

CASE SUMMARY

Final Plat & Construction Plan Request

Case: 2025-2229
D.R. Horton, Petitioner
Josh Cribelar, American Structurepoint

Request: Final Plat and Construction Plan Approval, Miles Farm, Sec. 4A, 60 lots

Location: 1,965 Feet North of the Intersection of Main Street and Mackey Road

Acreage: 22.18 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 4A, which consists of 60 residential lots. This section is part of the Estates portion of Miles Farm portion of the development, with a minimum lot size of 8,750 square feet per lot. This development received preliminary approval on October 12, 2021, and has also received final approval for Sections 1, 2A, 2B, 3A & 3B.

Staff held a Technical Advisory Committee meeting on March 21, 2025, to discuss the details of the plans. The petitioner has submitted revised plans and Lot 336 and 338 do not meet the minimum lot width at the building setback line of 73 feet and must be adjusted.

Joe Miller, Banning Engineering, the Town's engineer, has reviewed the final plat and construction plans and his letter of approval is included.

Staff recommends approval of the final plat and construction plans of Miles Farm, Section 4A 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



ADVISOR PLAN COMMISSION

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

Date of Hearing: 4-9-25
Plan Commission Action: _____

App. No.: 2025-2229
Fee: \$2232.70
Received By: KT

Plat ~~DWS~~ \$2032.70
Storm \$200.00

APPLICATION FOR APPROVAL (Check all that apply)

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

FEB 28 2024

* Please fill out the form in its entirety

Name (s) of Owner (s) DR Horton Indiana LLC
Address (s) 3665 Priority Way S Drive, Indianapolis, IN 46240
Phone (s) (317) 995-8926 Email (s) MABridwell@drhorton.com

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

Address (s) DR Horton (Mark Bridwell) 3665 Priority Way S Drive Indianapolis, IN 46240 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@drhorton.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 4A (Estates)

Address of Subject Property: 1,965 north of the intersection of US 36 & Mackey Road

Generally described as follows:

Area (in acres): 22.18 Number of Lots: 60

Existing Zoning District (if applicable to rezone): _____

Proposed Zoning District (if applicable to rezone): _____

Parcel ID#: 32-11-04-300-001.000-003 Current Zoning District: Miles Farm PUD Estates

Feet of new streets to be dedicated to the public: 4,429 LF

Feet of sanitary sewers to be dedicated to the public: 3,120 LF

Feet of water main to be dedicated to the public: 3,296 LF

Feet of storm sewer to be dedicated to the public: 3,560 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)
Joshua Cribelar
Title of Applicant



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

April 4, 2025

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

RE: Miles Farm Section 4

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received April 2, 2025. I do not have any additional comments. I recommend approval in regards to storm water. If you have any additional questions please contact me.

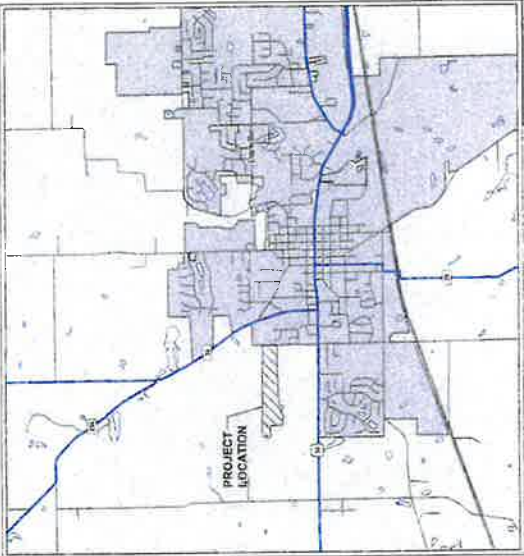
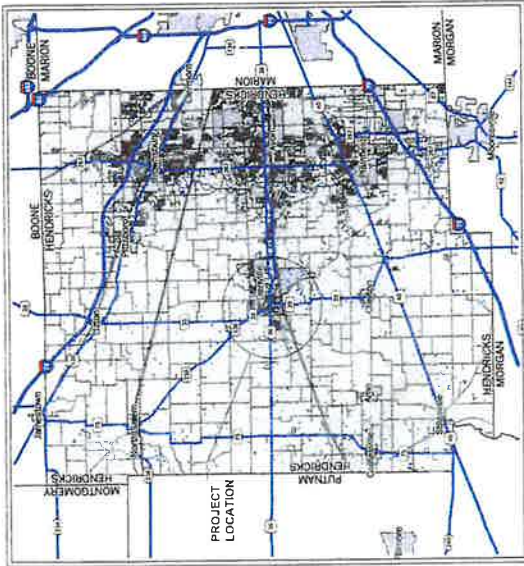
All the best,


