

C501

SHEET NUMBER

12/27/2023

12/29/2023

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12/29/2023

Call 811
before you dig

Indiana Utility Protection Service

COURTYARDS OF HAZEL DELL PRIMARY PLAT

SIGNAGE AND LIGHTING PLAN

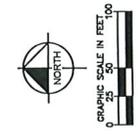


APPROVAL FOR CONSTRUCTION

SCALE: AS NOTED

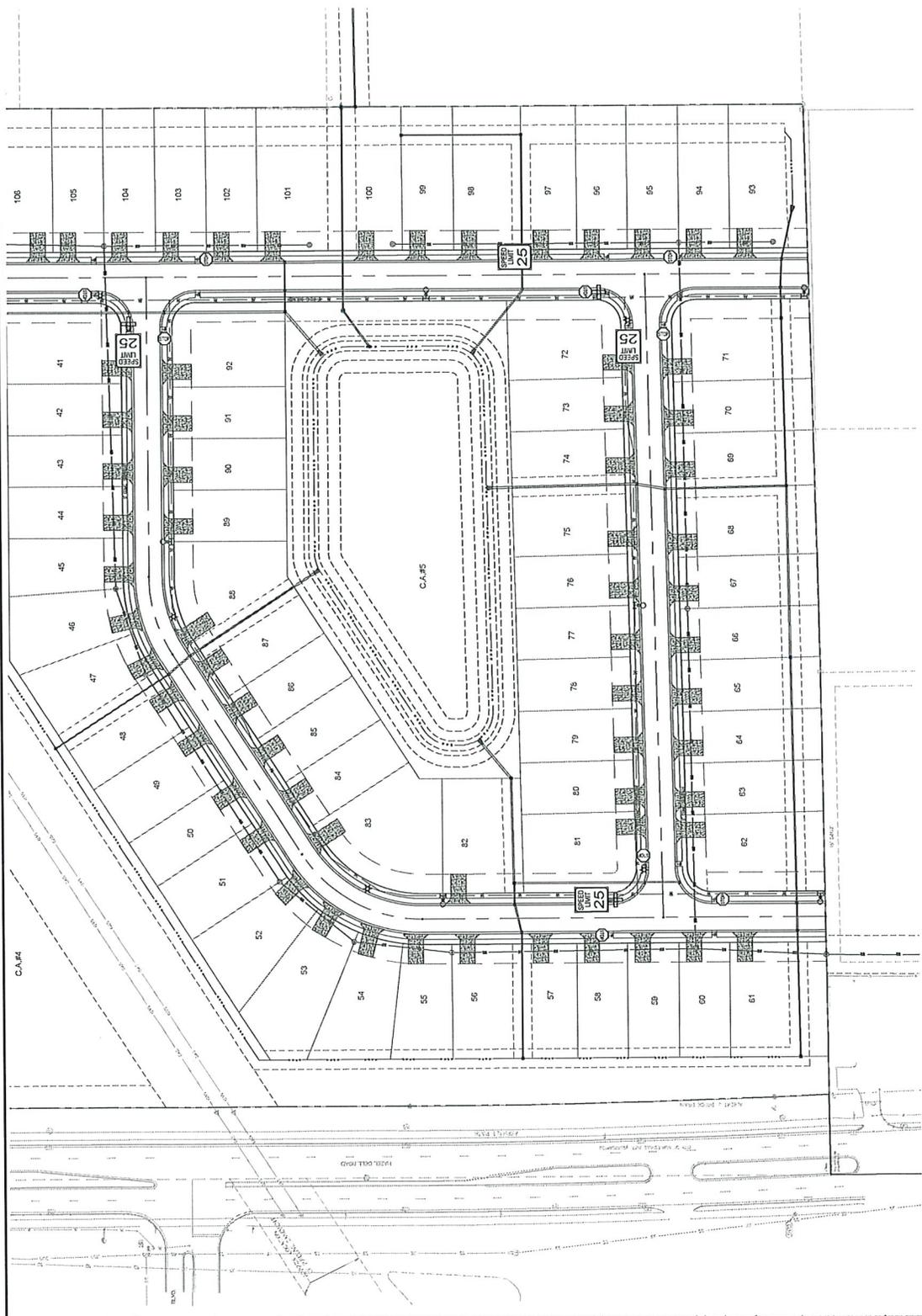
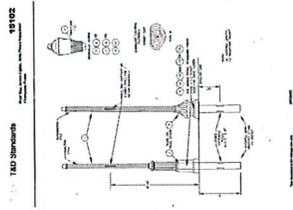
DESIGNED BY: JSM
CHECKED BY: JSM
DATE: 12/29/2023

NO.	REVISIONS	DATE	BY



- LEGEND**
- ROAD NAME SIGN 8 (R2-1)
 - STOP SIGN 16 (R1-1)
 - SPEED LIMIT SIGN 9 (R2-2)
 - LIGHTING 11

SEE THE SIGNAGE MANUAL FOR ALL SIGNAGE WATER, AND OTHER REGULATIONS. REFER TO THE LATEST EDITION OF THE SIGNAGE MANUAL 2011 EDITION.



