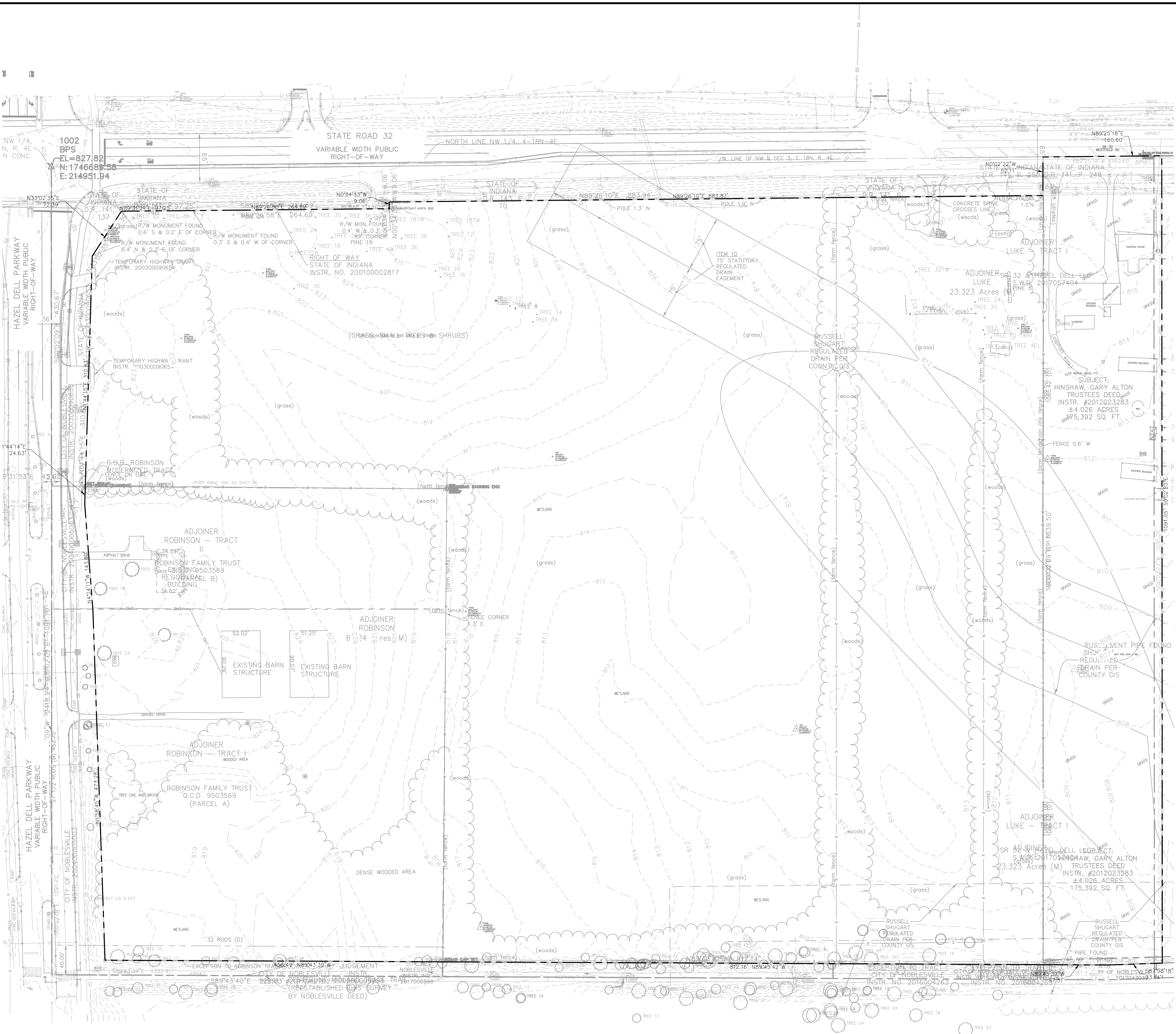


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INDIANAPOLIS, IN 46240  
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AS NOTED  
DESIGNED BY: KLG  
DRAWN BY: JMS  
CHECKED BY: JLV



