

# TOWN OF DANVILLE

**Danville Plan Commission  
December 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. Penrose, Section 4, Final, 45 lots, located on the east side of County Road 300 East, north of East Main Street, 9.9 acres**  
*(Brett Huff, Kimley-Horn & Associates)*
  
  - B. Public Hearing: Unified Development Ordinance (UDO)**  
*(Taylor, Siefker, Williams Design Group)*
  
  - C. Design Review Committee Recommendations: Creation Cookies, Addition, Pyramid Construction & Maintenance, LLC, Steve Ward, 94 North Jefferson Street, Addition**  
*(Staff)*
  
  - D. Design Review Committee Recommendations: BTT Holdings, LLC, Blackline, Scott Perkins, 56 North Washington Street, Exterior Renovation**  
*(Staff)*
  
- IV. Other Business: 2024 Meeting Schedule**
  
- V. Report of Officers, Committees and Staff**
  
- VI. Adjourn**

**Next Meeting:  
November 8, 2023**

**DANVILLE PLAN COMMISSION  
MINUTES  
October 11<sup>th</sup>, 2023  
7:00 PM**

**Members Present:** Adam Harvey, Loris Thompson, Sue Rempert, Barry Lofton, Nancy Leavitt, Michael Chatham  
**Members Absent:** Jill Howard  
**Staff Present:** Lesa Ternet, Tasha Hensley  
**Guests:** Dale Kruse, Mark Bridwell, Michael Flosi  
**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 September 13<sup>th</sup>, 2023, meeting. N. Leavitt seconded the motion, motion passed 6-0.

**Old Business:** None

**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.)

D. Kruse stated that he'd like the front building setback line reduced from 50 feet to 40 feet to allow the type of building at this location. He stated that moving the setback line is still in compliance with the zoning ordinance which is 30 feet. L. Ternet stated that the staff had not received any comments from the public. The meeting was opened for public comment. There was no public comment. The meeting was closed to the public. S. Rempert made a motion to approve with no conditions. M. Chatham seconded the motion.

**Roll Call Vote:**

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

**B. Public Hearing: Culver's Restaurant, TFC Real Estate, LLC, a site plan review to construct aq restaurant, located on the west side of County Road 200 East, south of East Main Street, 1.58 acres.**

(Dale Kruse, Kruse Consulting, Inc.)

D. Kruse approached the Commission and gave a description of the project. He stated that the design of this building would keep all utilities hidden on the rooftop of the building. He also stated that 200 East Northbound will add a full left turn lane. S. Rempert asked J. Miller if this project met all the Town's drainage standards. J. Miller stated it did. A. Harvey asked what type of signage was being proposed. M. Flosi stated that it would be a monument sign, like the one in Avon. The meeting was opened for public comment. There was no public comment. The meeting was closed to the public. N. Leavitt made a motion to approve with no conditions. A. Harvey seconded the motion.

**Roll Call Vote:**

N. Leavitt - Aye

S. Rempert – Aye

A. Harvey – Aye

L. Thompson – Aye

M. Chatham - Aye

B. Lofton – Aye

Motion Passed 6-0.

**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)

M. Bridwell stated they were asking for final approval of their amenity center. A. Harvey asked if the HOA would maintain the amenity center. M. Bridwell answered, yes. B. Lofton asked how the areas would be secured. M. Bridwell stated that there will be a fence around the pool area with access cards. He stated there would also be a fence around the pickleball courts. The playground and firepit area would be open. B. Lofton stated he'd like to see the park shifted away from the storm pipe that's in that area. S. Rempert asked about lighting. M. Bridwell stated there will not be lighting around the park or pickleball area, but that was done purposefully as they don't want those amenities being used when it's dark. M. Bridwell stated that they were working with Duke Energy for parking lot lighting. L. Ternet stated that the town does not have lighting requirements except for areas within the Corridor Protection Overlay District. A. Harvey stated that he'd like to see signage around the pond to keep children out of the area. S. Rempert made a motion to approve the site plan review with the following conditions:

1. Comply with the lighting standards as stated in the Case Summary;
2. Installation of safety signage around the pond in the Common Area; and
3. Relocation of the storm pipe in the area of the playground.

A. Harvey seconded the motion.

**Roll Call Vote:**

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

**Items for Discussion:** None

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

L. Ternet stated that the traffic study completed by the BP Gas station required a passing blister and recommended the speed limit be reduced to 45 mph in the area. L. Ternet stated that the reduction in the speed limit had to be approved by the Town Council and that BP would comply with the installation of a passing blister.

With there being no further business, the meeting was adjourned at 7:45 p.m.

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**Loris L. Thompson, President**

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**Barry Lofton, Secretary**



# Meeting Briefing

June 14, 2023

## **Penrose, Section 4, Final**

This is a request for final approval of the above-referenced project located on the east side of County Road 300 East, north of East Main Street. This request is for a 45-lot section of the Penrose subdivision and will require a vote.

## **Unified Development Ordinance (UDO)**

This is a public hearing for the replacement of the Danville Zoning Ordinance and Subdivision Control ordinances by combining them into one unified document. A paper copy of the ordinance would have been too large to include in your packet but a link to the ordinance will be provided. This is a public hearing and will require a recommendation to the Town Council.

## **Design Review Committee Recommendations, Creation Cookies**

This is a request for approval of an addition to the existing structure located at 94 North Jefferson. The Design Review Committee gave a favorable recommendation on December 6, 2023, with the condition that the north-facing door be either a 4 or 6-panel door instead of a solid door. This will require a vote.

## **Design Review Committee Recommendations, BTT Holdings, LLD**

This is a request for approval of an exterior renovation to an existing structure located at 56 North Washington Street. The Design Review Committee gave a favorable recommendation on December 6, 2023. This will require a vote.

# CASE SUMMARY

## Final Plat & Construction Plan Request

**Case:** 2023-2159  
Lennar Homes of Indiana, Inc., Petitioner  
Brett Huff, Kimley-Horn & Associates

**Request:** Final Plat & Construction Plan Approval, Penrose, Section 4

**Location:** E/S of County Road 300 East, approximately 0.37 mile North of East Main Street

**Acreage:** 9.9 acres

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

### **Final Plat Request:**

The petitioner is requesting final plat and construction plan approval for Section 4 of the Penrose subdivision. This project consists of 45 single-family residential lots and received preliminary approval on May 11, 2022.

Staff held a Technical Advisory meeting with the developer and project engineer on November 21, 2023, and comments were submitted to the project engineer for revisions. The staff has reviewed the revised plans and has noted that Lot 100 is now Lot 65. The applicant must address the change in the lot numbering to make sure lot numbers are not duplicated.

A copy of the Restrictive Covenants must be submitted prior to recording the final plat.

Developer Acreage fees will be required to be paid at the time of the pre-construction meeting.

Joe Miller, Banning Engineering, the Town's Engineer, has reviewed the final construction plans and provided a letter dated December 7, 2023, stating drainage comments have been addressed and the plans and report meet the Town of Danville Stormwater Technical Standards Manual.

Staff recommends approval of the final plat request based on compliance with the PUD ordinance and subject to the above comments.

### **Plan Commission Action:**

*Approve Final Plat & Construction Plan Request*  
*Approve Final Plat & Construction Plan Request with Conditions*  
*Deny Final Plat & Construction Plan Request*



# ADVISOR PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122  
317-745-4180 | [www.danvilleindiana.org](http://www.danvilleindiana.org)

Date of Hearing: 12/13/2023  
Plan Commission Action: \_\_\_\_\_

App. No. 2023-2159  
Fee: \$ 1898.50

Received By: \_\_\_\_\_

Plot #900.00  
PUD #798.50  
Storm #200.00

### APPLICATION FOR APPROVAL (Check all that apply)

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

NOV 13 2023

\* Please fill out the form in its entirety

Name (s) of Owner (s) Lennar Homes of Indiana, LLC (Keith Lash)

Address (s) 11555 North Meridian Street, Suite 400, Carmel, IN

Phone (s) 317-659-3200 Email (s) keith.lash@lennar.com

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

Address (s) Kimley-Horn - 500 E 96th Street, Suite 300 Indpls., IN 46240 (Brett Huff)

Phone (s) 317-903-7787 Email (s) brett.huff@kimley-horn.com

I (We) do hereby apply for approval of the following described plat of a subdivision in accordance with the Subdivision Control Ordinance. I (We) am (are) the owner (s) of the real estate included in said subdivision.

Name of Subdivision: Penrose, Section 4

Address of Subject Property: 0 N 300 E Danville, IN 46122

Generally described as follows:

Area (in acres): 9.9 Number of Lots: 45

Existing Zoning District (if applicable to rezone): PUD

Proposed Zoning District (if applicable to rezone): PUD

Parcel ID#: 32-10-06-200-006.000-003 Current Zoning District: PUD

Feet of new streets to be dedicated to the public: 1,483

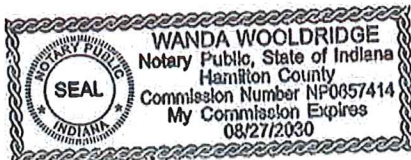
Feet of sanitary sewers to be dedicated to the public: 1,209

Feet of water main to be dedicated to the public: 1,375

Feet of storm sewer to be dedicated to the public: 846

STATE OF INDIANA )  
) SS:  
HENDRICKS COUNTY )

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



*Wanda Wooldridge*  
Signature of Owner/Applicant (s)

Land Development Manager

Title of Applicant

Wanda Wooldridge  
Wanda Wooldridge, Notary Public



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

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December 7, 2023

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

RE: Penrose Section 4

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans dated 11-30-2023. I do not have any further comments. All the comments appear to have been addressed, and the plans and report meet the Town of Danville Stormwater Technical Standards Manual.

All the best,

Joseph L. Miller, P.E.

