TOWN OF DANVILLE

Danville Plan Commission
February 14, 2024
7:00 PM

AGENDA

I. **Call Meeting to Order**
- Pledge of Allegiance
- Establish Quorum
- Approve Minutes
- Appoint BZA Member
- Appoint Design Review Committee Members

II. **Old Business:**

A. **Public Hearing: Miles Farm, Section 3A & 3B, Variance of the Stormwater Technical Standards, Section 6.D to allow a 4:1 slope on all pond banks, 5' safety ledge with no maintenance ledge or fence, and increase the slope below normal pool to 2:1**
(Josh Cribelar, American Structurepoint)

B. **Miles Farm, Section 3A, Final, 84 lots, located 1,050 feet west of the intersection of US Highway 36 and Clear Creek Drive, 23.27 acres**
(Josh Cribelar, American Structurepoint)

C. **Miles Farm, Section 3B, Final, 97 lots, located 1,050 feet west of the intersection of US Highway 36 and Clear Creek Drive, 26.50 acres**
(Josh Cribelar, American Structurepoint)

III. **New Business:**

A. **Penrose, Section 5, Final, 26 lots, located on the east side of County Road 300 East, north of East Main Street, 10.7 acres**
(Brett Huff, Kimley-Horn & Associates)

B. **Public Hearing: White Lick Commercial Subdivision, Plat Amendment, 6 lots, located south and east of the intersection of Stratford Way and White Lick Creek Commercial Drive, 12.6 acres**
(Chandler Harden, Banning Engineering)

C. **Public Hearing: Site Plan Review, Hendricks County Animal Shelter, Storage Building, P&F, located at 250 East Campus Boulevard, 1.0 acre**
(Ryan Lindley, Banning Engineering)

D. **Design Review Committee Recommendations: Hendricks County Animal Shelter, Storage Building, Ryan Lindley, Banning Engineering, 250 East Campus Boulevard, 1.0 acre**
(Staff)

IV. **Other Business: None**

V. **Report of Officers, Committees and Staff**

VI. **Adjourn**

Next Meeting:
March 13, 2024

Meeting Briefing

February 14, 2024

Miles Farm, Section 3, Waiver of Stormwater Technical Standards
This is a request for a waiver of Section 6.D for ponds of the above-referenced project located on the north side of US Highway 36, west of Clear Creek Drive. This is a public hearing and will require a vote.

Miles Farm, Section 3A, Final
This is a request for final approval of the above-referenced project located on the north side of US Highway 36, west of Clear Creek Drive. This will require a vote.

Miles Farm, Section 3B, Final
This is a request for final approval of the above-referenced project located on the north side of US Highway 36, west of Clear Creek Drive. This will require a vote.

Penrose, Section 5, 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 will require a vote.

White Lick Creek Commercial Subdivision, Plat Amendment
This is a request for approval of an amendment of the above-referenced project located south and east of the intersection of Stratford Way and White Lick Creek Commercial Drive. This is a public hearing and will require a vote.

Design Review Committee Recommendations, Hendricks County Animal Shelter
This is a request for approval of the addition of a storage building adjacent to the above property located at 250 Campus Boulevard. The Design Review Committee gave a favorable recommendation on February 7, 2024. This will require a vote.

DANVILLE PLAN COMMISSION
MINUTES
January 10th, 2024
7:00 PM

Members Present:	Adam Harvey, Loris Thompson, Sue Rempert, Barry Lofton, Jill Howard
Members Absent:	None
Staff Present:	Lesa Ternet
Legal:	Kayla-Moody Grant, Taft Law
Guests:	Deborah Luzier, Greg Kleis, Brett Huff, Wes Livingston

A quorum was established, and the meeting was called to order by L. Thompson. L. Thompson stated two (2) additional members will be appointed by the Council at their meeting currently in session.

J. Howard made a motion to approve minutes from the December 13th, 2023, meeting. S. Rempert seconded the motion. Motion passed 5-0.

Election of Officers: L. Thompson stated the election of officers would be delayed until next month since there wasn't a seven (7) member Commission present. L. Thompson asked for a motion to table the election of officers until next month. S. Rempert made a motion to continue the election of officers until February 14, 2024. A. Harvey seconded the motion. Motion passed 5-0.

S. Rempert moved to continue the appointments of the Board of Zoning Appeals and Design Review Committee to February 14, 2024. A. Harvey seconded the motion. Motion passed 5-0.

L. Thompson stated he was going to move forward to "New Business" since there was a request for continuance on Miles Farm, Section 3, Final.

New Business:

A. **Miles Farm, Section 3, Final, 181 lots, located 1,050 feet west of the intersection of US Highway 36 and Clear Creek Drive, 49.77 acres.**
(Josh Cribelar, American Structurepoint)

L. Ternet stated that the petitioner had requested a continuance for 30 days to address comments from staff during the Technical Advisory Committee meeting. J. Howard made a motion to continue Miles Farm, Section 3, Final, for thirty (30) days. S. Rempert seconded the motion. Motion passed 5-0.

Old 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)

L. Ternet stated this project was continued from last month.

B. Huff approached the Commission and addressed the comments in the Case Summary.

A. Harvey made a motion to approve Penrose, Section 4, Final. J. Howard seconded the motion.

Roll Call Vote:
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye
Motion Passed 5-0.

B. Public Hearing: Proposed Unified Development Ordinance (UDO) & Zoning Map
(Taylor, Siefker, Williams Design Group)
https://danvillein.gov/egov/documents/1701804558_59961.pdf
https://danvillein.gov/egov/documents/1701955882_68953.jpeg

D. Luzier, GRW, approached the Commission and explained that a Unified Development Ordinance (UDO) is a combination of the Subdivision Control and Zoning Ordinance. By combining those ordinances into a UDO, it provides consistency in procedures. She also briefly described some of the changes in the draft UDO based on comments from staff, and other public officials. In addition to drafting a UDO, the Danville Zoning Map has been updated to reflect some of the zoning district changes. She stated a steering committee was established for review of the ordinance over the past year and a public workshop was conducted to get feedback from citizens. She briefly went over each chapter and its purpose in the draft UDO.

L. Thompson asked if there was an existing subdivision under construction, would future sections follow the existing ordinances. D. Luzier said yes. S. Rempert asked what was meant by exempt subdivision. D. Luzier stated they would be exempt from the Subdivision Control Ordinance (SCO). L. Ternet stated the existing SCO allows for exempt subdivisions. S. Rempert also stated Section 1.02 D., Other Jurisdictions and Approvals, should state "authorize" instead of "entitlement". The meeting was opened for public comment. There was no public comment. The meeting was closed to the public.

A. Harvey made a motion for a favorable recommendation to the Town Council to repeal the Danville Subdivision Control Ordinance. S. Rempert seconded the motion.

Roll Call Vote:
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye
Motion Passed 5-0

J. Howard made a motion for a favorable recommendation to the Town Council to repeal the Danville Zoning Ordinance. S. Rempert seconded the motion.

Roll Call Vote:
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye
Motion Passed 5-0

S. Rempert made a motion for a favorable recommendation to the Town Council for the adoption of the draft Unified Development Ordinance with changing the term "entitlement" to "authority", Section 1.02 D., Other Jurisdictions and Approvals, page 10. A. Harvey seconded the motion.

Roll Call Vote:
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye
Motion Passed 5-0

A. Harvey made a motion for a favorable recommendation to the Town Council to replace the existing Danville Zoning Map and adopt the new Danville Zoning Map. J. Howard seconded the motion.

Roll Call Vote:
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye
Motion Passed 5-0.

D. Luzier stated the UDO would be heard by the Town Council on January 17, 2024, for a final decision. L. Ternet stated the meeting date had been moved to January 24, 2024, at 7:00 pm.

K. Moody-Grant, Legal Counsel for the Plan Commission, advised it was required to elect officers at the first meeting of the year. She further stated a motion was required to remove the Election of Officers from being tabled until next month before any motion to elect officers. S. Rempert made a motion to remove the tabled item "Election of Officers" to continue the election of officers for thirty (30) days. J. Howard seconded the motion. Motion carried 5-0.

Election of Officers:

B. Lofton made a motion to nominate L. Thompson as President. S. Rempert seconded the motion. Motion carried 5-0. B. Lofton made a motion to elect L. Thompson as President. A. Harvey seconded the motion. Motion carried 5-0. J. Howard made a motion to close the nominations as President. A. Harvey seconded the motion. Motion carried 5-0

B. Lofton made a motion to nominate A. Harvey as Vice-President. S. Rempert seconded the motion. Motion carried 5-0. L. Thompson closed the nomination for Vice-President.

Roll Call Vote:
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye
Motion Passed 5-0

J. Howard nominated B. Lofton as Secretary. A. Harvey seconded the motion. L. Thompson closed the nomination for Secretary.

Roll Call Vote:
S. Rempert – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
B. Lofton – Aye
Motion Passed 5-0

Items for Discussion:

L. Ternet stated there were residents from the Four Oaks Subdivision present to speak regarding the BP Gas Station/Convenience Store to be located at 3376 East Main Street that was approved in August 2023. She further stated the applicant for the BP gas station/convenience store was required to do a traffic study to determine if a passing blister was required. The traffic study determined a passing blister was required and staff was waiting for updated plans with details for construction. B. Lofton stated although the project had been approved, the residents should be allowed to speak. K. Moody-Grant stated no official action could be taken but the residents could be heard. Vilasbahen Jigneshkumar approached the Commission and expressed her concerns regarding the project. She expressed concerns about traffic. B. Lofton stated the speed limit had been reduced to 45 mph with the addition of the gas station/convenience store to the area. L. Thompson thanked the residents for stating their concerns.

Report of Officers, Committees and Staff:

L. Ternet stated there would be a Plan Commission meeting in February.

With there being no further business, the meeting was adjourned at 8:03 p.m.

Loris L. Thompson, President **Barry Lofton, Secretary**

FEB 0 7 2024

Subdivision Control Ordinance Waiver Request

Site Plan: Miles Farm Section 3A and 3B

Developer: DR Horton

Engineer: American Structurepoint

Request: A waiver from Town of Danville Stormwater Technical Standards Manual Chapter 6.D. contained in the Danville Subdivision Control Ordinance to allow: the typical pond section banks to be increased to 4:1 (from 6:1), remove the maintenance ledge, reduce the safety ledge to 5' (from 10'), increase slope below safety ledge to 2:1 (from 3:1). This allows for a consistently 8' deep pond that is maintainable to be constructed.

Findings of Fact

1. The granting of the variance **(will / will not)** be detrimental to the public safety, health or welfare, or injurious to other nearby property because:
   4:1 slopes are maintainable and can be traversed similar to a 6:1 slope. The safety ledge continues to provide a location for rescue before entering the deeper portion of the pond beyond the ledge. The 2:1 slopes below the safety ledge are necessary to ensure the pond does not become a blight that requires regular maintenance and functions for water quality. Given the soil on this site, the increase from 3:1 to 2:1 is not an issue.
2. The conditions upon which the request for a variance is based **(are / are not)** unique to the property for which the variance is sought and **(are / are not)** applicable generally to other property because:
   The property in question has above average topographic variance, therefore causing the pond banks to be steeper to establish a wet pond that has the proper depth to avoid long term maintenance issues.
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner **(would / would not)** result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out because:
   it would require the wet pond to be changed to a dry detention basin with additional erosion control measures that would be a long term maintenance issue with the potential to be unaesthetic and/or an environmental hazard if not properly maintained.
4. The variance **(will / will not)** in any manner contravene the provisions of the Zoning Ordinance, Comprehensive Plan, or Official Map as interpreted by the Commission and the Town Manager because:
   it is a change in the technical requirements for a pond to allow it to be functional and maintainable long term.

5. Where the variance impacts on the decision and construction of public facilities, all appropriate public agencies have been given ample time to comment in writing to the Commission.

Approved / Denied This _____ day of _____ , 20____.

DANVILLE PLAN COMMISSION

_____

_____

_____

_____

_____

_____

_____

CASE SUMMARY

Final Plat & Construction Plan Request

Case: 2023-2164
D.R. Horton, Petitioner
Josh Cribelar, American Structurepoint

Request: Final Plat and Construction Plan Approval, Miles Farm, Sec. 3A, 84 lots

Location: North side of West Main Street, west of Mackey Road

Acreage: 23.27 acres

Zoning: Planned Unit Development (PUD)

Final Plat & Construction Plan Request:

The petitioner is requesting final plat and construction plan approval for Miles Farm, Section 3A, which consists of 84 residential lots. This section is part of the Villas Two-Family portion of the development, with a minimum lot size of 7,900 square feet per lot (3,950 per dwelling unit). This development received preliminary approval on October 12, 2021 and has also received final approval for Sections 1, 2A & and 2B.

The petitioner is also requesting a waiver of the Stormwater Technical Standards Section 6.D, to allow a 4:1 slope instead of 6:1 on all pond banks, remove the maintenance ledge, reduce the safety ledge to 5 feet instead of 10 feet, and increase the slope below normal pool to 2:1 from 3:1. The petitioner has stated this will allow for a consistently 8 foot deep pond that is maintainable to be constructed.

Staff held a Technical Advisory Committee meeting on January 25, 2024, to discuss the details of the plans. The petitioner has submitted revised plans addressing the staff's comments.

Joe Miller, Banning Engineering, the Town's engineer, has reviewed the final plat and construction plans and his letter will be forthcoming.

Staff recommends approval of the final plat and construction plans of Miles Farm, Section 3A subject to the following:

1. Compliance with the PUD ordinance.
2. A Developer Inspection Agreement must be submitted, and inspection fees paid before the pre-construction meeting.
3. An approval letter for the Rule 5 permit must be submitted prior to a pre-construction meeting.
4. Submittal of the Restrictive Covenants prior to recording the plat.

Plan Commission Action:

Approve Plat and Construction Plan Request
Approve Final Plat and Construction Plan Request with Conditions
Deny Final Plat and Construction Plan Request

TOWN OF DANVILLE

ADVISORY PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

Date of Hearing: 2-14-24
Plan Commission Action: _____

App. No.: 2023-2164
Fee: See App dated
Received By: LT 12-8-23

APPLICATION FOR APPROVAL (Check all that apply)

☒ Plat ☐ Replat ☐ Revision ☐ Amendment ☐ Minor Plat ☒ PUD

☒ SPR ☐ Rezone ☐ Exempt Subdivision

FEB 02 2024

* Please fill out the form in its entirety

Name (s) of Owner (s) Lar-Lan Enterprises, LLC DR Horton Indiana LLC

Address (s) 1728 Kingsley Dr., Anderson IN 46011 9210 Meridian Street, Indianapolis, IN 46260

Phone (s) _____ Email (s) _____

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

Address (s) DR Horton (Mark Bridwell)- 9210 Meridian St Indianapolis, IN 46260 American Structurepoint (Josh Cribelar)- 9025 River Road, Suite 200 Indianapolis, IN 46240

Phone (s) DR Horton:317-740-3900 / ASI: 317-547-5580 Email (s) MABridwell@drhoton.com / jcribelar@structurepoint.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: Miles Farm Section 3A

Address of Subject Property: 1,050 west of the intersection of US 36 & Clear Creek Drive

Generally described as follows:

Area (in acres): 23.27 Number of Lots: 84

Existing Zoning District (if applicable to rezone): _____

Proposed Zoning District (if applicable to rezone): _____

Parcel ID#: 17-2-05-51W-400-001 Current Zoning District: Miles Farm PUD

Feet of new streets to be dedicated to the public: 6,538 LF

Feet of sanitary sewers to be dedicated to the public: 3,894 LF

Feet of water main to be dedicated to the public: 4,568 LF

Feet of storm sewer to be dedicated to the public: 6,788 LF

STATE OF INDIANA)
) SS:
HENDRICKS COUNTY)

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

Mark Bridwell
Signature of Owner/Applicant (s)

Assistant Secty
Title of Applicant

STATE OF INDIANA)
COUNTY OF MARION)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF NOVEMBER, 2023
Mary L Shumaker
MARY L SHUMAKER

MARY L SHUMAKER
Notary Public, State of Indiana
Marion County
Commission Number NP0743040
My Commission Expires
September 12, 2030

BANNING ENGINEERING

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

February 8, 2024

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

RE: Miles Farm Section 3

Dear Ms. Ternet:

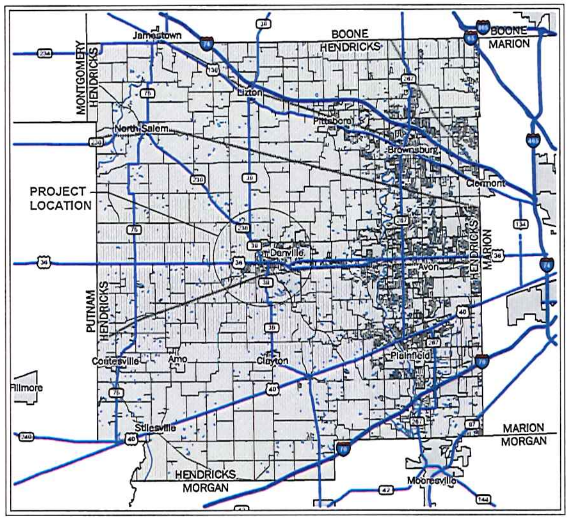
I have reviewed the drainage report and the construction plans received February 2, 2024. I do not have any additional comments. I recommend approval in regards to storm water. If you have any additional questions please contact me.

All the best,

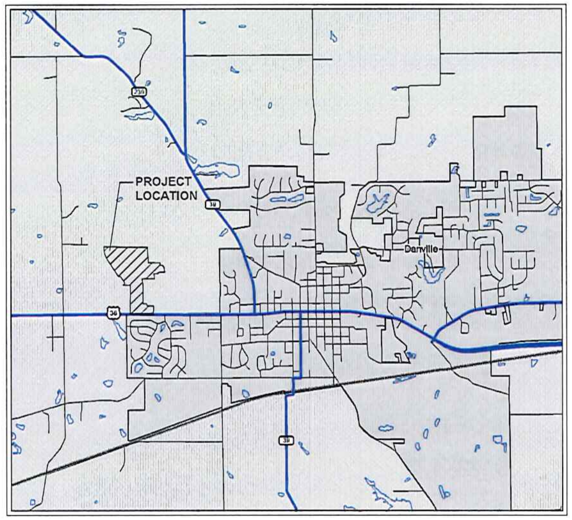
Joseph L. Miller

Joseph L. Miller, P.E.

CONSTRUCTION PLANS
FOR
MILES FARM SECTION 3A & 3B
NORTH OF US 36 & WARRIOR WAY
DANVILLE, IN



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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SEE PLAN SHEETS FOR SECTION 3A/3B PLAT SPLIT LINE. REFER TO PROFILE SHEETS FOR ROAD, SANITARY, AND STORM SEWER TO BE BUILT IN EACH SECTION.

LEGAL DESCRIPTION

SITE DATA TABLE

SITE ZONING:	MILES FARM PUD
SECTION 3A: VILLAS	SECTION 3B: PRESERVE
PLAT AREA (3A/3B):	±23.27/±26.50 AC
PROPOSED PUBLIC R/W (3A/3B):	±5.77/±3.91 AC (19.5%)
COMMON AREA (3A/3B):	±5.20/±5.73 AC (22.0%)
NORMAL POOL POND AREA:	±3.36 AC (6.8%)
TOTAL LOT AREA:	±29.10 (58.5%)
TOTAL LOTS (3A/3B):	84/97
MINIMUM LOT SIZE (VILLAS/PRESERVE):	3,950/6,250 SF
MINIMUM LOT WIDTH (VILLAS/PRESERVE):	52' / 35'
MINIMUM FRONT YARD (VILLAS/PRESERVE):	25' / 25'
MINIMUM SIDE YARD (VILLAS/PRESERVE):	6' / 5'
MINIMUM REAR YARD (VILLAS/PRESERVE):	20' / 20'
8' ASPHALT TRAIL LENGTH (3A/3B):	3,057/0 LF
5' CONCRETE SIDEWALK LENGTH (3A/3B):	5,036/6,487 LF
31' B/B LOCAL ROAD LENGTH (50' R/W) (3A/3B):	2,617/3,327 LF
36' B/B COLLECTOR ROAD (80' R/W) (3A/3B):	1,502/0 LF

OPEN SPACE TABLE

C.A. A3	±0.70 AC	C.A. E3	±1.22 AC	C.A. R	±0.30 AC
C.A. C	±0.21 AC	C.A. P3	±0.39 AC	C.A. S3	±0.06 AC
C.A. D	±3.50 AC	C.A. Q	±0.28 AC	C.A. V3	±4.24 AC

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE, FIBER, TV	AT&T	MATT SPINDLER	(317) 265-3050
ELECTRIC	HENDRICK'S POWER	JASON STEWART	(317) 745-5473
ELECTRIC	DUKE ENERGY	TIM UMBAUGH	(765) 349-4012
GAS	VECTREN	JON EASTHAM	(765) 287-2119
SANITARY SEWER	TOWN OF DANVILLE		(317) 745-4180 EXT 2001
STORM SEWER	TOWN OF DANVILLE		(317) 745-4180 EXT 3001
WATER	TOWN OF DANVILLE		(317) 745-4180 EXT 8001

LOCAL JURISDICTIONAL CONTACTS

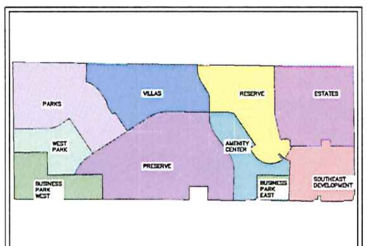
DEPARTMENT	MUNICIPALITY	CONTACT	PHONE NO.
BUILDING & INSPECTION	TOWN OF DANVILLE	BARRY LOFTON	(317) 745-4180 EXT 3001
LOCAL LAW ENFORCEMENT	TOWN OF DANVILLE	JIM HILTON	(317) 745-4180 EXT 6001
FIRE & RESCUE	TOWN OF DANVILLE	ROB ROBERTS	(317) 745-4180 EXT 9002
STREET	TOWN OF DANVILLE		(317) 745-4180 EXT 4001

CrA –Crosby silt loam, 0–2% slopes
CsB2–Crosby-miami silt looms, 2–4% slopes
MmB2–Miami silt loam, 2–6% slopes, eroded
MmC2–Miami silt loam, 6–12% slopes, eroded
MmD2–Miami silt loam, 12–18% slopes, severely eroded
MsC3–Miami clay loam, 6–12% slopes, severely eroded
Sh–Shoals silt loam, 0–2% slopes, frequantly flooded, brief duration
ThrA–Treaty silty clay loam, 0–1% slopes

SOILS MAP
NOT TO SCALE

FIRM:18063C0143D
DATE: September 25, 2009

FEMA MAP
NOT TO SCALE



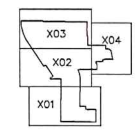
PUD MAP
NOT TO SCALE

D·R·HORTON *America's Builder*

D.R. HORTON
9210 N. MERIDIAN ST.
INDIANAPOLIS, IN.
46260

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

MILES FARM
SECTION 3A & 3B
US 36, DANVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

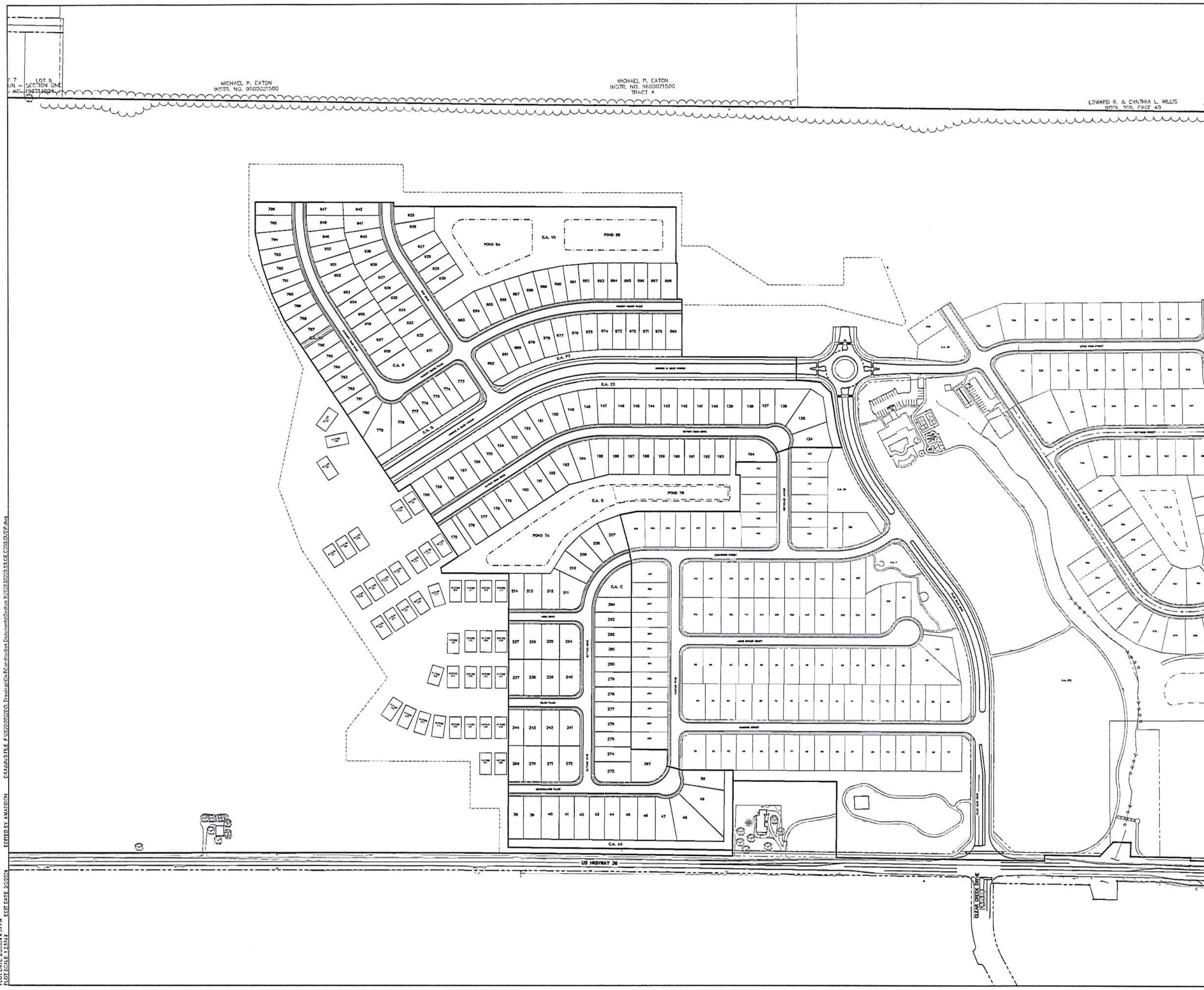
ISSUANCE INDEX
DATE:
12/08/2023
PROJECT PHASE:
CONSTRUCTION PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
	TAC COMMENTS	02/02/2024