DESIGNED BY: JSM (12/29/2023) CHECKED BY: JSM (12/29/2023) DATE: 12/29/2023 10:30am BY: JSM
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C600

HAZEL DELL
PRIMARY PLAT

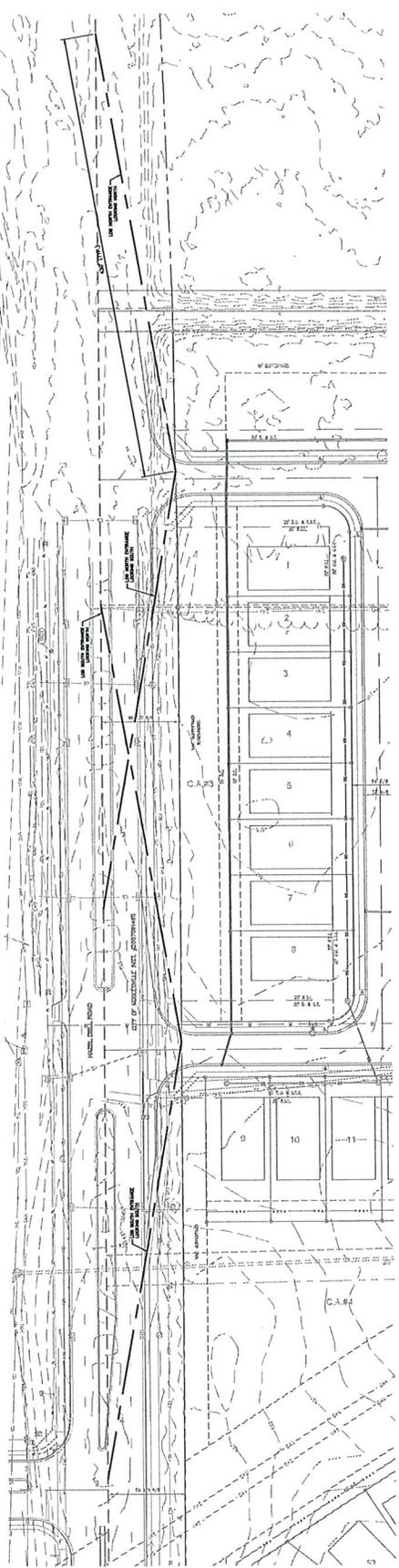
COURTYARDS OF
HAZEL DELL
PRIMARY PLAT

LINE OF SIGHT
PLAN



APPROVAL DRAWING
NOT FOR CONSTRUCTION

SCALE: AS NOTED
DESIGNED BY: JAH
CHECKED BY: JAH
DATE: 12/27/2023
PROJECT NO.: 73077022
SHEET NUMBER: C600

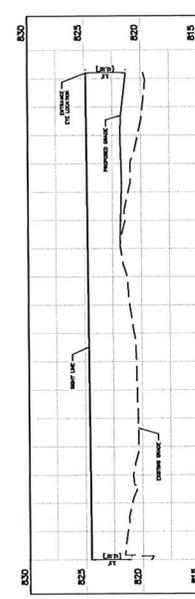
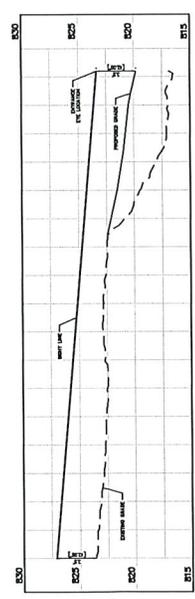
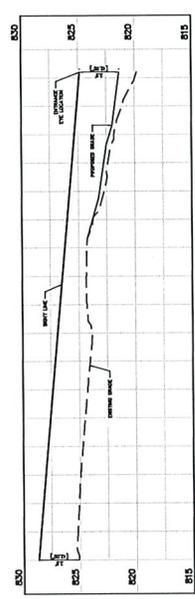
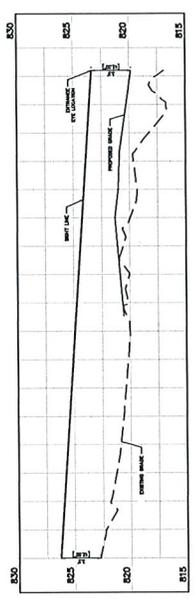


Design Speed (mph)	Intersection Sight Distance For Passenger Car	
	Calculated (ft)	Design (ft)
15	145.3	145
20	191.1	195
25	238.9	240
30	286.7	290
35	334.4	335
40	382.2	385
45	430.0	430
50	477.8	480
55	525.5	530
60	573.3	575
65	621.1	625
70	668.9	670

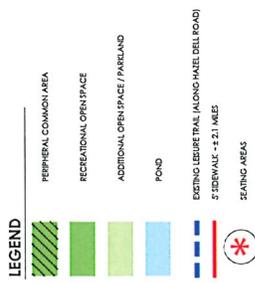
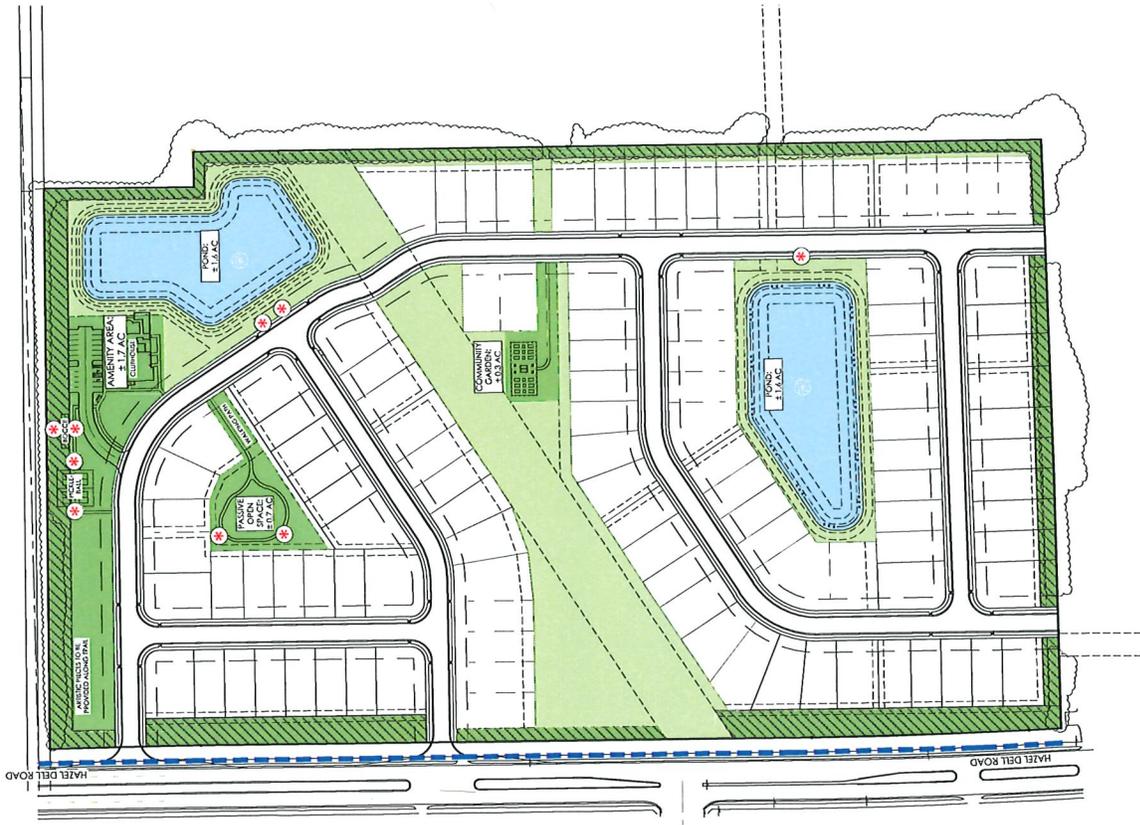
Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required sight distance recalculated.