**SECURE HOLDINGS, LLC**  
9000 Keystone Crossing, Ste 660  
Indianapolis, IN 46240

**EXISTING  
CONDITIONS**

**MIDLAND POINTE**  
SEC S.R. 32 & HAZEL DELL RD.  
NOBLESVILLE, IN 46062

ORIGINAL ISSUE:  
01/10/2023  
KHA PROJECT NO.  
170222000

SHEET NUMBER  
PD 1.0











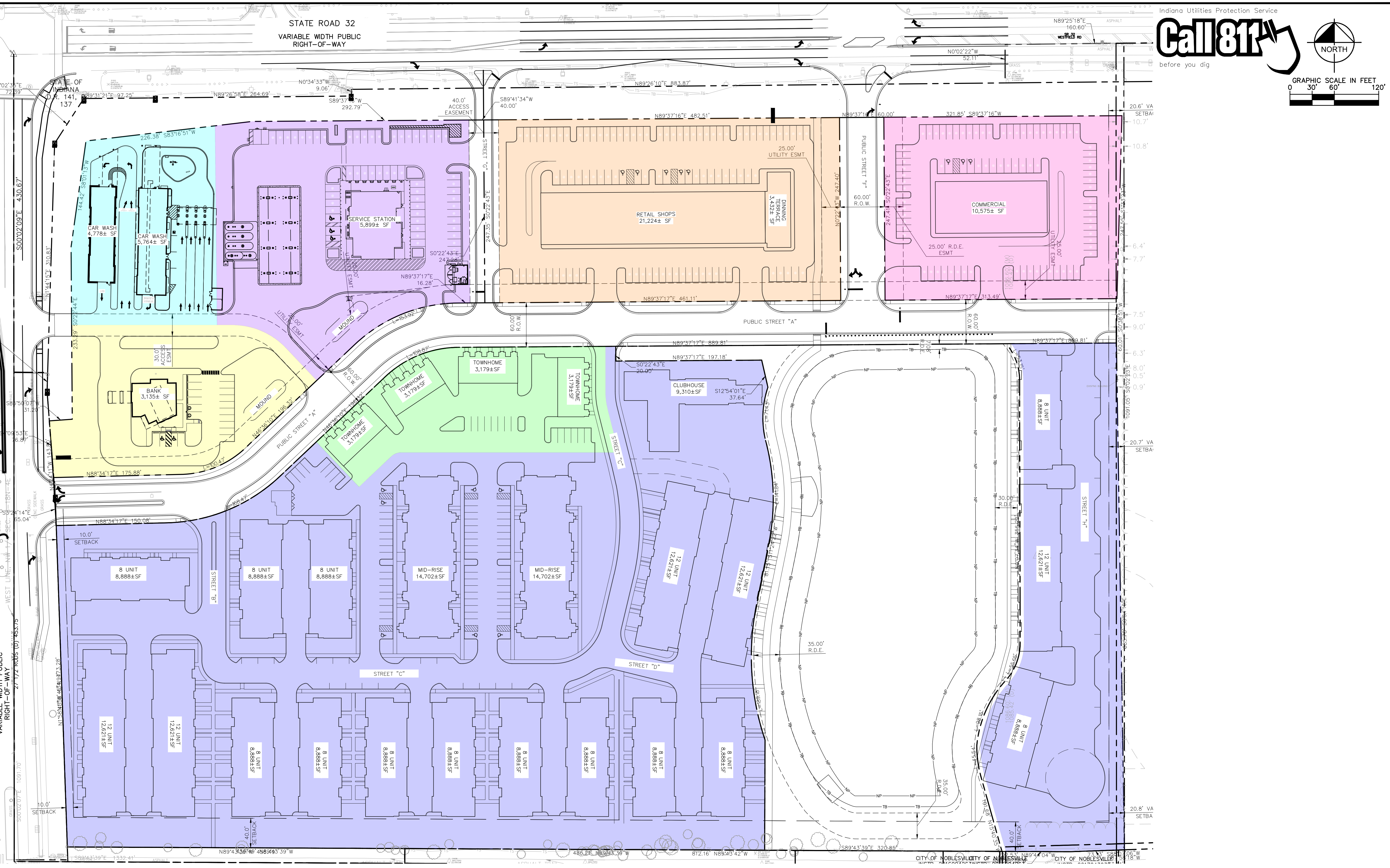




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Indiana Utilities Protection Service

**Call 811**  
before you dig



PARKING ALLOCATION SUMMARY

PARKING #	COMMERCIAL	MULTIFAMILY	RETAIL	TOWNHOMES	BANK	SERVICE STATION	CAR WASH
STANDARD	80	88	126	14	16	54	3
ACCESSIBLE	3	7	4	0	2	3	1
GARAGE	0	172	0	20	0	0	0
EV					2		
TOTAL							
UNIT COUNT	-	-	-	-	-	-	-
STANDARD REQ. PARKING RATIO	-	-	-	-	-	-	-
PROVIDED RATIO	-	-	-	-	-	-	-