Project Number 2020.00220

TITLE SHEET

C001



0' 150' 300'

SCALE: 1"=150'

EXISTING LEGEND

Air Conditioner	Right of Way Marker
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Spigot
Combination Pole	Stand Pipe
Curb Inlet	Stump
Drainage Inlet	Telephone Handhole
Drainage MH	Telephone Marker
Electric Box	Telephone Pedestal
Electric Handhole	Telephone Pole
Electric Meter Box	Traffic MH
Fire Hydrant	Traffic Pedestal
Fire Plug	Traffic Pole
Gas Marker	Tree
Guy Wire	Water Meter
Lid	Water Valve
Light Pole	Yard Light
Mail Box	-ohe- Overhead Electric Line
Pine Tree	-oht- Overhead Telephone Line
Post	-otr- Overhead Traffic Line
Power Pole	Pond Fountain

PROPOSED LEGEND

RIGHT-OF-WAY (R/W) LINE
WET DETENTION POND NORMAL POOL
LOT LINE

SITE DATA TABLE

SITE ZONING:	MILES FARM PUD
SECTION 3A: VILLAS	SECTION 3B: PRESERVE
PLAT AREA (3A/3B):	±23.27/±26.50 AC
PROPOSED PUBLIC R/W (3A/3B):	±5.77/±3.91 AC (19.5%)
COMMON AREA (3A/3B):	±5.20/±5.73 AC (22.0%)
NORMAL POOL POND AREA:	±3.36 AC (6.8%)
TOTAL LOT AREA:	±29.10 (58.5%)
TOTAL LOTS (3A/3B):	84/97
MINIMUM LOT SIZE (VILLAS/PRESERVE):	3,950/6,250 SF
MINIMUM LOT WIDTH (VILLAS/PRESERVE):	52' / 35'
MINIMUM FRONT YARD (VILLAS/PRESERVE):	25' / 25'
MINIMUM SIDE YARD (VILLAS/PRESERVE):	6' / 5'
MINIMUM REAR YARD (VILLAS/PRESERVE):	20' / 20'
8' ASPHALT TRAIL LENGTH (3A/3B):	3,057/0 LF
5' CONCRETE SIDEWALK LENGTH (3A/3B):	5,036/6,487 LF
31' B/B LOCAL ROAD LENGTH (50' R/W) (3A/3B):	2,617/3,327 LF
38' B/B COLLECTOR ROAD (60' R/W) (3A/3B):	1,502/0 LF

OPEN SPACE TABLE

C.A. A3	±0.70 AC	C.A. E3	±1.22 AC	C.A. R	±0.30 AC
C.A. C	±0.21 AC	C.A. P3	±0.39 AC	C.A. S3	±0.06 AC
C.A. D	±3.59 AC	C.A. Q	±0.28 AC	C.A. V3	±4.24 AC

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

D·R·HORTON
America's Builder

D.R. HORTON
9210 N. MERIDIAN ST.
INDIANAPOLIS, IN.
46260

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

MILES FARM
SECTION 3A & 3B
US 36, DANVILLE, IN

JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
12/08/2023
PROJECT PHASE:
CONSTRUCTION PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
	TAC COMMENTS	02/02/2024

Project Number 2020.00220

OVERALL
DEVELOPMENT
PLAN

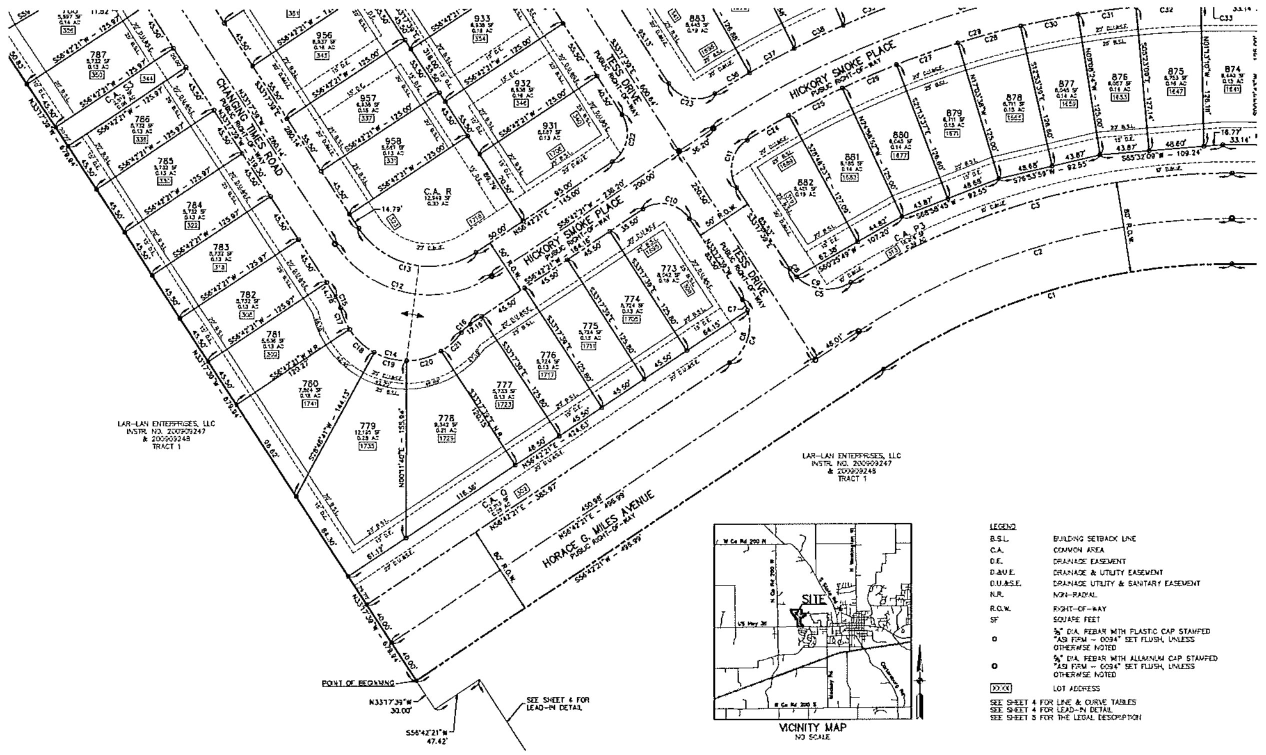
C200

MILES FARM · SECTION 3A · FINAL PLAT
TOWN OF DANVILLE · HENDRICKS COUNTY · INDIANA

PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

SCALE: 1"=50'

SEE SHEET 2



LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY EASEMENT
N.R.	NON-RADIAL
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
o	5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM — 0094" SET FLUSH, UNLESS OTHERWISE NOTED
o	5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM — 0094" SET FLUSH, UNLESS OTHERWISE NOTED
[XXXX]	LOT ADDRESS

SEE SHEET 4 FOR LINE & CURVE TABLES
SEE SHEET 4 FOR LEAD-IN DETAIL
SEE SHEET 5 FOR THE LEGAL DESCRIPTION

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

DEVELOPER:
D.R. HORTON — INDIANA, LLC
9210 N MERIDIAN ST
INDIANAPOLIS, IN 46260

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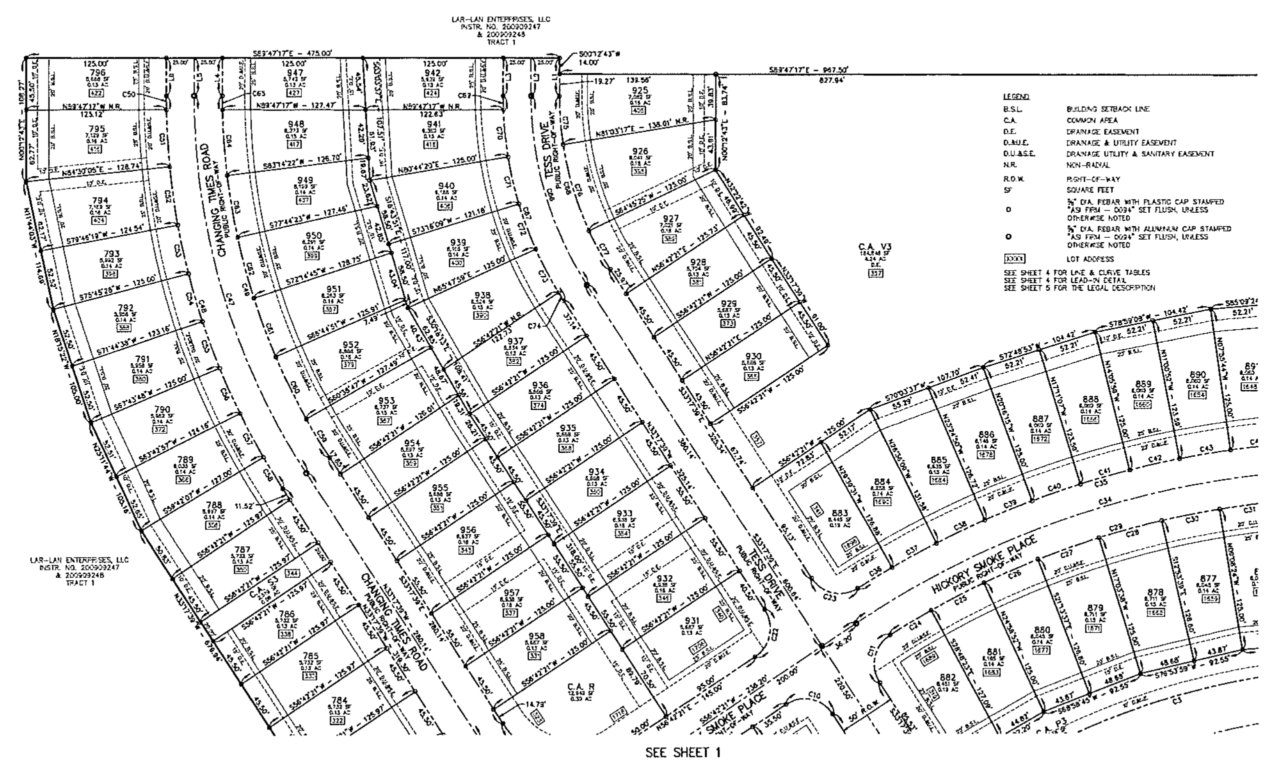
MILES FARM · SECTION 3A · FINAL PLAT
TOWN OF DANVILLE · HENDRICKS COUNTY · INDIANA

PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

SCALE: 1"=50'



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SEE SHEET 1

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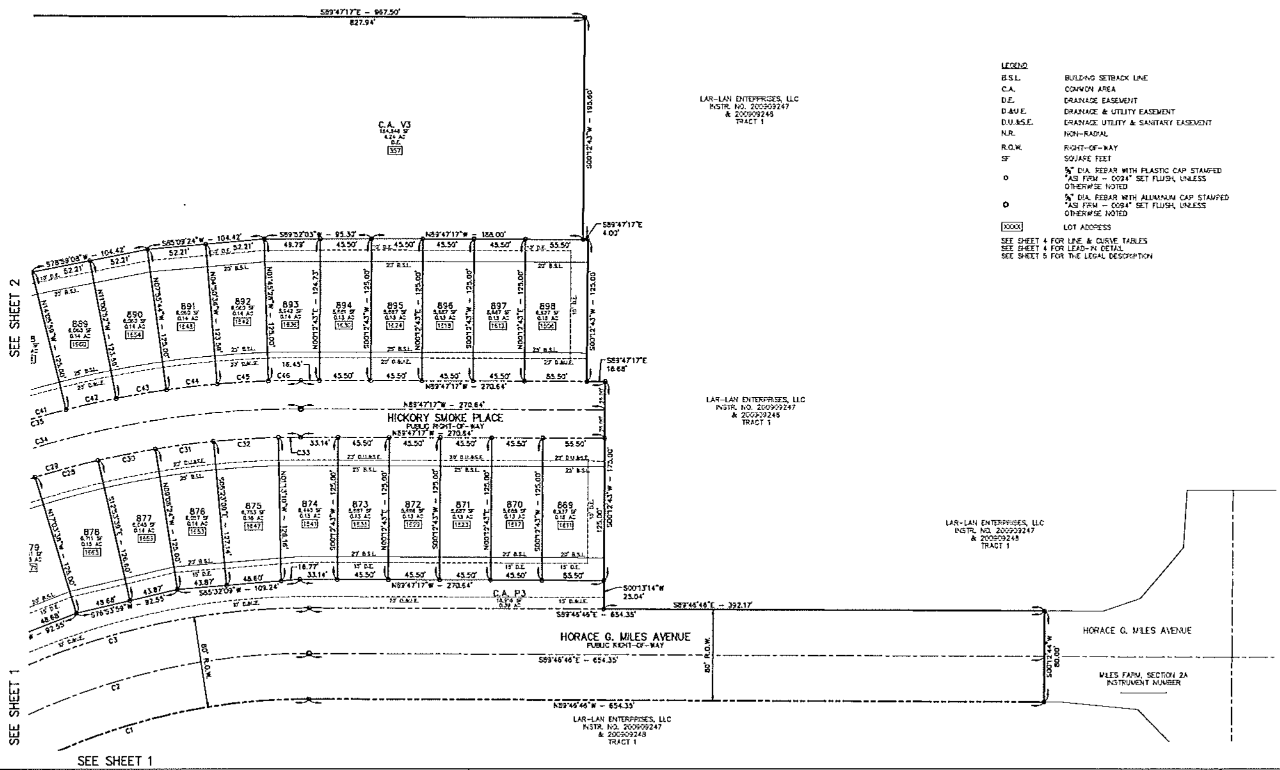
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

SCALE: 1"=50'



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MILES FARM · SECTION 3A · FINAL PLAT
TOWN OF DANVILLE · HENDRICKS COUNTY · INDIANA

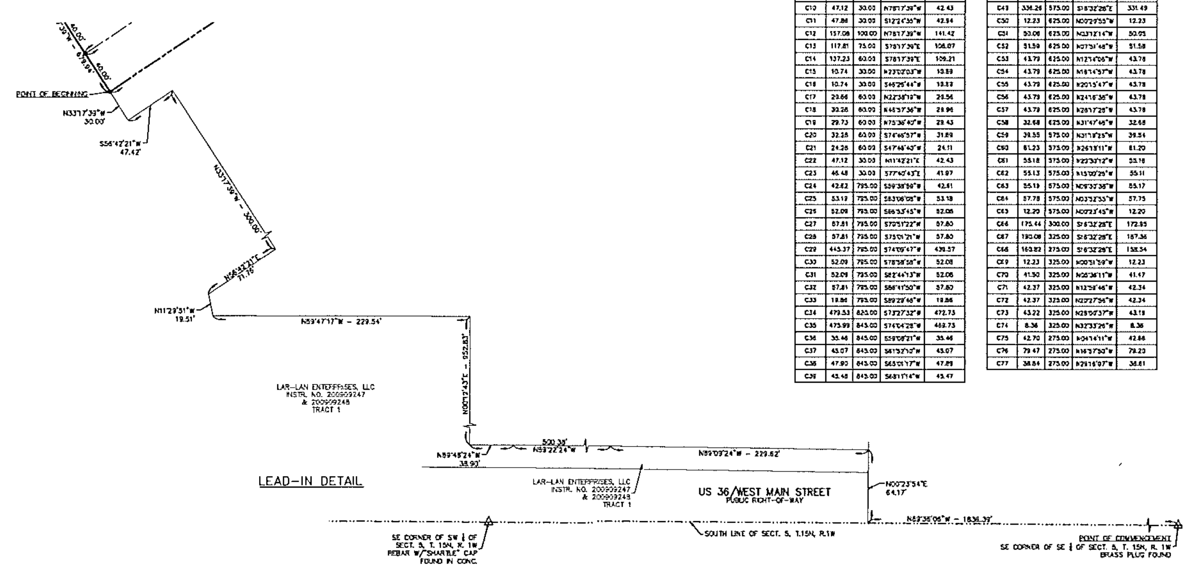
PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

SCALE: 1"=50'

Line Table		
Line	Bearing	Distance (ft)
L1	S00°12'43"W	33.27
L2	S00°12'43"W	33.27
L3	N00°12'43"E	33.27
L4	S00°12'43"W	33.27
L5	N00°12'43"E	33.27
L6	N00°12'43"E	33.27

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	327.46	560.00	S73°27'32"W	322.84
C2	350.88	600.00	N73°27'32"E	345.90
C3	356.40	640.00	S74°13'32"W	351.81
C4	62.83	40.00	N11°42'21"E	56.57
C5	61.71	40.00	S77°29'39"E	55.77
C6	52.41	40.00	S19°10'00"W	48.74
C7	10.42	40.00	S25°50'02"E	10.39
C8	9.40	40.00	S40°01'26"E	9.38
C9	52.32	40.00	S84°13'28"E	48.67
C10	47.12	30.00	N78°17'39"W	42.43
C11	47.88	30.00	S12°24'35"W	42.94
C12	157.08	100.00	N78°17'39"W	141.42
C13	117.81	75.00	S78°17'39"E	106.07
C14	137.23	60.00	S78°17'39"E	109.21
C15	10.74	30.00	N23°02'03"W	10.89
C16	10.74	30.00	S45°25'44"W	10.83
C17	29.66	60.00	N22°38'19"W	29.56
C18	30.28	60.00	N45°57'36"W	29.96
C19	29.73	60.00	N75°36'40"W	29.43
C20	32.28	60.00	S74°46'57"W	31.89
C21	24.28	60.00	S47°46'40"W	24.11
C22	47.12	30.00	N11°42'21"E	42.43
C23	46.48	30.00	S77°40'43"E	41.97
C24	42.62	795.00	S59°38'50"W	42.61
C25	53.19	795.00	S63°06'05"W	53.18
C26	52.09	795.00	S66°53'45"W	52.08
C27	57.81	795.00	S70°51'22"W	57.80
C28	57.81	795.00	S75°01'21"W	57.80
C29	445.37	795.00	S74°09'47"W	439.57
C30	52.09	795.00	S78°58'58"W	52.08
C31	52.09	795.00	S82°44'13"W	52.08
C32	57.81	795.00	S86°41'50"W	57.80
C33	18.86	795.00	S89°29'46"W	18.86
C34	479.53	820.00	S73°27'32"W	472.73
C35	475.99	845.00	S74°04'28"W	469.73
C36	35.46	845.00	S59°08'21"W	35.46
C37	45.07	845.00	S61°52'13"W	45.07
C38	47.90	845.00	S65°03'17"W	47.89
C39	45.48	845.00	S68°11'14"W	45.47

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C40	45.51	845.00	S71°16'19"W	45.50
C41	45.51	845.00	S74°21'27"W	45.50
C42	45.51	845.00	S77°26'35"W	45.50
C43	45.51	845.00	S80°31'42"W	45.50
C44	45.51	845.00	S83°36'50"W	45.50
C45	45.51	845.00	S86°41'58"W	45.50
C46	29.05	845.00	S89°13'38"W	29.05
C47	350.88	600.00	N16°32'26"W	345.90
C48	365.50	625.00	S16°32'28"E	360.31
C49	336.26	575.00	S16°32'28"E	331.49
C50	12.23	625.00	N00°29'53"W	12.23
C51	50.06	625.00	N03°12'14"W	50.05
C52	51.59	625.00	N07°51'48"W	51.58
C53	43.79	625.00	N12°14'06"W	43.78
C54	43.79	625.00	N16°14'57"W	43.78
C55	43.79	625.00	N20°15'47"W	43.78
C56	43.79	625.00	N24°16'35"W	43.78
C57	43.79	625.00	N28°17'25"W	43.78
C58	32.68	625.00	N31°47'45"W	32.68
C59	39.55	575.00	N31°19'25"W	39.54
C60	81.23	575.00	N26°19'11"W	81.20
C61	55.18	575.00	N20°30'12"W	55.16
C62	55.13	575.00	N15°00'25"W	55.11
C63	55.19	575.00	N09°30'38"W	55.17
C64	57.78	575.00	N03°52'55"W	57.75
C65	12.20	575.00	N00°23'45"W	12.20
C66	175.44	300.00	S16°32'28"E	172.95
C67	190.08	325.00	S16°32'28"E	187.36
C68	160.82	275.00	S16°32'28"E	158.54
C69	12.23	325.00	N00°51'59"W	12.23
C70	41.50	325.00	N05°36'11"W	41.47
C71	42.37	325.00	N12°59'46"W	42.34
C72	42.37	325.00	N20°27'56"W	42.34
C73	43.22	325.00	N28°07'37"W	43.19
C74	8.36	325.00	N32°33'26"W	8.36
C75	42.70	275.00	N04°14'11"W	42.66
C76	79.47	275.00	N16°57'50"W	79.20
C77	38.64	275.00	N29°16'07"W	38.61



LEAD-IN DETAIL

PREPARED BY:
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AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
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MILES FARM · SECTION 3A · FINAL PLAT
TOWN OF DANVILLE · HENDRICKS COUNTY · INDIANA
PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

DEDICATION

The undersigned D.R. Horton - Indiana, LLC (hereafter Developer) being the owner of the within described real estate, does hereby subdivide and layoff the same in accordance with the within plat and declaration. This subdivision shall be known as Miles Farm Section 3A an addition in Center Township, Hendricks County, Indiana. Said subdivision consists of 84 lots, numbered 773 through 796, 869 through 898, 925 through 942, 947 through 958 and Common Areas "F3", "Q", "R", "S3", and "V3". All dimensions are shown in feet and decimal parts thereof. All rights of way shown have been dedicated to the public for use as public streets with the plat of Miles Farm Section 3A.

There are strips of land, the widths as shown on the plat, and labeled as Utility Easement and Drainage Easement, either separately or in combination, which are reserved for use by the Developer, Public Utility Companies (not including transportation companies) and Governmental Agencies for the installation, operation and maintenance of improvements and facilities as follows:

(1) Utility Easements (U.E.) are reserved for use by the Developer, public utility companies and governmental agencies for the installation, operation and maintenance of poles, lines, wires, ducts, transformers, riser pedestals, gas mains, water mains, and appurtenances.

(2) Drainage Easements (D.E.) are reserved for use by the Developer and governmental agencies, for the installation, operation and maintenance of storm water drainage pipes and structures, subsurface drainage tiles, lakes, ponds, drainage retention and/or detention areas, and surface drainage courses.

(3) Sanitary Sewer Easements (S.S.E.) are reserved for use by the Developer and governmental agencies, for the installation, operation and maintenance of sanitary pipes and structures.

There shall be no buildings or other improvements erected or allowed to remain within said easements except for private driveways, parking areas and facilities expressly permitted above. The owners of lots within the subdivision shall not alter, disturb, obstruct or impede the improvements on, or the use of said easements.

There are building setback lines as shown on the within plat and between these lines and the Lot, Block, or street right-of-way lines there shall not be erected nor permitted to remain, any buildings or structures.

Common Areas to be maintained by the Homeowner's Association for the subdivision.

No fence, wall, sign, hedge, tree or shrub planting or other similar item which obstructs site lines at an elevation between two (2) and eight (8) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points twenty-five (25) feet from the intersection of minor street lines and fifty (50) feet from the intersection of major street lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. In the case of a driveway within ten (10) feet of an intersection of a street right-of-way or an alley, the same sight line limitation shall apply.

The subdivision is subject to Restrictive Covenants, Easements, and Declarations as recorded in Instrument Number 202311591 in the Office of the Recorder of Hendricks County, Indiana.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until twenty-five years from the date of recording, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the lots covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants, or restrictions by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our Hands and Seals this _____ day of ______________, 2024.