# SECONDARY PLAT OF PENROSE SECTION 4

PART OF THE NORTHWEST QUARTER OF SECTION 5-T15N-R1E  
IN HENDRICKS COUNTY, INDIANA

THIS PLAN IS PREPARED BY:  
TERRELL AND ASSOCIATES, L.L.P.  
P.O. BOX 107000  
COLUMBIANA, INDIANA 46714  
DATE: 08/11/2022  
DRAWN BY: J. B. BROWN

**CERTIFICATE OF PLAN COMMISSION**

UNDER THE AUTHORITY PROVIDED BY SECTION 16-2-4-2 OF THE INDIANA CONSTITUTION AND ALL AMENDMENTS THERETO, THE UNDERSIGNED hereby certify that notice of the hearing by the board of township trustees of the aforesaid county was duly given and that the plan was duly approved by the board of township trustees on 08/11/2022 and that said plan has been duly approved by the commission with a majority of the members of said commission concurring in its approval.

DATE: \_\_\_\_\_

PRESIDENT OF SAID COMMISSION  
LOREL R. BROWN

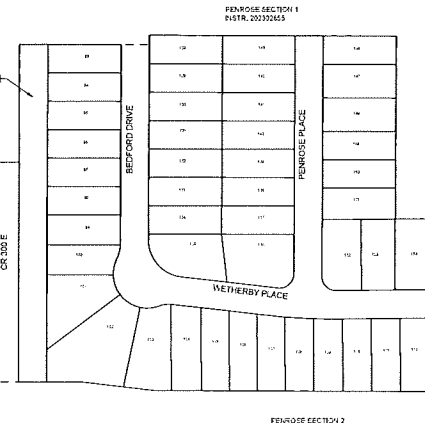
SECRETARY OF SAID COMMISSION  
LAFAYETTE

**LEGEND**

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**SUBDIVISION MONUMENTATION**

ALL MONUMENTS SHOWN ON THIS PLAN ARE TO BE PLACED AT THE CORNERS OF THE LOTS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS. THE MONUMENTS SHALL BE PLACED AT THE CORNERS OF THE LOTS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS. THE MONUMENTS SHALL BE PLACED AT THE CORNERS OF THE LOTS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS.



RESIDENTIAL DEVELOPMENT STANDARDS	
AREA A	
MIN. LOT SIZE	6,500 SQ. FT.
MIN. LOT WIDTH	52'
MIN. DEPTH FRONT YARD	25'
MIN. DEPTH REAR YARD	25'
MIN. DEPTH SIDE YARD	6'-0"

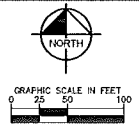
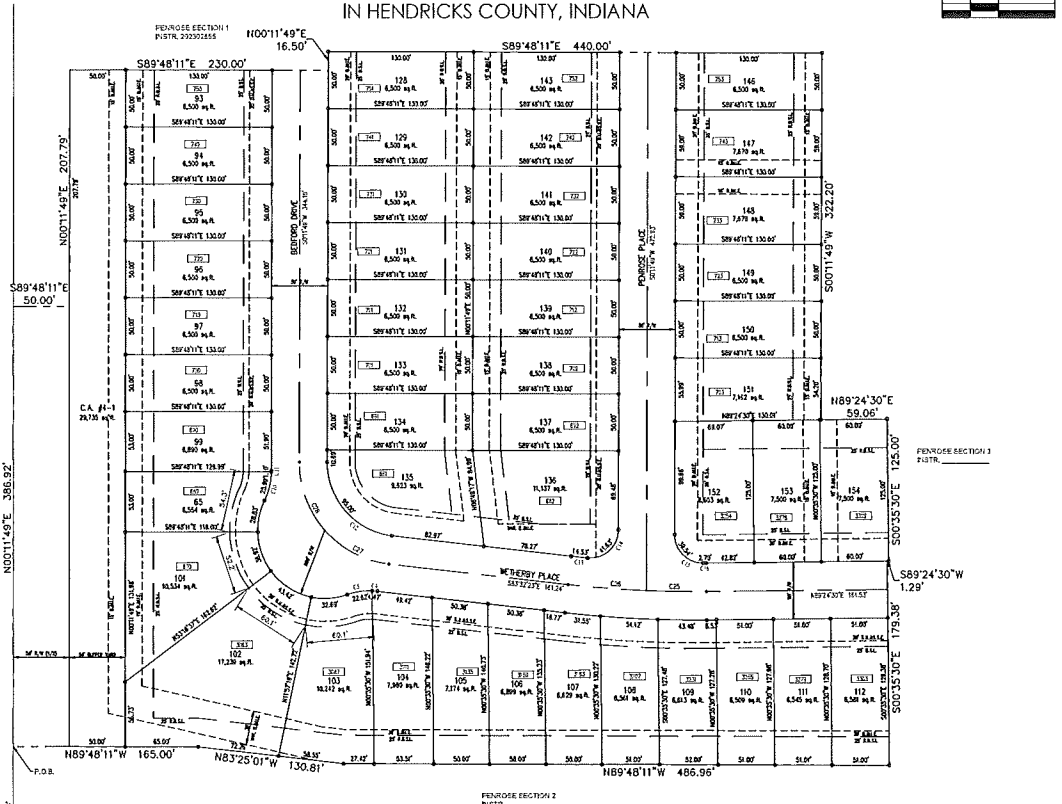
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	60.00'	4.47'	S85°40'28"E	4.47'	47°16'09"	2.24'
C5	60.00'	22.82'	N81°23'35"E	22.48'	21°35'46"	11.44'
C10	60.00'	25.99'	S13°39'13"W	25.79'	24°49'01"	13.20'
C11	60.00'	1.10'	S0°43'15"W	1.10'	1°02'53"	0.55'
C12	65.00'	95.00'	N41°40'17"W	86.76'	83°41'12"	58.26'
C13	975.00'	14.53'	N83°58'01"W	14.53'	0°51'15"	7.27'
C14	25.00'	41.63'	S47°54'05"W	36.98'	95°24'33"	27.48'
C15	25.00'	39.54'	N45°07'05"W	35.55'	90°37'48"	25.28'
C16	975.00'	2.70'	S89°29'16"W	2.70'	0°09'30"	1.35'

CURVE TABLE: ALIGNMENTS						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C25	1000.00'	63.33'	S89°33'50"E	63.32'	3°03'19"	26.67'
C26	1000.00'	69.79'	S89°32'17"E	69.74'	3°59'17"	34.89'
C27	90.00'	65.77'	S62°36'20"E	64.31'	41°52'06"	34.43'
C28	90.00'	65.77'	S20°44'14"E	64.31'	41°52'06"	34.43'

# SECONDARY PLAT OF PENROSE SECTION 4

PART OF THE NORTHWEST QUARTER OF SECTION 5-T15N-R1E  
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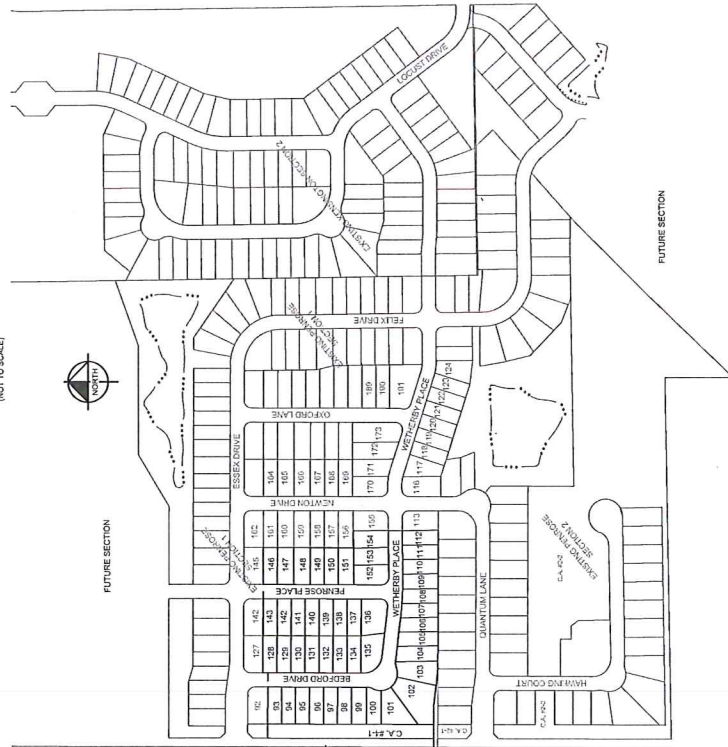
# PENROSE

## SECTION 4

### DANVILLE, INDIANA

#### LOCATION MAP

(NOT TO SCALE)



INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED UNLESS SPECIFICALLY NOTED OTHERWISE.  
THESE PLANS MEET THE MOST CURRENT AAS, STANDARDS.

ANTICIPATED START OF CONSTRUCTION DATE: JANUARY 2024  
ANTICIPATED COMPLETION OF CONSTRUCTION DATE: JANUARY 2025

PLANS PREPARED BY:  
KIMLEY-HORN & ASSOCIATES  
INDIANAPOLIS, IN 46250  
PHONE: (317) 917-4129  
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:  
LENNAR HOMES OF INDIANA, LLC  
11055 N. MERIDIAN STREET, STE. 400  
AVON, IN 46722  
CONTACT: STUART HUCKLEBERRY  
PHONE: (317) 745-4185  
EMAIL: STUART.HUCKLEBERRY@LENNAR.COM

#### UTILITY AND GOVERNING AGENCY CONTACTS

**SANITARY SEWER**  
WEST CENTRAL GOVERNMENT DISTRICT  
11055 N. MERIDIAN STREET, STE. 400  
AVON, IN 46722  
PHONE: (317) 745-4185  
TEL: (317) 745-4185

**ELECTRIC**  
BUREAU OF ENERGY SERVICES  
11055 N. MERIDIAN STREET, STE. 400  
AVON, IN 46722  
PHONE: (317) 745-4185  
TEL: (317) 745-4185

**COMMUNICATIONS**  
AT&T - ENGINEERING STREET  
2ND FLOOR, ROOM 280  
PO BOX 168299  
INDIANAPOLIS, IN 46216  
TEL: (317) 252-4012

**PUBLIC WORKS**  
DANVILLE PUBLIC WORKS DEPARTMENT  
11055 N. MERIDIAN STREET, STE. 400  
AVON, IN 46722  
PHONE: (317) 745-4185  
TEL: (317) 745-4185

**PLANNING AND ZONING DEPARTMENT**  
TOWN OF DANVILLE  
11055 N. MERIDIAN STREET, STE. 400  
AVON, IN 46722  
PHONE: (317) 745-4185  
TEL: (317) 745-4185

