

THE COURTYARDS OF HAZEL DELL

CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

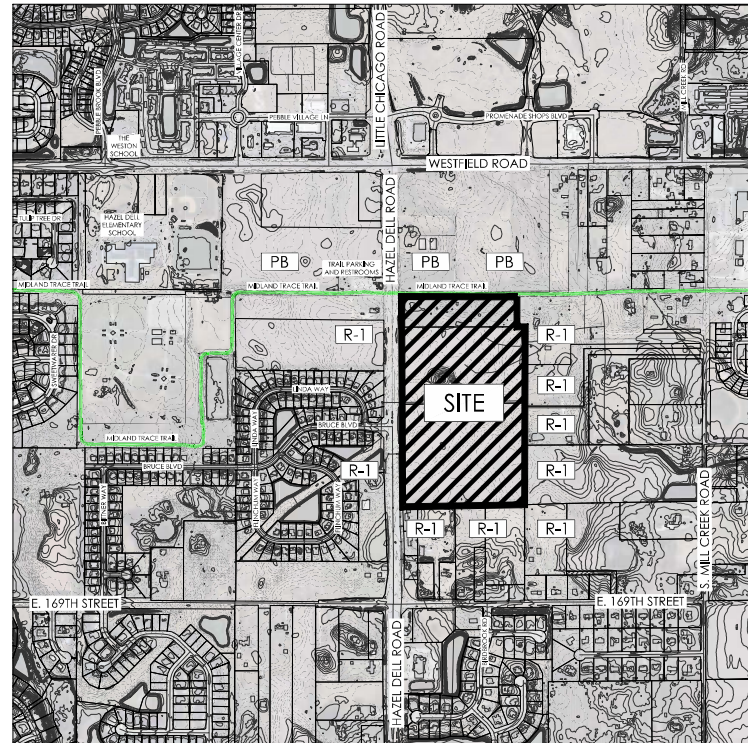
PD - PLANNED DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR:
 EPCON COMMUNITIES
 11555 NORTH MERIDIAN
 CARMEL, INDIANA 46032

SUBMITTAL:
 JULY 2, 2024

PLANNER AND
 LANDSCAPE ARCHITECT












SITE LOCATION MAP
 1" = 500'





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LEGEND

-  PERIPHERAL YARD/LANDSCAPE BUFFER YARD
-  RECREATIONAL OPEN SPACE (PASSIVE OR ACTIVE)
-  ADDITIONAL OPEN SPACE / PARKLAND
-  POND
-  EXISTING LEISURE TRAIL (ALONG HAZEL DELL ROAD)
-  PROPOSED TRAIL CONNECTION TO MIDLAND TRACE TRAIL
-  5' SIDEWALK ± 2.1 MILES
-  SEATING AREAS
-  ENTRY FEATURES / SIGNAGE

OPEN SPACE

-  ± 3.9 AC PERIPHERAL COMMON AREA
-  ± 2.5 AC RECREATIONAL OPEN SPACE
 - CLUBHOUSE
 - POOL
 - BOCCIE
 - PICKLEBALL
 - COMMUNITY GARDEN
 - PASSIVE OPEN SPACE/WALKING PATH
-  ± 6.6 AC ADDITIONAL OPEN SPACE/PARKLAND
-  ± 3.0 AC PONDS

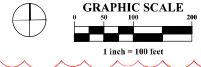
TOTAL OPEN SPACE (NOT INCLUDING PONDS):

± 13 AC TOTAL OPEN SPACE
(30% OF ± 42.5 AC)



Notes:

1. Photos shown are conceptual & representative of other Epcon projects.



COMMUNITY GARDEN



BOCCIE COURT



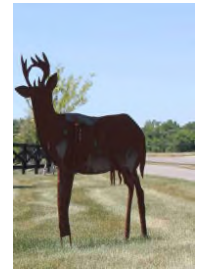
COMMUNITY GARDEN



PICKLEBALL COURT



SEATING ALONG PATH



CONCEPTUAL ART ADJACENT TO MIDLAND TRACE TRAIL

REVISIONS
DATE: 12/06/2023
7/22/24 PER SCALE PER 200' PER



CITY OF NOBLEVILLE - HAMILTON COUNTY, INDIANA
PD - PLANNING DEVELOPMENT
THE COURTYARDS OF HAZEL DELL
OPEN SPACE & PEDESTRIAN CONNECTIVITY PLAN

