

TAB 6

PLANS PREPARED BY:
 KIMLEY-HORN & ASSOCIATES
 500 EAST 96TH STREET, SUITE 300
 INDIANAPOLIS, IN 46240
 CONTACT: JOHNATHAN MCWHORTER
 PHONE: (317) 912-4123
 EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

DEVELOPMENT STANDARDS: SEE
 FISCHER PD ORDINANCE

OASIS AT HYDE PARK

NOBLESVILLE, INDIANA

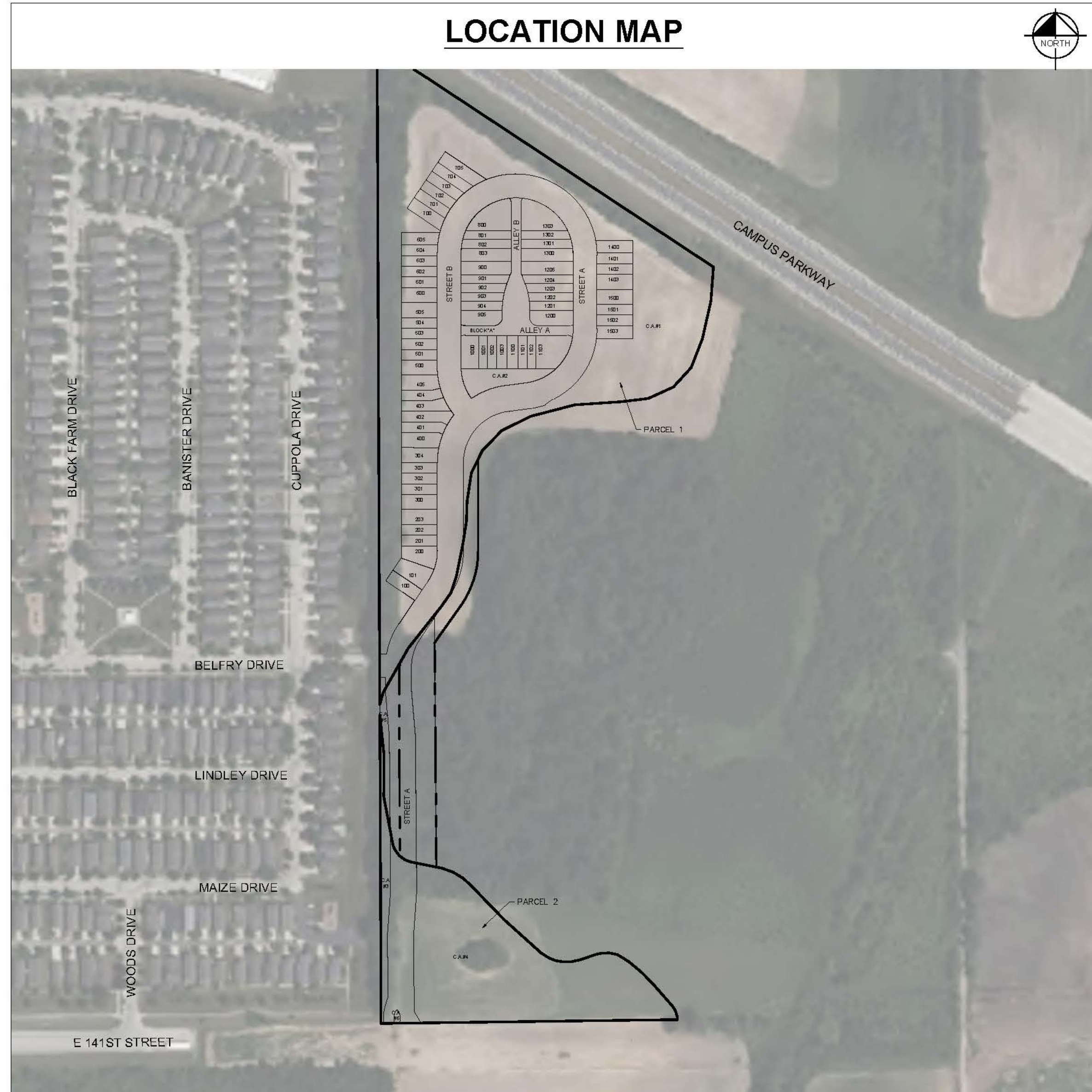
PRELIMINARY DEVELOPMENT PLAN

DOCKET #LEGP 0075-2024



UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITY OF NOBLESVILLE WASTEWATER DEPARTMENT	197 WEST WASHINGTON STREET NOBLESVILLE, IN 46060	317-776-6353	JONATHAN MIRGEAUX
WATER	INDIANA AMERICAN WATER COMPANY INC.	15227 HERRIMAN BLVD NOBLESVILLE, IN 46060	317-900-4975	JOSHUA COX
STREETS	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46060	317-776-6330	JIM HELLMANN
DRAINAGE	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46060	317-776-6330	JIM HELLMANN
ELECTRICITY	DUKE ENERGY INDIANA	100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46062	317-776-5365	MARC DILLER
NATURAL GAS	VECTREN ENERGY	16000 ALLISONVILLE ROAD NOBLESVILLE, INDIANA 46060	317-776-5537	CATHY MIESSEN
TELEPHONE / COMMUNICATIONS	AT&T - ENGINEERING	240 N. MERIDIAN STREET, 2ND FLOOR, ROOM 280 INDIANAPOLIS, IN 46204	317-252-4267	BRIAN PETERS
FIBER OPTICS	MCLEOD USA	6400 C STREET SW P.O. BOX 3177 CEDAR RAPIDS, IA 52406	317-697-2863	



PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	GRAND COMMUNITIES, LLC	6602 E. 75TH STREET, STE 400 INDIANAPOLIS, IN 46250	513-213-7890	rhayes@fischerhomes.com	ROBERT HAYES
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	john.mcwhorter@kimley-horn.com	JOHN MCWHORTER

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
P100	PRIMARY PLAT
P101	PRIMARY PLAT
C200	SITE DEVELOPMENT PLAN
C201	SITE DEVELOPMENT PLAN
C300	EMERGENCY FLOOD ROUTING
C301	EMERGENCY FLOOD ROUTING
C400	EROSION CONTROL PLAN
C401	EROSION CONTROL PLAN
C402	EROSION CONTROL DETAILS
C403	EROSION CONTROL DETAILS
C404	EROSION CONTROL DETAILS
C500	SIGNAGE AND LIGHTING PLAN
C600	LINE OF SIGHT PLAN
C700	MAILBOX PLAN
C701	MAILBOX DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN ENLARGEMENT
L102	LANDSCAPE DETAILS