D.R. Horton, Inc. - Indiana, LLC, a Delaware limited liability company

By: D.R. Horton, Inc. - Midwest, a California corporation, its sole member

Name: ____________________

As its: ____________________

State of __________)
) ss:
County of __________)

Before me, the undersigned, a Notary Public, in and for the County and State, personally appeared ______________ the ______________ of D.R. Horton, Inc. - Midwest, sole member of D.R. Horton - Indiana, LLC, a Delaware limited liability company, and who acknowledge execution of the foregoing his or her voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this _______ day of ___________, 2024.

Printed ____________________

County of Residence ______________

My Commission Expires ______________

HENDRICKS COUNTY DRAINAGE STATEMENT

This subdivision contains 0 lineal feet of open ditches and 0 lineal feet of tile drains. The lots in the subdivision are or may be subject to a drainage assessment under authority of the Indiana Drainage Code. Any crossing and/or encroachment of a Regulated Drainage Easement, if applicable, require application and approval from the Hendricks County Surveyor's Office.

CERTIFICATE OF PLAN COMMISSION

Pursuant to IC 36-7-4-700 Et Seq. and all amendments thereto, the undersigned do hereby certify that the official appointed to administer the Town of Danville Subdivision Regulations has, upon review, ascertained that the Subdivision and Plat conforms with said regulations and, in accordance with said Administrator's recommendation, this Subdivision and Plat thereof is hereby granted Secondary Approval.

Given under our hands and seal this _____ day of __________, 2024.

____
Loria L. Thompson - President
Danville Plan Commission

____
Barry A. Lofton - Secretary
Danville Plan Commission

THIS INSTRUMENT PREPARED FOR:
D.R. Horton - Indiana, LLC
9210 N Meridian Street
Indianapolis, IN 46260

THIS SITE IS ZONED: MILES FARM PUD

REGULATED DRAIN TABLE	
LFT OF OPEN DITCHES	0
LFT OF SUBSURFACE DRAINS	0

PUD INFORMATION						
ZONING	LOT NUMBERS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD
VILLAS	773-796, 869-898, 925-942, 947-958	7,900 SF/ 3,950 SF PER DU	70' PER BLDG	25'	5'/10' AGG.	20'

INFORMATION PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT NUMBER 202311591

LEGAL DESCRIPTION

A part of the Southwest and Southeast Quarters of Section 5, Township 15 North, Range 1 West of the Second Principal Meridian, Hendricks County, Indiana, more particularly described as follows:

Commencing at a brass plug found at the southeast corner of said Southeast Quarter; thence North 89 degrees 36 minutes 06 seconds West 1,836.39 feet (the basis of bearings is the Indiana Geospatial Coordinate System, Hendricks Zone) along the south line of said Section 5 to an extension of the west line of the Exempt Subdivision #073-20, as described in Instrument Number 201913237, in the Office of the Recorder of Hendricks County, Indiana; thence North 00 degrees 23 minutes 54 seconds East 64.17 feet along said extension; thence North 89 degrees 09 minutes 24 seconds West 229.62 feet; thence North 89 degrees 22 minutes 24 seconds West 500.38 feet; thence North 89 degrees 43 minutes 24 seconds West 39.90 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet; thence North 89 degrees 47 minutes 17 seconds West 229.54 feet; thence North 11 degrees 29 minutes 51 seconds West 19.51 feet; thence North 56 degrees 42 minutes 21 seconds East 71.76 feet; thence North 33 degrees 17 minutes 39 seconds West 309.00 feet; thence South 56 degrees 42 minutes 21 seconds West 47.42 feet; thence North 33 degrees 17 minutes 39 seconds West 30.00 feet to the POINT OF BEGINNING;
thence North 33 degrees 17 minutes 39 seconds West 679.94 feet; thence North 25 degrees 11 minutes 44 seconds West 105.16 feet; thence North 18 degrees 15 minutes 22 seconds West 105.00 feet; thence North 11 degrees 44 minutes 03 seconds West 114.69 feet; thence North 00 degrees 12 minutes 43 seconds East 108.27 feet; thence South 89 degrees 47 minutes 17 seconds East 475.00 feet; thence South 00 degrees 12 minutes 43 seconds West 14.00 feet; thence South 89 degrees 47 minutes 17 seconds East 967.50 feet; thence South 00 degrees 12 minutes 43 seconds West 195.60 feet; thence South 89 degrees 47 minutes 17 seconds East 4.00 feet; thence South 00 degrees 12 minutes 43 seconds West 125.00 feet; thence South 89 degrees 47 minutes 17 seconds East 16.68 feet; thence South 00 degrees 12 minutes 43 seconds West 175.00 feet; thence South 00 degrees 13 minutes 14 seconds West 25.04 feet; thence South 89 degrees 46 minutes 46 seconds East 392.17 feet to a northwest corner of Miles Farm Section 2A, per plat thereof recorded as Instrument Number ______________ in the Office of the Recorder of Hendricks County, Indiana; thence South 00 degrees 13 minutes 44 seconds West 89.00 feet along a west line of said Miles Farm Section 2A; thence North 89 degrees 46 minutes 46 seconds West 634.35 feet; thence Southwesterly 327.48 feet along a tangent curve to the left having a radius of 560.00 feet and subtended by a long chord having a bearing of South 73 degrees 27 minutes 32 seconds West and a length of 322.84 feet; thence South 56 degrees 42 minutes 21 seconds West 456.59 feet to the POINT OF BEGINNING.
Containing 23.208 acres, more or less.

Surveyor's Certificate

I, Michael J. Smith, hereby certify that I am a registered land surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey recorded as Instrument Number 202300854; that all the monuments shown thereon actually exist; there have been no changes from the matters of survey revealed by the survey cross-referenced hereon on any lines that are common with this plat, and that all other requirements specified herein, done by me, have been met.

____
Professional Surveyor No. LS20500025
State of Indiana

NOTES:

1. Cross reference is hereby made to the boundary survey of record recorded as Instrument Number 202300854 in the Office of the Recorder of Hendricks County, Indiana.

2. Cross reference is hereby made to the owner's record source of title in Instrument Numbers 202303489 in the Office of the Recorder of Hendricks County, Indiana.

3. Dedicated Right of Way in this major subdivision consists of 5.77 acres +/-

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael J. Smith

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

DEVELOPER:
D.R. HORTON - INDIANA, LLC
9210 N MERIDIAN ST
INDIANAPOLIS, IN 46260

AMERICAN STRUCTUREPOINT INC.
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SHEET 5 of 5

EDIT DATE: 1/25/2024 7:43:59 AM EDITED BY: TCOMSTOCK DRAWING FILE: P:\2020\00220\D. Drawings\Survey\Plat\S3A\2020.00220.SV.2024-01-25.PLT.MF.S3A.dwg

MILES FARM · SECTION 3A · FINAL PLAT
TOWN OF DANVILLE · HENDRICKS COUNTY · INDIANA
PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

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SHEET X of X

EDIT DATE: 1/25/2024 7:43:59 AM EDITED BY: TCOMSTOCK DRAWING FILE: P:\2020\00220\D. Drawings\Survey\Plat\S3A\2020.00220.SV.2024-01-25.PLT.MF.S3A.dwg

CASE SUMMARY

Final Plat & Construction Plan Request

Case: 2023-2171
D.R. Horton, Petitioner
Josh Cribelar, American Structurepoint

Request: Final Plat and Construction Plan Approval, Miles Farm, Sec. 3B, 97 lots

Location: North side of West Main Street, west of Mackey Road

Acreage: 26.50 acres

Zoning: Planned Unit Development (PUD)

Final Plat & Construction Plan Request:

The petitioner is requesting final plat and construction plan approval for Miles Farm, Section 3B, which consists of 97 residential lots. This section is part of the Preserve Single Family Residential portion of the development, with a minimum lot size of 6,250 square feet per lot. This development received preliminary approval on October 12, 2021 and has also received final approval for Sections 1, 2A & and 2B.

The petitioner is also requesting a waiver of the Stormwater Technical Standards Section 6.D, to allow a 4:1 slope instead of 6:1 on all pond banks, remove the maintenance ledge, reduce the safety ledge to 5 feet instead of 10 feet, and increase the slope below normal pool to 2:1 from 3:1. The petitioner has stated this will allow for a consistently 8 foot deep pond that is maintainable to be constructed.

Staff held a Technical Advisory Committee meeting on January 25, 2024, to discuss the details of the plans. The petitioner has submitted revised plans addressing the staff's comments.

Joe Miller, Banning Engineering, the Town's engineer, has reviewed the final plat and construction plans and his letter will be forthcoming.

Staff recommends approval of the final plat and construction plans of Miles Farm, Section 3A subject to the following:

1. Compliance with the PUD ordinance.
2. The lot width must be shown at the building setback line to ensure compliance with the PUD.
3. A Developer Inspection Agreement must be submitted, and inspection fees paid before the pre-construction meeting.
4. An approval letter for the Rule 5 permit must be submitted before a pre-construction meeting.
5. Submittal of the Restrictive Covenants before recording the plat.

Plan Commission Action:

Approve Plat and Construction Plan Request
Approve Final Plat and Construction Plan Request with Conditions
Deny Final Plat and Construction Plan Request

TOWN OF DANVILLE

ADVISORY PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

Date of Hearing: 2-10-24
Plan Commission Action: _____

App. No.: 2023-2164
Fee: See Approved 12-8-23
Received By: LH

APPLICATION FOR APPROVAL (Check all that apply)

☒ Plat ☐ Replat ☐ Revision ☐ Amendment ☐ Minor Plat ☒ PUD

☒ SPR ☐ Rezone ☐ Exempt Subdivision

FEB 0 2 2024

* Please fill out the form in its entirety

Name (s) of Owner (s) Lar-Lan Enterprises, LLC DR Horton Indiana LLC

Address (s) 1728 Kingsley Dr., Anderson IN 46011 9210 Meridian Street, Indianapolis, IN 46260

Phone (s) _____ Email (s) _____

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

Address (s) DR Horton (Mark Bridwell)- 9210 Meridian St Indianapolis, IN 46260 American Structurepoint (Josh Cribelar)- 9025 River Road, Suite 200 Indianapolis, IN 46240

Phone (s) DR Horton:317-740-3900 / ASI: 317-547-5580 Email (s) MABridwell@drhoton.com / jcribelar@structurepoint.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: Miles Farm Section 3B

Address of Subject Property: 1,050 west of the intersection of US 36 & Clear Creek Drive

Generally described as follows:

Area (in acres): 26.50 Number of Lots: 97

Existing Zoning District (if applicable to rezone): _____

Proposed Zoning District (if applicable to rezone): _____

Parcel ID#: 17-2-05-51W-400-001 Current Zoning District: Miles Farm PUD

Feet of new streets to be dedicated to the public: 6,487 LF

Feet of sanitary sewers to be dedicated to the public: 3,681 LF

Feet of water main to be dedicated to the public: 4,428 LF

Feet of storm sewer to be dedicated to the public: 2,569 LF

STATE OF INDIANA)
) SS:
HENDRICKS COUNTY)

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

Mark Bridwell
Signature of Owner/Applicant (s)

Assistant Secty
Title of Applicant

STATE OF INDIANA)
COUNTY OF MARION)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF NOVEMBER, 2023
Mary L Shumaker
MARY L SHUMAKER

MARY L SHUMAKER
Notary Public, State of Indiana
Marion County
Commission Number NP0743040
My Commission Expires
September 12, 2030
SEAL

BANNING ENGINEERING

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

February 8, 2024

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

RE: Miles Farm Section 3

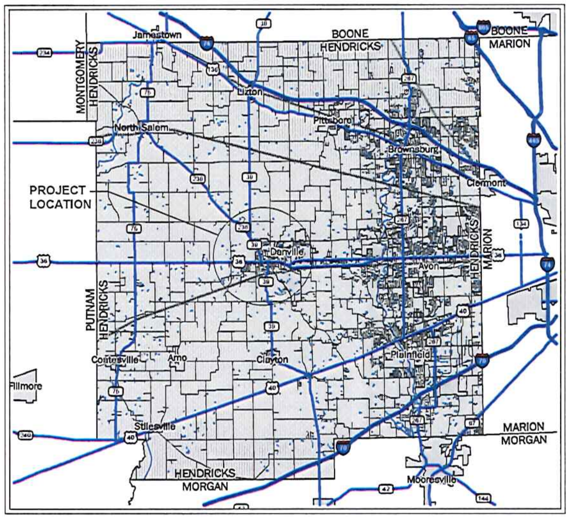
Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received February 2, 2024. I do not have any additional comments. I recommend approval in regards to storm water. If you have any additional questions please contact me.

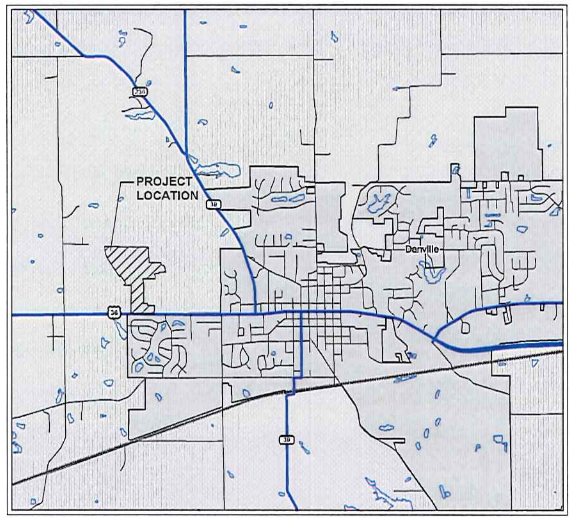
All the best,

Joseph L. Miller, P.E.

CONSTRUCTION PLANS
FOR
MILES FARM SECTION 3A & 3B
NORTH OF US 36 & WARRIOR WAY
DANVILLE, IN



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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TOWN OF DANVILLE WATER SPECIFICATIONS	C007–C010
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SEE PLAN SHEETS FOR SECTION 3A/3B PLAT SPLIT LINE. REFER TO PROFILE SHEETS FOR ROAD, SANITARY, AND STORM SEWER TO BE BUILT IN EACH SECTION.

LEGAL DESCRIPTION

[illegible]

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE, FIBER, TV	AT&T	MATT SPINDLER	(317) 265-3050
ELECTRIC	HENDRICK'S POWER	JASON STEWART	(317) 745-5473
ELECTRIC	DUKE ENERGY	TIM UMBAUGH	(765) 349-4012
GAS	VECTREN	JON EASTHAM	(765) 287-2119
SANITARY SEWER	TOWN OF DANVILLE		(317) 745-4180 EXT 2001
STORM SEWER	TOWN OF DANVILLE		(317) 745-4180 EXT 3001
WATER	TOWN OF DANVILLE		(317) 745-4180 EXT 8001

LOCAL JURISDICTIONAL CONTACTS

DEPARTMENT	MUNICIPALITY	CONTACT	PHONE NO.
BUILDING & INSPECTION	TOWN OF DANVILLE	BARRY LOFTON	(317) 745-4180 EXT 3001
LOCAL LAW ENFORCEMENT	TOWN OF DANVILLE	JIM HILTON	(317) 745-4180 EXT 6001
FIRE & RESCUE	TOWN OF DANVILLE	ROB ROBERTS	(317) 745-4180 EXT 9002
STREET	TOWN OF DANVILLE		(317) 745-4180 EXT 4001

SITE DATA TABLE

SITE ZONING:	MILES FARM PUD
SECTION 3A: VILLAS	SECTION 3B: PRESERVE
PLAT AREA (3A/3B):	±23.27/±26.50 AC
PROPOSED PUBLIC R/W (3A/3B):	±5.77/±3.91 AC (19.5%)
COMMON AREA (3A/3B):	±5.20/±5.73 AC (22.0%)
NORMAL POOL POND AREA:	±3.36 AC (6.8%)
TOTAL LOT AREA:	±29.10 (58.5%)
TOTAL LOTS (3A/3B):	84/97
MINIMUM LOT SIZE (VILLAS/PRESERVE):	3,950/6,250 SF
MINIMUM LOT WIDTH (VILLAS/PRESERVE):	52' / 35'
MINIMUM FRONT YARD (VILLAS/PRESERVE):	25' / 25'
MINIMUM SIDE YARD (VILLAS/PRESERVE):	6' / 5'
MINIMUM REAR YARD (VILLAS/PRESERVE):	20' / 20'
8' ASPHALT TRAIL LENGTH (3A/3B):	3,057/0 LF
5' CONCRETE SIDEWALK LENGTH (3A/3B):	5,036/6,487 LF
31' B/B LOCAL ROAD LENGTH (50' R/W) (3A/3B):	2,617/3,327 LF
36' B/B COLLECTOR ROAD (80' R/W) (3A/3B):	1,502/0 LF

OPEN SPACE TABLE

C.A. A3	±0.70 AC	C.A. E3	±1.22 AC	C.A. R	±0.30 AC
C.A. C	±0.21 AC	C.A. P3	±0.39 AC	C.A. S3	±0.06 AC
C.A. D	±3.59 AC	C.A. Q	±0.28 AC	C.A. V3	±4.24 AC

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT & NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

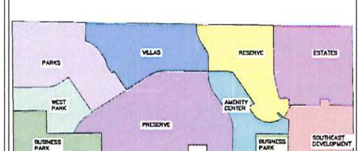
CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

CrA –Crosby silt loam, 0–2% slopes
CsB2–Crosby–miami silt loams, 2–4% slopes
MmB2–Miami silt loam, 2–6% slopes, eroded
MmC2–Miami silt loam, 6–12% slopes, eroded
MmD2–Miami silt loam, 12–18% slopes, severely eroded
MsC3–Miami clay loam, 6–12% slopes, severely eroded
Sh–Shoals silt loam, 0–2% slopes, frequently flooded, brief duration
ThrA–Treaty silty clay loam, 0–1% slopes

SOILS MAP
NOT TO SCALE

FIRM: 18063C0143D
DATE: September 25, 2009

FEMA MAP
NOT TO SCALE



PUD MAP
NOT TO SCALE

D·R·HORTON
America's Builder

D.R. HORTON
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INDIANAPOLIS, IN.
46260

AMERICAN STRUCTUREPOINT INC.
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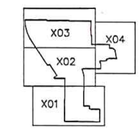
MILES FARM
SECTION 3A & 3B
US 36, DANVILLE, IN



JOSHUA H. CRIBELAR
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
12/08/2023
PROJECT PHASE:
CONSTRUCTION PLANS

REVISION SCHEDULE

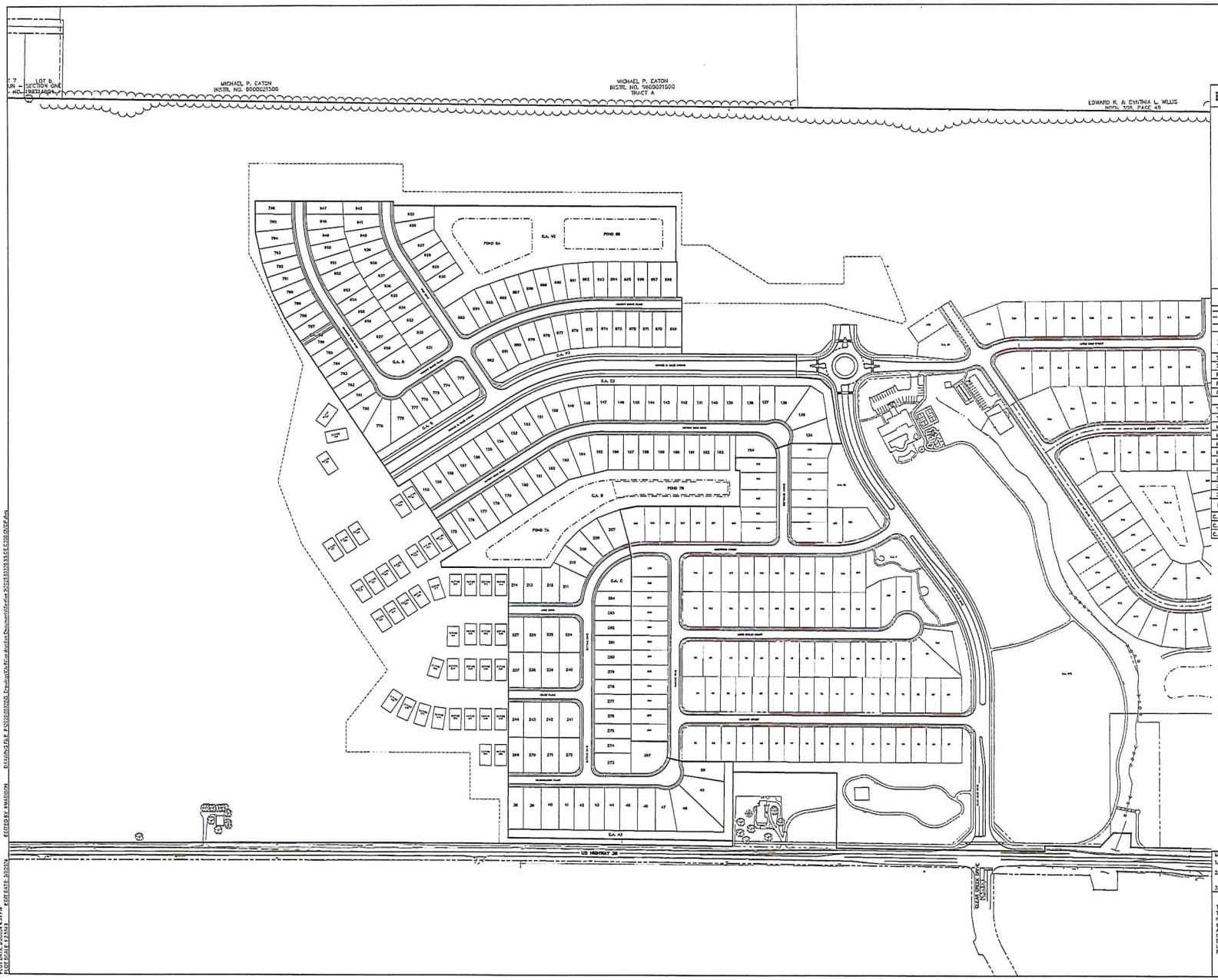
NO.	DESCRIPTION	DATE
	TAC COMMENTS	02/02/2024

Project Number 2020.00220

TITLE SHEET

C001

PLOT DATE: 2/2/2024 4:36 PM PLOT SCALE: 1:2.5649 EDIT DATE: 2/2/2024 EDITED BY: DWELCH



EXISTING LEGEND

Air Conditioner	Right of Way Marker
Beehive Inlet	Sanitary MH
Bush	Sign
Clean Out	Spigot
Combination Pole	Stand Pipe
Curb Inlet	Stump
Drainage Inlet	Telephone Handhole
Drainage MH	Telephone Marker
Electric Box	Telephone Pedestal
Electric Handhole	Telephone Pole
Electric Meter Box	Traffic MH
Fire Hydrant	Traffic Pedestal
Fire Plug	Traffic Pole
Gas Marker	Tree
Guy Wire	Water Meter
Lid	Water Valve
Light Pole	Yard Light
Mail Box	—ohe— Overhead Electric Line
Pine Tree	—oht— Overhead Telephone Line
Post	—otr— Overhead Traffic Line
Power Pole	Pond Fountain

PROPOSED LEGEND

- RIGHT-OF-WAY (R/W) LINE
- WET DETENTION POND NORMAL POOL
- LOT LINE

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MINIMUM REAR YARD (VILLAS/PRESERVE):	20' / 20'
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GENERAL NOTES:

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MILES FARM
SECTION 3A & 3B
US 36, DANVILLE, IN

JOSHUA H. CHIBALES
REGISTERED
No. 11800754
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
12/08/2023
PROJECT PHASE:
CONSTRUCTION PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
	TAC COMMENTS	02/02/2024

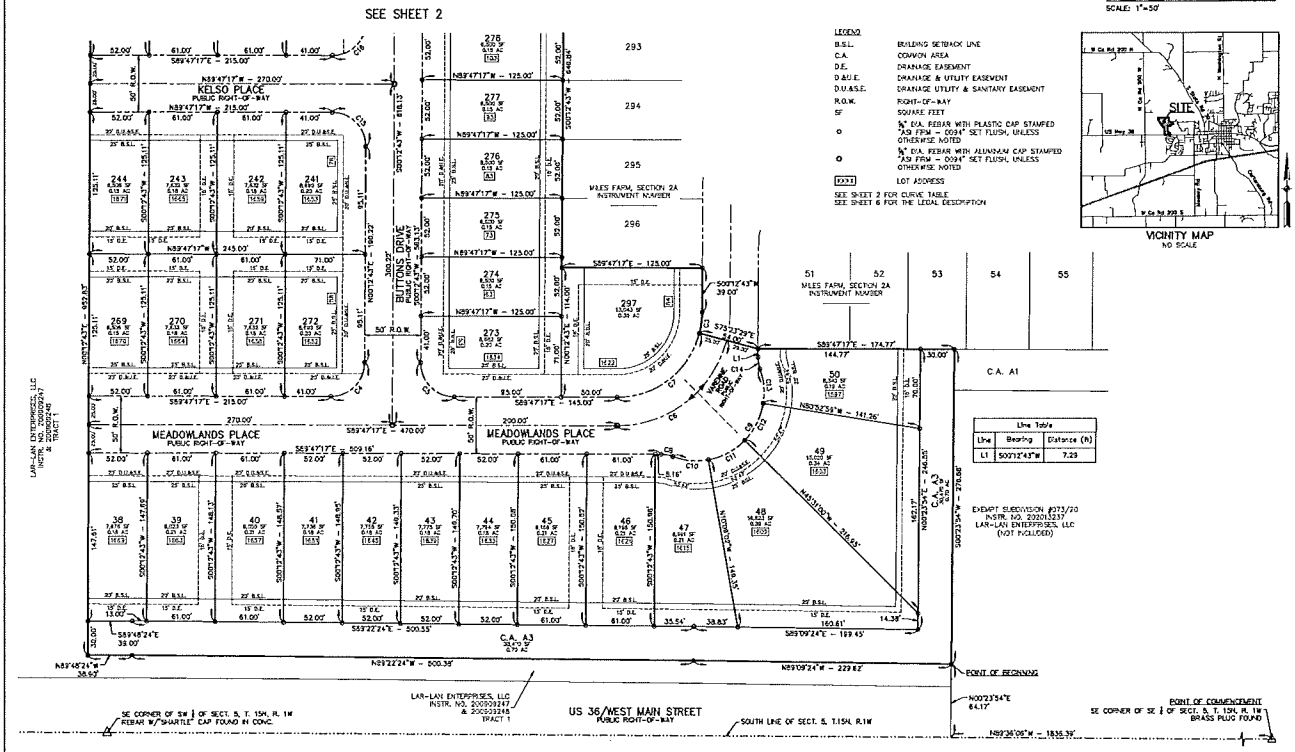
Project Number 2020.00220

OVERALL DEVELOPMENT PLAN

C200

MILES FARM - SECTION 3B - FINAL PLAT
TOWN OF DANVILLE - HENDRICKS COUNTY - INDIANA
PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

