

TOWN OF **DANVILLE**

Danville Plan Commission
March 13, 2024
7:00 PM

AGENDA

I. Call Meeting to Order

- Pledge of Allegiance
- Establish Quorum
- Approve Minutes

II. Old Business: None

III. New Business:

A. Public Hearing: Danville Community School Corporation, a site plan review for an expansion/renovation of the Danville High School, located at 100 Warrior Way, 3.02 acres
(Ben Adams, Commonwealth Engineers)

B. Pheasant Grove, Section 1, Final, 67 lots, located on the east side of County Road 200 East, approximately 0.30 mile north of East Main Street, 21.0 acres
(Jerry Kittle, Innovative Engineering & Consulting)

C. Public Hearing: TKC Properties, LLC, a site plan review to construct a building for the Department of Child Services, located on Lot 5, White Lick Commercial Park, (725 East Main Street), 3.45 acres
(Trent Baxter, Versatile Construction Group, LLC)

IV. Other Business: None

V. Report of Officers, Committees and Staff

VI. Adjourn

**Next Meeting:
April 10, 2024**

**DANVILLE PLAN COMMISSION
MINUTES
February 14th, 2024
7:00 PM**

Members Present: Adam Harvey, Loris Thompson, Sue Rempert, Barry Lofton, Jill Howard, David Potter
Members Absent: Michael Chatham
Staff Present: Lesa Ternet, Brittany Mays
Guests: Ryan Lindley, David Welch, Brett Huff, Mark A. Bridwell, Walt Townsend
Legal: Kayla Moody-Grant, Taft Law

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

J. Howard made a motion to approve minutes from the January 10th, 2023, meeting. A. Harvey seconded the motion. D. Potter abstained. Motion passed 5-1.

Election of Officers: L. Thompson stated there were two appointments to make. One to the Board of Zoning Appeals and one to the Design Review Committee. S. Rempert made a motion to appoint J. Howard to the Board of Zoning Appeals. A. Harvey seconded the motion. Motion to appoint J. Howard passed 6-0. S. Rempert made a motion to close nominations. A. Harvey seconded the motion. Nominations closed. Motion passed 6-0.

J. Howard made a motion to retain S. Rempert to the Design Review Committee. A. Harvey seconded the motion. Motion to retain S. Rempert passed 6-0. J. Howard made a motion to close nominations. A. Harvey seconded the motion. Nominations closed. Motion passed 6-0.

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.**
(David Welch, American Structurepoint)

D. Welch stated that they were requesting the 4:1 slope on all pond banks due to topography change. He stated for the pond to work the way it should, the bank needs to be steeper. The other option was to have a dry pond downstream, but this option had several different maintenance issues. He also stated the main goal of the 5' safety ledge with no maintenance ledge is to give the pond greater depth for easier maintenance of the pond, such as cleaning algae. The Commission had questions on the depth and sufficiency of the safety ledge. D. Welch stated it was 18" below the water and he believed 5' was sufficient to stop a person from falling into the pond. D. Potter asked if the Town required ponds to be fenced. L. Ternet stated there isn't anything in the Town ordinance that requires a fence around a pond, but the Town is asking for signage to be put up. The meeting was opened to the public. No public comment. The meeting was closed to the public. B. Lofton made a motion to approve with no conditions. D. Potter seconded the motion. Motion passed 6-0.

Roll Call Vote:

D. Potter – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
S. Rempert – Aye
B. Lofton – Aye

- 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.**

(David Welch, American Structurepoint & Mark A. Birdwell, DR Horton)

D. Welch and M. Bridwell approached Commission for approval on Miles Farm, Section 3A. J. Howard made a motion to approve with no conditions. There was a lack of a second. S. Rempert moved to make conditions on the approval. She stated approval needed to be contingent on the developer/inspection agreement being submitted, along with inspection fees being paid, all contingent upon the approval of the Rule 5 permit that must be submitted prior to the pre-construction meeting, and submittal of the Restrictive Covenants prior to recording of the plat. L. Ternet stated the clients are complying with the PUD, and the clients are on notice that their approval is based on those requirements. K. Moody-Grant stated the motion died for lack of seconded and asked for another motion. S. Rempert made a motion to approve, contingent upon the items listed above. A. Harvey seconded the motion. Motion passed 6-0.

Roll Call Vote:

D. Potter – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
S. Rempert – Aye
B. Lofton – Aye

- 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.**

(David Welch, American Structurepoint & Mark A. Birdwell, DR Horton)

D. Welch and M. Bridwell approached the Commission for approval of Miles Farm, Section 3B. A. Harvey made a motion to approve contingent upon the same items listed in Miles Farm, Section 3A. J. Howard seconded the motion. Motion passed 6-0.

Roll Call Vote:

D. Potter – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
S. Rempert – Aye
B. Lofton - Aye

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. Huff with Kimley-Horn & Associates presents the project. He stated the project is a continuation of the already developed sections. There were no questions from the Commission.
S. Rempert made a motion to approve with no conditions. A. Harvey seconded the motion.
Motion passed 6-0.

Roll Call Vote:

D. Potter – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
S. Rempert – Aye
B. Lofton - Aye

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

C. Harden with Banning Engineering presents the project. He stated it was an existing 3 lot plat that was prepared in the early 2000's. He stated they added additional property to the east to create lots 4 and 5, and then split the existing lot 4 into two additional lots. Lots 3A and 3B currently have buildings on them that will not be altered, other than the dedication of right away on the west side of lot 3A. B. Lofton asked what would be placed on the lots. C. Harden stated he believed lot 5 will house the Child Services building, he's not sure what will be placed on lots 4, 6, and 7. L. Ternet stated a site plan was received for the Child Services building. The meeting was opened to the public. There was no public comment. The meeting was closed to the public. J. Howard made a motion to approve with no conditions. D. Potter seconded the motion. Motion passed 6-0.

Roll Call Vote:

D. Potter – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
S. Rempert – Aye
B. Lofton - Aye

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

R. Lindley with Banning Engineering presents the project and asked the Commission if they had any questions. S. Rempert stated that she would like to move to table item D before proceeding

with Item C. S. Rempert made a motion to table Item D. A. Harvey seconded the motion. Motion passed 6-0.

Once continuing to proceed with Item C, the meeting was opened to the public. There was no public comment. The meeting was closed to the public. A. Harvey made a motion to approve with no conditions. J. Howard seconded the motion. Motion passed 6-0.

Roll Call Vote:

D. Potter – Aye
A. Harvey – Aye
L. Thompson- Aye
J. Howard – Aye
S. Rempert – Aye
B. Lofton – Aye

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

R. Lindley stated when they met with the Design Review Committee the design of the storage building was very well perceived. S. Rempert stated that the Design Review Committee did vote for a favorable recommendation. S. Rempert made a motion to approve with no conditions. J. Howard seconded the motion. Motion passed 6-0. Committee returned to table item C.

Roll Call Vote:

D. Potter – Aye
A. Harvey – Aye
L. Thompson – Aye
J. Howard – Aye
S. Rempert – Aye
B. Lofton – Aye

Other Business: None

Report of Officers, Committees and Staff: None

With there being no further business, the meeting was adjourned at 7:59 p.m.

Loris L. Thompson, President

Barry Lofton, Secretary

Meeting Briefing

March 13, 2024

Danville Community School Corporation, Commonwealth Engineers, Site Plan Review

This is a request for preliminary and final site plan review approval for the expansion/renovation of the Danville High School, located at 100 Warrior Way. This is a public hearing and will require a vote.

Pheasant Grove, Section 1, Final

This is a request for final approval of the above-referenced project located on the east side of County Road 200 East, north of East Main Street. The applicant is requesting a 30-day continuance. This will require a vote.

TKC Properties, LLC, Site Plan Review

This is a request for preliminary and final site plan review approval of a building for the Department of Child Services, located on Lot 5, White Lick Commercial Park (725 East Main Street). This is a public hearing and will require a vote.

CASE SUMMARY

Site Plan Review

Case: 2024-2172
Danville Community School Corporation, South Elementary
Ben Adams, Commonwealth Engineers, Inc.

Request: Site Plan Review, Addition/Renovation

Location: 100 Warrior Way

Acreage: 61.03 acres

Zoning: R1 Residential 1

Staff Summary:

Zoning:

- This project includes the construction of building additions on the north, south, and southwest sides of the existing high school building, expansion of the parking lot to the northwest, construction of a new parking lot to the south of the main building, construction of a new entrance to the east of the main building, construction of an athletic locker room building and football entry plaza, construction of new tennis courts, and construction of a new softball field and support buildings.
- There are no architectural review requirements for new development within this R1 District.

Utilities:

- This site is currently being served by Danville Water. The Town is looking at a future upgrade in the water main along Mackey Road to a 12" pipe. This has been brought to the applicant's attention and there will be continuing discussions for a partnership between the applicant and the Town for the upgrade.
- Wastewater is existing and there were no comments during the TAC meeting.

Public Streets/Public ROW:

- No new public streets will be created by this addition.

Stormwater/Drainage:

- The applicant has responded to the drainage comments from the TAC meeting and the Town's engineer has determined that the project complies with the Town's technical standards for stormwater. His approval letter is attached to this summary.

Off-street Parking:

- The plans propose the relocation and addition of parking spaces. The off-street parking plan meets the requirements of the ordinance.

Landscaping:

- The landscaping plan has been revised addressing comments during the TAC meeting and meets the requirements of the ordinance.

Lighting:

- The existing lighting will be replaced with LED full cutoff fixtures which will decrease the spread of lighting. A photometric plan has been submitted and complies with the maximum foot-candle requirement.

Signage:

- No additional signage is proposed for this project other than incidental type signs. If in the future additional signs are proposed, a permit will be required.

Staff requested a traffic study be completed to look at the impact of the intersection of Mackey Road and Mill Street with the new access onto Mackey Road. The applicant is in the process of completing that study, but it will not be available until the end of March. Staff does not have an issue with approval of the site plan contingent upon the outcome of the traffic study. Any required improvements to that intersection will be made part of the plans and reviewed by the staff for compliance.

Based on the comments above, staff recommends approval of the site plan review.

Plan Commission Action on Site Plan:

- Approve Site Plan
Deny Site Plan
Approve Site Plan with modifications*



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

March 7, 2024

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

RE: Danville High School Improvements

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received March 4, 2024. I have no additional comments. The plans and report meet the Town of Danville Stormwater Ordinance.

All the best,

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

Joseph L. Miller, P.E.

THIS AGREEMENT is dated as of the _____ day of _____, 2024 by and between _____ (hereinafter called CLIENT) and Traffic Engineering, Inc. (hereinafter called ENGINEER). CLIENT and ENGINEER, in consideration of the mutual covenants hereinafter set forth, agree as follows:

WORK.

The Work is generally described as follows:

- A. Provide Traffic Engineering Analysis for proposed Danville Community High School campus renovations in Danville, Indiana (see attached scope of work and proposed campus renovations).

CONTRACT PRICE.

CLIENT shall pay ENGINEER the following sum for completion of the Work:

- A. Traffic Engineering Analysis: lump sum.
- B. Additional Services, an amount equal to the mutually established price for each separately identified item.

PAYMENT PROCEDURES.

ENGINEER shall submit and CLIENT will process applications for payment in accordance with the following procedures:

- A. Payment is due within 30 days of completion.

LIMITATION OF LIABILITY

In recognition of the relative risks and benefits of the project to both CLIENT and ENGINEER, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the ENGINEER and his subconsultants to the CLIENT and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of the ENGINEER and his subconsultants to all those named shall not exceed \$50,000 or the ENGINEER's total fee for services rendered on this project, whichever is greater. Such claims and causes include, but are not limited to negligences, professional errors or omissions, strict liability, or breach of contractor warranty.

IN WITNESS WHEREOF, CLIENT and ENGINEER have signed this Agreement. One counterpart each has been delivered to CLIENT and ENGINEER. All portions of the Contract Documents have been signed, initialed or identified by CLIENT and ENGINEER.