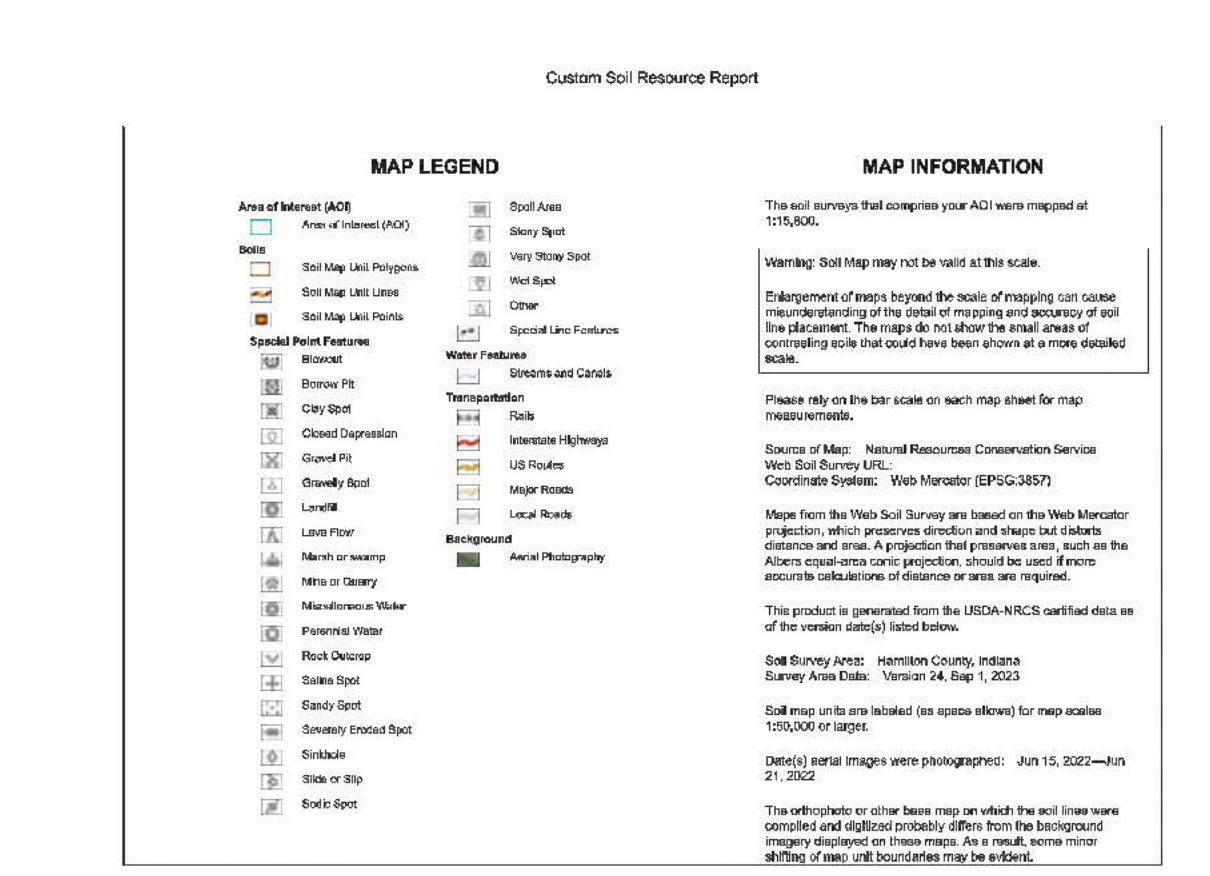
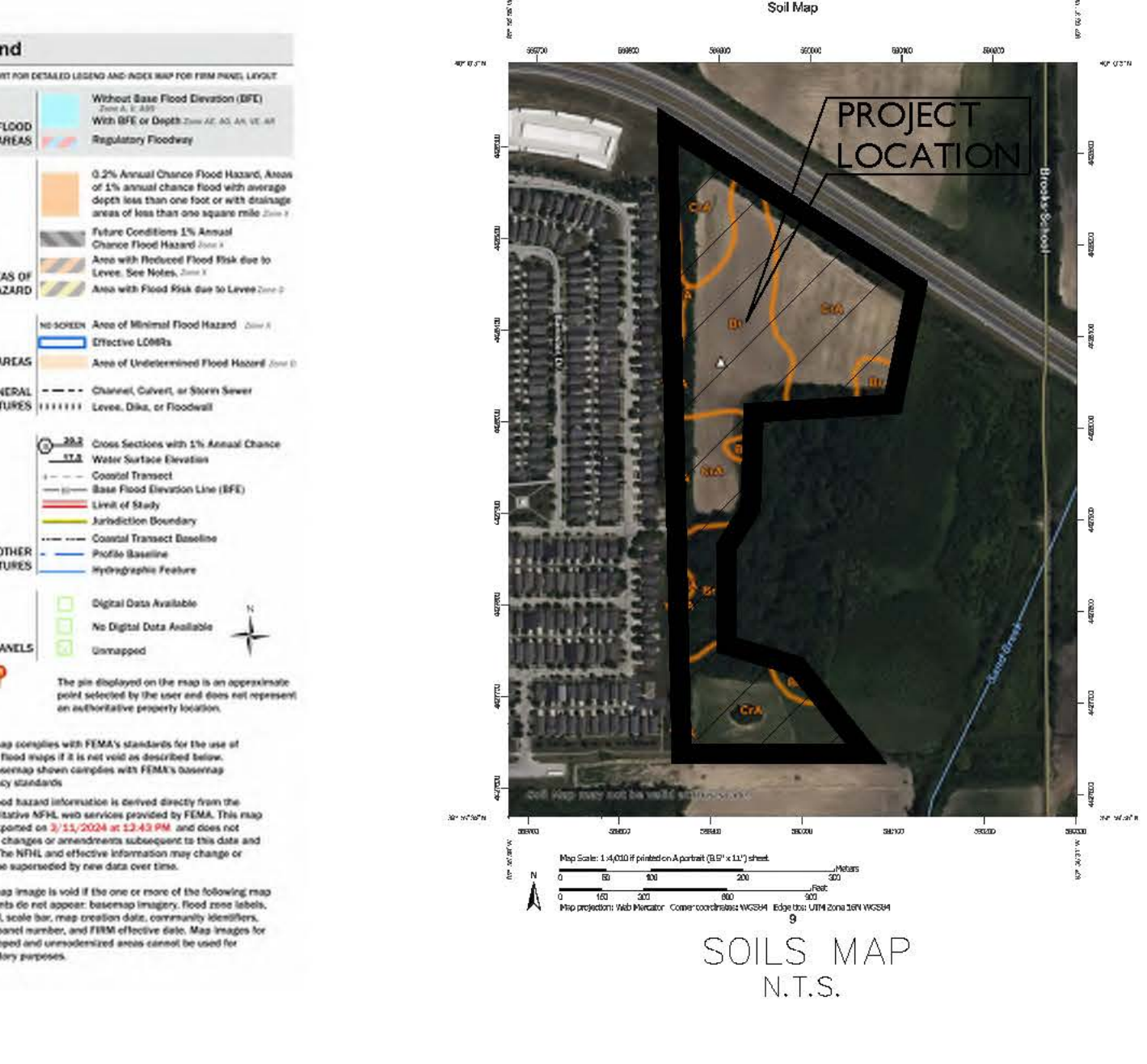
PROJECT INFORMATION