SCALE: 1"=50'



LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY EASEMENT
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
○	⅝" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM – 0094" SET FLUSH, UNLESS OTHERWISE NOTED
●	⅝" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM – 0094" SET FLUSH, UNLESS OTHERWISE NOTED
XXXX	LOT ADDRESS

SEE SHEET 2 FOR CURVE TABLE
SEE SHEET 6 FOR THE LEGAL DESCRIPTION

VICINITY MAP
NO SCALE

Line Table		
Line	Bearing	Distance (ft)
L1	S00°12'43"W	7.29

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
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msmith@structurepoint.com

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SHEET 1 of 5

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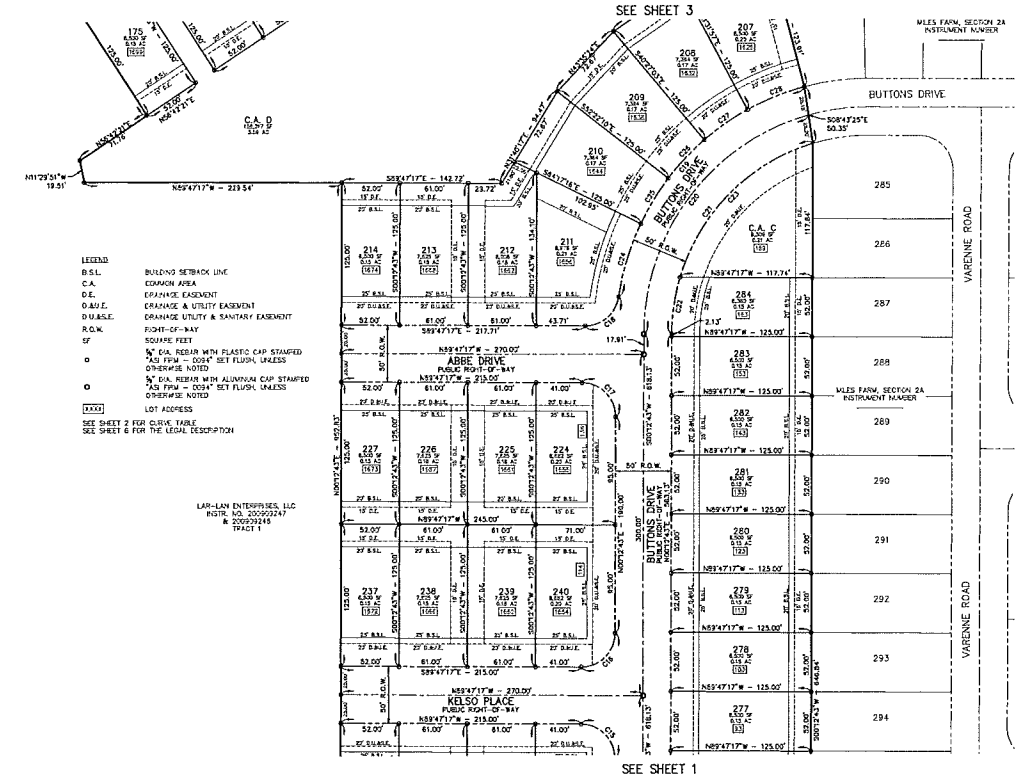
MILES FARM - SECTION 3B - FINAL PLAT
TOWN OF DANVILLE - HENDRICKS COUNTY - INDIANA
PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

SCALE: 1"=50'



LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY EASEMENT
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
○	⅝" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM – 0094" SET FLUSH, UNLESS OTHERWISE NOTED
●	⅝" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM – 0094" SET FLUSH, UNLESS OTHERWISE NOTED
XXXX	LOT ADDRESS

SEE SHEET 2 FOR CURVE TABLE
SEE SHEET 6 FOR THE LEGAL DESCRIPTION

Curve Table				
Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	327.46	360.00	N73°27'33"E	312.84
C2	25.87	75.00	S09°36'31"E	25.53
C3	18.83	75.00	S07°19'46"W	18.78
C4	47.12	30.00	N45°12'43"E	42.43
C5	47.12	30.00	S44°47'17"E	42.43
C6	132.16	100.00	N52°30'59"E	122.75
C7	89.18	75.00	N52°19'46"E	83.11
C8	10.74	30.00	N73°31'42"W	10.69
C9	137.23	60.00	N45°12'43"E	109.21
C10	32.34	60.00	S84°42'33"E	31.95
C11	37.04	60.00	N42°09'58"E	36.13
C12	37.04	60.00	N25°48'00"E	36.13
C13	30.81	60.00	N05°35'44"W	30.48
C14	10.74	30.00	S31°02'53"E	10.69
C15	47.12	30.00	N44°47'17"W	42.43
C16	47.12	30.00	N45°12'43"E	42.43
C17	47.12	30.00	N44°47'17"W	42.43
C18	42.75	30.00	N13°23'36"E	39.22
C19	242.11	225.00	S41°26'52"W	217.34
C20	259.37	200.00	S37°23'34"W	241.73
C21	274.16	175.00	S36°54'40"E	246.77
C22	50.37	175.00	N26°23'22"E	50.39
C23	173.81	175.00	N65°11'22"E	166.58
C24	67.30	225.00	N17°08'27"E	67.05
C25	46.80	225.00	N31°40'17"E	46.72
C26	46.80	225.00	N43°36'14"E	46.72
C27	46.80	225.00	N55°30'30"E	46.72
C28	54.40	225.00	N68°23'38"E	54.27
C29	219.30	375.00	S73°27'32"W	216.19
C30	204.48	350.00	S73°27'32"W	201.77
C31	4.19	350.00	S37°02'24"E	4.19
C32	72.93	350.00	N43°22'46"E	72.80
C33	72.93	350.00	N73°13'08"E	72.80
C34	54.71	350.00	N85°44'01"E	54.66
C35	233.62	400.00	S73°27'32"W	230.32
C36	15.64	400.00	N37°50'50"E	15.64
C37	46.97	400.00	N47°29'45"E	46.94
C38	46.97	400.00	N43°30'36"E	46.94
C39	46.97	400.00	N39°31'31"E	46.94
C40	46.97	400.00	N35°32'24"E	46.94
C41	22.09	400.00	N32°37'47"E	22.09
C42	121.31	100.00	N54°58'27"W	114.17
C43	81.13	75.00	N51°56'27"W	80.83
C44	10.74	30.00	N13°37'07"E	10.69
C45	137.23	60.00	N44°47'17"W	109.21
C46	18.86	60.00	S78°42'37"E	18.81
C47	38.07	60.00	S74°05'26"E	37.44
C48	37.30	60.00	S38°08'13"E	36.71
C49	42.96	60.00	S02°31'17"W	42.05
C50	3.02	30.00	S17°50'49"W	3.02
C51	124.43	675.00	S11°22'28"E	124.25
C52	33.54	675.00	S07°26'43"E	33.54
C53	81.88	675.00	S12°47'51"E	81.82

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

DEVELOPER:
D.R. HORTON – INDIANA, LLC
9210 N MERIDIAN ST
INDIANAPOLIS, IN 46260

AMERICAN STRUCTUREPOINT INC.
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SHEET 2 of 5

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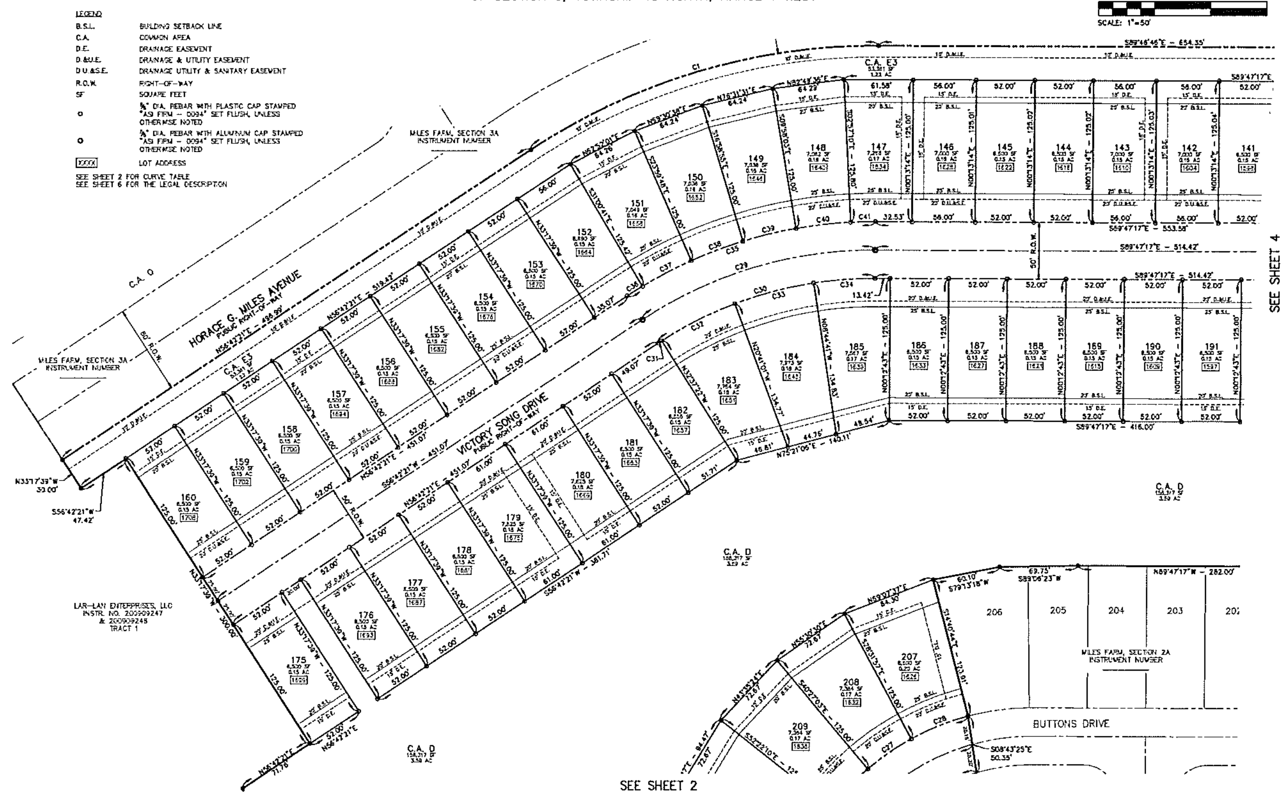

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SHEET 3 of 5

MILES FARM - SECTION 3B - FINAL PLAT
TOWN OF DANVILLE - HENDRICKS COUNTY - INDIANA
PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
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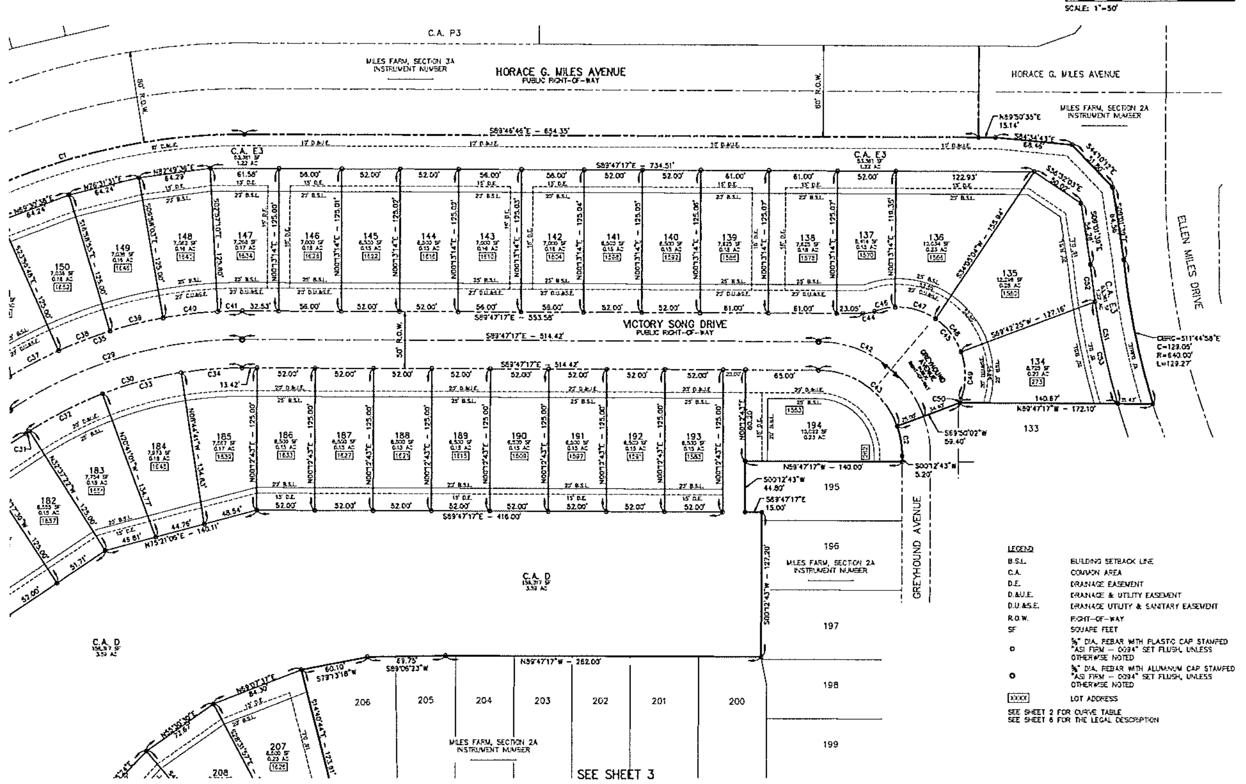
SCALE: 1"=50'



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SHEET 4 of 5

MILES FARM - SECTION 3B - FINAL PLAT
TOWN OF DANVILLE - HENDRICKS COUNTY - INDIANA

PART OF THE SOUTHWEST & SOUTHEAST QUARTERS
OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 1 WEST

DEDICATION

The undersigned D.R. Horton - Indiana, LLC (hereafter Developer) being the owner of the within described real estate, does hereby subdivide and lay off the same in accordance with the within plat and declaration. This subdivision shall be known as Miles Farm Section 3B an addition in Center Township, Hendricks County, Indiana. Said subdivision consists of 97 lots, numbered 38 through 50, 134 through 160, 175 through 194, 207 through 214, 224 through 227, 237 through 244, 269 through 284, 297, and Common Areas "AT", "C", "D", and "ET". All dimensions are shown in feet and decimal parts thereof. All rights of way shown have been dedicated to the public for use as public streets with the plat of Miles Farm Section 3B.

There are strips of land, the widths as shown on the plat, and labeled as Utility Easement and Drainage Easement, either separately or in combination, which are reserved for use by the Developer, Public Utility Companies (not including transportation companies) and Governmental Agencies for the installation, operation and maintenance of improvements and facilities as follows:

(1.) Utility Easements (U.E.) are reserved for use by the Developer, public utility companies and governmental agencies for the installation, operation and maintenance of poles, lines, wires, ducts, transformers, riser pedestals, gas mains, water mains, and appurtenances.

(2.) Drainage Easements (D.E.) are reserved for use by the Developer and governmental agencies for the installation, operation and maintenance of storm water drainage pipes and structures, subsurface drainage tiles, lakes, ponds, drainage retention and/or detention areas, and surface drainage courses.

There shall be no buildings or other improvements erected or allowed to remain within said easements except for private driveways, parking areas and facilities expressly permitted above. The owners of lots within the subdivision shall not alter, disturb, obstruct or impede the improvements in, or the use of said easements.

There are building setback lines as shown on the within plat and between these lines and the Lot, Block, or street right-of-way lines there shall not be erected, nor permitted to remain, any buildings or structures.

Common Areas to be maintained by the Homeowner's Association for the subdivision.

No fence, wall, sign, hedge, tree or shrub planting or other similar item which obstructs site lines at an elevation between two (2) and eight (8) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points twenty-five (25) feet from the intersection of minor street lines and fifty (50) feet from the intersection of major street lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. In the case of a driveway within ten (10) feet of an intersection of a street right-of-way or an alley, the same sight line limitation shall apply.

The subdivision is subject to Restrictive Covenants, Easements, and Declarations as recorded in Instrument Number 202311981 in the Office of the Recorder of Hendricks County, Indiana.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until twenty-five years from the date of recording, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the lots covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our Hands and Seals this _____ day of _____________, 2024.

D.R. Horton, Inc. - Indiana, LLC, a Delaware limited liability company

By: D.R. Horton, Inc. - Midwest, a California corporation, its sole member

Name: ____________________

As Its: ____________________

State of __________)
) ss:
County of __________)

Before me, the undersigned, a Notary Public, in and for the County and State, personally appeared ______________ the ______________ of D.R. Horton, Inc. - Midwest, sole member of D.R. Horton - Indiana, LLC, a Delaware limited liability company, and who acknowledge execution of the foregoing his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _______ day of ____________, 2024.

Printed ____________________

County of Residence ______________

My Commission Expires ______________

HENDRICKS COUNTY DRAINAGE STATEMENT

This subdivision contains 0 lineal feet of open ditches and 0 lineal feet of tile drains. The lots in the subdivisions are or may be subject to a drainage assessment under authority of the Indiana Drainage Code. Any crossing and/or encroachment of a Regulated Drainage Easement, if applicable, require application and approval from the Hendricks County Surveyor's Office.

CERTIFICATE OF PLAN COMMISSION

Pursuant to IC 36-7-4-700 Et Seq. and all amendments thereto, the undersigned do hereby certify that the official appointed to administer the Town of Danville Subdivision Regulations has, upon review, ascertained that the Subdivision and Plat conforms with said regulations and, in accordance with said Administrator's recommendation, this Subdivision and Plat thereof is hereby granted Secondary Approval.

Given under our hands and seal this ______ day of ____________, 2024.

____
Loris L. Thompson - President
Danville Plan Commission

____
Barry A. Lofton - Secretary
Danville Plan Commission

THIS INSTRUMENT PREPARED FOR:
D.R. Horton - Indiana, LLC
9210 N Meridian Street
Indianapolis, IN 46260

THIS SITE IS ZONED: MILES FARM PUD

REGULATED DRAIN TABLE	
LFT OF OPEN DITCHES	0
LFT OF SUBSURFACE DRAINS	0

PUD INFORMATION

ZONING	LOT NUMBERS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD
PRESERVE	38-50, 134-160, 175-194, 207-214, 224-227, 237-244, 269-284, 297	6,250 SF	52'	25'	5'/10' AGG.	20'

INFORMATION PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT NUMBER 202311981

LEGAL DESCRIPTION

A part of the Southwest and Southeast Quarters of Section 5, Township 15 North, Range 1 West of the Second Principal Meridian, Hendricks County, Indiana, more particularly described as follows:

Commencing at a brass plug found at the southeast corner of said Southeast Quarter, thence North 89 degrees 36 minutes 06 seconds West 1,836.39 feet (the basis of bearings is the Indiana Geospatial Coordinate System, Hendricks Zone) along the south line of said Section 5 to an extension of the west line of the Exempt Subdivision #073-20, as described in Instrument Number 202013237, in the Office of the Recorder of Hendricks County, Indiana, thence North 00 degrees 23 minutes 54 seconds East 64.17 feet along said extension to the POINT OF BEGINNING, thence North 89 degrees 09 minutes 24 seconds West 229.62 feet, thence North 89 degrees 22 minutes 24 seconds West 590.38 feet, thence North 89 degrees 48 minutes 24 seconds West 33.99 feet, thence North 00 degrees 12 minutes 43 seconds East 952.83 feet, thence North 89 degrees 47 minutes 17 seconds West 229.54 feet, thence North 11 degrees 29 minutes 51 seconds West 19.51 feet, thence North 56 degrees 42 minutes 21 seconds East 71.76 feet, thence North 33 degrees 17 minutes 39 seconds West 350.00 feet, thence South 56 degrees 42 minutes 21 seconds West 47.42 feet, thence North 33 degrees 17 minutes 39 seconds West 30.00 feet, thence North 56 degrees 42 minutes 21 seconds East 436.99 feet, thence Northeasterly 327.48 feet along a tangent curve to the right having a radius of 560.00 feet and subtended by a long chord having a bearing of North 73 degrees 27 minutes 32 seconds East and a length of 322.84 feet, thence South 89 degrees 46 minutes 46 seconds East 654.35 feet to a western corner of Miles Farm Section 2A, per plat thereof recorded as Instrument Number ______________ in the Office of said Recorder, the following twenty-five (25) courses are along the west, south, and north lines of said Miles Farm Section 2A: 1) thence North 89 degrees 59 minutes 35 seconds East 15.14 feet, 2) thence South 84 degrees 34 minutes 43 seconds East 68.46 feet, 3) thence South 44 degrees 10 minutes 12 seconds East 51.80 feet, 4) thence South 09 degrees 01 minute 39 seconds East 64.56 feet, 5) thence Southeasterly 129.27 feet along a tangent curve to the left having a radius of 640.00 feet and subtended by a long chord having a bearing of South 11 degrees 44 minutes 58 seconds East and a length of 129.05 feet, 6) thence North 89 degrees 47 minutes 17 seconds West 172.19 feet, 7) thence South 69 degrees 59 minutes 02 seconds West 59.40 feet, 8) thence Southeasterly 26.67 feet along a curve to the right having a radius of 75.00 feet and subtended by a long chord having a bearing of South 09 degrees 58 minutes 37 seconds East and a length of 26.53 feet, 9) thence South 00 degrees 12 minutes 43 seconds West 5.29 feet, 10) thence North 89 degrees 47 minutes 17 seconds West 140.00 feet, 11) thence South 00 degrees 12 minutes 43 seconds West 44.50 feet, 12) thence South 89 degrees 47 minutes 17 seconds East 15.00 feet, 13) thence South 00 degrees 12 minutes 43 seconds West 127.20 feet, 14) thence North 89 degrees 47 minutes 17 seconds West 282.00 feet, 15) thence South 89 degrees 06 minutes 23 seconds West 69.75 feet, 16) thence South 79 degrees 13 minutes 18 seconds West 60.10 feet, 17) thence South 14 degrees 49 minutes 41 seconds East 123.91 feet, 18) thence South 08 degrees 43 minutes 25 seconds East 50.35 feet, 19) thence South 00 degrees 12 minutes 43 seconds West 646.84 feet, 20) thence South 89 degrees 47 minutes 17 seconds East 125.00 feet, 21) thence South 00 degrees 12 minutes 43 seconds West 32.00 feet, 22) thence Southwesterly 18.63 feet along a tangent curve to the right having a radius of 75.00 feet and subtended by a long chord having a bearing of South 07 degrees 19 minutes 46 seconds West and a length of 18.59 feet, 23) thence South 75 degrees 23 minutes 29 seconds East 54.00 feet, 24) thence South 89 degrees 47 minutes 17 seconds East 174.77 feet, 25) thence South 00 degrees 23 minutes 54 seconds West 276.98 feet to the POINT OF BEGINNING. Containing 26.499 acres, more or less.

Surveyor's Certificate

I, Michael J. Smith, hereby certify that I am a registered land surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey recorded as Instrument Number ______________; that all the monuments shown thereon actually exist, there have been no changes from the matters of survey revealed by the survey cross-referenced hereon on any lines that are common with this plat, and that all other requirements specified herein, done by me, have been met.

____
Professional Surveyor No. LS20500025
State of Indiana

MICHAEL J. SMITH REGISTERED No. 20500025 STATE OF INDIANA LAND SURVEYOR

NOTES:

1. Cross reference is hereby made to the boundary survey of record recorded as Instrument Number 202307654 in the Office of the Recorder of Hendricks County, Indiana.

2. Cross reference is hereby made to the owner's record source of title in Instrument Numbers 202335689 in the Office of the Recorder of Hendricks County, Indiana.

