

# TOWN OF DANVILLE

**Danville Plan Commission  
October 11, 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: Minor Plat 83, Replat of Lot 2, located on the west side of County Road 200 East, south of East Main Street, 1.58 acres**  
*(Dale Kruse, Kruse Consulting, Inc.)*
  
  - B. Public Hearing: Culver's Restaurant, TFC Real Estate, LLC, a site plan review to construct a restaurant, located on the west side of County Road 200 East, south of East Main Street, 1.58 acres**  
*(Dale Kruse, Kruse Consulting, Inc.)*
  
  - C. Site Plan Review, Miles Farm, Section 2A, Amenity Area, Common Area FF2, a site plan review to construct an amenity center, located at 1507 Horace G Miles Avenue, 16.24 acres**  
*(Josh Cribelar, Structurepoint)*
  
- IV. Report of Officers, Committees and Staff**
  
- VI. Adjourn**

**Next Meeting:  
November 8, 2023**

**DANVILLE PLAN COMMISSION  
MINUTES  
September 13<sup>th</sup>, 2023  
7:00 PM**

**Members Present:** Adam Harvey, Loris Thompson, Sue Rempert, Barry Lofton, Jill Howard, Nancy Leavitt  
**Members Absent:** Michael Chatham  
**Staff Present:** Lesa Ternet, Tasha Hensley  
**Guests:** Jerry Kittle, Jackie Roseles  
**Legal:** Chou-il Lee, Taft Law

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

J. Howard made a motion to approve minutes from the August 9<sup>th</sup>, 2023, meeting. S. Rempert seconded the motion, motion passed 6-0.

**Old Business:** None

**New Business:**

- A. Public Hearing: Pheasant Grove, Preliminary, 145 lots, located on the east side of County Road 200 East, approximately 0.30 miles north of East Main Street, 37.7 acres**  
(Jerry Kittle, Innovative Engineering & Consulting)

J. Kittle presented the project to the commission. The land has been rezoned and approved by the council. This neighborhood will consist of 145 lots and targets the retired buyer. The meeting was opened to the public. J. Roseles a resident on 200 E. voiced her concerns with traffic on 200 E. B. Lofton stated that traffic studies are the best tools and those have been conducted. The meeting was closed to the public. N. Leavitt made a motion to approve the project based on compliance with the PUD ordinance. J. Howard seconded the motion.

**Roll Call Vote:**

N. Leavitt - Aye  
S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard - Aye  
B. Lofton – Aye  
Motion Passed 6-0.

**Items for Discussion:** None

**Report of Officers, Committees and Staff:**

L. Ternet stated that Culver's had filed their application for site plan review and that will be on the agenda for next month.

With there being no further business, the meeting was adjourned at 7:21 p.m.

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**Loris L. Thompson, President**

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**Barry Lofton, Secretary**

# Meeting Briefing

October 11, 2023

## **Minor Plat 83, Replat of Lot 2**

This is a request to reduce the recorded building setback line for the proposed Culver's building. This is a public hearing and will require a vote.

## **Culver's Restaurant, TFC Real Estate, LLC, Site Plan Review**

This is a request for preliminary and final site plan review approval of a restaurant located at 200 South County Road 200 East. This is a public hearing and will require a vote.

## **Miles Farm, Section 2A, Common Area FF2, Amenity Area, Site Plan Review**

This is a request for site plan review approval of the amenity area for the Miles Farm development located at 1507 Horace G Miles Avenue. This requires a vote.

# CASE SUMMARY

## *Replat Request*

**Case:** 2023-2156  
TFC Real Estate, Petitioner  
Dale Kruse, Kruse Consulting, Inc., Engineer

**Request:** Replat of Lot 2, Minor Plat 83

**Location:** West side of County Road 200 East, south of East Main Street

**Acreage:** 1.58 acres

**Zoning:** General Business (GB)

### **Staff Summary:**

The petitioner wishes to replat the above reference lot to reduce the recorded front building setback line from fifty (50) to forty (40) feet to allow additional space for the construction of the Culver's restaurant. An illustration of the current and proposed replat is included in your packet. This property is currently vacant and will become the site of the Culver's restaurant.

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

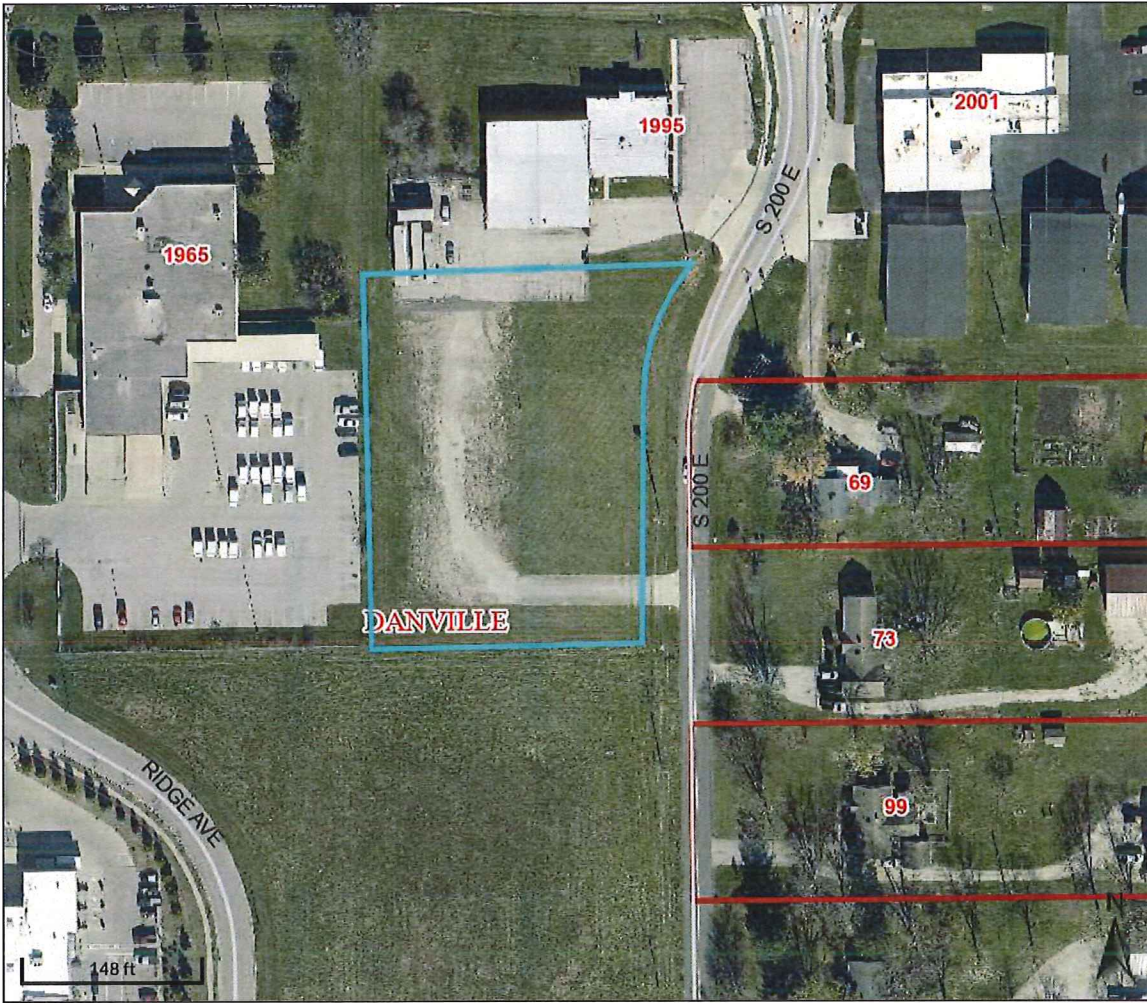
Staff supports the petitioner's request to replat this lot. Site Plan Review approval is being requested along with this replat.

### **Plan Commission Action:**

*Approve Replatting Request*

*Deny Replatting Request*





Overview



Legend

- Roads
- Addresses
- Parcels
- Danville Corporate Boundary

|                       |  |              |                     |               |   |
|-----------------------|--|--------------|---------------------|---------------|---|
| Parcel ID             | 32-11-02-496-002.000-003   | Alternate ID | 17-1-02-51W 496-002 | Owner Address | MCCULLOUGH REALTY LLC & CRM REAL ESTATE LLC 1/2 INTEREST EACH<br>PO BOX 108<br>Danville, IN 46122 |
| Sec/Twp/Rng           | 0002-0015-1W   | Class        | COMMERCIAL          |               |   |
| Property Address      | 200 S COUNTY ROAD 200 E<br>Danville  |              | VACANT LAND         |               |   |
|                       |  | Acreage      | 1.584               |               |   |
| District              | Town Of Danville   |              |                     |               |   |
| Brief Tax Description | LOT 2 MINOR PLAT 83 REPLAT 1.584 AC<br>15/16 CAME FROM 017-102512-495001<br><b>(Note: Not to be used on legal documents)</b> |              |                     |               |   |

Date created: 10/5/2023

Developed by  Schneider GEOSPATIAL

# CASE SUMMARY

## *Site Plan Review*

**Case:** 2023-2153  
Culver's Restaurant, TFC Real Estate, LLC  
Dale Kruse, Kruse Consulting, Inc.

**Request:** Site plan approval

**Location:** 200 South County Road 200 East, Lot 2, MIP 83

**Acreage:** 1.58 acres

**Zoning:** General Business (GB)

### **Staff Summary:**

#### **Zoning:**

- This property is the proposed site for the proposed Culver's Restaurant. Restaurants are permitted in the General Business zoning district.

#### **Utilities:**

- Water will be accessed from the existing 12-inch water main on the west side of County Road 200 East.
- Sanitary sewer will be accessed from an existing sewer manhole.

#### **Public Streets/Public ROW:**

- No new public streets will be constructed as a result of this project.

#### **Stormwater/Drainage:**

- The Town's engineer has reviewed the drainage plans and submitted comments in a letter dated September 20, 2023. It appears that all comments have been addressed adequately. Joe Miller's comment letter is included in your handouts.

#### **Off-street Parking:**

- The number of off-street parking spaces meets the standards required by the zoning ordinance.

#### **Landscaping/Screening:**

- A Landscape plan has been submitted that complies with the requirements of the zoning ordinance.



**Lighting:**

- A site photometric plan has been submitted along with light specifications for full cutoff lighting. The plan does not specify the pole height for the parking lot lighting. The applicant must revise the plans to show the light poles will not exceed twenty (20) feet in height.

**Signage:**

- A signage plan has not been submitted at this time. A signage plan must be submitted, and a permit obtained prior to the placement of any signs.

In addition to the above comments, staff has the following comments:

- A note has been added to the plans that the property to the north will be connected to wastewater when the sewer line is upgraded by the Town as well as a note stating the future gravity lateral to be installed by others.
- The developer is providing a stub to the south for connectivity to the vacant lot. The developer is also widening County Road 200 East by providing a turn lane with pavement markings for the lane shift.
- The north entrance into the site will be a right in/right out access.
- A Certificate of Obligation will be required prior to the pre-construction meeting.
- The building encroaches into the building setback and the applicant has submitted an application to replat the recorded front building setback line from fifty (50) to forty (40) feet. Staff is not opposed to this request.

Staff recommends approval of the site plan subject to compliance with the comments listed above.

**Plan Commission Action on Site Plan:**

*Approve Site Plan*  
*Deny Site Plan*  
*Approve Site Plan with Conditions*

September 20, 2023

Mr. Dale Kruse, PE, PS  
Kruse Consulting, Inc.  
7384 Business Center Drive  
Avon, IN 46123

RE: Town of Danville Submittal – Culvers


Our office has completed a review of the construction plans, dated August 5, 2023. The findings of our review indicate the application needs additional information to confirm that it complies with the Town of Danville Standards. A summary of the comments from the review are listed below:

Storm:

1. A capacity analysis of the 18” storm pipe downstream outlet pipe needs to be completed.
2. At a minimum the discharge rates from the site need to be per the Town of Danville Stormwater Technical Standards within Chapter 6. Allowable release rates are shown in Section B of this chapter.
3. Please consider a temporary swale within the southern lot 30 foot drainage easement to take offsite side ditch water from the south along CR 200 E to the swale to the east of the development.
4. If kept, the storm outlet on the north side of CR 200 East needs to more directly outlet to the existing storm sewer to the north. Moving the existing fire hydrant may be required.
5. Storm profiles do not have plan views.
6. Storm profile views do not have structure labels.
7. Observation ports are needed for underground storage.
8. Detail of ADS storm chambers and layout does not match construction plans details or layout.
9. What is being done with the existing sanitary structure onsite? A site visit did not find this structure.
10. An operations and maintenance manual will be required.
11. Erosion control will be reviewed with the next submittal.

If you have any questions or would like to sit down with myself and Barry Lofton please contact me at 317-707-3736.

All the best,



Joseph L. Miller, PE

**3D IMAGES**

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

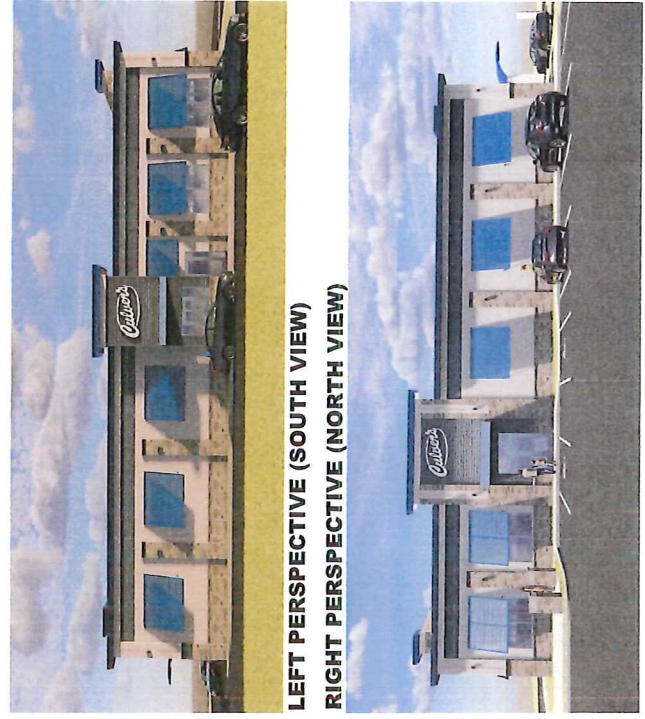
Date: 9-8-2023  
 Revisor:



OLLMANN ERNEST MARTIN ARCHITECTS  
 200 South State Street  
 Belvidere, Illinois 61008  
 815-644-7730 Phone

*Calverley*  
 Calverley Franchising System, Inc.  
 1240 Vesper Street  
 Prairie du Sac, WI 53578  
 608-645-7880

NEW CULVER'S RESTAURANT  
 S County Road 200 E  
 Danville, IN 46122  
 SEP 1-1 2023



**LEFT PERSPECTIVE (SOUTH VIEW)  
 RIGHT PERSPECTIVE (NORTH VIEW)**



**FRONT LEFT VIEW (SEC)**

BLUE LED STRIP LIGHTING  
 (NON-FLASHING)  
 CAN LIGHTING RECESSED  
 IN SOFFIT



**FRONT RIGHT VIEW (NEC)**



**REAR LEFT VIEW (SWC)**



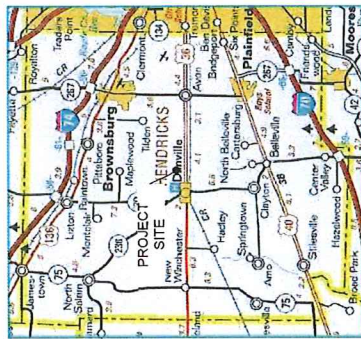
**REAR RIGHT VIEW (NWC)**





# Culver's

## 200 SOUTH COUNTY ROAD 200 EAST DEVELOPMENT PLANS

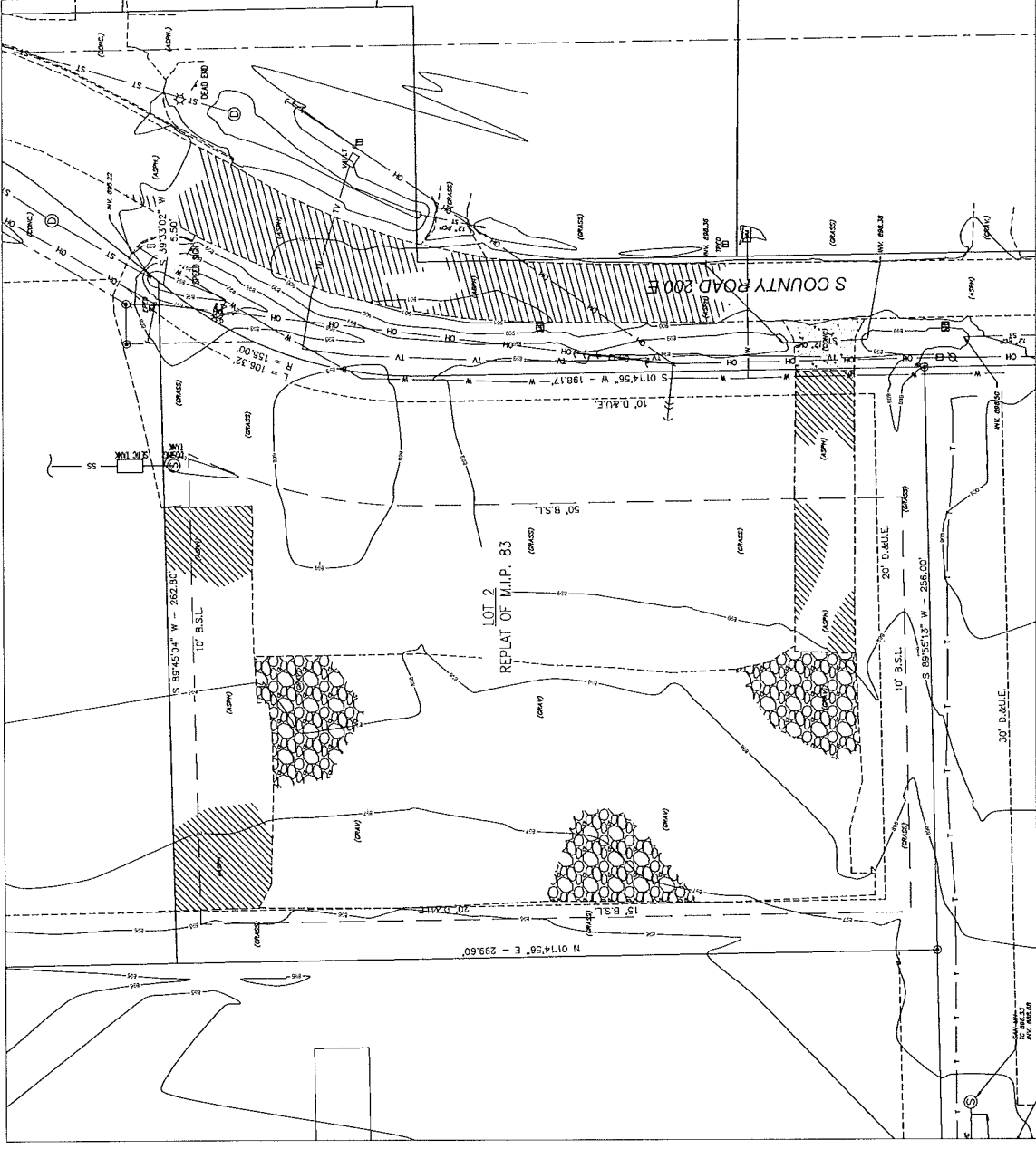


**BENCHMARK DESCRIPTION:**  
 TBM #1, TOP OF STORM MANHOLE IN THE CONCRETE DRIVE TO THE NORTH OF THE PROJECT SITE ON THE WEST SIDE OF CR 200 EAST ELEVATION: 858.04



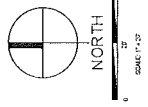
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| C401    | CONCRETE    | </      |





**LEGEND**

- BUILDING STRUCK LINE
- DRAINAGE AND UTILITY EXCERPT
- 1" = 1' SCALE
- 2" = 1' SCALE
- 3" = 1' SCALE
- 4" = 1' SCALE
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- 97" = 1' SCALE
- 98" = 1' SCALE
- 99" = 1' SCALE
- 100" = 1' SCALE



**UTILITY STATEMENT:**  
 The underground utilities shown have been located from field survey. The surveyor does not warrant the accuracy of the location of any utility shown on this plan. The surveyor further does not warrant that the underground utilities complete as shown on this plan are either in-service or abandoned. The surveyor further does not warrant that the location of any utility shown on this plan is the same as the location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**DISCLAIMER:**  
 THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE LOCATION OF ANY UTILITY SHOWN ON THIS PLAN. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY OR TO ANY PERSON OR PROPERTY CAUSED BY ANY UTILITY SHOWN ON THIS PLAN. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY OR TO ANY PERSON OR PROPERTY CAUSED BY ANY UTILITY SHOWN ON THIS PLAN. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY OR TO ANY PERSON OR PROPERTY CAUSED BY ANY UTILITY SHOWN ON THIS PLAN.