Joseph L. Miller, P.E.

CONSTRUCTION PLANS

FOR

**MILES FARM SECTION 4A, 4B & 4C
NORTH OF US 36 & WARRIOR WAY
DANVILLE, IN**



Sheet Number	Sheet Title	Sheet Number
C001	TITLE SHEET	C001
C002	GENERAL NOTES	C002
C003	SPECIFICATIONS	C003
C004-C006	TOWN OF DANVILLE SANITARY SPECIFICATIONS	C004-C006
C007-C010	TOWN OF DANVILLE WATER SPECIFICATIONS	C007-C010
C100	OVERALL EXISTING TOPOGRAPHY	C100
C101-C103	EXISTING TOPOGRAPHY & DEMOLITION PLAN	C101-C103
C200	OVERALL DEVELOPMENT PLAN	C200
C301-C203	DEVELOPMENT PLAN	C301-C203
C311-C213	TRAFFIC CONTROL & LIGHTING PLAN	C311-C213
C300-C307	ROAD PLAN & PROFILE	C300-C307
C308-C312	DETAILED GRADING PLAN	C308-C312
C313	SCHOOL SITE AND GRADING PLAN	C313
C320-C322	EMERGENCY FOOD ROUTING PLAN	C320-C322
C340-C349	STORM SEWER PLAN & PROFILE	C340-C349
C351	STORM & SANITARY SEWER DETAIL TABLES	C351
C417-C418	SANITARY SEWER PLAN & PROFILES	C417-C418
C421-C423	UNITS LATERAL PLAN	C421-C423
C431-C433	WATER DISTRIBUTION PLAN	C431-C433
C501-C503	WASTEWATER POLLUTION PREVENTION PLAN	C501-C503
C510	EROSION CONTROL DETAILS	C510
C521-C522	ROAD DETAIL	C521-C522
C600	STORM SEWER DETAILS	C600
C607-C608	SANITARY SEWER DETAILS	C607-C608
C609-C610	WATER DETAILS	C609-C610
C701-C703	TOWN OF DANVILLE DETAILS	C701-C703
C710	LANDSCAPE PLAN	C710
C711	LANDSCAPE DETAILS	C711
C712	LANDSCAPE SPECIFICATIONS	C712

**MILES FARM
SECTION 4A, 4B & 4C
US 36, DANVILLE, IN**

D·R·HORTON
America's Builder

D. R. HORTON
3665 PRIORITY
WAY S DRIVE
INDIANAPOLIS, IN
46240



Joshua H. Cristolan
CERTIFIED BY

ISSUANCE INDEX	
DATE: 02/07/2024	
PROJECT PHASE	
CONSTRUCTION PLANS	

REVISIONS	
NO.	REVISION
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2	ISSUED FOR PERMIT
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Project Number	2020 00220
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TITLE SHEET

COO1

LEGAL DESCRIPTION



VICINITY MAP



LOCATION MAP



SOILS MAP



FEMA MAP



PUD MAP



OPEN SPACE TABLE

UTILITY CONTACTS		
UTILITY	COMPANY	CONTACT
CABLE PEX. TV	AT&T	WALT SPANGLER
ELECTRIC	RESCOR'S POWER	ALLEN SPANGLER
ELECTRIC	DUAL ENERGY	THE HARRISON
GAS	WETTER	JOHN EASTMAN
SEWAGE TREAT	TEAM OF BURLING	
WATER SUPPLY	TEAM OF BURLING	

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D·R·HORTON
America's Builder