INTERSECTION SIGHT DISTANCE FOR PASSENGER CAR TO TURN RIGHT FROM A STOP OR TO MAKE A CROSSING MANEUVER

Figure 4c-101



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OPEN SPACE

- ± 3.7 AC PERIPHERAL COMMON AREA
- ± 2.7 AC RECREATIONAL OPEN SPACE
- ± 1.1 AC AMENITY AREA
- ± 1.9 AC ADDITIONAL OPEN SPACE/PARKLAND
- ± 6.5 AC POND
- ± 3.2 AC POND
- ± 1.1 AC COMMUNITY GARDEN
- ± 1.1 AC PICKLEBALL COURT
- ± 1.1 AC BOCCIE COURT
- ± 1.1 AC SEATING ALONG PATH

TOTAL OPEN SPACE (NOT INCLUDING PONDS):
± 12.9 AC (30.3% OF ± 42.5 AC)



NOTES:

- Photos shown are conceptual & representative of other Epcor projects.



CFR OF HOUSTONVILLE, MIDDLETON COUNTY, PENNSYLVANIA
FD - PLANNED DEVELOPMENT
FOR
THE COURTYARDS AT HAZEL DELL
OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN

EMH.T
Engineering & Architecture
1000 North 17th Street, Suite 200
P.O. Box 117700
Phoenix, AZ 85066-1700
Phone: (602) 955-1234
Fax: (602) 955-1235
www.emh.t

DATE: December 20, 2023
SCALE: AS NOTED
JOB NO.: 20231043
SHEET: L102

DATE: 12/20/23
SCALE: AS NOTED
JOB NO.: 20231043
SHEET: L102

STREET TREE DATA (INCLUDING SHEETS L104 & L105):

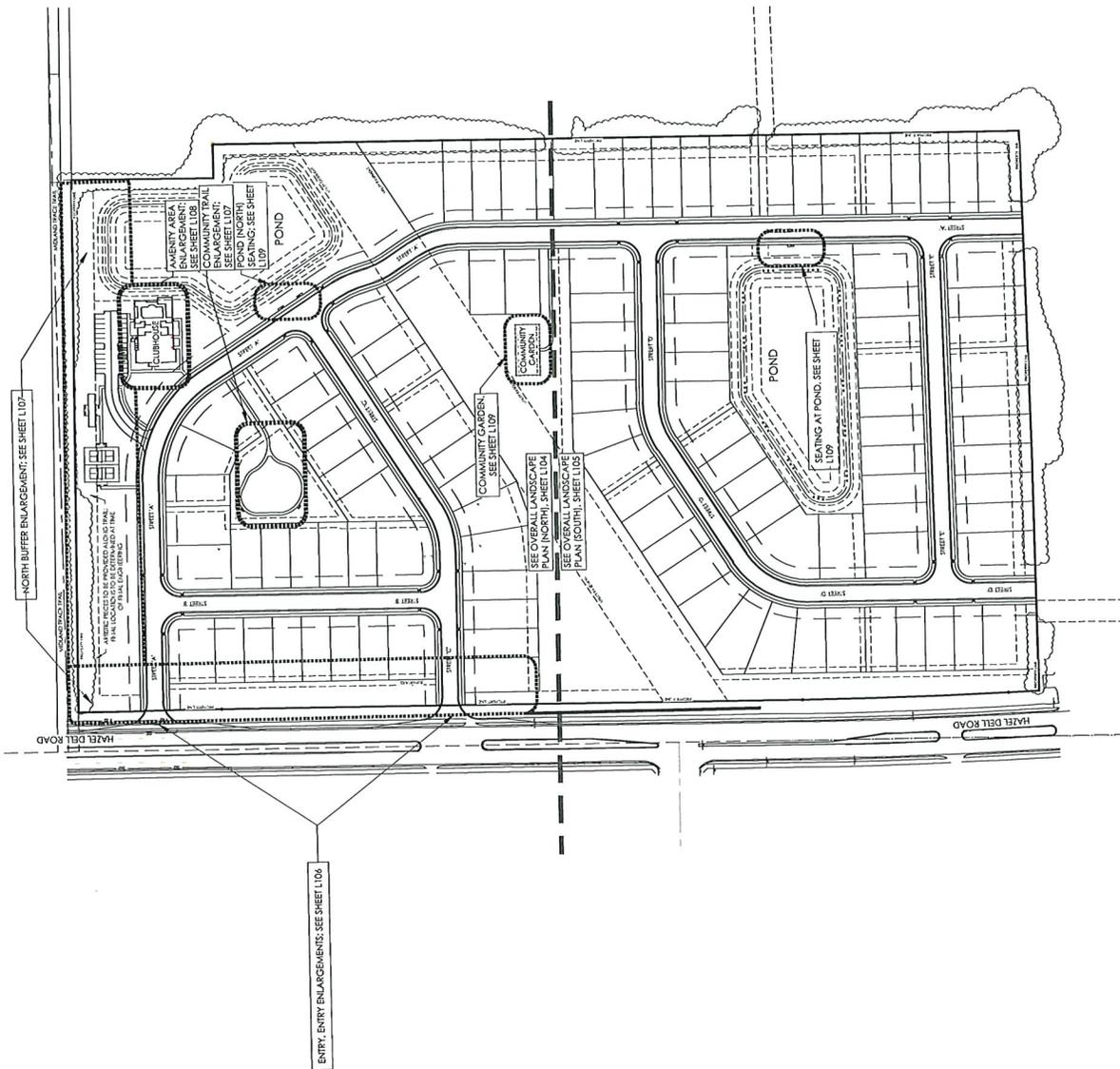
STREET	LENGTH (GROSS)	LENGTH (NET)	REQUIRED TREES*	PROPOSED TREES
A	± 2,300 LF	N/E ± 1,400 LF S/W ± 1,400 LF TOTAL: 2,800 LF	N/E: 28 S/W: 28 TOTAL: 56	N/E: 33 S/W: 33 TOTAL: 66
B	± 560 LF	N/E ± 560 LF E ± 560 LF	N/E: 7 S/W: 7 TOTAL: 14	N/E: 8 S/W: 8 TOTAL: 16
C	± 890 LF	N/E ± 470 LF S ± 5,000 LF	N/E: 10 S: 10 TOTAL: 20	N/E: 13 S: 13 TOTAL: 26
D	± 1,230 LF	N/E ± 790 LF S/W ± 790 LF	N/E: 16 S/W: 16 TOTAL: 32	N/E: 19 S/W: 19 TOTAL: 38
E	± 480 LF	N/E ± 380 LF S ± 380 LF	N/E: 8 S: 8 TOTAL: 16	N/E: 8 S: 8 TOTAL: 16