**FIRE DEPARTMENT**  
DANVILLE FIRE DEPARTMENT  
11055 N. MERIDIAN STREET, STE. 400  
AVON, IN 46722  
PHONE: (317) 745-4185  
TEL: (317) 745-4185

**WATER**  
DANVILLE WATER COMPANY  
11055 N. MERIDIAN STREET, STE. 400  
AVON, IN 46722  
PHONE: (317) 745-4185  
TEL: (317) 745-4185

**INDIAN STATE POLICE**  
SARASOTA COUNTY, FLORIDA  
11055 N. MERIDIAN STREET, STE. 400  
AVON, IN 46722  
PHONE: (317) 745-4185  
TEL: (317) 745-4185

**PROJECT TEAM**

ROLE	COUNTRY	ADDRESS	EMAIL	CONTRACT NUMBER
OWNER	INDIANA	11055 N. MERIDIAN STREET, STE. 400, AVON, IN 46722	STUART.HUCKLEBERRY@LENNAR.COM	170154016.4
ENGINEER	INDIANA	11055 N. MERIDIAN STREET, STE. 400, AVON, IN 46722	STUART.HUCKLEBERRY@LENNAR.COM	170154016.4

**PROJECT INFORMATION**

SECTION	DATE
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2	01/15/24
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#### STREETS

NAME	LENGTH (FT)	SECTION
BETHANY PLACE	456	SECTION 4
PENROSE PLACE	997	SECTION 4
TOTAL	1453	

#### PROJECT INFORMATION

SECTION	DATE
1	01/15/24
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C-102

SHEET NUMBER

17504967.4

RMA PROJECT NO.

11/20/23

DATE

PENROSE SECTION 4

OVERALL SECTION PLAN

**LENNAR**

AMPHIBIOUS CONSTRUCTION

**Kimley-Horn**

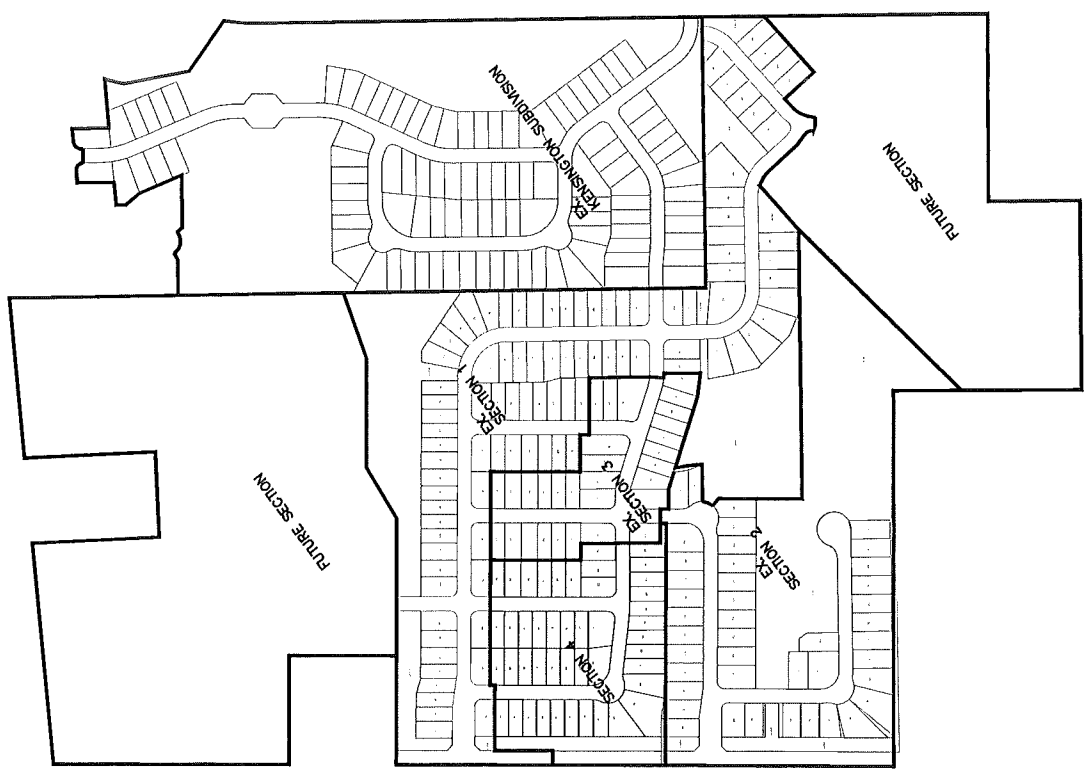
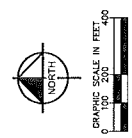
SCALE: AS NOTED

REVISIONS PER TAC COMMENTS

NO.

DATE

BT



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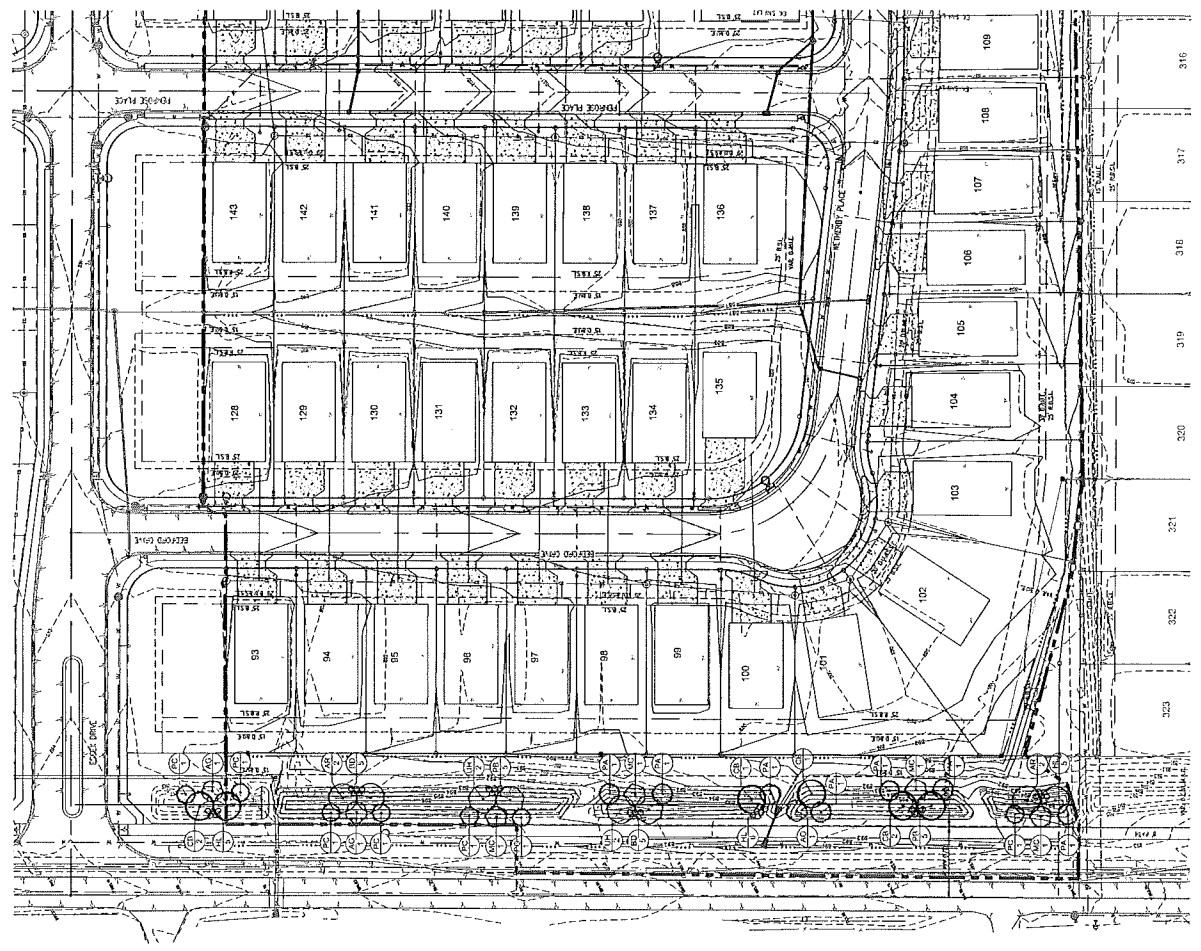
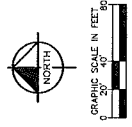
SECTION 4  
 PENROSE  
 LANDSCAPING PLAN

**LENNAR**

NO. 17703401E-4  
 PROJECT NO.  
 17703401E-4  
 SHEET NUMBER

SCALE: AS NOTED  
 CHECKED BY: JMS  
 DRAWN BY: JMS  
 DATE: 11/20/23  
 BY: JMS

NO.	REVISIONS	DATE	BY
1	REVISIONS PER TAG COUNTS	11/20/23	JMS



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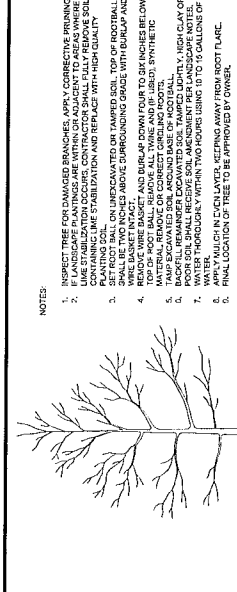
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		REVISIONS PER TAC COMMENTS

