

# 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 14<sup>th</sup>, 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 10<sup>th</sup>, 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 Covenant 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 of 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.

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Loris L. Thompson, President

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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

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March 7, 2024

Lesia 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 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.

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. Skwarczan, 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**



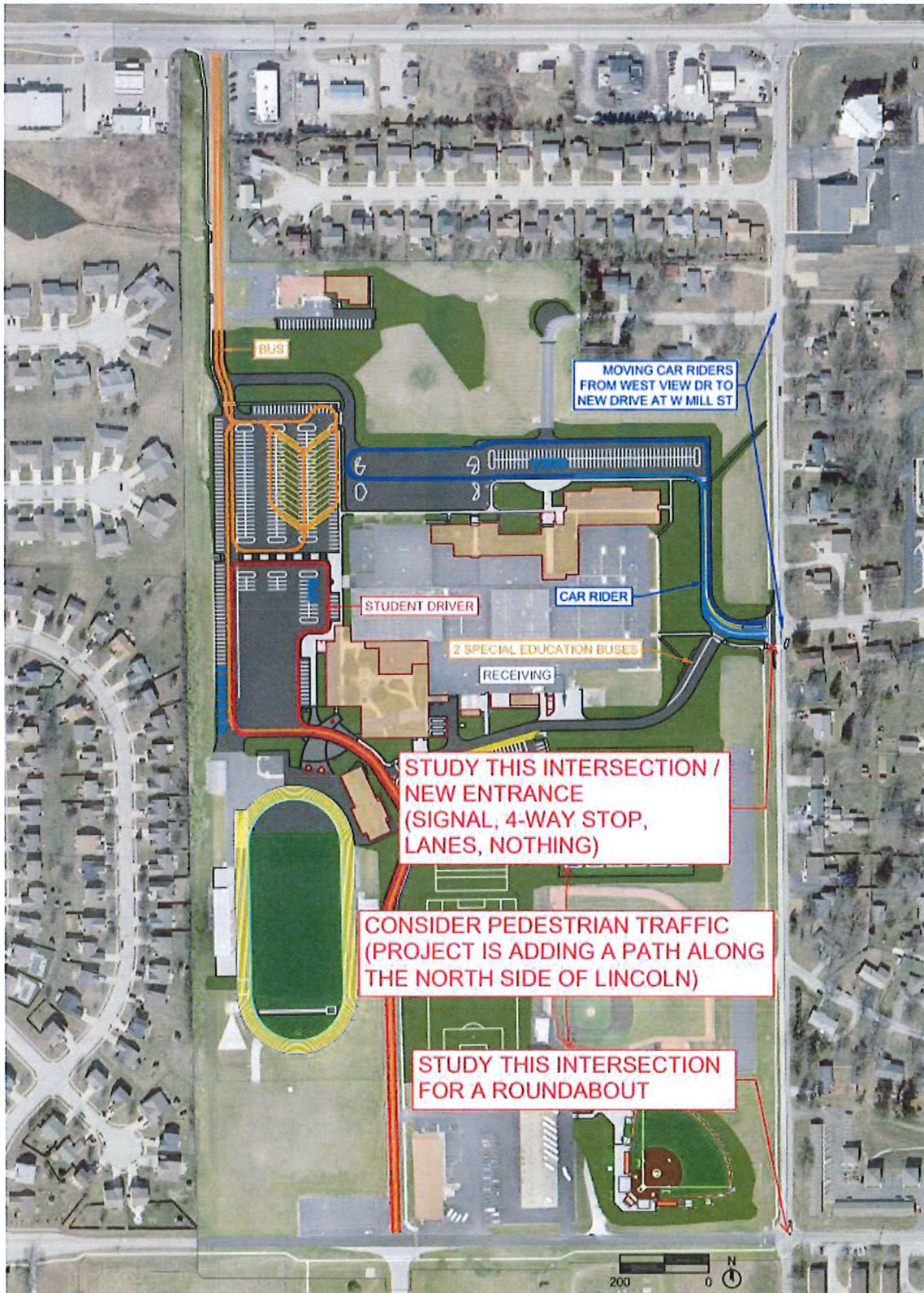
1. Existing Driveway at US 36
2. Mackey Road at Westview Drive
3. Mackey Road at Mill Street/proposed driveway
4. Mackey Road at Lincoln Street
5. Existing Driveway at Lincoln Street

**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**



# FEBRUARY 2024

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

# MARCH 2024

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

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





















1/23/24

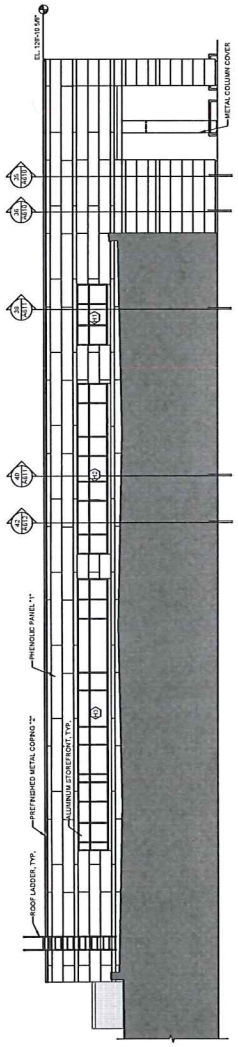
**BARTON COE VILMAA**  
ARCHITECTS & ENGINEERS