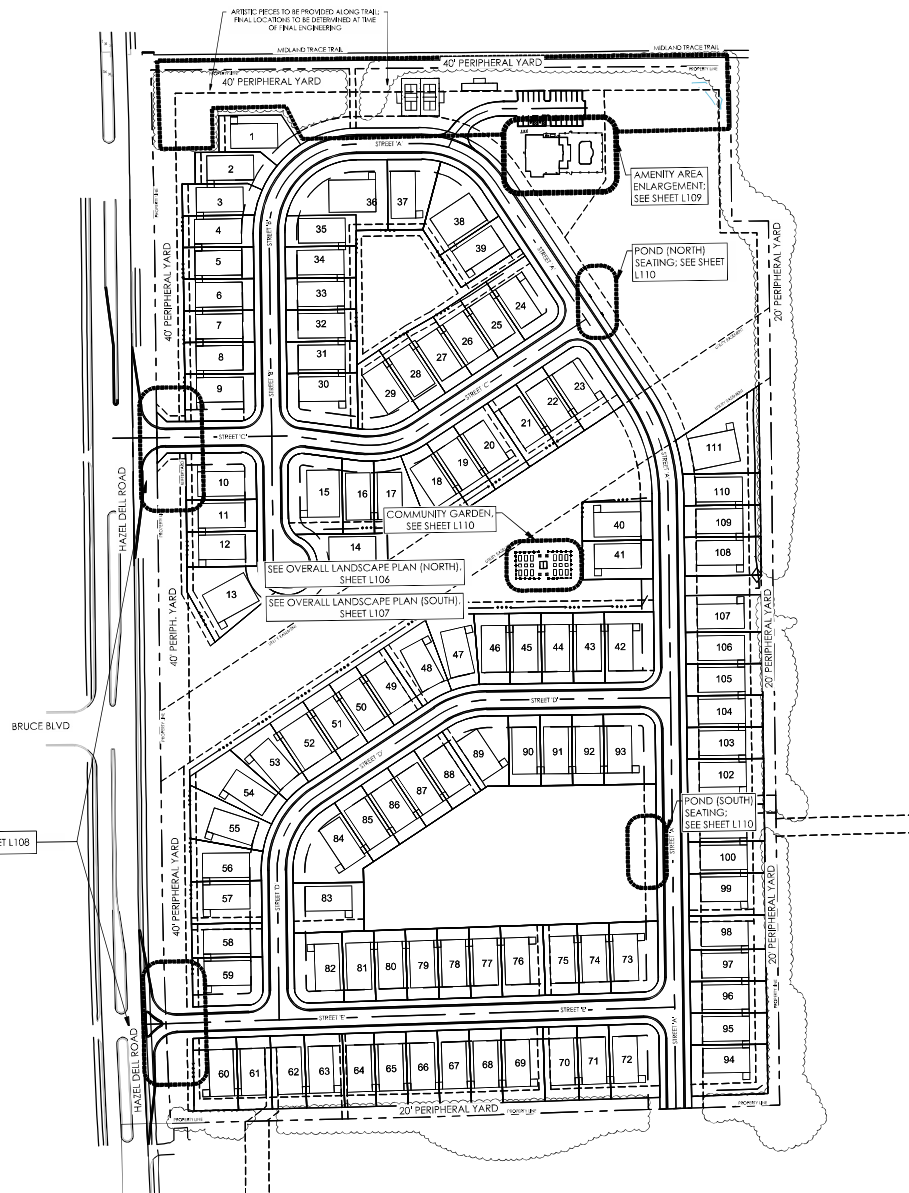


DATE: JULY 2, 2024

SCALE: AS NOTED

JOB NO.: 20221063

SHEET: L101



Site Data: 7/25/2023

Site Acreage	42.5	ac ±
Lots	111	du
Net Acreage	32.9	ac ±
Floodplains/Wetlands - N/A		
Right of Way (Internal) - ± 6.7 ac		
Detention/Retention - ± 2.9 ac		
Building Coverage *	7	ac ±
Gross Density	2.61	du / ac ±
Net Density	3.37	du / ac ±
Open Space **	13.00	ac ±

* Building Coverage assumes the largest building footprint available for purchase on each lot plus clubhouse footprint area.
 ** Open space does not include open space on individual lots.

Landscape Summary Data: Article 12 - Section 2.F.8

Total Percentage of Site in Landscape Area*

*Landscape Area Contained on Lots Not Included

Total Percentage of Site in Domestic Turf Grasses* 9.33 Acres/406,414 SF/22%

*Turf Grass Area Contained on Lots Not Included

Parking Lot Landscaping: Article 12 - Section 5

Section 5.B.1.b. Class B Parking Lot: 21-50 spaces

Section 5.C.1. Planting Islands Table 1.05.C.1.