TOTAL AREA	17.08 AC
TOTAL LOTS	71
DESIGN SPEED LIMIT	25 MPH
TOTAL C.A. (OPEN SPACE)	8.85 AC ± (50.8%)
TOTAL R.O.W.	4.3 AC ±
DEVELOPABLE AREA	9.9 AC ±
DENSITY	7.2 UNITS/AC
TOTAL LAKE AREA	0.57 AC

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE, AND NATURE OF HEARING ON AN APPLICATION PENDING BEFORE THE NOBLESVILLE PLAN COMMISSION AND UNDER THE AUTHORITY PROVIDED BY STATE STATUTE AND ALL ACTS AMENDATORY THEREOF, AND UPON FINDING THAT THIS SUBDIVISION PLAT IS IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS SET FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF NOBLESVILLE, THIS PLAT WAS GRANTED APPROVAL BY A MAJORITY OF THE MEMBERS OF THE NOBLESVILLE PLAN COMMISSION AT THE MEETING HELD ON _____ DAY OF _____ 2024.

PLAN COMMISSION
 PRESIDENT -- MALINDA WILCOX
 SECRETARY -- STEVEN R. HUNTLEY

FLOOD STATEMENT:
 THIS SITE LIES PARTIALLY WITHIN FLOOD HAZARD ZONE X (UNSHADED) AND ALSO PARTIALLY WITHIN FLOOD HAZARD ZONE AE AS SHOWN ON THE FLOOD HAZARD MAP NUMBER 16057002207144 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FISHERS, INDIANA (MAP DATED NOVEMBER 19, 2014).