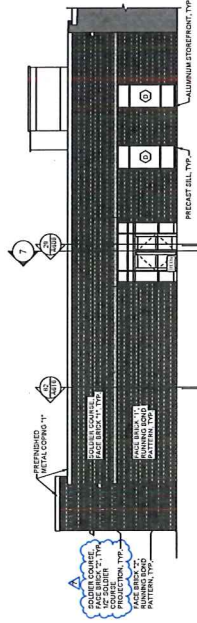
**DANVILLE COMMUNITY HIGH SCHOOL**  
RENOVATIONS AND ADDITIONS TO:  
DANVILLE, INDIANA

**BUILDING ELEVATIONS**  
DATE: JANUARY 23, 2024  
PROJECT: DANVILLE COMMUNITY HIGH SCHOOL

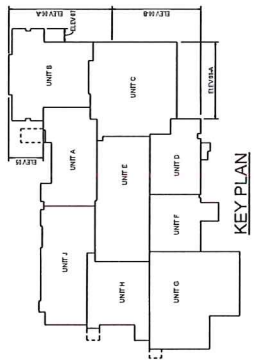
**A502**  
DATE: JANUARY 23, 2024



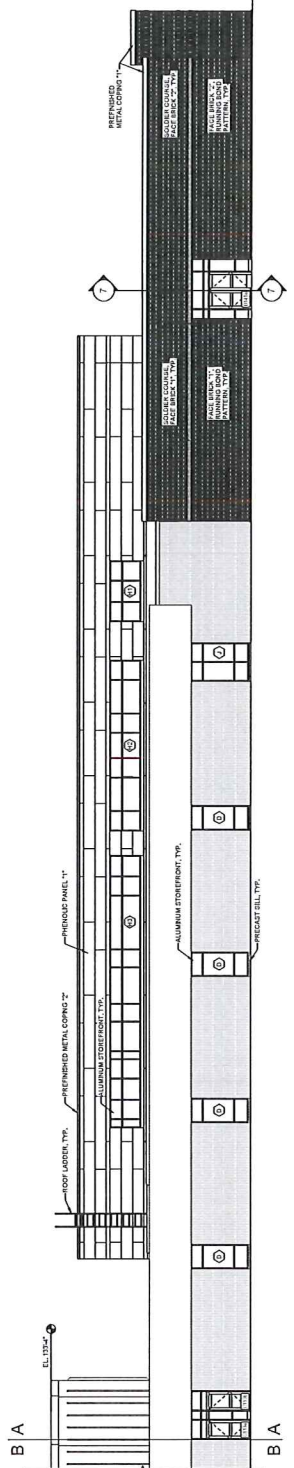
**4 PARTIAL WEST ELEVATION 04**  
SCALE: 1/8" = 1'-0"



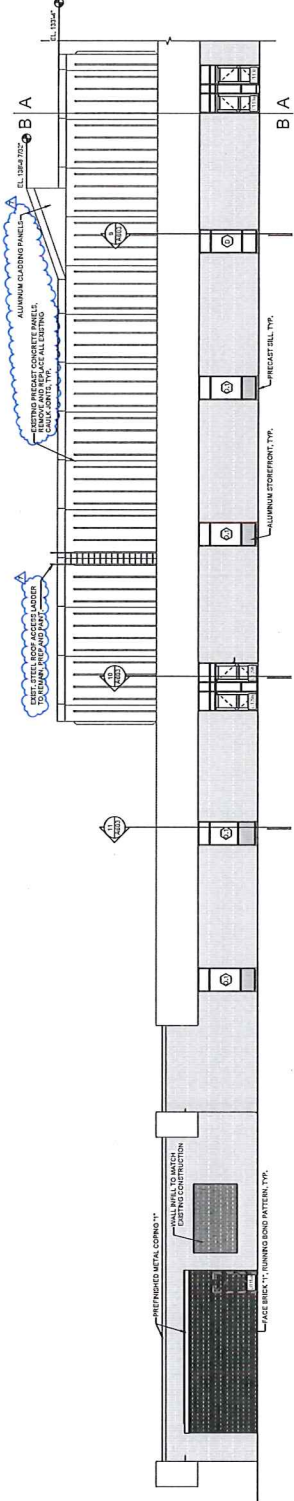
**5 PARTIAL EAST ELEVATION 05**  
SCALE: 1/8" = 1'-0"



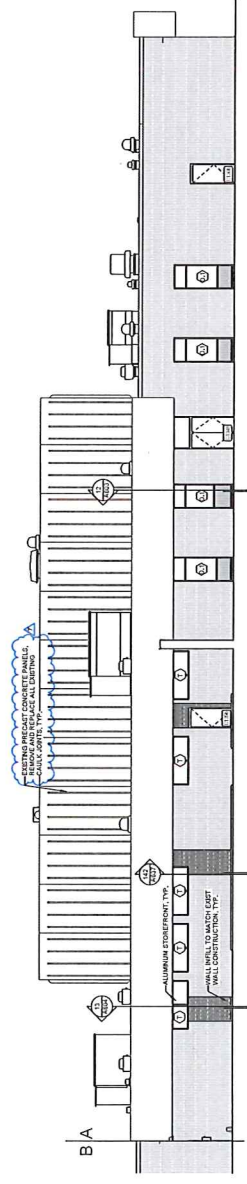
**KEY PLAN**



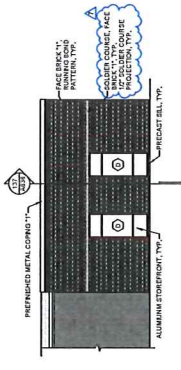
**6-A PARTIAL EAST ELEVATION 06-A**  
SCALE: 1/8" = 1'-0"



**6-B PARTIAL EAST ELEVATION 06-B**  
SCALE: 1/8" = 1'-0"



**8-A PARTIAL SOUTH ELEVATION 08-A**  
SCALE: 1/8" = 1'-0"



**7 PARTIAL NORTH ELEVATION 07**  
SCALE: 1/8" = 1'-0"







Samy G. B. O.

