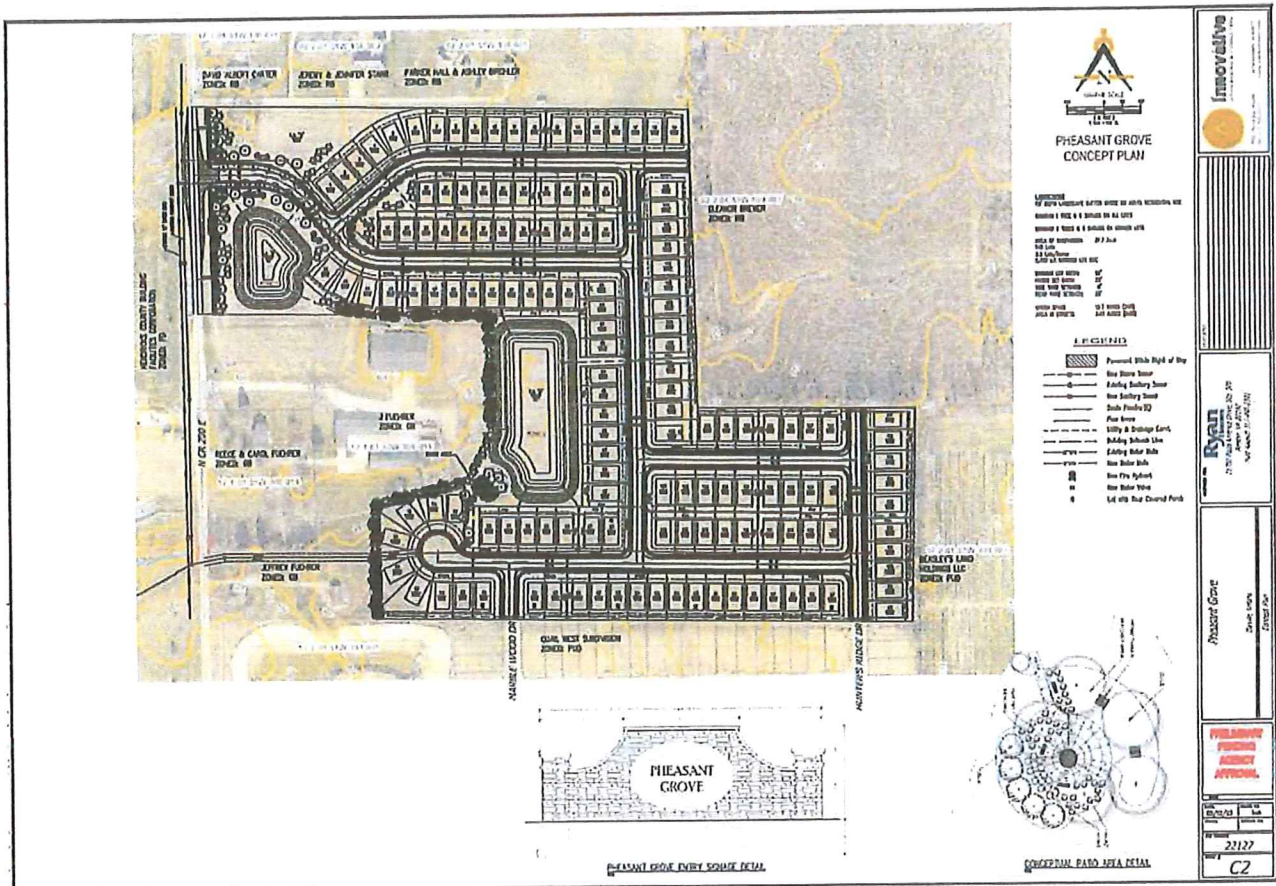


Exhibit C

Landscape Plan

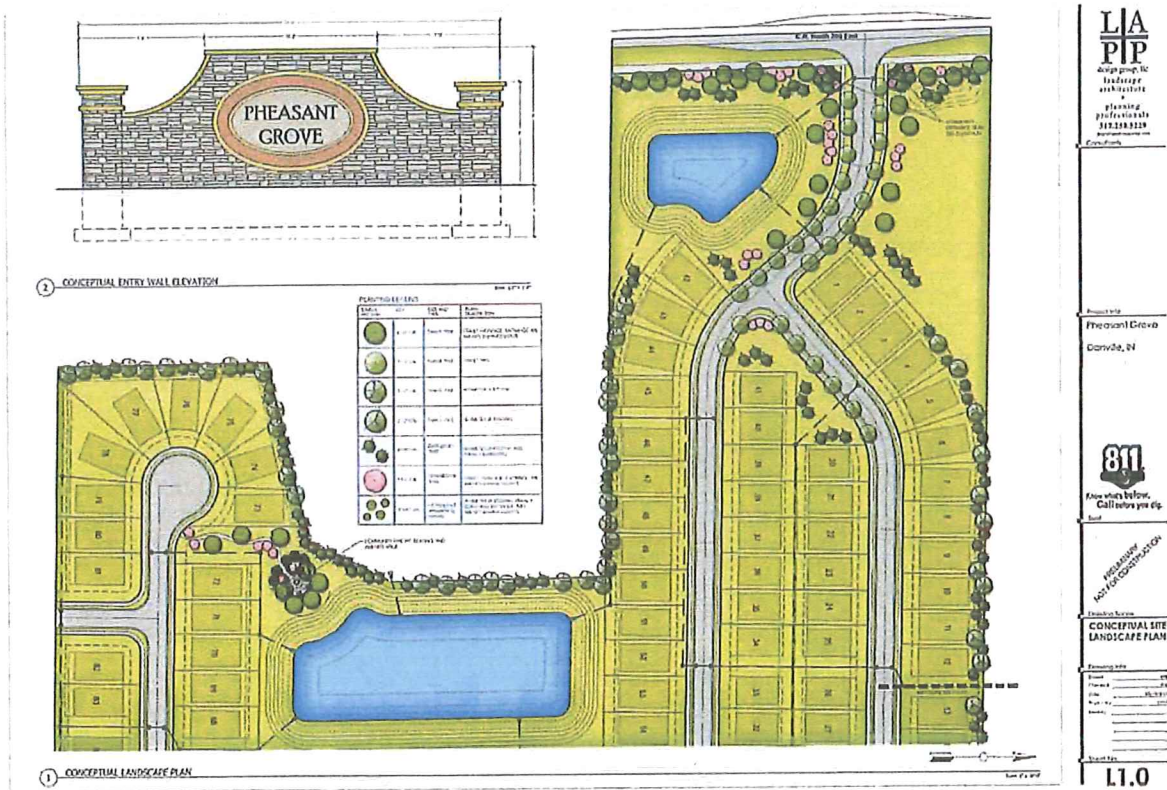


Exhibit D

Entry Signage

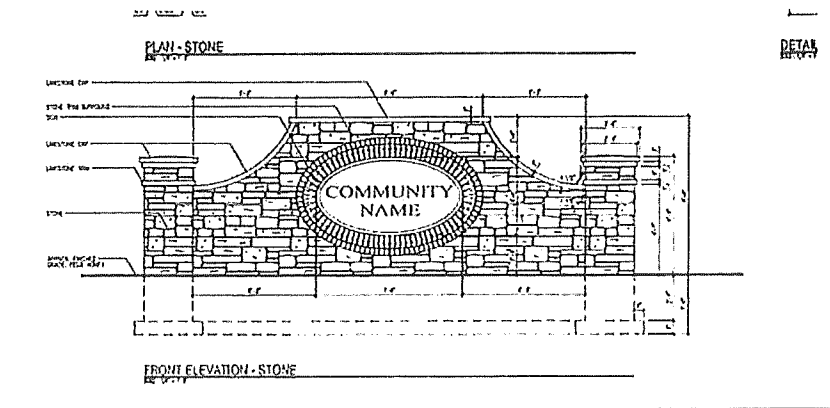


Exhibit E

Example Home Elevations



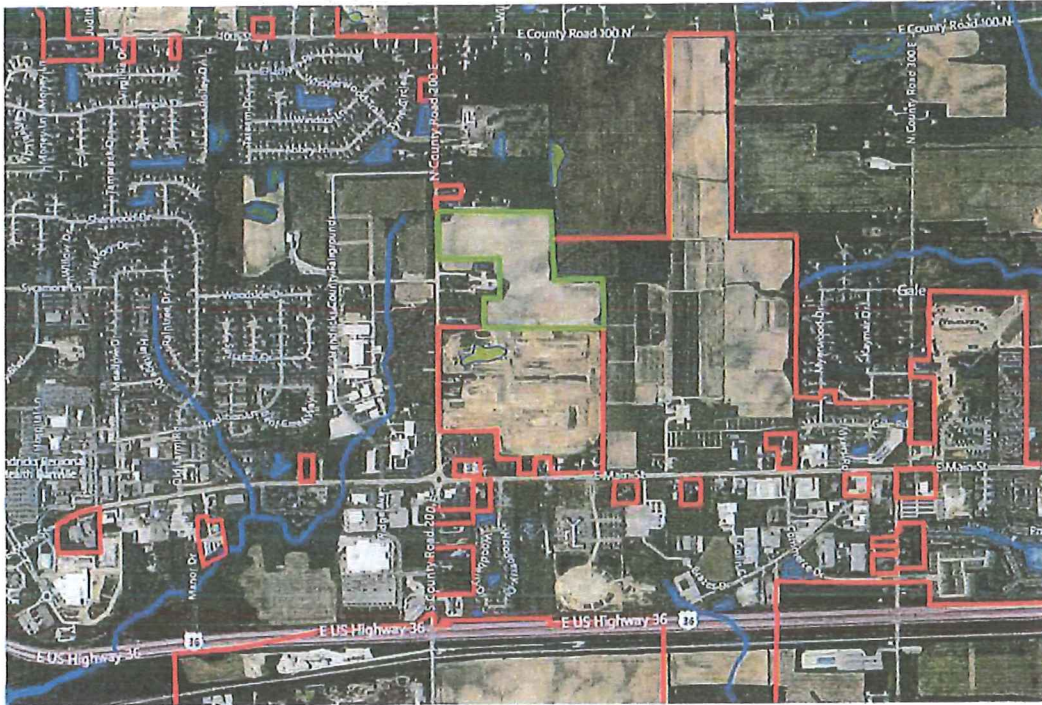


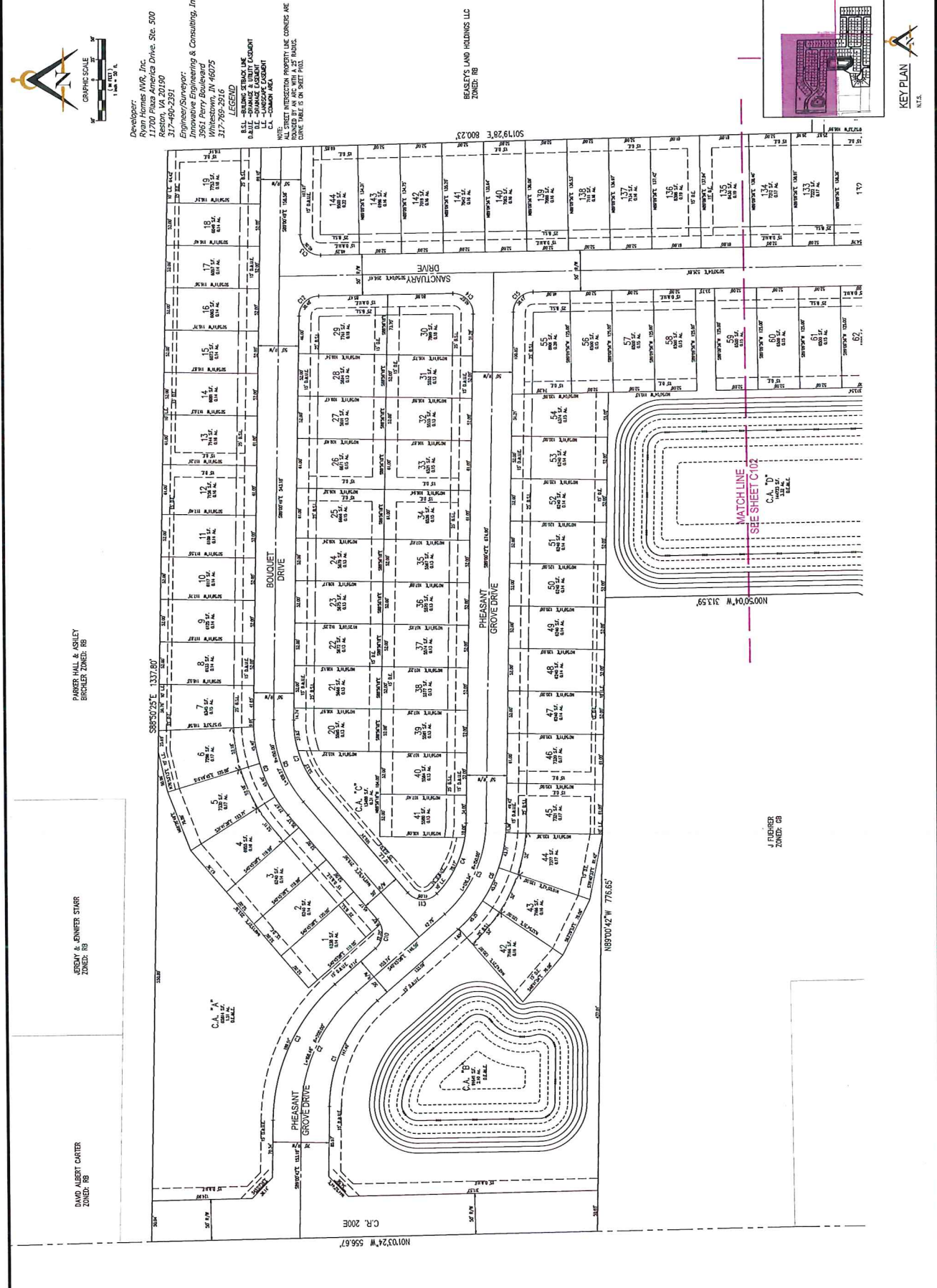




Exhibit F

Area Map







Developer:
Ryan Homes NVR, Inc.
11700 Plaza America Drive, Ste. 500
Reston, VA 20190
317-490-2391

Engineer/Surveyor:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

LEGEND

- B.S.L. - BUILDING SETBACK LINE
- D.U.E. - DRAINAGE & UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- L.E. - LANDSCAPE EASEMENT
- C.A. - COMMON AREA

NOTE:

ALL STREET INTERSECTION PROPERTY LINE CORNERS ARE
 ROUNDED BY AN ARC WITH A 25' RADIUS.
 CURVE TABLE IS ON SHEET P103.

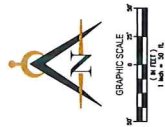
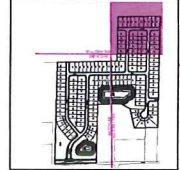
Ryan Homes
11700 Plaza America Drive, Ste. 500
Reston, VA 20190
Matt Raush 317-490-2391

Pheasant Grove	Preliminary Plat
Danville, Indiana	Preliminary Plat

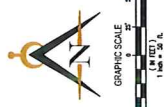
PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE	DATE	GRAIN IN
09/06/23		kuk
ORDER		CHECKED IN
BOOK NUMBER		
22127		
P103		
SHEET 1		