Required	Provided
5% Landscaping, 319 SF	546 SF
750 SF Maximum Parking Lot Island	(2) Islands - 178 SF and 137 SF

Section 5.D. 1069 12.05.D.2

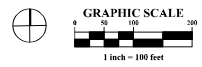
Rear & Interior side yards abutting nonresidential use zone (abuts Midland Trace Trail)

Required	Provided
10' landscape width	40' peripheral buffer
2 staggered canopy trees and 33 shrubs	Existing trees in buffer, 6 trees in parking lot and 33 shrubs

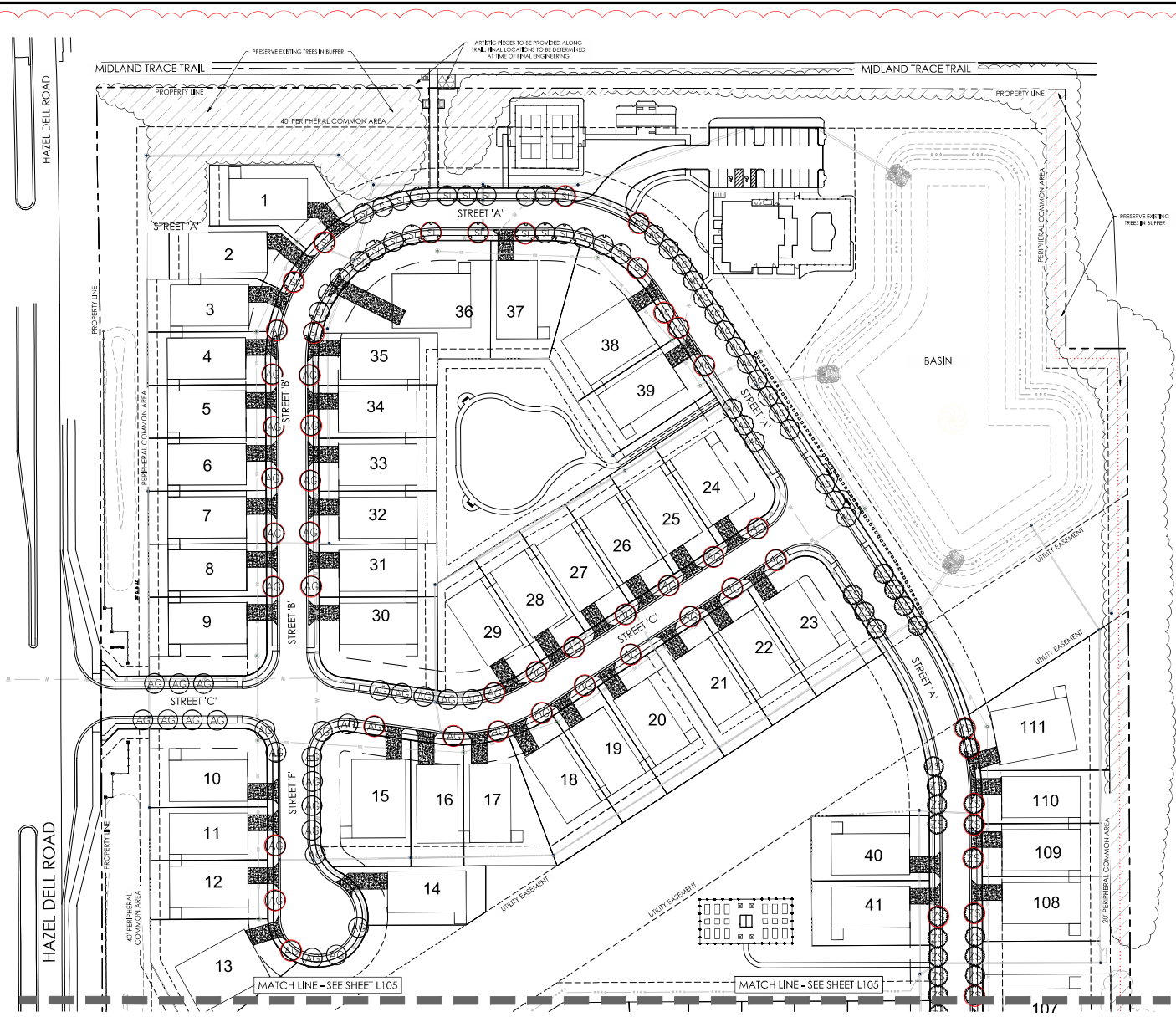
Peripheral Buffer Requirements: Article 12-Section 7E: Landscape Buffers and Table 12.07.E