J.R. HORTON
665 PRIORITY
WAY S DRIVE
INDIANAPOLIS, IN
46240



**MILES FARM
SECTION 4A, 4B & 4C
US 36, DANVILLE, IN**

COM

200x

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Donna H. Cullen
CERTIFIED BY

ISSUANCE INDEX	
DATE:	02/20/2024
PROJECT PHASE:	
CONSTRUCTION PLANS	
REVISION SCHEDULE	
NO	DATE
TAC COMMENTS	
02/21/2024	

Project Number	2020-00220
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OVERALL
DEVELOPMENT
PLAN

C200

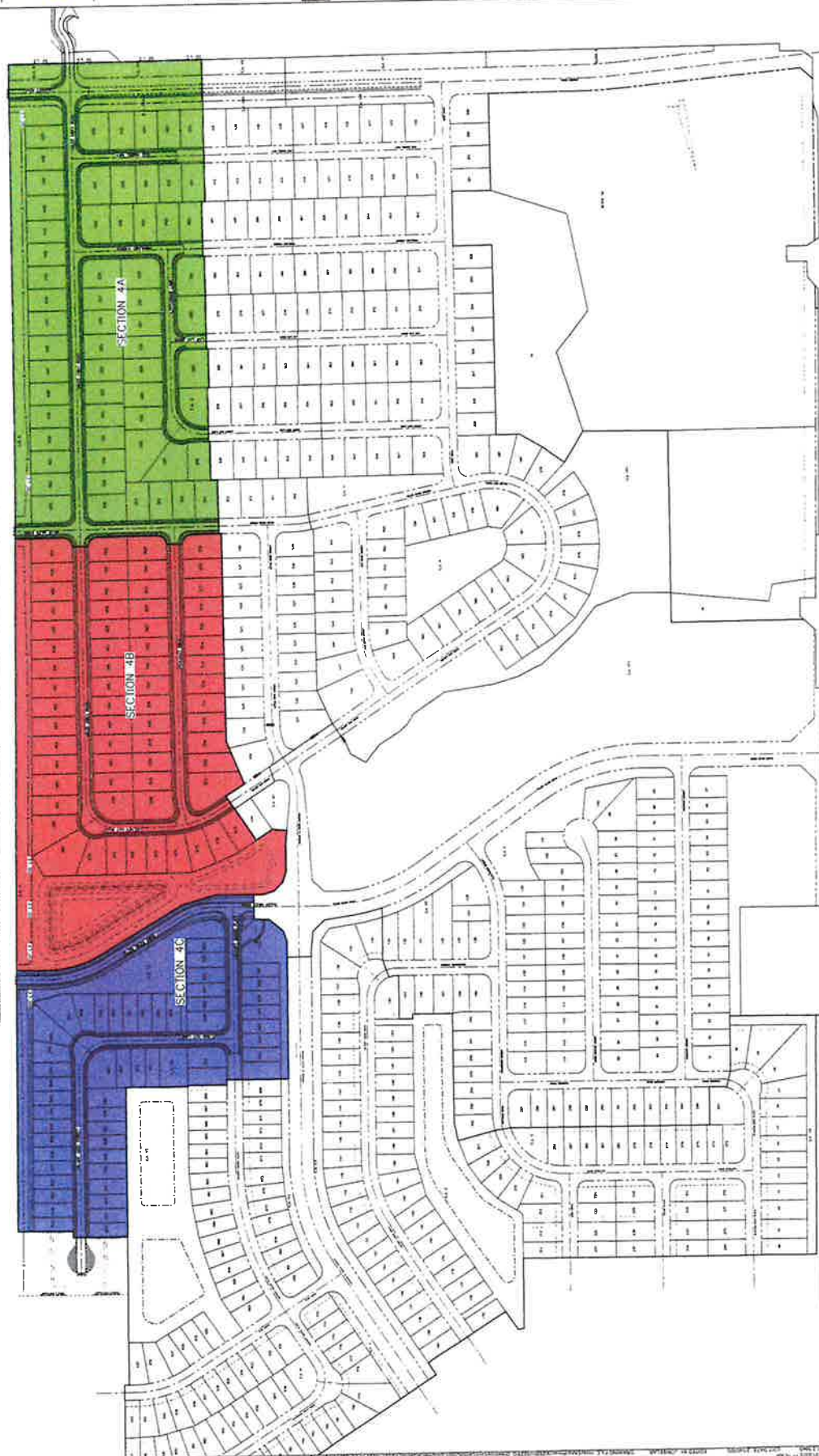
EXISTING LEGEND

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PROPOSED LEGEND

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SITE DATA TABLE

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D.R. HORTON
3665 PRIORITY
WAY S DRIVE
INDIANAPOLIS, IN
46240

MILES FARM
SECTION 4A, 4B & 4C
US 36, DANVILLE, IN



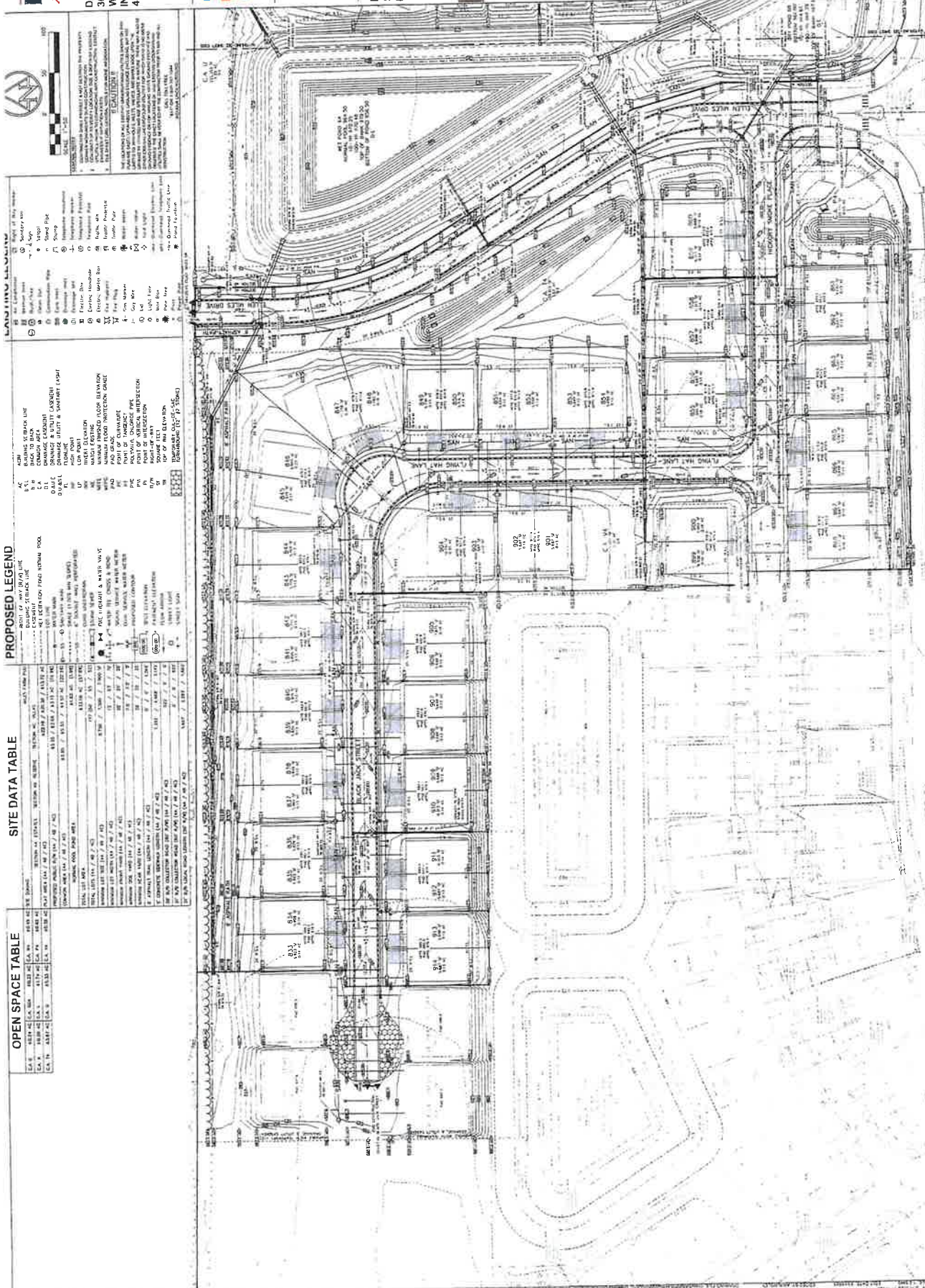
Donna H. Cribben
CERTIFIED BY

ISSUANCE INDEX	
DATE:	02/07/2024
PROJECT PHASE:	
CONSTRUCTION PLANS	
REVISION SCHEDULE	
NO	DESCRIPTION
DATE	DATE
TAC COMMENTS	03/01/25

Project Number	2020 00220
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DEVELOPMENT PLAN

C201



EXISTING LEGEND

AC	AGE	AGE	BLINDING OF BLENDED LINE
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SITE DATA TABLE