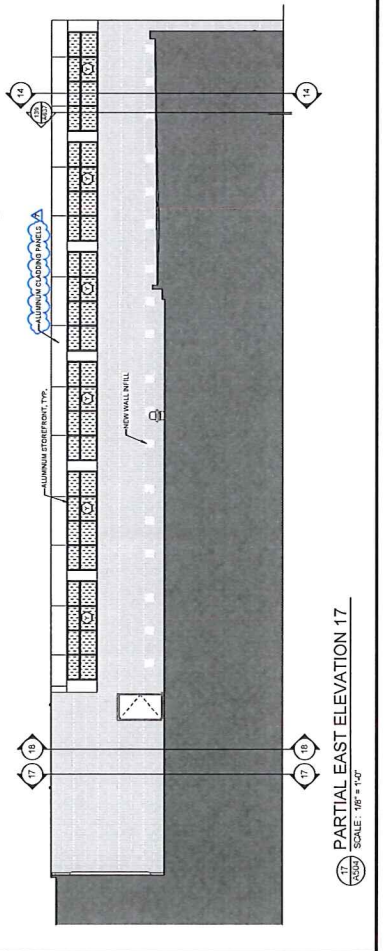
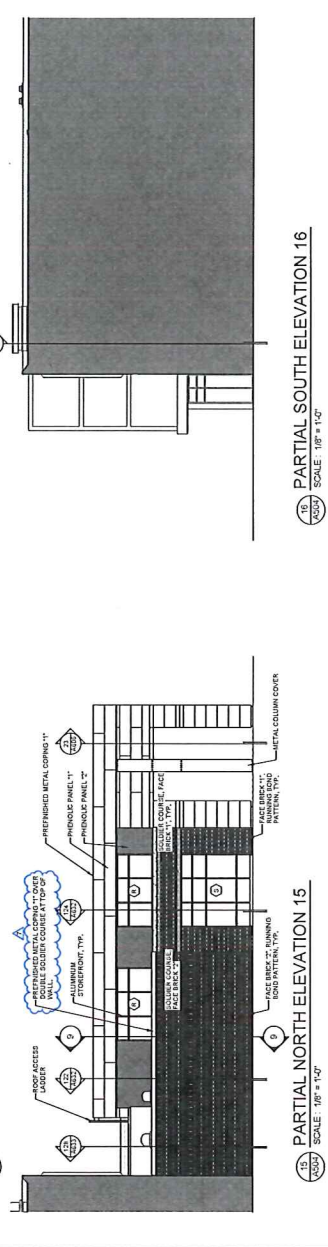
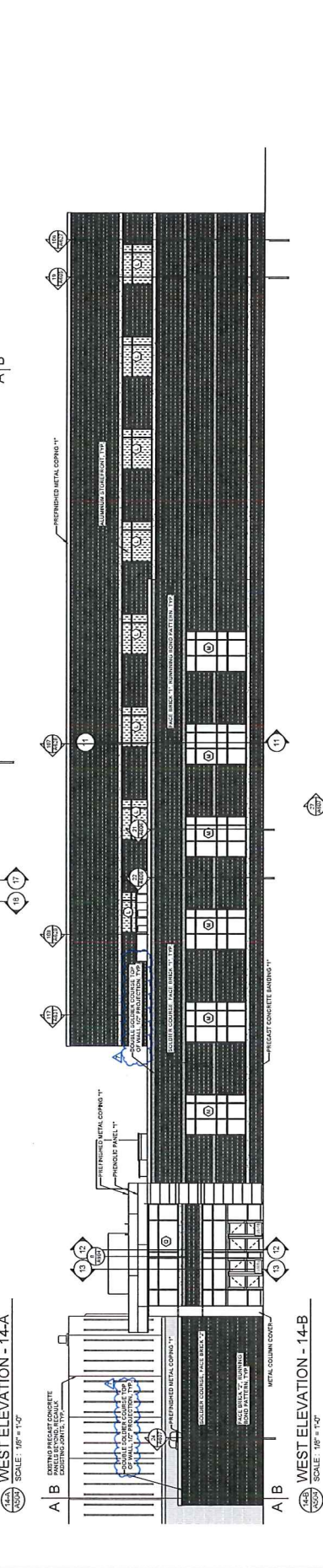
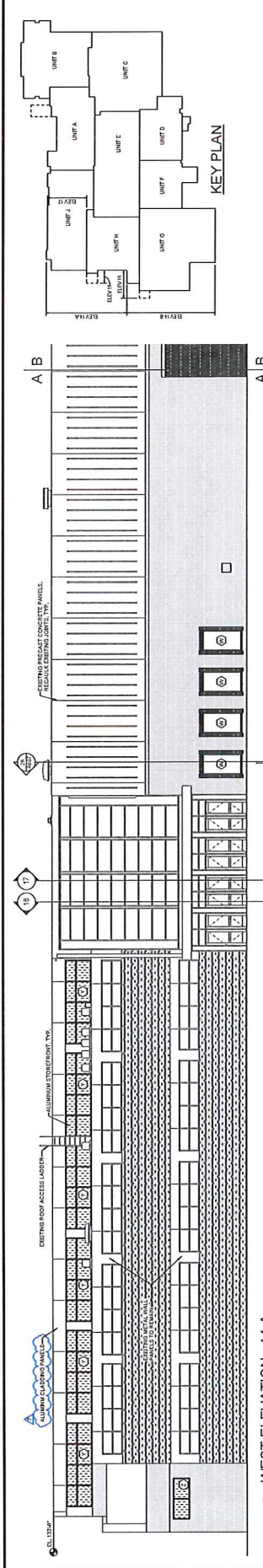
**BCV**  
**BARTON COE VILAMAA**  
 ARCHITECTS & ENGINEERS