**David L. Kruse**  
 PROFESSIONAL ENGINEER  
 STATE OF INDIANA

**EXISTING CONDITIONS**

|              |                           |
|--------------|---------------------------|
| OWNER        | TRC REAL ESTATE, LLC      |
| DESIGNER     | TRC REAL ESTATE, LLC      |
| DATE         | 08/28/2024                |
| PROJECT      | LOT 2 REPLAT OF M.I.P. 83 |
| ADDRESS      | AVENUE, INDIANA 46122     |
| SCALE        | AS SHOWN                  |
| PROJECT NO.  | 24-0001                   |
| DATE PLOTTED | 08/28/2024                |
| BY           | DKR                       |

**TRC REAL ESTATE, LLC**  
 10000 AVENUE  
 AVENUE, INDIANA 46122

**CULVERS DANVILLE DEVELOPMENT PLANS**

**KRUSE CONSULTING**  
 CONSULTING ENGINEER  
 10000 AVENUE  
 AVENUE, INDIANA 46122  
 (317) 253-0000 FAX (317) 253-0110

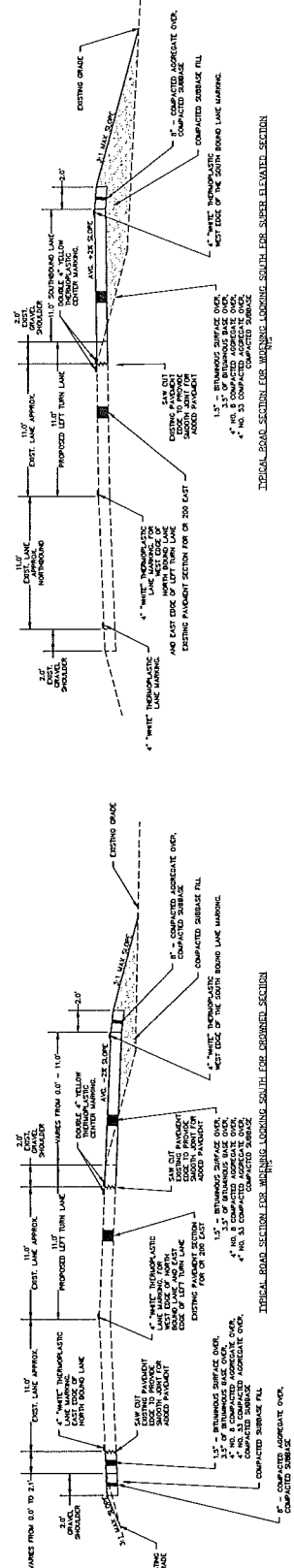
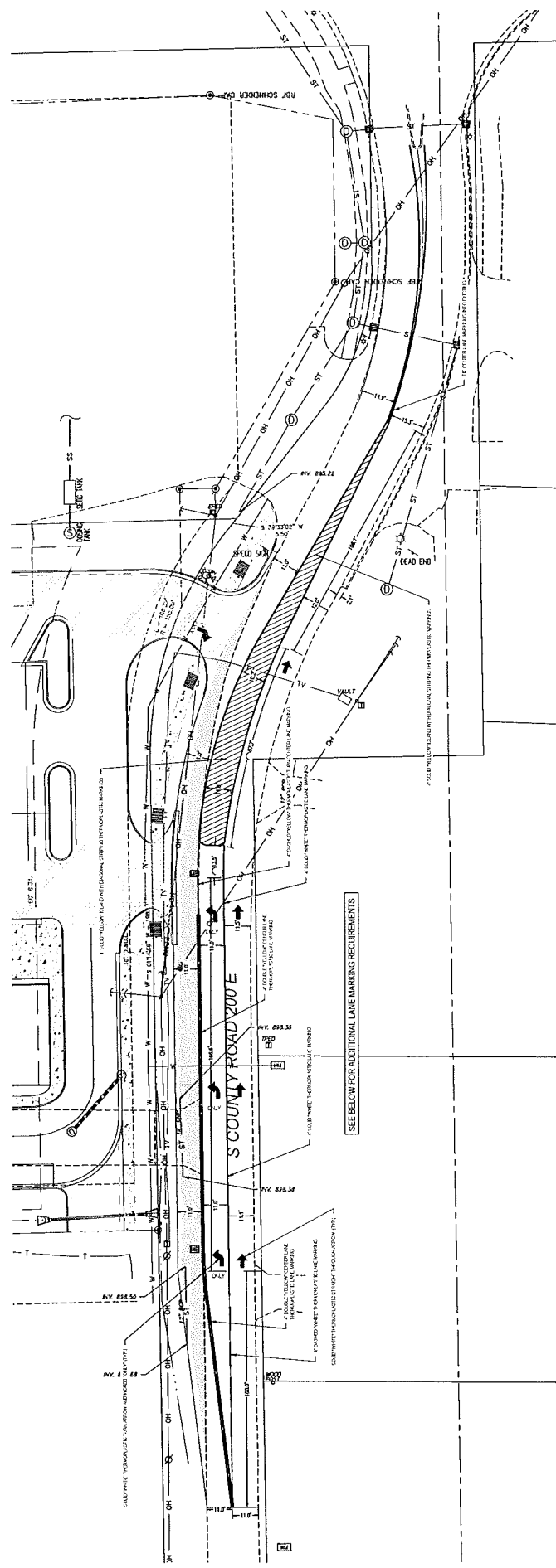
| NO. | DATE       | BY  | NO. | DATE       | BY  |
|-----|------------|-----|-----|------------|-----|
| 1   | 08/28/2024 | DKR | 1   | 08/28/2024 | DKR |
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| 8   |            |     | 8   |            |     |
| 9   |            |     | 9   |            |     |
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**C1.0**









David R. Kruse  
 P.E., No. 17500  
 State of Indiana

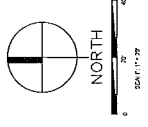
| NO. |    | DATE | REVISIONS | BY | DATE | REVISIONS | BY |
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| 1.  | 1. |      |           |    |      |           |    |

|                  |                                 |
|------------------|---------------------------------|
| DATE: 04/23/2018 | PROJECT: ENTRANCE ROAD WIDENING |
| DRAWN: JAC       | DEVELOPER: TFC REAL ESTATE, LLC |
| CHECKED: JAC     | 768 EAST S HIGHWAY 38           |
| SCALE: 1" = 40'  | AVON, INDIANA 46123             |
| DATE: 04/23/2018 | STATE OF INDIANA                |

**KRUSE CONSULTING**  
 10000 South Business Center Drive  
 Avon, Indiana 46123  
 (317) 277-5009 • Fax: (317) 277-2410

C2.1



*DA Kruse*  
 David A. Kruse  
 PROFESSIONAL ENGINEER  
 STATE OF INDIANA

GRADING PLAN  
 SHEET

C3.0

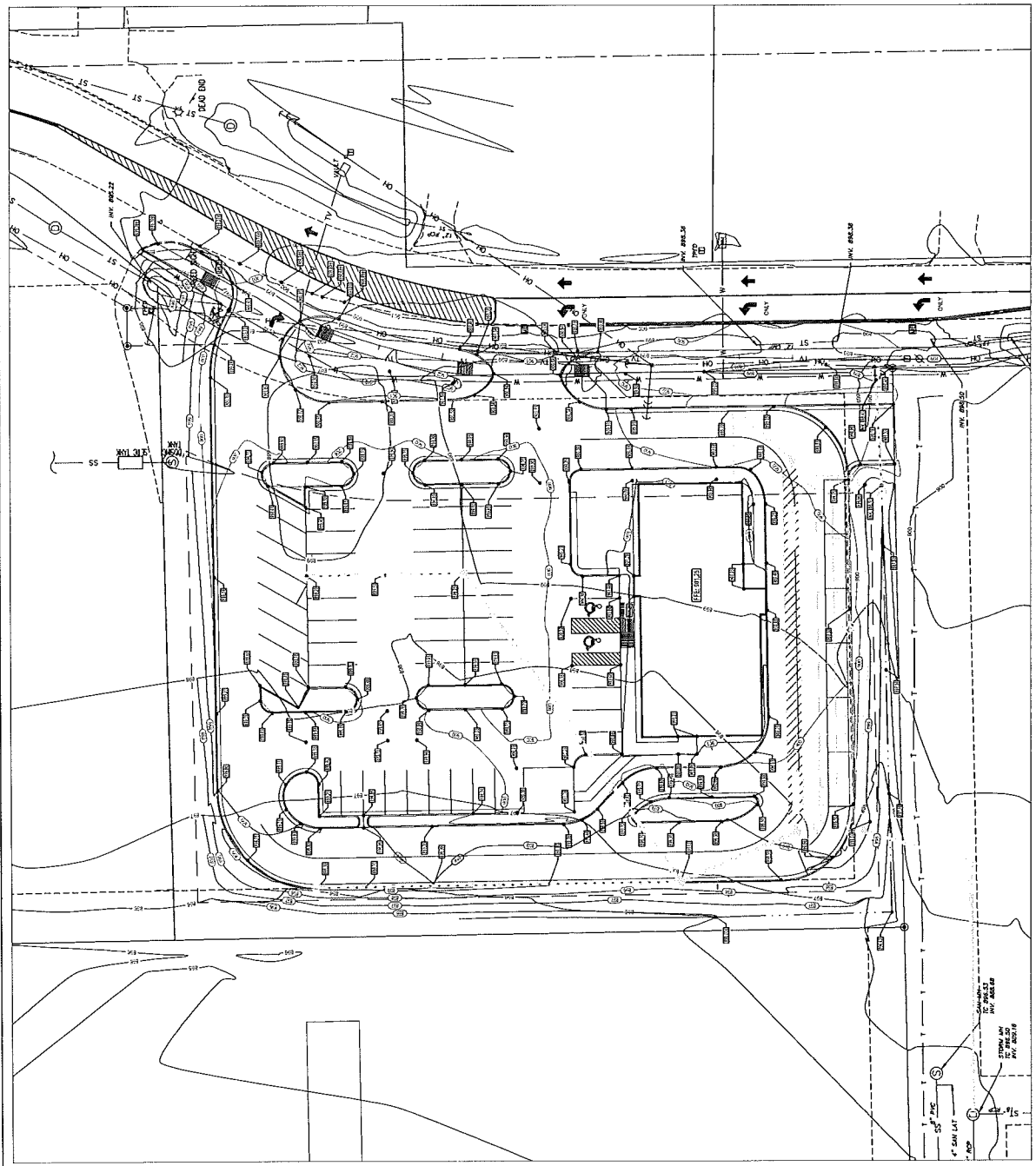
DATE: 02/22/2011  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 LOCATION: TPC EAST BIGHAMWAY 38  
 DISTRICT: 100  
 COUNTY: MONROE  
 PROJECT NO.: 100-000000-0000-0000

DEVELOPER: TEC REAL ESTATE, LLC  
 788 EAST BIGHAMWAY 38  
 AVON, INDIANA 46123

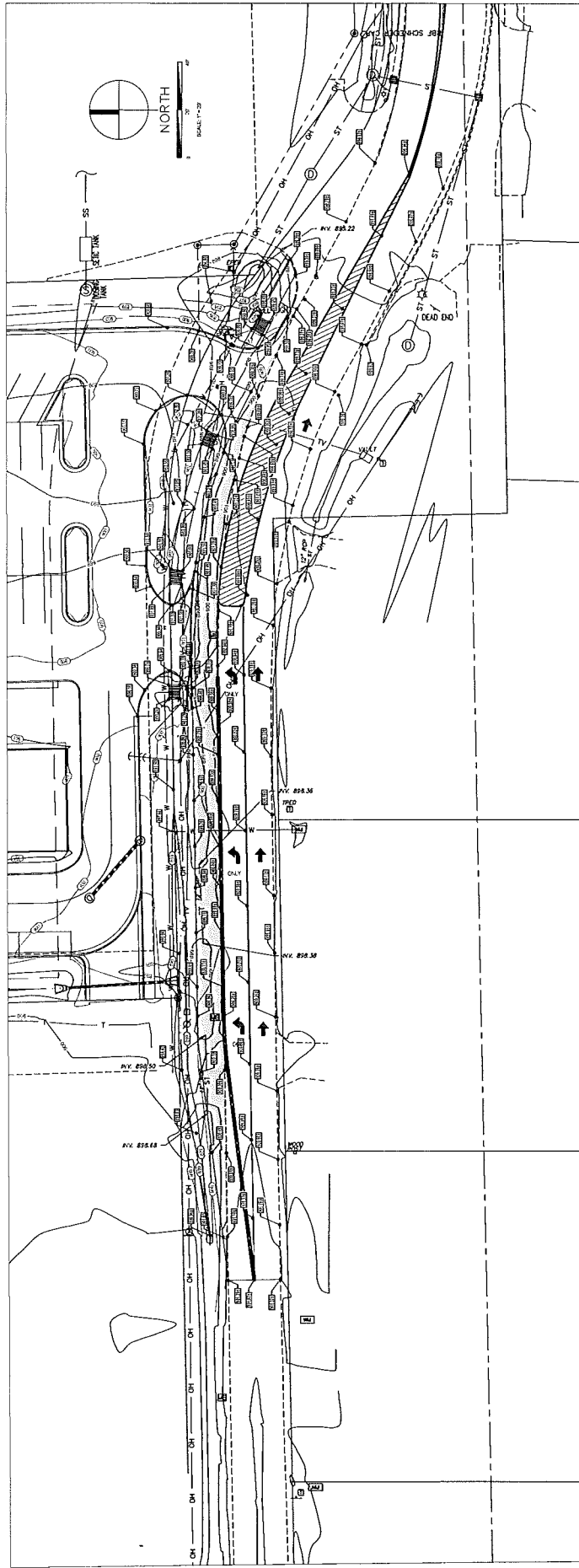
PROJECT: CULVERS DANVILLE  
 DEVELOPMENT PLANS

**KRUSE**  
 CONSULTING  
 7000 Business Center Drive  
 Indianapolis, IN 46241  
 (317) 272-5500 Fax: (317) 272-5410

| NO. | DATE | REVISIONS | BY | CHK | DATE | DESCRIPTION |
|-----|------|-----------|----|-----|------|-------------|
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 ELEVATION  
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 100+20  
 100+40  
 100+60  
 100+80  
 101+00



ROAD GRADING PLAN  
SHEET

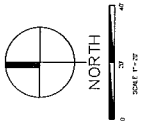
C3.1

IFC REAL ESTATE, LLC  
756 EAST US HIGHWAY 36  
AVON, INDIANA 46723

CULVERS DANVILLE  
DEVELOPMENT PLANS

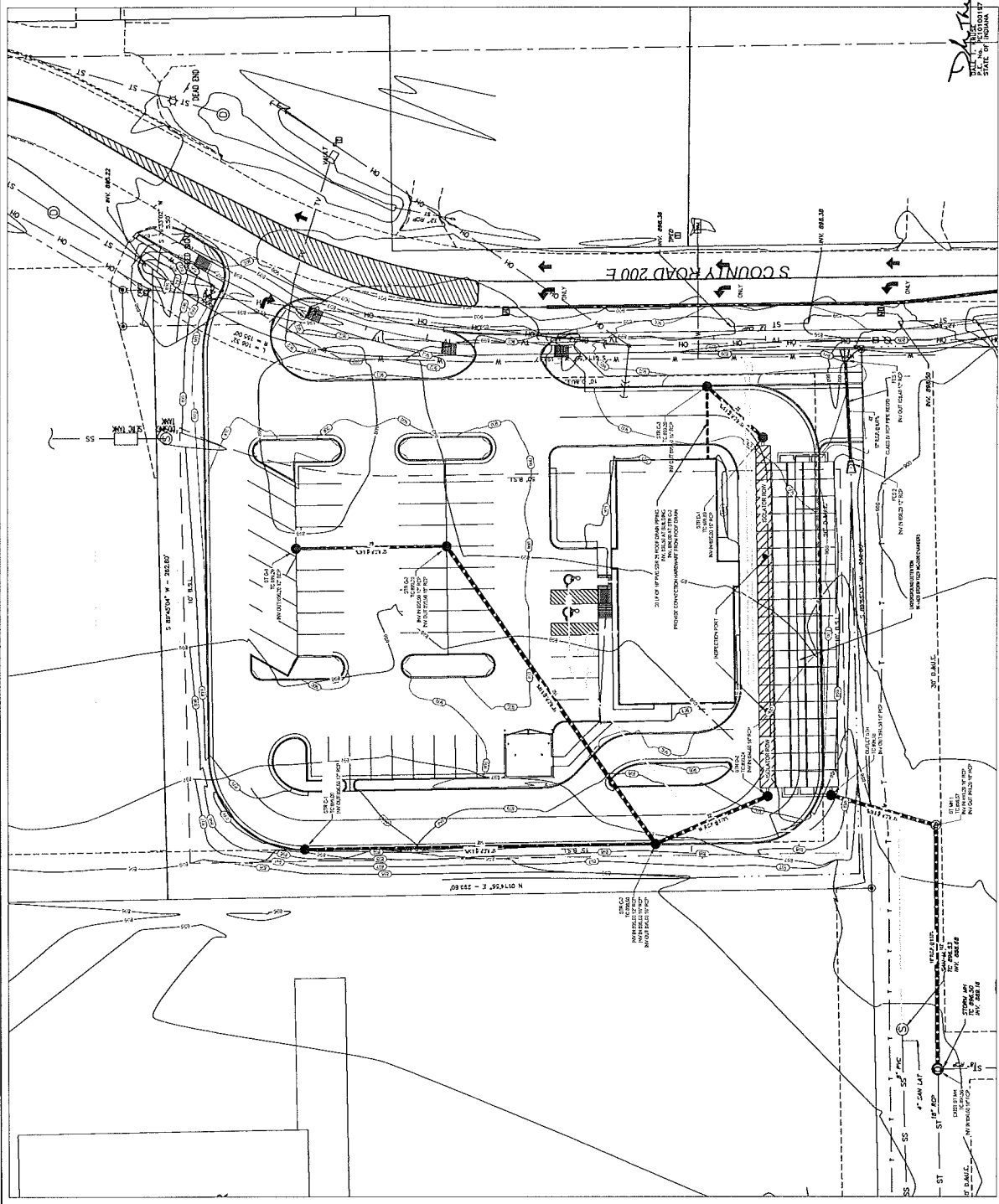
**KRUSE**  
ENGINEERS & LAND SURVEYORS  
10000 N. STATE AVENUE, SUITE 100  
AVON, INDIANA 46723-0011  
(317) 235-0000 FAX (317) 235-0110

| NO. | DATE | BY | REVISIONS | DATE | BY |
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**DRAINAGE PLAN**  
 SHEET  
 DATE: 10/20/16  
 DRAWN: RAK  
 CHECKED: RAK  
 DESIGNED: RAK  
 P&W CENTER:  
 1000 N. WINDYBROOK  
 COV. ADDRESS:

**C3.2**



**DEVELOPER:**  
 TFC REAL ESTATE, LLC  
 7700 S. STATE ST.  
 AVON, INDIANA 46123

**PROJECT:**  
 CULVER'S DANVILLE  
 DEVELOPMENT PLANS

**CONSULTING ENGINEER:**  
  
 KRUSE CONSULTING  
 CONSULTING ENGINEER  
 7300 Bluebonnet Center Drive  
 Avon, Indiana 46123  
 (317) 272-2222 ext. 2017-2222-3410

| NO. | DATE | REVISIONS | BY | DATE |
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| Legend                           |                 |
|----------------------------------|-----------------|
| <b>PROPOSED</b>                  | <b>EXISTING</b> |
| STORM SEWER                      | ST              |
| SANITARY SEWER                   | SS              |
| SANITARY LATERAL                 | SL              |
| ELECTRIC                         | E               |
| GAS MAIN                         | G               |
| FS - WATER FIRE DEPT. STORZ LINE | FS              |
| W - WATER MAINLATERAL            | W               |
| T - UNDERGROUND TELEPHONE        | T               |

**UTILITY PLAN GENERAL NOTES:**

IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES AND TO OBTAIN ALL NECESSARY RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE COORDINATES OF THE EXISTING UTILITIES FOR PROPER STAKING AND TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES BY FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE COORDINATES OF THE EXISTING UTILITIES FOR PROPER STAKING AND TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES BY FIELD SURVEY.

**UTILITY STATEMENT:**

The underground utilities shown herein have been located from field survey. The contractor shall be responsible for verifying the location of all utilities in the area. The contractor shall be responsible for obtaining all necessary permits and for coordinating with the appropriate utility companies. The contractor shall be responsible for protecting all existing utilities and for installing all new utilities in accordance with the applicable codes and standards.

**GENERAL NOTE:**

ALL CONTRACTORS ARE TO PRE-COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANIES BEFORE INSTALLING THEIR OWN PRODUCT OR SERVICE LINE.

**CAUTION:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE COORDINATES OF THE EXISTING UTILITIES FOR PROPER STAKING AND TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES BY FIELD SURVEY.



**UTILITY PLAN**

DATE: 10/20/2010  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: [Number]

**TFC REAL ESTATE, LLC**  
 7000 N. STATE ST.  
 AVON, INDIANA 46223

**PROJECT:**

CULVERS DANVILLE DEVELOPMENT PLANS

**CLIENT:**

KRUSE CONSULTING GROUP  
 7200 Business Center Drive  
 Avon, Indiana 46223  
 (317) 235-2200 ext. 1011

**DATE:**

NO. DATE REVISIONS

**BY:**

DATE

**BY:**

DATE

**BY:**

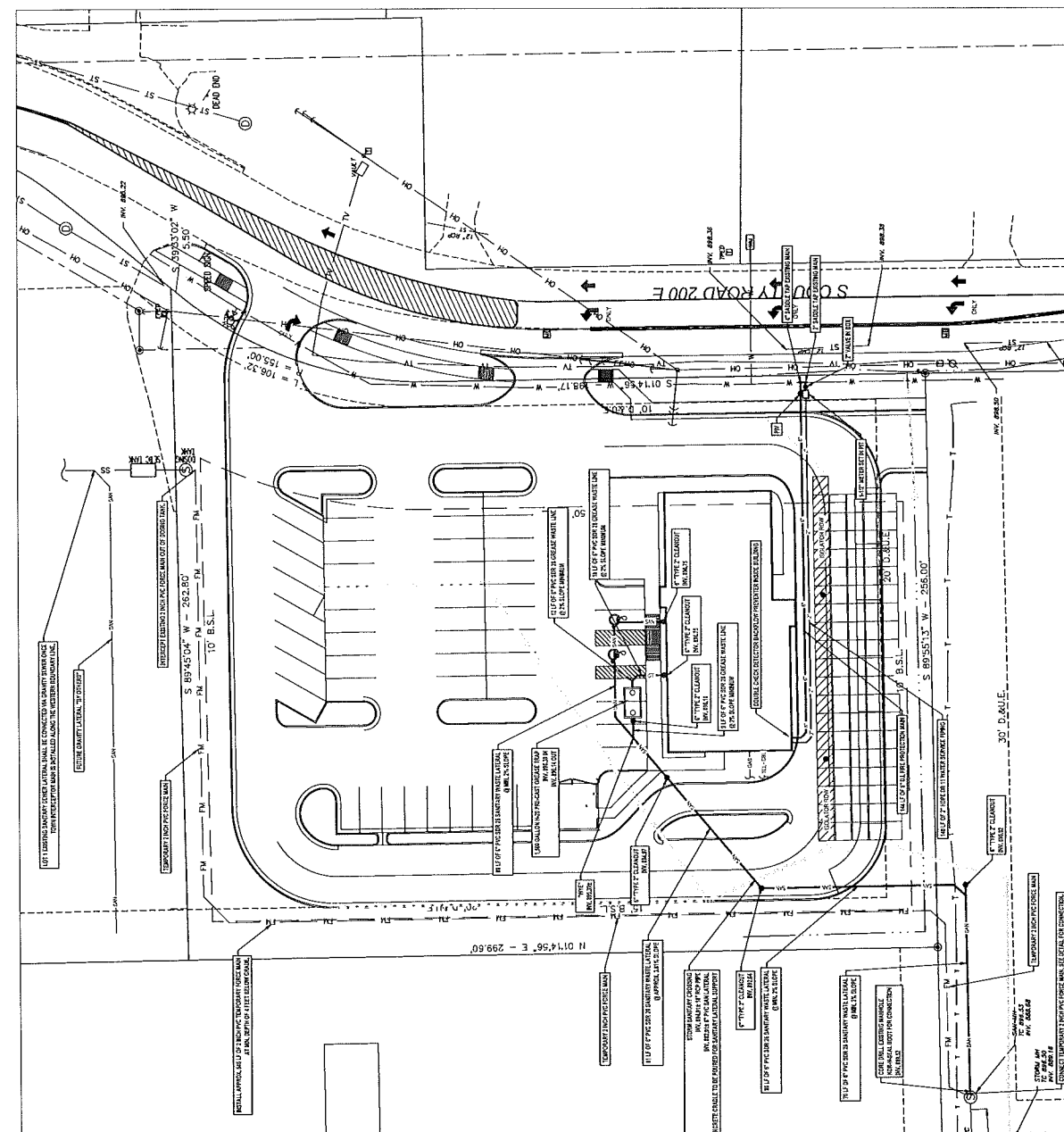
DATE

**BY:**

DATE

**BY:**

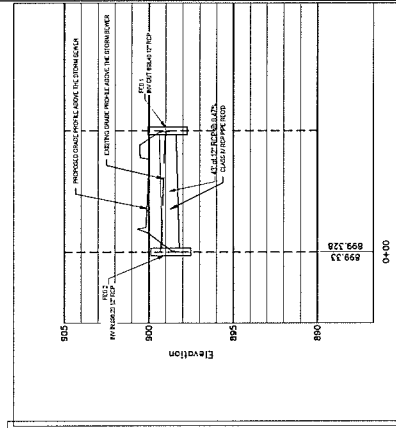
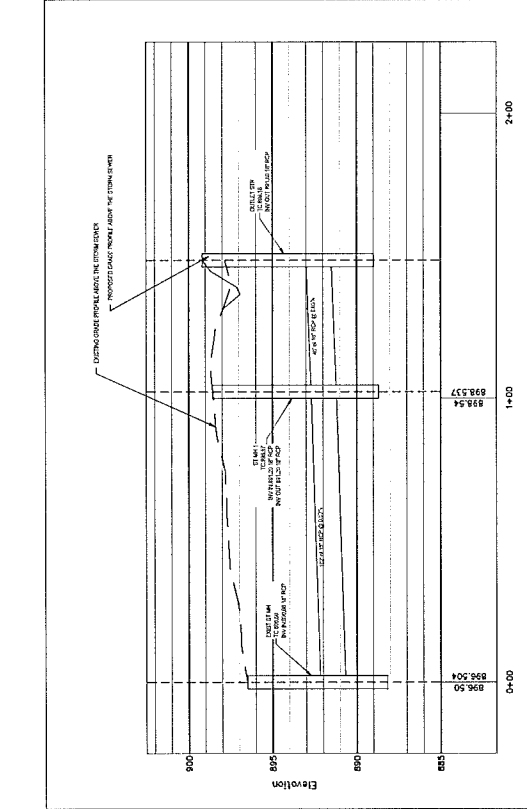
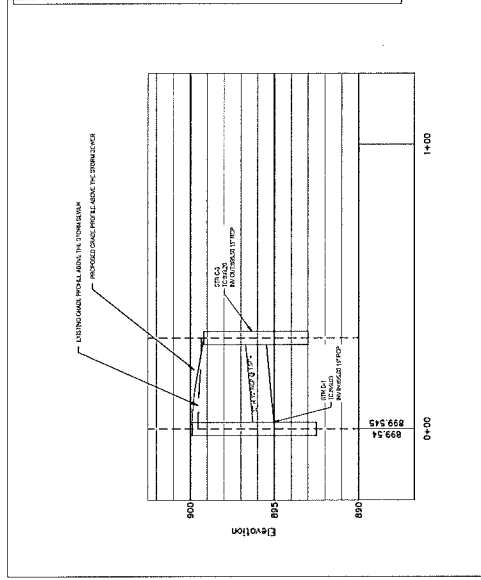
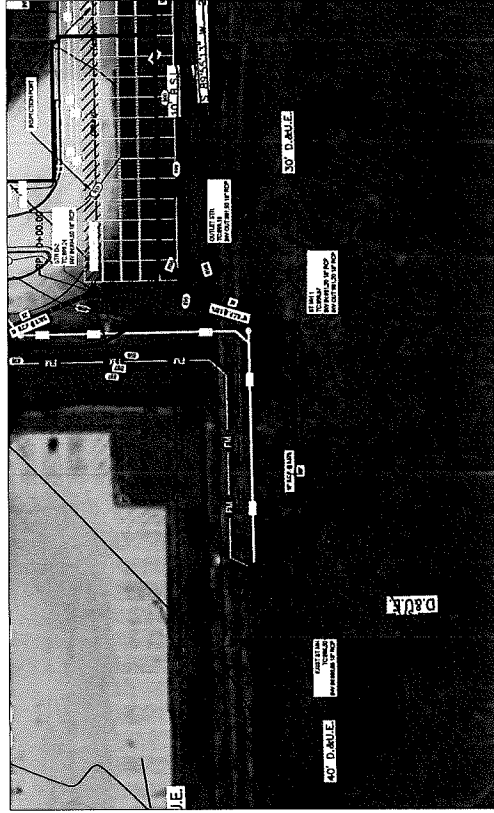
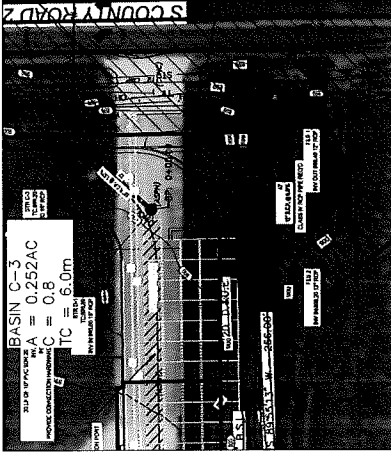
DATE



C4.0





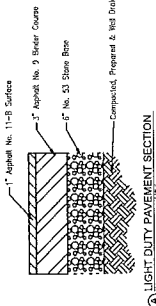


SCALE: 1" = 20' HORIZONTAL  
1" = 5' VERTICAL

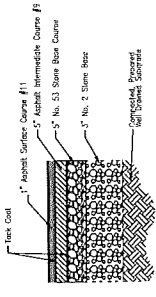


D. J. Kruse  
PROFESSIONAL ENGINEER  
STATE OF INDIANA  
LICENSE NO. PE0000197  
EXPIRES 12/31/2019

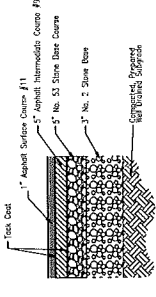
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| 1   | ISSUED  |      | BY |     |      |    |           |  | DATE     | SCALE |
| PROJECT: CULVERS DANVILLE DEVELOPMENT PLANS                                   |         |      |    |     |      |    |           |  |          |       |
| CLIENT: TFC REAL ESTATE, LLC<br>7645 EAST 8 HIGHWAY 35<br>AVON, INDIANA 46123 |         |      |    |     |      |    |           |  |          |       |
| SCALE: 1" = 20' HORIZONTAL<br>1" = 5' VERTICAL                                |         |      |    |     |      |    |           |  |          |       |
| C5.1  |         |      |    |     |      |    |           |  |          |       |



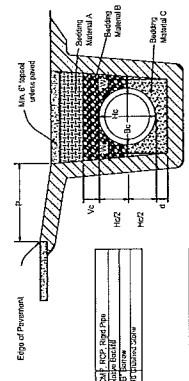
① LIGHT DUTY PAVEMENT SECTION



② HEAVY DUTY ASPHALT SECTION



③ HEAVY DUTY ASPHALT SECTION



Readily Mixed Degradation (P less than 5 sec)

|            |                        |                   |                   |
|------------|------------------------|-------------------|-------------------|
| Material A | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |
| Material B | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |
| Material C | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |

Readily Mixed Degradation (P less than 5 sec but greater than 7)

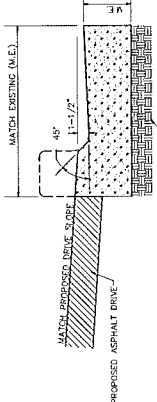
|            |                        |                   |                   |
|------------|------------------------|-------------------|-------------------|
| Material A | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |
| Material B | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |
| Material C | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |

Readily Mixed Degradation (P greater than 7)

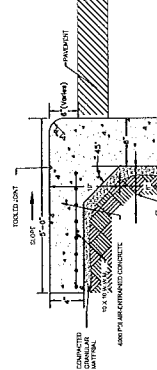
|            |                        |                   |                   |
|------------|------------------------|-------------------|-------------------|
| Material A | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |
| Material B | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |
| Material C | PVC, NYPE, Blaine Type | 100% Virgin Resin | 100% Virgin Resin |

LEGEND

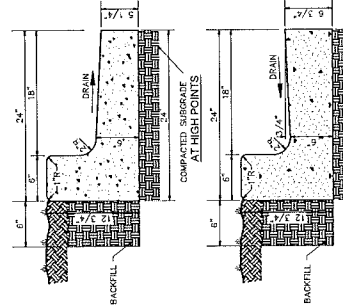
- A - 1/2" Dia. x 1/8" Thick
- B - 1/4" Dia. x 1/8" Thick
- C - 1/8" Dia. x 1/8" Thick
- D - 1/4" Dia. x 1/8" Thick
- E - 1/2" Dia. x 1/8" Thick
- F - 1/4" Dia. x 1/8" Thick
- G - 1/8" Dia. x 1/8" Thick
- H - 1/4" Dia. x 1/8" Thick
- I - 1/2" Dia. x 1/8" Thick
- J - 1/4" Dia. x 1/8" Thick
- K - 1/8" Dia. x 1/8" Thick
- L - 1/4" Dia. x 1/8" Thick
- M - 1/2" Dia. x 1/8" Thick
- N - 1/4" Dia. x 1/8" Thick
- O - 1/8" Dia. x 1/8" Thick
- P - 1/4" Dia. x 1/8" Thick
- Q - 1/2" Dia. x 1/8" Thick
- R - 1/4" Dia. x 1/8" Thick
- S - 1/8" Dia. x 1/8" Thick
- T - 1/4" Dia. x 1/8" Thick
- U - 1/2" Dia. x 1/8" Thick
- V - 1/4" Dia. x 1/8" Thick
- W - 1/8" Dia. x 1/8" Thick
- X - 1/4" Dia. x 1/8" Thick
- Y - 1/2" Dia. x 1/8" Thick
- Z - 1/4" Dia. x 1/8" Thick



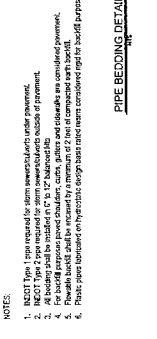
④ BARRIER CURB DETAIL



⑤ INTEGRAL CONCRETE WALK & CURB

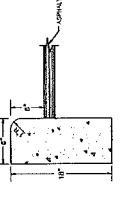


⑥ CONCRETE CURB AND GUTTER

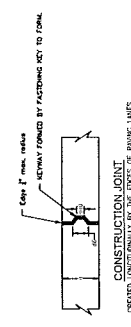


⑦ PIPE BEDDING DETAIL

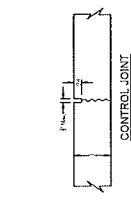
- NOTES:
1. RCOT Type 1 pipe required for storm sewers and water mains.
  2. RCOT Type 2 pipe required for storm sewers and water mains.
  3. All bedding shall be installed in 12" to 18" bladed pits.
  4. All bedding shall be installed in 12" to 18" bladed pits.
  5. Plastic pipe bedding shall be installed in accordance with the manufacturer's instructions.
  6. Plastic pipe bedding shall be installed in accordance with the manufacturer's instructions.