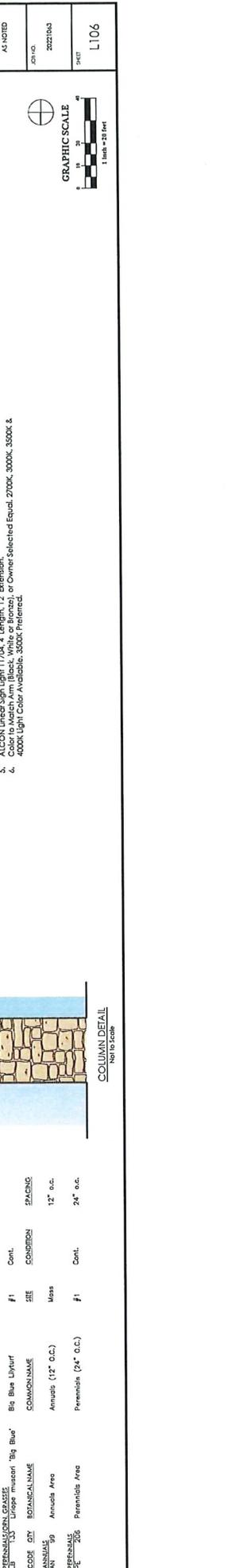
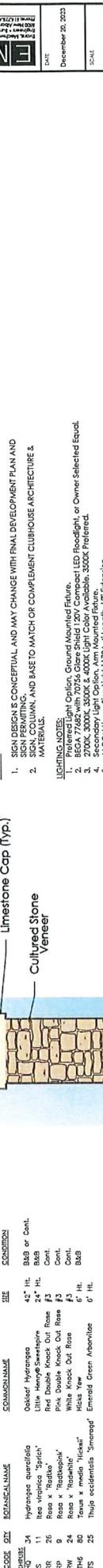
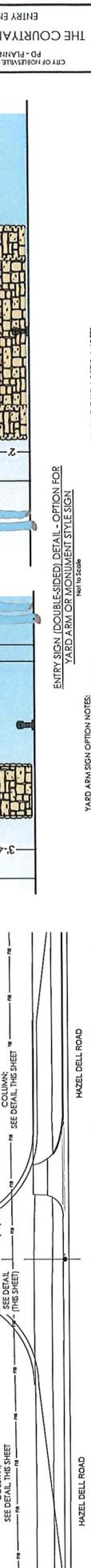
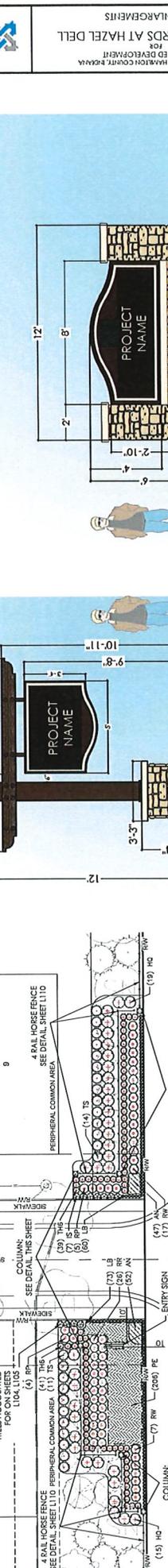
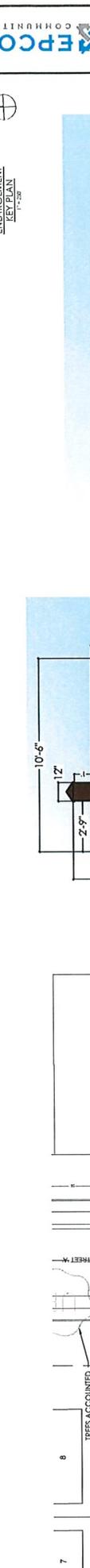
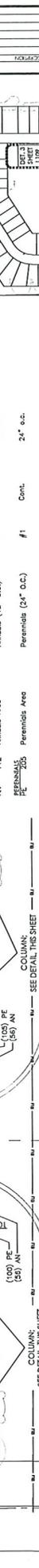
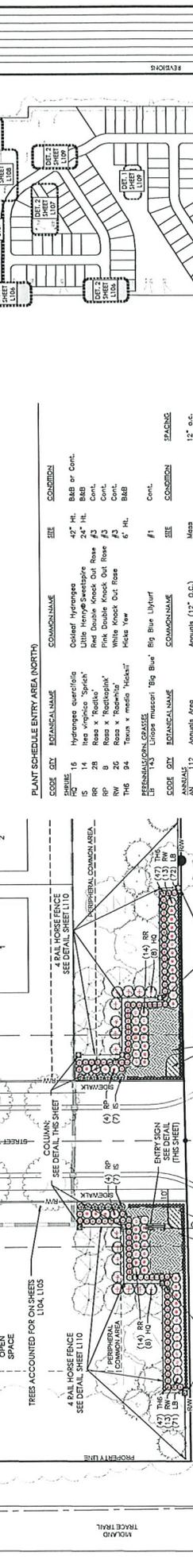
* REQUIREMENTS:
 1 STREET TREES ± LF; NOT INCLUDING DRIVEWAYS, EASEMENTS, & INTERSECTIONS