REVOLUTIONS AND ADDITIONS TO:  
**DANVILLE COMMUNITY HIGH SCHOOL**  
 DANVILLE, INDIANA

REVOLUTIONS AND ADDITIONS TO:  
**DANVILLE COMMUNITY HIGH SCHOOL**  
 DANVILLE, INDIANA

DATE: JANUARY 14, 2024  
 PROJECT: DANVILLE COMMUNITY HIGH SCHOOL  
 SHEET: BUILDING ELEVATIONS

**A504**  
 2024











Bingy Bao



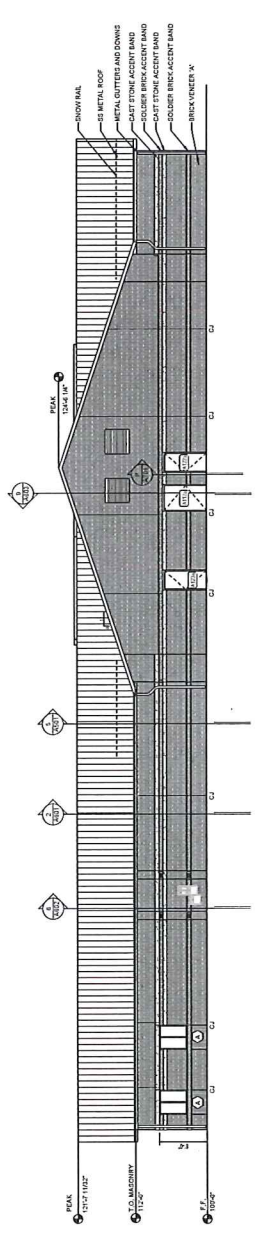
**BCV**  
ARCHITECTS & ENGINEERS  
BARTON COE VILMAA

1000 N. UNIVERSITY BLVD., SUITE 100  
DANVILLE, INDIANA 46119  
TEL: 765.261.1111  
WWW.BCVARCHITECTS.COM

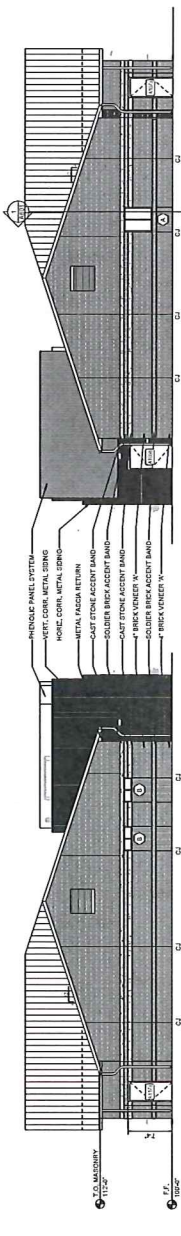
**DANVILLE COMMUNITY HIGH SCHOOL**  
**ATHLETIC BUILDINGS**  
DANVILLE, INDIANA

PROJECT: DANVILLE COMMUNITY HIGH SCHOOL  
DATE: JANUARY 15, 2024  
DRAWN BY: BINGY BAO  
CHECKED BY: BINGY BAO  
LOCKER ROOM ELEVATIONS & SECTIONS