PROJECT PHASES  
 PHASE 1 - PUBLIC STREETS A & F, STREET G, MASTER PLANNED DETENTION POND AND UTILITY INFRASTRUCTURE  
 PHASE 2 - MULTIFAMILY AND TOWNHOMES  
 FUTURE PHASES - COMMERCIAL/RETAIL NORTH OF PUBLIC STREET A

NO. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

REVISIONS

**Kimley-Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 250 EAST 96TH STREET, SUITE 550,  
 INDIANAPOLIS, IN 46240  
 WWW.KIMLEY-HORN.COM

AS NOTED  
 DESIGNED BY: KLG  
 DRAWN BY: JMS  
 CHECKED BY: JLV

**APPROVED FOR CONSTRUCTION**  
 JARED L. WILKIE  
 REGISTERED PROFESSIONAL ENGINEER

SECURE HOLDINGS, LLC  
 9000 Keystone Crossing, Ste 660  
 Indianapolis, IN 46240

**PARKING ALLOCATION PLAN**

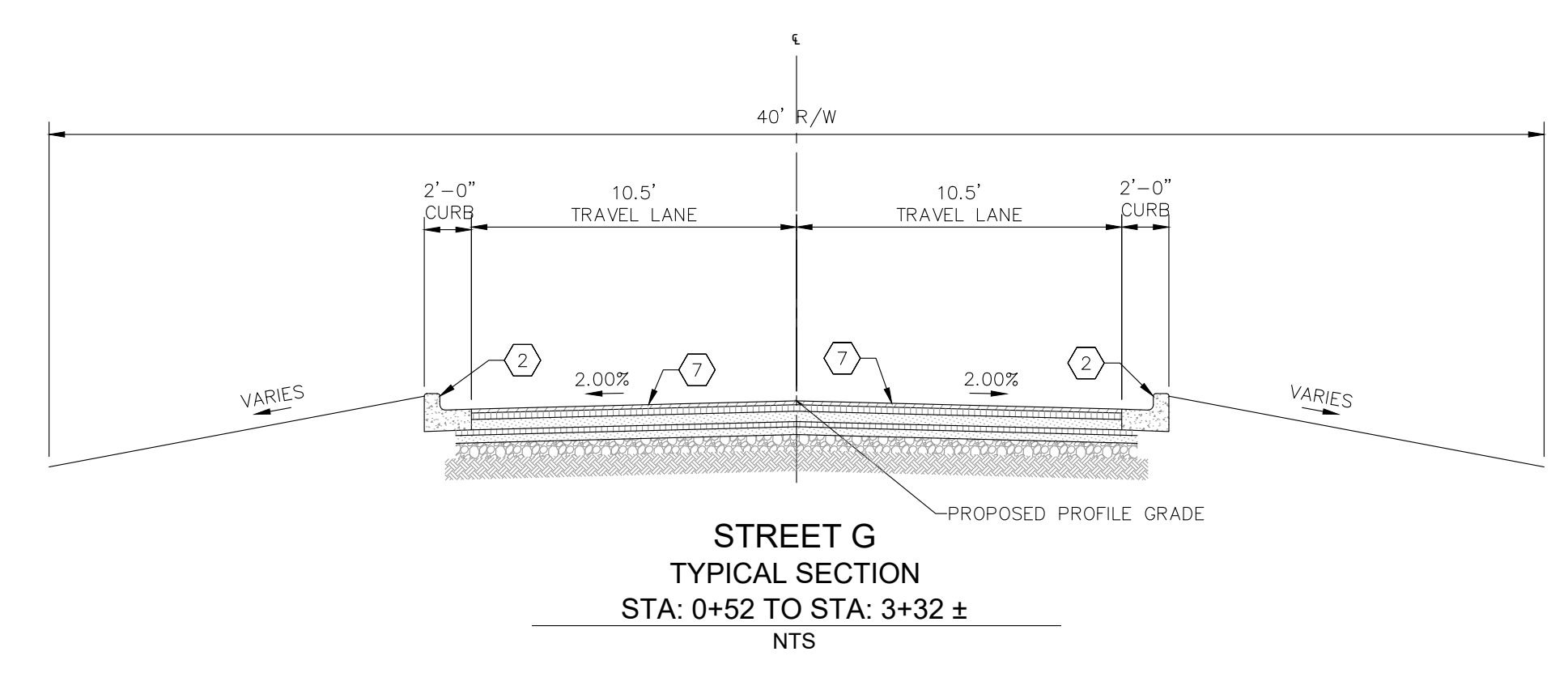