CLIENT: _____

By:

ENGINEER: Traffic Engineering, Inc.

By:



Printed:

Chet M. Skwarcan, P.E., President

Traffic Engineering, Inc.

1965 East Main Street, Suite 555

Danville, IN 46122

Traffic Engineering Analysis – Scope of Work

Danville Community High School Campus – Danville, Indiana

February 7, 2024

Traffic Counts

- Review Available Historical Data in Vicinity of Site (if available, provided by the Client)
- Collect New Traffic Data (see attached map on page 3)
 - 24-hr Turning Movement Data
 - Identify AM and PM Peak Hours
 - Trucks and Buses Counted Separately

Analysis

- Study Locations (see attached map on page 4)
- Study Scenarios
 - Existing Traffic (2024)
 - Horizon Year (2034)
 - Existing Traffic plus Background Growth
 - Includes 10 years of background growth at an annual growth rate of 0.5%
 - Includes projected traffic for the Miles Farm development
- Trip Redistribution
 - Reflecting proposed traffic patterns (see page 5)
- Intersection Evaluation
 - Mackey Road at Mill Street/proposed driveway
 - Left/Right Turn Lane Warrant Analysis
 - Dual Exiting Lanes Warrant Analysis
 - Stop Control Evaluation
 - Two-Way Stop Control
 - All-Way Stop Control
 - Traffic Signal
 - Pedestrian Evaluation
- Mackey Road at Lincoln Street
 - Stop Control Evaluation
 - Roundabout
 - Pedestrian Evaluation
- Level of Service (LOS)
 - AM Peak Hour
 - PM Peak Hour

Report and Recommendations

- Proposed Land Use
- Existing Conditions
- Projected Traffic
- Level of Service Summary
- Mitigation (study locations)
- Findings and Recommendations
- Engineer's Certification

Related Services (if required)

- Additional Analysis, Study Locations, Forecasting, and/or Data Collection
- Alternate Land Use and/or Access Scenarios
- Meetings/Presentations (Virtual or as Schedule Permits)

Traffic Engineering Analysis – Data Collection Locations
Danville Community High School Campus – Danville, Indiana
February 7, 2024



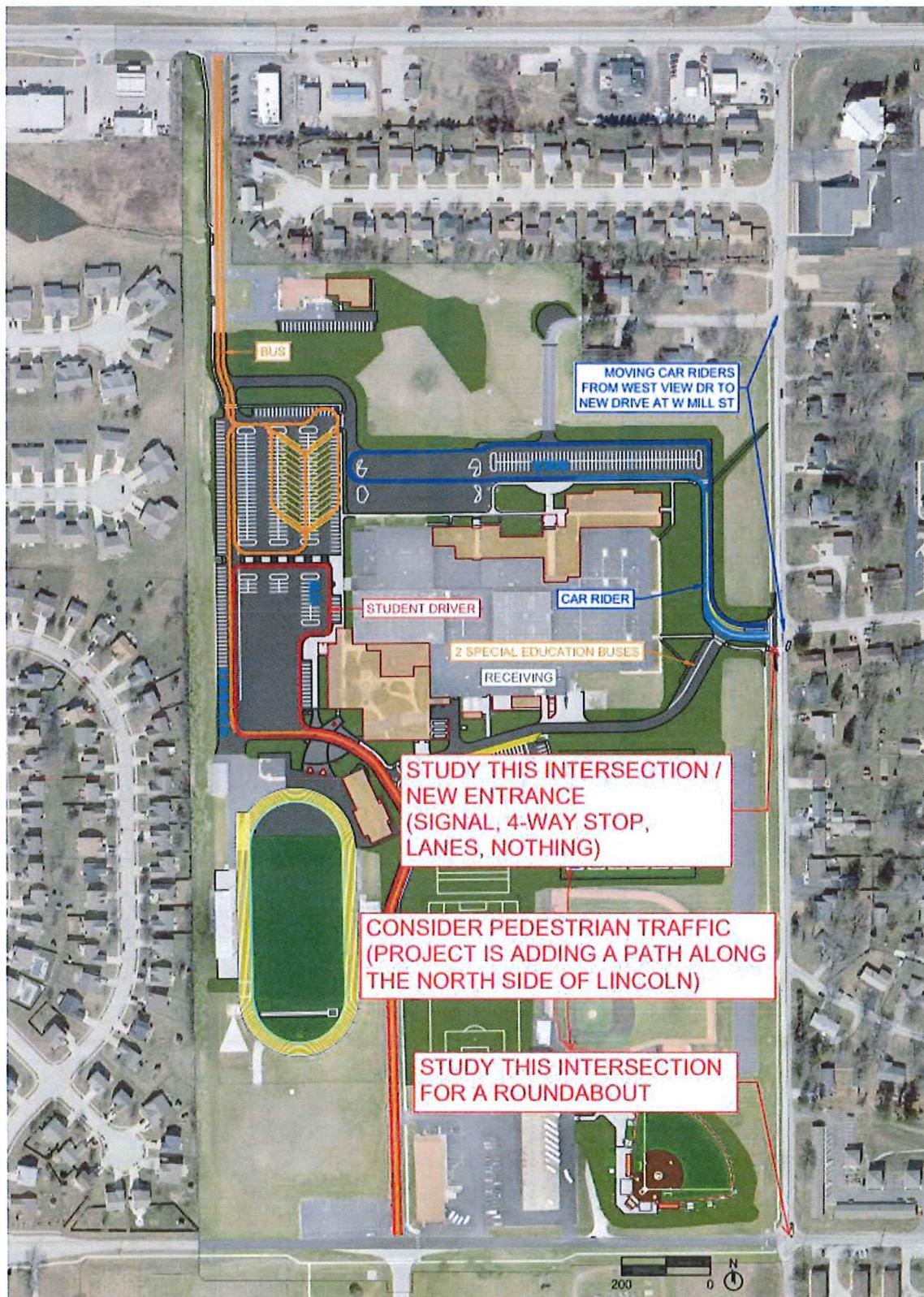
1. Existing Driveway at US 36
2. Mackey Road at Westview Drive
3. Mackey Road at Mill Street/proposed driveway
4. Mackey Road at Lincoln Street
5. Existing Driveway at Lincoln Street

Traffic Engineering Analysis – Study Locations
Danville Community High School Campus – Danville, Indiana
February 7, 2024



1. Mackey Road at Mill Street/proposed driveway
2. Mackey Road at Lincoln Street

Traffic Engineering Analysis – Campus Renovations
Danville Community High School Campus – Danville, Indiana
February 7, 2024