**A501**  
DATE: 01/15/2024

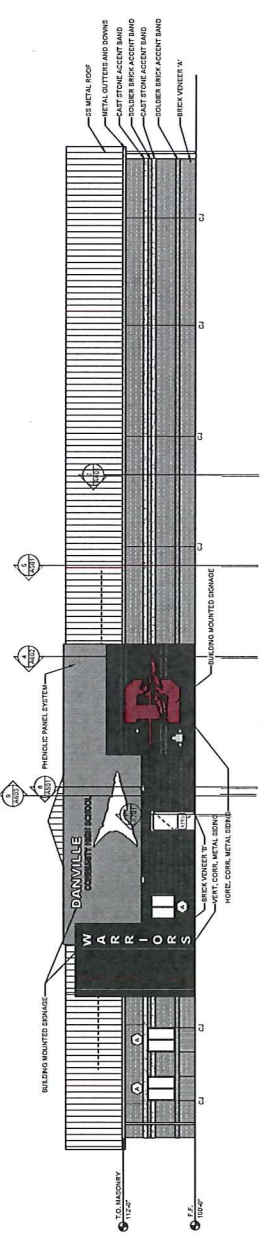


**SOUTH ELEVATION**  
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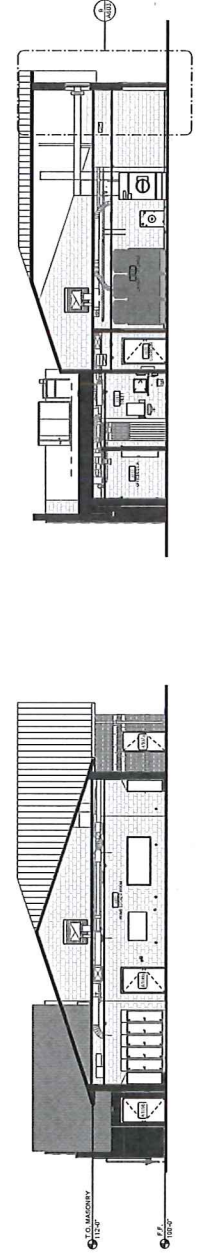


**EAST ELEVATION**  
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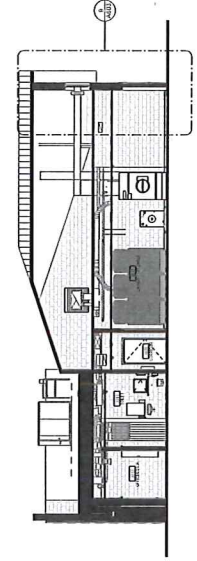
**WEST ELEVATION**  
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**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

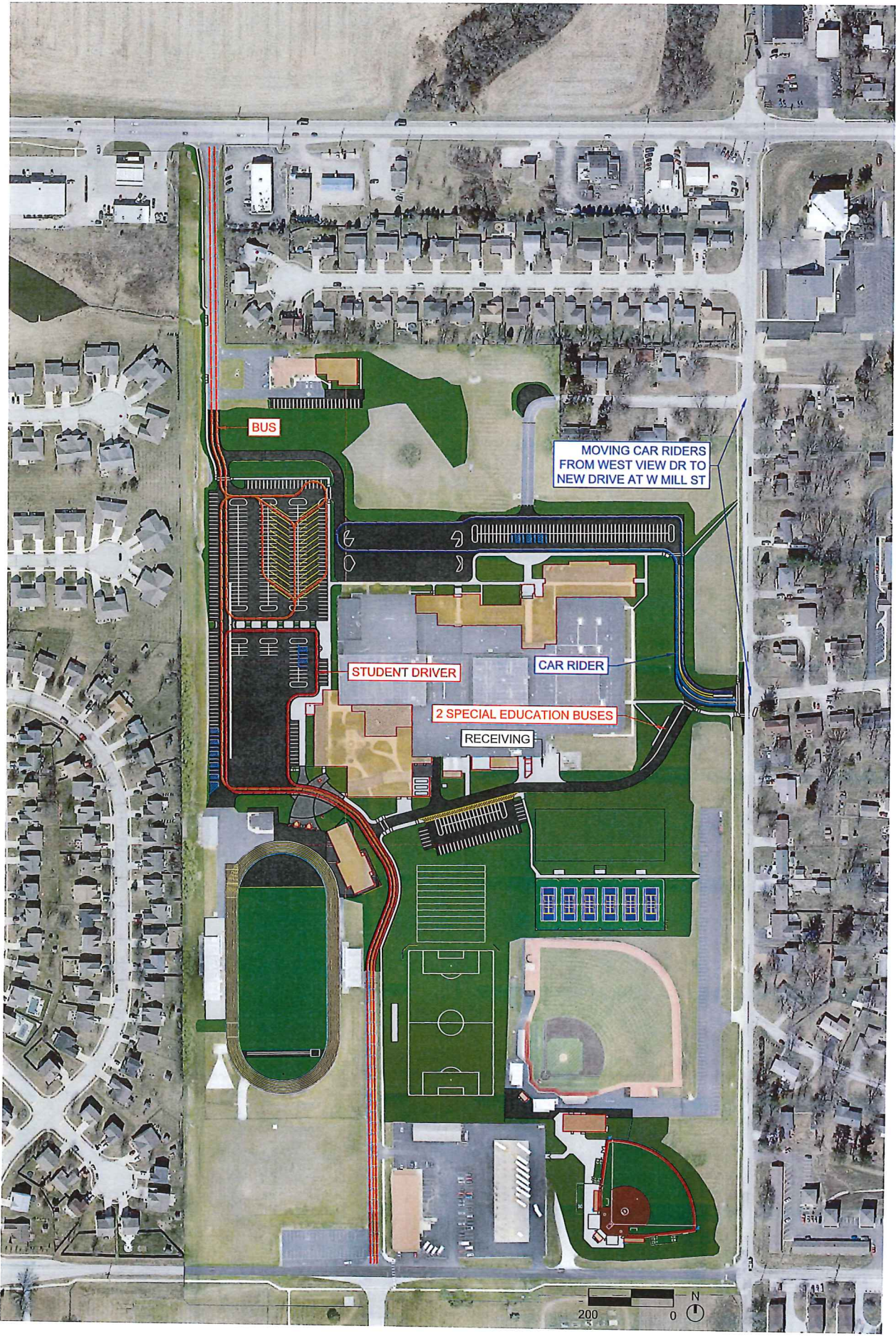


**BUILDING SECTION 1**  
SCALE: 1/8" = 1'-0"



**BUILDING SECTION 2**  
SCALE: 1/8" = 1'-0"





BUS

MOVING CAR RIDERS  
FROM WEST VIEW DR TO  
NEW DRIVE AT W MILL ST

STUDENT DRIVER

CAR RIDER

2 SPECIAL EDUCATION BUSES

RECEIVING

200 0 N



# **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*



---

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,

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



# 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

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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