Location	Require (width)	Proposed Width*	Length	Required Buffer	Required Quantity	Provided**
North Property Line	50'	40'	967'	3 dec. or evergreen trees + 33 shrubs / 100'	30 trees + 326 shrubs	78 existing trees to be preserved shall meet the requirement.
West Property Line	50'	40'	1795'	3 dec. or evergreen trees + 33 shrubs / 100'	54 trees + 592 shrubs	88 trees proposed (plus horse fence and rounding) to meet the requirement.
East Property Line	50'	30'	1833'	3 dec. or evergreen trees + 33 shrubs / 100'	55 trees + 605 shrubs	78 existing trees to be preserved shall meet the requirement.
South Property Line	50'	20'	1039'	3 dec. or evergreen trees + 33 shrubs / 100'	35 trees + 343 shrubs	34 existing trees to be preserved shall meet the requirement.

* See Variance request for justification in reduction in Proposed Buffer Width and plant material.
 ** On the West East and South Property lines, the architectural footprint includes a fenced side courtyard that is connected between units so there is a solid wall of building and fencing along these boundaries.
 Existing vegetation to be preserved along the north, east and south property lines meets or exceeds the code requirement for tree plantings.
 The Hazel Dell heritage (West Property Line) also includes a 4' tall horse fence.



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PLANT SCHEDULE STREET TREE (NORTH)

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
(AC)	AG	28	Acer glabrum	Rocky Mountain Maple	2.5" Cal.	B&B
(AC)	AC	8	Acer gliseum	Paperbark Maple	2.5" Cal.	B&B
(CC)	CC	26	Carpinus cordifolia	American Hornbeam	2.5" Cal.	B&B
(SI)	SI	18	Syringa reticulata Ivory Silk	Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B

NOTES

Refer to City of Noblesville Arbicultural Specifications Manual

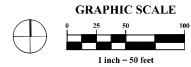
(U) Street Tree Planting Locations

As per City Ordinances, trees CANNOT be planted:

- Within 25 feet from the sidewalk crossing of any street corner without a stop sign.
- Within 35 feet from the sidewalk crossing of any street corner with a stop sign.
- Within 20 feet from the edge of any driveway.
- Within 10 feet from any fire hydrant.
- Within 10 feet of a streetlight lamp post.
- Within 10 feet from any water meter pit.
- Or planted in any location not relative to its mature growth size.
- No tree may be planted in a location where at its mature height, any limbs will be 10 feet or less from any overhead power lines. Any locations where overhead power lines are present are considered a small size tree location.

(R) Note: Street trees with Red Notation do not meet driveway spacing requirement per Arbicultural Manual and shall be approved by the City Forester.

NOTE: Contractor shall refer to Arbicultural Specifications Manual - City of Noblesville Indiana - for street tree planting specifications