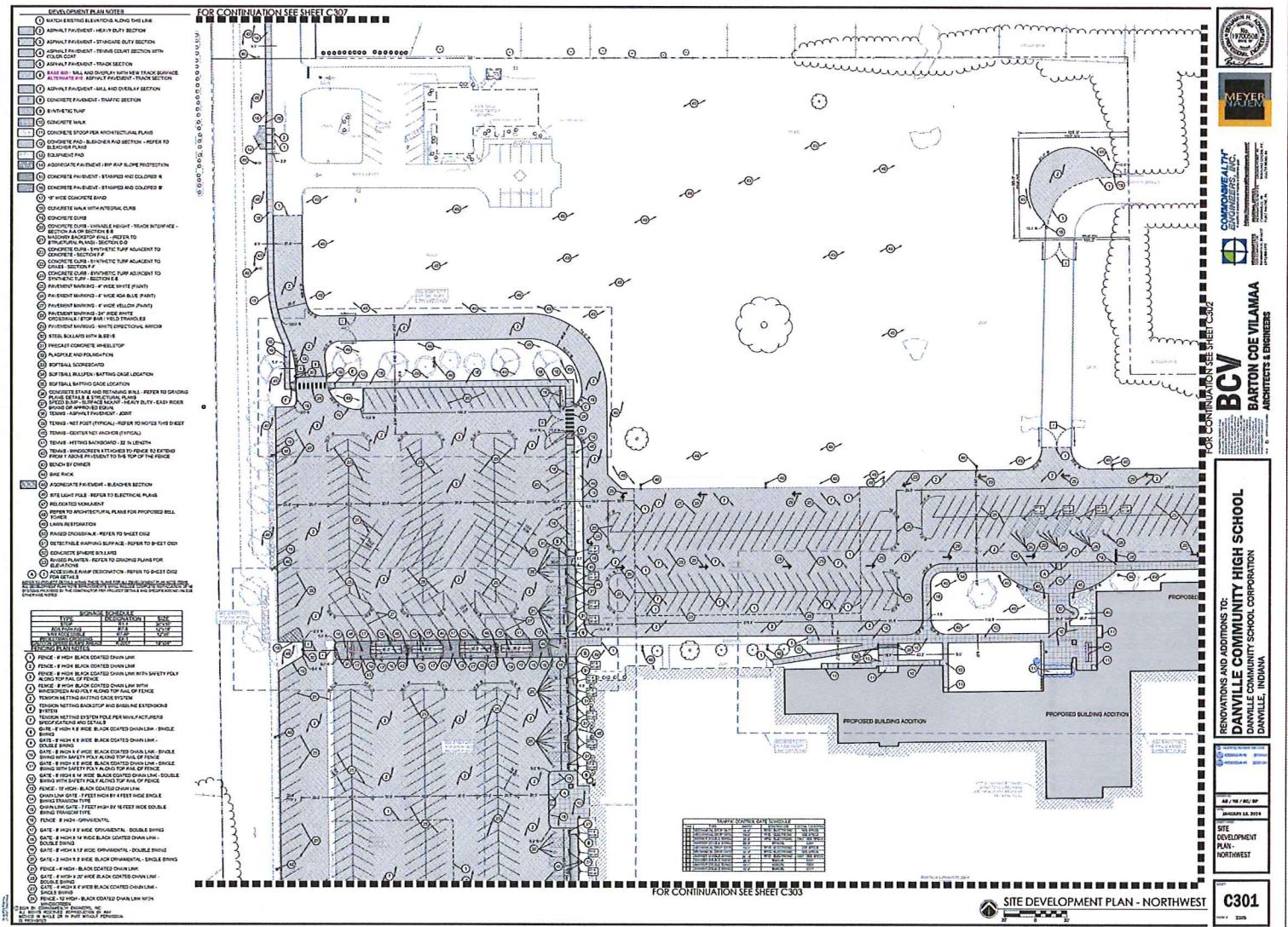
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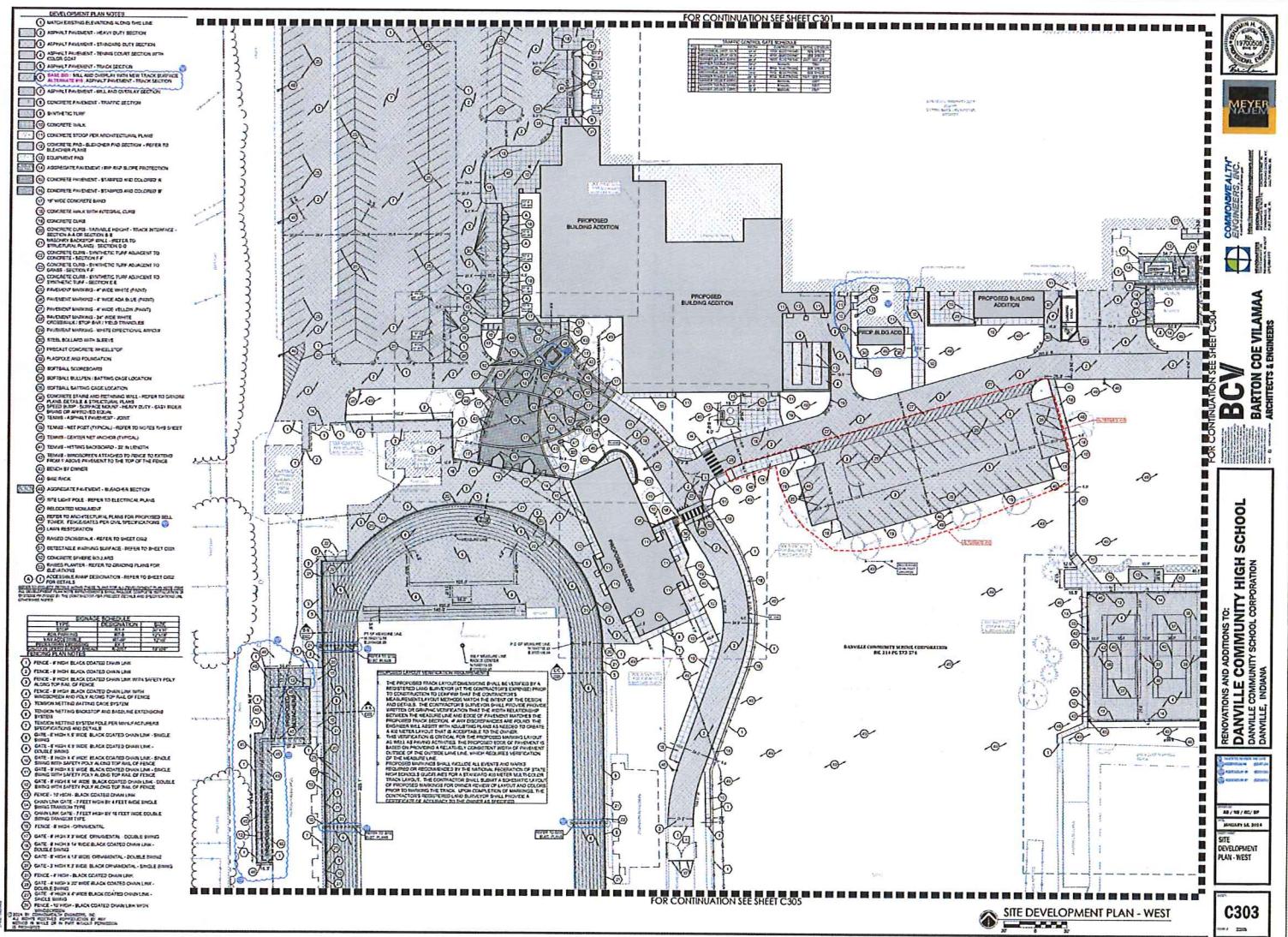
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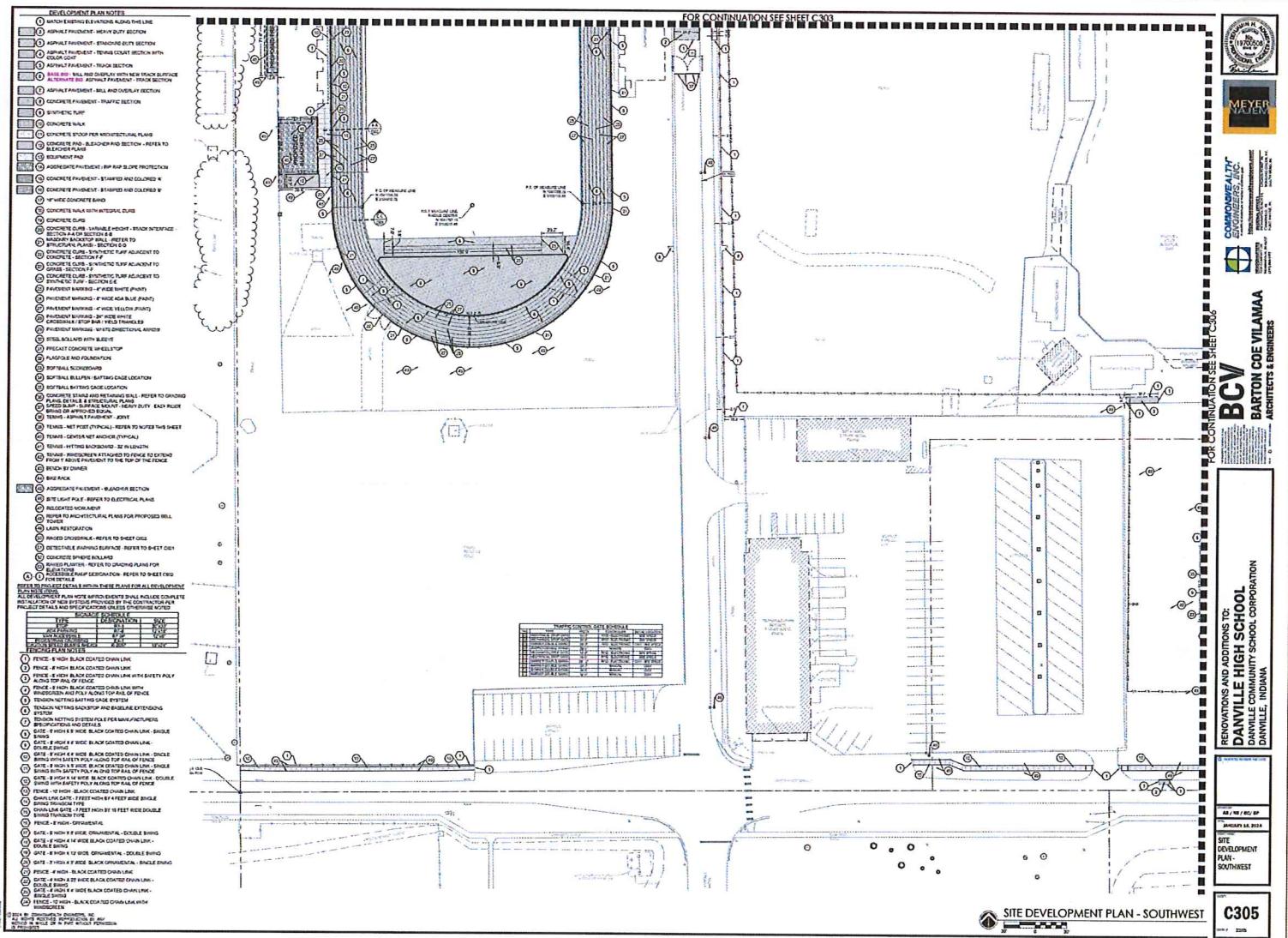
MARCH 2024

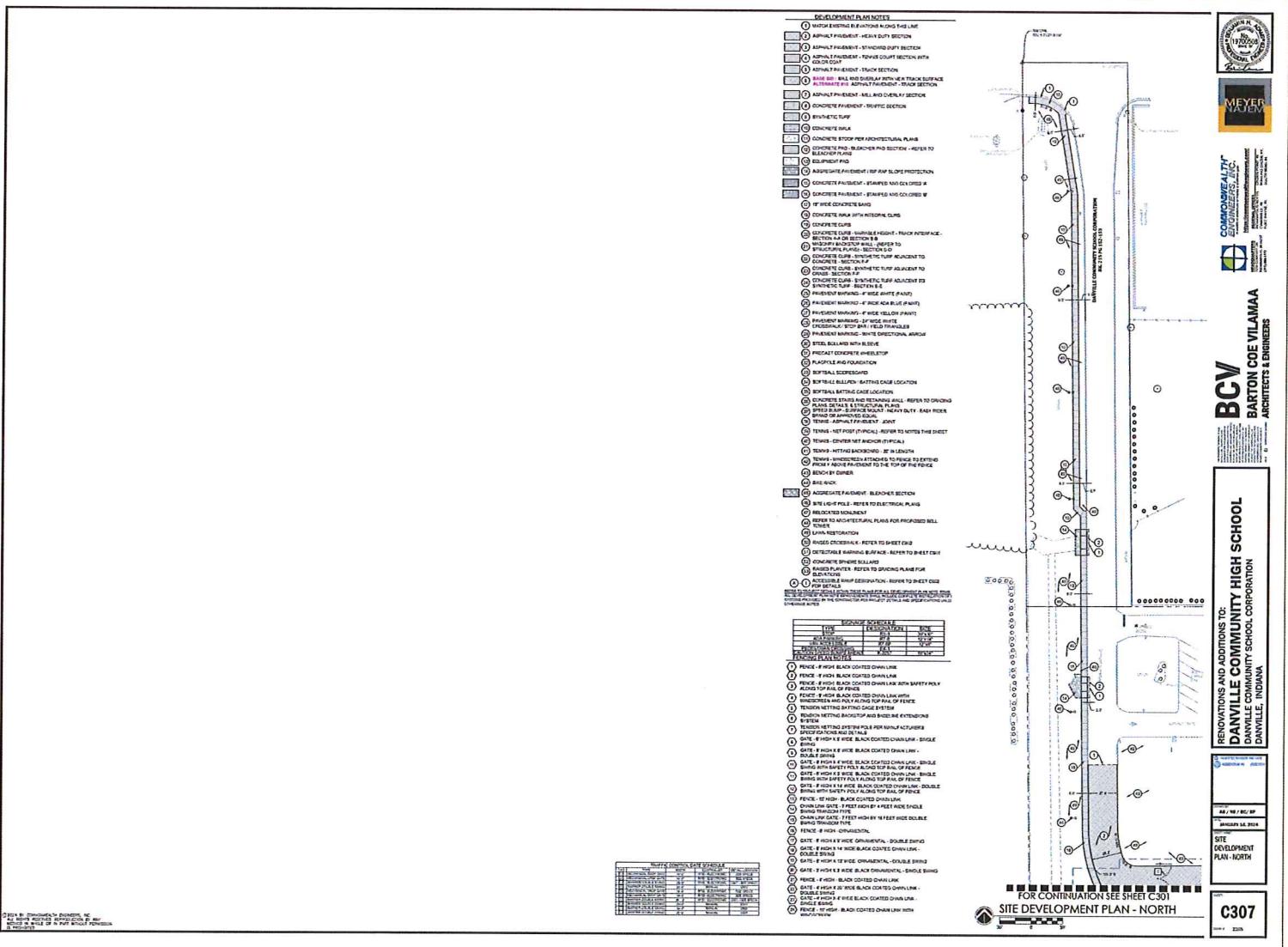
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Data Collection 2/19-2/23
Analysis and Report 2/26-3/19
Traffic Study Submission 3/20









RENOVATIONS AND ADDITIONS TO:

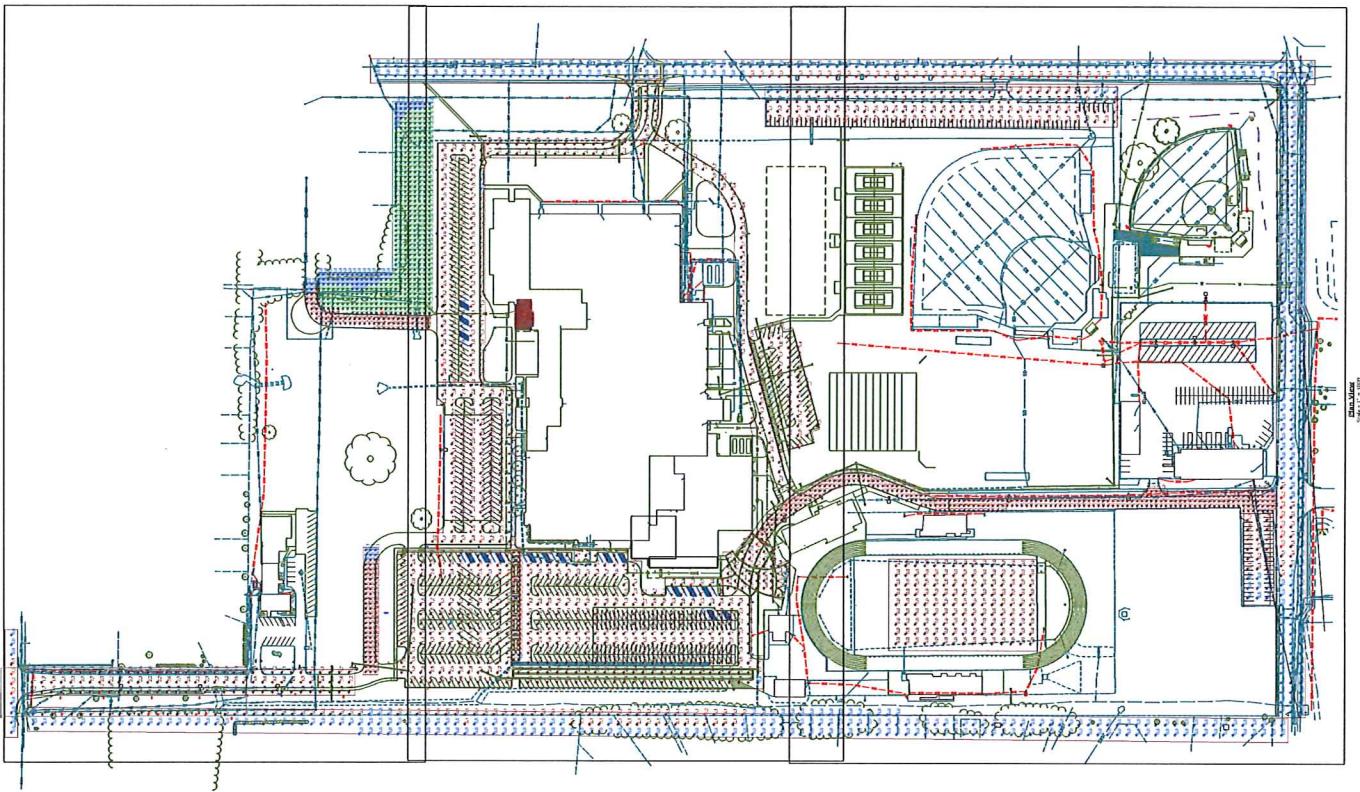
DANVILLE COMMUNITY HIGH SCHOOL

DANVILLE, INDIANA

FOR BIDDING/PERMITTING

ENUMERATION OF DRAWINGS - VOL. I

CH-000	CONSTRUCTION MANAGEMENT GENERAL NOTES AND INDEX	CH-207	SUMMER 2025 EXTERIOR PHASING
CH-104	OVERALL EXTERIOR PHASING - LEVEL 1	CH-208	FALL 2025 EXTERIOR PHASING
CH-108	OVERALL INTERIOR PHASING PLAN - LEVEL 1	CH-209	SPRING 2025 EXTERIOR PHASING
CH-109	INTERIOR PHASING BLOCK CALENDAR	CH-210	SUMMER 2025 EXTERIOR PHASING
CH-110	INTERIOR PHASING - WEST	CH-211	FALL 2025 EXTERIOR PHASING
CH-111	INTERIOR PHASING - EAST	CH-212	SPRING 2025 EXTERIOR PHASING
CH-112	INTERIOR PHASING - NORTH	CH-213	SUMMER 2027 EXTERIOR PHASING
CH-113	INTERIOR PHASING - WEST	CH-214	SPRING 2027 EXTERIOR PHASING
CH-115	INTERIOR PHASING - EAST	CH-215	SUMMER 2028 EXTERIOR PHASING - EAST
CH-116	INTERIOR PHASING - WEST	CH-216	FALL 2028 EXTERIOR PHASING - EAST
CH-117	INTERIOR PHASING - WEST	CH-217	SPRING 2029 EXTERIOR PHASING - EAST
CH-118	INTERIOR PHASING - EAST	CH-218	SUMMER 2029 EXTERIOR PHASING - WEST
CH-119	INTERIOR PHASING - WEST	CH-219	FALL 2029 EXTERIOR PHASING - EAST
CH-120	INTERIOR PHASING - EAST	CH-220	SPRING 2030 EXTERIOR PHASING - EAST
CH-121	INTERIOR PHASING - WEST	CH-221	SUMMER 2030 EXTERIOR PHASING - WEST
CH-122	INTERIOR PHASING - EAST	CH-223	FALL 2030 EXTERIOR PHASING - EAST
CH-123	INTERIOR PHASING - WEST	CH-224	SPRING 2031 EXTERIOR PHASING - EAST
CH-124	INTERIOR PHASING - EAST	CH-225	SUMMER 2031 EXTERIOR PHASING - WEST
CH-125	INTERIOR PHASING - WEST	CH-226	FALL 2031 EXTERIOR PHASING - EAST
CH-126	INTERIOR PHASING - EAST	CH-227	SPRING 2032 EXTERIOR PHASING - WEST
CH-127	INTERIOR PHASING - NORTH	CH-228	SUMMER 2032 EXTERIOR PHASING - EAST
CH-128	INTERIOR PHASING - NORTH	CH-229	FALL 2032 EXTERIOR PHASING - WEST
CH-129	INTERIOR PHASING - WEST	CH-230	SPRING 2033 EXTERIOR PHASING - EAST
CH-130	PROJECT COMPLETION - NOVEMBER 2027 - EAST	CH-231	SUMMER 2033 EXTERIOR PHASING - WEST
CH-131	FULL SLAB REMOVAL ZONES	CH-232	FALL 2033 EXTERIOR PHASING - EAST
CH-132	ROOF PHASING PLAN	CH-233	SPRING 2027 EXTERIOR PHASING - EAST
CH-133	General Contractor	CH-234	SUMMER 2027 EXTERIOR PHASING - WEST
CH-134	Electrical Contractor	CH-235	FALL 2027 EXTERIOR PHASING - WEST
CH-135	Plumbing Contractor	CH-236	SPRING 2028 EXTERIOR PHASING - EAST
CH-136	Steel Contractor	CH-237	SUMMER 2028 EXTERIOR PHASING - EAST
CH-137	Floor Finisher Contractor	CH-238	FALL 2028 EXTERIOR PHASING - EAST
CH-138	Plaster Contractor	CH-239	SPRING 2029 EXTERIOR PHASING - EAST
CH-139	Paint Contractor	CH-240	SUMMER 2029 EXTERIOR PHASING - EAST
CH-140	General Contractor	CH-241	FALL 2029 EXTERIOR PHASING - EAST
CH-141	Electrical Contractor	CH-242	SPRING 2030 EXTERIOR PHASING - EAST
CH-142	Plumbing Contractor	CH-243	SUMMER 2030 EXTERIOR PHASING - EAST
CH-143	Steel Contractor	CH-244	FALL 2030 EXTERIOR PHASING - EAST
CH-144	Floor Finisher Contractor	CH-245	SPRING 2031 EXTERIOR PHASING - EAST
CH-145	Paint Contractor	CH-246	SUMMER 2031 EXTERIOR PHASING - EAST
CH-146	General Contractor	CH-247	FALL 2031 EXTERIOR PHASING - EAST
CH-147	Electrical Contractor	CH-248	SPRING 2032 EXTERIOR PHASING - EAST
CH-148	Plumbing Contractor	CH-249	SUMMER 2032 EXTERIOR PHASING - EAST
CH-149	Steel Contractor	CH-250	FALL 2032 EXTERIOR PHASING - EAST
CH-150	Floor Finisher Contractor	CH-251	SPRING 2033 EXTERIOR PHASING - EAST
CH-151	Paint Contractor	CH-252	SUMMER 2033 EXTERIOR PHASING - EAST
CH-152	General Contractor	CH-253	FALL 2033 EXTERIOR PHASING - EAST
CH-153	Electrical Contractor	CH-254	SPRING 2027 EXTERIOR PHASING - LEVEL 1
CH-154	Plumbing Contractor	CH-255	SUMMER 2027 EXTERIOR PHASING - LEVEL 1
CH-155	Steel Contractor	CH-256	FALL 2027 EXTERIOR PHASING - LEVEL 1
CH-156	Floor Finisher Contractor	CH-257	SPRING 2028 EXTERIOR PHASING - LEVEL 1
CH-157	Paint Contractor	CH-258	SUMMER 2028 EXTERIOR PHASING - LEVEL 1
CH-158	General Contractor	CH-259	FALL 2028 EXTERIOR PHASING - LEVEL 1
CH-159	Electrical Contractor	CH-260	SPRING 2029 EXTERIOR PHASING - LEVEL 1
CH-160	Plumbing Contractor	CH-261	SUMMER 2029 EXTERIOR PHASING - LEVEL 1
CH-161	Steel Contractor	CH-262	FALL 2029 EXTERIOR PHASING - LEVEL 1
CH-162	Floor Finisher Contractor	CH-263	SPRING 2030 EXTERIOR PHASING - LEVEL 1
CH-163	Paint Contractor	CH-264	SUMMER 2030 EXTERIOR PHASING - LEVEL 1
CH-164	General Contractor	CH-265	FALL 2030 EXTERIOR PHASING - LEVEL 1
CH-165	Electrical Contractor	CH-266	SPRING 2031 EXTERIOR PHASING - LEVEL 1
CH-166	Plumbing Contractor	CH-267	SUMMER 2031 EXTERIOR PHASING - LEVEL 1
CH-167	Steel Contractor	CH-268	FALL 2031 EXTERIOR PHASING - LEVEL 1
CH-168	Floor Finisher Contractor	CH-269	SPRING 2032 EXTERIOR PHASING - LEVEL 1
CH-169	Paint Contractor	CH-270	SUMMER 2032 EXTERIOR PHASING - LEVEL 1
CH-170	General Contractor	CH-271	FALL 2032 EXTERIOR PHASING - LEVEL 1
CH-171	Electrical Contractor	CH-272	SPRING 2033 EXTERIOR PHASING - LEVEL 1
CH-172	Plumbing Contractor	CH-273	SUMMER 2033 EXTERIOR PHASING - LEVEL 1
CH-173	Steel Contractor	CH-274	FALL 2033 EXTERIOR PHASING - LEVEL 1
CH-174	Floor Finisher Contractor	CH-275	SPRING 2027 EXTERIOR PHASING - LEVEL 2
CH-175	Paint Contractor	CH-276	SUMMER 2027 EXTERIOR PHASING - LEVEL 2
CH-176	General Contractor	CH-277	FALL 2027 EXTERIOR PHASING - LEVEL 2
CH-177	Electrical Contractor	CH-278	SPRING 2028 EXTERIOR PHASING - LEVEL 2
CH-178	Plumbing Contractor	CH-279	SUMMER 2028 EXTERIOR PHASING - LEVEL 2
CH-179	Steel Contractor	CH-280	FALL 2028 EXTERIOR PHASING - LEVEL 2
CH-180	Floor Finisher Contractor	CH-281	SPRING 2029 EXTERIOR PHASING - LEVEL 2
CH-181	Paint Contractor	CH-282	SUMMER 2029 EXTERIOR PHASING - LEVEL 2
CH-182	General Contractor	CH-283	FALL 2029 EXTERIOR PHASING - LEVEL 2
CH-183	Electrical Contractor	CH-284	SPRING 2030 EXTERIOR PHASING - LEVEL 2
CH-184	Plumbing Contractor	CH-285	SUMMER 2030 EXTERIOR PHASING - LEVEL 2
CH-185	Steel Contractor	CH-286	FALL 2030 EXTERIOR PHASING - LEVEL 2
CH-186	Floor Finisher Contractor	CH-287	SPRING 2031 EXTERIOR PHASING - LEVEL 2
CH-187	Paint Contractor	CH-288	SUMMER 2031 EXTERIOR PHASING - LEVEL 2
CH-188	General Contractor	CH-289	FALL 2031 EXTERIOR PHASING - LEVEL 2
CH-189	Electrical Contractor	CH-290	SPRING 2032 EXTERIOR PHASING - LEVEL 2
CH-190	Plumbing Contractor	CH-291	SUMMER 2032 EXTERIOR PHASING - LEVEL 2
CH-191	Steel Contractor	CH-292	FALL 2032 EXTERIOR PHASING - LEVEL 2
CH-192	Floor Finisher Contractor	CH-293	SPRING 2033 EXTERIOR PHASING - LEVEL 2
CH-193	Paint Contractor	CH-294	SUMMER 2033 EXTERIOR PHASING - LEVEL 2
CH-194	General Contractor	CH-295	FALL 2033 EXTERIOR PHASING - LEVEL 2
CH-195	Electrical Contractor	CH-296	SPRING 2027 EXTERIOR PHASING - LEVEL 3
CH-196	Plumbing Contractor	CH-297	SUMMER 2027 EXTERIOR PHASING - LEVEL 3
CH-197	Steel Contractor	CH-298	FALL 2027 EXTERIOR PHASING - LEVEL 3
CH-198	Floor Finisher Contractor	CH-299	SPRING 2028 EXTERIOR PHASING - LEVEL 3
CH-199	Paint Contractor	CH-300	SUMMER 2028 EXTERIOR PHASING - LEVEL 3
CH-200	General Contractor	CH-301	FALL 2028 EXTERIOR PHASING - LEVEL 3
CH-201	Electrical Contractor	CH-302	SPRING 2029 EXTERIOR PHASING - LEVEL 3
CH-202	Plumbing Contractor	CH-303	SUMMER 2029 EXTERIOR PHASING - LEVEL 3
CH-203	Steel Contractor	CH-304	FALL 2029 EXTERIOR PHASING - LEVEL 3
CH-204	Floor Finisher Contractor	CH-305	SPRING 2030 EXTERIOR PHASING - LEVEL 3
CH-205	Paint Contractor	CH-306	SUMMER 2030 EXTERIOR PHASING - LEVEL 3
CH-206	General Contractor	CH-307	FALL 2030 EXTERIOR PHASING - LEVEL 3
CH-207	Electrical Contractor	CH-308	SPRING 2031 EXTERIOR PHASING - LEVEL 3
CH-208	Plumbing Contractor	CH-309	SUMMER 2031 EXTERIOR PHASING - LEVEL 3