3. Dedicated Right of Way in this major subdivision consists of 3.91 acres +/-

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael J. Smith

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

DEVELOPER:
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INDIANAPOLIS, IN 46260

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SHEET 5 of 5

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SHEET X of X

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CASE SUMMARY

Final Plat & Construction Plan Request

Case: 2024-2166
Lennar Homes of Indiana, Inc., Petitioner
Brett Huff, Kimley-Horn & Associates

Request: Final Plat & Construction Plan Approval, Penrose, Section 5

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

Acreage: 10.7 acres

Zoning: Planned Unit Development (PUD)

Final Plat Request:

The petitioner is requesting final plat and construction plan approval for Section 5 of the Penrose subdivision. This project consists of 26 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 January 25, 2024, and comments were submitted to the project engineer for revisions. The staff has reviewed the revised plans and all comments have been addressed adequately.

A copy of the Restrictive Covenants must be submitted before 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 February 9, 2024, 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

TOWN OF DANVILLE

ADVISORY PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

Date of Hearing: 01/02/2024
Plan Commission Action: _____

App. No.: 2024-2166
Fee: $1520.50/$200.00
Received By: LT

Plat + PUD fee

Storm water fee

APPLICATION FOR APPROVAL (Check all that apply)

☑ Plat ☐ Replat ☐ Revision ☐ Amendment ☐ Minor Plat ☑ PUD

☐ SPR ☐ Rezone ☐ Exempt Subdivision

JAN 0 2 2024

* Please fill out the form in its entirety

Name (s) of Owner (s) Lennar Homes of Indiana, LLC (Stuart Huckelberry)

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

Phone (s) 317-659-3200 Email (s) Stuart.Huckelberry@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 5

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

Generally described as follows:

Area (in acres): 10.7 Number of Lots: 26

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: 1,522

Feet of sanitary sewers to be dedicated to the public: 1,677

Feet of water main to be dedicated to the public: 1,743

Feet of storm sewer to be dedicated to the public: 1,541

STATE OF INDIANA)
) SS:
HENDRICKS COUNTY)

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

Stuart D. Huckelberry
Signature of Owner/Applicant (s)

Stuart Huckelberry - Land Development Manager
Title of Applicant

BANNING ENGINEERING

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

February 9, 2024

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

RE: Penrose Section 5

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received February 9, 2024. I do not have any additional comments. I recommend approval in regards to storm water. If you have any additional questions please contact me.

All the best,

Joseph L. Miller, P.E.

THIS INSTRUMENT PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC)
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
THIS INSTRUMENT PREPARED FOR:
LENNAR HOMES OF INDIANA, LLC
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, INDIANA 46032
(317) 850-6165
DATE PREPARED: 12/29/2023

SECONDARY PLAT OF PENROSE SECTION 5

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

RESIDENTIAL DEVELOPMENT STANDARDS	
AREA B	
MIN. LOT SIZE	8,750 SQ. FT.
MIN. LOT WIDTH	65'
MIN. DEPTH FRONT YARD	25'
MIN. DEPTH REAR YARD	25'
MIN. DEPTH SIDE YARD	6'-0"

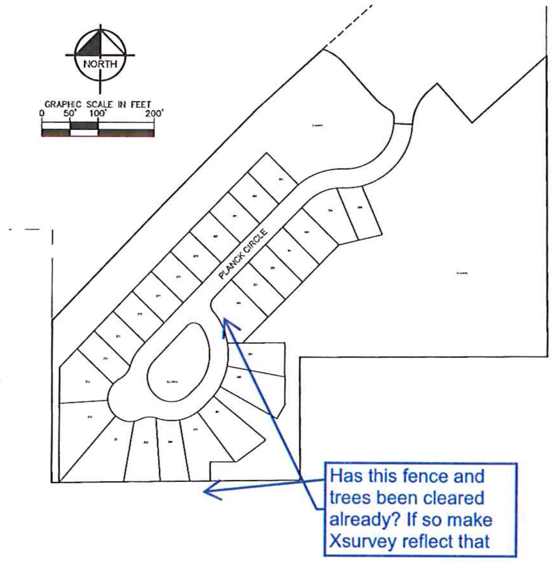
CERTIFICATE OF PLAN COMMISSION

UNDER THE AUTHORITY PROVIDED BY SECTIONS I.C. 36-7-4-700 ET SEQ. AND ALL AMENDMENTS THERETO, THE UNDERSIGNED HEREBY CERTIFY THAT PUBLIC NOTICE OF THE HEARING BY THE TOWN OF DANVILLE PLAN COMMISSION OF THE AFORESAID OWNER'S APPLICATION FOR APPROVAL OF THIS PLAT WAS DULY GIVEN AS REQUIRED BY SECTION I.C. 36-7-4-706 AND ALL AMENDMENTS THERETO, AND THAT SAID PLAT HAS BEEN DULY APPROVED BY SAID COMMISSION, WITH A MAJORITY OF THE MEMBERS OF SAID COMMISSION CONCURRING IN SUCH APPROVAL.

DATED: ______________________

____
PRESIDENT OF SAID COMMISSION
LORIS L. THOMPSON

____
SECRETARY OF SAID COMMISSION
BARRY LOFTON



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	36.83'	S1°30'54"W	33.59'	84°24'21"	22.67'
C2	25.00'	44.18'	N85°39'39"W	38.65'	101°14'34"	30.46'

CURVE TABLE: ALIGNMENTS						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	150.00'	117.05'	S25°05'12"W	114.10'	44°42'29"	61.68'
C4	150.00'	116.78'	S69°51'14"W	113.85'	44°36'18"	61.53'
C5	150.00'	124.73'	S68°20'02"W	121.17'	47°38'42"	66.23'
C6	90.00'	120.44'	S5°22'52"W	111.65'	76°40'25"	71.17'
C7	90.00'	160.59'	N84°04'24"W	140.12'	102°14'07"	111.61'
C8	150.00'	238.48'	S0°44'11"E	214.14'	91°05'29"	152.89'

LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
VAR.	VARIABLE
R.S.B.L.	REAR SETBACK LINE

SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 865 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

○ DENOTES A 5/8"X30" REBAR WITH CAP STAMPED "CEC - FIRM #0104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.

□ DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.

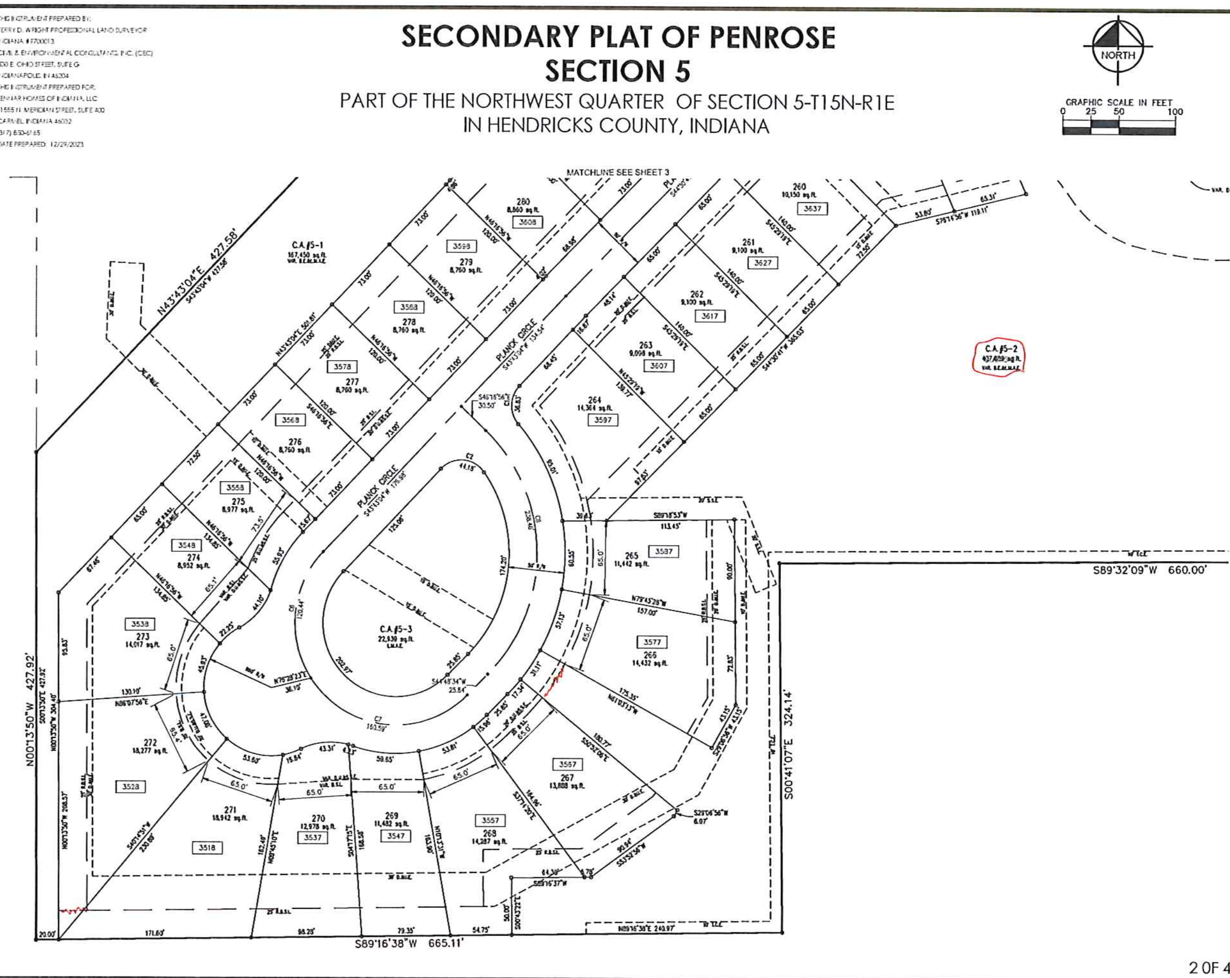
● DENOTED A STREET CENTERLINE MONUMENT, EITHER A ALUMINUM MONUMENT STAMPED "CEC FIRM 0104, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

K:\FIO_LDEV\170134\Penrose_Sec5_Danville

THIS INSTRUMENT PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC)
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
THIS INSTRUMENT PREPARED FOR:
LENNAR HOMES OF INDIANA, LLC
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, INDIANA 46032
(317) 850-6165
DATE PREPARED: 12/29/2023

SECONDARY PLAT OF PENROSE SECTION 5

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



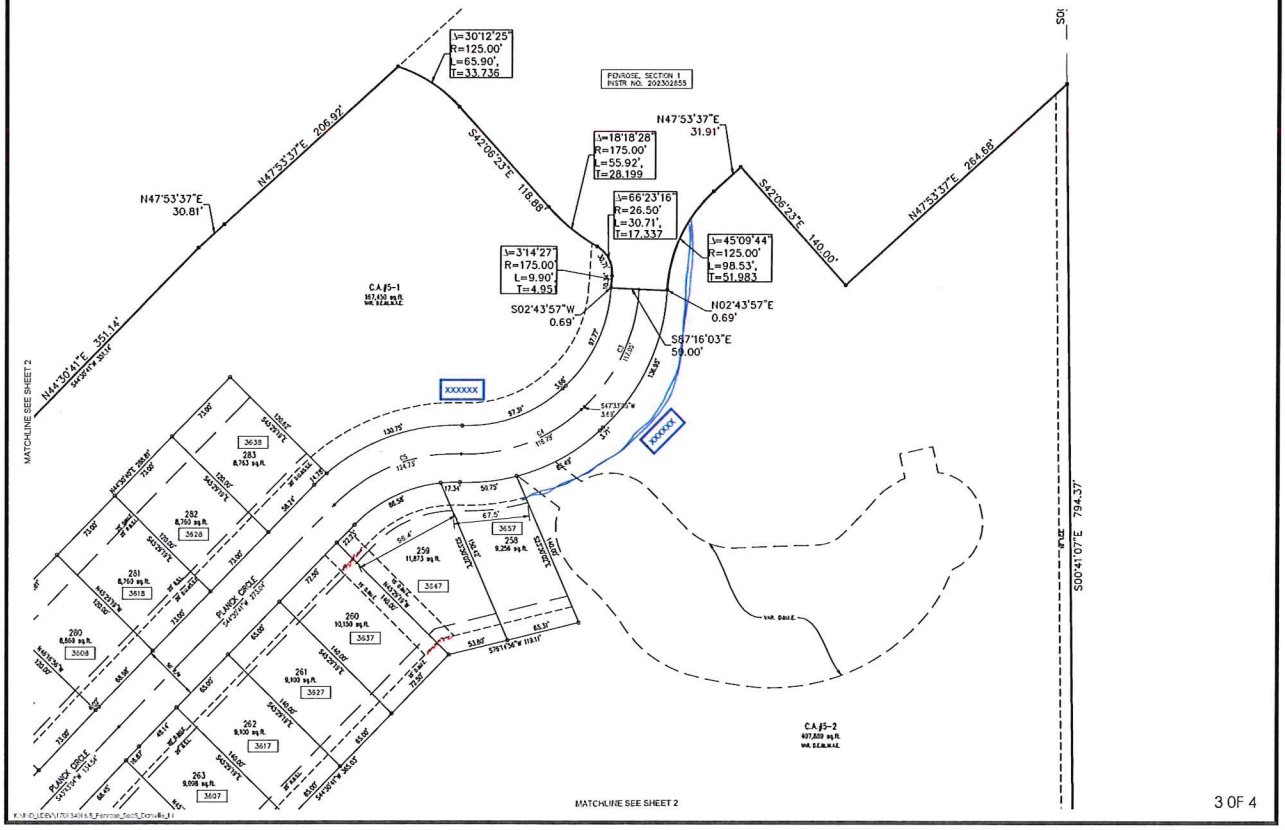
THIS INSTRUMENT PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #P700013
CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC)
5011 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
THIS INSTRUMENT PREPARED FOR:
LENNAR HOMES OF INDIANA, LLC
11555 N. MERIDIAN STREET, SUITE 300
CARMEL, INDIANA 46032
(317) 830-4155
DATE PREPARED: 12/29/2023

SECONDARY PLAT OF PENROSE
SECTION 5

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

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



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(317) 830-4155
DATE PREPARED: 12/29/2023

SECONDARY PLAT OF PENROSE
SECTION 5

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

PENROSE SECTION 5

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 1 EAST IN CENTER TOWNSHIP, HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 427.92 FEET; THENCE NORTH 43 DEGREES 43 MINUTES 04 SECONDS EAST 437.58 FEET; THENCE NORTH 44 DEGREES 30 MINUTES 41 SECONDS EAST 351.14 FEET; THENCE NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST 30.81 FEET TO A POINT ON THE BOUNDARY OF PENROSE, SECTION 1 RECORDED AS INSTRUMENT NUMBER 202302855 IN THE OFFICE OF THE RECORDER FOR HENDRICKS COUNTY, INDIANA; THE FOLLOWING THIRTEEN (13) COURSES BEING ON AND ALONG SAID BOUNDARY: 1) THENCE NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST 206.92 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 41 MINUTES 12 SECONDS WEST; 2) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 65.90 FEET TO A POINT WHICH BEARS NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST FROM SAID RADIUS POINT; 3) THENCE SOUTH 42 DEGREES 06 MINUTES 23 SECONDS EAST 118.88 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THE RADIUS OF WHICH BEARS NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST; 4) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 55.92 FEET TO A POINT AT WHICH BEARS SOUTH 29 DEGREES 35 MINUTES 09 SECONDS WEST FROM SAID RADIUS POINT, SAID POINT ALSO BEING A POINT ON A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 26.50 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 29 DEGREES 35 MINUTES 09 SECONDS WEST; 5) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 30.71 FEET TO A POINT WHICH BEARS SOUTH 84 DEGREES 01 MINUTES 35 SECONDS EAST FROM SAID RADIUS POINT, SAID POINT ALSO BEING A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THE RADIUS OF WHICH BEARS SOUTH 84 DEGREES 01 MINUTES 35 SECONDS EAST; 6) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 9.90 FEET TO A POINT WHICH BEARS NORTH 87 DEGREES 16 MINUTES 03 SECONDS WEST FROM SAID RADIUS POINT; 7) THENCE SOUTH 02 DEGREES 43 MINUTES 57 SECONDS WEST 0.69 FEET; 8) THENCE SOUTH 87 DEGREES 16 MINUTES 03 SECONDS EAST 50.00 FEET; 9) THENCE NORTH 02 DEGREES 43 MINUTES 57 SECONDS EAST 0.69 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, THE RADIUS POINT AT WHICH BEARS SOUTH 87 DEGREES 16 MINUTES 03 SECONDS EAST; 9) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 98.53 FEET TO A POINT WHICH BEARS NORTH 42 DEGREES 06 MINUTES 21 SECONDS WEST FROM SAID RADIUS POINT; 10) THENCE NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST 31.91 FEET; 11) THENCE SOUTH 42 DEGREES 06 MINUTES 23 SECONDS EAST 140.00 FEET; 12) THENCE NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST 264.68 FEET; 13) THENCE SOUTH 00 DEGREES 41 MINUTES 07 SECONDS EAST 794.37 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 09 SECONDS WEST 600.00 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 07 SECONDS EAST 324.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 16 MINUTES 38 SECONDS ALONG SAID SOUTH LINE 665.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 22.31 ACRES MORE OF LESS.

THIS SUBDIVISION CONSISTS OF 26 LOTS LABELED AS 256-283, & 3 COMMON AREAS LABELED AS C.A. #5-1, #5-2 & #5-3 AND SHALL BE KNOWN AND DESIGNATED AS PENROSE SECTION 5. ALL RIGHTS-OF-WAY SHOWN AND NOT HEREFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

THE SIZE OF THE LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO A SURVEY PLAT PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANT, RECORDED AS INSTRUMENT NUMBER 202208921 IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY PLAT, AND AS EXCEPT AS NOTED, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TERRY D. WRIGHT, PLS
INDIANA REGISTRATION NO. P700013

REDACTION STATEMENT:

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW." - TERRY D. WRIGHT

CERTIFICATE OF PLAN COMMISSION

UNDER THE AUTHORITY PROVIDED BY SECTIONS IC 36-7-4-700 ET SEQ. AND ALL AMENDMENTS THERETO, THE UNDERSIGNED HEREBY CERTIFY THAT PUBLIC NOTICE OF THE HEARING BY THE TOWN OF DANVILLE PLAN COMMISSION OF THE AFORESAID OWNER'S APPLICATION FOR APPROVAL OF THIS PLAT WAS DULY GIVEN AS REQUIRED BY SECTION IC 36-7-4-706 AND ALL AMENDMENTS THERETO, AND THAT SAID PLAT HAS BEEN DULY APPROVED BY SAID COMMISSION, WITH A MAJORITY OF THE MEMBERS OF SAID COMMISSION CONCURRING IN SUCH APPROVAL.

DATED: _____

_____
PRESIDENT OF SAID COMMISSION
LORNE L. THOMPSON

_____
SECRETARY OF SAID COMMISSION
BARRY LOFTON

REGULATED DRAIN CERTIFICATE

A PETITION ADDRESSED TO THE HENDRICKS COUNTY DRAINAGE BOARD HAS BEEN FILED IN DUPLICATE WITH THE COUNTY SURVEYOR, REQUESTING THAT THE SUBDIVISION'S STORM DRAINAGE SYSTEM AND ITS EASEMENTS BE ACCEPTED INTO THE COUNTY'S REGULATED DRAINAGE SYSTEM. THE STORM DRAINAGE SYSTEM AND ITS EASEMENTS THAT ARE ACCEPTED INTO THE COUNTY'S REGULATED DRAINAGE SYSTEM ARE DELINEATED ON THE PLAT AS REGULATED DRAINAGE EASEMENTS (RDE's). REGULATED DRAINAGE EASEMENTS ARE STORM WATER EASEMENTS AND DRAINAGE RIGHTS-OF-WAY THAT ARE HEREBY DEDICATED TO THE PUBLIC, AND TO THE HENDRICKS COUNTY DRAINAGE BOARD FOR SOLE AND EXCLUSIVE PURPOSE OF CONTROLLING SURFACE WATER AND/OR FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF STORM SEWERS AND TILE DRAINS AS DEFINED IN HENDRICK'S COUNTY STORM WATER MANAGEMENT ORDINANCE. THESE DRAINAGE EASEMENTS ARE ESTABLISHED UNDER AUTHORITY OF THE INDIANA DRAINAGE CODE AND THE SAID BOARD MAY EXERCISE POWERS AND DUTIES AS PROVIDED IN SAID CODE. (E.G., ANNUAL DRAINAGE ASSESSMENT PER LOT).

THIS SUBDIVISION CONTAINS 0 LINEAR FEET OF OPEN DITCHES AND 0 LINEAR FEET OF PIPE THAT WILL BE INCLUDED IN THE COUNTY'S REGULATED DRAINAGE SYSTEM.

REGULATED DRAIN TILE	
TILE	0 L.F.
OPEN DITCH	0 L.F.

I, HOUDIN NONAKVAR, DO HEREBY LAY OFF AND PLAT THE DESCRIBED REAL ESTATE INTO THE SUBDIVISION TO BE KNOWN AS PENROSE, SECTION 4 IN HENDRICKS COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HEREFORE DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF DANVILLE, HENDRICKS COUNTY, INDIANA.

THIS PLAT IS HEREBY MADE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR PENROSE RECORDED AS INSTRUMENT NO. 202302856 AND ANY AMENDMENTS AND SUPPLEMENTS THERETO.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS _____ DAY OF _____, 2024

OWNER/DEVELOPER: DRP IN I LLC

BY: _____
HOUDIN NONAKVAR

STATE OF NEW YORK)
) SS
COUNTY OF NEW YORK)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, HOUDIN NONAKVAR, AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIXED HIS SIGNATURE HERETO.

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC

_____
PRINTED NAME

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____

DEDICATION

THE UNDERSIGNED, LENNAR HOMES OF INDIANA, INC., (HEREAFTER DEVELOPER), BEING THE OWNER OF THE WITHIN DESCRIBED REAL ESTATE, DOES HEREBY SUBDIVIDE AND LAY OFF THE SAME IN ACCORDANCE WITH THE WITHIN PLAT AND DECLARATION. THE SUBDIVISION SHALL BE KNOWN AS PENROSE, SECTION 4, AN ADDITION IN THE TOWN OF DANVILLE, HENDRICKS COUNTY, INDIANA. ALL RIGHTS-OF-WAY SHOWN HEREON AND HEREFORE DEDICATED TO THE PUBLIC, ARE HEREBY DEDICATED TO THE TOWN OF DANVILLE FOR ITS USE AND MAINTENANCE.

THERE ARE STRIPS OF LAND, THE WIDTHS AS SHOWN ON THE PLAT, AND LABELED AS UTILITY EASEMENT AND DRAINAGE EASEMENT, EITHER SEPARATELY OR IN COMBINATION, WHICH WERE RESERVED FOR USE BY THE DEVELOPER, PUBLIC UTILITY COMPANIES (NOT INCLUDING TRANSPORTATION COMPANIES) AND GOVERNMENTAL AGENCIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF IMPROVEMENTS AND FACILITIES AS FOLLOWS:

(U.E.) UTILITY EASEMENTS (U.E.) ARE RESERVED FOR USE BY THE DEVELOPER, PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF POLES, LINES, WIRES, DUCTS, TRANSFORMERS, REFER PEDESTALS, GAS MAINS, WATER MAINS, SANITARY SEWERS AND APPURTENANCES.

(D.E.) DRAINAGE EASEMENTS (D.E.) ARE RESERVED FOR USE BY THE DEVELOPER AND GOVERNMENTAL AGENCIES, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE PIPES AND STRUCTURES, SUBSURFACE DRAINAGE TILES, LAKES, PONDS, DRAINAGE RETENTION AND/OR DETENTION AREAS, AND SURFACE DRAINAGE COURSES.

(S.E.) "SANITARY SEWER EASEMENTS" ARE HEREBY CREATED FOR THE USE OF THE DEVELOPER, AND OF THE UTILITY, PUBLIC OR PRIVATE, HAVING JURISDICTION OVER THE SANITARY WASTE DISPOSAL SYSTEM. SANITARY SEWER EASEMENTS SHALL BE USED TO CONSTRUCT, EXTEND, OPERATE, INSPECT, MAINTAIN, RECONSTRUCT, AND REMOVE MAINS, DUCTS, OR OTHER RELATED UTILITY STRUCTURES OF SANITARY SEWERS, THAT ARE PART OF SAID SYSTEM, AND FOR INGRESS AND EGRESS THERETO.

THERE SHALL BE NO STRUCTURES, PLANTINGS OR OTHER IMPROVEMENTS ERECTED OR ALLOWED TO REMAIN WITHIN SAID EASEMENTS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE UTILITIES, CHANGE THE DIRECTION OF FLOW OF DRAINAGE COURSES, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS WITH SAID EASEMENTS. THE OWNERS OF LOTS WITH IN THE SUBDIVISION SHALL NOT ALTER, DISTURB, OBSTRUCT OR IMPEDE THE IMPROVEMENTS IN, OF THE USE OF SAID EASEMENTS. THE EASEMENT AREA OF EACH SAID LOT SHALL BE CONTINUOUSLY MAINTAINED AS A YARD AREA BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS WHICH ARE THE RESPONSIBILITY OF THE GOVERNMENTAL AGENCY OR PUBLIC UTILITY TO MAINTAIN.