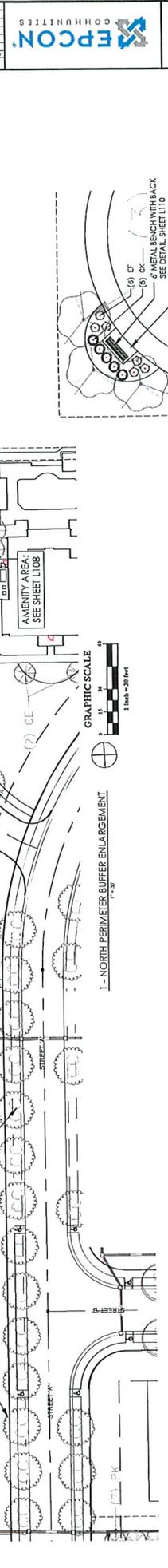
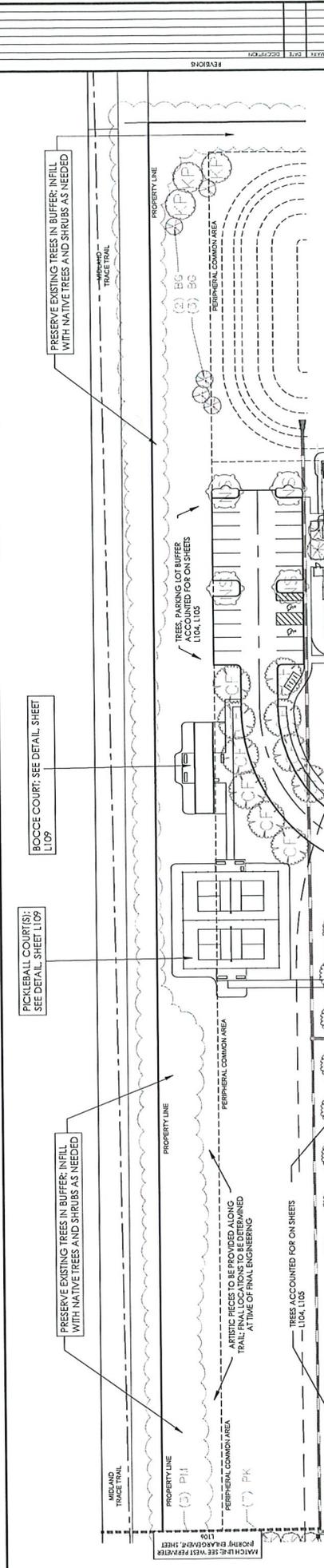
**PERIPHERAL BUFFER (HAZEL DELL);
 INCLUDING SHEETS L104 & L105:**

LOCATION	LENGTH (GROSS)	REQUIREMENT	REQ'D TREES	PROP. TREES**
NORTH OF STREET 'A'	± 195 LF	- 3 DECIDUOUS TREES PER 100 LF	3 DEC. TREES	3 DEC. TREES
BETWEEN STREET 'A' AND STREET 'C'	± 460 LF	- 3 EVG/GREEN TREES PER 100 LF	14 DEC. TREES 14 EVG. TREES	14 DEC. TREES 14 EVG. TREES
SOUTH OF STREET 'E'	± 340 LF	- 4 RAIL FENCE	11 EVG. TREES	11 EVG. TREES
SOUTH OF EASEMENT	± 410 LF	- 4 RAIL FENCE	19 DEC. TREES 19 EVG. TREES	19 DEC. TREES 19 EVG. TREES

** IN ADDITION TO PROPOSED TREES:
 FOUR-SIDE HORSE FENCE (SEE DETAIL SHEET L101) AND WOUNDING (SEE ENGINEER PLANS)
 SHALL BE PROVIDED ALONG PERIMETER BOUNDARY.







PLANT SCHEDULE COMMUNITY TRAIL AND SEATING AREA

CODE	CITY	BOTANICAL NAME	SIZE	SCHEMATIC
EF	12	Entinocoe purpurea 'Flagmont Angel'	Program Angel	Cont.
EF	12	Entinocoe purpurea 'Flagmont Angel'	Program Angel	Cont.
EF	12	Entinocoe purpurea 'Flagmont Angel'	Program Angel	Cont.