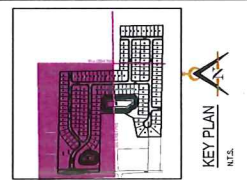
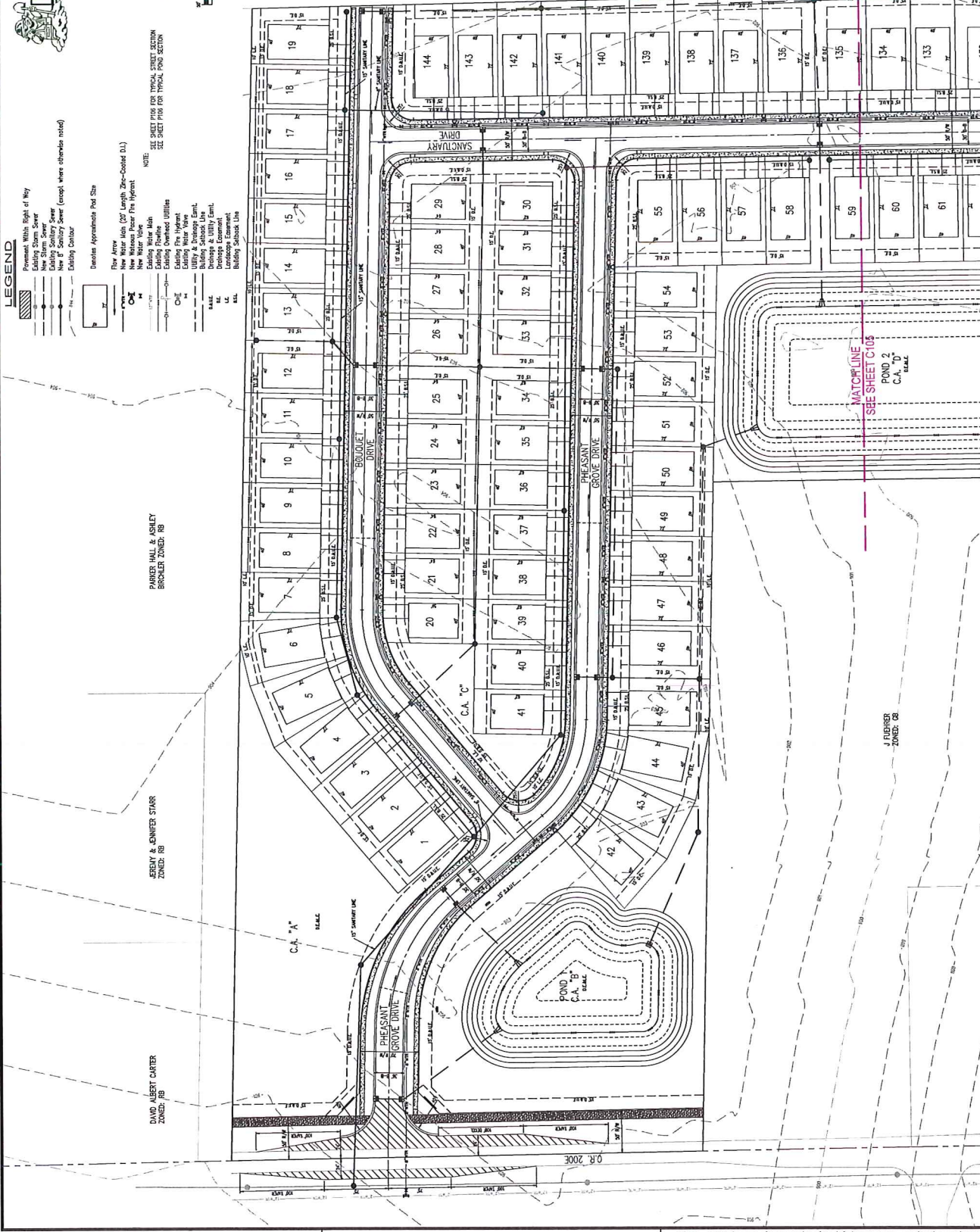
KEY PLAN