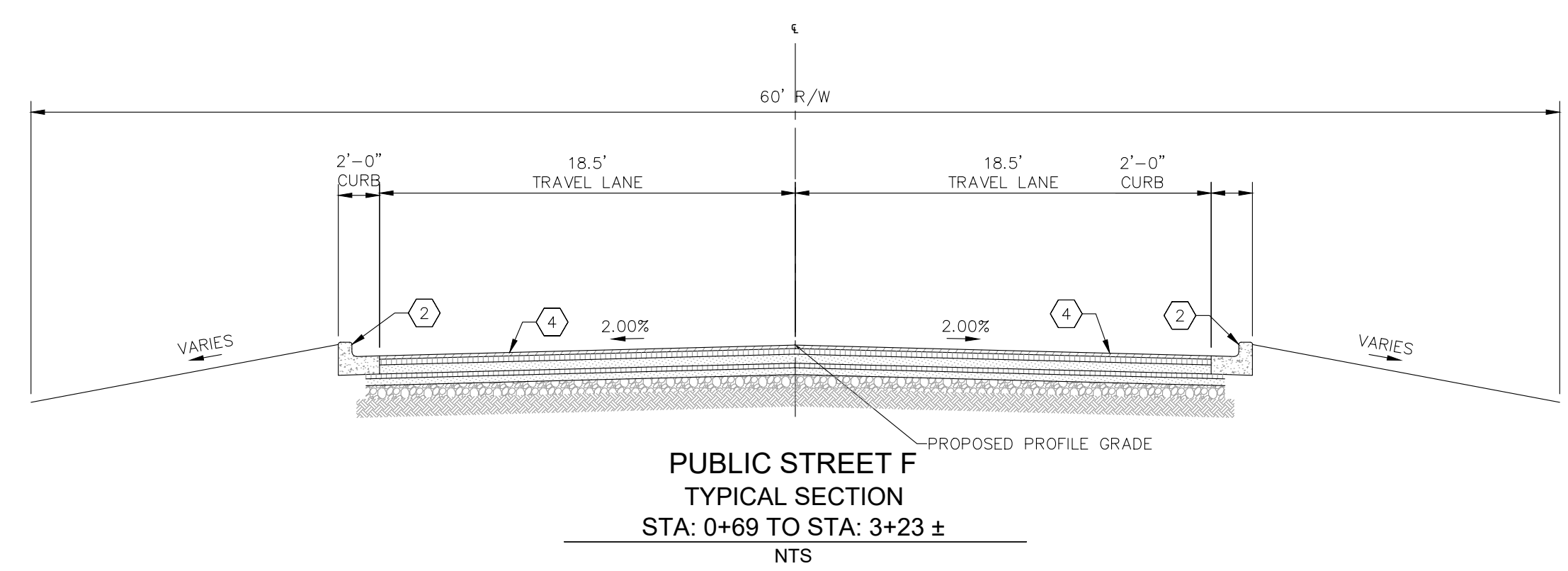
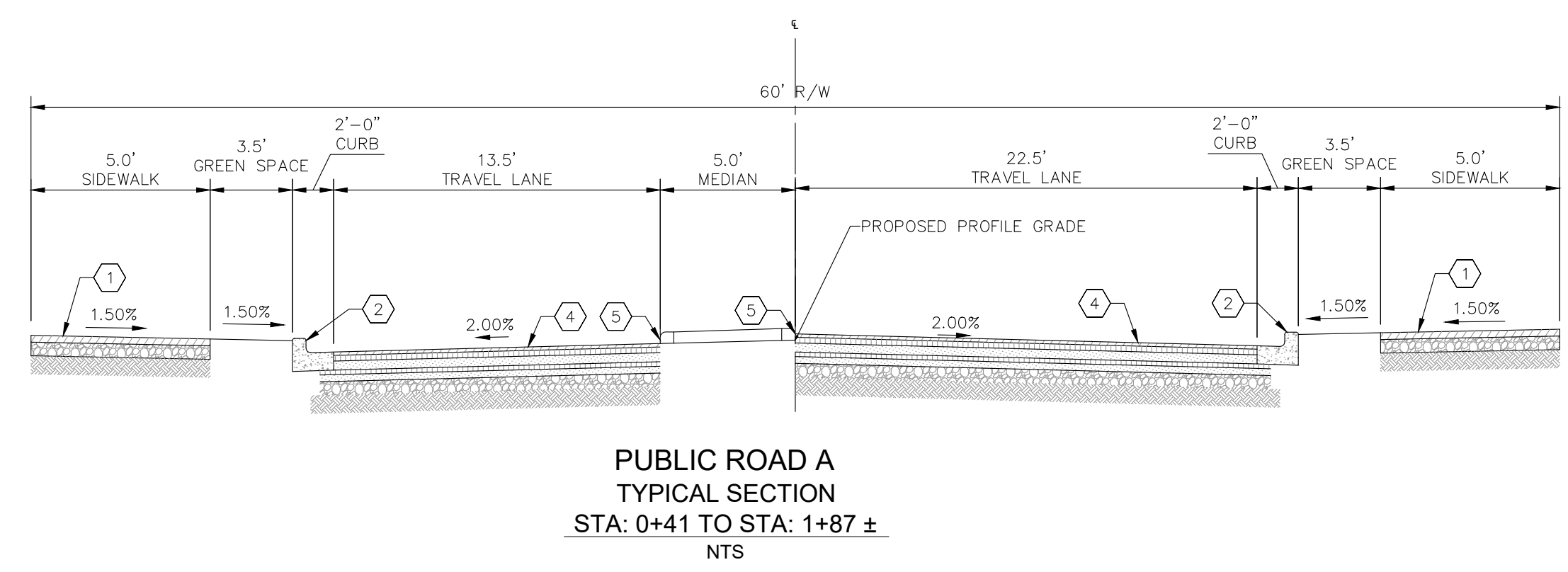
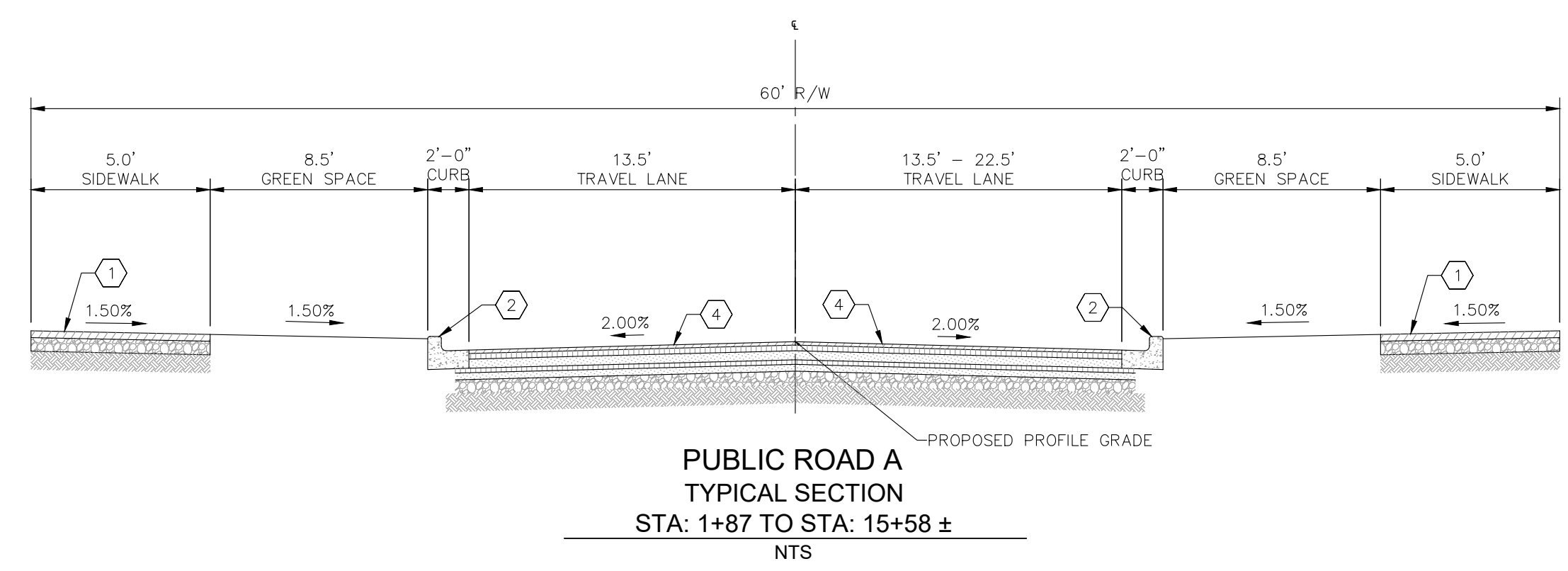
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 SEC S.R. 32 & HAZEL DELL RD.  
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ORIGINAL ISSUE:  
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### LEGEND