THE COURTYARDS AT HAZEL DELL
 PD - PLANNED DEVELOPMENT
 CITY OF HOOVERVILLE HAZELTON COURT, HAZELTON, PA
 15022

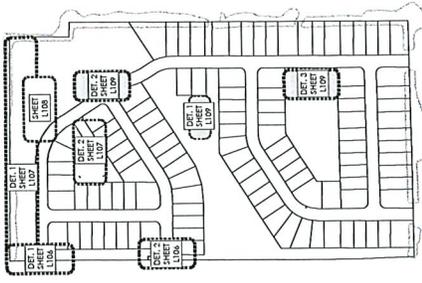
EMHT
 ENGINEERING
 1000 N. HAZELTON AVENUE, SUITE 100
 HAZELTON, PA 15022
 PHONE: 724.838.1111
 FAX: 724.838.1112
 WWW.EMHT.COM

DATE: December 20, 2023
 SCALE: AS NOTED
 JOB NO.: 20221003
 SHEET: L107

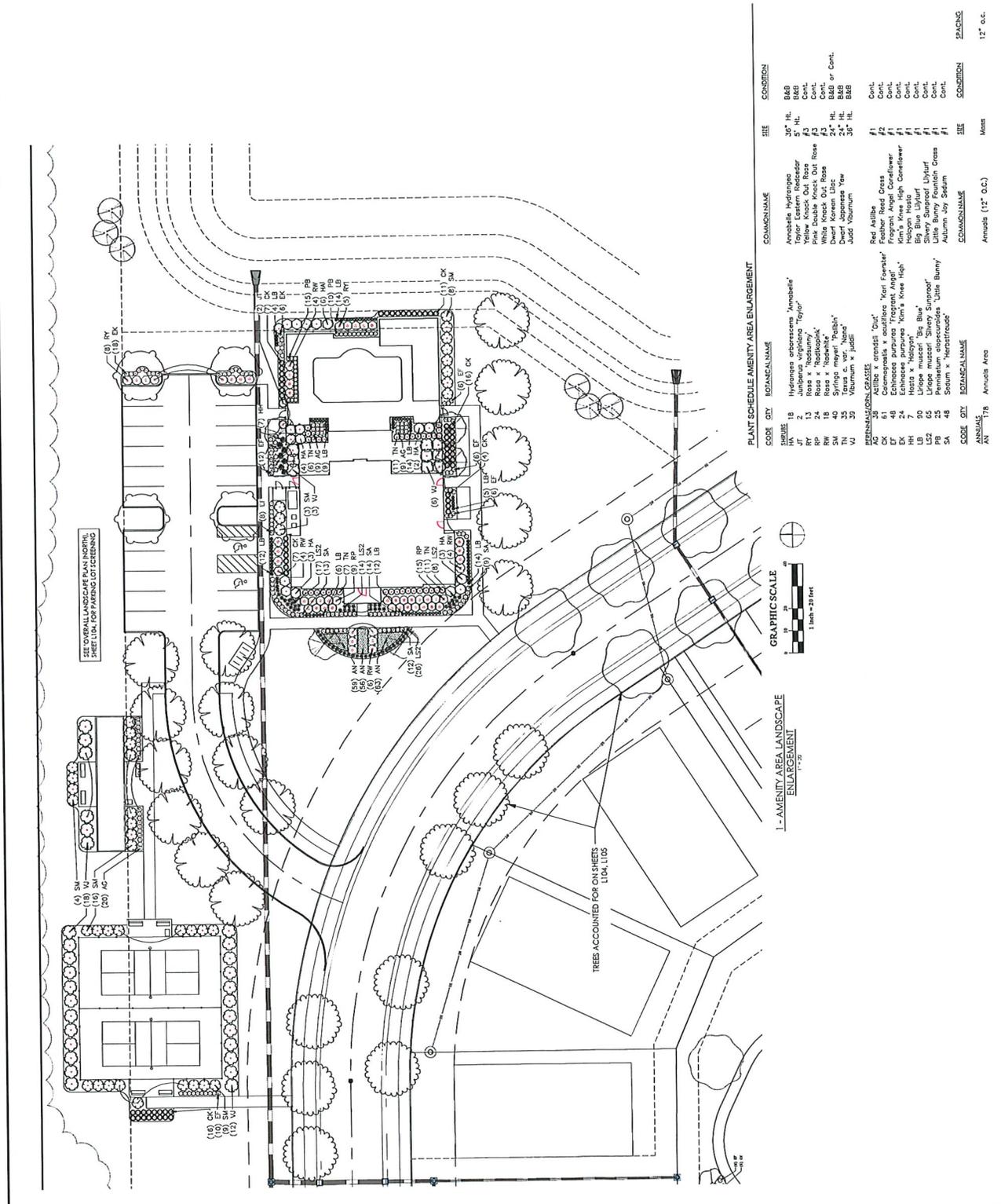
2 - COMMUNITY TRAIL AND SEATING AREA ENLARGEMENT

ENLARGEMENT KEY PLAN
 1" = 20'

GRAPHIC SCALE
 1 inch = 15 feet



ENLARGEMENT
KEY PLAN
1" = 200'



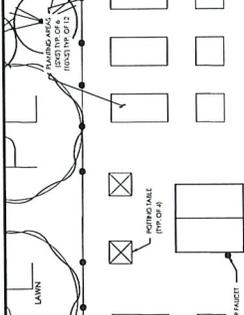
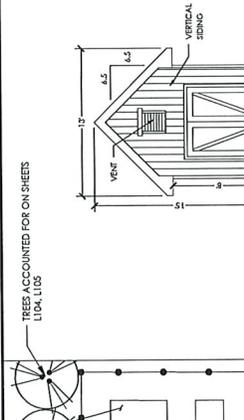
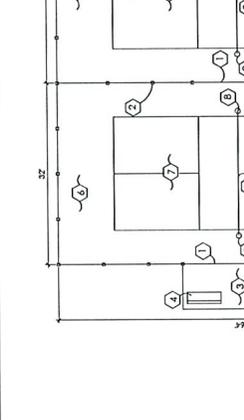
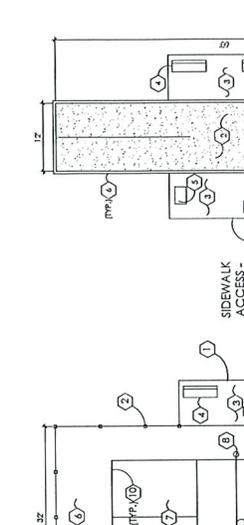
SEE OVERALL LANDSCAPE PLAN NORTH SHEET L104 FOR PARKING LOT SCREENING