CH-209	Steel Contractor	CH-310	FALL 2031 EXTERIOR PHASING - LEVEL 3
CH-210	Floor Finisher Contractor	CH-311	SPRING 2032 EXTERIOR PHASING - LEVEL 3
CH-211	Paint Contractor	CH-312	SUMMER 2032 EXTERIOR PHASING - LEVEL 3
CH-212	General Contractor	CH-313	FALL 2032 EXTERIOR PHASING - LEVEL 3
CH-213	Electrical Contractor	CH-314	SPRING 2033 EXTERIOR PHASING - LEVEL 3
CH-214	Plumbing Contractor	CH-315	SUMMER 2033 EXTERIOR PHASING - LEVEL 3
CH-215	Steel Contractor	CH-316	FALL 2033 EXTERIOR PHASING - LEVEL 3
CH-216	Floor Finisher Contractor	CH-317	SPRING 2027 EXTERIOR PHASING - LEVEL 4
CH-217	Paint Contractor	CH-318	SUMMER 2027 EXTERIOR PHASING - LEVEL 4
CH-218	General Contractor	CH-319	FALL 2027 EXTERIOR PHASING - LEVEL 4
CH-219	Electrical Contractor	CH-320	SPRING 2028 EXTERIOR PHASING - LEVEL 4
CH-220	Plumbing Contractor	CH-321	SUMMER 2028 EXTERIOR PHASING - LEVEL 4
CH-221	Steel Contractor	CH-322	FALL 2028 EXTERIOR PHASING - LEVEL 4
CH-222	Floor Finisher Contractor	CH-323	SPRING 2029 EXTERIOR PHASING - LEVEL 4
CH-223	Paint Contractor	CH-324	SUMMER 2029 EXTERIOR PHASING - LEVEL 4
CH-224	General Contractor	CH-325	FALL 2029 EXTERIOR PHASING - LEVEL 4
CH-225	Electrical Contractor	CH-326	SPRING 2030 EXTERIOR PHASING - LEVEL 4
CH-226	Plumbing Contractor	CH-327	SUMMER 2030 EXTERIOR PHASING - LEVEL 4
CH-227	Steel Contractor	CH-328	FALL 2030 EXTERIOR PHASING - LEVEL 4
CH-228	Floor Finisher Contractor	CH-329	SPRING 2031 EXTERIOR PHASING - LEVEL 4
CH-229	Paint Contractor	CH-330	SUMMER 2031 EXTERIOR PHASING - LEVEL 4
CH-230	General Contractor	CH-331	FALL 2031 EXTERIOR PHASING - LEVEL 4
CH-231	Electrical Contractor	CH-332	SPRING 2032 EXTERIOR PHASING - LEVEL 4
CH-232	Plumbing Contractor	CH-333	SUMMER 2032 EXTERIOR PHASING - LEVEL 4
CH-233	Steel Contractor	CH-334	FALL 2032 EXTERIOR PHASING - LEVEL 4
CH-234	Floor Finisher Contractor	CH-335	SPRING 2033 EXTERIOR PHASING - LEVEL 4
CH-235	Paint Contractor	CH-336	SUMMER 2033 EXTERIOR PHASING - LEVEL 4
CH-236	General Contractor	CH-337	FALL 2033 EXTERIOR PHASING - LEVEL 4
CH-237	Electrical Contractor	CH-338	SPRING 2027 EXTERIOR PHASING - LEVEL 5
CH-238	Plumbing Contractor	CH-339	SUMMER 2027 EXTERIOR PHASING - LEVEL 5
CH-239	Steel Contractor	CH-340	FALL 2027 EXTERIOR PHASING - LEVEL 5
CH-240	Floor Finisher Contractor	CH-341	SPRING 2028 EXTERIOR PHASING - LEVEL 5
CH-241	Paint Contractor	CH-342	SUMMER 2028 EXTERIOR PHASING - LEVEL 5
CH-242	General Contractor	CH-343	FALL 2028 EXTERIOR PHASING - LEVEL 5
CH-243	Electrical Contractor	CH-344	SPRING 2029 EXTERIOR PHASING - LEVEL 5
CH-244	Plumbing Contractor	CH-345	SUMMER 2029 EXTERIOR PHASING - LEVEL 5
CH-245	Steel Contractor	CH-346	FALL 2029 EXTERIOR PHASING - LEVEL 5
CH-246	Floor Finisher Contractor	CH-347	SPRING 2030 EXTERIOR PHASING - LEVEL 5
CH-247	Paint Contractor	CH-348	SUMMER 2030 EXTERIOR PHASING - LEVEL 5
CH-248	General Contractor	CH-349	FALL 2030 EXTERIOR PHASING - LEVEL 5
CH-249	Electrical Contractor	CH-350	SPRING 2031 EXTERIOR PHASING - LEVEL 5
CH-250	Plumbing Contractor	CH-351	SUMMER 2031 EXTERIOR PHASING - LEVEL 5
CH-251	Steel Contractor	CH-352	FALL 2031 EXTERIOR PHASING - LEVEL 5
CH-252	Floor Finisher Contractor	CH-353	SPRING 2032 EXTERIOR PHASING - LEVEL 5
CH-253	Paint Contractor	CH-354	SUMMER 2032 EXTERIOR PHASING - LEVEL 5
CH-254	General Contractor	CH-355	FALL 2032 EXTERIOR PHASING - LEVEL 5
CH-255	Electrical Contractor	CH-356	SPRING 2033 EXTERIOR PHASING - LEVEL 5
CH-256	Plumbing Contractor	CH-357	SUMMER 2033 EXTERIOR PHASING - LEVEL 5
CH-257	Steel Contractor	CH-358	FALL 2033 EXTERIOR PHASING - LEVEL 5
CH-258	Floor Finisher Contractor	CH-359	SPRING 2027 EXTERIOR PHASING - LEVEL 6
CH-259	Paint Contractor	CH-360	SUMMER 2027 EXTERIOR PHASING - LEVEL 6
CH-260	General Contractor	CH-361	FALL 2027 EXTERIOR PHASING - LEVEL 6
CH-261	Electrical Contractor	CH-362	SPRING 2028 EXTERIOR PHASING - LEVEL 6
CH-262	Plumbing Contractor	CH-363	SUMMER 2028 EXTERIOR PHASING - LEVEL 6
CH-263	Steel Contractor	CH-364	FALL 2028 EXTERIOR PHASING - LEVEL 6
CH-264	Floor Finisher Contractor	CH-365	SPRING 2029 EXTERIOR PHASING - LEVEL 6
CH-265	Paint Contractor	CH-366	SUMMER 2029 EXTERIOR PHASING - LEVEL 6
CH-266	General Contractor	CH-367	FALL 2029 EXTERIOR PHASING - LEVEL 6
CH-267	Electrical Contractor	CH-368	SPRING 2030 EXTERIOR PHASING - LEVEL 6
CH-268	Plumbing Contractor	CH-369	SUMMER 2030 EXTERIOR PHASING - LEVEL 6
CH-269	Steel Contractor	CH-370	FALL 2030 EXTERIOR PHASING - LEVEL 6
CH-270	Floor Finisher Contractor	CH-371	SPRING 2031 EXTERIOR PHASING - LEVEL 6
CH-271	Paint Contractor	CH-372	SUMMER 2031 EXTERIOR PHASING - LEVEL 6
CH-272	General Contractor	CH-373	FALL 2031 EXTERIOR PHASING - LEVEL 6
CH-273	Electrical Contractor	CH-374	SPRING 2032 EXTERIOR PHASING - LEVEL 6
CH-274	Plumbing Contractor	CH-375	SUMMER 2032 EXTERIOR PHASING - LEVEL 6
CH-275	Steel Contractor	CH-376	FALL 2032 EXTERIOR PHASING - LEVEL 6
CH-276	Floor Finisher Contractor	CH-377	SPRING 2033 EXTERIOR PHASING - LEVEL 6
CH-277	Paint Contractor	CH-378	SUMMER 2033 EXTERIOR PHASING - LEVEL 6
CH-278	General Contractor	CH-379	FALL 2033 EXTERIOR PHASING - LEVEL 6
CH-279	Electrical Contractor	CH-380	SPRING 2027 EXTERIOR PHASING - LEVEL 7
CH-280	Plumbing Contractor	CH-381	SUMMER 2027 EXTERIOR PHASING - LEVEL 7
CH-281	Steel Contractor	CH-382	FALL 2027 EXTERIOR PHASING - LEVEL 7
CH-282	Floor Finisher Contractor	CH-383	SPRING 2028 EXTERIOR PHASING - LEVEL 7
CH-283	Paint Contractor	CH-384	SUMMER 2028 EXTERIOR PHASING - LEVEL 7
CH-284	General Contractor	CH-385	FALL 2028 EXTERIOR PHASING - LEVEL 7
CH-285	Electrical Contractor	CH-386	SPRING 2029 EXTERIOR PHASING - LEVEL 7
CH-286	Plumbing Contractor	CH-387	SUMMER 2029 EXTERIOR PHASING - LEVEL 7
CH-287	Steel Contractor	CH-388	FALL 2029 EXTERIOR PHASING - LEVEL 7
CH-288	Floor Finisher Contractor	CH-389	SPRING 2030 EXTERIOR PHASING - LEVEL 7
CH-289	Paint Contractor	CH-390	SUMMER 2030 EXTERIOR PHASING - LEVEL 7
CH-290	General Contractor	CH-391	FALL 2030 EXTERIOR PHASING - LEVEL 7
CH-291	Electrical Contractor	CH-392	SPRING 2031 EXTERIOR PHASING - LEVEL 7
CH-292	Plumbing Contractor	CH-393	SUMMER 2031 EXTERIOR PHASING - LEVEL 7
CH-293	Steel Contractor	CH-394	FALL 2031 EXTERIOR PHASING - LEVEL 7
CH-294	Floor Finisher Contractor	CH-395	SPRING 2032 EXTERIOR PHASING - LEVEL 7
CH-295	Paint Contractor	CH-396	SUMMER 2032 EXTERIOR PHASING - LEVEL 7
CH-296	General Contractor	CH-397	FALL 2032 EXTERIOR PHASING - LEVEL 7
CH-297	Electrical Contractor	CH-398	SPRING 2033 EXTERIOR PHASING - LEVEL 7
CH-298	Plumbing Contractor	CH-399	SUMMER 2033 EXTERIOR PHASING - LEVEL 7
CH-299	Steel Contractor	CH-400	FALL 2033 EXTERIOR PHASING - LEVEL 7
CH-300	Floor Finisher Contractor	CH-401	SPRING 2027 EXTERIOR PHASING - LEVEL 8
CH-301	Paint Contractor	CH-402	SUMMER 2027 EXTERIOR PHASING - LEVEL 8
CH-302	General Contractor	CH-403	FALL 2027 EXTERIOR PHASING - LEVEL 8
CH-303	Electrical Contractor	CH-404	SPRING 2028 EXTERIOR PHASING - LEVEL 8
CH-304	Plumbing Contractor	CH-405	SUMMER 2028 EXTERIOR PHASING - LEVEL 8
CH-305	Steel Contractor	CH-406	FALL 2028 EXTERIOR PHASING - LEVEL 8
CH-306	Floor Finisher Contractor	CH-407	SPRING 2029 EXTERIOR PHASING - LEVEL 8
CH-307	Paint Contractor	CH-408	SUMMER 2029 EXTERIOR PHASING - LEVEL 8
CH-308	General Contractor	CH-409	FALL 2029 EXTERIOR PHASING - LEVEL 8
CH-309	Electrical Contractor	CH-410	SPRING 2030 EXTERIOR PHASING - LEVEL 8
CH-310	Plumbing Contractor	CH-411	SUMMER 2030 EXTERIOR PHASING - LEVEL 8
CH-311	Steel Contractor	CH-412	FALL 2030 EXTERIOR PHASING - LEVEL 8
CH-312	Floor Finisher Contractor	CH-413	