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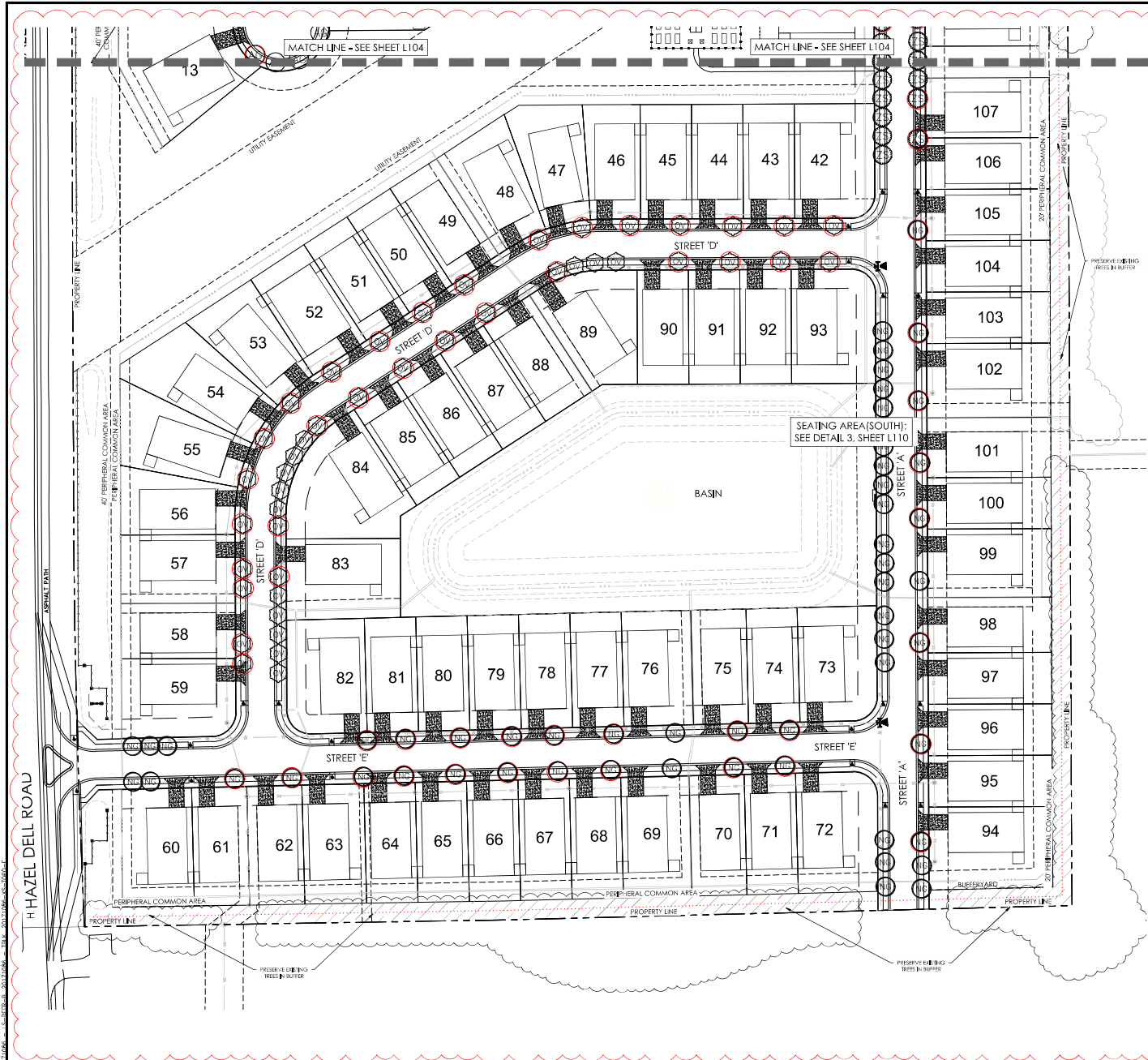
THE COURTYARDS OF HAZEL DELL

STREET TREE PLAN (NORTH)

DATE: JULY 2, 2024
 SCALE: AS NOTED
 JOB NO.: 20221063

SHEET

L104

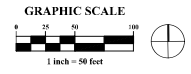


PLANT SCHEDULE STREET TREE (SOUTH)

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
STREET TREES						
CC	CC	4	Carpinus caroliniana	American Hornbeam	2.5' Cal.	8.8
NG	NG	22	Nyssa sylvatica 'Legacy'	Gum Drop Tree	2.5' Cal.	8.8
OV	OV	25	Ostrya virginiana	American Hophornbeam	2.5' Cal.	8.8

NOTES

- Refer to City of Noblesville Arboricultural Specifications Manual
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 - Within 35 feet from the sidewalk crossing of any street corner with a stop sign.
 - Within 20 feet from the edge of any driveway.
 - Within 10 feet from any fire hydrant.
 - Within 10 feet of a street light pole.
 - Within 10 feet from any water meter pit.
 - Or planted in any location not relative to its mature growth size.
 - No tree may be planted in a location where all its mature height, any limbs will be 10' lateral feet from any overhead power lines. Any locations where overhead power lines are present are considered a small size tree location.
- Note: Street trees with Red Notation do not meet driveway spacing requirement per Arboricultural Manual and shall be approved by the City Forester
- NOTE: Contractor shall refer to Arboricultural Specifications Manual - City of Noblesville Indiana - for street tree planting specifications



REVISIONS
 NO. DATE BY
 1 7/2/2024 JEP/KL/STP/2024

CITY OF NOBLESVILLE - HAMILTON COUNTY - INDIANA
 PD - PLANNING & DEVELOPMENT
THE COURTYARDS OF HAZEL DELL
 STREET TREE PLAN (SOUTH)

DATE: JULY 2, 2024
 SCALE: AS NOTED
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