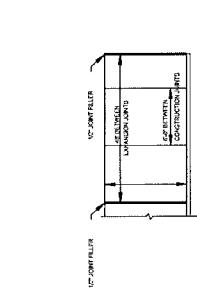
⑧ BARRIER CURB DETAIL



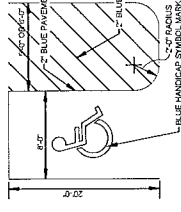
⑨ CONTROL JOINT



⑩ ISOLATION JOINT



⑪ SIDEWALK AND JOINT DETAIL



⑫ TYPICAL ADA PARKING STALL DETAIL

| NO. | DATE  | REVISIONS | BY | DATE |
|-----|-------|-----------|----|------|
| 1   | 06/27 |           |    |      |
|     |       |           |    |      |
|     |       |           |    |      |
|     |       |           |    |      |
|     |       |           |    |      |



**KRUSE CONSULTING**  
 Civil, Structural & Land Development  
 2318 Business Center Drive  
 Avon, Indiana 46014-2021  
 (317) 234-0000 Fax: (317) 234-0110

PROJECT:  
**CULVER'S DANVILLE DEVELOPMENT PLANS**

ENCLOSURE

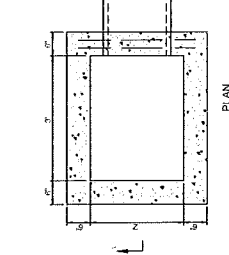
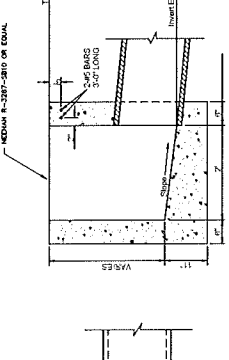
TEC REAL ESTATE, LLC  
 786 EAST 16 HIGHWAY 38  
 AVON, INDIANA 46023



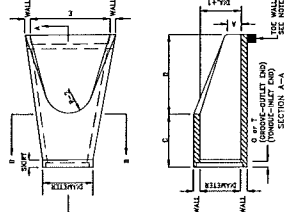
DATE, MADE, DRAWN AND CHECKED

LOCATION, PROJECT NO., SHEET NO., SHEET TOTAL, CC, REVISIONS

**C6.0**

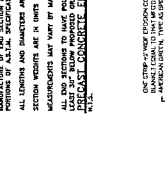


**CURB INLET C-1, C-2 AND C-3 (Typ.)**  
(CONCRETE)  
Typical Inlet Detail. Actual Configuration may vary.

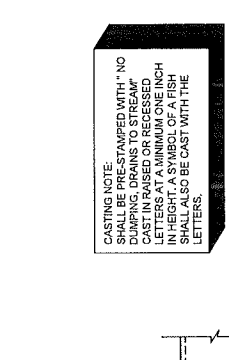


| NOTE:  |     |     |   |   |   |   |   |   |   |   |   |   |   |   |   |
|--|-----|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. CURB INLET C-1, C-2 AND C-3 (CONCRETE) SHALL BE CAST WITH THE FOLLOWING DIMENSIONS: |     |     |   |   |   |   |   |   |   |   |   |   |   |   |   |
| NO.  | W   | H   | A | B | C | D | E | F | G | H | I | J | K | L | M |
| 1  | 12  | 12  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 2  | 18  | 18  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 3  | 24  | 24  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 4  | 30  | 30  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 5  | 36  | 36  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 6  | 42  | 42  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 7  | 48  | 48  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 8  | 54  | 54  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 9  | 60  | 60  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 10   | 66  | 66  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 11   | 72  | 72  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 12   | 78  | 78  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 13   | 84  | 84  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 14   | 90  | 90  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 15   | 96  | 96  | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 16   | 102 | 102 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 17   | 108 | 108 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 18   | 114 | 114 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 19   | 120 | 120 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 20   | 126 | 126 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 21   | 132 | 132 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 22   | 138 | 138 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 23   | 144 | 144 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 24   | 150 | 150 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 25   | 156 | 156 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 26   | 162 | 162 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 27   | 168 | 168 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 28   | 174 | 174 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 29   | 180 | 180 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 30   | 186 | 186 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 31   | 192 | 192 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 32   | 198 | 198 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
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| 34   | 210 | 210 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 35   | 216 | 216 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 36   | 222 | 222 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 37   | 228 | 228 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 38   | 234 | 234 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 39   | 240 | 240 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 40   | 246 | 246 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 41   | 252 | 252 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 42   | 258 | 258 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 43   | 264 | 264 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 44   | 270 | 270 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 45   | 276 | 276 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 46   | 282 | 282 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 47   | 288 | 288 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 48   | 294 | 294 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 49   | 300 | 300 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 50   | 306 | 306 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 51   | 312 | 312 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 52   | 318 | 318 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 53   | 324 | 324 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 54   | 330 | 330 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 55   | 336 | 336 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 56   | 342 | 342 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 57   | 348 | 348 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 58   | 354 | 354 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 59   | 360 | 360 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 60   | 366 | 366 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 61   | 372 | 372 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 62   | 378 | 378 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 63   | 384 | 384 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 64   | 390 | 390 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 65   | 396 | 396 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 66   | 402 | 402 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 67   | 408 | 408 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 68   | 414 | 414 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 69   | 420 | 420 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 70   | 426 | 426 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 71   | 432 | 432 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 72   | 438 | 438 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 73   | 444 | 444 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 74   | 450 | 450 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 75   | 456 | 456 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 76   | 462 | 462 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 77   | 468 | 468 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 78   | 474 | 474 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 79   | 480 | 480 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 80   | 486 | 486 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 81   | 492 | 492 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 82   | 498 | 498 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 83   | 504 | 504 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 84   | 510 | 510 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 85   | 516 | 516 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 86   | 522 | 522 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 87   | 528 | 528 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 88   | 534 | 534 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 89   | 540 | 540 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 90   | 546 | 546 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 91   | 552 | 552 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 92   | 558 | 558 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 93   | 564 | 564 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 94   | 570 | 570 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 95   | 576 | 576 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 96   | 582 | 582 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 97   | 588 | 588 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 98   | 594 | 594 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 99   | 600 | 600 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
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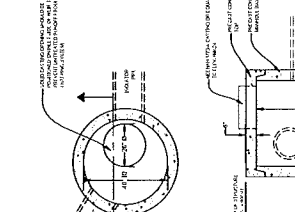
NOTE: ALL DIMENSIONS ARE IN UNITS OF INCHES.  
SECTION WEIGHTS ARE IN WEIGHTS OF INCHES.  
SECTION WEIGHTS ARE IN WEIGHTS OF INCHES.  
SECTION WEIGHTS ARE IN WEIGHTS OF INCHES.  
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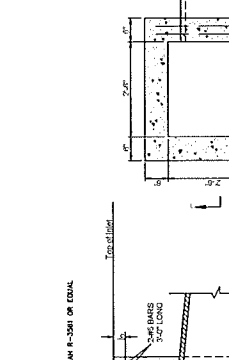
**TYPICAL SWALE DETAIL**  
(CONCRETE)  
Typical Swale Detail. Actual Configuration may vary.



**CURB INLET C-1, C-2 AND C-3 (Typ.)**  
(CONCRETE)  
Typical Inlet Detail. Actual Configuration may vary.



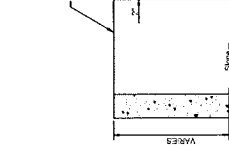
**SANITARY MANHOLE CONNECTION DETAIL**  
(CONCRETE)  
Typical Sanitary Manhole Connection Detail. Actual Configuration may vary.



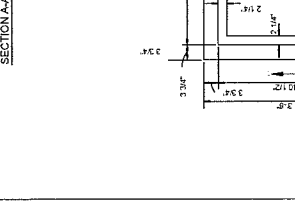
**CURB INLET C-1, C-2 AND C-3 (Typ.)**  
(CONCRETE)  
Typical Inlet Detail. Actual Configuration may vary.



**SANITARY MANHOLE CONNECTION DETAIL**  
(CONCRETE)  
Typical Sanitary Manhole Connection Detail. Actual Configuration may vary.



**CURB INLET C-1, C-2 AND C-3 (Typ.)**  
(CONCRETE)  
Typical Inlet Detail. Actual Configuration may vary.



**SANITARY MANHOLE CONNECTION DETAIL**  
(CONCRETE)  
Typical Sanitary Manhole Connection Detail. Actual Configuration may vary.

|                           |  |  |
|---------------------------|--|--|
| <b>101</b>                | <b>100</b>                                     | <b>10</b>  |
| DATE: 9-20-23<br>PROJECT: | OWNER:<br>OLYMPIAN ASSOCIATES ARCHITECTS, P.C. | OWNER:<br>NEW CULVERS RESTAURANT<br>S COUNTY ROAD 200 E<br>DARIEN, IN 46122<br>COUNTY OF HENDRICKS |
| DATE: 9-20-23<br>PROJECT: | OWNER:<br>OLYMPIAN ASSOCIATES ARCHITECTS, P.C. | OWNER:<br>NEW CULVERS RESTAURANT<br>S COUNTY ROAD 200 E<br>DARIEN, IN 46122<br>COUNTY OF HENDRICKS |

**GARAGE DUMPSTER**

**ENCLOSURE WALL**

**ENCLOSURE GATE ELEV**

**HINGE DETAIL**

**HINGE DETAIL**

**SECT @ GATE MTG STILES**

**SECT @ GATE MTG STILES**

**HINGE DETAIL**

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**ENCLOSURE WALL**

| NO. | DATE    | REVISIONS          | BY | CHK | DATE | REVISIONS | BY |
|-----|---------|--------------------|----|-----|------|-----------|----|
| 1.  | 9/20/23 | FOR TOWN COMMUNITY |    |     |      |           |    |

**KRUSE CONSULTING**

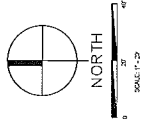
**CULVERS DANVILLE DEVELOPMENT PLANS**

**TFC REAL ESTATE, LLC**

**C6.2**

**DETAILS**





**Legend**

- PROPOSED EROSION CONTROL
- PROPOSED PERMEABLE CONTROL
- EXISTING EROSION CONTROL
- EXISTING PERMEABLE CONTROL
- - - EXISTING INTERIM EROSION CONTROL
- - - EXISTING PERMEABLE CONTROL
- - - EXISTING SWANSON ENCLOSURE
- - - EXISTING STENOCH LINE
- - - EXISTING PROPERTY LINE
- 5' - 10' FINISH
- CONSTRUCTION LIMITS
- PERMANENT SEEDING
- 10' WIDE BUFFER STRIPS FOR EROSION CONTROL / REDUCTION

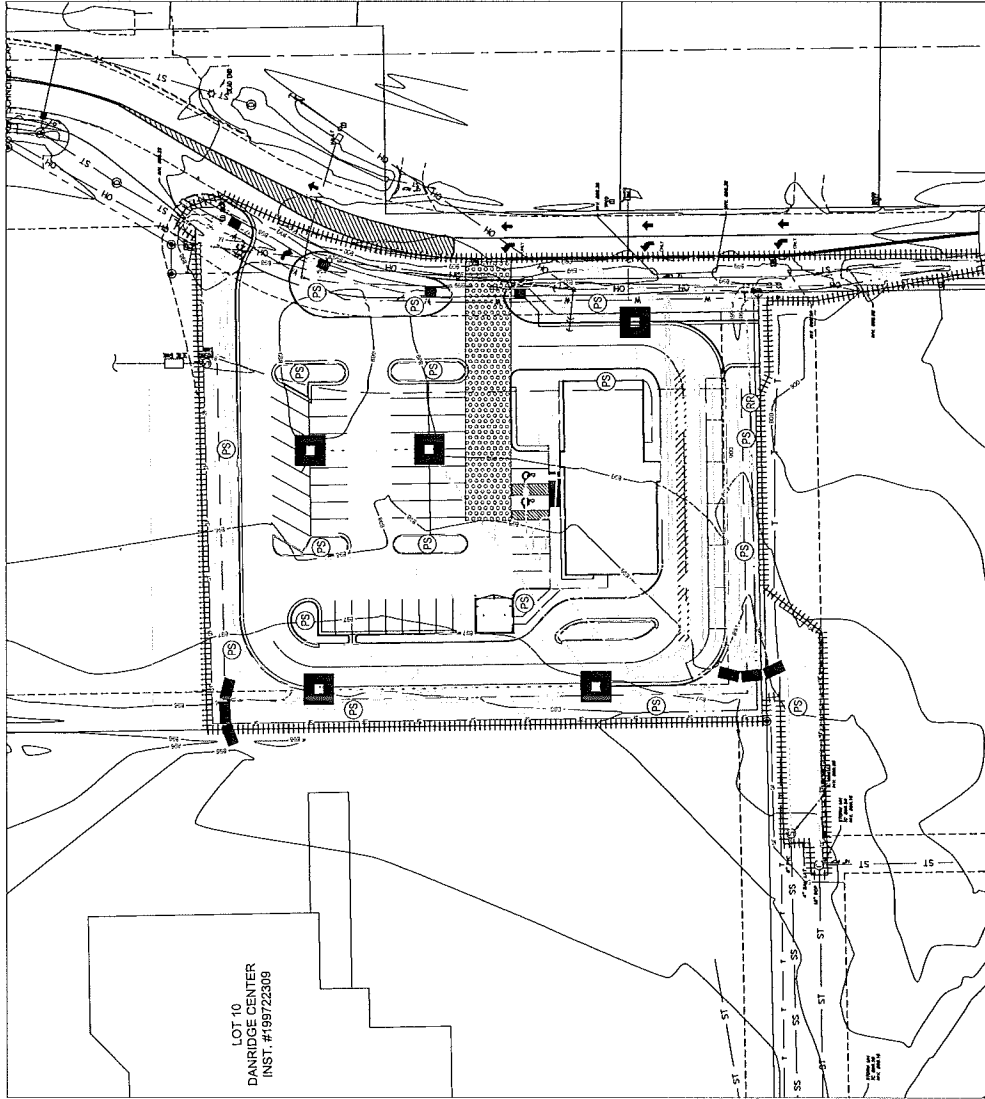
TEMPORARY CONSTRUCTION ENTRANCE

- SANDY SAND FILL PROTECTION
- EROSION CONTROL BLANKET
- STORMWATER CHECK DAM

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES  
MAY BE REQUIRED BY THE TOWNS DESIGNATED  
INSPECTOR

Unvegetated areas that are scheduled or likely to be left inactive for  
an extended period of time shall be protected with erosion control  
measures appropriate for the season to minimize erosion potential.

Inspections of erosion and sediment control measures must be  
conducted during construction and after each rain event. Inspections  
following a storm event that measures 0.5 inches or greater in  
precipitation. Logs shall be kept on file in the event the MSA-4  
inspector requests to see them.



LOT 10  
DANBRIDGE CENTER  
INST. #19172309



*D. Kruse*  
D. KRUSE  
P.E., No. 15107  
STATE OF INDIANA

**EROSION CONTROL PLAN**

|                    |  |
|--------------------|--|
| DATE: 05/23/23     | PROJECT: CULVER'S DANVILLE DEVELOPMENT PLANS |
| DRAWN BY: [Name]   | SCALE: AS SHOWN                              |
| CHECKED BY: [Name] | PROJECT NO: [Number]                         |
| DATE: 05/23/23     | PROJECT: CULVER'S DANVILLE DEVELOPMENT PLANS |
| DRAWN BY: [Name]   | SCALE: AS SHOWN                              |
| CHECKED BY: [Name] | PROJECT NO: [Number]                         |

TFC REAL ESTATE LLC  
756  
1301 N. 13th St  
AVON, INDIANA 46123

CULVER'S DANVILLE  
DEVELOPMENT PLANS

PROJECT:



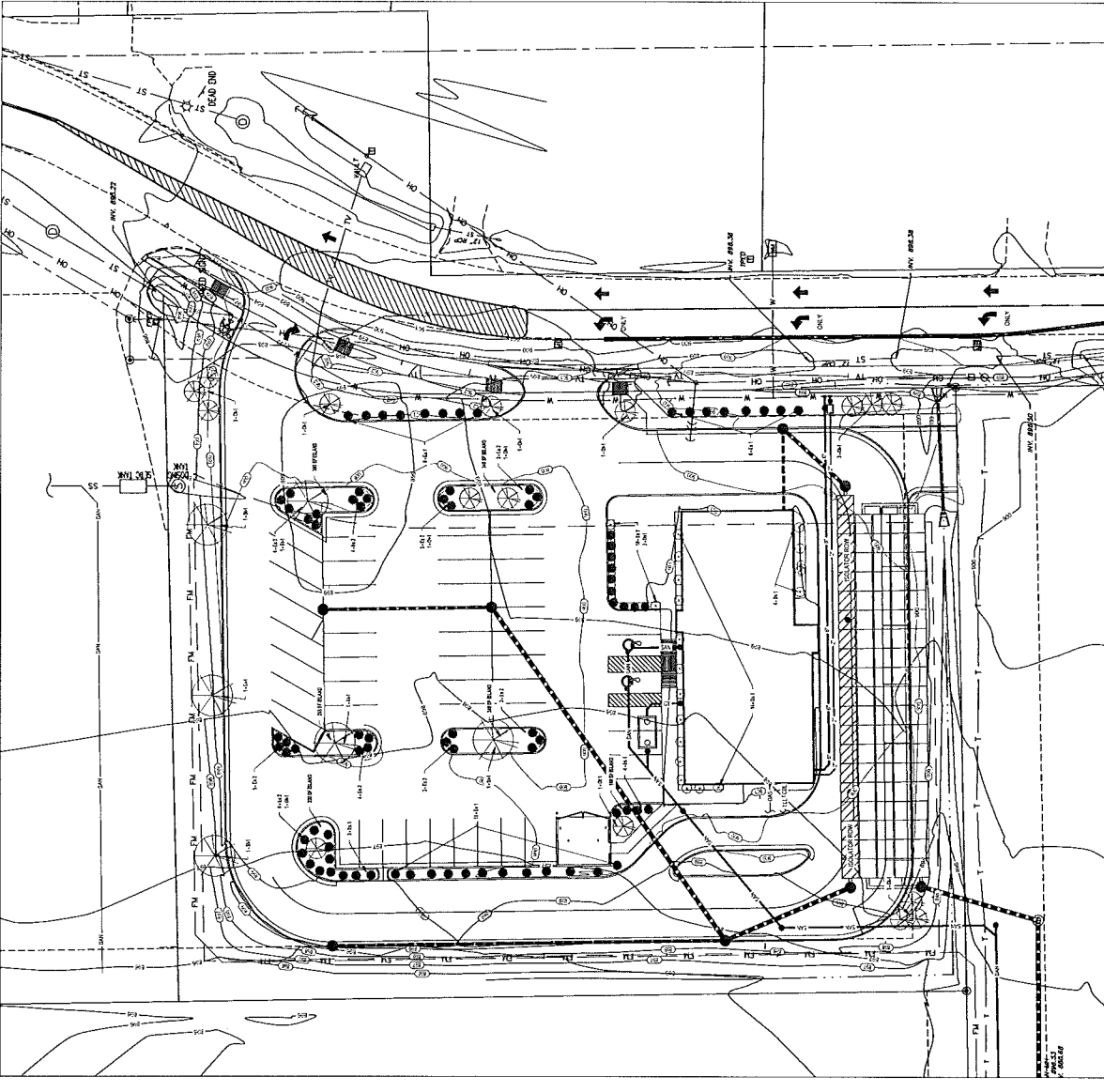
| NO. | DATE     | ISSUED FOR          | BY | NO. | DATE | REVISION | BY |
|-----|----------|---------------------|----|-----|------|----------|----|
| 1   | 05/23/23 | PER TOWNS COMMITTEE |    |     |      |          |    |
|     |          |                     |    |     |      |          |    |
|     |          |                     |    |     |      |          |    |