L101

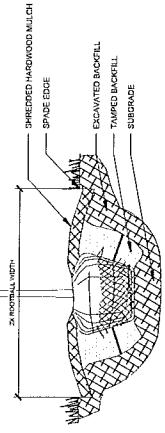
# SECTION 4

## PENROSE

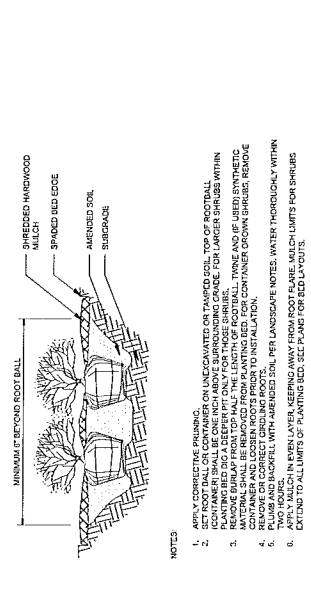
### LANDSCAPING DETAILS



- NOTES:**
1. TRIM TREE FOR UNIFORM BRANCHES. APPLY CORRECTIVE PRUNING.
  2. IF LANDSCAPE PLANTINGS ARE WITHIN ONE FOOT OF EXISTING UTILITY LINE STABILIZATION REQUIRED. CONTRACTOR SHALL FULLY REPAIR SOIL PLANTING SOIL.
  3. EXISTING UTILITY LINE STABILIZATION AND REPLACE WITH HIGH QUALITY FILL TO ORIGINAL GRADE WITH PROPER DRAINAGE.
  4. WIRE MESH INTACT. AND BUILT UP ON TOP OR BOTTOM TO BE APPROXIMATELY ONE INCH ABOVE TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIALS FROM PLANTING AREA. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIALS FROM PLANTING AREA. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIALS FROM PLANTING AREA.
  5. TAMPA EXCAVATED SOIL. ARROUND BASE OF FOOTBALL.
  6. BACKFILL REMAINDER EXCAVATED SOIL. TAMPER THOROUGHLY. HIGH CLAY OR SILTY SAND SHALL BE REMOVED AND REPLACED WITH PROPER SUBGRADE. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER PER SQUARE FOOT OF PLANTING AREA.
  7. APPLY MULCH IN EVEN LAYER. KEEPING AWAY FROM ROOT FLARE.
  8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

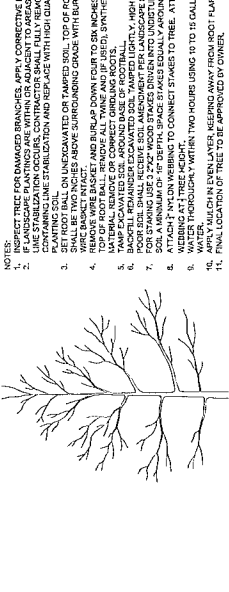


**1 TREE PLANTING**



- NOTES:**
1. APPLY CORRECTIVE PRUNING.
  2. IF LANDSCAPE PLANTINGS ARE WITHIN ONE FOOT OF EXISTING UTILITY LINE STABILIZATION REQUIRED. CONTRACTOR SHALL FULLY REPAIR SOIL PLANTING SOIL.
  3. EXISTING UTILITY LINE STABILIZATION AND REPLACE WITH HIGH QUALITY FILL TO ORIGINAL GRADE WITH PROPER DRAINAGE.
  4. WIRE MESH INTACT. AND BUILT UP ON TOP OR BOTTOM TO BE APPROXIMATELY ONE INCH ABOVE TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIALS FROM PLANTING AREA. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIALS FROM PLANTING AREA.
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  7. APPLY MULCH IN EVEN LAYER. KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS. MULCH TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
  8. FINAL LOCATION OF SHRUB TO BE APPROVED BY OWNER.

**2 SHRUB PLANTING**



- NOTES:**
1. TRIM TREE FOR UNIFORM BRANCHES. APPLY CORRECTIVE PRUNING.
  2. IF LANDSCAPE PLANTINGS ARE WITHIN ONE FOOT OF EXISTING UTILITY LINE STABILIZATION REQUIRED. CONTRACTOR SHALL FULLY REPAIR SOIL PLANTING SOIL.
  3. EXISTING UTILITY LINE STABILIZATION AND REPLACE WITH HIGH QUALITY FILL TO ORIGINAL GRADE WITH PROPER DRAINAGE.
  4. WIRE MESH INTACT. AND BUILT UP ON TOP OR BOTTOM TO BE APPROXIMATELY ONE INCH ABOVE TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIALS FROM PLANTING AREA. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIALS FROM PLANTING AREA.
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  7. APPLY MULCH IN EVEN LAYER. KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS. MULCH TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
  8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

**3 TREE PLANTING ON SLOPE**

PLANT SPECIFICATION	QTY	BOTANICAL NAME	COMMON NAME	LANDSCAPE BUFFERS	REQUIREMENT	PROVIDED
					REQUIRED	
DECIDUOUS TREES	4	ACER FRAXINUM	RED MAPLE	7 ORNAMENTAL TREES, 14 SHADES TREES, 14 GREEN TREES AND 36 SHRUBS		
	6	CARPINUS BETULUS	EUROPEAN HORNBEAM			
	4	ULMUS X PATRIOT	PATRIOT ELM			
EVERGREEN TREES	7	FICUS VARIEGATA	NORWAY SPRUCE			
	7	PICEA MARMILOSA	COLORADO SPRUCE			
ORNAMENTAL TREES	3	BRONXIA FORTUNATA	ORNAMENTAL CHERRY			
	1	AQUILARIA DRACUNULA	AUTUMN BRILLIANCE APPLE			

**ORDINANCE CHART**

REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE BUFFERS		
7 ORNAMENTAL TREES, 14 SHADES TREES, 14 GREEN TREES AND 36 SHRUBS	7 ORNAMENTAL TREES, 14 SHADES TREES, 14 GREEN TREES AND 36 SHRUBS	

**LANDSCAPE NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT LANDSCAPING AND ALL UTILITIES DURING INSTALLATION AND THROUGHOUT THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, ADJACENT LANDSCAPING AND ALL UTILITIES DURING INSTALLATION AND THROUGHOUT THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULLY PRE-INOCULATED AND FERTILIZED. RECEPTACLES SHALL BE FRESH OF FRESH SOILS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND SUNSCORCH. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROPER TRUNK DRESSING AS PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREAS SHALL BE TOPSOIL FOR ALL TREES. SHRUBS, ORNAMENTAL GRASS, PERENNIALS AND ANNUALS SHALL BE PLANTED IN THE SPECIFIED AREAS. CONTRACTOR TO PROVIDE PLANTING MEDIA TO A 12\"/>

# Application for CPOD Design Review

### APPLICANT INFORMATION

Name of Applicant: Pyramid Construction & Maintenance LLC (Steven Ward)  
 Mailing Address: 1080 Judith LN, Danville, VA 46122  
 Phone: 317-509-5622 Email: StWard32@MSN.com  
 Property Owner(s) Same  
 Mailing Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Project Engineer/Architect: Ric Battersfield Battershell  
 Address: \_\_\_\_\_  
 Phone: 317-755-6708 Email: Rbattershell@recurr.com

### PROJECT INFORMATION

Location of Project: 94 N. Jefferson St  
 Existing Use of Property: Commercial <sup>concrete</sup> zone Current Zoning: Commercial  
 Proposed Use of Property: Same Acreage: 0.2  
 Type of Activity: New Construction \_\_\_\_\_ Exterior Renovation  Sign \_\_\_\_\_  
 Est. Project Cost: \$15,000 Est. Start Date: 11/23

### Documents to be included with application (1 original and 1 electronic):

- Building elevations of all elevations new and/or altered
- Color samples - match existing (where)
- Photos of adjacent structures
- Signage and/or lighting - NA
- List of work to be completed in numerical order
- Letter of Intent describing in detail the scope of work to be performed

Signature of Applicant: [Signature] Date: 11/6/23

### APPLICATION FEES

Residential	\$50
Residential accessory >150 sq ft	\$25
Commercial	\$150
Commercial accessory	\$100
Sign	\$50

Fee paid: \$150 - Received by: Dessa Fenwick Date: 11-9-23

# Corridor Protection Overlay District (CPOD) Review Checklist

Property Location: 94 Jefferson St  
 Name of Applicant: Pyramid Construction and Maintenance  
 Design Review Committee Meeting Date: Dec 6, 2023

## DEVELOPMENT STANDARDS

### Architecture (pg 97)

New construction conforms to the following architectural style:

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

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

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

### Building Orientation (pg 98)

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

Comments: There will just be a 15'x17' addition  
to the back

**Large Building Elevations (pg 98)**

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

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

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

**Building Height (pg 99)**

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

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

**Main Entrance (pg 99)**

Non-residential

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

Residential

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

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

Non-residential or Residential

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

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

**Reinforcing the Corner (pg 100)**

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

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

Comments: There will be a 15' x 17' addition to the back

**Exterior Finish Materials (pg 100)**

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

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

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

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

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

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

**Foundation Material (pg 101)**

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

Comments: The foundation of the addition will be concrete with split faced block to match the rest of the house

**Foundation Landscaping (pg 103)**

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

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

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

**Distinct Ground Floor (pg 101)**

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

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

**Windows (pg 101)**

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

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

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



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

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

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

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

**Roofs (pg 102)**

This structure has:

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

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

**Roof Eaves (pg 103)**

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

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

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

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

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

**Parking Lot Location (pg 106)**

For parking areas which include 15 or more parking spaces:

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

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

**Parking Area Landscaping (pg 103)**

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

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

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

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

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

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

**Street Trees (pg 104)**

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

Comments: No change in trees is planned

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

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

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

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

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

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

**Fencing (pg 105)**

The following type of fence is provided for this project:

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

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

**Lighting (pg 105)**

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

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

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

**Signs (pg 107)**

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

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

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

**Design Review Committee Recommendation**

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NOV 29 2023

Steven Ward

President Pyramid Construction and Maintenance

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**Contact**

1080 Judith Ln  
Danville, IN 46122  
317-509-5622  
Stward32@msn.com

**Dear Town of Danville,**

Creation Cookies has a business at our property on 94 North Jefferson St in Danville. So far, their business has been doing well and they need more room in the kitchen area to prepare their baking items. They also store some of their non-food business items in the basement of the building. Unfortunately, to get to the basement one must go outside as the only access to the basement is on the outside.

Creation Cookies and I have decided we would like to add-on to the west side to give the business more kitchen area and indoor access to the basement. We are petitioning the city to allow this addition.