- ① CONCRETE SIDEWALK (REFER TO CITY STANDARD DETAILS)
- ② COMBINED CONCRETE CURB & GUTTER (REFER TO CITY STANDARD DETAILS)
- ③ CONCRETE CENTER CURB, TYPE D (INDOT E-605-CNCC-03)
- ④ COMMERCIAL PAVEMENT  
 1.5" - 165#/SYD, QC/QA-SMA, 3, 70, SURFACE, 9.5mm ON  
 2.5" - 275#/SYD, QC/QA-HMA, 3, 64, INTERMEDIATE, 19.0mm ON  
 4" - 440#/SYD, QC/QA-HMA, 3, 64, BASE, 25.0mm ON  
 2" - 200#/SYD, QC/QA-HMA, 3, 76, INTERMEDIATE, OG 19.0mm ON  
 3" - 330#/SYD (3.0"), QC/QA-HMA, 3, 64, BASE, 25.0mm ON  
 6" - COMPACTED AGGREGATE, NO. 53
- ⑤ 6" CONCRETE INTEGRAL CURB
- ⑥ 6" UNDERDRAIN
- ⑦ HEAVY DUTY ASPHALT PAVEMENT

### NOTES

1. CONTRACTOR SHALL CONFIRM TIE-IN POINT LOCATIONS PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY



SCALE: AS NOTED  
 DESIGNED BY: KLG  
 DRAWN BY: JMS  
 CHECKED BY: JLW

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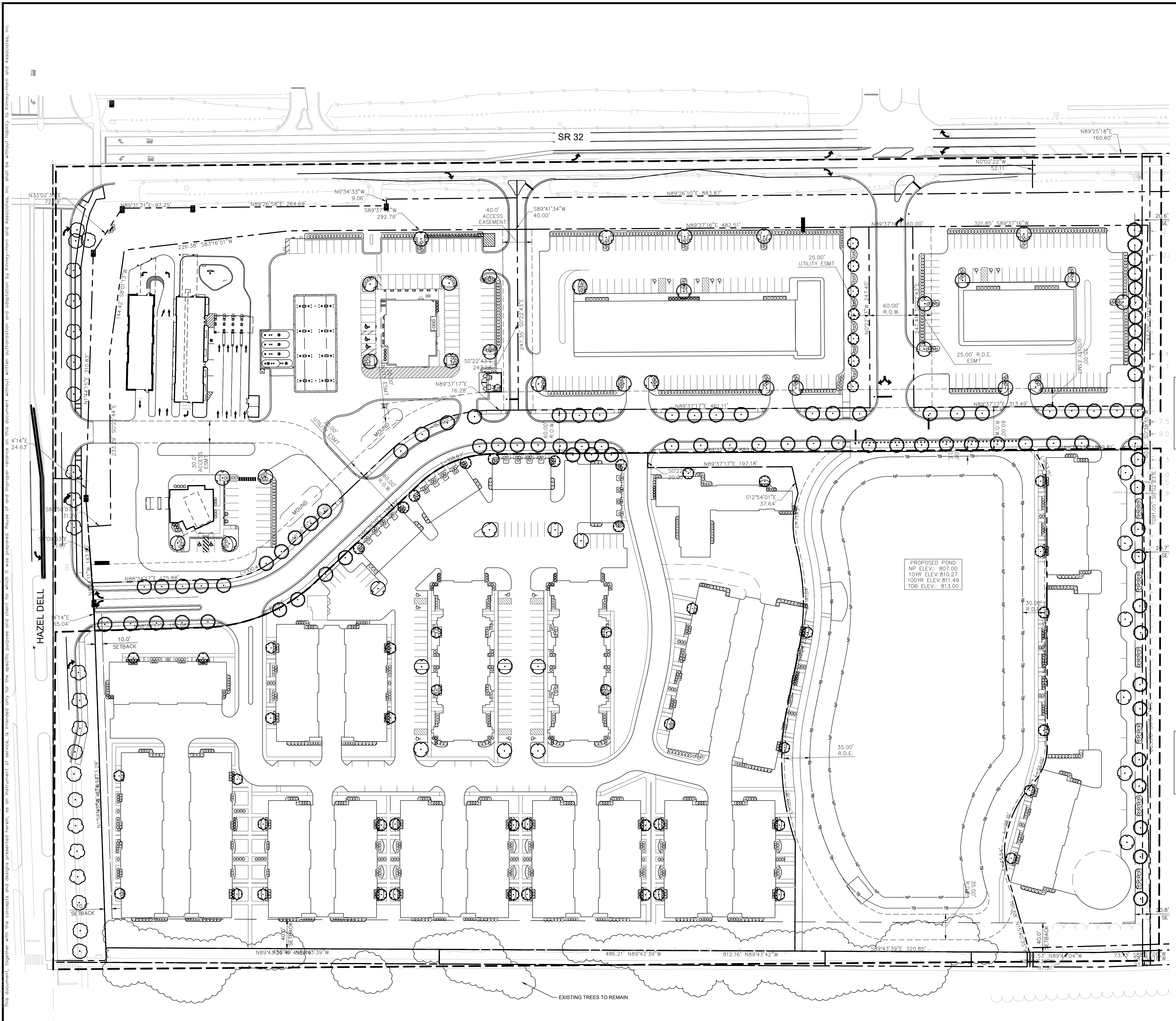
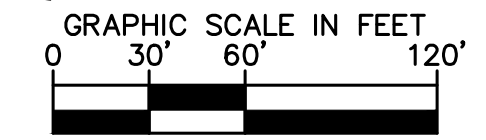
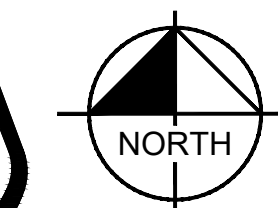
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AREA B