THESE ACCOUNTED FOR ON SHEETS L104, L105



1 - AMENITY AREA LANDSCAPE ENLARGEMENT
1" = 20'

PLANT SCHEDULE	AMENITY AREA ENLARGEMENT	COMMON NAME	SIZE	CONDITION
HA	18	Hydrangea arborescens 'Annabelle'	36" Ht.	BBB
RT	13	Juniperus horizontalis 'Taylor'	36" Ht.	BBB
RP	24	Pink Double Knock Out Rose	#2	Cont.
RW	18	Rose x 'Roseglorie'	#3	Cont.
SA	15	Shirley Sagewood Lily	24" Ht.	BBB or Cont.
TN	35	Texas c. var. 'Yona'	24" Ht.	BBB or Cont.
VJ	39	Viburnum x 'Judith'	36" Ht.	BBB
PERENNIALS/GRASSES				
AC	35	Actinella x cordata 'Lull'	#1	Cont.
CP	40	Chimonax x cordata 'Lull'	#2	Cont.
EF	48	Echinacea purpurea 'Fragrant Angel'	#1	Cont.
EK	24	Echinacea purpurea 'Kim's Knee High'	#1	Cont.
LB	90	Lilium muscari 'Big Blue'	#1	Cont.
LS2	65	Lupinus muscari 'Shirley Sagewood'	#1	Cont.
PB	35	Pennisetum alopecuroides 'Little Bunny'	#1	Cont.
SA	40	Saxifraga x 'Hortensioide'	#1	Cont.
SO	35	Sorbus x 'Hortensioide'	#1	Cont.
ANNUALS				
AN	78	Annulus Area	12" o.c.	MIN



Bocce Ball Court

SIDEWALK ACCESS - VARIES BY LOCATION

Pickleball Court

Garden Shed Detail

- BOCCIE NOTES**
1. PARKING TO MEET ADA.
 2. MANHOLE THIS BOCCIE COURT, SEE DETAILS, THIS SHEET.
 3. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.
 4. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.
 5. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.
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 10. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.
 11. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.

- PICKLEBALL NOTES**
1. PARKING TO MEET ADA.
 2. MANHOLE THIS PICKLEBALL COURT, SEE DETAILS, THIS SHEET.
 3. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.
 4. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.
 5. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.
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 11. FINISH FLOOR, PER MANUFACTURER'S RECOMMENDATION.

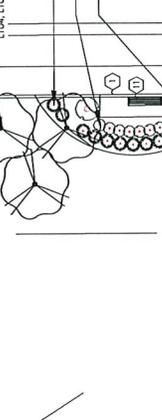
- BOCCIE NOTES**
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- PICKLEBALL NOTES**
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NOTE:

1. All dimensions as shown herein are approximate and will be confirmed with final development plan.

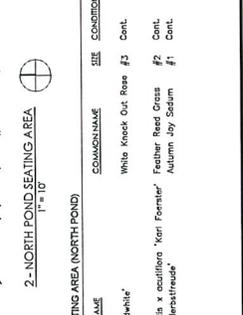
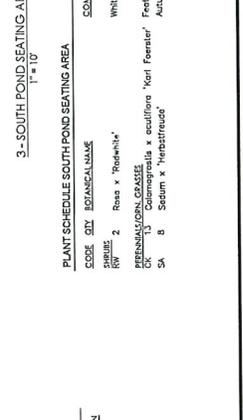
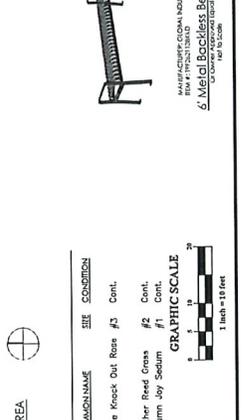
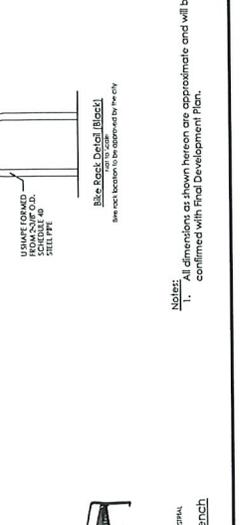
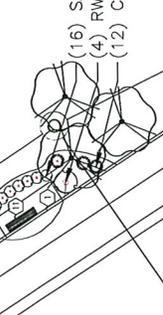
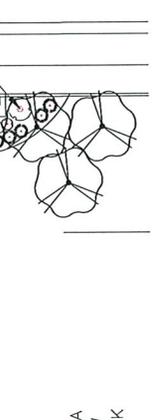


PLANT SCHEDULE SOUTH POND SEATING AREA

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
RW	2	Rosa x 'Rosewhite'	White Knock Out Rose	#3	Cont.
CK	12	Conium maculatum	Feather Reed Grass	#2	Cont.
SA	8	Setum x 'Herbstfreude'	Autumn Joy Sedum	#1	Cont.

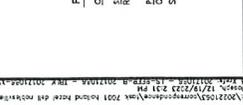
PLANT SCHEDULE SEATING AREA (NORTH POND)

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
RW	4	Rosa x 'Rosewhite'	White Knock Out Rose	#3	Cont.
CK	12	Conium maculatum	Feather Reed Grass	#2	Cont.
SA	16	Setum x 'Herbstfreude'	Autumn Joy Sedum	#1	Cont.