STREETS

NAME	LENGTH (L.F.)
STREET A	2221
STREET B	618
ALLEY A (PRIVATE)	307
ALLEY B (PRIVATE)	327
TOTAL	3473

OASIS AT HYDE PARK
 PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

PARCEL 1
 COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 415.19 FEET TO THE SOUTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT C-1 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 1465.69 FEET TO THE WEST LINE OF THE LAND OF NOBLESVILLE PER SAID INSTRUMENT NUMBER 200600017144 EXHIBIT A-2; THENCE THE FOLLOWING TWENTY TWO (22) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-2 AND C-1: (1) NORTH 15 DEGREES 45 MINUTES 34 SECONDS EAST 28.24 FEET; (2) NORTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 115.65 FEET; (3) NORTH 38 DEGREES 19 MINUTES 52 SECONDS EAST 120.34 FEET; (4) NORTH 34 DEGREES 39 MINUTES 09 SECONDS EAST 38.27 FEET; (5) NORTH 18 DEGREES 16 MINUTES 54 SECONDS EAST 38.27 FEET; (6) NORTH 11 DEGREES 16 MINUTES 41 SECONDS EAST 78.43 FEET; (7) NORTH 09 DEGREES 02 MINUTES 28 SECONDS EAST 47.07 FEET; (8) NORTH 02 DEGREES 12 MINUTES 14 SECONDS EAST 47.07 FEET; (9) NORTH 08 DEGREES 24 MINUTES 29 SECONDS EAST 64.63 FEET; (10) NORTH 26 DEGREES 28 MINUTES 14 SECONDS EAST 56.74 FEET; (11) NORTH 44 DEGREES 13 MINUTES 49 SECONDS EAST 62.61 FEET; (12) NORTH 63 DEGREES 30 MINUTES 53 SECONDS EAST 72.75 FEET; (13) NORTH 75 DEGREES 30 MINUTES 30 SECONDS EAST 103.50 FEET; (14) NORTH 86 DEGREES 04 MINUTES 39 SECONDS EAST 104.27 FEET; (15) NORTH 83 DEGREES 05 MINUTES 48 SECONDS EAST 62.21 FEET; (16) NORTH 65 DEGREES 44 MINUTES 51 SECONDS EAST 62.67 FEET; (17) NORTH 42 DEGREES 21 MINUTES 48 SECONDS EAST 59.79 FEET; (18) NORTH 21 DEGREES 25 MINUTES 00 SECONDS EAST 69.58 FEET; (19) NORTH 12 DEGREES 38 MINUTES 35 SECONDS EAST 88.13 FEET; (20) NORTH 04 DEGREES 08 MINUTES 52 SECONDS EAST 77.20 FEET; (21) NORTH 56 DEGREES 33 MINUTES 09 SECONDS WEST 778.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.39 FEET AND A CHORD BEARING NORTH 59 DEGREES 20 MINUTES 04 SECONDS WEST 129.34 FEET; (22) NORTHWESTERLY ALONG SAID CURVE 129.39 FEET TO THE POINT OF BEGINNING, CONTAINING 12.09 ACRES, MORE OR LESS.