THERE ARE BUILDING SETBACK LINES AS SHOWN ON THE WITHIN PLAT AND BETWEEN THESE LINES AND THE LOT, BLOCK OR STREET RIGHTS-OF-WAY LINES THERE SHALL NOT BE ERECTED, NOR PERMITTED TO REMAIN, ANY BUILDING OR STRUCTURES.

THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW OF ANYTHING IN VIOLATION OF THESE RESTRICTIONS IS RESERVED UNTO THE DEVELOPER, UTILITY AND GOVERNMENTAL AUTHORITIES AND THE OWNER OF THE LOTS WITHIN THIS SUBDIVISION. THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT, HEREBY LAYS OFF, PLATS AND SUBDIVIDES THIS REAL ESTATE IN ACCORDANCE WITH THIS PLAT SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND LIMITATIONS RECORDED AS INSTRUMENT NUMBER 201403043, REFERRED TO BY CROSS REFERENCE WHICH SHALL RUN WITH THE LAND AND BE BINDING ON AND INURED TO THE BENEFIT OF THE GRANTOR, ITS HEIRS, SUCCESSORS AND ASSIGNS.

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED FOR RECORDING.

DATED: _____

_____
HENDRICKS COUNTY ENGINEER

PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:

LENNAR HOMES OF INDIANA, LLC
11555 N. MERIDIAN STREET, STE. 400
CARMEL, IN 46032
CONTACT: STUART HUCKELBERRY
PHONE:(317)850-6165
EMAIL:STUART.HUCKELBERRY@LENNAR.COM

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

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

PENROSE

SECTION 5

DANVILLE, INDIANA

UTILITY AND GOVERNING AGENCY CONTACTS

SANITARY SEWER
WEST CENTRAL CONSERVANCY DISTRICT
243 SOUTH COUNTY ROAD 625 EAST
AVON, IN 46123
CONTACT: SAM PALEDINO
TEL: (317) 272-2900

ELECTRIC
DUKE ENERGY
5055 EAST MAIN STREET
AVON, IN 46123
CONTACT: BRIAN BANTLEY
TEL: (317) 745-1006

COMMUNICATIONS
AT&T – ENGINEERING
240 NORTH MERIDIAN STREET
2ND FLOOR, ROOM 280
INDIANAPOLIS, IN 46204
CONTACT: SHERRY BREWER
TEL: (317) 252-5012

PUBLIC WORKS
DANVILLE PUBLIC WORKS DEPARTMENT
1010 EAST BROADWAY
DANVILLE, IN 46122
CONTACT: ANDY PITCHER, SUPERINTENDENT
TEL: (317) 745-4180 X4003

PLANNING AND ZONING DEPARTMENT
TOWN OF DANVILLE
49 NORTH WAYNE STREET
DANVILLE, IN 46122
CONTACT: LESA TERNET
TEL: (317) 745-4180 X1101

FIRE DEPARTMENT
DANVILLE FIRE DEPARTMENT
77 NORTH KENTUCKY STREET
DANVILLE, IN 46122
CONTACT: ROB ROBERTS
TEL: (317) 745-4180 X9000

WATER
DANVILLE WATER COMPANY
620 MAIN STREET
DANVILLE, IN 46122
CONTACT: MATT ELLISON
TEL: (317) 745-4180 X8000

STORMWATER
DANVILLE STORM WATER DEPARTMENT
49 N WAYNE STREET
DANVILLE, IN 46122
CONTACT: BARRY LOFTON
TEL: (317) 745-4180 X3001

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	LENNAR HOMES OF INDIANA, LLC	11555 N. MERIDIAN ST., STE. 400 CARMEL, IN 46032	(317) 850-6165	stuart.huckelberry@lennar.com	STUART HUCKELBERRY
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE. 300, INDIANAPOLIS, IN 46240	(317) 912-4129	brett.huff@kimley-horn.com	BRETT HUFF

STREETS

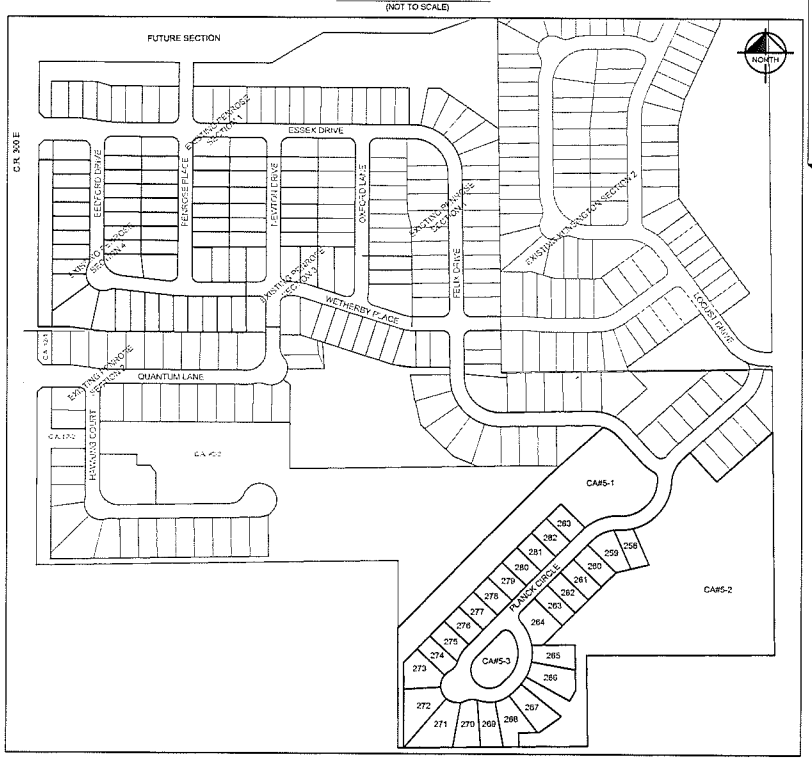
NAME	LENGTH (LF±)
PLANCK CIRCLE	1622
TOTAL	1622

PROJECT INFORMATION

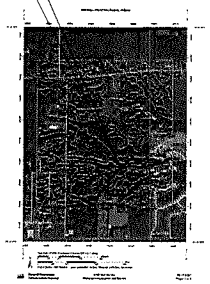
18.70 AC	SECTION 5
28 LOTS	2.45 LOTS/AC
DESIGN SPEED LIMIT	25 MPH
ESTIMATED DISTURBED AREA	18.70 ACs

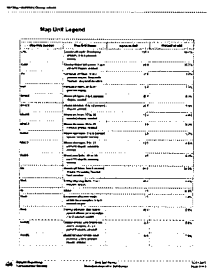
LOCATION MAP

(NOT TO SCALE)

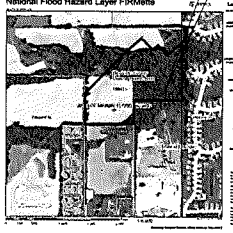


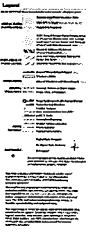
PROJECT LOCATION





PROJECT LOCATION





LEGAL DESCRIPTION

PENROSE SECTION 5

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 1 EAST IN CENTER TOWNSHIP, HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 427.97 FEET; THENCE NORTH 43 DEGREES 43 MINUTES 04 SECONDS EAST 457.06 FEET; THENCE NORTH 44 DEGREES 30 MINUTES 41 SECONDS EAST 351.14 FEET; THENCE NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST 30.61 FEET TO A POINT ON THE BOUNDARY OF PENROSE, SECTION 1 RECORDED AS INSTRUMENT NUMBER 2023020655 IN THE OFFICE OF THE RECORDER FOR HENDRICKS COUNTY, INDIANA; THE FOLLOWING THIRTEEN (13) COURSES BEING ON AND ALONG SAID BOUNDARY: 1) THENCE NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST 206.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 41 MINUTES 12 SECONDS WEST; 2) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 63.90 FEET TO A POINT WHICH BEARS NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST FROM SAID RADIUS POINT; 3) THENCE SOUTH 42 DEGREES 06 MINUTES 23 SECONDS EAST 118.88 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, THE RADIUS OF WHICH BEARS NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST; 4) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.72 FEET TO A POINT AT WHICH BEARS SOUTH 29 DEGREES 35 MINUTES 09 SECONDS WEST FROM SAID RADIUS POINT, SAID POINT ALSO BEING A POINT ON A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 26.30 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 29 DEGREES 35 MINUTES 09 SECONDS WEST; 5) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 30.21 FEET TO A POINT WHICH BEARS SOUTH 84 DEGREES 01 MINUTES 35 SECONDS EAST FROM SAID RADIUS POINT, SAID POINT ALSO BEING A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 127.00 FEET, THE RADIUS OF WHICH BEARS SOUTH 84 DEGREES 01 MINUTES 35 SECONDS EAST; 6) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 9.90 FEET TO A POINT WHICH BEARS NORTH 87 DEGREES 16 MINUTES 03 SECONDS WEST FROM SAID RADIUS POINT; 7) THENCE SOUTH 02 DEGREES 43 MINUTES 57 SECONDS WEST 0.69 FEET; 8) THENCE SOUTH 87 DEGREES 16 MINUTES 03 SECONDS EAST 30.00 FEET; 9) THENCE NORTH 02 DEGREES 43 MINUTES 57 SECONDS EAST 0.69 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, THE RADIUS POINT AT WHICH BEARS SOUTH 87 DEGREES 16 MINUTES 03 SECONDS EAST; 7) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 98.33 FEET TO A POINT WHICH BEARS NORTH 42 DEGREES 06 MINUTES 23 SECONDS WEST FROM SAID RADIUS POINT; 10) THENCE NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST 31.91 FEET; 11) THENCE SOUTH 42 DEGREES 06 MINUTES 23 SECONDS EAST 140.00 FEET; 12) THENCE NORTH 47 DEGREES 53 MINUTES 37 SECONDS EAST 264.68 FEET; 13) THENCE SOUTH 00 DEGREES 43 MINUTES 07 SECONDS EAST 794.57 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 09 SECONDS WEST 660.00 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 07 SECONDS EAST 324.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 16 MINUTES 38 SECONDS ALONG SAID SOUTH LINE 663.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 22.31 ACRES MORE OR LESS.

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL SPECS
C110	TOPO DEMO PLAN
C200	SITE DEVLOPMENT PLAN
C210	EMERGENCY FLOOD ROUTE PLAN
C220	UTILITY PLAN
C250	AREA OF DISTURBANCE PLAN
C300	INITIAL EROSION CONTROL PLAN
C310	TEMP EROSION CONTROL PLAN
C320	PERM EROSION CONTROL PLAN
C330	EROSION CONTROL SPECS
C331	EROSION CONTROL SPECS
C332	EROSION CONTROL DETAILS
C333	EROSION CONTROL DETAILS
C334	EROSION CONTROL DETAILS
C335	EROSION CONTROL DETAILS
C336	EROSION CONTROL DETAILS
C400	STREET PLAN AND PROFILES
C420	SIGNAGE PLAN
C500	SANITARY PLAN AND PROFILES
C600	STORM PLAN AND PROFILE
C601	STORM PLAN AND PROFILE
C810	SUB SURFACE DRAIN PLAN
C700	WATER PLAN
C800	CONSTRUCTION DETAILS
C801	CONSTRUCTION DETAILS
C802	CONSTRUCTION DETAILS
C803	CONSTRUCTION DETAILS
C804	CONSTRUCTION DETAILS
C805	CONSTRUCTION DETAILS
C806	CONSTRUCTION DETAILS
C807	CONSTRUCTION DETAILS
C808	CONSTRUCTION DETAILS
C809	CONSTRUCTION DETAILS
C810	CONSTRUCTION DETAILS

NO.	REVISIONS	DATE	BY
	PLAN REVISIONS PER TAC COMMENTS	1/29/2024	DMS
	SANITARY REVISIONS PER TAC COMMENTS	1/18/2024	ARF

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDM
DRAWN BY: ARF
CHECKED BY: BAH

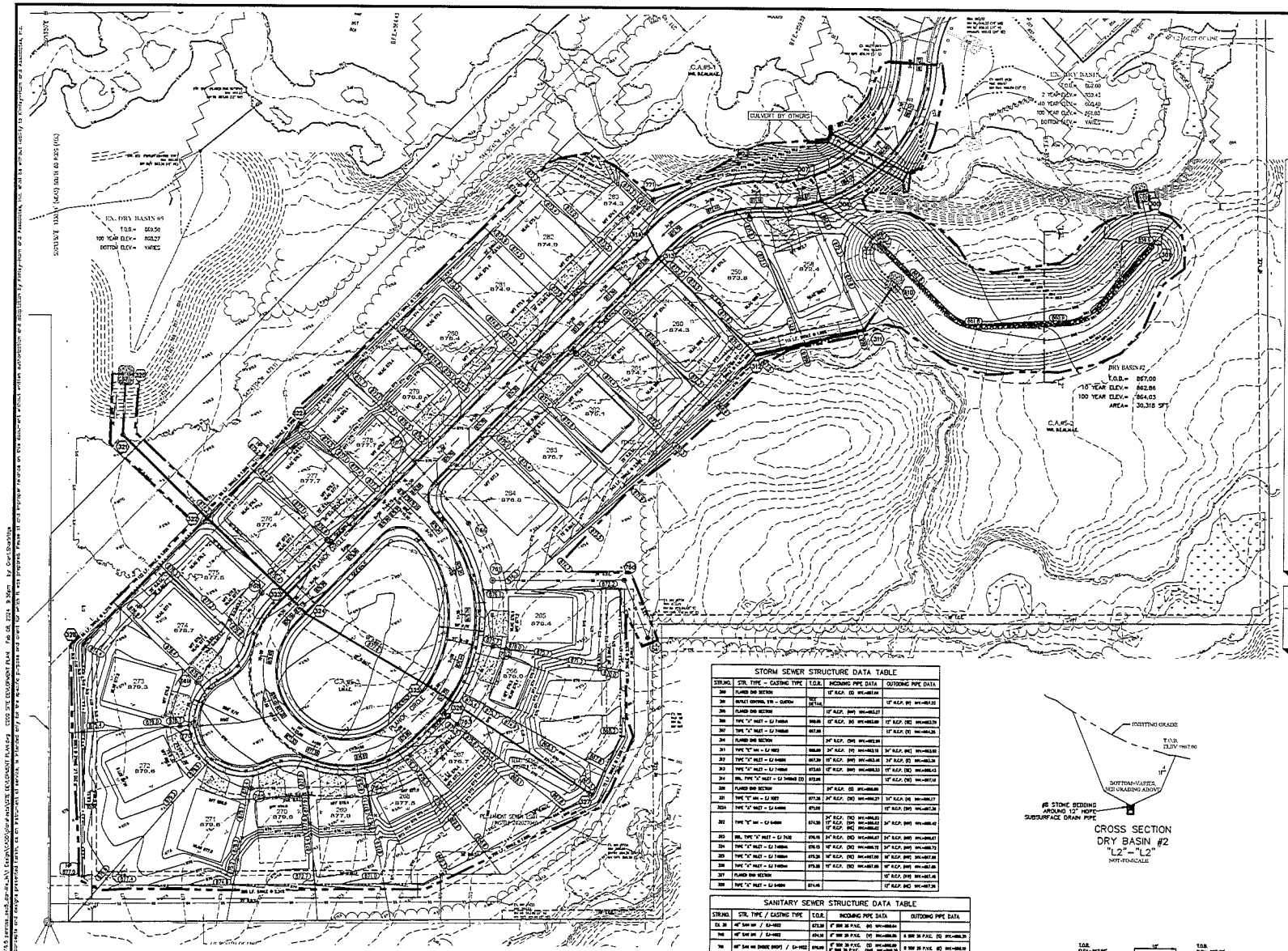
APPROVAL PENDING
NOT FOR CONSTRUCTION

LENNAR

COVER SHEET

PENROSE SECTION 5

ORIGINAL ISSUE: 12/29/2023
KHA PROJECT NO. 170134016.5
SHEET NUMBER
C100



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- XX.X LOT NUMBER / XXX.X PAD ELEVATION
- PROPOSED 4" UNDERDRAINS
- BASE FLOOD ELEVATION
- MFF XXX.X — MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
  1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
  2. 12" (1.0') ABOVE THE ROAD ELEV.
  3. 8" (0.67) ABOVE THE MLAG
- MLAG XXX.X — MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

UTILITY CROSSINGS

CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

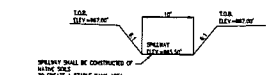
STORM SEWER STRUCTURE DATA TABLE

STR.NO.	STR. TYPE - CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
300	FLARED END SECTION		12" R.C.P. (S) INV.=867.64	
301	OUTLET CONTROL STR - CUSTOM	SEE DETAIL		12" R.C.P. (N) INV.=867.33
305	FLARED END SECTION		12" R.C.P. (NW) INV.=863.37	
306	TYPE "C" INLET - EJ 7400MA	869.05	12" R.C.P. (N) INV.=863.80	12" R.C.P. (SE) INV.=863.70
307	TYPE "C" INLET - EJ 7400MA	867.96		12" R.C.P. (S) INV.=864.35
308	FLARED END SECTION		24" R.C.P. (SW) INV.=862.99	
311	TYPE "C" MH - EJ 1022	866.69	24" R.C.P. (N) INV.=863.18	24" R.C.P. (NE) INV.=863.03
312	TYPE "C" INLET - EJ 6400M	867.39	15" R.C.P. (NW) INV.=865.48	24" R.C.P. (S) INV.=863.36
313	TYPE "C" INLET - EJ 7400MA	873.65	12" R.C.P. (NW) INV.=868.53	15" R.C.P. (SE) INV.=868.43
314	DBL. TYPE "C" INLET - EJ 7400MA (2)	872.96		12" R.C.P. (N) INV.=867.58
320	FLARED END SECTION		24" R.C.P. (S) INV.=866.60	
321	TYPE "C" MH - EJ 1022	872.36	24" R.C.P. (N) INV.=866.27	24" R.C.P. (S) INV.=866.17
322A	TYPE "C" INLET - EJ 6400M	871.00		12" R.C.P. (SW) INV.=867.30
322	TYPE "D" MH - EJ 6400M	874.50	24" R.C.P. (N) INV.=866.53 12" R.C.P. (SW) INV.=866.62 12" R.C.P. (NE) INV.=866.62	24" R.C.P. (SW) INV.=866.42
323	DBL. TYPE "C" INLET - EJ 7400	874.15	24" R.C.P. (N) INV.=866.67	24" R.C.P. (SW) INV.=866.57
324	TYPE "C" INLET - EJ 7400MA	874.15	18" R.C.P. (N) INV.=866.72	24" R.C.P. (SW) INV.=866.72
325	TYPE "C" INLET - EJ 7400MA	875.26	18" R.C.P. (N) INV.=867.00	18" R.C.P. (SW) INV.=867.00
326	TYPE "C" INLET - EJ 7400MA	875.38	18" R.C.P. (N) INV.=867.00	18" R.C.P. (SW) INV.=867.00
327	FLARED END SECTION			18" R.C.P. (SW) INV.=867.40
328	TYPE "C" INLET - EJ 6400M	871.46		12" R.C.P. (NE) INV.=867.26

SANITARY SEWER STRUCTURE DATA TABLE

STR.NO.	STR. TYPE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA	OUTGOING PIPE DATA
EX. 36	48" SAN MH / EJ-1022	872.39	8" SDR 26 P.V.C. (N) INV.=868.64	
746	48" SAN MH / EJ-1022	874.16	8" SDR 26 P.V.C. (N) INV.=868.35	8 SDR 26 P.V.C. (S) INV.=868.35
748	48" SAN MH (DROP) / EJ-1022	874.00	8" SDR 26 P.V.C. (S) INV.=868.05 8" SDR 26 P.V.C. (SW) INV.=868.05	8 SDR 26 P.V.C. (E) INV.=868.05
762	48" SAN MH / EJ-1022	875.39	8" SDR 26 P.V.C. (W) INV.=869.14	8 SDR 26 P.V.C. (N) INV.=869.05
763	48" SAN MH / EJ-1022	875.09	8" SDR 26 P.V.C. (SW) INV.=869.00	8 SDR 26 P.V.C. (NE) INV.=869.10
764	48" SAN MH / EJ-1022	877.34	8" SDR 26 P.V.C. (W) INV.=870.30	8 SDR 26 P.V.C. (NE) INV.=870.40
765	48" SAN MH / EJ-1022	878.00		8 SDR 26 P.V.C. (E) INV.=871.35
766	48" SAN MH / EJ-1022	876.00	8" SDR 26 P.V.C. (SW) INV.=868.80	8 SDR 26 P.V.C. (NE) INV.=868.70
767	48" SAN MH (INSIDE DROP) / EJ-1022	877.00	8" SDR 26 P.V.C. (NE) INV.=871.00 8" SDR 26 P.V.C. (SW) INV.=868.00	8 SDR 26 P.V.C. (SE) INV.=868.20
768	48" SAN MH / EJ-1022	877.00	8" SDR 26 P.V.C. (SW) INV.=870.50	8 SDR 26 P.V.C. (NE) INV.=870.60
769	48" SAN MH / EJ-1022	875.39	8" SDR 26 P.V.C. (E) INV.=871.27	8 SDR 26 P.V.C. (NE) INV.=871.17
770	48" SAN MH / EJ-1022	876.10		8 SDR 26 P.V.C. (N) INV.=871.33
771	48" SAN MH / EJ-1022	874.00	8" SDR 26 P.V.C. (NE) INV.=872.33	8 SDR 26 P.V.C. (SW) INV.=872.33
772	48" SAN MH / EJ-1022	872.00		8 SDR 26 P.V.C. (SW) INV.=872.70

CROSS SECTION
DRY BASIN #2
"L2"-"L2"
NOT-TO-SCALE



SECTION S2-S2
(SPILLWAY)
NOT TO SCALE

Indiana Utilities Protection Service
Call 811
before you dig

REV. NO.	REVISIONS	DATE	BY
	FLAT REVISIONS PER TAC COMMENTS	1/29/2024	GMS
	SANITARY REVISIONS PER TAC COMMENTS	1/18/2024	ARF

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
11711 FALL CREEK ROAD, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
FAX: 317-218-9561
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KSH
DRAWN BY: ARF
CHECKED BY: BAM

APPROVAL PENDING
NOT FOR CONSTRUCTION

LENNAR

SITE DEVLOPMENT PLAN

PENROSE SECTION 5

ORIGINAL ISSUE: 12/29/2023
KHA PROJECT NO. 170134016.5
SHEET NUMBER
C200

CASE SUMMARY

Replat Request

Case: 2024-2168
Don's Legacy IV, LLC, Owner
Chandler Harden, Banning Engineering

Request: White Lick Creek Commercial Subdivision, Amendment

Location: 671, 691 & 715 E. Main Street

Acreage: 1.9 acres

Zoning: Planned Unit Development (PUD)

Staff Summary:

The petitioner wishes to amend this plat to adjust the lot lines of Lot 3A, and split Lot 4. This amendment will also include additional property to the east of this plat. Lot 3A boundary is being adjusted to provide the additional right of way for Lot 6 to have frontage onto a public street. The additional property included was previously an auto dealership (Pence Oldsmobile). This amendment will add three (3) additional lots (5, 6, & 7) to the plat of White Lick Creek Commercial Subdivision.

Following the certificate of mailing, staff did not receive a single inquiry from any adjoining property owners.

The site is currently being served by the Town for Water and Wastewater.

Staff supports the request to amend this plat.