C7.0

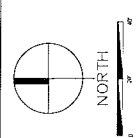






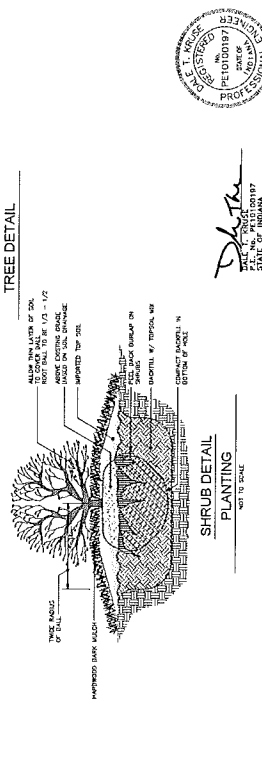
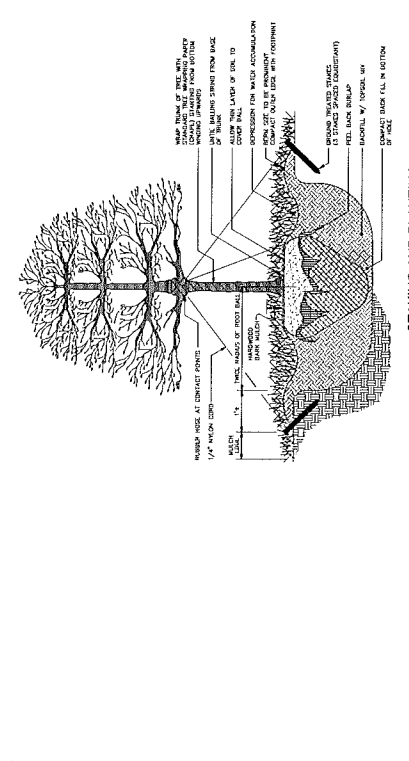


| Quan. | Key  | Scientific Name                   | Common Name       | Size @ Planting |
|-------|------|-----------------------------------|-------------------|-----------------|
| 6     | SH-1 | Acyr ribatum                      | Rod Nolina        | 2 1/2" Cal.     |
| 18    | DN-1 | Celastrus scandens                | Eastern Noddybush | 1 1/2" Cal.     |
| 35    | ES-1 | Japaneis Chamaecyparis Juniper #2 | Juniper           | 24"-35"         |
| 50    | ES-2 | Taxus x Media Danforthiana #3     | Yew               | 24"-35"         |
| 20    | DS-1 | Cornus alternifolia               | Cornelian Dogwood | 24"-35"         |



**NOTES:**

- ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPLICABLE PLANTING ITEMS AND THE MANUFACTURER'S RECOMMENDATIONS FOR THE TYPE OF PLANTING ITEM TO BE USED.
- ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPLICABLE PLANTING ITEMS AND THE MANUFACTURER'S RECOMMENDATIONS FOR THE TYPE OF PLANTING ITEM TO BE USED.
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**LANDSCAPING PLAN**

DATE: 02/20/2018  
 FILE: 1801000001  
 WPC: DLR  
 EIC: JH/MS

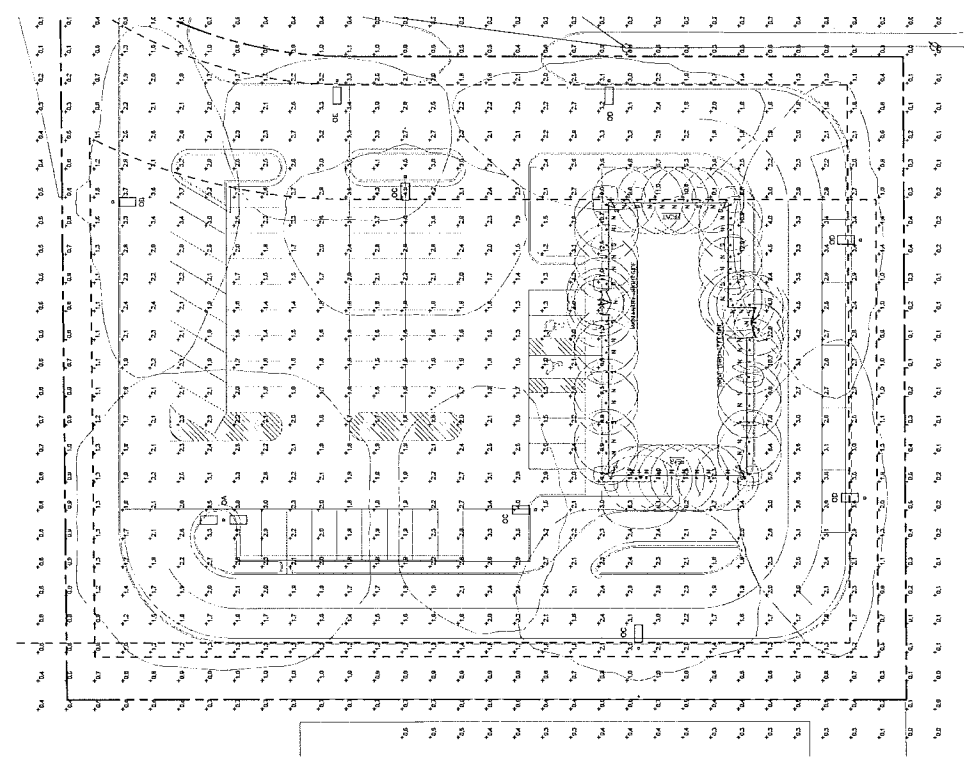
**PROJECT:** TFC REAL ESTATE, LLC  
 7659 EAST US HIGHWAY 36  
 AVON, INDIANA 46723

**DEVELOPER:** CULVERS DANVILLE DEVELOPMENT PLANS

| NO. | DATE       | DESCRIPTION       | BY  | CHK.  | DATE |
|-----|------------|-------------------|-----|-------|------|
| 1   | 02/20/2018 | ISSUE FOR PERMITS | DLR | JH/MS |      |

**KRUSE CONSULTING**  
 Civil Engineers & Land Surveyors  
 Avon, Indiana 46723-0031  
 (317) 225-0001 Fax: (317) 225-0410

**LS1**



**H3 SITE PHOTOMETRIC PLAN**  
FIGURE 11-312F

**LUMINAIRE SCHEDULE - SITE LIGHTING**

| SYMBOL | MODEL | CATALOG NUMBER             | LAMP | BEAM FT. |
|--------|-------|----------------------------|------|----------|
| CH20   | SA    | 27" OPEN LED PAR 64 (100W) | LED  | 120°     |
| CH21   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH22   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH23   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH24   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH25   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH26   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH27   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH28   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH29   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |
| CH30   | SA    | 27" POLYCARBONATE (100W)   | LED  | 120°     |

**LUMINAIRE SCHEDULE - BUILDING MOUNT**

| SYMBOL | MODEL | CATALOG NUMBER           | LAMP | BEAM FT. |
|--------|-------|--------------------------|------|----------|
| CH31   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH32   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH33   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH34   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH35   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH36   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH37   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH38   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH39   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |
| CH40   | SA    | 27" POLYCARBONATE (100W) | LED  | 120°     |



# CASE SUMMARY

## *Site Plan Review*

**Case:** 2023-2154  
Miles Farm, Section 2A, Amenity Area, D.R. Horton, Petitioner  
Josh Cribelar, Structurepoint

**Request:** Site Plan Review Approval

**Location:** 1507 Horace G Miles Avenue, Common Area FF2

**Acreage:** 16.24 acres

**Zoning:** Planned Unit Development (PUD)

### **Staff Summary:**

#### **Zoning:**

- This is a request to construct an amenity area consisting of a pool, pool house, splash pad, pickleball, bocce ball, basketball picnic area, playground area, and parking facilities for the Miles Farm PUD development. The plat and construction plans have been approved for this section of Miles Farm; however, the details of the amenity area were not provided at that time.

#### **Utilities:**

- Water will be provided as part of this section of Miles Farm. A separate water meter will be provided for the pool facility.
- Sanitary sewer will be provided as part of this section of Miles Farm.

#### **Public Streets/Public ROW:**

- No new public streets will be constructed as a result of this project.

#### **Stormwater/Drainage:**

- The Town's engineer reviewed and approved the drainage plans during the approval of the construction plans for this section.

#### **Landscaping/Screening:**

The applicant has provided landscaping for the parking lot as required by the Danville Zoning Ordinance.

#### **Lighting:**

- The applicant has not provided any plans or specifications for lighting of the amenity area. Any light proposed will need to be full cut off and light poles shall not exceed twenty (20) feet in height to reduce any light spillage onto the residents.

**Signage:**

- The applicant has not indicated there will be any signage on this site. If a sign is proposed in the future, a permit will be required prior to installation.

Staff recommends approval of the site plan subject to compliance with the comments listed above.

**Plan Commission Action on Site Plan:**

*Approve Site Plan*

*Deny Site Plan*

*Approve Site Plan with Conditions*



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

---

September 20, 2023

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

RE: Miles Farm Amenity Area

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received September 14, 2023. I have no comments and recommend approval in relation to storm water.

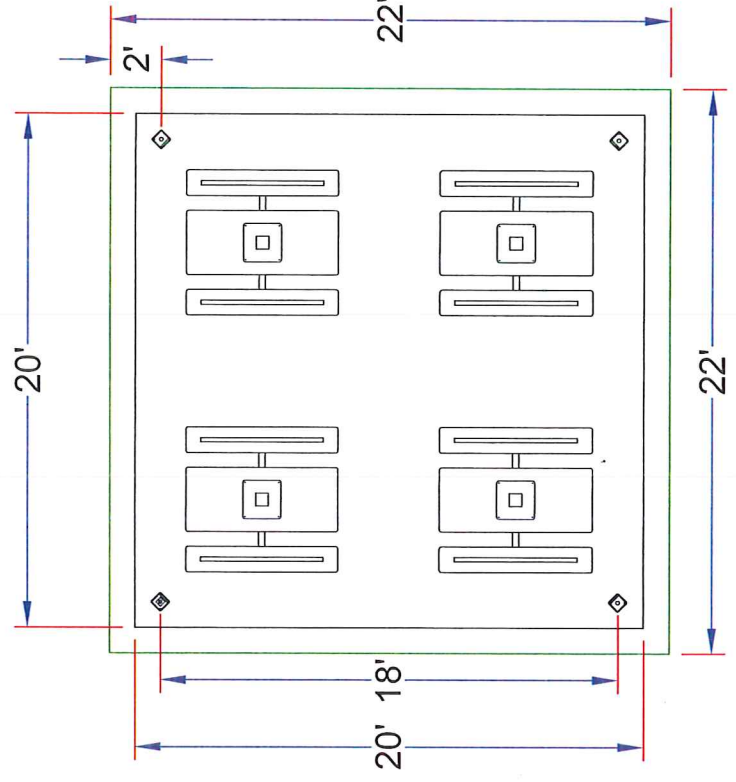
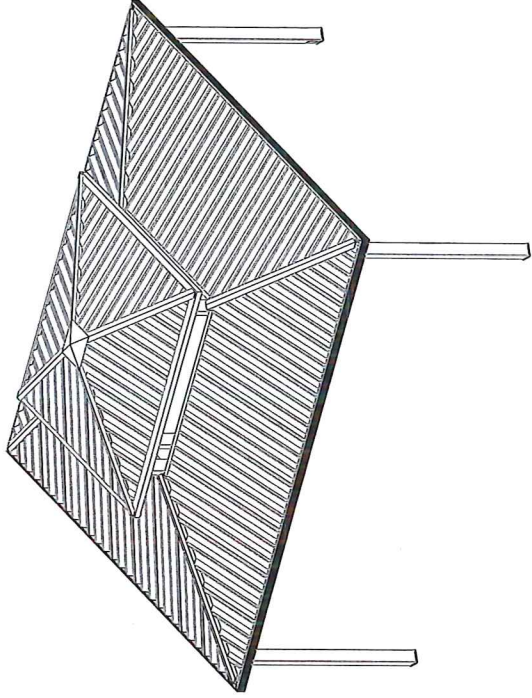
All the best,

  
Joseph L. Miller, P.E.



REV 1 11 2023

1 2 3 4 5 6 7 8



AMERICANA OUTDOORS INC  
#2 INDUSTRIAL DRIVE - SALEM, IL 62881  
(800) 851-0865 - www.americana.com

TITLE  
20'x20'  
DOUBLE TIER NAVAJO

|                 |      |        |              |
|-----------------|------|--------|--------------|
| SIZE<br>A       | DATE | DWG NO | REV<br>A     |
| SCALE: AS NOTED |      | DRAWN: | SHEET 1 of 2 |

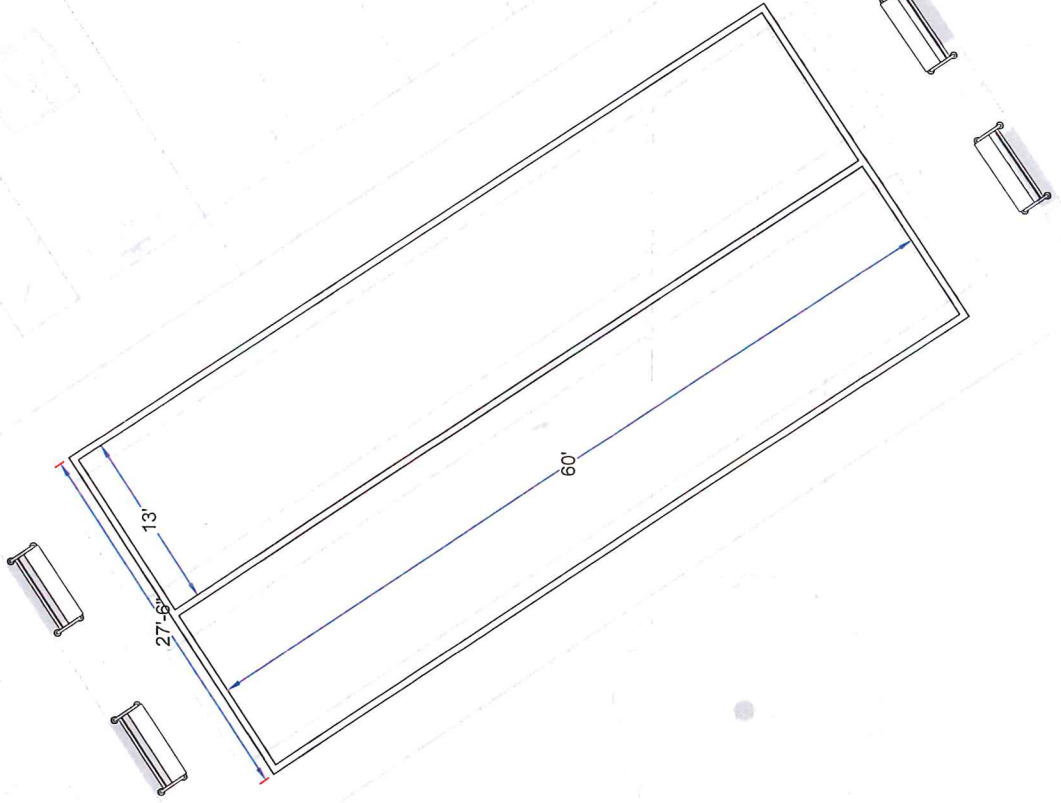
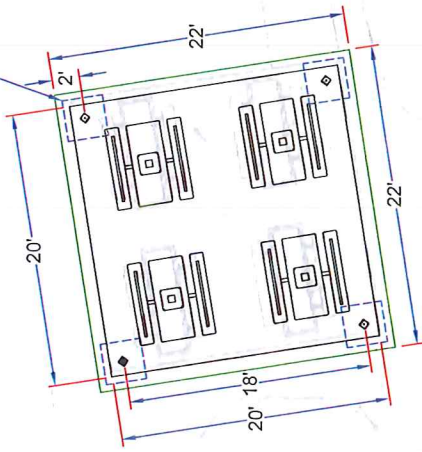
FOUNDATION PLAN

1 2 3 4 5 6 7 8

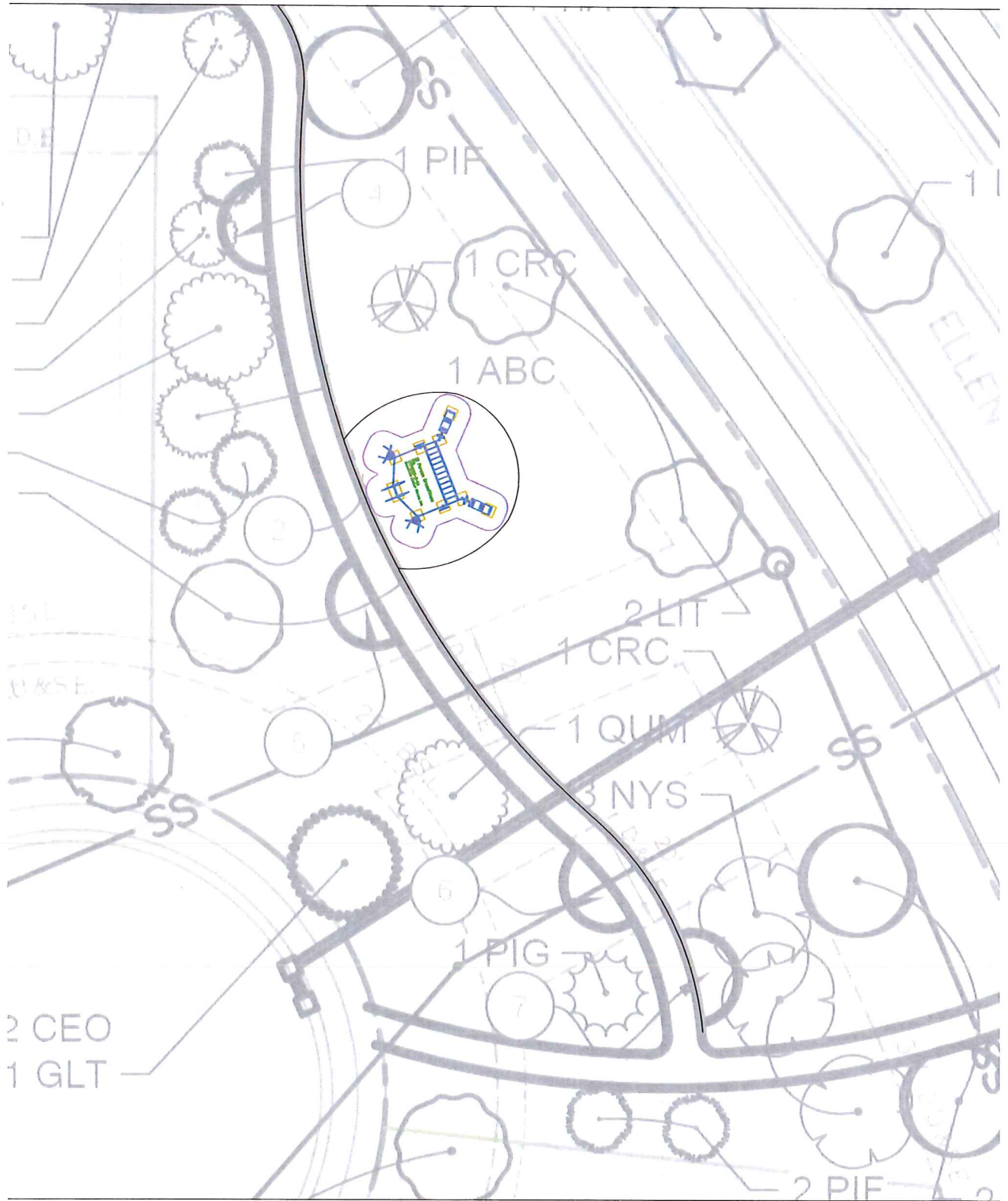


SEP 1 1 2023

3' x 3' x 18" Footers



SEP 1 1 2023



# D.R. HORTON-MILES FARM SITE PLAN

## ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

|          |            |                 |        |       |
|----------|------------|-----------------|--------|-------|
| ELEVATED | ACCESSIBLE | RAMP ACCESSIBLE | GROUND | TYPES |
| 22       | 10/6       | 0/6             | 1/17   | 3/4   |