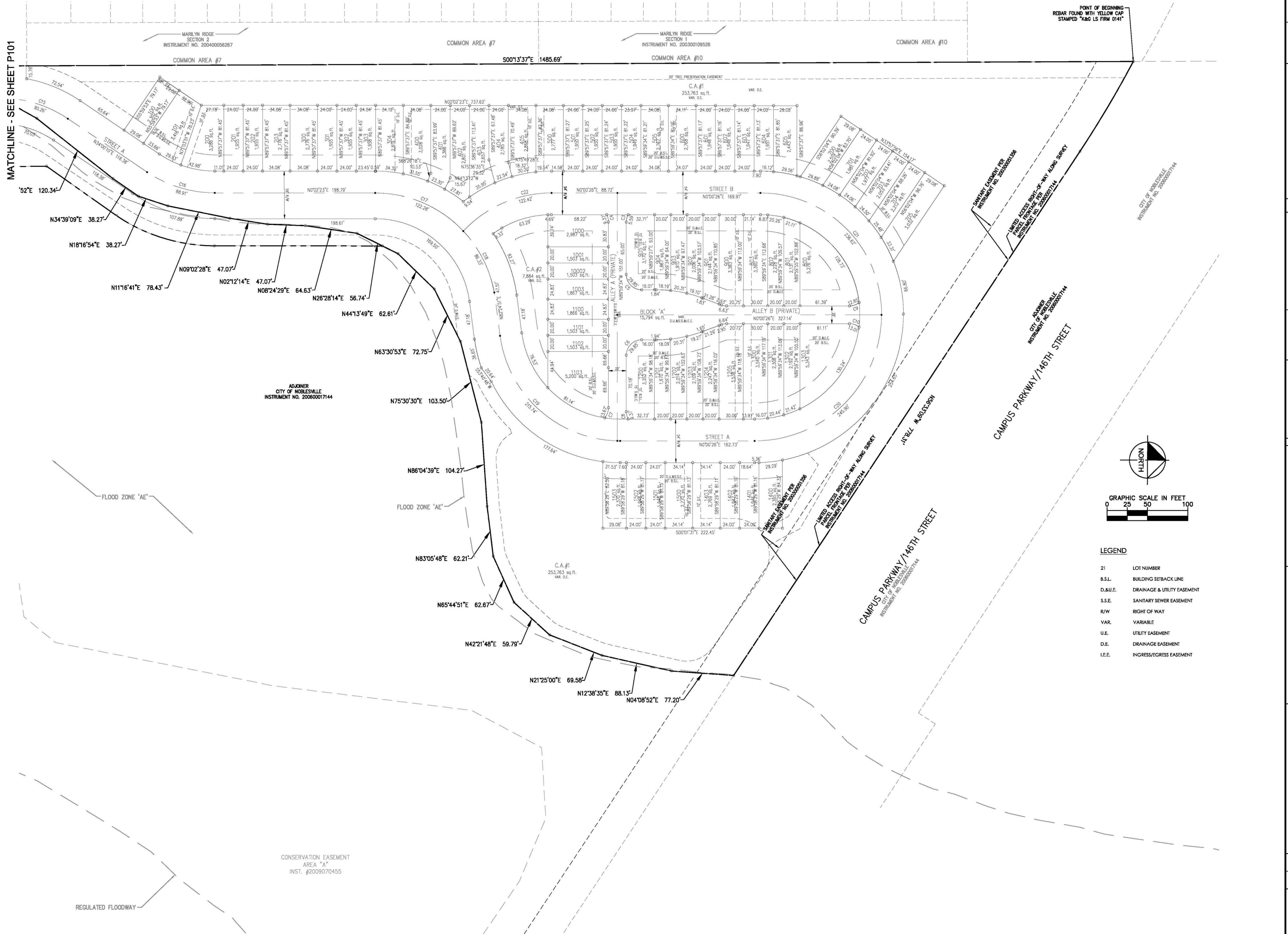
TOGETHER WITH:
 PARCEL 2
 PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 1924.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 697.84 FEET TO THE NORTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT A-5 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE THE FOLLOWING THIRTY TWO (32) COURSES ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-5 AND A-2: (1) NORTH 89 DEGREES 15 MINUTES 34 SECONDS EAST 670.73 FEET; (2) NORTH 01 DEGREES 24 MINUTES 10 SECONDS WEST 3.92 FEET; (3) NORTH 14 DEGREES 40 MINUTES 12 SECONDS WEST 12.89 FEET; (4) NORTH 25 DEGREES 37 MINUTES 50 SECONDS WEST 7.79 FEET; (5) NORTH 34 DEGREES 49 MINUTES 51 SECONDS WEST 9.58 FEET; (6) NORTH 41 DEGREES 09 MINUTES 52 SECONDS WEST 61.63 FEET; (7) NORTH 44 DEGREES 03 MINUTES 03 SECONDS WEST 38.84 FEET; (8) NORTH 49 DEGREES 48 MINUTES 23 SECONDS WEST 38.84 FEET; (9) NORTH 57 DEGREES 09 MINUTES 58 SECONDS WEST 15.67 FEET; (10) NORTH 58 DEGREES 15 MINUTES 10 SECONDS WEST 16.20 FEET; (11) NORTH 79 DEGREES 48 MINUTES 36 SECONDS WEST 19.14 FEET; (12) SOUTH 89 DEGREES 20 MINUTES 21 SECONDS WEST 14.04 FEET; (13) SOUTH 80 DEGREES 25 MINUTES 50 SECONDS WEST 13.21 FEET; (14) SOUTH 71 DEGREES 19 