**NOTES:**

BUILDING FOUNDATION PLANTING IS ILLUSTRATIVE AND SHOWN FOR DESIGN INTENT ONLY. FINAL BUILDING FOUNDATION PLANTING PLANS TO BE SUBMITTED FOR APPROVAL VIA DDD BY FUTURE TENANTS/OWNERS.

AREA A

**NOTES:**

TABLE 12.0.8.B.4 HEATING AND COOLING UNITS SHALL NOT APPLY; LANDSCAPE SCREENING TO BE DESIGNED WHEN UNIT LOCATIONS ARE FINALIZED.

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<b>SECURE HOLDINGS, LLC</b> 9000 Keystone Crossing, Ste 660 Indianapolis, IN 46240		<b>LANDSCAPE PLAN</b>		
<b>MIDLAND POINTE</b> SEC S.R. 32 & HAZEL DELL RD. NOBLESVILLE, IN 46062		ORIGINAL ISSUE: 01/10/2023 KHA PROJECT NO. 170222000 SHEET NUMBER <b>L1.0</b>		





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AREA A

ORDINANCE CHART		
ZONING: PD/R-5		
REQUIREMENT	REQUIRED	PROVIDED
<b>INTERIOR PARKING</b>		
<ul style="list-style-type: none"> <li>Class B: 5% of parking area landscaped</li> <li>1 shade tree/island</li> </ul>	<ul style="list-style-type: none"> <li>Parking Area: 28,197 SF</li> <li>28,197 x .05 = 1,410 SF landscaped area</li> <li>10 islands = 10 trees</li> </ul>	<ul style="list-style-type: none"> <li>2,612 SF = 9.3%</li> <li>10 trees</li> </ul>
<b>BUILDING BASE PLANTINGS</b>		
<ul style="list-style-type: none"> <li>10 deciduous or evergreen shrubs per 100 LF</li> <li>1 shade tree/island</li> <li>2 ornamental trees per building</li> </ul>	<ul style="list-style-type: none"> <li>12,548 LF</li> <li>125.5 x 10 shrubs = 1,255 shrubs</li> <li>25 buildings x 2 = 50 ornamental trees</li> </ul>	<ul style="list-style-type: none"> <li>1,255 shrubs</li> <li>50 ornamental trees</li> </ul>
<b>LANDSCAPE BUFFER</b>		
<ul style="list-style-type: none"> <li>Landscape buffer plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>	<ul style="list-style-type: none"> <li>Landscape buffer plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>	<ul style="list-style-type: none"> <li>Landscape buffer plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>

AREA B

ORDINANCE CHART		
ZONING: PD/PB		
REQUIREMENT	REQUIRED	PROVIDED
<b>INTERIOR PARKING</b>		
<ul style="list-style-type: none"> <li>Class B: 5% of parking area landscaped</li> <li>1 shade tree/island</li> <li>5 shrubs/island</li> </ul>	<ul style="list-style-type: none"> <li>Parking Area: 104,780 SF</li> <li>104,780 x .05 = 5,239 SF landscaped area</li> <li>29 islands = 29 trees + 145 shrubs</li> </ul>	<ul style="list-style-type: none"> <li>6,350 SF = 6.1%</li> <li>24 shade trees + 120 shrubs</li> </ul>
<b>BUILDING BASE PLANTINGS</b>		
<ul style="list-style-type: none"> <li>Building base plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>	<ul style="list-style-type: none"> <li>Building base plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>	<ul style="list-style-type: none"> <li>Building base plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>
<b>STREET TREES</b>		
<ul style="list-style-type: none"> <li>1 canopy tree/40 LF</li> </ul>	<ul style="list-style-type: none"> <li>State Rd. 32: 1,310 LF</li> <li>1,310/40 = 33 canopy trees</li> <li>Hazel Dell: 1,015 LF</li> <li>1,015/40 = 25 canopy trees</li> <li>Proposed Street: 2,728 LF</li> <li>2,728/40 = 68 canopy trees</li> </ul>	<ul style="list-style-type: none"> <li>State Rd.: 33 canopy trees</li> <li>Hazel Dell: 25 canopy trees</li> <li>Proposed Street: 68 canopy trees</li> </ul>
<b>LANDSCAPE BUFFER</b>		
<ul style="list-style-type: none"> <li>Landscape buffer plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>	<ul style="list-style-type: none"> <li>Landscape buffer plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>	<ul style="list-style-type: none"> <li>Landscape buffer plantings per landscape concept plan exhibit included with Midland Point PD</li> </ul>