Sincerely,

Steven Ward

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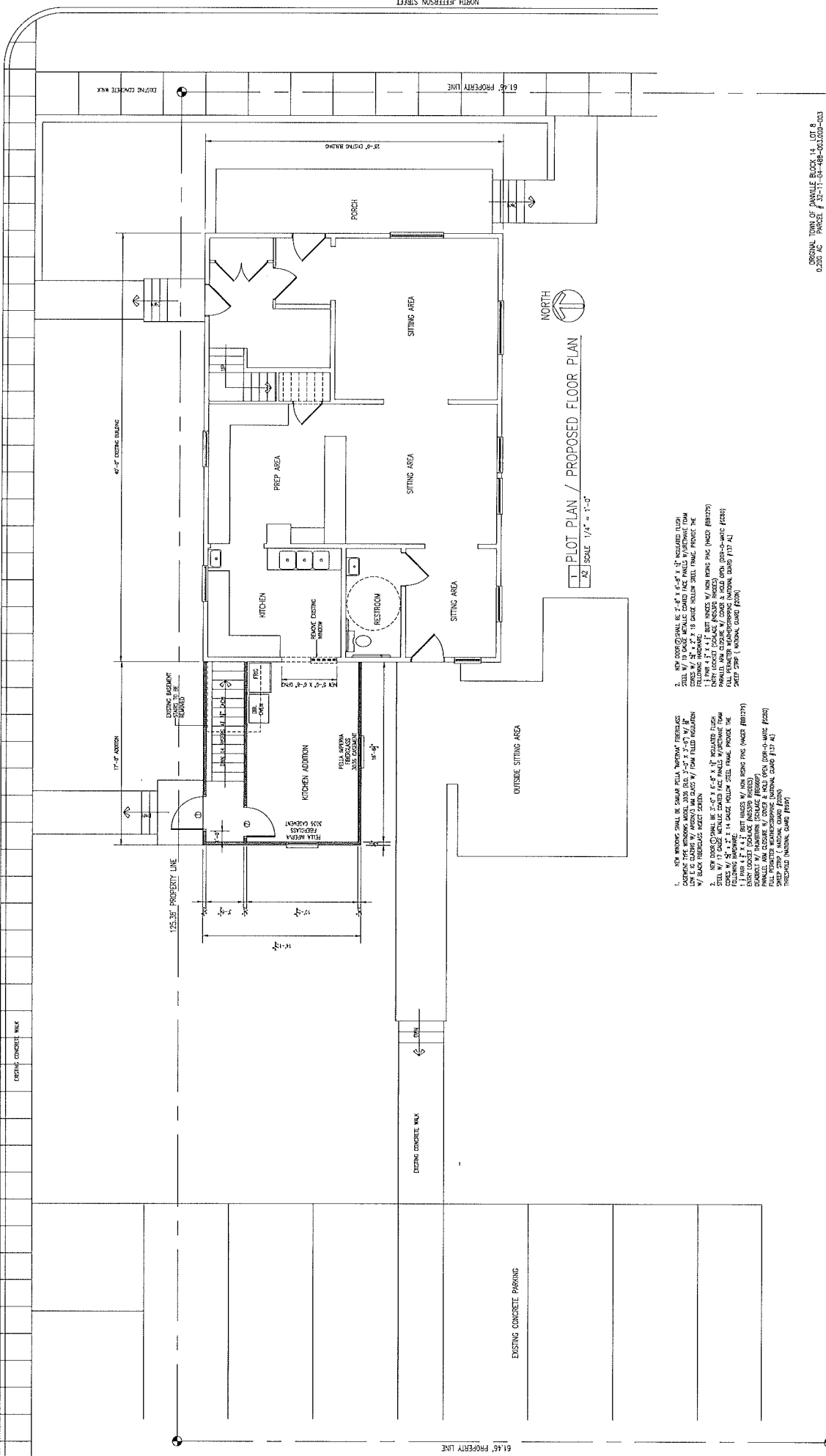






WEST CLINTON STREET

NORTH JEFFERSON STREET



PLOT PLAN / PROPOSED FLOOR PLAN  
 1/4" = 1'-0"

1. 10' WIDE CHALK BE 2" x 4" x 12' INSULATED DUCH STEEL W/ 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM. 19 GAUGE YELLOW STEEL FRAMING. THE FOLLOWING FINISHES:
  - 1.1 FLOOR 2" x 4" x 12' BATT INSULATION W/ NON-FIBRIL FIBER (M202)
  - 1.2 WALLS 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM (M202)
  - 1.3 CEILING 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM (M202)
  - 1.4 CEILING 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM (M202)
  - 1.5 CEILING 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM (M202)
2. 10' WIDE CHALK BE 2" x 4" x 12' INSULATED DUCH STEEL W/ 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM. 19 GAUGE YELLOW STEEL FRAMING. THE FOLLOWING FINISHES:
  - 2.1 FLOOR 2" x 4" x 12' BATT INSULATION W/ NON-FIBRIL FIBER (M202)
  - 2.2 WALLS 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM (M202)
  - 2.3 CEILING 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM (M202)
  - 2.4 CEILING 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM (M202)
  - 2.5 CEILING 19 GAUGE METAL CEILING FAC PANELS W/ ALUMINUM TRIM (M202)

ORIGINAL TOWN OF DANVILLE BLOCK 14, LOT 8  
 0.25 AC PARCEL # 25-17-04-48-00100-003

SHEET  
**A2**

**CURRY & ASSOCIATES, INC.**  
 ENGINEERS AND ARCHITECTS  
 110 COMMERCE DRIVE  
 DANVILLE, INDIANA 46122

DATE  
 8-17-2023

PROPOSED ADDITION  
**CREATION COOKIES**  
 94 N. JEFFERSON STREET DANVILLE, INDIANA

MUNICIPAL ALLEY

61.46' PROPERTY LINE

EXISTING CONCRETE WALK

EXISTING CONCRETE PARKING

EXISTING CONCRETE WALK

125.38' PROPERTY LINE

105.38' PROPERTY LINE

EXISTING CONCRETE WALK

17'-0" ADDITION

46'-0" EXISTING DINING

EXISTING CONCRETE WALK

25'-0" EXISTING DINING

PORCH

SITTING AREA

SITTING AREA

SITTING AREA

OUTSIDE SITTING AREA

PREP AREA

KITCHEN

BRACK DRESSING MIRROR

RESTROOM

KITCHEN ADDITION

FRUIT WASH

REFRIGERATOR

STOVE

SINK

COUNTER

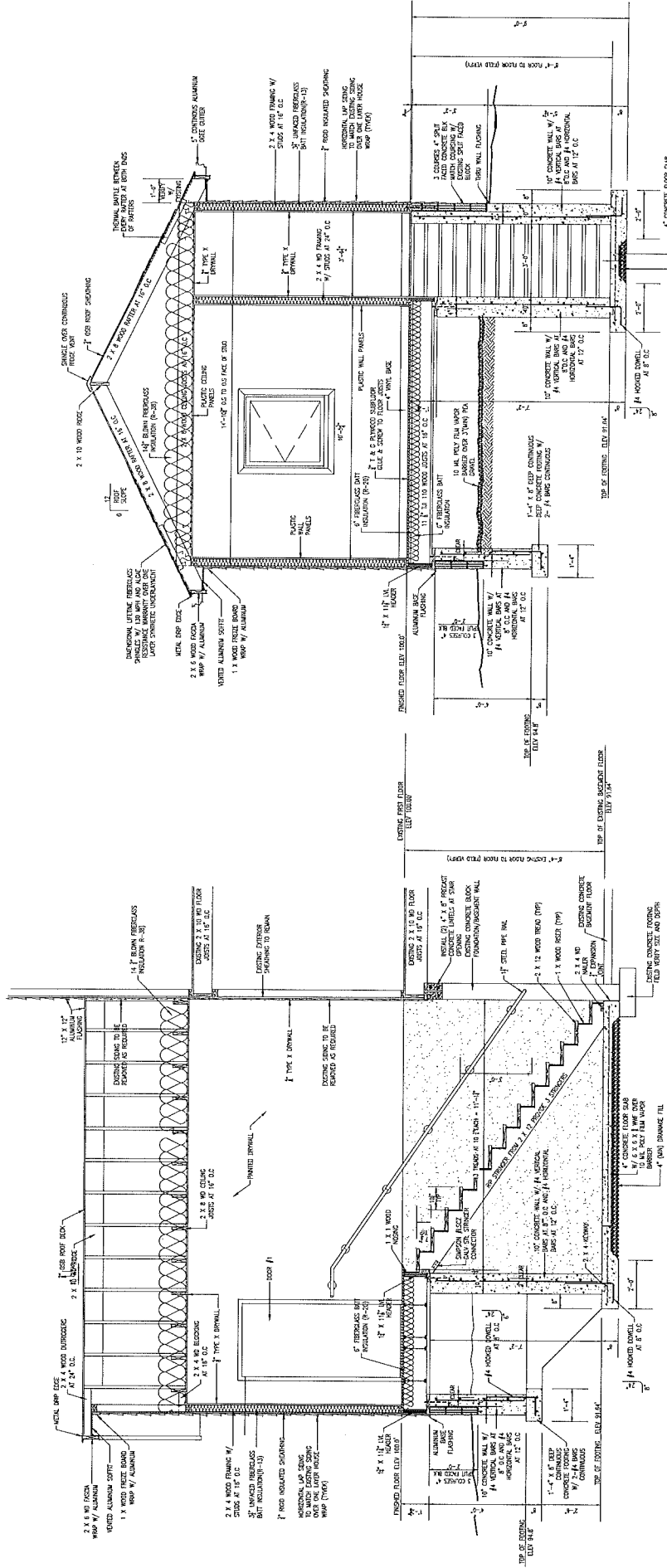
STAIRS

STAIRS

STAIRS





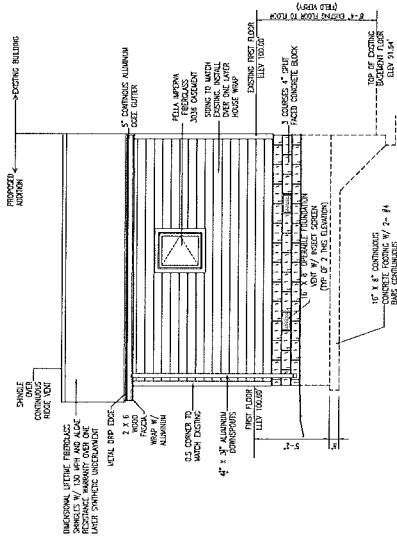


1 LONGITUDINAL WALL SECTION  
SCALE 1/2" = 1'-0"

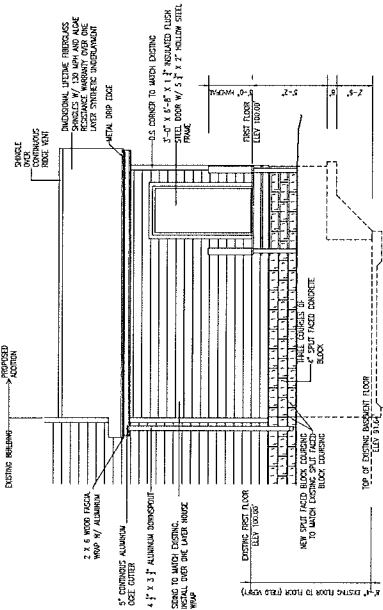
2 TRANSVERSE WALL SECTION  
SCALE 1/2" = 1'-0"