MINUTES 04 SECONDS WEST 40.77 FEET; (15) SOUTH 77 DEGREES 28 MINUTES 43 SECONDS WEST 20.23 FEET; (16) SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST 17.30 FEET; (17) NORTH 80 DEGREES 03 MINUTES 33 SECONDS WEST 18.19 FEET; (18) NORTH 69 DEGREES 20 MINUTES 25 SECONDS WEST 15.40 FEET; (19) NORTH 57 DEGREES 31 MINUTES 52 SECONDS WEST 21.59 FEET; (20) NORTH 48 DEGREES 03 MINUTES 02 SECONDS WEST 113.51 FEET; (21) NORTH 44 DEGREES 05 MINUTES 35 SECONDS WEST 107.67 FEET; (22) NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST 23.44 FEET; (23) NORTH 58 DEGREES 36 MINUTES 33 SECONDS WEST 27.01 FEET; (24) NORTH 70 DEGREES 39 MINUTES 32 SECONDS WEST 27.00 FEET; (25) NORTH 78 DEGREES 38 MINUTES 38 SECONDS WEST 70.29 FEET; (26) NORTH 70 DEGREES 52 MINUTES 01 SECONDS WEST 14.87 FEET; (27) NORTH 53 DEGREES 22 MINUTES 55 SECONDS WEST 16.81 FEET; (28) NORTH 35 DEGREES 14 MINUTES 14 SECONDS WEST 18.06 FEET; (29) NORTH 21 DEGREES 22 MINUTES 32 SECONDS WEST 9.08 FEET; (30) NORTH 10 DEGREES 45 MINUTES 32 SECONDS WEST 112.46 FEET; (31) NORTH 00 DEGREES 23 MINUTES 31 SECONDS EAST 93.64 FEET; (32) NORTH 05 DEGREES 53 MINUTES 54 SECONDS WEST 90.77 FEET TO THE POINT OF BEGINNING, CONTAINING 3.45 ACRES, MORE OR LESS.