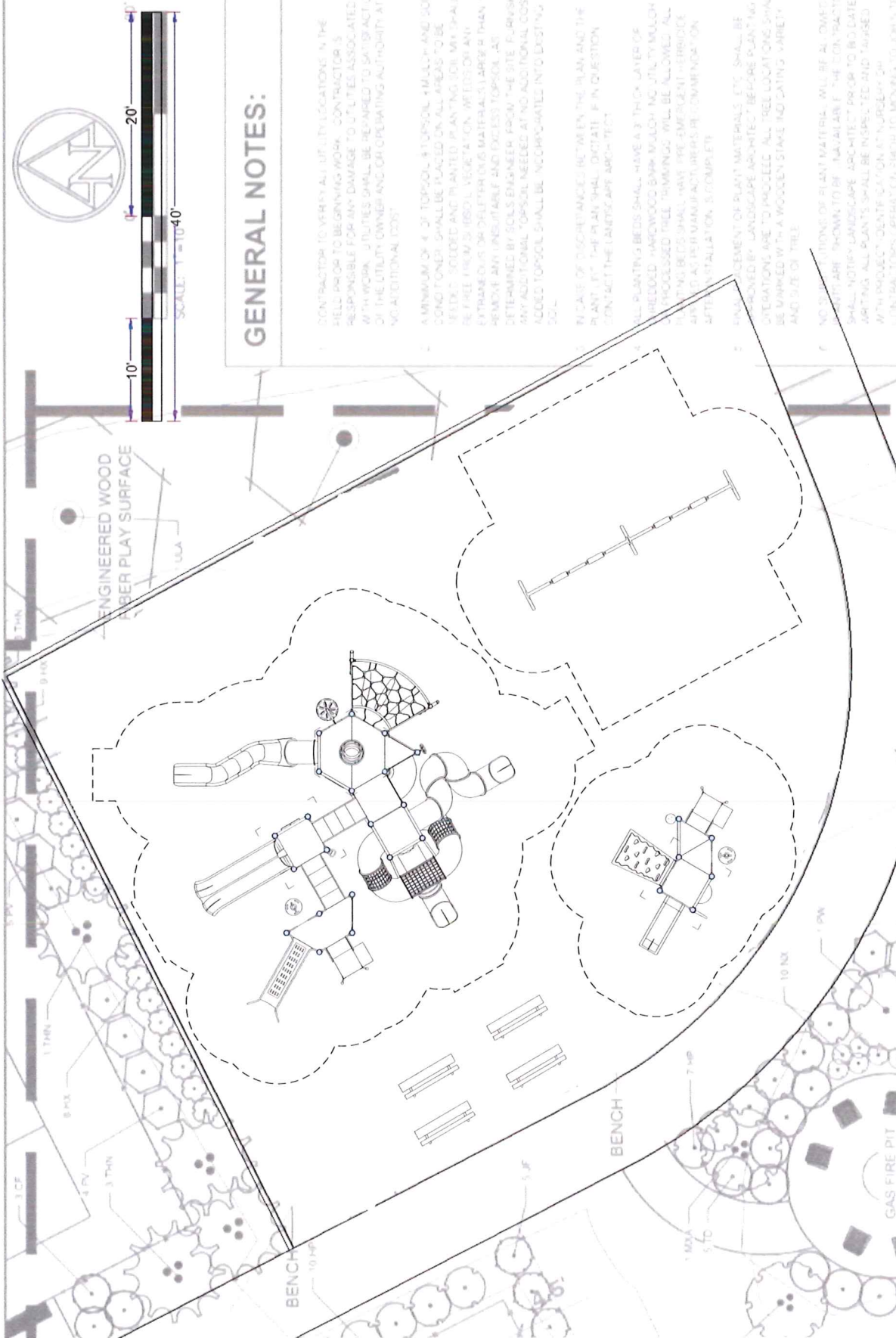
**R5**  
FOR KIDS  
AGES  
[Mixed]

### GENERAL NOTES

This Preliminary Site Plan is based on measurements that were provided in the initial planning phase. All dimensions must be verified prior to the submission of a purchase order. Playcraft Systems will not be held responsible for any discrepancies between actual dimensions and dimensions submitted in the planning phase.

The Minimum Use Zone for a play structure is based on the product design at the time of proposal. Components and structure designs may be subject to change which may affect dimensions. Therefore, before preparing the site, we strongly recommend obtaining final drawings from the factory (available after the order is placed and included in the Assembly Manual).

**WARNING:** Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



### GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND OPERATING AUTHORITY AT AN ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL, 8" TOPSOIL, FERTILIZER AND SOIL CONDITIONER SHALL BE APPLIED ON ALL AREAS TO BE SEED SOCCED AND PLANTED. PLANTING FOR ANY PLANT SHALL BE FROM SEEDS OR VEGETATION. VEGETATION SHALL REMAIN UNMOUNTAINABLE AND EXCESS TOPSOIL AS DETERMINED BY SOILS ENGINEER FROM THE SITE TOUR. ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDITIONAL TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISTURBANCE BETWEEN THE PLAN AND THE PLANT, THE PLAN SHALL PREVAIL. IN ALL DIRECTIONS CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF PREPARED HARDWOOD BARK MULCH. MULCH SHALL BE PROCESSED TREE TRIMMING. MULCH SHALL BE ALLOWED TO SETTLE INTO BEDS. MULCH SHALL HAVE THE EMERGENT TREE BEDS AND ALL PERMANENT FEATURES BE FORWARDED TO THE CONTRACTOR AFTER INSTALLATION IS COMPLETE.
- INSTALLMENT OF PLANT MATERIALS SHALL BE APPROVED BY LANDSCAPE ARCHITECT. BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ALLOWED UNLESS APPROVED BY ARCHITECT. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO ANY DATE PLANTING. ALL PLANTS SHALL BE INSTALLED AND NAMED WITH PRODUCT IDENTIFICATION NUMBER ON WITH CONTRACTOR'S IDENTIFICATION TAGS TO MONITOR JOB SITE.

**Commercial Recreation Group, LLC**  
MIN. USE ZONE 72' x 71' (21.846m x 21.346m)

PROJECT # CRG23CBE68B  
DATE 9/8/2023



# D.R. HORTON-MILES FARM

CRG23CBE68B

SEP 1 1 2023



Presented by

**Commercial Recreation Group, LLC**

and

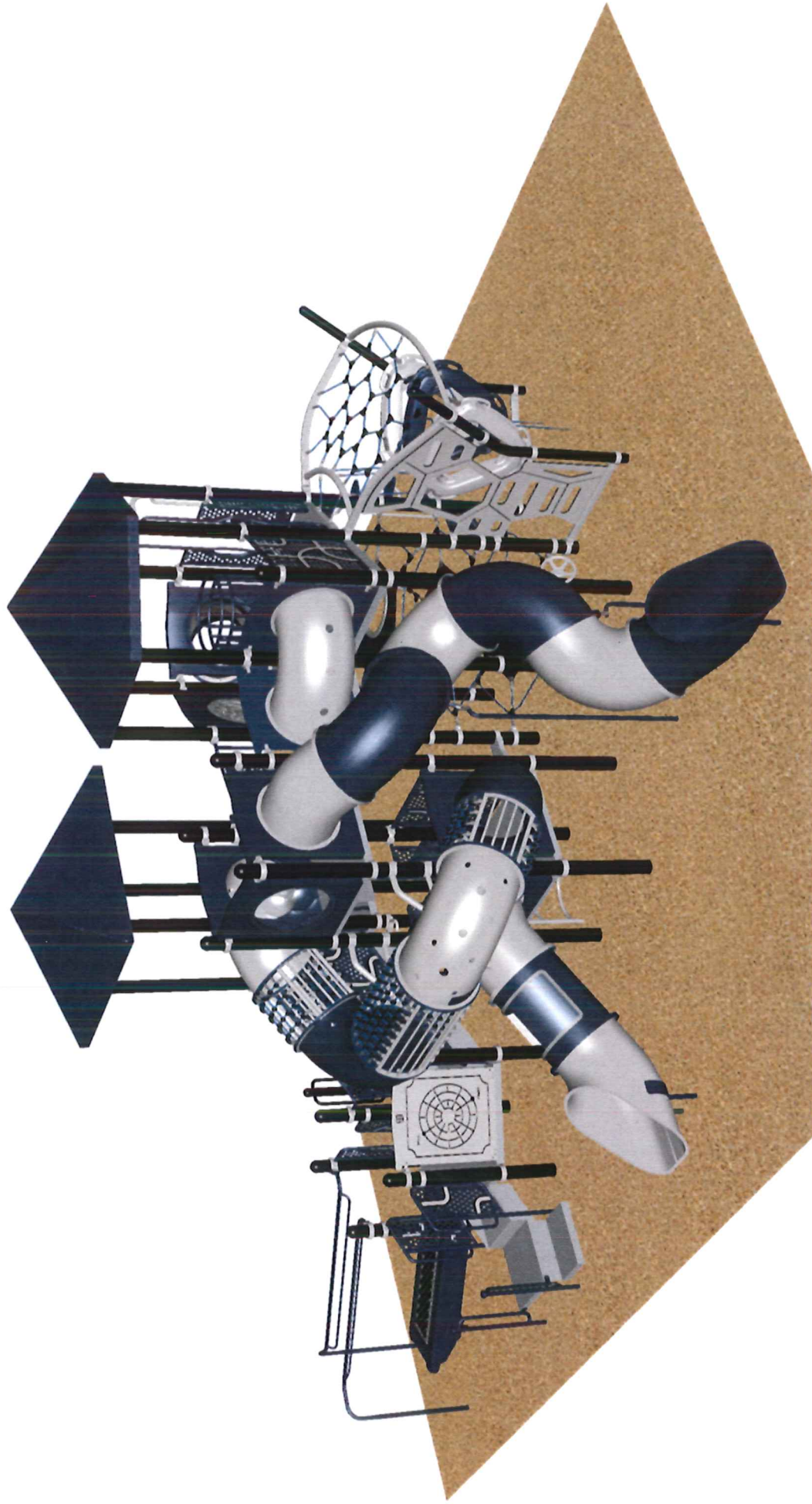


(800) 333-8519

**D.R. HORTON-MILES FARM  
SW VIEW**

**R5**

FOR KIDS  
AGES  
5-12

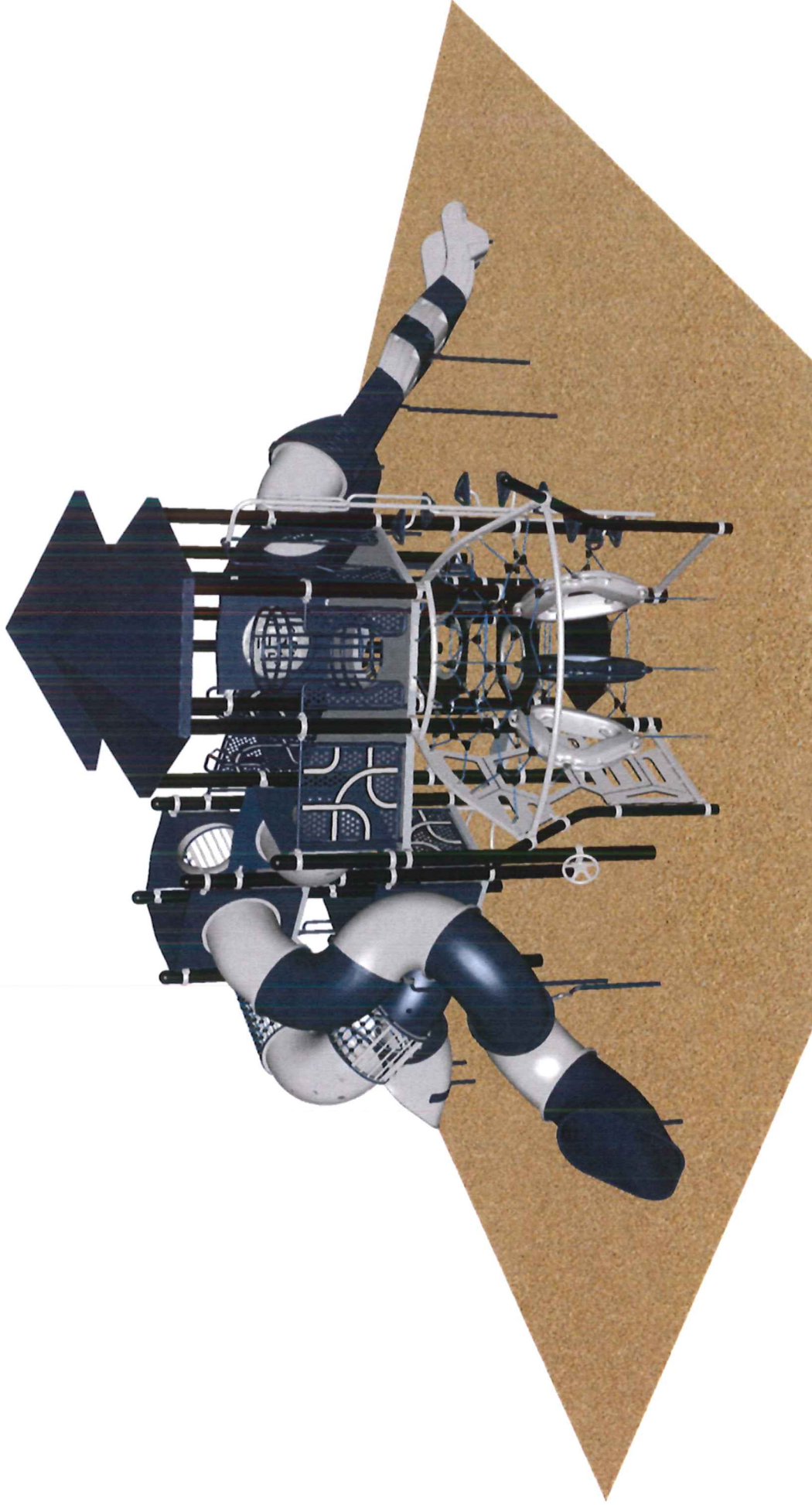


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PROJECT # CRG23CBE68B  
DATE 9/8/2023

**D.R. HORTON-MILES FARM  
SE VIEW**

FOR KIDS  
AGES  
5-12

**R5**



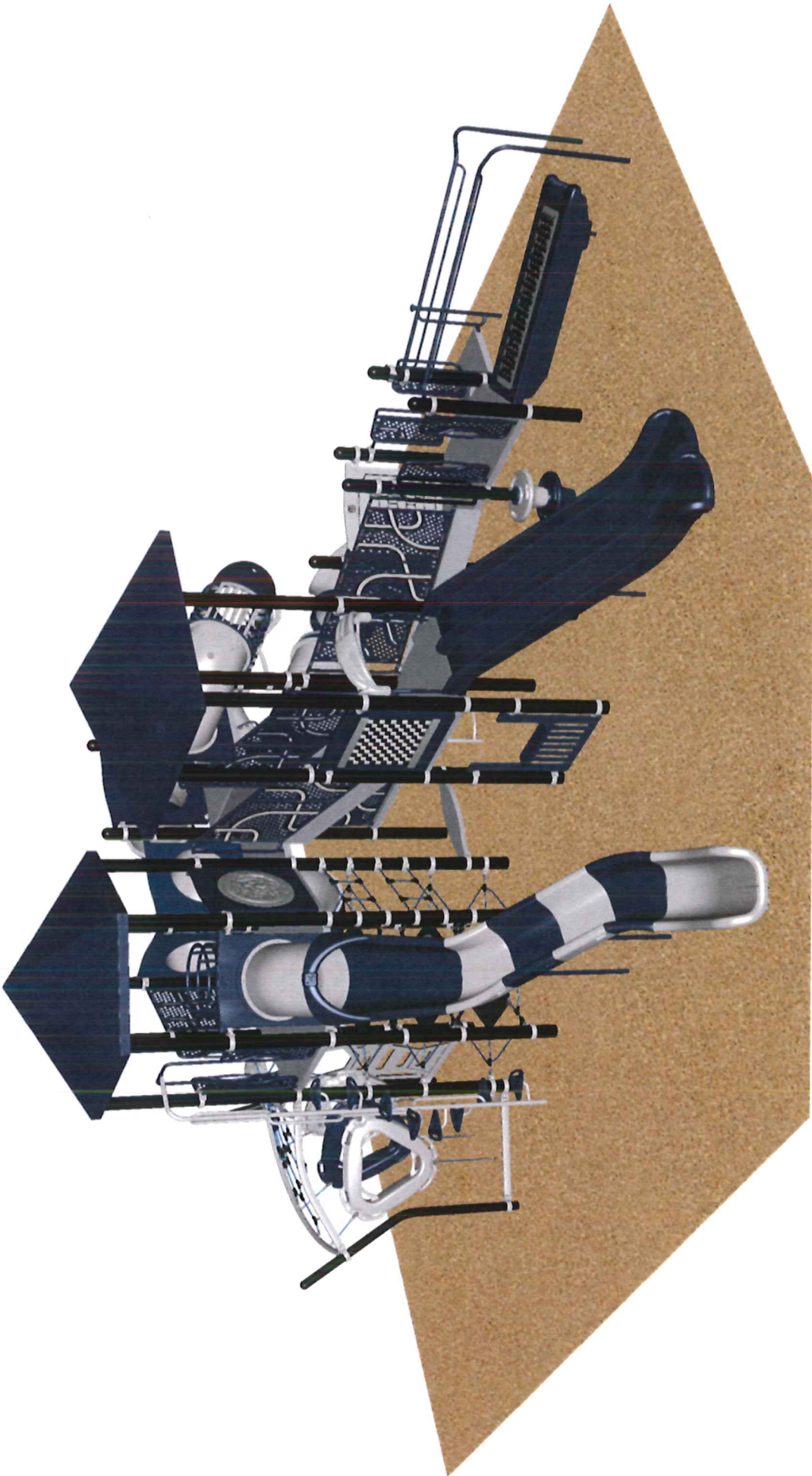
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PROJECT # CRG23CBE68B  
DATE 9/8/2023