WALL SECTION NOTES

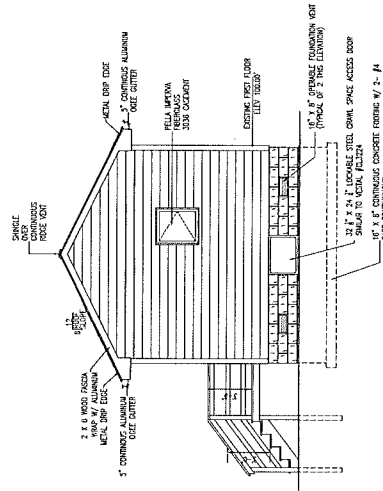
- 1. ALL WALL AND CEILING PANELS SHALL BE SIMILAR TO "M" SHEET PANELS AS MANUFACTURED BY WOOD BRIDGE. ALL PANELS SHALL BE 20' TRACK BARRISER REINFORCED FIBERGLASS (FRP) SHEETS LAMINATED TO 1/2" AT THE PERIMETER.
- 2. ALL FRAMING SHALL BE 2x4 OR 2x6 UNLESS OTHERWISE NOTED.
- 3. ALL WALL PANELS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. THE COLOR SHALL BE "DUNHILL" UNLESS OTHERWISE NOTED.
- 4. ALL WALL PANELS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. THE COLOR SHALL BE "DUNHILL" UNLESS OTHERWISE NOTED.
- 5. ALL WALL PANELS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. THE COLOR SHALL BE "DUNHILL" UNLESS OTHERWISE NOTED.



2 SOUTH ADDITION ELEVATION  
 1/4" SCALE 1/4" = 1'-0"



1 NORTH ADDITION ELEVATION  
 1/4" SCALE 1/4" = 1'-0"



3 WEST ADDITION ELEVATION  
 1/4" SCALE 1/4" = 1'-0"



# Application for CPOD Design Review

### APPLICANT INFORMATION

Name of Applicant: Scott Perkins w/ Blackline  
 Mailing Address: 1043 Virginia Ave., Studio 208, Indianapolis IN 46203  
 Phone: 317-803-7900 Email: perkins@blacklinestudio.net  
 Property Owner(s) BTT Holdings LLC  
 Mailing Address: 1 South Washington St. Danville IN 46122  
 Phone: 317-775-1308 Email: oparker@kw/k.law.com  
 Project Engineer/Architect: Blackline - Scott Perkins  
 Address: 1043 Virginia Ave, Studio 208, Indianapolis IN 46203  
 Phone: 317-803-7900 Email: perkins@blacklinestudio.net

### PROJECT INFORMATION

Location of Project: 56 N. Washington Street  
 Existing Use of Property: Vacant (former pet care) Current Zoning: CB-S  
 Proposed Use of Property: Offices Acreage: .18  
 Type of Activity: New Construction \_\_\_\_\_ Exterior Renovation  Sign \_\_\_\_\_  
 Est. Project Cost: \$350,000 Est. Start Date: ± 1/15/2024

### Documents to be included with application (1 original and 1 electronic):

- Building elevations of all elevations new and/or altered
- Color samples
- Photos of adjacent structures
- Signage and/or lighting
- List of work to be completed in numerical order
- Letter of Intent describing in detail the scope of work to be performed

Signature of Applicant: [Signature] Date: 11/20/2023

### APPLICATION FEES

Residential	\$50
Residential accessory >150 sq ft	\$25
Commercial	\$150
Commercial accessory	\$100
Sign	\$50

Fee paid: 150 Received by: [Signature] Date: 11-21-23



## Corridor Protection Overlay District (CPOD) Review Checklist

Property Location: 56 N. Washington Street

Name of Applicant: SCOTT PERKINS

Design Review Committee Meeting Date: 12/6/2023

### DEVELOPMENT STANDARDS

#### Architecture (pg 97)

New construction conforms to the following architectural style:

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

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

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

#### Building Orientation (pg 98)

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

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

**Large Building Elevations (pg 98)**

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

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

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

**Building Height (pg 99)**

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

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

**Main Entrance (pg 99)**

Non-residential

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

Residential

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



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

**Non-residential or Residential**

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

Comments: New sloped walk, stoop, steps & entry door.

**Reinforcing the Corner (pg 100)**

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

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

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

**Exterior Finish Materials (pg 100)**

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

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

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

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

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

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

**Foundation Material (pg 101)**

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

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

**Foundation Landscaping (pg 103)**

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

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

Comments: *Small planting beds adjacent to new walk & steps*

**Distinct Ground Floor (pg 101)**

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

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

**Windows (pg 101)**

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

\*Where applicable, the Committee may approve replacement windows that do not match.  
Comments: *Refer to Exterior Scope descriptions & drawings*



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

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

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

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

**Roofs (pg 102)**

This structure has:

- A sloped roof with a pitch that is no flatter than 4/12 and no steeper than 12/12
- OR**
- A roof with a pitch of less than 4/12 and has a cornice that meets the following:
  - Contains a two-part cornice. The top part of the cornice projects at least six inches from the face of the building and is at least 2 inches further from the face of the building than the bottom part of the cornice; **AND**
  - The height of the cornice is based on the height of the building as follows:
    - This building is 16 feet in height and has a cornice at least 12 inches high.
    - This building is more than 16 feet but less than 26 feet and has a cornice at least 18 inches high.
    - This building is 26 feet or more and has a cornice at least 24 inches high.

- This is an existing structure. The roof is not being altered.

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

**Roof Eaves (pg 103)**

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

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

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

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

Comments: *The front stairs are being modified to improve accessibility.*

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

For parking areas which include 15 or more parking spaces:

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

Comments: No parking lot.

**Parking Area Landscaping (pg 103)**

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

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

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

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



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

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

This structure is in the CB-P District and is exempt from this requirement.  
 This is an existing structure with existing sidewalks.

Comments: Sloped walk and new stairs are being provided to improve accessibility.

**Street Trees (pg 104)**

\_\_\_ One (1) tree is planted in the area between the sidewalk and the street for each 30 feet of street frontage on any street.

\_\_\_ The location of the street trees is limited and the Committee may approve alternate tree locations.

Comments: Insufficient room for street trees.

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

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

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

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

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

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

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

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

**Fencing (pg 105)**

The following type of fence is provided for this project:

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

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

**Lighting (pg 105)**

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

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

Comments: Replacing existing fixtures only.



**Signs (pg 107)**

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

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

Comments: *Exterior Signage will be a future application.*

**Design Review Committee Recommendation**

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## 56 N WASHINGTON

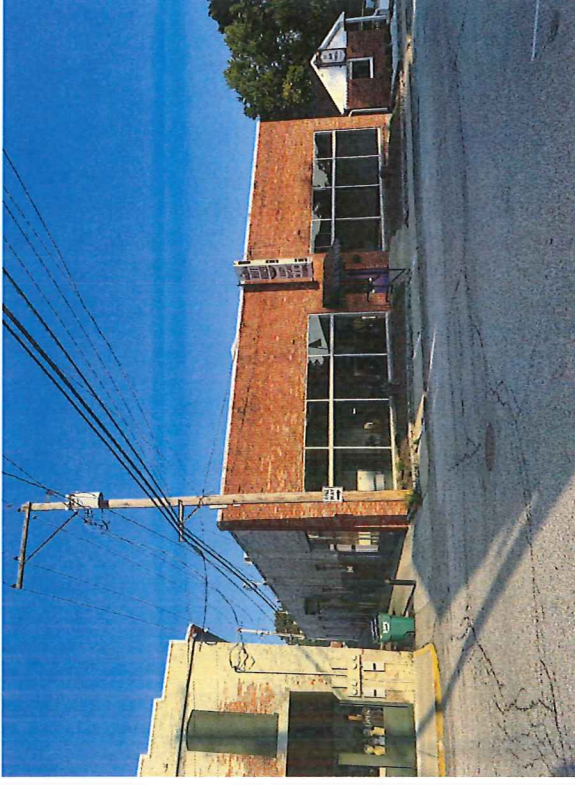
CPOD Design Review Submittal 11/20/2023

### EXTERIOR SCOPE OF WORK

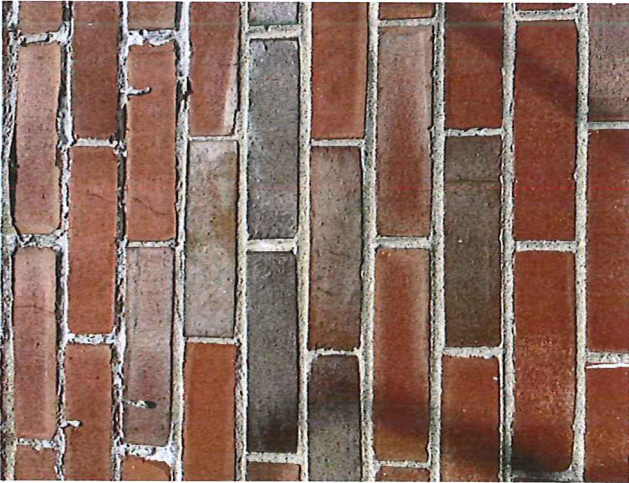


1. Remove metal awning.
2. Provide new sloped walk and steps to new, larger concrete stoop.
3. Provide painted steel railings for new stoop and steps.
4. Replace existing wood front door with new, outswing, clear anodized aluminum storefront door with clear, low-e insulated glass.
5. Replace three large windows (existing storefront) with new clear anodized aluminum storefront with 1" clear, low-e insulated glass. Same mullion pattern.
6. Patch concrete block at severely deteriorated area(s) – precise scope to be determined based on budget and masonry contractor input.
7. Prepare and paint existing concrete block wall surfaces, sills, lintels, and coping. Color to be SW 7048 Urbane Bronze or SW7019 Gauntlet Gray subject to mock-up selection.
8. Prepare and paint existing conductor heads and downspouts to match wall surfaces.
9. Replace exterior door on south façade with new, HM door and frame. Prepare and paint to match wall surfaces.
10. Prepare and paint the existing door and frame on the west façade. Color to match wall surfaces.
11. Steel Sash Windows – scope dependent on budget:
  - Option 1:
    - a. Replace broken panes.
    - b. Rework as required to make weathertight.
    - c. Prep and paint existing window sashes.
    - d. Budget permitting, provide interior, magnetic attached storm sashes.
  - Option 2:
    - e. Remove existing steel sash windows.
    - f. Replace with new aluminum storefront window units.
    - g. Budget permitting, provide applied muntins to match pattern of removed windows <https://www.bvbproducts.com/>
12. Provide new exterior light fixtures: (2) wall sconces at front entry and (1) exterior exit light at rear door.
13. Signage: to be determined with more owner input. Will be part of a future application.
14. Landscaping: provide low scale/foundation plantings in planting beds, subject to final configuration of new sloped walk, stoop, and steps.