Drawing name: K:\IND_DEV\170227014_Hyde_Park_Noblesville_IN\Design\CADD\PlanSheets\COVER_SHEET.dwg C100 COVER SHEET Aug 01, 2024 7:36am by GrentSherridge
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 KIMLEY-HORN & ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300 INDIANAPOLIS, IN 46240
 CONTACT: JOHNATHAN MCWHORTER PHONE: (317) 912-4123 EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM
 DEVELOPMENT STANDARDS: SEE FISCHER PD ORDINANCE
 UTILITY AND GOVERNING AGENCY CONTACTS
 PROJECT TEAM
 NATIONAL FLOOD HAZARD LAYER FIRMETTE
 SOILS MAP
 SHEET LIST TABLE
 PROJECT INFORMATION
 STREETS
 OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN
 COVER SHEET
 ORIGINAL ISSUE: 03/20/2024
 KHA PROJECT NO. 170227014
 SHEET NUMBER C100

NO.	REVISIONS	DATE	BY
1	REVISIONS PER TAC COMMENTS	4/25/2024	JSM
2	REVISIONS PER TAC COMMENTS	6/19/2024	GMS
3	REVISIONS PER TAC COMMENTS	7/25/2024	GMS
4	REV. PER NOBLESVILLE COMMENTS	7/31/2024	GMS