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C.A. 9	4823.42	C.A. 1	4823.42
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C.A. 15	4817.42	C.A. 7	4817.42
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C.A. 17	4815.42	C.A. 9	4815.42
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C.A. 43	4789.42	C.A. 35	4789.42
C.A. 44	4788.42	C.A. 36	4788.42
C.A. 45	4787.42	C.A. 37	4787.42
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C.A. 79	4753.42	C.A. 71	4753.42
C.A. 80	4752.42	C.A. 72	4752.42
C.A. 81	4751.42	C.A. 73	4751.42
C.A. 82	4		



D. R. HORTON
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46240

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**MILES FARM
SECTION 4A, 4B & 4C
US 36, DANVILLE, IN**

20X	20X
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100

ISSUANCE INDEX	
DATE:	02/07/2024
PROJECT PHASE	
CONSTRUCTION PLANS	
REVISION SCHEDULE	
NO	DESCRIPTION
DATE	TAG COMMENTS
03/31/2	

[illegible]

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C701

[illegible]

EXISTING LEGEND

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	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible][illegible]

LANDSCAPE ORDINANCE SUMMARY

Landscaping and trees are an important part of any landscape design. They provide shade, reduce noise, improve air quality, and add beauty to the landscape. The following ordinance summarizes the requirements for landscaping and trees in the City of [City Name].

1. All new construction projects must include landscaping plans that meet the minimum requirements of the ordinance.
2. Trees must be planted at a minimum of 10 feet from the building and 15 feet from the street.
3. Landscaping must be maintained in a healthy and attractive condition at all times.
4. The City of [City Name] reserves the right to remove any landscaping that does not meet the requirements of the ordinance.

CHAPTER 10. LANDSCAPING

ARTICLE 1. GENERAL PURPOSE

The purpose of this article is to establish minimum standards for landscaping and trees in the City of [City Name].

ARTICLE 2. DEFINITIONS

The following definitions apply to this article:

- A. "Landscaping" means the planting, maintenance, and removal of trees, shrubs, and other plants.
- B. "Tree" means a woody plant with a single trunk and a canopy of leaves.
- C. "Shrub" means a woody plant with multiple trunks and a dense canopy of leaves.
- D. "Plant" means any living organism that grows in the soil.

ARTICLE 3. REQUIREMENTS

The following requirements apply to landscaping and trees in the City of [City Name]:

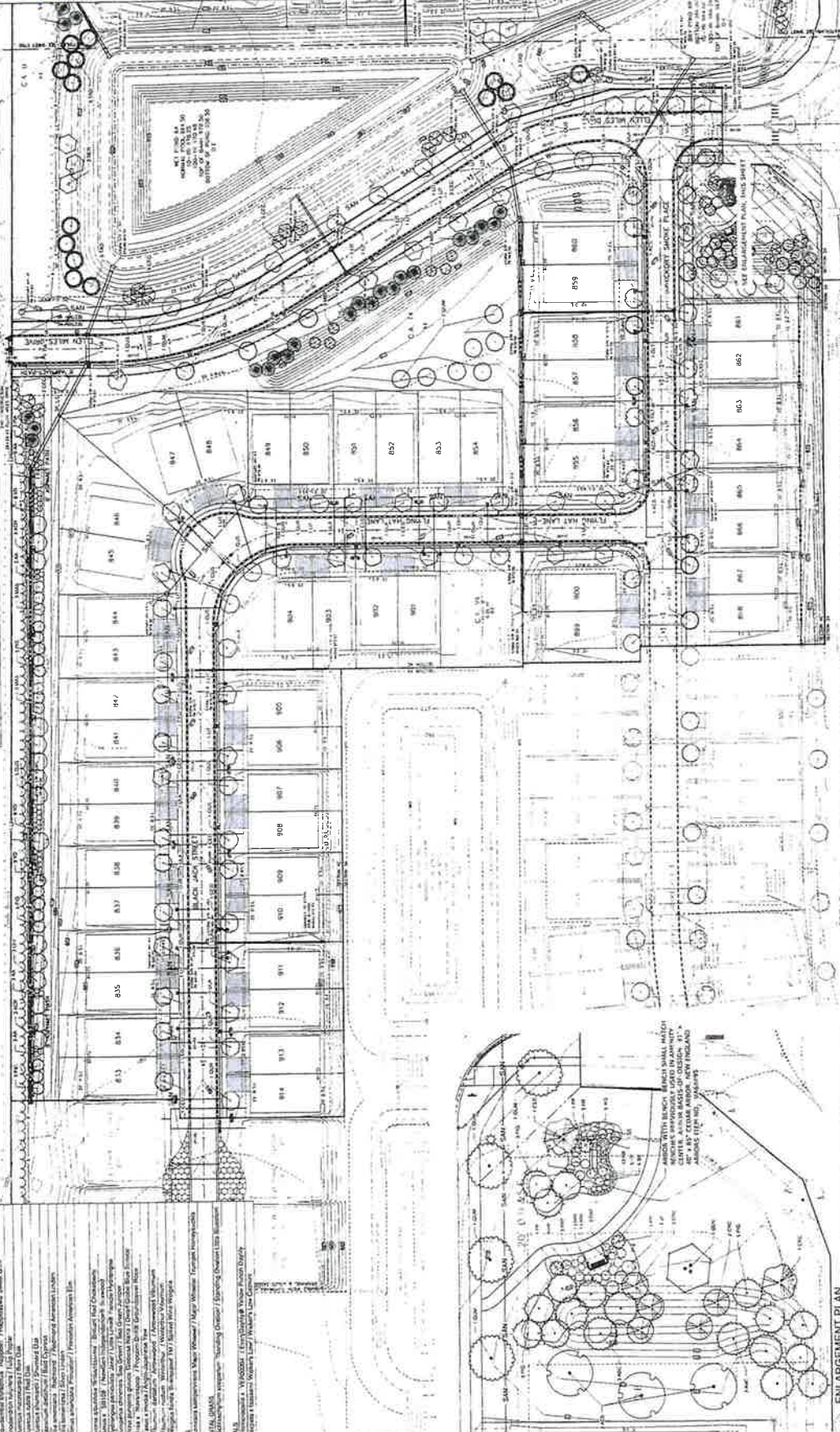
1. All new construction projects must include landscaping plans that meet the minimum requirements of the ordinance.
2. Trees must be planted at a minimum of 10 feet from the building and 15 feet from the street.
3. Landscaping must be maintained in a healthy and attractive condition at all times.
4. The City of [City Name] reserves the right to remove any landscaping that does not meet the requirements of the ordinance.

ARTICLE 4. VIOLATIONS

Violations of this ordinance may result in fines and penalties.

ARTICLE 5. ENFORCEMENT

The City of [City Name] reserves the right to enforce this ordinance.