Map Unit Symbol	Map Unit Name	Area (% ADI)	Percent of ADI
PA	PA (Area 1) 100.0 percent	47	60%
PAE	PAE (Area 2) 10.0 percent	2.4	20.5%
CA	CA (Area 3) 10.0 percent	1.5	13.7%
<b>TOTAL FOR AREA OF UTILITY</b>			<b>11.5</b>
			<b>100.0%</b>

### OWNER INFORMATION

TKC PROPERTIES, LLC  
6910 NORTH SHADELAND AVE., SUITE 201  
INDIANAPOLIS, INDIANA  
46220  
PHONE: (317) 890-1714  
email: Bill Niemier - bill@tkcproperties.com

### BUILDING INFORMATION:

OCCUPANCY GROUPS: B  
CONSTRUCTION TYPE: I-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**  
279 East 112nd Road, Suite 610  
New Wheland, Indiana 46184  
Ph: 317.558.3579 Fax: 317.558.3581



PLANS 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:**  
VECTREN  
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)

### INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION	TITLE SHEET
<b>CIVIL PLANS</b>		
1449 and 1452	71.5 EAST MAIN COMMERCIAL SUBDIVISION - PLAT PLAN	
C050	SITE AREA AND ZONING PLAN	
C100	OVERALL SITE DEMOLITION PLAN	
C200	OVERALL SITE LAYOUT PLAN	
C210	ENLARGED SITE LAYOUT PLAN - EAST HALF	
C220	ENLARGED SITE LAYOUT PLAN - WEST HALF	
C320	OVERALL SITE LANDSCAPING PLAN	
C340	ENLARGED SITE LANDSCAPING PLAN - EAST HALF	
C360	OVERALL SITE UTILITY PLAN	
C370	ENLARGED SITE UTILITY PLAN - EAST HALF	
C380	ENLARGED SITE UTILITY PLAN - WEST HALF	
C330	SANITARY SEWER PROFILE PLAN	
C340	WATER MAIN PROFILE PLAN	
C345	OVERALL SITE PHOTOGRAPHIC PLAN	
C400	OVERALL SITE GRADING PLAN - EAST HALF	
C410	ENLARGED SITE GRADING PLAN - WEST HALF	
C420	ENLARGED SITE GRADING PLAN - WEST HALF	
C430	"DAS" STORM SEWER PIPING PLAN	
C440	PRIVATE DRIVE AND EXISTING SHOPPING CENTER STORM SEWER PIPING PLAN	
C450	STORM SEWER PROFILES	
C460	STORM SEWER PROFILES	
C470	STORM SEWER PROFILES	
C480	100yr. STORM OVERFLOW PATH PLAN	
C490	CENTERLINE ROAD PROFILES	
C500	SITE EROSION CONTROL PLAN	
C510	EROSION CONTROL DETAILS	
C520	EROSION CONTROL DETAILS	
C530	EROSION CONTROL DETAILS, IMPLEMENTATION AND MAINTENANCE GUIDELINES	
C540	STORMWATER POLLUTION PREVENTION ASSESSMENT SHEET	
C600	GENERAL SITEWORK DETAILS	
C610	GENERAL SITEWORK DETAILS	
C620	GENERAL SITEWORK DETAILS	
C630	GENERAL SITEWORK DETAILS	
C640	GENERAL SITEWORK DETAILS	
C650	GENERAL SITEWORK DETAILS	
C700	GENERAL SITEWORK NOTES	


### REVISION

02/29/2024 revised per reviewers comments










REVISION

03/29/2024 revised per reviewers comments



**VERSATILE  
CONSTRUCTION  
GROUP LLC.**

10000 N. STATE ST. SUITE 100  
DANVILLE, INDIANA 46122  
731.222.1111

Department of Child Services Building  
Commercial Development  
Danville, Indiana 46122