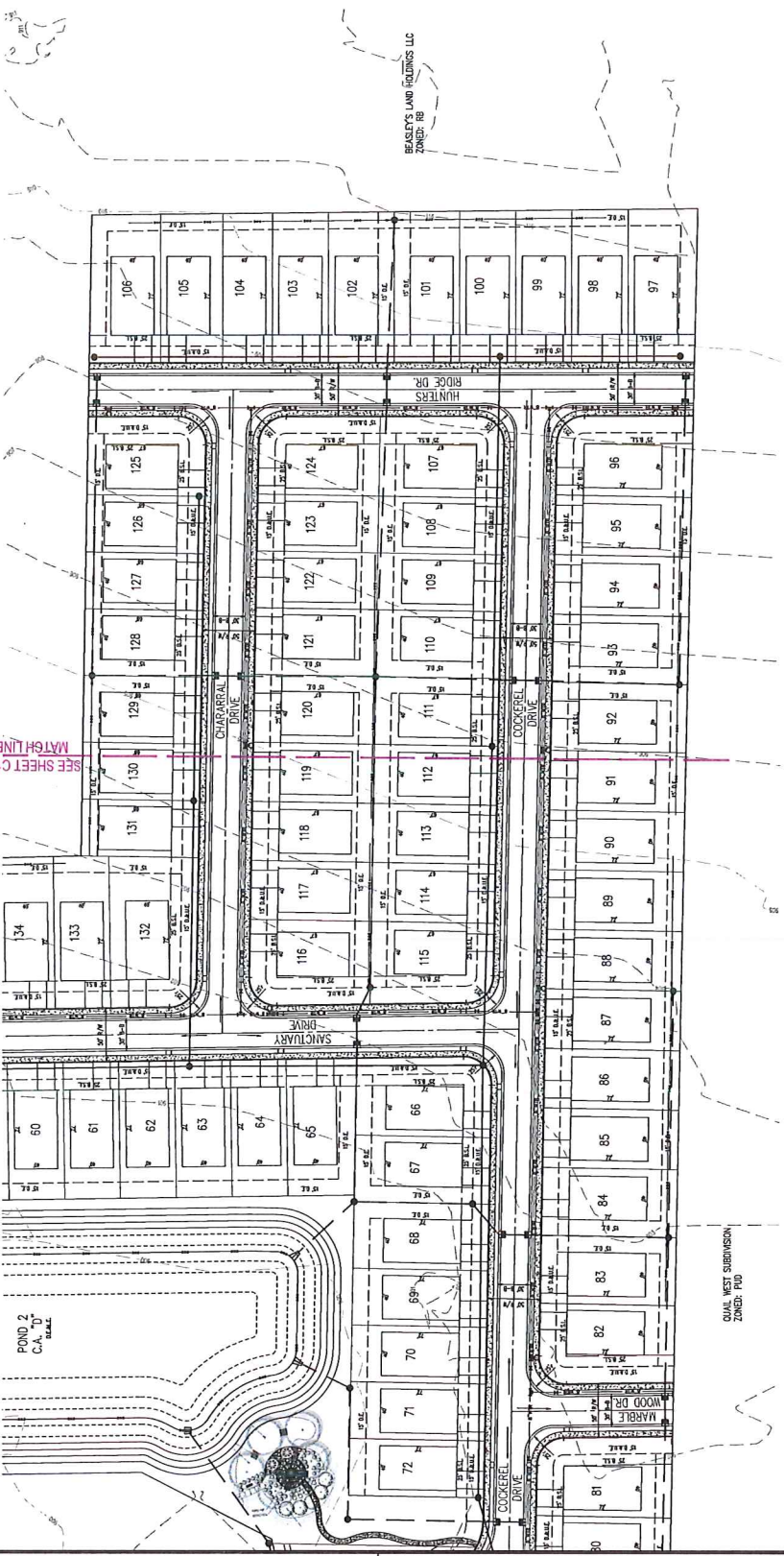


Core Table					
Core ID	Length	Radius	Depth	Core Diameter	Depth (mm)
C1	141.62	175.05	46.12	164.22	143.08
C2	150.45	182.02	47.12	164.22	143.08
C3	163.83	222.02	47.12	164.22	143.08
C4	163.83	222.02	47.12	164.22	143.08
C5	163.83	222.02	47.12	164.22	143.08
C6	163.83	222.02	47.12	164.22	143.08
C7	163.83	222.02	47.12	164.22	143.08
C8	163.83	222.02	47.12	164.22	143.08
C9	163.83	222.02	47.12	164.22	143.08
C10	163.83	222.02	47.12	164.22	143.08
C11	163.83	222.02	47.12	164.22	143.08
C12	163.83	222.02	47.12	164.22	143.08
C13	163.83	222.02	47.12	164.22	143.08
C14	163.83	222.02	47.12	164.22	143.08
C15	163.83	222.02	47.12	164.22	143.08
C16	163.83	222.02	47.12	164.22	143.08
C17	163.83	222.02	47.12	164.22	143.08
C18	163.83	222.02	47.12	164.22	143.08
C19	163.83	222.02	47.12	164.22	143.08
C20	163.83	222.02	47.12	164.22	143.08
C21	163.83	222.02	47.12	164.22	143.08
C22	163.83	222.02	47.12	164.22	143.08
C23	163.83	222.02	47.12	164.22	143.08
C24	163.83	222.02	47.12	164.22	143.08
C25	163.83	222.02	47.12	164.22	143.08
C26	163.83	222.02	47.12	164.22	143.08
C27	163.83	222.02	47.12	164.22	143.08
C28	163.83	222.02	47.12	164.22	143.08
C29	163.83	222.02	47.12	164.22	143.08
C30	163.83	222.02	47.12	164.22	143.08
C31	163.83	222.02	47.12	164.22	143.08
C32	163.83	222.02	47.12	164.22	143.08
C33	163.83	222.02	47.12	164.22	143.08
C34	163.83	222.02	47.12	164.22	143.08