**D.R. HORTON-MILES FARM  
NE VIEW**

FOR KIDS  
AGES  
5-12

**R5**



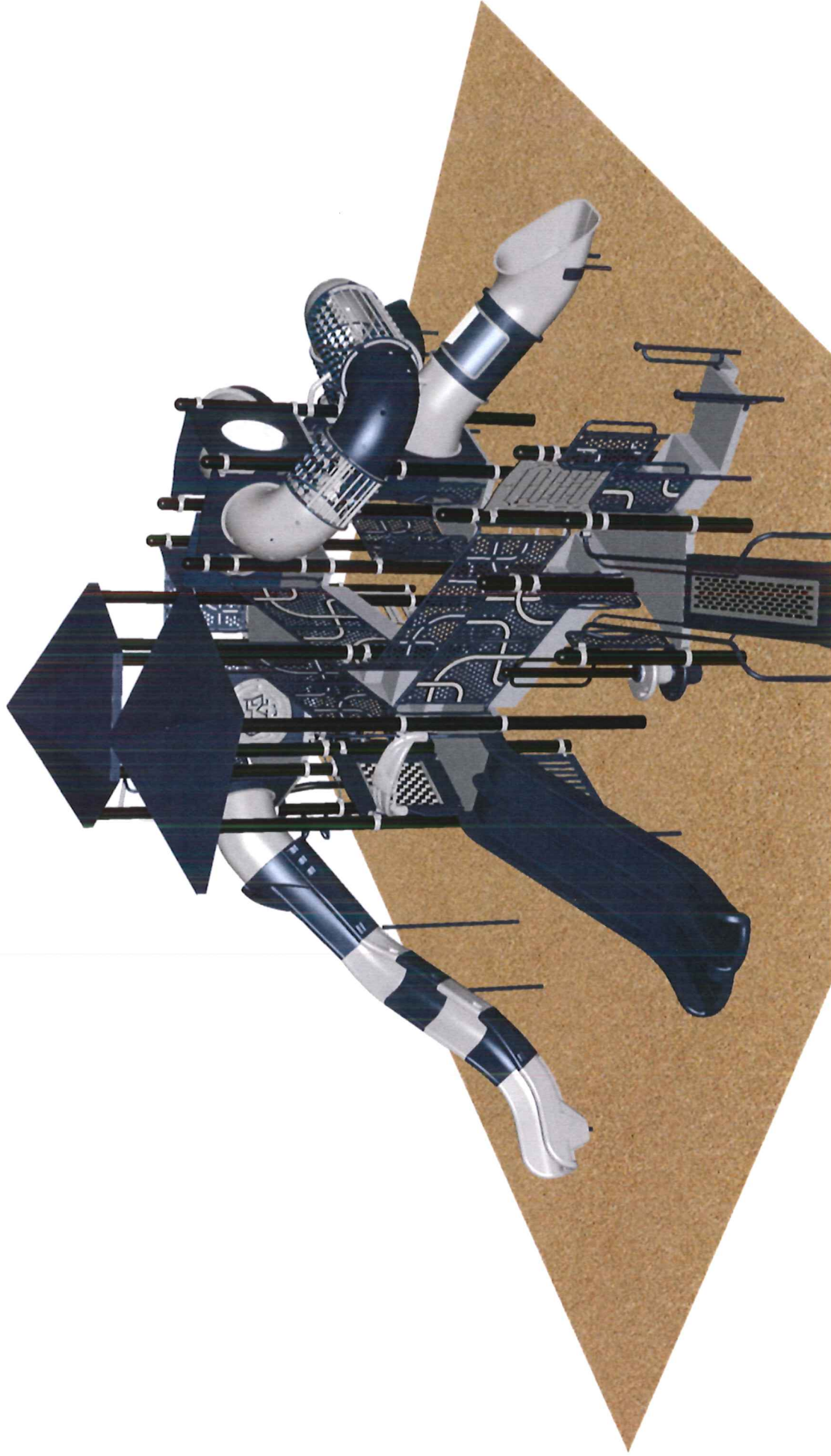
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PROJECT # CRG23CBE68B  
DATE 9/8/2023



**D.R. HORTON-MILES FARM  
NW VIEW**

FOR KIDS  
AGES  
5-12

**R5**



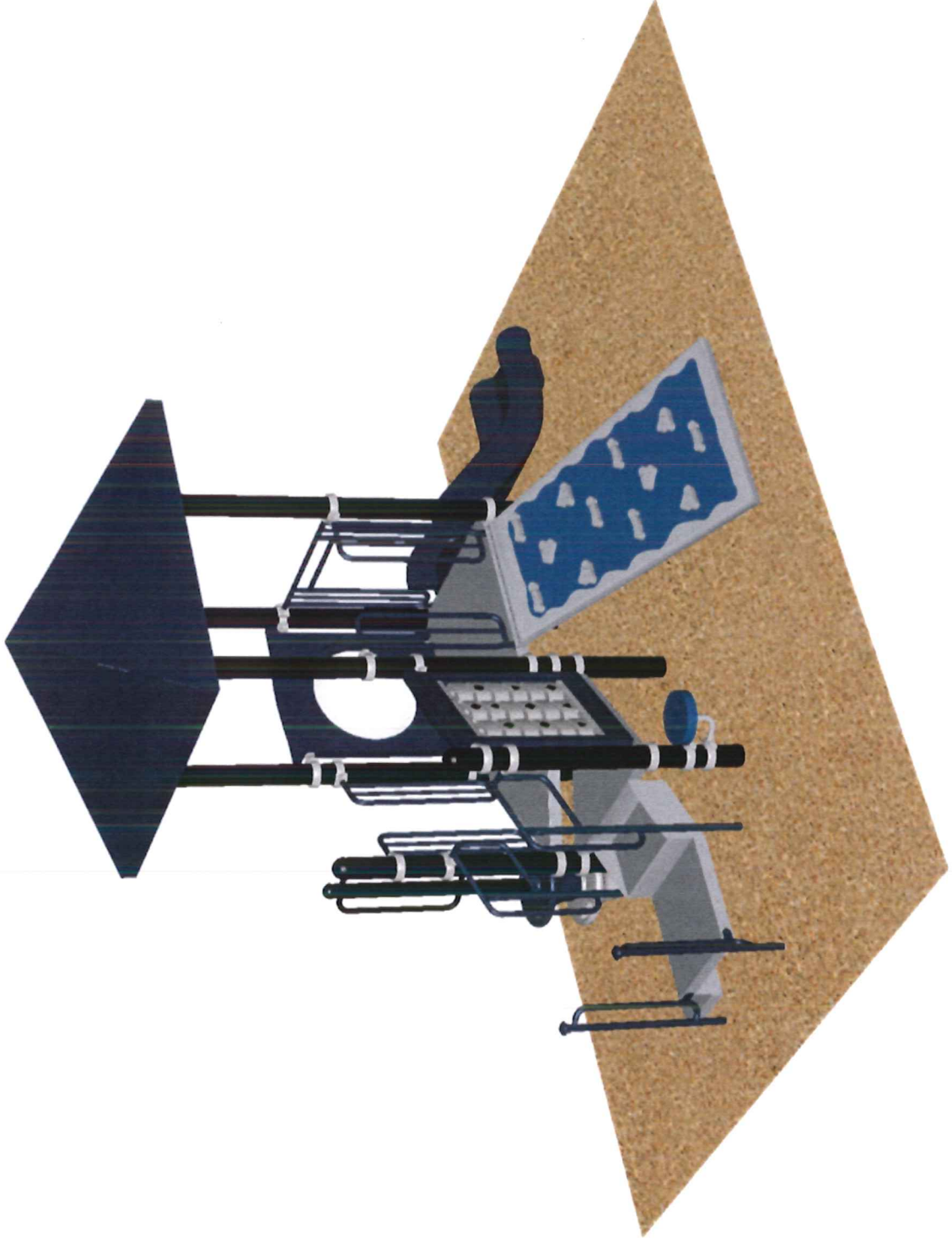
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PROJECT # CRG23CBE68B  
DATE 9/8/2023



**D.R. HORTON-MILES FARM  
SW VIEW**

FOR KIDS  
AGES  
2-5

**R5**

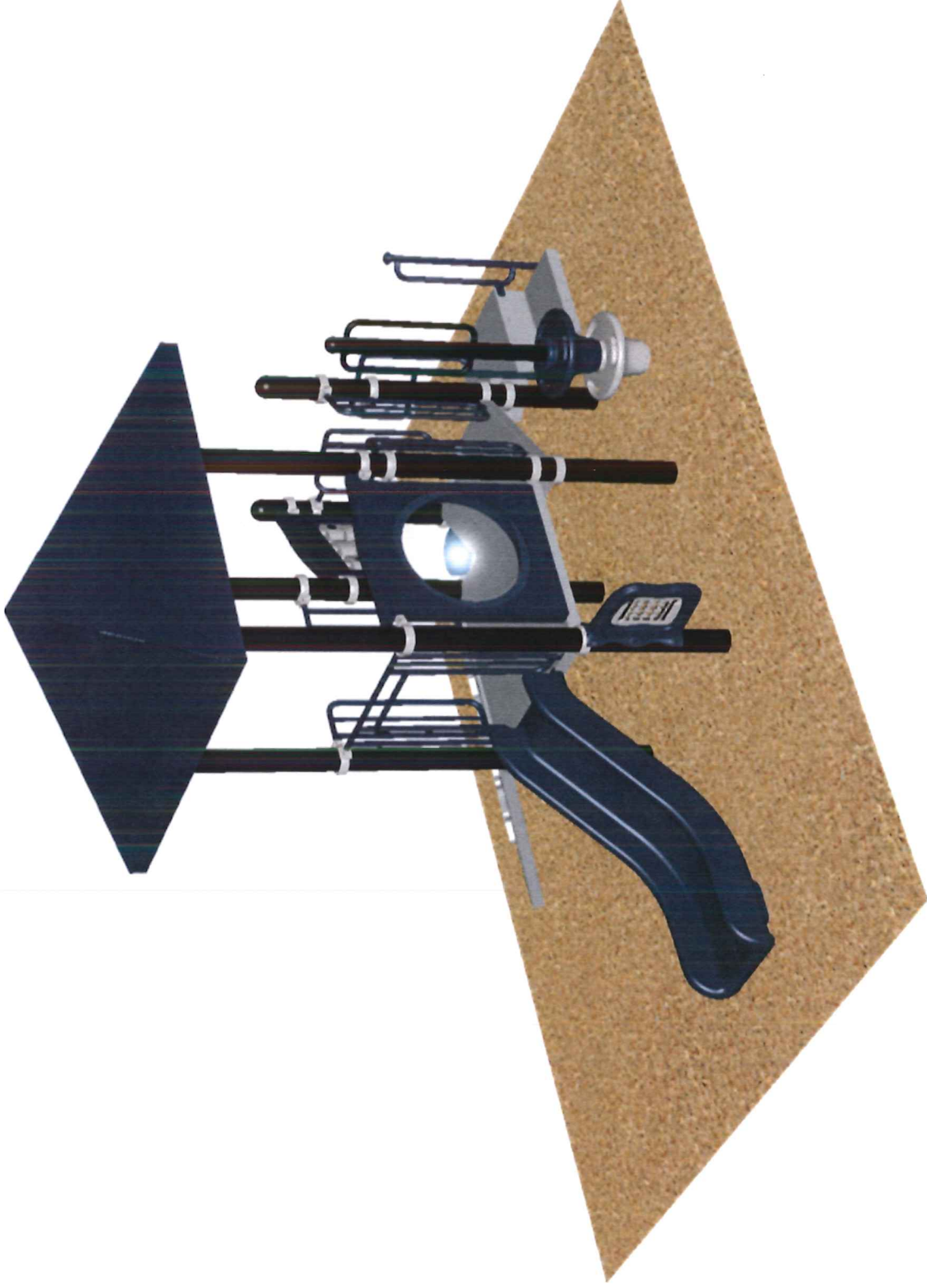


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PROJECT # CRG23CBE68B  
DATE 9/8/2023

**D.R. HORTON-MILES FARM**  
**NE VIEW**

FOR KIDS  
AGES  
2-5

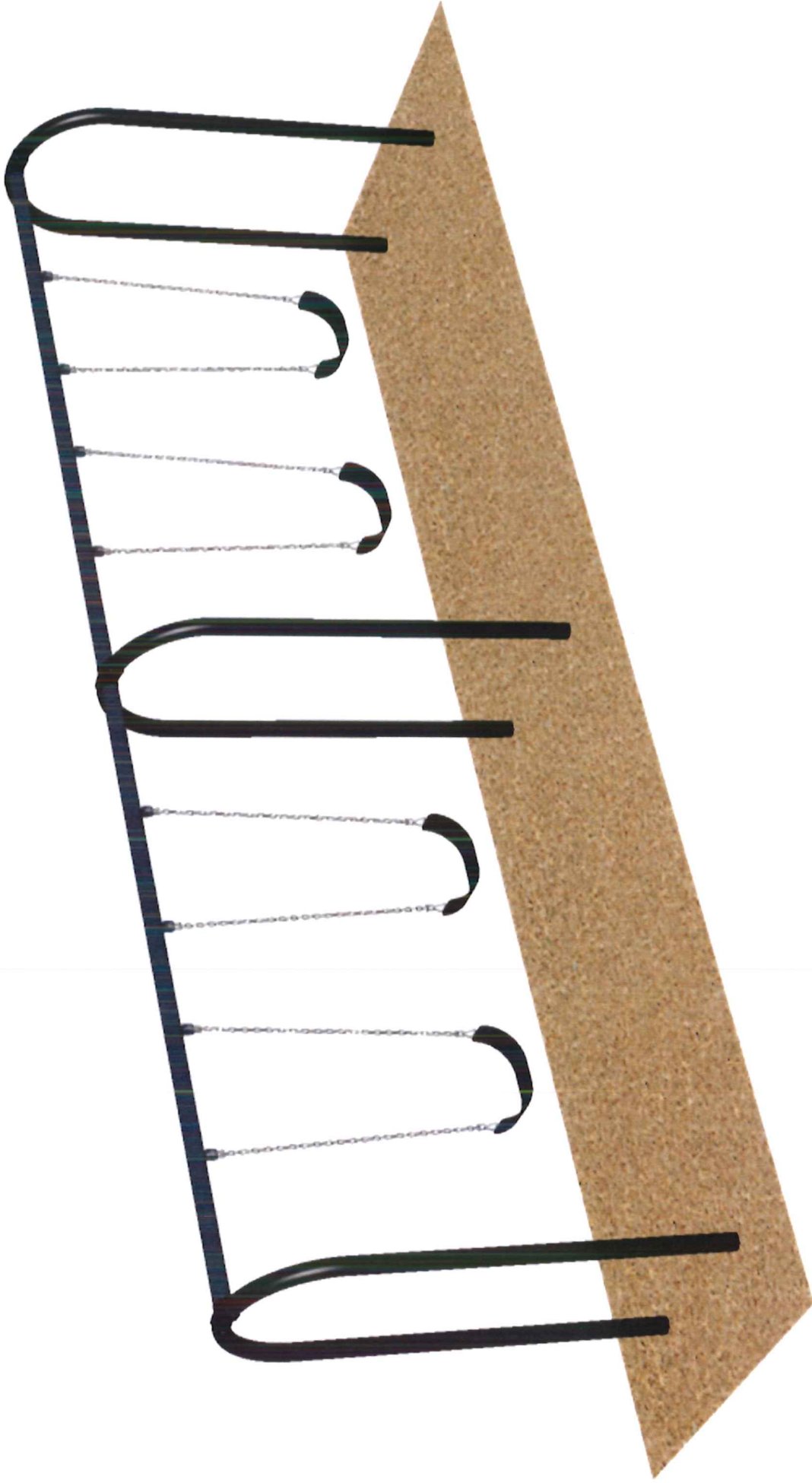
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DATE 9/8/2023

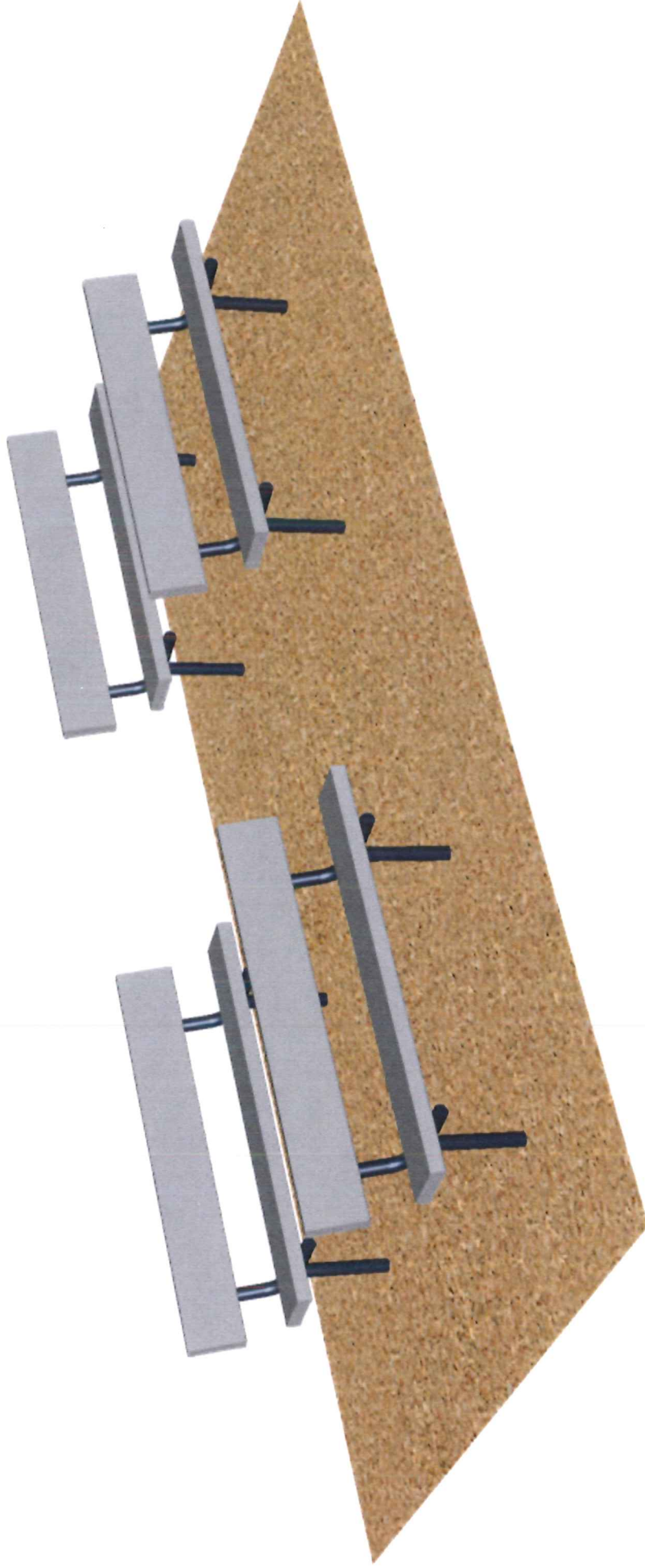
D.R. HORTON-MILES FARM  
SW VIEW

FOR KIDS  
AGES  
5-12



STRUCTURE # FREPC2123  
PROJECT # CRG23CBE68B  
DATE 9/8/2023

**D.R. HORTON-MILES FARM**  
**SW VIEW**



STRUCTURE # STAPC4286  
PROJECT # CRG23CBE68B  
DATE 9/8/2023

# Site Amenities

BY SUPERIOR RECREATIONAL PRODUCTS

SEP 1 1 2023



Model #  
B6WBGW-ST-H



**SUPERIOR**  
RECREATIONAL PRODUCTS

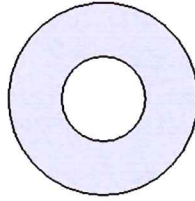
A **PLAYCORE** Company

# HARDWARE

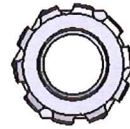
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3/8" X 2-1/2"  
Button Head Bolt