Overall Site Demolition Plan


DATE: 02/09/2024

DESIGNED BY: SWH

CHECKED BY: SWH

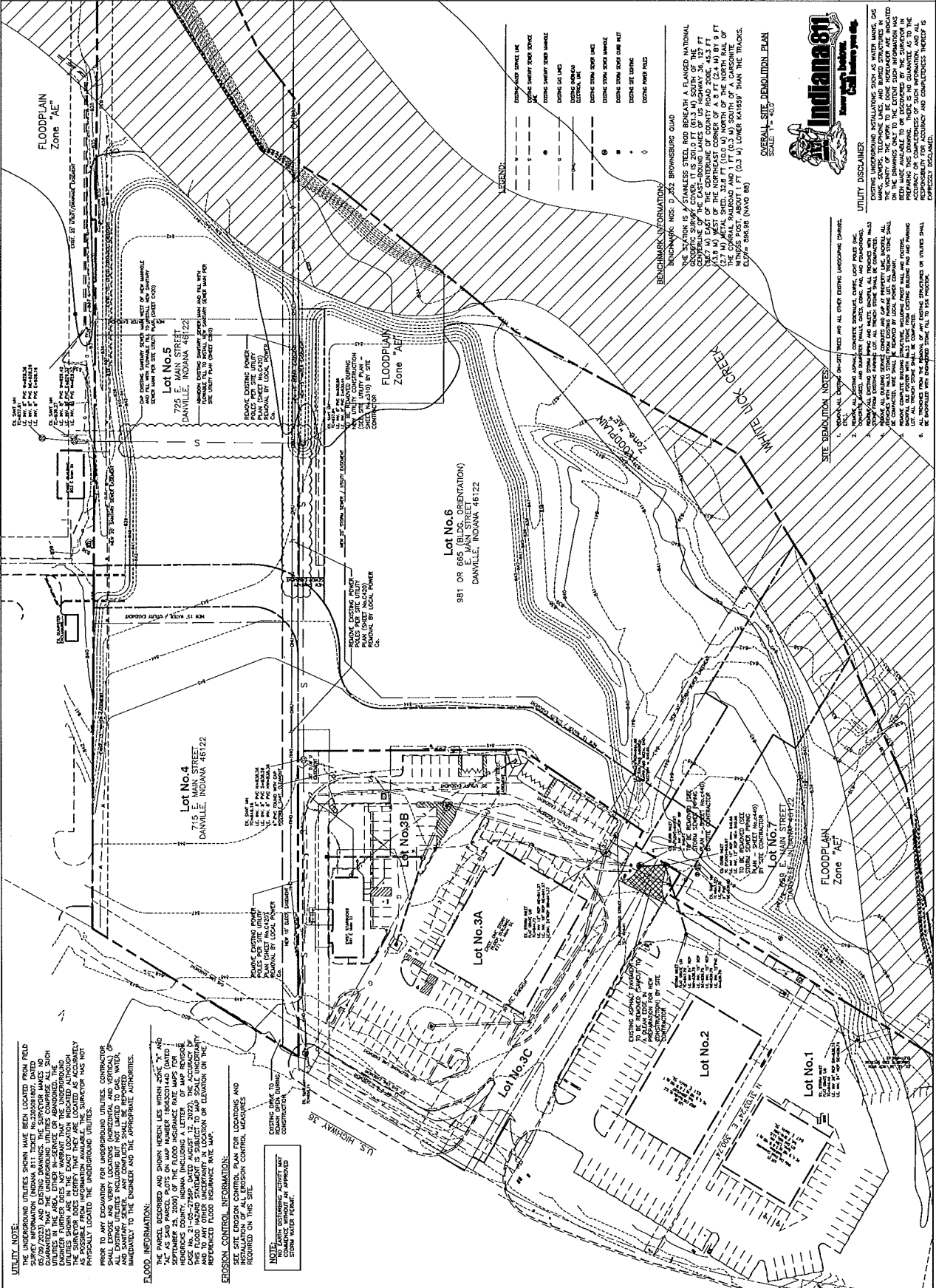
SCALE: 1" = 40.0'

DATE PLOTTED: 02/09/2024



CERTIFIED BY:  
*John A. Boudreau*

**C100**



Lot No. 1  
Lot No. 2  
Lot No. 3A  
Lot No. 3B  
Lot No. 4  
Lot No. 5  
Lot No. 6  
Lot No. 7  
Lot No. 8

U.S. HIGHWAY 36

FLOODPLAIN Zone "AE"

FLOODPLAIN Zone "AE1"

WILSON CREEK

LOT 10000

LOT 10001

LOT 10002

LOT 10003

LOT 10004

LOT 10005

LOT 10006

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**VERSATILE  
CONSTRUCTION  
GROUP, LLC.**

10000 N. STATE ROAD 137, SUITE 100  
DANVILLE, INDIANA 46122  
TEL: 765.261.1111

Department of Child Services Building  
Commercial Development  
Danville, Indiana 46122