Plan Commission Action:

Approve Replatting Request
Deny Replatting Request

TOWN OF DANVILLE

ADVISORY PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

Date of Hearing: 2-14-23
Plan Commission Action: _____

App. No.: 2024-2168
Fee: $350.00
Received By: LT

APPLICATION FOR APPROVAL (Check all that apply)

☐ Plat ☐ Replat ☐ Revision ☑ Amendment ☐ Minor Plat ☐ PUD

☐ SPR ☐ Rezone ☐ Exempt Subdivision

JAN 25 2024

* Please fill out the form in its entirety

Name (s) of Owner (s) Don's legacy IV, LLC, NS Retail Holdings, LLC, 671 East main, LLC, & THC properties, LLC

Address (s) 671, 691 & 715 East Main Street, Danville, IN

Phone (s) 317-890-1714 Email (s) bill@tharpinvest.com

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

Address (s) 853 Columbia Road, suite 101, plainfield, IN 46168

Phone (s) 317-707-3739 Email (s) charden@banning-eng.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: White lick Creek Commercial Park, Amendment

Address of Subject Property: 671, 691, & 715 E. MAIN STREET, DANVILLE, IN

Generally described as follows:

Area (in acres): 12.601 Number of Lots: 6

Existing Zoning District (if applicable to rezone): CDD

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

Parcel ID#: 32-11-10-227-200-022.000-003 Current Zoning District: CDD

Feet of new streets to be dedicated to the public: 396.01

Feet of sanitary sewers to be dedicated to the public: _____

Feet of water main to be dedicated to the public: _____

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

STATE OF INDIANA)
) SS:
HENDRICKS COUNTY)

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

Signature of Owner/Applicant (s)

Project Surveyor - Banning Engineering
Title of Applicant

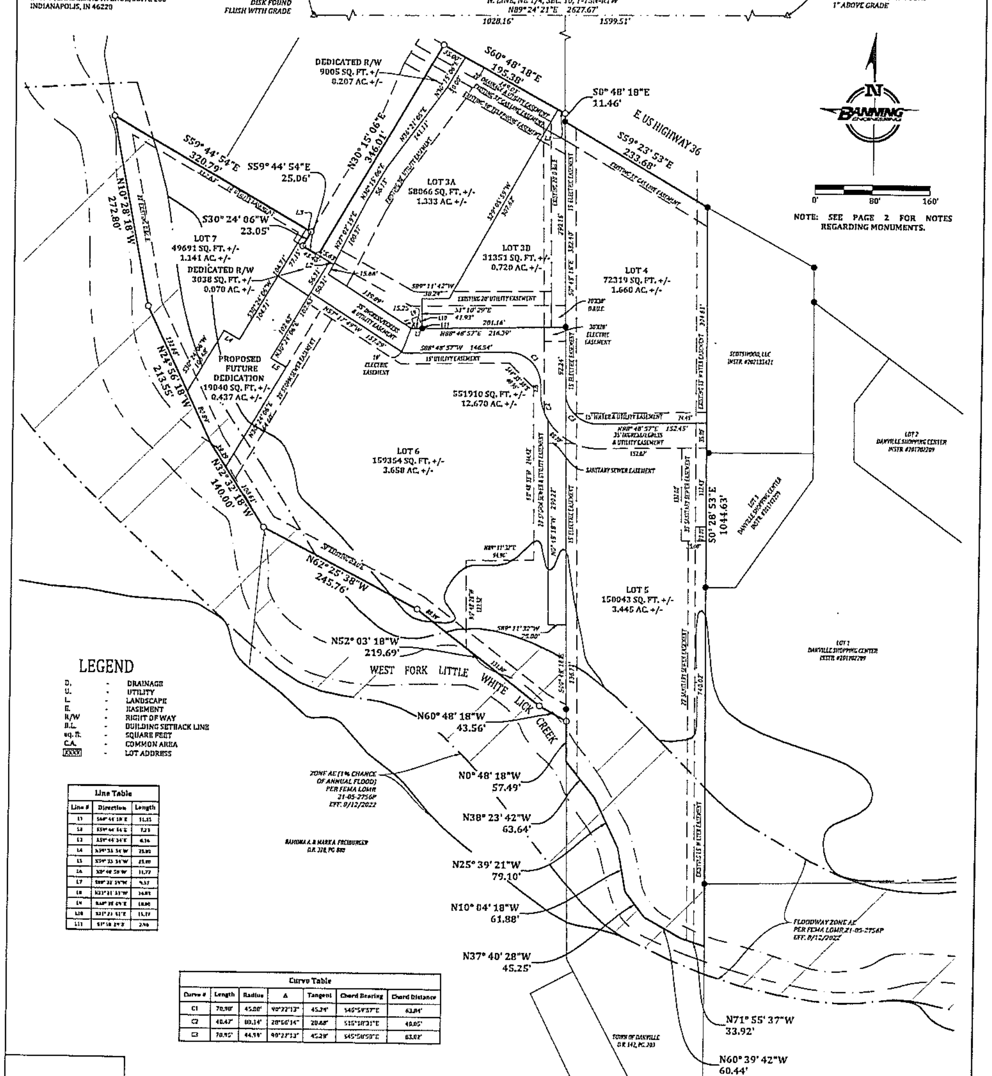
THIS INSTRUMENT PREPARED BY:
BANNING ENGINEERING
KEVIN W. ROWLAND, PS
BANNING ENGINEERING, INC
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46168
PHONE: 317-707-3700
EMAIL: BANNING@BANNING-ENG.COM
WEB: WWW.BANNINGENGINEERING.COM

THIS INSTRUMENT PREPARED FOR:
THARP INVESTMENTS
WILLIAM T. NIEMIER, VICE PRESIDENT
6910 N. SHADELAND AVENUE, SUITE 200
INDIANAPOLIS, IN 46220

WHITE LICK CREEK COMMERCIAL PARK
-AMENDMENT-

PLAT AMENDMENT OF THE REPLAT OF LOT 3 & 4
OF WHITE LICK CREEK COMMERCIAL SUBDIVISION
AND A PART OF THE NE 1/4, SEC. 10-T15N-R1W
DANVILLE, HENDRICKS COUNTY, INDIANA

INSTR. NO.: ____
CABINET: ____
SLIDE: ____



Witness my signature this ____ day of ____________, 20___.

Signature ____________

Kevin W. Rowland - Professional Surveyor - Indiana - # LS29800015

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH
Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=80'
						Date: 08/09/2023
						Project: 23213
						Sheet 1 of 2

WHITE LICK CREEK COMMERCIAL PARK
-AMENDMENT-

PLAT AMENDMENT OF THE REPLAT OF LOT 3 & 4
OF WHITE LICK CREEK COMMERCIAL SUBDIVISION
AND A PART OF THE NE 1/4, SEC. 10-T15N-R1W
DANVILLE, HENDRICKS COUNTY, INDIANA

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

Land Description
White Lick Creek Commercial Park, Amendment

Part of the Northeast Quarter of Section 10, Township 15 North, Range 1 West of the Second Principal Meridian in Hendricks County, Indiana, being that 4.550 acre tract of land shown on the plat of a Retracement Boundary Survey of said tract certified by Kevin W. Rowland, PS #LS29600015, as Banning Engineering's project Number 23213, dated August 8, 2023 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

COMMENCING at the northwest corner of the Northwest Quarter of said Section 10, said point being marked by a 5/8 inch rebar with Hendricks County Disk; thence North 89 degrees 24 minutes 21 seconds East along the north line of said Northeast Quarter 1025.16 feet; thence South 00 degrees 48 minutes 18 seconds East 454.89 feet to the POINT OF BEGINNING, said point being on the south right of way line of US Highway 36 and being marked by a 5/8 inch rebar with cap stamped "Abonmarche"; thence South 59 degrees 23 minutes 53 seconds East along said south line 233.68 feet to a 5/8 inch rebar; thence South 00 degrees 28 minutes 53 seconds East 1044.63 feet to the centerline of West Fork of Little White Lick Creek, the following six (6) calls are along said centerline; 1) thence North 71 degrees 55 minutes 37 seconds West 33.92 feet; 2) thence North 60 degrees 39 minutes 42 seconds West 60.44 feet; 3) thence North 37 degrees 40 minutes 28 seconds West 45.25 feet; 4) thence North 10 degrees 04 minutes 18 seconds West 61.88 feet; 5) thence North 25 degrees 39 minutes 21 seconds West 79.10 feet; 6) thence North 38 degrees 23 minutes 42 seconds West 63.64 feet; thence North 00 degrees 48 minutes 18 seconds West 905.59 feet to the POINT OF BEGINNING, containing 4.550 acres, more or less.

ALSO:

Lots numbered 3A, 3B, and 4 in the Replat of Lot 3 and 4 of White Lick Creek Commercial Subdivision per plat thereof recorded as Instrument Number 202128604 in the Office of the Recorder of Hendricks County, Indiana.

This subdivision consists of 6 lots number 1 through 6. The size of lots and width of streets are shown in feet and decimal parts thereof.

I further certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross-referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the new subdivision.

Witness my signature this ____ day of ____________, 20___.

____
Kevin W. Rowland, PS
#LS29600015 - State of Indiana

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned ____________ and ____________ owners of the real estate described in Instrument Numbers 202125062, 202228705, 201603484 and 201204224 as recorded in the Hendricks County Recorder's Office, do hereby certify that we have laid off, platted and subdivided, said real estate in accordance with the within plat. We do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as White Lick Creek Commercial Park, Amendment. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

A perpetual utility easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement", to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, internet, cable tv, electric and gas, sewer and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Utility Easement," but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

In addition, this Deed shall dedicate to the Town of Danville, Indiana, any and all sewer infrastructure installed for, by or on behalf of the undersigned, said infrastructure to include but not be limited to the sewer collection system, force main, lift station, or any other component part of the sewer system which serves the subject subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation hereof, is hereby dedicated to the Town of Danville, Indiana, its assigns or designated agent or representative.

CERTIFICATE OF OWNERSHIP

We the undersigned, as owners of the real estate hereon described and shown, do hereby certify that it is the owner of the property described in the above caption and that as such owner it has caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as its free and voluntary act and deed.

Lot 3A (Don's Legacy IV, LLC) "Owner"

Signature ____________
By: Donald J. Tharp, Member

Lot 3B (NS Retail Holdings, LLC) "Owner"

Signature ____________
By: ____________, Member

Lot 4 (TKC Properties, LLC) "Owner"

Signature ____________
By: Donald J. Tharp, Member

Lot 5 (TKC Properties, LLC & 671 East Main, LLC) "Owner"

Signature ____________
By: Donald J. Tharp, Member

Lot 6 & 7 (671 East Main, LLC) "Owner"

Signature ____________
By: Donald J. Tharp, Member

State of Indiana)
)
County of ____________)

Before me, the undersigned, a Notary Public in for said County and State, personally appeared ____________ and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature hereto.

Witness my signature and seal this ____ day of ____________, 20___.

____
Notary Public

CERTIFICATE OF PLAN COMMISSION

Pursuant to IC36-7-4-700 et. seq., and all amendments thereof, the undersigned do hereby certify that the official appointed to administer the Town of Danville Subdivision Regulations has, upon review, ascertained that this subdivision and amendment conforms with said regulations and, in accordance with said administrator's recommendation, this subdivision and amendment thereof is hereby granted secondary approval.

Given under our hands and seal this ____ day of ____________, 2023

____________ President, Danville Plan Commission
____________ Secretary, Danville Plan Commission

NOTES:

1) Cross-reference is hereby made to the Boundary Survey of record, recorded as Instrument Number ____________ in the Office of the Recorder of Hendricks County, Indiana.

2) Dedicated Right-of-Way in this subdivision consists of 0.507 acres and 324 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned ____________

4) The Town of Danville shall not be responsible for maintenance of any landscape, signage, or other features installed in the right-of-way. Examples of this are landscaped medians and landscaped curb bulb-outs and islands.

REGULATED DRAINAGE CERTIFICATE

A petition addressed to the Hendricks County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDEs). Regulated Drainage Easements are stormwater easements and drainage rights-of-way that are hereby dedicated to the public and to the Hendricks County, Indiana, Drainage Board for sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in the Hendricks County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code, (e.g., annual drainage assessment per lot).

This subdivision contains 0 linear feet of open ditches and 0 linear feet of subsurface drains that will be included in the County's Regulated Drainage System.

This instrument was prepared by Kevin W. Rowland, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Kevin W. Rowland

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

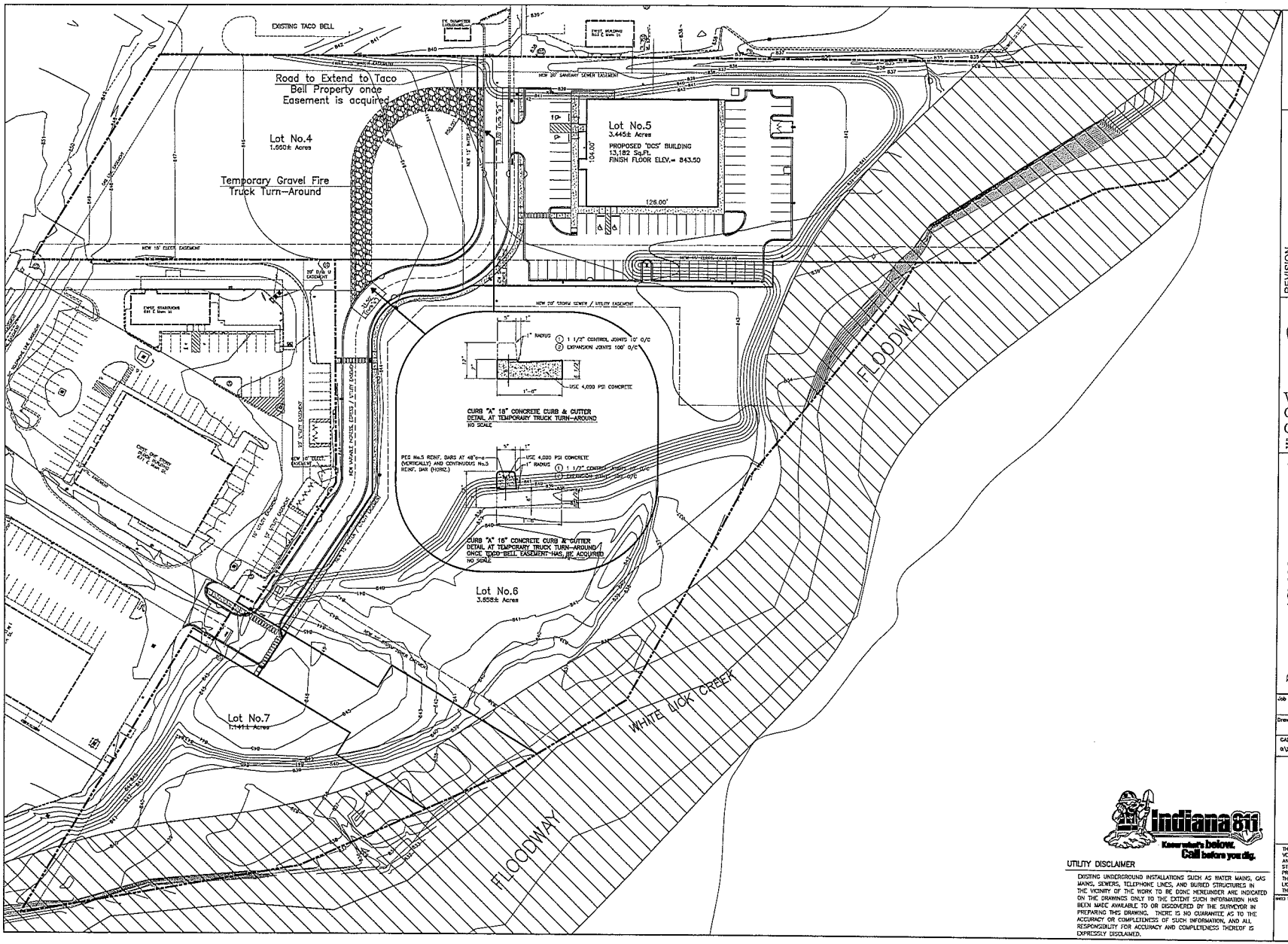
○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

⊛ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

⊗ DENOTES A MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH
Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: N/A
						Date: 08/09/2023
						Project: 23213



REVISION

VERSATILE CONSTRUCTION GROUP, LLC.

Department of Child Services Building/ Commercial Development
Danville, Indiana 46122

Proposed Site Layout with Temporary Fire Truck Turn-Around

Job No.:	Date Stamped:
23050	01/16/2024
Drawn By: cow	Checked By: tab / Scale: 1"= 40.0'

CAD FILE:
G:\23050\grd site 01-16-2024.dwg

CERTIFIED BY:

Indiana 811 Know what's below. Call before you dig.

UTILITY DISCLAIMER

EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

THIS DRAWING IS THE PROPERTY OF VERSATILE CONSTRUCTION GROUP, LLC. ANY ALTERATION TO THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT AND UNDER THE DIRECTION OF THE PROFESSIONAL LICENSOR WHOSE SEAL IS AFFIXED TO THIS DRAWING.

SHEET NO.
1 of 1

CASE SUMMARY

Site Plan Review

Case: 2024-2169
Kevin Cavanaugh, on behalf of the Hendricks County Board of Commissioners, Petitioner
Ryan Lindley, Banning Engineering, Project Engineer

Request: Site Plan Approval

Location: 250 East Campus Boulevard

Acreage: -1.0 acre

Zoning: Office District (OD) & Corridor Protection Overlay District (CPOD)

Staff Summary:

Zoning:

- This property is part of the current site for the Hendricks County Animal Shelter. The petitioner is requesting to construct a storage building for the storage of materials related to the day-to-day operations of the Animal Shelter. The proposed building is 50' x 80' (4,000 square feet) and will sit immediately to the east of the existing Animal Shelter.
- The site is also subject to the design requirements of the Corridor Protection Overlay District. The project representatives met with the Design Review Committee (DRC) on February 7, 2024. The DRC gave a favorable recommendation to the Plan Commission.

Utilities:

- This building will not be connected to water or wastewater at this time.

Public Streets/Public ROW:

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

Stormwater/Drainage:

- The Town's engineer has had no concerns for drainage on this project.

Off-street Parking:

- No additional off-street parking is required as this is a storage building.

Landscaping/Screening:

- A landscape plan has been provided that complies with the zoning ordinance.

Lighting:

- There is no lighting proposed for this project.

Pedestrian Circulation:

- Pedestrian circulation between parking areas and buildings is not required as this is a storage building.

Signage:

- There are no additional signs proposed for this project.

Additional Comments:

- The proposed dumpster enclosure will be located over a sanitary sewer easement. If work must be performed within the easement, the dumpster will be moved.

- A pre-construction meeting must be scheduled before any construction activities.

- A Certificate of Obligation to Observe must be submitted before any construction activities.

Staff recommends approval of the site plan subject to the conditions of the Design Review Committee recommendations and comments in this summary.

Plan Commission Action on Site Plan:

Approve Site Plan
Deny Site Plan
Approve Site Plan with conditions

TOWN OF DANVILLE

ADVISORY PLAN COMMISSION

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

JAN 1 1 2024

Date of Hearing: 2-14-24
Plan Commission Action: _____

App. No.: 2024-2169
Fee: Waived
Received By: LT

600+25/ac
400+15/ac $1040.00

APPLICATION FOR APPROVAL (Check all that apply)

☐ Plat ☐ Replat ☐ Revision ☐ Amendment ☐ Minor Plat ☐ PUD

☒ SPR ☐ Rezone ☐ Exempt Subdivision

*** Please fill out the form in its entirety**

Name (s) of Owner (s) Hendricks County

Address (s) 355 S. Washington St. Suite G20, Danville, IN 46122

Phone (s) 317 745-9236 Email (s) kcavanaugh@co.hendricks.in.us

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

Address (s) Ryan Lindley, Banning Engineering

Phone (s) 317 707-3715 Email (s) rlindley@banning-eng.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: N/A

Address of Subject Property: 250 E Campus Blvd

Generally described as follows:

Area (in acres): N/A Number of Lots: N/A

Existing Zoning District (if applicable to rezone): _____

Proposed Zoning District (if applicable to rezone): _____

Parcel ID#: 32-11-11-100-003.000-003 Current Zoning District: OD, Office Development

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

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

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

Feet of storm sewer to be dedicated to the public: N/A

STATE OF INDIANA)
) SS:
HENDRICKS COUNTY)

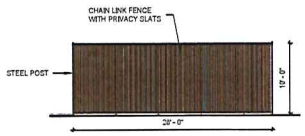
The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

MILA M. SHAFFER
Notary Public, State of Indiana
Putnam County
Commission Number NP0644590
My Commission Expires
May 21, 2029
NOTARY PUBLIC SEAL INDIANA

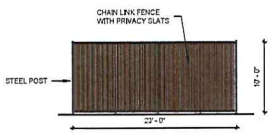
Mila M. Shaffer 12/07/2023

Kevin D. Cavanaugh
Signature of Owner/Applicant (s)

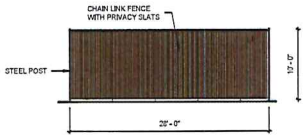
FACILITIES MANAGER
Title of Applicant



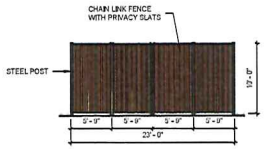
PRESENTATION ENCLOSURE RIGHT



PRESENTATION ENCLOSURE BACK



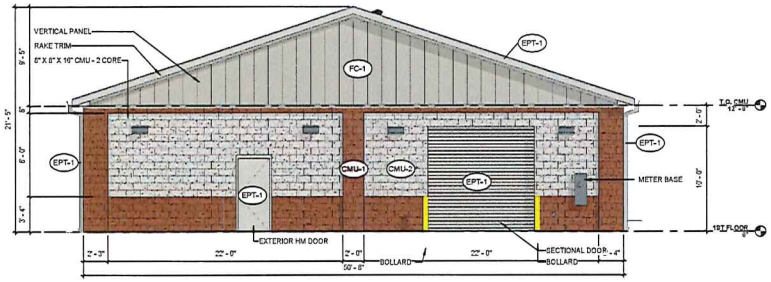
PRESENTATION ENCLOSURE LEFT



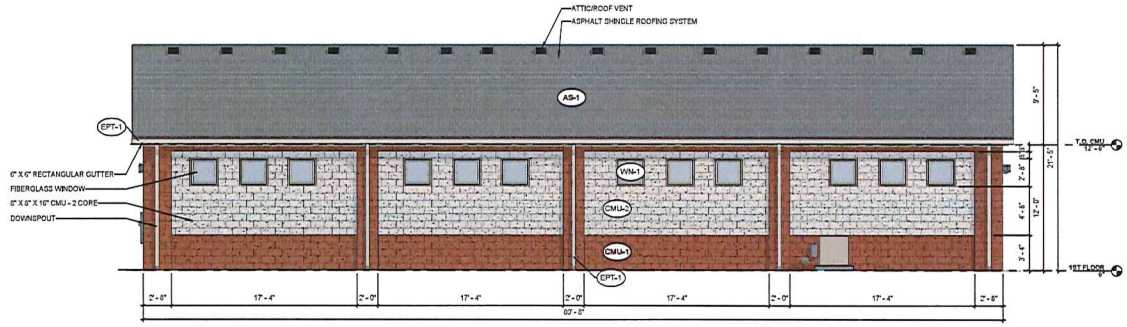
PRESENTATION ENCLOSURE FRONT

EXTERIOR MATERIAL LEGEND

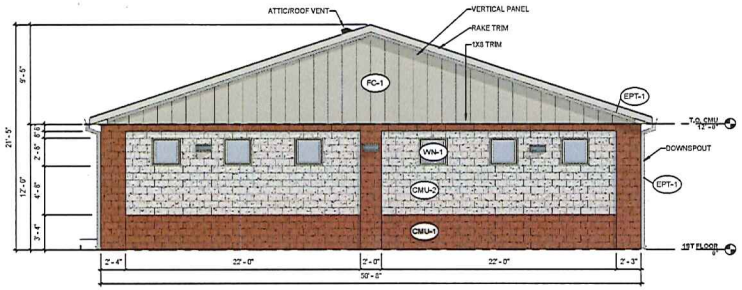
MARK	TYPE	MFR.	PRODUCT	FINISH	COMMENTS
04 22 00.A16 CONCRETE MASONRY UNIT					
CMU-1	8" BLOCK	ECHELON	SMOOTH FACE CONCRETE BLOCKS	RED - GARNETT	
CMU-2	8" BLOCK	ECHELON	SMOOTH FACE CONCRETE BLOCKS	BEIGE - SOFT COTTON	
07 31 03.A1 ASPHALT SHINGLE					
AS-1	ASPHALT SHINGLE	GAF	TIMBERLINE HDZ	WEATHERED WOOD	ROOF VENTS TO MATCH PRIMARY SHINGLE COLOR
07 46 00.S3 SIDING					
FC-1	FIBER CEMENT PANEL - BOARD AND BATTEN	JAMES HARDIE	VERTICAL PANEL	SMOOTH - SW7051 ANALYTICAL GRAY	FACTORY PRIMED, TRIM TO MATCH
08 53 13.A3 FIBERGLASS WINDOW					
WN-1	FIBERGLASS FIXED WINDOW	PELLA	IMPERVIA - PICTURE WINDOW	TAN	
09 91 13.A1 EXTERIOR PAINT					
EPT-1	EXTERIOR PAINT	SHERWIN WILLIAMS		SW7051 - ANALYTICAL GRAY	DOWNSPOUT AND GUTTERS, DOOR PANEL AND FRAME.