ARCHITECTS & ENGINEERS

BARTON COE VILLAMA

KEY PLAN

DANVILLE COMMUNITY HIGH SCHOOL
RENOVATIONS AND ADDITIONS TO:

DANVILLE, INDIANA

COMMUNITY SCHOOL CORPORATION

7

ACADEMIC

8

ADMINISTRATIVE

9

JANUARY 15, 2024

10

BUILDING

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ELEVATIONS

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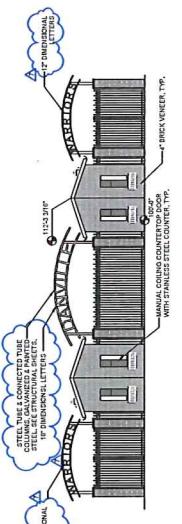
Spring 2009



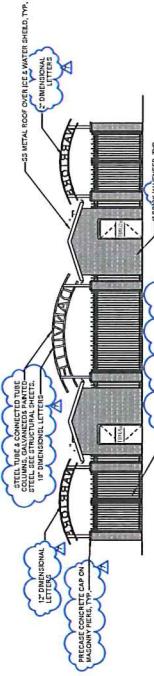
BCV
BARTON COE VILLAMA
ARCHITECTS & ENGINEERS

GENERAL FLOOR PLAN NOTES

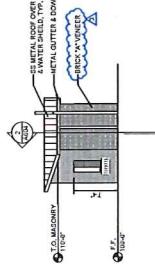
GENERAL CEILING NOTES



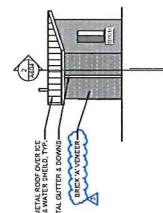
TICKET BOOTH ELEVATION NE



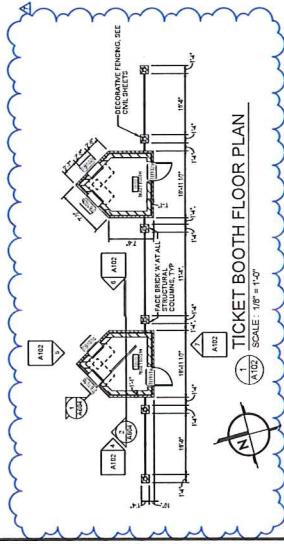
TICKET BOOTH ELEVATION SW



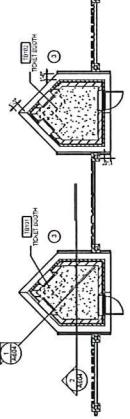
TICKET BOOTH ELEVATION NW



TICKET BOOTH ELEVATION SE



PLAN



TICKET BOOTH REFLECTED CEILING PLAN

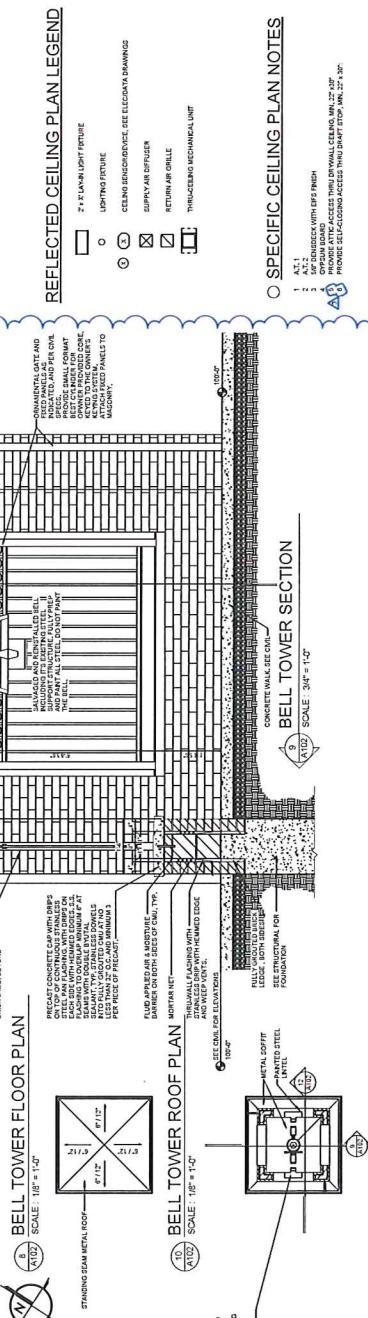
DANVILLE COMMUNITY HIGH SCHOOL
DANVILLE COMMUNITY SCHOOL CORPORATION
DANVILLE INDIANA

LAWSON ETC. **DRAMA** 1910

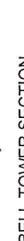
O SPECIFIC CEILING PLAN NO

O SPECIFIC FLOOR PLAN NOTES

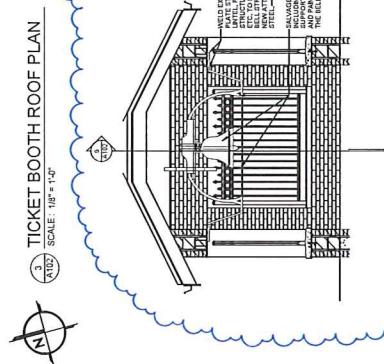
2 ROOF LADDER
ATTIC LADDER
4" CONCRETE LOCKER BASIC-COORDINATE DIMENSIONS WITH SUPPLIER
CONCRETE LOCKER BASE AND BENCH
DOWNSPOUT, SEE PLUNGING & CIVL.
HOUSEKEEPING PAD-COORDINATE DIMENSIONS WITH EQUIPMENT SUPPLIER



BELL TOWER CEILING PLAN



RELI TOWER 6



BELL TOWER
12' A100 SCALE: 200' = 1' 0"

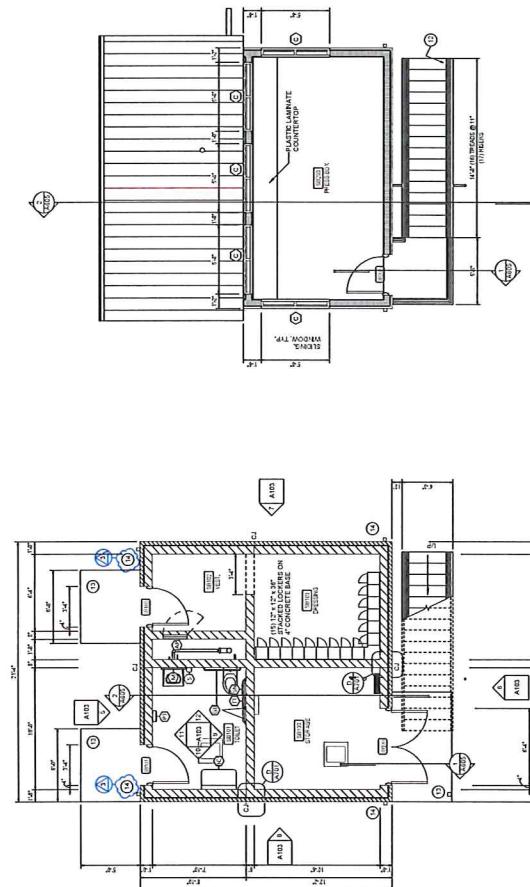
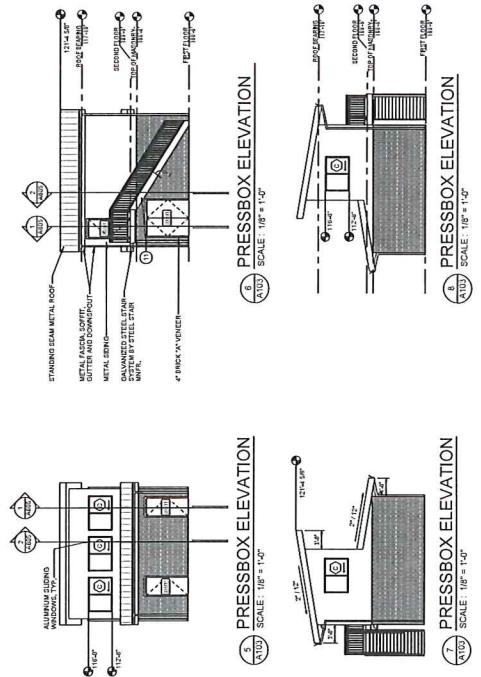


The logo consists of the word "MEYER" in a bold, black, sans-serif font, positioned vertically on a dark blue rectangular background.

BCV
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ARCHITECTS & ENGINEERS

DANVILLE COMMUNITY HIGH SCHOOL
ATHLETIC BUILDINGS

A103



PRESS BOX FIRST FLOOR PLAN

PRESS BOX FIRST FLOOR PLAN

	SB101- TOILET- A	STUDS Scale E. 1'-0" AS BASE AS SPECIFIED, TYP.
	SB101- TOILET- B	STUDS Scale 1'-4" : 1'-0"
	SB101- TOILET- C	STUDS Scale 1'-0" : 1'-0"
	SB101- TOILET- D	STUDS Scale 1'-0" : 1'-0"

GENERAL FLOOR PLAN NOTES

ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS A LICENSE TO CONTRACT FOR THE INSTALLATION OF AIR CONDITIONING, HEATING, AND VENTILATING EQUIPMENT. ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS B LICENSE TO CONTRACT FOR THE INSTALLATION OF PLUMBING, DRAINAGE, AND VENTILATING EQUIPMENT. ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS C LICENSE TO CONTRACT FOR THE INSTALLATION OF ELECTRICAL EQUIPMENT. ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS D LICENSE TO CONTRACT FOR THE INSTALLATION OF GAS PLUMBING EQUIPMENT. ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS E LICENSE TO CONTRACT FOR THE INSTALLATION OF WATER HEATING EQUIPMENT. ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS F LICENSE TO CONTRACT FOR THE INSTALLATION OF ROOFING EQUIPMENT. ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS G LICENSE TO CONTRACT FOR THE INSTALLATION OF INSULATION EQUIPMENT. ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS H LICENSE TO CONTRACT FOR THE INSTALLATION OF ROOFING EQUIPMENT. ALL CONTRACTORS ARE REQUIRED TO HAVE A CURRENT AND VALID STATE OF CALIFORNIA CLASS I LICENSE TO CONTRACT FOR THE INSTALLATION OF INSULATION EQUIPMENT.