C35	163.83	222.02	47.12	164.22	143.08
C36	163.83	222.02	47.12	164.22	143.08
C37	163.83	222.02	47.12	164.22	143.08
C38	163.83	222.02	47.12	164.22	143.08
C39	163.83	222.02	47.12	164.22	143.08
C40	163.83	222.02	47.12	164.22	143.08
C41	163.83	222.02	47.12	164.22	143.08
C42	163.83	222.02	47.12	164.22	143.08
C43	163.83	222.02	47.12	164.22	143.08
C44	163.83	222.02	47.12	164.22	143.08
C45	163.83	222.02	47.12	164.22	143.08
C46	163.83	222.02	47.12	164.22	143.08
C47	163.83	222.02	47.12	164.22	143.08
C48	163.83	222.02	47.12	164.22	143.08
C49	163.83	222.02	47.12	164.22	143.08
C50	163.83	222.02	47.12	164.22	143.08
C51	163.83	222.02	47.12	164.22	143.08
C52	163.83	222.02	47.12	164.22	143.08
C53	163.83	222.02	47.12	164.22	143.08
C54	163.83	222.02	47.12	164.22	143.08
C55	163.83	222.02	47.12	164.22	143.08
C56	163.83	222.02	47.12	164.22	143.08
C57	163.83	222.02	47.12	164.22	143.08
C58	163.83	222.02	47.12	164.22	143.08
C59	163.83	222.02	47.12	164.22	143.08
C60	163.83	222.02	47.12	164.22	143.08



	Permanently Eject of Dry
	Electric Storm Saver
	Electric Storm Saver
	Electric Soffit Saver
	Electric Soffit Saver
	Electric Soffit Saver (except where otherwise noted)
	Electric Storm Saver
	Electric Storm Saver
	Electric Storm Saver
	Electric Storm Saver
	Electric Storm Saver
	Electric Storm Saver
	Electric Storm Saver
	Electric Storm Saver
	Electric Storm Saver





KEY PLAN