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CERTIFIED BY	ISSUANCE INDEX
DATE: 02/07/2024	PROJECT PHASE: CONSTRUCTION PLANS
REVISION SCHEDULE	TAG COMMENTS
NO	NO

REVISION SCHEDULE	TAG COMMENTS
NO	NO

REVISION SCHEDULE	TAG COMMENTS
NO	NO

REVISION SCHEDULE	TAG COMMENTS
NO	NO

REVISION SCHEDULE	TAG COMMENTS
NO	NO

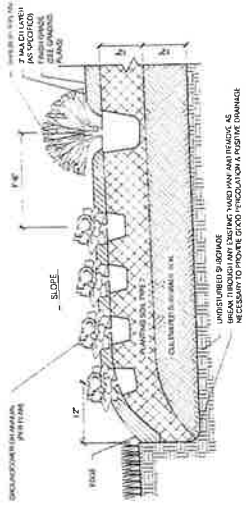
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REVISION SCHEDULE	TAG COMMENTS
NO	NO

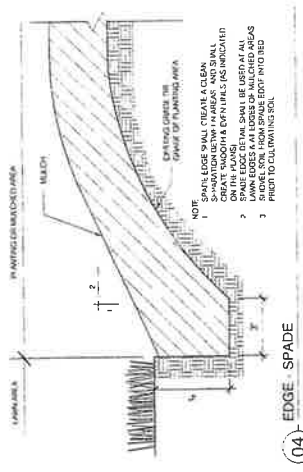
REVISION SCHEDULE	TAG COMMENTS
NO	NO

REVISION SCHEDULE	TAG COMMENTS
NO	NO

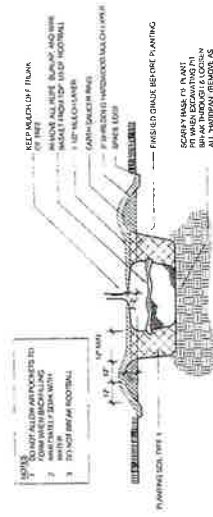




GROUNDCOVER AND ANNUAL PLANTING

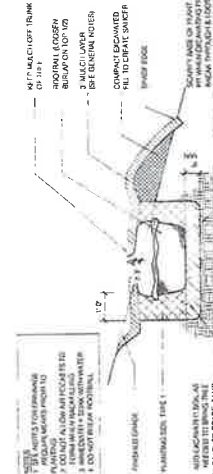


04-EDGE · SPADE



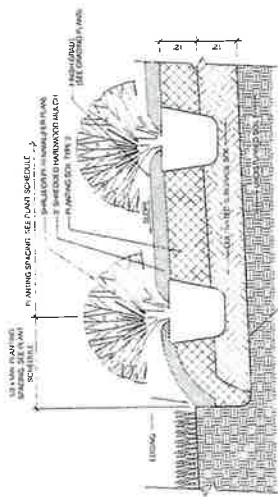
PLANTING PROCEDURE

1. EXCAVATE FOOTBALL PIT
2. SET THE TOP OF FOOTBALL PIT 8' HIGH IN TWENTY-FOUR INCHES
3. REMOVE ALL FRAIL ROPE, AND BURIAL FROM TOP OF FOOTBALL PIT
4. BACKFILL WITH TOP SOIL, AND 25% OF COMPLETLY INCORPORATED CONSTRUCT SANDER
5. SPIN TOP SOIL AND ADD WATER
6. STAKE A FOUR SEVEN AND A HALF INCH STAKE IN THE MIDDLE OF THE PIT
7. INSTALL THE PIT IN THE PIT



PLANTING PROCEDURE

1. EXCAVATE BOOTRAIL IN
2. SET IT 1/2" FROM TOP OF BOOTRAIL IS 2"
3. MOIN 4" FROM FRONT GRAD
4. REMOVE ALL TWIG, ROOT, WEED, ROCKS AND
5. BACKFILL WITH SOIL MIX & "WATER IN"
6. COMPLETE BACKFILLING, CONSTRUCT SALTIN
7. STAKE EDGE, A 10" MOLD
8. STAKE & CLAY SECURELY INS. REINFORCE IT
9. STAKE & CLAY SECURELY INS. REINFORCE IT



PLANTING PROCEDURE

- 1 LAYOUT BL-0 AND OUTLINE EDGE
- 2 PREPARE PLANTING SOIL PER SPECIFICATIONS

SHRUB AND PERENNIAL PLANTING

[illegible]