SPECIFIC FLUOR PLAN NOTES

PRESS BOX SECOND FLOOR RCP

PRESS BOX FIRST FLOOR RCP



MEYER

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ARCHITECTS & ENGINEERS

The logo for Dawville Community High School. It features the school name "DAWVILLE COMMUNITY HIGH SCHOOL" in a bold, serif font at the top. Below the name is a graphic element consisting of three stylized buildings or towers of increasing height from left to right, rendered in a light blue color.

A501
2002

SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

EAST ELEVATION  **WEST ELEVATION** 
ASOY ASOY SCALE : 1/8" = 1'-0" SCALE : 1/8" = 1'-0"

This technical drawing provides a detailed cross-section of a building's exterior and interior. The top portion shows a roof with a drainage system and a small vent. Below the roof, there is a decorative band of vertical columns. The main wall section features a central entrance with a double door, flanked by two windows. Above the entrance is a decorative pedimented gable. The drawing includes a legend on the left side listing materials and components:

- PHONIC PANEL SYSTEM
- ALUMINUM METAL SHEET
- ROOF, CORR. METAL SHEET
- METAL FASIA TRIM
- CALIFORNIA ACORN BAND
- CALIFORNIA ACORN BAND
- CALIFORNIA ACORN BAND
- CALIFORNIA ACORN BAND
- COLONIAL ACORN BAND
- COLONIAL ACORN BAND
- WRECK VENTURE X

Dimensions shown include 117'-0" for the total width and 11'-0" for the height of the main wall section. A note at the bottom right indicates a thickness of 1/2".

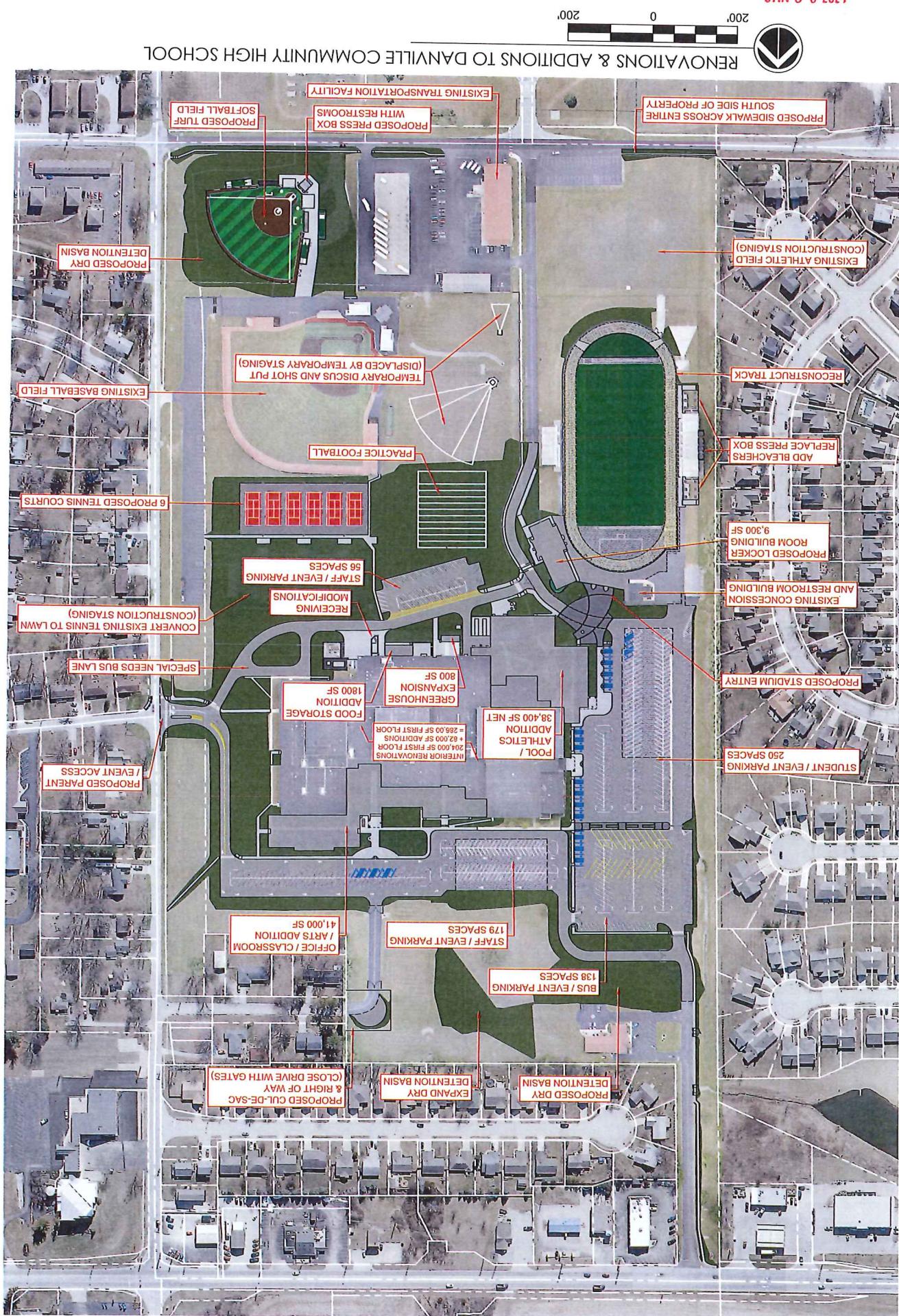
NORTH ELEVATION

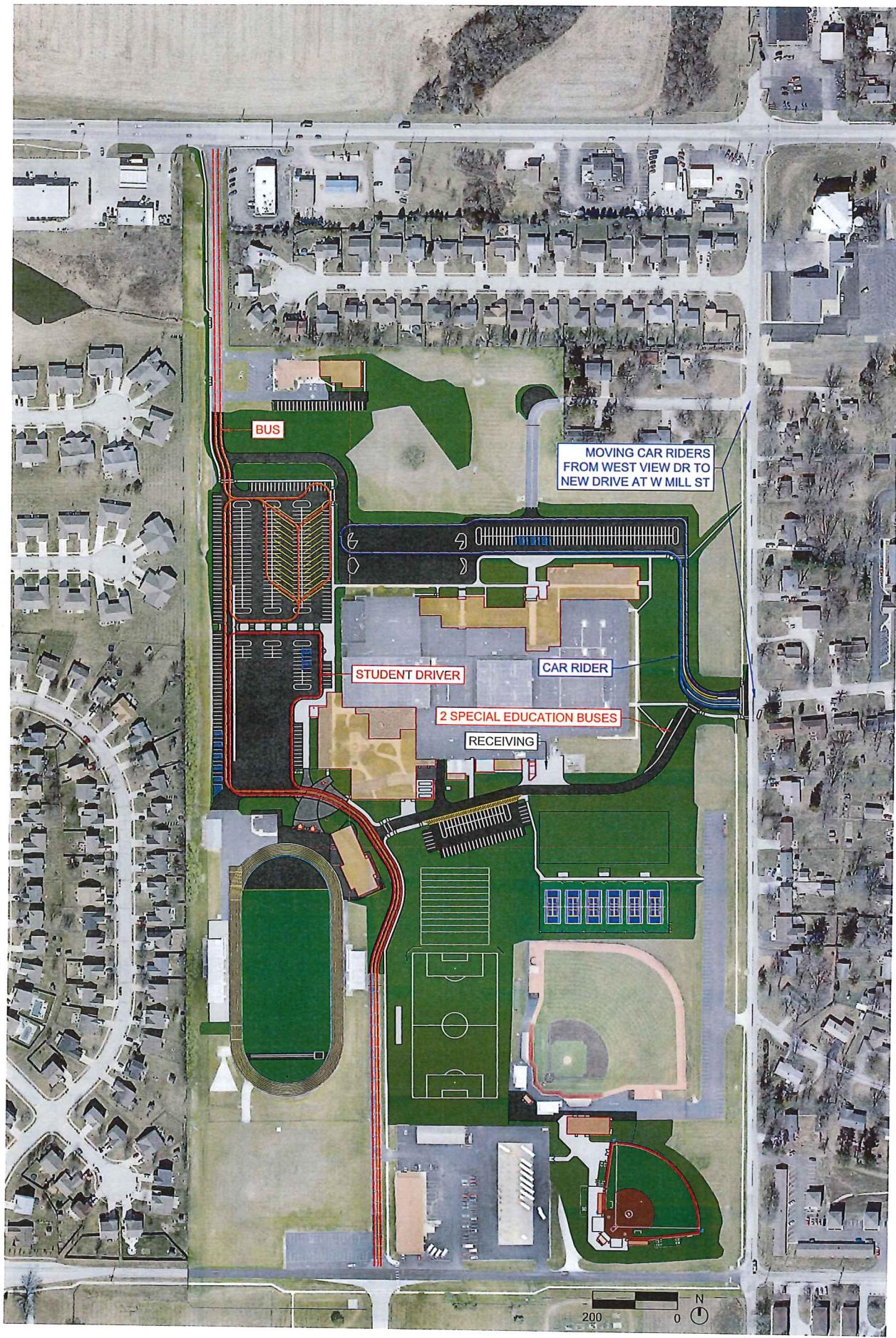
BUILDING SECTION 1

An architectural floor plan of the TIC building. The plan shows a large rectangular room at the top labeled 'AUDITORIUM' with a stage area. Below it is a 'LOBBY' with a reception desk and a small entrance. To the right is a 'STAGE DOOR' leading to a backstage area with several rooms and a staircase. A vertical line labeled 'TICKET OFFICE' extends from the lobby area down towards the bottom of the page.

BUILDING SECTION 2

A detailed architectural floor plan of a modern house. The plan includes various rooms such as a living room, dining room, kitchen, and bedrooms. A central staircase leads to an upper level. The design features large windows and glass doors, suggesting a focus on natural light and outdoor integration. A small circular inset at the top right shows a view from above, looking down at the house's roofline.





CASE SUMMARY

Final Plat & Construction Plan Request

Case: 2024-2173

Mark Cranfill, Cranfill Development Corp, Petitioner
Jerry Kittle, Innovative Engineering & Consulting

Request: Final Plat & Construction Plan Approval, Pheasant Grove, Section 1

Location: E/S of County Road 200 East, approximately 0.30 miles north of Main Street

Acreage: 21.0 acres

Zoning: Planned Unit Development (PUD)

Staff Comments:

The petitioner is requesting a thirty (30) day continuance to allow additional time to provide a solution for ongoing offsite drainage issues and address comments provided at the TAC meeting.

Plan Commission Action:

Approve Final Plat & Construction Plan Request

Approve Final Plat & Construction Plan Request with Conditions

Deny Final Plat & Construction Plan Request



Innovative
ENGINEERING & CONSULTING

3961 Perry Boulevard • Whitestown, IN 46075 • Phone: (317) 769-2916

Planning Department

Town of Danville

49 N. Wayne Street

Danville, IN 46122

To whom it may concern,

We are requesting a continuance of the Secondary Plat and PUD petition for the project known as Pheasant Grove – Phase 1. The request is to continue the project from the original March 13, 2024 Plan Commission Meeting date to the following Plan Commission Meeting date on April 10, 2024. The additional timetable will allow a satisfactory solution for ongoing offsite drainage issues, as well as time to address all reviewer comments. Thank you for your consideration and continued collaboration on this project.

Professionally,

A blue ink signature of Jerry W. Kittle.

Jerry W. Kittle – Director of Engineering
Innovative Engineering and Consulting, Inc.