PLANT SCHEDULE SOUTH POND SEATING AREA

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
RW	2	Rosa x 'Rosewhite'	White Knock Out Rose	#3	Cont.
CK	12	Conium maculatum	Feather Reed Grass	#2	Cont.
SA	8	Setum x 'Herbstfreude'	Autumn Joy Sedum	#1	Cont.



PLANT SCHEDULE SOUTH POND SEATING AREA

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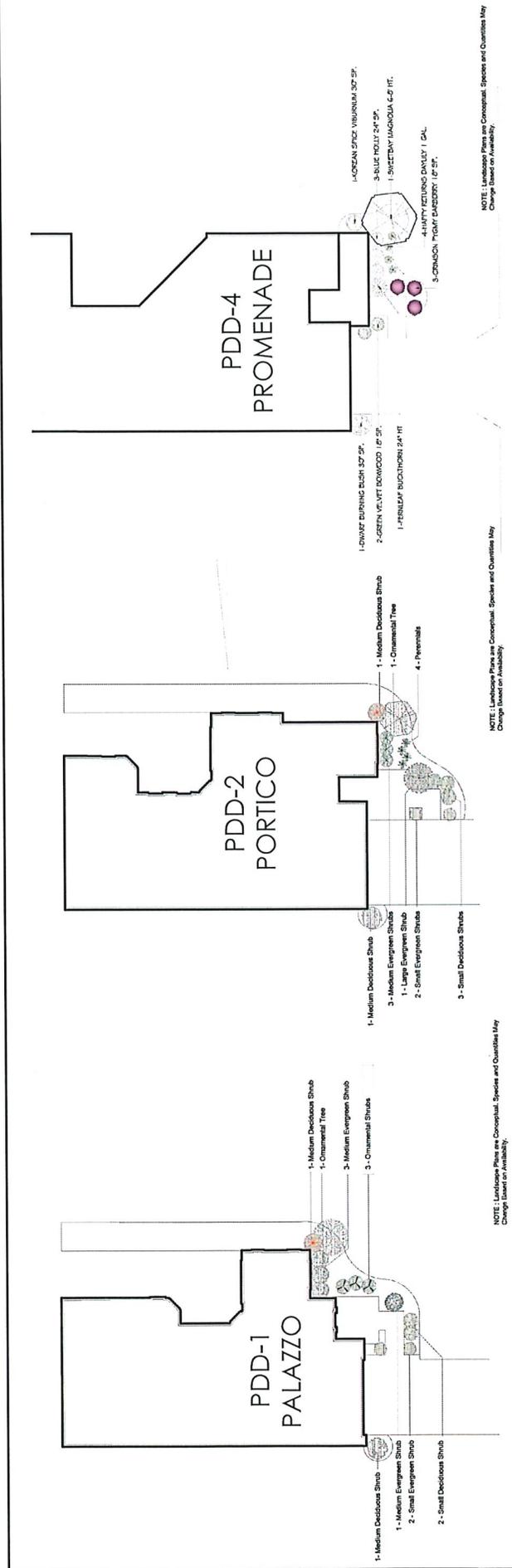


DATE	12/19/21
SCALE	AS NOTED
PROJECT NO.	20221043
SHEET	1111

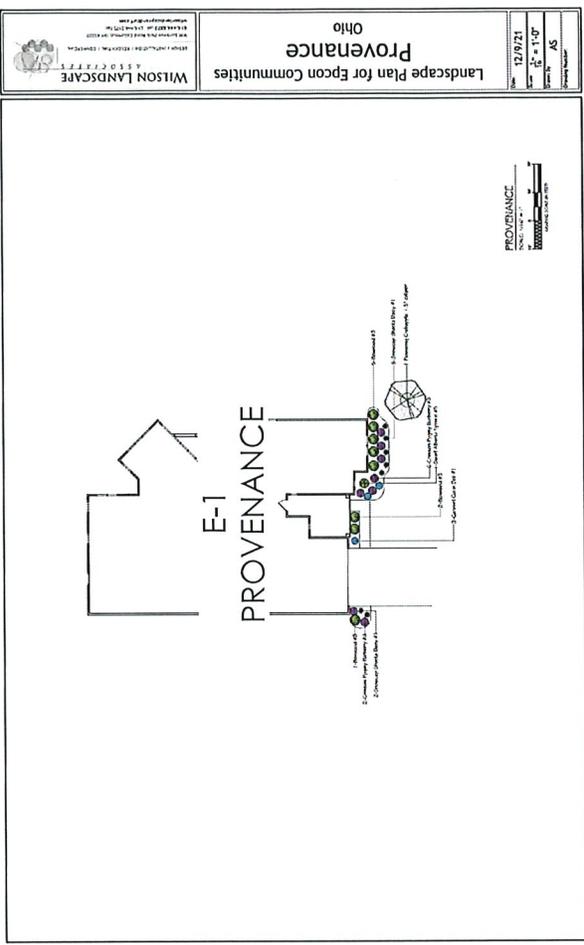
EMHT
 Environmental Management & Technology, Inc.
 12200 W. 12th Street, Suite 200
 Overland Park, KS 66211
 Phone: (913) 241-1100
 Fax: (913) 241-1101
 www.emht.com

CITY OF HOUSTON, HAYWORTH COURTYARD, PHOENIX
 FOR
 PD - PLANNED REQUIREMENT
 THE COURTYARDS AT HAZEL DELL
 TYPICAL HOME LANDSCAPE

EPFCOM
 COMMUNITIES



NOTE: Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.



NOTE: Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.

Wilson Landscape
 A S C O R P
 12200 W. 12th Street, Suite 200
 Overland Park, KS 66211
 Phone: (913) 241-1100
 Fax: (913) 241-1101
 www.wilsonlandscape.com

PROVENANCE
 Ohio
 Landscape Plan for Epcon Communities

DATE: December 20, 2023
 SCALE: AS NOTED
 PROJECT NO.: 20221043
 SHEET: 1111

PROVENANCE
 12/19/21
 1" = 1'-0"
 AS