SW 6258  
Tricorn Black

SW 7048  
Urbane Bronze

SW 7019  
Gauntlet Gray

SW 6335  
Fired Brick

SW 7063  
Nebulous  
White



Lightology

Caliber Outdoor Wall Sconce

ITEM NUMBER: OYF22824

Brand: Crystal

**DESCRIPTION**  
The Caliber Outdoor Wall Sconce features a clean and simple design and blends almost seamlessly into the wall with a cylindrical shape in the center that holds an LED module at either end. Available with a Black or Brushed Aluminum finish. ETL listed, wet locations, ADA compliant.



56 N WASHINGTON EXTERIOR PHOTOS + PAINT PALETTE







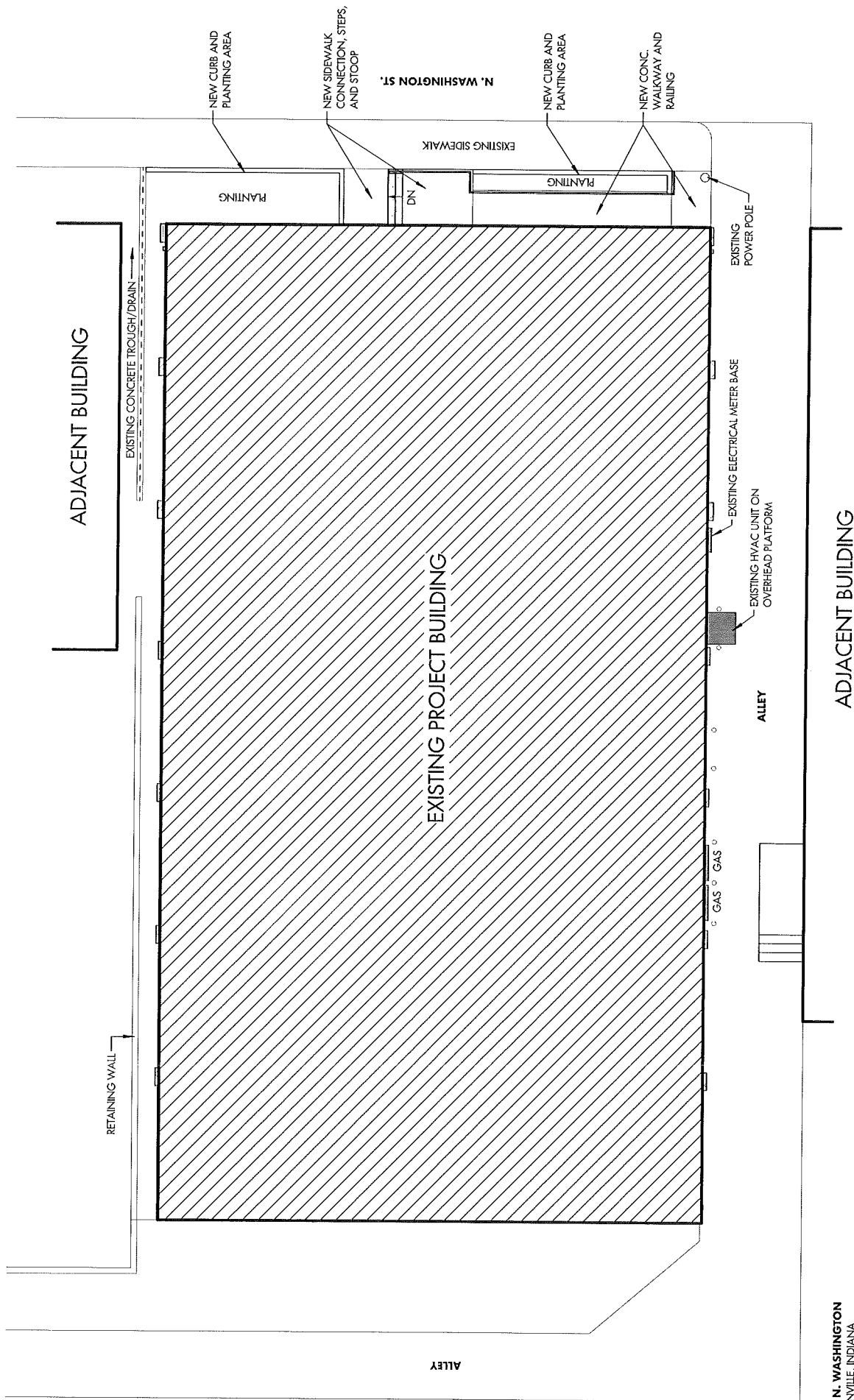
**WEDGE2 LED**  
 Architectural Wall Sconce  
 Precision Refractive Optic






**Specifications**

Depth (D1):	7"
Depth (D2):	1.5"
Height:	4"
Width:	11.5"
Weight:	13.5 lbs (Installation hardware)



**1** SITE PLAN  
1" = 10'-0"

BLACKLINE

56 N. WASHINGTON  
DANVILLE, INDIANA

**PROPOSED SITE PLAN -**  
11/20/2023

ALLEY

ADJACENT BUILDING

EXISTING PROJECT BUILDING

ADJACENT BUILDING

ALLEY

RETAINING WALL

PLANTING

PLANTING

NEW CURB AND PLANTING AREA

NEW SIDEWALK CONNECTION, STEPS, AND STOOP

N. WASHINGTON ST.

NEW CURB AND PLANTING AREA

NEW CONC WALKWAY AND RAILING

EXISTING POWER POLE

EXISTING ELECTRICAL METER BASE

EXISTING HVAC UNIT ON OVERHEAD PLATFORM

EXISTING CONCRETE TROUGH/DRAIN

DN

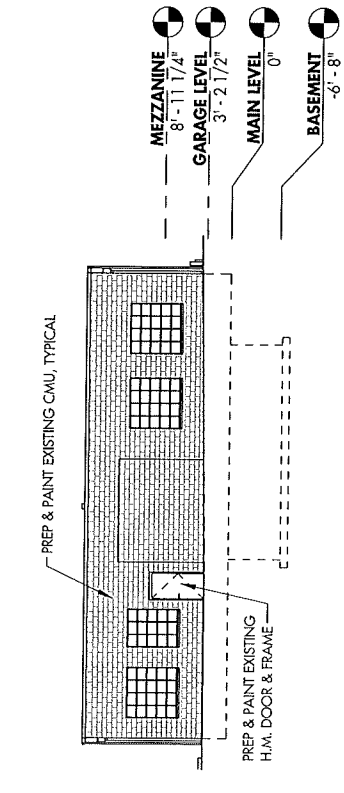
GAS

GAS

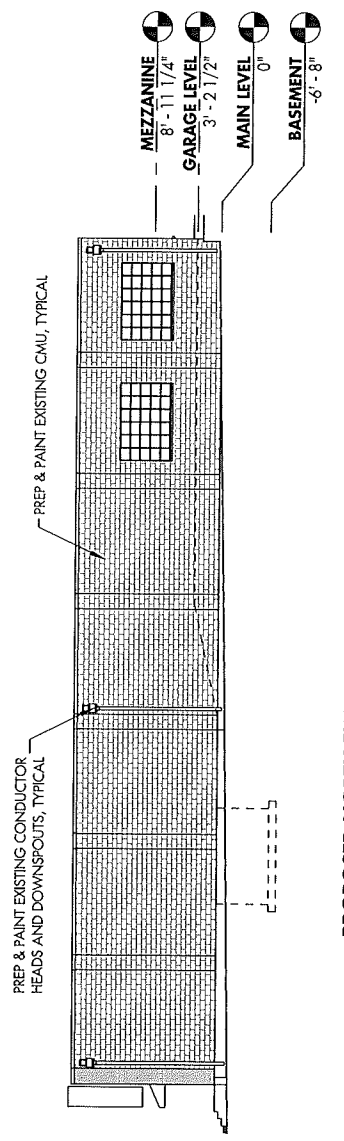
ALLEY

**STEEL SASH WINDOWS:**

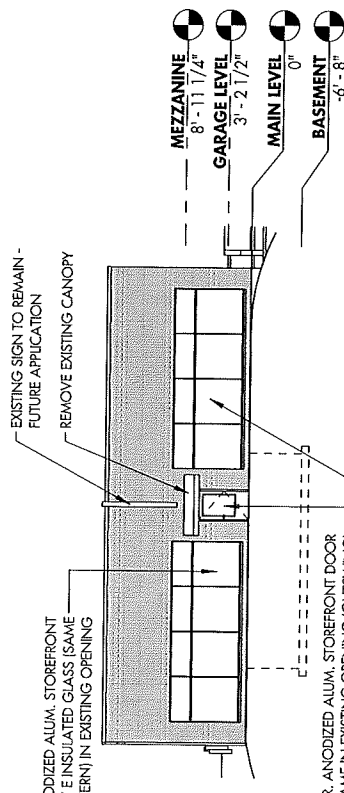
- OPTION 1
  - REPLACE BROKEN PANES.
  - REMORK AS REQUIRED TO MAKE WEATHERTIGHT.
  - PREP & PAINT EXISTING WINDOW SASHES.
  - BUDGET PERMITTING - PROVIDE INTERIOR, MAGNETIC ATTACHED STORM SASHES.
- OPTION 2
  - REMOVE EXISTING STEEL SASH WINDOWS.
  - REPLACE WITH NEW ALUM. STOREFRONT WINDOWS.
  - BUDGET PERMITTING - PROVIDE APPLIED MOUNTING TO MATCH PATTERN OF REMOVED WINDOWS SIMILAR TO [HTTPS://WWW.BVBPRODUCTS.COM/](https://www.bvbproducts.com/)