MULCHING LEGEND	
	MULCH HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR

SEEDING LEGEND	
	PERMANENT SEEDING AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

PLANT SCHEDULE AREA A

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
GA	16	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL MIN	---
<b>EVERGREEN TREES</b>						
PA	13	PICEA ABIES	NORWAY SPRUCE	B & B	---	6' HT MIN
<b>ORNAMENTAL TREES</b>						
SI	26	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	B & B	1.5" CAL MIN	---
ZS	24	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	B & B	1.5" CAL MIN	---
<b>DECIDUOUS SHRUBS</b>						
CA	135	BOTANICAL NAME CEANOTHUS AMERICANUS	COMMON NAME NEW JERSEY TEA	CONT 1 GAL	SPACING SEE PLAN	SIZE 24" HT MIN
DL	107	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	1 GAL	SEE PLAN	24" SPREAD MIN.
HW	128	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	1 GAL	SEE PLAN	24" HT MIN
IV	188	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	1 GAL	SEE PLAN	24" HT MIN
IW	194	ILEX VERTICILLATA	WINTERBERRY	1 GAL	SEE PLAN	24" HT MIN
MP	100	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	1 GAL	SEE PLAN	24" HT MIN
VB	138	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	1 GAL	SEE PLAN	24" HT MIN
<b>EVERGREEN SHRUBS</b>						
JF	181	BOTANICAL NAME JUNIPERUS CHINENSIS 'SEA GREEN'	COMMON NAME SEA GREEN JUNIPER	CONT 1 GAL	SPACING SEE PLAN	SIZE 24" HT MIN
TD	124	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	1 GAL	SEE PLAN	24" HT MIN

PLANT SCHEDULE AREA B

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CP	68	CARPINUS CAROLINIANA 'CCSQU' TM	PALISADE AMERICAN HORNBEAM	B & B	2.5" CAL MIN	---
GA	29	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MAIDENHAIR TREE	B & B	2.5" CAL MIN	---
NS	11	NYSSA SYLVATICA	TUPELO	B & B	2.5" CAL MIN	---
UH	12	ULMUS X 'PATRIOT'	PATRIOT ELM	B & B	2.5" CAL MIN	---
<b>EVERGREEN TREES</b>						
PA	11	PICEA ABIES	NORWAY SPRUCE	B & B	---	6' HT MIN
<b>ORNAMENTAL TREES</b>						
ZS	7	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	B & B	1.5" CAL MIN	---
<b>DECIDUOUS SHRUBS</b>						
CA	80	BOTANICAL NAME CEANOTHUS AMERICANUS	COMMON NAME NEW JERSEY TEA	CONT 1 GAL	SPACING SEE PLAN	SIZE 24" HT MIN
DL	73	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	1 GAL	SEE PLAN	24" SPREAD MIN.
HW	7	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	1 GAL	SEE PLAN	24" HT MIN
IV	47	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	1 GAL	SEE PLAN	24" HT MIN
IW	28	ILEX VERTICILLATA	WINTERBERRY	1 GAL	SEE PLAN	24" HT MIN
MP	189	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	1 GAL	SEE PLAN	24" HT MIN
VB	209	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	1 GAL	SEE PLAN	24" HT MIN
<b>EVERGREEN SHRUBS</b>						
TD	21	BOTANICAL NAME TAXUS X MEDIA 'DENSIFORMIS'	COMMON NAME DENSE ANGLO-JAPANESE YEW	CONT 1 GAL	SPACING SEE PLAN	SIZE 24" HT MIN

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SCALE: AS NOTED  
DESIGNED BY: MCD  
DRAWN BY: KG  
CHECKED BY: JLW

**NOT APPROVED FOR CONSTRUCTION**

*Michelle Ryan*

**SECURE HOLDINGS, LLC**  
9000 Keystone Crossing, Ste 660  
Indianapolis, IN 46240

LANDSCAPE DETAILS

MIDLAND POINTE  
SEC S.R. 32 & HAZEL DELL RD.  
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