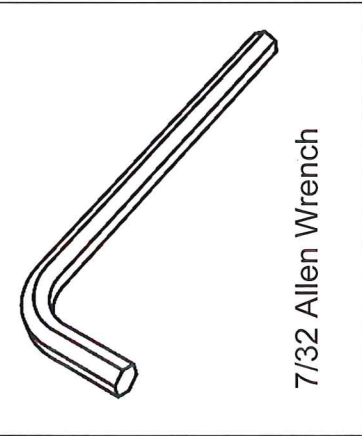
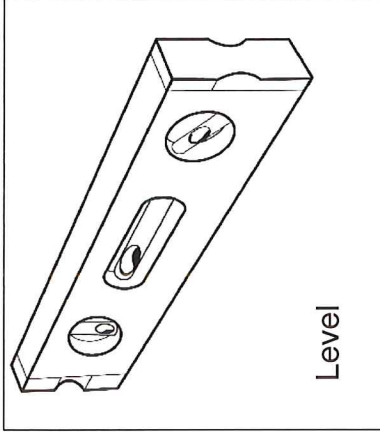
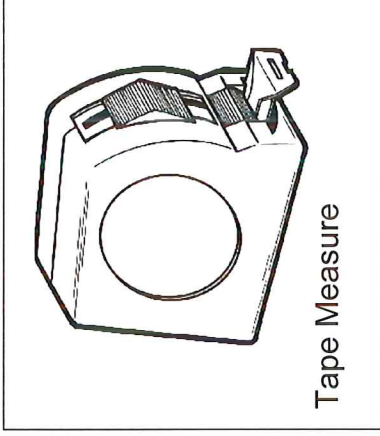
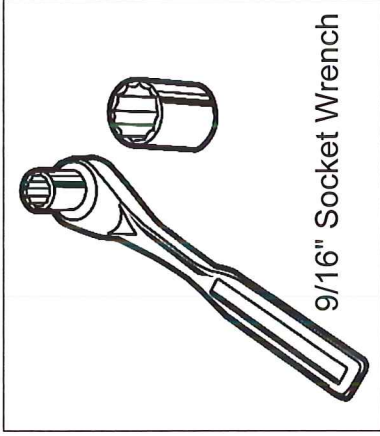
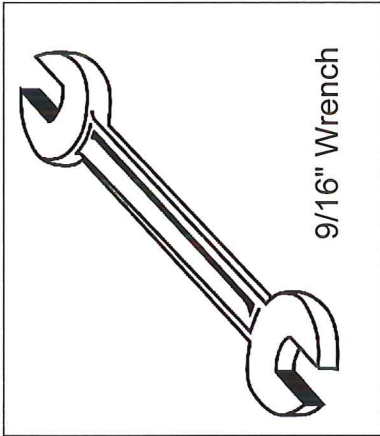


3/8" Washer



3/8" Kep Nut

# TOOLS REQUIRED



SEP 1 1 2023

# PRODUCT SPECIFICATIONS

SEP 1 1 2023

## B6WBGW-ST-H GATEWAY SLAT BENCH WITH BACK

Seats: Seats dimensions are 30" x 48". 12 gauge sheet steel is precision punched to create the slat pattern. End plates are made of 7 gauge flat steel plate. Reinforced with 3/16 x 1-1/2" flat strip. Electrically MIG welded.

Frame: Legs are cast aluminum.

Frame Coating: Metal is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powdercoat, oven cured.

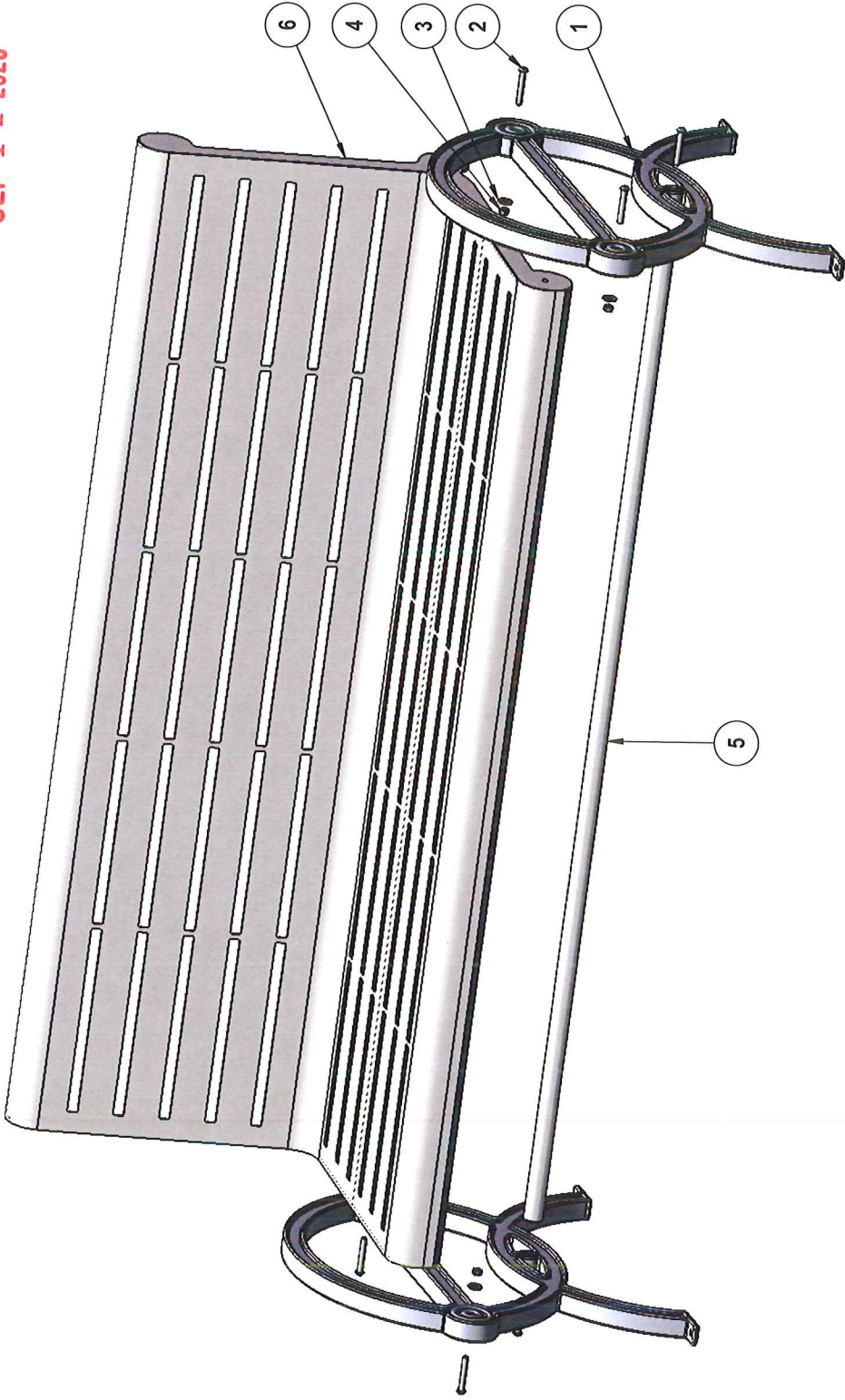
Hardware: All fasteners are stainless steel.

Dimensions: 6' portable/surface mount bench with back. Seats are 30" wide x 72" long. Seat height is 18-1/2" from the ground to the top of the seat. The overall dimensions are 30-1/4" x 75" x 37-1/2" tall.



# COMPONENTS

SEP 1 1 2023

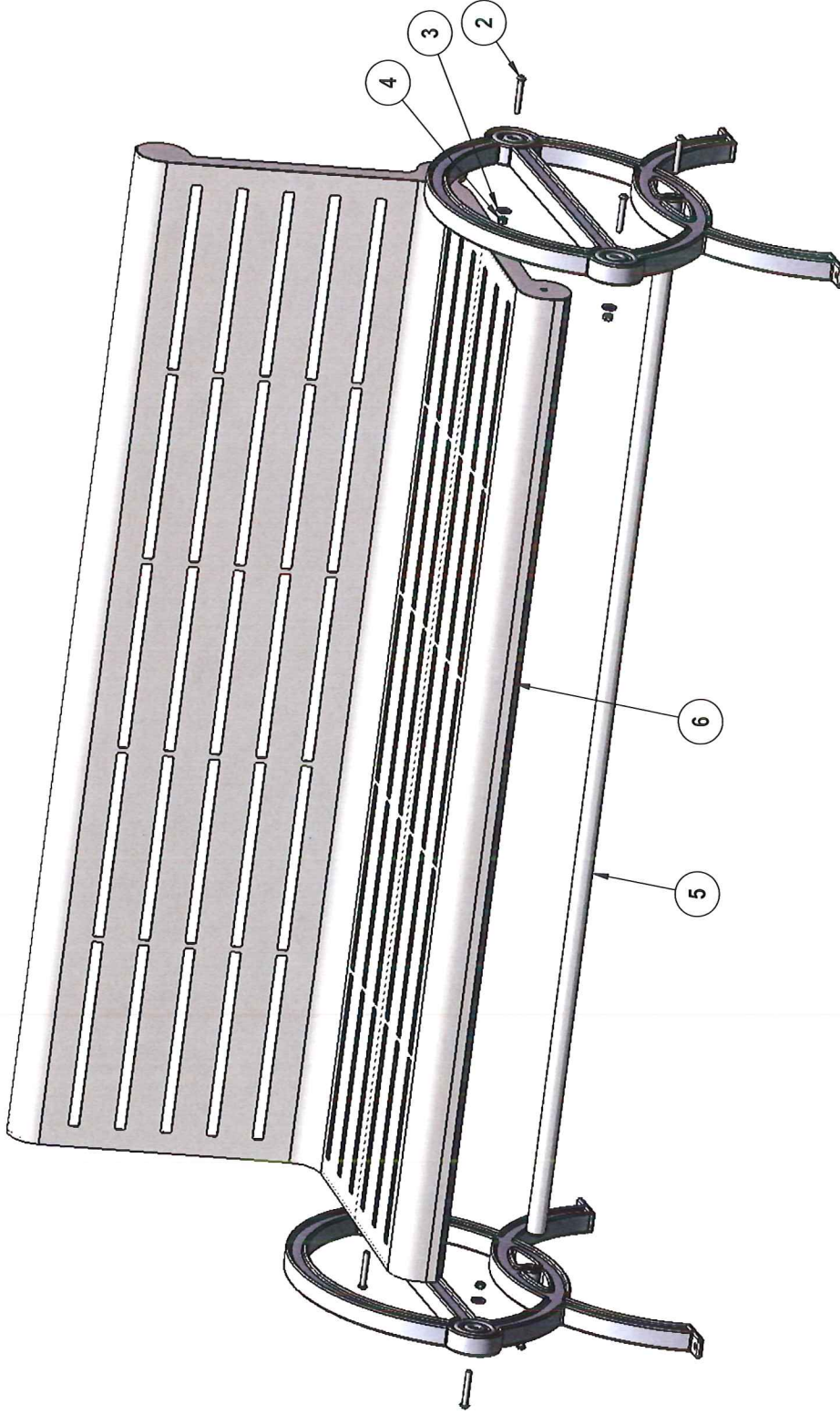


Optional Surface Mount Hardware:  
 3/8" x 3-1/2" Concrete Expansion Anchor Bolts  
 (Not Included)

| ITEM NO. | PartNo      | DESCRIPTION                            | QTY |
|----------|-------------|--|-----|
| 1        | 11-01-CAST8 | Durham Casted Aluminum Bench Frame     | 2   |
| 2        | 33-06-0093  | 3/8"-16 x 2-1/2" Button Head Bolt (SS) | 6   |
| 3        | 33-02-0008  | 3/8" Flat Washer (SS)                  | 4   |
| 4        | 33-03-0013  | 3/8" Kee Nut (SS)                      | 4   |
| 5        | 01-01-0498  | 72" Support Bar                        | 1   |
| 6        | 01-01-0600  | 6' H Slat Durham w/back - Welded       | 1   |

# STEP 1

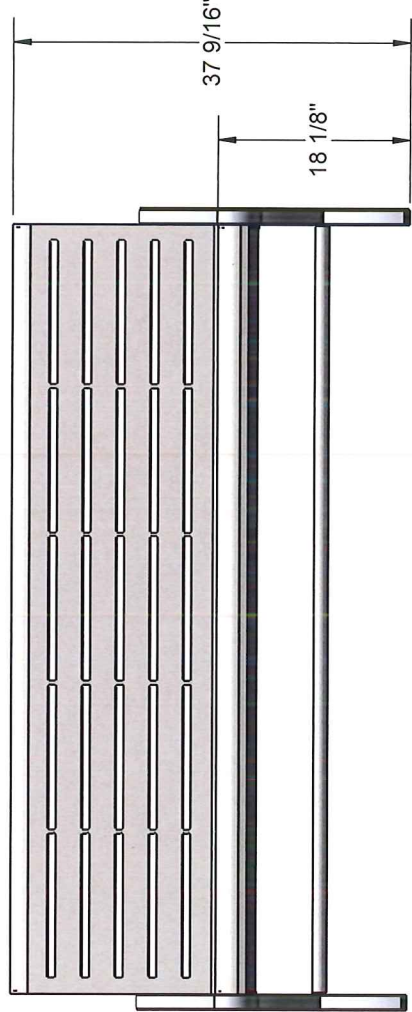
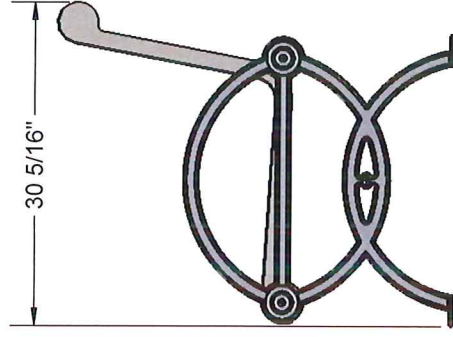
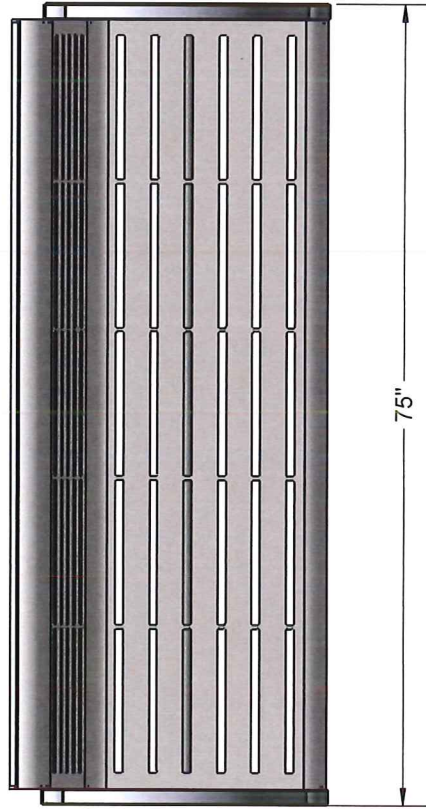
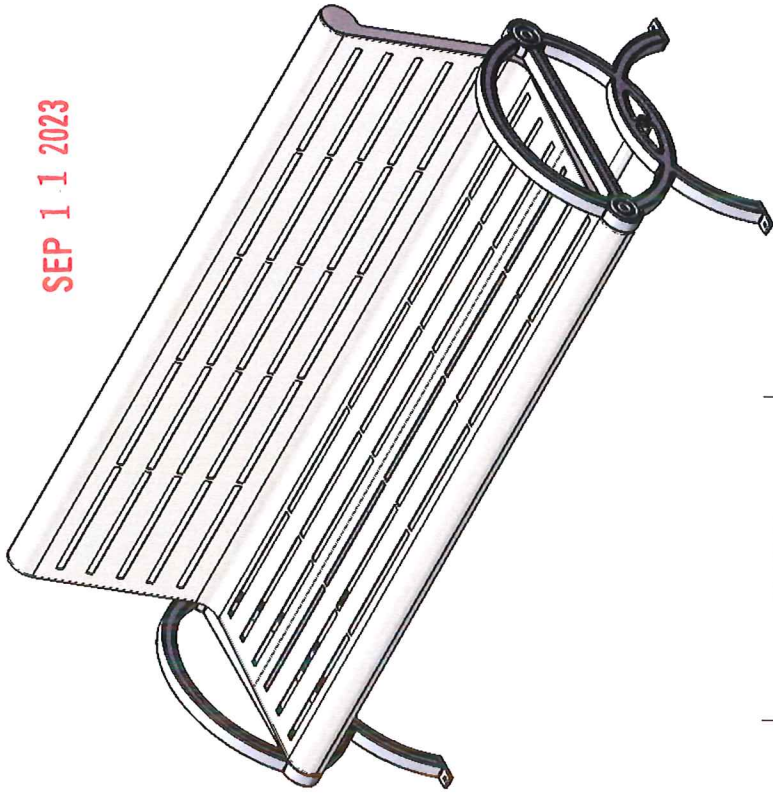
SEP 1 1 2023



Attach the Seat and Support Bar to the Cast End Frames using the specified hardware.

# OVERALL DIMENSIONS

SEP 1 1 2023



SEP 1 1 2023



AMERICANA OUTDOORS  
#2 INDUSTRIAL DRIVE - SALEM, IL 62881  
(800) 851-0865 - [www.americana.com](http://www.americana.com)

TITLE

215677 MOCKUP

SIZE

DATE

12/06/22

DWG NO

REV

SCALE:

DRAWN: RD

SHEET 1 of 1

1 2 3 4 5 6 7 8

D

C

B

A

D

C

B

A

1 2 3 4 5 6 7 8