Overall Site Photometric Plan

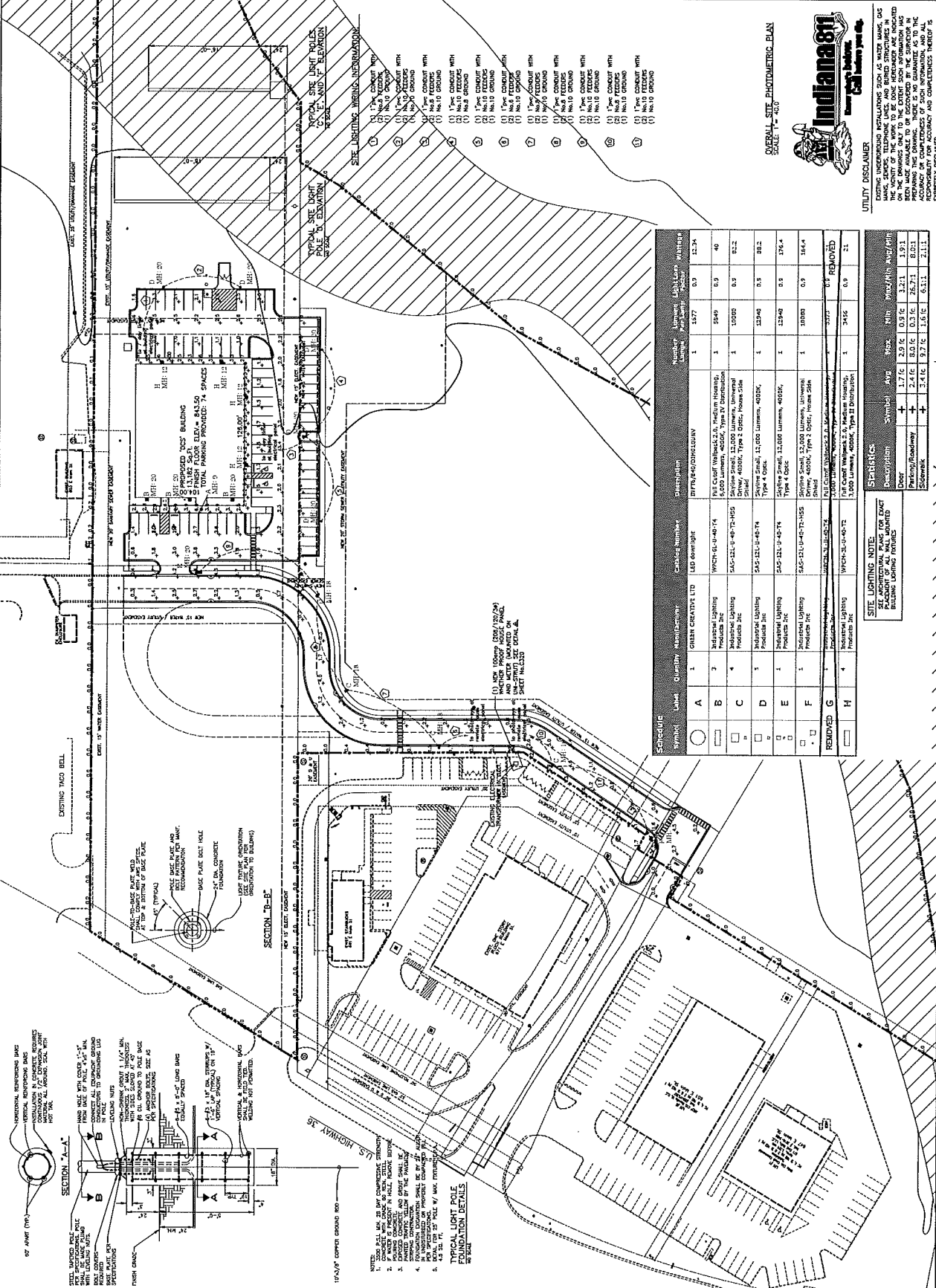
REVISION  
02/29/2024 revised per reviewer comments

Job No. SWA 202406  
Drawing No. 02/29/2024  
Drawing Title Overall Site  
Date 02/29/2024  
Scale 1" = 40.0'

DESIGNER: [Signature]  
CHECKED BY: [Signature]  
DATE: 02/29/2024

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**C350**



Schedule	Symbol	Quantity	Manufacturer	Coloring Method	Mounting Height	Quantity	Number of Lumens	Beam Spread	Footcandle	Footcandle
A	○	1	GREEN CREATIVE LTD	LED BRIGHT	1,000 LUMENS, 4000K, TYPE II DISTRIBUTION	1	1,000	0.9	12.34	
B	○	2	RESEARCH LIGHTING PRODUCTS INC	WPCN-6L-U-40-T4	1,000 LUMENS, 4000K, TYPE II DISTRIBUTION	1	500	0.9	40	
C	○	4	RESEARCH LIGHTING PRODUCTS INC	SAS-12L-U-40-T4-HS2	2,000 LUMENS, 4000K, TYPE II DISTRIBUTION	1	1,000	0.9	82.2	
D	○	1	RESEARCH LIGHTING PRODUCTS INC	SAS-12L-U-40-T4	2,000 LUMENS, 4000K, TYPE II DISTRIBUTION	1	2,000	0.9	82.2	
E	○	1	RESEARCH LIGHTING PRODUCTS INC	SAS-12L-U-40-T4-HS5	2,000 LUMENS, 4000K, TYPE II DISTRIBUTION	1	2,000	0.9	176.4	
F	○	1	RESEARCH LIGHTING PRODUCTS INC	SAS-12L-U-40-T4-HS5	2,000 LUMENS, 4000K, TYPE II DISTRIBUTION	1	2,000	0.9	164.4	
REMOVED G	○	1	RESEARCH LIGHTING PRODUCTS INC	SAS-12L-U-40-T4	2,000 LUMENS, 4000K, TYPE II DISTRIBUTION	1	2,000	0.9	REMOVED	
H	○	4	RESEARCH LIGHTING PRODUCTS INC	WPCN-6L-U-40-T4	1,000 LUMENS, 4000K, TYPE II DISTRIBUTION	1	3,455	0.9	21	

Symbol	Beam Spread	Symbol	Avg. Hgt.	Hgt.	Preceding	Postceding
○	11.7°	+	3.9' (C)	0.5' (C)	3.25' (A)	3.25' (A)
○	24.1°	+	8.0' (C)	0.5' (C)	26.25' (B)	8.25' (B)
○	37.1°	+	9.7' (C)	1.0' (C)	6.11' (D)	21.1' (D)