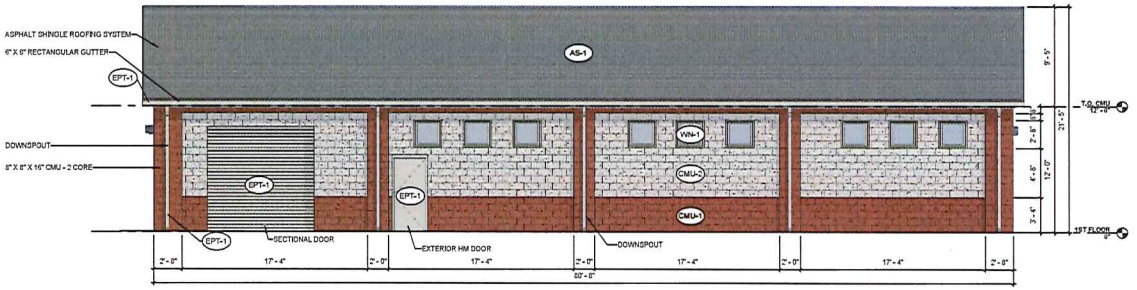
SHADED - WEST ELEVATION



SHADED - SOUTH ELEVATION



SHADED - EAST ELEVATION



SHADED - NORTH ELEVATION

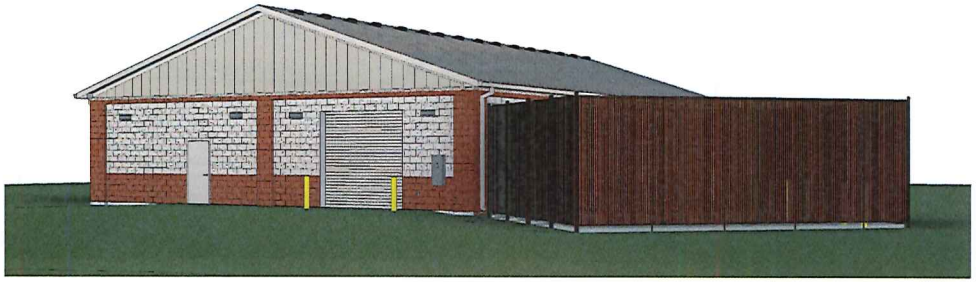
EXTERIOR ELEVATION

ANIMAL SHELTER STORAGE BUILDING | HENDRICKS COUNTY | aD# 23133 | 01.11.2024

HENDRICKS COUNTY 1824 ★ INDIANA ★ 2024

arc DESIGN architecture + interiors

SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE - E CAMPUS BLVD

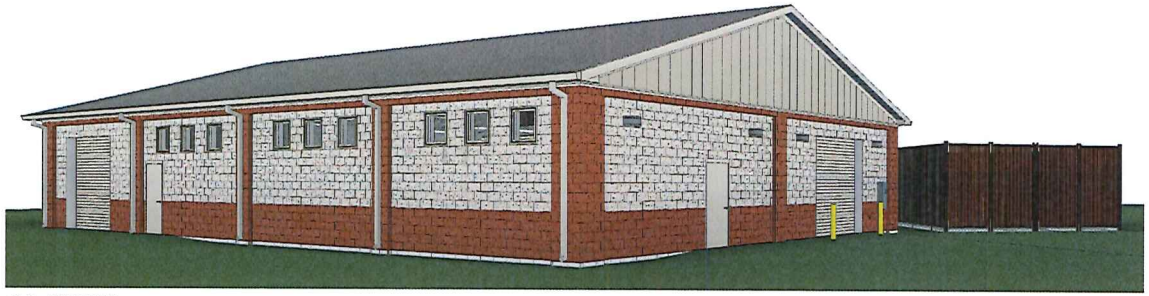
NORTHEAST PERSPECTIVE - E CAMPUS BLVD

PERSPECTIVES

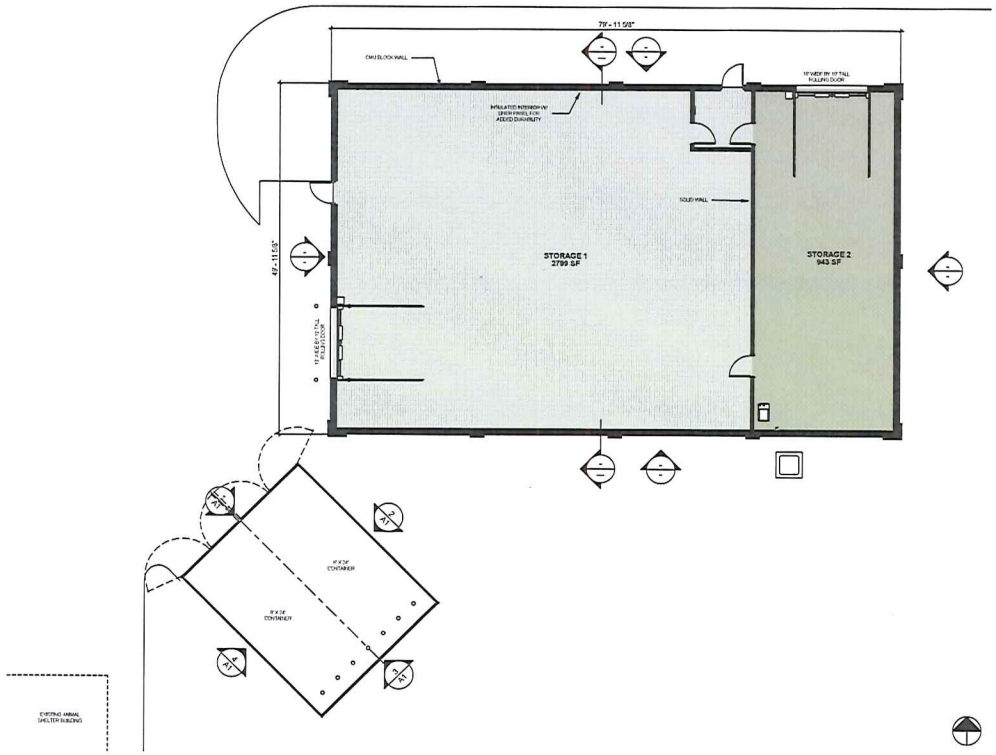
ANIMAL SHELTER STORAGE BUILDING | HENDRICKS COUNTY | aD# 23133 | 01.11.2024

HENDRICKS COUNTY 1824 ★ INDIANA ★ 2024

arc DESIGN architecture + interiors



2A PERSPECTIVE



1A FLOOR PLAN
1/8" = 1'-0" REF. 6141

PRESENTATION PLAN

ANIMAL SHELTER STORAGE BUILDING | HENDRICKS COUNTY | aD# 23133 | 01.11.2024

HENDRICKS COUNTY 1824 ★ INDIANA ★ 2024

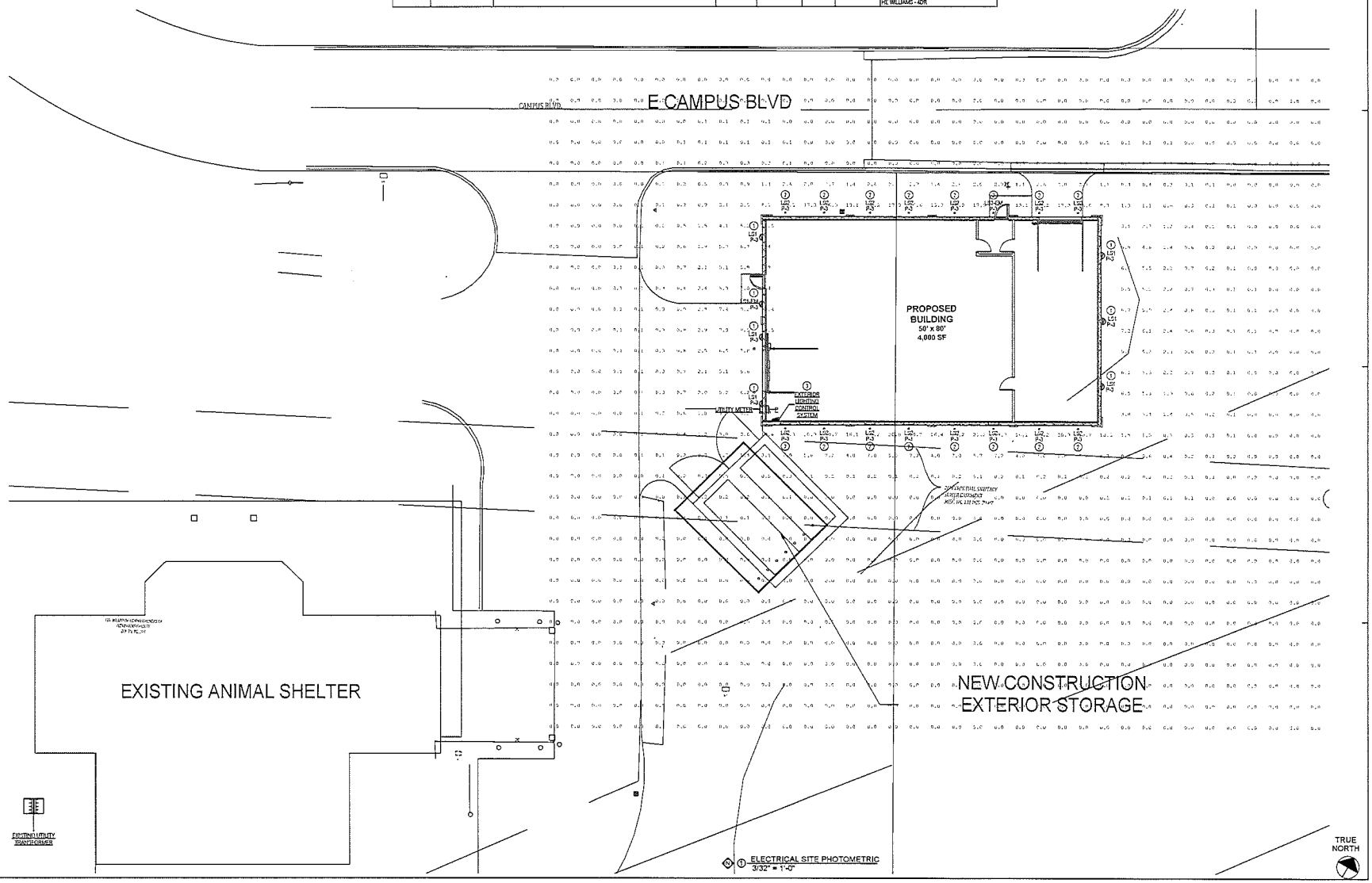
arc DESIGN architecture + interiors

EXTERIOR LIGHT FIXTURE SCHEDULE

FIXTURE TYPE	FIXTURE NAME	DESCRIPTION	VOLTAGE	WATTAGE	LAMP	LUMENS	ACCEPTABLE MANUFACTURERS
LS1	EXTERIOR WALL PACK	IP66 X 5-1/2"D X 8"T, FULL CUTOFF PERIMETER LIGHTING, VISUAL COMFORT FORWARD THROW DISTRIBUTION, DIE-CAST ALUMINUM HOUSING, WET LOCATION LISTED, FINISH SELECTION BY ARCHITECT FROM STANDARD AVAILABLE FINISH.	120 V	15 W	LED 4000K	2,000	LITHONIA - WDGE1 OR APPROVED EQUAL
LS1-EM	EXTERIOR WALL PACK	IP66 X 5-1/2"D X 8"T, FULL CUTOFF PERIMETER LIGHTING, VISUAL COMFORT FORWARD THROW DISTRIBUTION, DIE-CAST ALUMINUM HOUSING, WET LOCATION LISTED, FINISH SELECTION BY ARCHITECT FROM STANDARD AVAILABLE FINISH. PROVIDE WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY SUITABLE FOR EXTREME COLD WEATHER.	120 V	15 W	LED 4000K	2,000	LITHONIA - WDGE1 OR APPROVED EQUAL
LS2	DOWNLIGHT	NOMINAL 4" DIA x 5"H LED RECESSED DOWNLIGHT, WHITE SELF TRIM, CLEAR SEMI-SPECULAR REFLECTOR, 0-10V DIMMING TO 1%, FIVE YEAR WARRANTY.	120 V	22 W	LED 4000K	2,000	LITHONIA - LDN4 HALO - HO4 PRESCOLITE - LFR HE WILLIAMS - 4DR
LS2-EM	DOWNLIGHT	NOMINAL 4" DIA x 5"H LED RECESSED DOWNLIGHT, WHITE SELF TRIM, CLEAR SEMI-SPECULAR REFLECTOR, 0-10V DIMMING TO 1%, FIVE YEAR WARRANTY, PROVIDE WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY.	120 V	22 W	LED 4000K	2,000	LITHONIA - LDN4 HALO - HO4 PRESCOLITE - LFR HE WILLIAMS - 4DR

PLAN NOTES

1. MOUNT LIGHT FIXTURE AT +10'-0". CONNECT TO EXTERIOR LIGHTING CONTROL SYSTEM COMPLETE. REFER TO THE A-SERIES DRAWINGS FOR ADDITIONAL INFORMATION ON MOUNTING LOCATION.
2. MOUNT LIGHT FIXTURE IN SOFFIT. CONNECT TO EXTERIOR LIGHTING CONTROL SYSTEM COMPLETE. REFER TO THE A-SERIES DRAWINGS FOR ADDITIONAL INFORMATION ON MOUNTING LOCATION.
3. EXTERIOR LIGHTING CONTROL SYSTEM. REFER TO ELECTRICAL SCHEMATICS FOR ADDITIONAL INFORMATION.



ELECTRICAL SITE PHOTOMETRIC
3/32" = 1'-0"

arcDESIGN
architecture + interiors
201 N. Delaware Street, Suite B
Indianapolis, IN 46204
317.951.9192 T | 317.951.9194 F
www.arcdesign.us

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ATP ENGINEERING

DAVID SHUCK
REGISTERED
No. 19700101
STATE OF INDIANA
PROFESSIONAL ENGINEER

HENDRICKS COUNTY
ANIMAL SHELTER STORAGE BUILDING
250 E CAMPUS BLVD
DANVILLE IN 46122

75% CD

△ REVISIONS:

DATE:
01-11-2024

arcDESIGN PROJECT NUMBER:
23133

DRAWN BY:
Author

DRAWING TITLE:
ELECTRICAL SITE PHOTOMETRIC

DRAWING NUMBER:
E100

1/10/2024 2:26:19 PM Autodesk Docs://23133 - Hendricks County MPS/Hendricks County MPS_Animal Shelter Storage - ATP.rvt

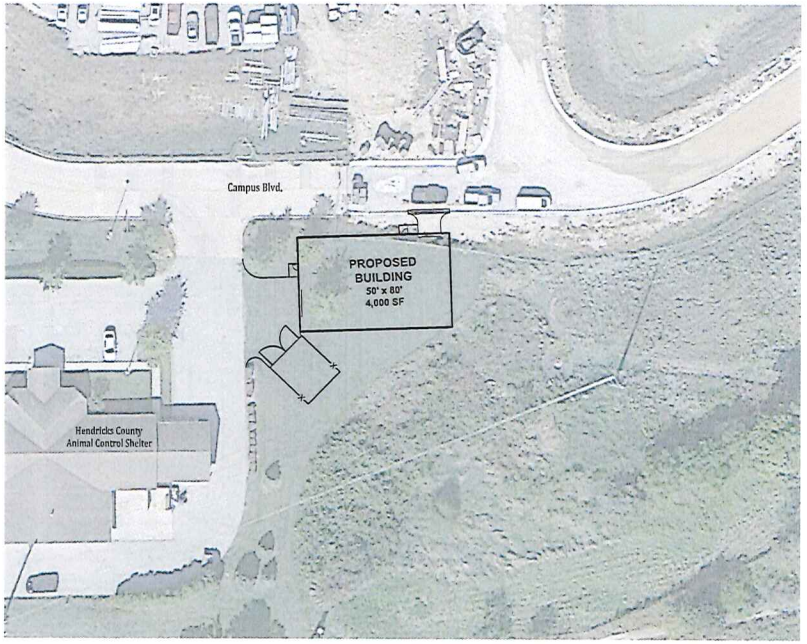
HENDRICKS COUNTY STORAGE BUILDING

NW $\frac{1}{4}$, SEC. 11-T15N-R1W, HENDRICKS COUNTY, CENTER TOWNSHIP, DANVILLE, IN
PROJECT ADDRESS: 250 E. CAMPUS BLVD.
ZONED: OD

PLANS PREPARED FOR:
HENDRICKS COUNTY GOVERNMENT
355 SOUTH WASHINGTON STREET, SUITE G20
DANVILLE, IN 46122
317-745-9236
CONTACT: KEVIN CAVANAUGH
EMAIL: kcavanaugh@co.hendricks.in.us

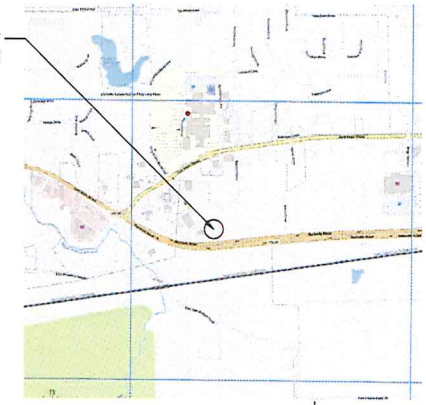
PROJECT LOCATION

VICINITY MAP
NO SCALE



SITE MAP
SCALE: 1" = 30'

PROJECT LOCATION



LOCATION MAP
NO SCALE

HENDRICKS COUNTY STORAGE BUILDING

OPERATING AUTHORITIES

GAS Centerpoint Energy 2345 E. Main Street Danville, IN 46122 317-718-3616	STORM Town of Danville Stormwater Dept. 49 N. Wayne St. Danville, IN 46122 317-745-4810 x 3001	WATER Town of Danville Water Dept. 620 E. Main St. Danville, IN 46122 317-745-4180 x 8000
ELECTRIC Duke Energy 5095 E. Main St. P.O. Box 29 Danville, IN 46122 317-745-4481	FIBER Hendricks Power Cooperative P.O. Box 39 Danville, IN 46122 317-7845-5473	TELEPHONE AT&T 240, N. Meridian St. Indianapolis, IN 46204 317-722-2299
SANITARY Town of Danville Wastewater Dept. 1000 E. Broadway St. Danville, IN 46122 317-745-4180 x 2000	SCHOOL DISTRICT Danville Community School Corp. 200 Warrior Way Danville, IN 46122 317-745-2212	FIRE DEPARTMENT Danville Fire Department 77 N. Kentucky St. Danville, IN 46122 317-745-4180

PLANS PREPARED BY:
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: RYAN LINDLEY
EMAIL: rlindley@banning-eng.com

CONSTRUCTION DOCUMENTS

PROJECT MANAGER: _____ DATE: _____

THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

W. CHAD ZIEGLER REGISTERED No. PE11200567 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY: W. Chad Ziegler

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	EXISTING TOPOGRAPHY AND DEMO PLAN
C102	OVERALL PLAN
C103	SITE LAYOUT PLAN
C110	GRADING AND DRAINAGE PLAN
C400	INITIAL EROSION CONTROL PLAN
C401	FINAL EROSION CONTROL PLAN
C402	STORM WATER POLLUTION PREVENTION PLAN
C500	EROSION CONTROL DETAILS
L101	SITE LANDSCAPE PLAN

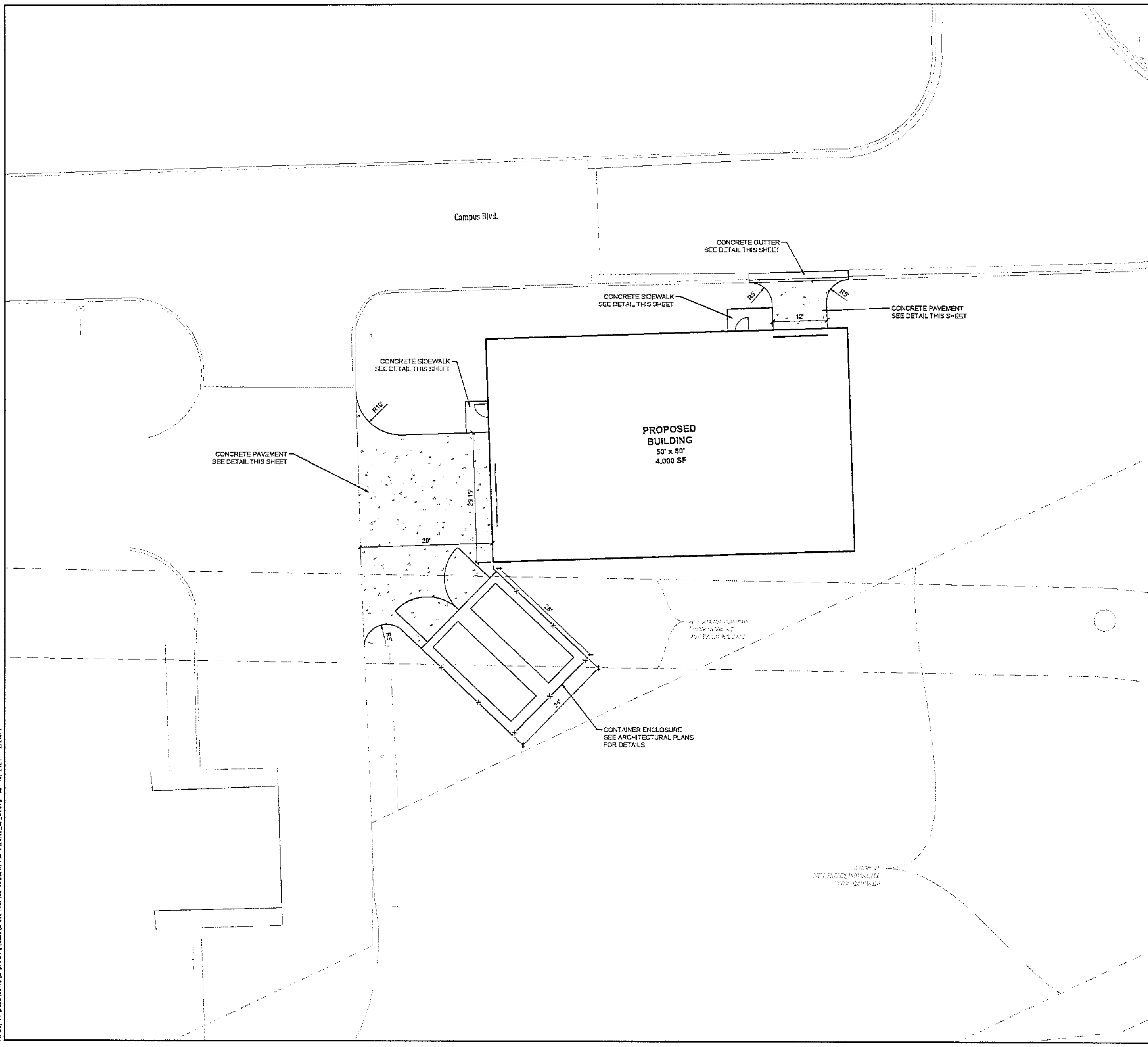
REVISIONS

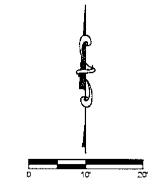
NUMBER	DESCRIPTION	DATE

Indiana 811 Know what's below. Call before you dig.

Date:	01-12-2023
Project No:	23116
Sheet No:	C100

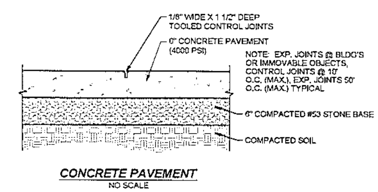
rlindley P:\2023\23116\Engineering\Civil\Sheet Files\Construction Plan\23116_co_01.dwg Jan 10, 2024 - 2:55pm



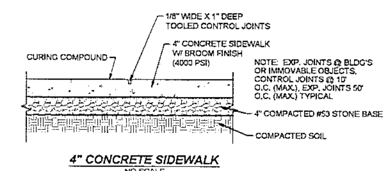


GENERAL NOTES

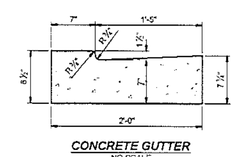
1. All work shall be performed in conformance with the Subdivision Control Ordinance of the Town of Danville and all other ordinances which pertain to this type of work.
2. No changes in or departure from the plans or specifications shall be made without prior approval, in writing, by the Engineer.
3. The Contractor shall be responsible for obtaining all Federal, State, County and Town of Danville permits, or any other permits required.
4. Before construction begins, the Contractor shall field verify the location of all utilities shown on the plans, and contact all utility companies to locate all mains, conduits, service lines, etc., in the construction area, and shall protect all such utilities during construction.
5. Before construction begins, the Contractor shall notify the Owners, and/or the Owner's Engineer, so that an inspector may be present.
6. It shall be the responsibility of the Contractor to maintain quality control throughout the project, failure to do so may result in removal and replacement of the defective work. It is recommended that the Owner have a qualified inspector on the job site at all times during construction.
7. The Engineer shall be notified of all field tile located on the site during construction. All such field tile shall be incorporated into the storm sewer system so that it remains in working condition.
8. Plans shall be bid as a working system. Any errors or omissions shall be brought to the attention of the Engineer prior to construction. In the event of the Contractor's failing to give such notice, they shall be held responsible for the results of any such errors or omissions, and the cost of rectifying the same.
9. Structural fill shall be compacted in maximum 6" lifts to 95% standard proctor.
10. Liability Insurance Policy shall be furnished to the Owner before any work is started.
11. The contractor shall notify the Town of Danville at least 72 hours prior to any bonded or bank credit letter site improvements are installed. A pre-construction meeting shall be set up with the Town of Danville, Contractor, engineer & owner prior to any construction.
12. All accessible handicap pathways, sidewalks and drive crossings shall not exceed 5% running slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA). Handicap ramps shall not exceed 1/12 slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA).



CONCRETE PAVEMENT
NO SCALE



4" CONCRETE SIDEWALK
NO SCALE



CONCRETE GUTTER
NO SCALE

Indiana 811 — Know what's below. Call before you dig.

Designed	S.H
Drawn	S.H
Checked	RRL
Scale	1"=10'
Date	01-12-2023

Revisions

SITE LAYOUT PLAN
HENDRICKS COUNTY STORAGE BUILDING
HENDRICKS COUNTY
DANVILLE, INDIANA

W. CHAD ZIEGLER — REGISTERED No. PE11200066 — STATE OF INDIANA — PROFESSIONAL ENGINEER

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 23116
Sheet No: C103