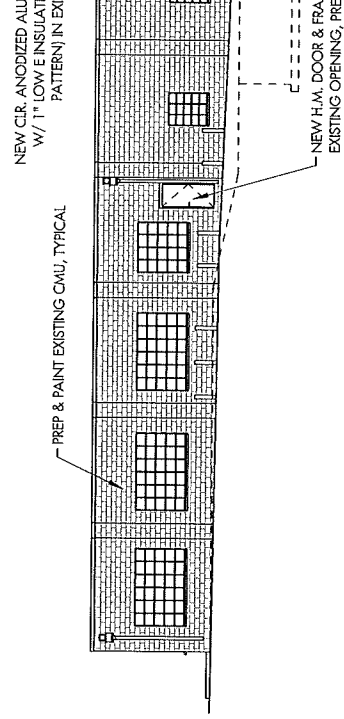
**4 PROPOSED NORTH ELEVATION**  
1/16" = 1'-0"



**2 PROPOSED WEST ELEVATION**  
1/16" = 1'-0"



**1 PROPOSED EAST ELEVATION**  
1/16" = 1'-0"



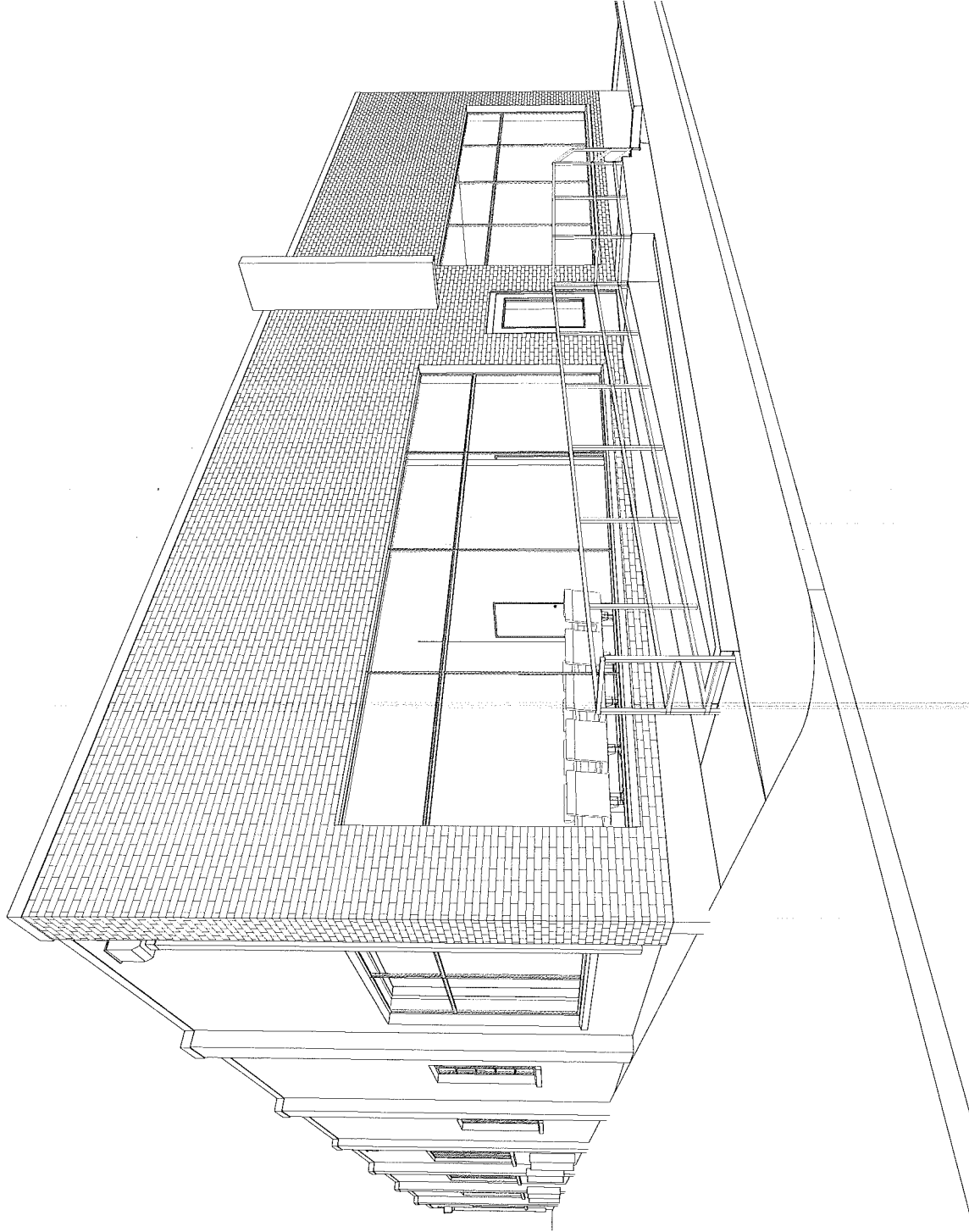
**3 PROPOSED SOUTH ELEVATION**  
1/16" = 1'-0"

56 N. WASHINGTON  
DANVILLE, INDIANA

**PROPOSED ELEVATIONS -**  
11/20/2023



BLACKLINE

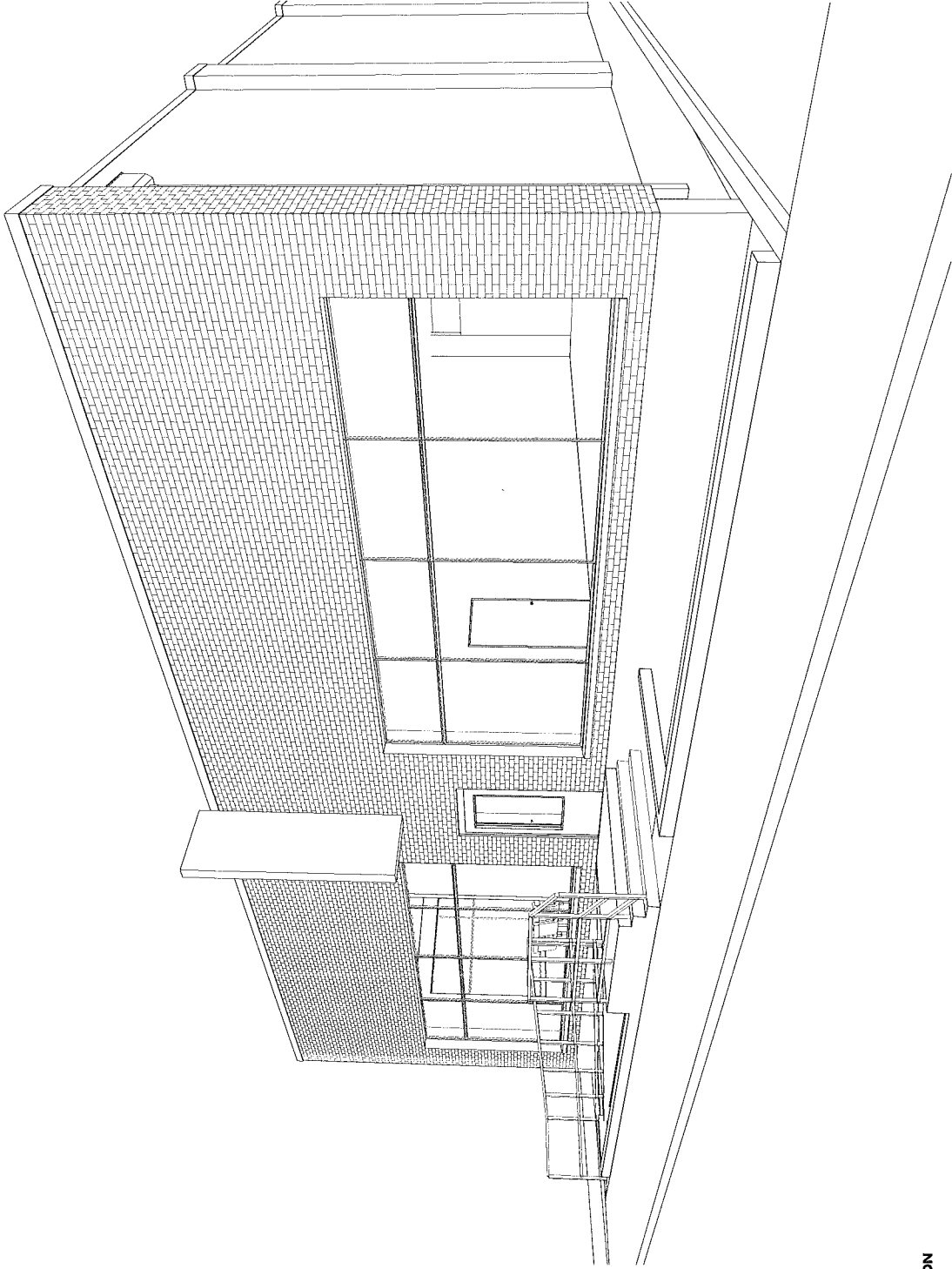


56 N. WASHINGTON  
DANVILLE, INDIANA

**PROPOSED ENTRY - PERSPECTIVE SE -**  
12/6/2023

**1** PROPOSED ENTRY

  
BLACKLINE



56 N. WASHINGTON  
DANVILLE, INDIANA

**PROPOSED ENTRY - PERSPECTIVE NE -**  
12/6/2023

  
**BLACKLINE**

**1** PROPOSED ENTRY