Civil Engineering • Land Planning • Development Consultants

CASE SUMMARY

Site Plan Review

Case: 2024-2174
TKC Properties, LLC, Petitioner
Trent Baxter, Versatile Construction Group

Request: Site Plan Review, New Construction

Location: South side of East Main Street, Lot 5, White Lick Creek Subdivision

Acreage: 1.67 acres

Zoning: General Business (GB)

Staff Summary:

Zoning:

- This was the previous site of Pence Oldsmobile, and the buildings were demolished to create additional lots for development. A plat amendment was approved to create these additional lots.
- This proposal is to construct a building for lease to the Department of Child Protective Services.

Utilities:

- Water service is existing.
- Sanitary sewer service is existing.

Public Streets/Public ROW:

- At the time of this submittal, the applicant was proposing an ingress/egress easement for access. Since that time, staff requested this be dedicated as a public street. A waiver of the street width will be required before the recording of the amended plat.

Stormwater/Drainage:

- The Town's engineer has reviewed the drainage plans and has recommended approval of this project. Joe Miller's comment letter is included in your handouts.

Off-street Parking:

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

Landscaping/Screening:

- Landscaping requirements have been met for the building elevations. The off-street parking lot landscaping shall comply with Section 13.4 E.1. for dense growth and to form an effective year-round screen.

Lighting:

- The site photometric plan complies with the Zoning Ordinance minimum standards.

Signage:

- The plans provided do not propose any signs. If in the future signs are proposed for this site, a permit must be obtained before placement.

Based on the comments above, staff recommends approval of the site plan.

Plan Commission Action on Site Plan:

Approve Site Plan

Deny Site Plan

Approve Site Plan with Conditions



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

March 7, 2024

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

RE: DCS Site

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received February 29, 2024. I have the no additional comments. The plans and report meet the Town of Danville Stormwater Ordinance.

All the best,

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

Joseph L. Miller, P.E.

Department of Child Services Building/Commercial Development 715, 725, 755, 659, and 981 or 665 (depending on future building orientation) East Main Street, Danville, Indiana, 46122



VICINITY MAP



LOCATION MAP



Map Unit Legend

OWNER INFORMATION

TKC PROPERTIES LLC
6810 NORTH SHADELAND AVE. SUITE 201
INDIANAPOLIS, INDIANA
PHONE: (317) 850-1714
email: Bill Niemier - bill@tharpirinvest.com

BUILDING INFORMATION:

OCCUPANCY GROUPS: B
CONSTRUCTION TYPE: II-B (SPRINKLED)
BUILDING INFORMATION - SQUARE FOOTAGE: 13,182.0 sq.ft.
BUILDING DESIGN TO MEET EARTHQUAKE ZONE ONE
BUILDING TO MEET ADA (AMERICAN DISABILITY ACT)

ENGINEERING AND CERTIFICATION:



VERSATILE
CONSTRUCTION
GROUP, LLC.
570 East Tracy Road, Suite 610
Newark, New Jersey 07134
Phone: 973-625-5300
Fax: 973-625-5301
Email: info@versatilegroup.com
Certified By:
TRENT A. BAXTER P.E.
REGISTERED P.E. No. 19700309
DATE: FEBRUARY 6, 2024

UTILITY COMPANIES:

ELECTRICAL UTILITY: DUKE ENERGY PHONE: 1-800-521-2232	GAS UTILITY: VECREN PHONE: 1-800-227-1376
WATER/SEWER UTILITY: DANVILLE MUNICIPAL WATER AND SANITATION PHONE: 1-317-745-4180	PHONE/INTERNET UTILITY: BRIGHTHOUSE NETWORKS PHONE: 1-317-632-9077
	CABLE/TV UTILITY: COMCAST PHONE: 1-765-273-5582
	TOWN OF DANVILLE: TOWN HALL PHONE: 1-317-745-4180 BARRY LOFTON (EXT. 3001)

Map Unit Symbol	Site Unit Name	Acres in ACI	Percent of ACI
70A	For items 1 & 2 percent	0.7	0.0%
70B2	For items 2 & 3 percent	2.4	20.5%
G1	Greater of item 0102 percent (clip), property interest held by 2nd or 3rd	8.5	72.5%
	Total for Area of interest	11.5	100.0%

REVISION

02/29/2024 revised per reviewers comments



1

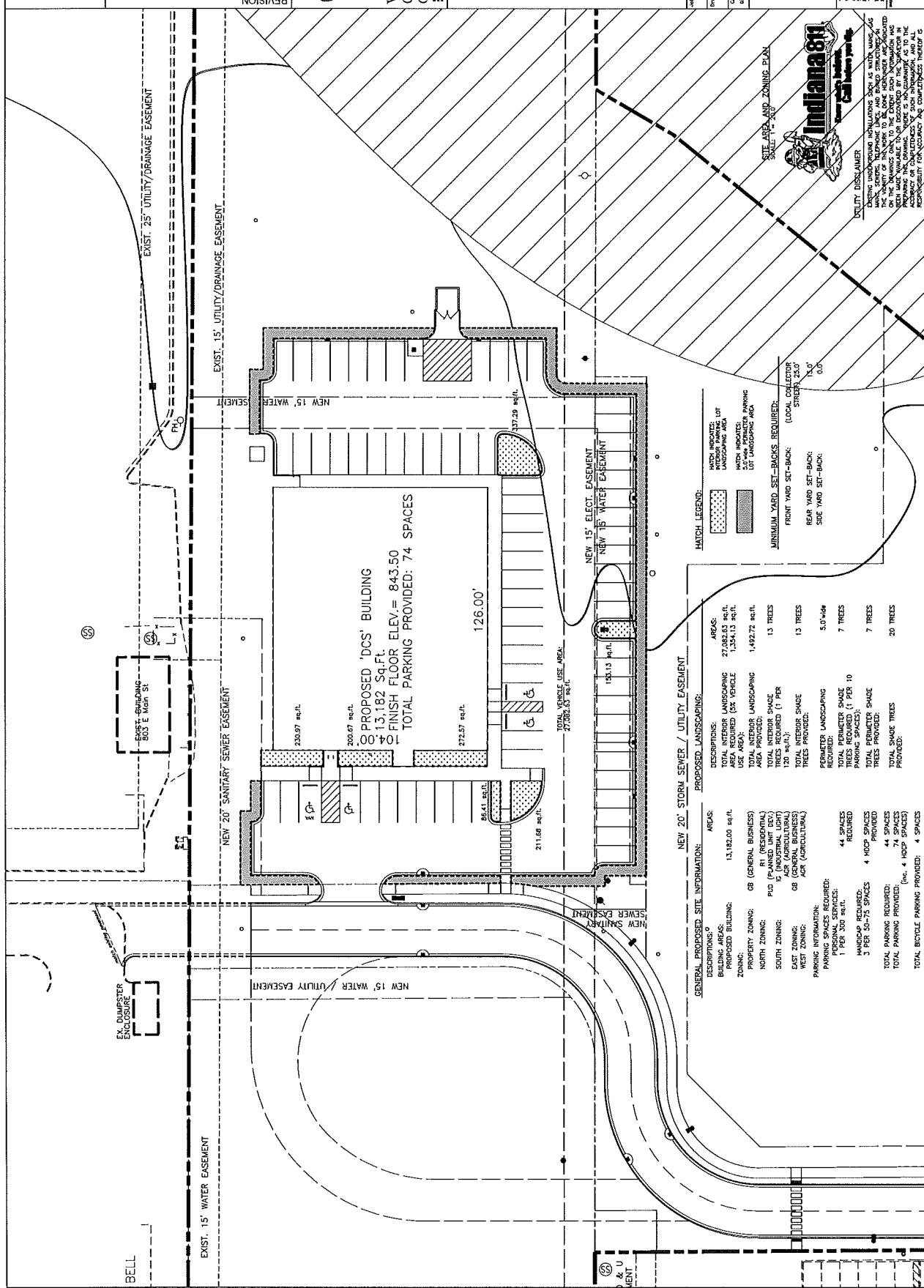
REVISION

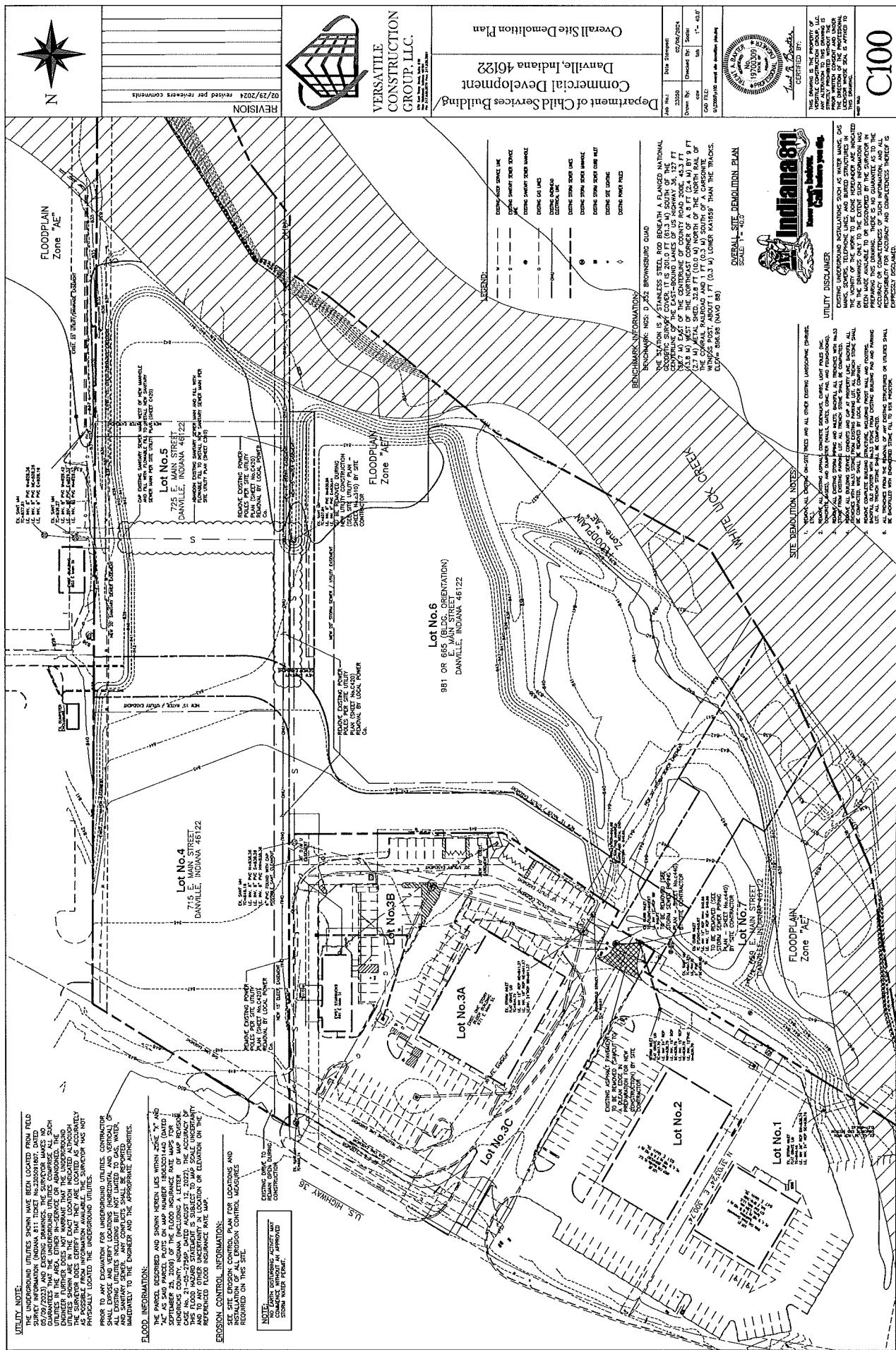
VERSATILE
CONSTRUCTION
CERBOLIP

Site Area and Zoning Plan

Child Services Building/
Child Development

C050





FEBO 8.2024