SCALE: AS NOTED
 DESIGNED BY: JSM
 DRAWN BY: GMS
 CHECKED BY: BAH
 APPROVAL PENDING
 NOT FOR CONSTRUCTION
 GRAND COMMUNITIES, LLC
 OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN
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 ORIGINAL ISSUE: 03/20/2024
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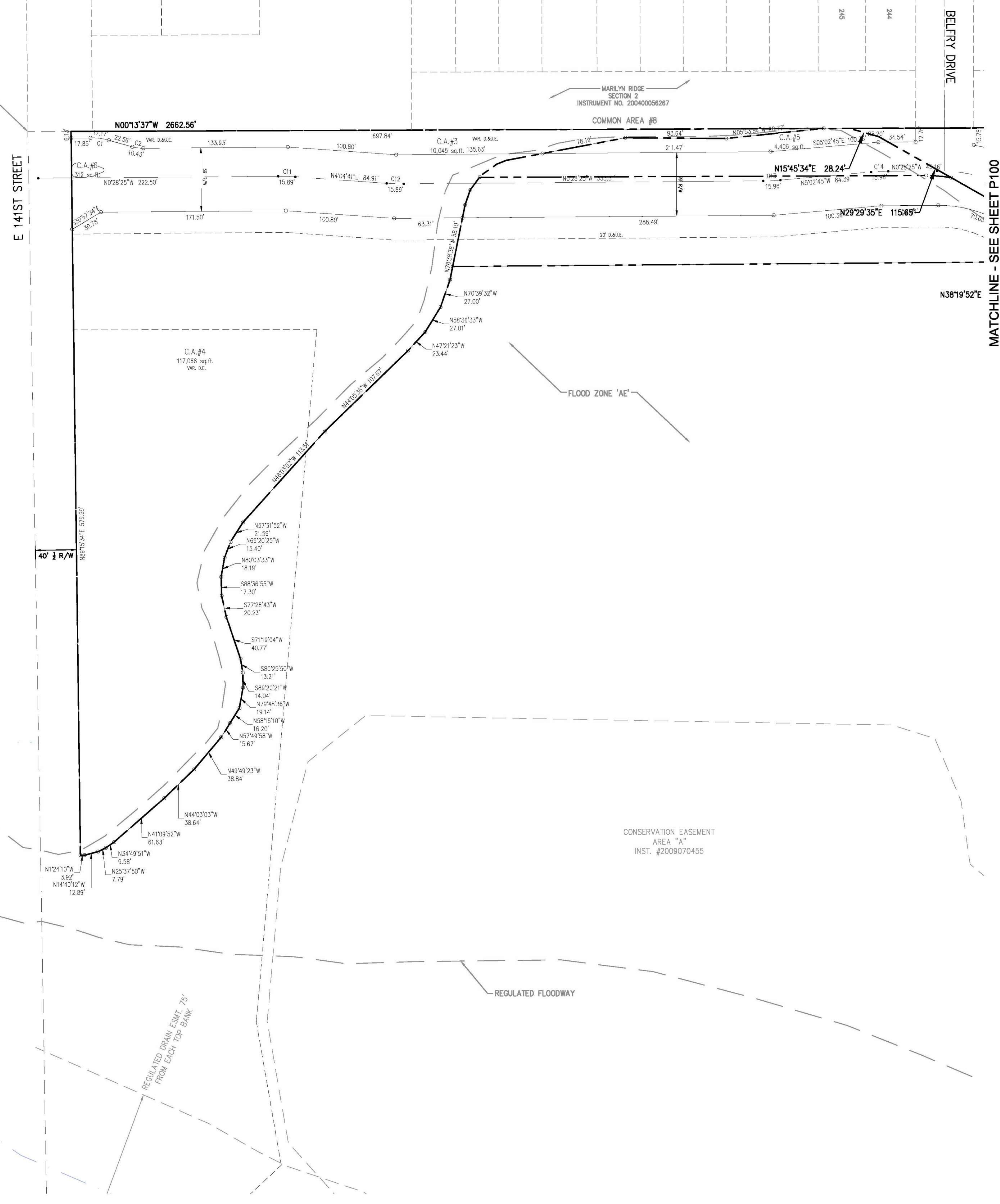


Kimley-Horn	GMS	7/31/2024	GMS	7/25/2024	GMS	7/19/2024	GMS	4/25/2024	JSM	BY
DESIGNED BY: JSM	REVISIONS PER TAC COMMENTS	1	REV. PER NOBLESVILLE COMMENTS	2	REVISIONS PER TAC COMMENTS	3	REVISIONS PER TAC COMMENTS	4	REVISIONS PER TAC COMMENTS	DATE
DRAWN BY: GMS	1		2		3		4			
CHECKED BY: BAH	2		3		4		5			
SCALE: AS NOTED										
APPROVAL PENDING NOT FOR CONSTRUCTION										
GRAND COMMUNITIES, LLC										
PRIMARY PLAT										
OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN										
ORIGINAL ISSUE: 03/20/2024										
KHA PROJECT NO. 170227014										
SHEET NUMBER										
P100										

Drawing name: K:\NO_DEV\170227014_Hyde Park_Noblesville_IN\Design\CAVD\PlanSheets\PRIMARY PLAT.dwg P101 Jul 31, 2024 4:44pm by: Brent.Shorridge
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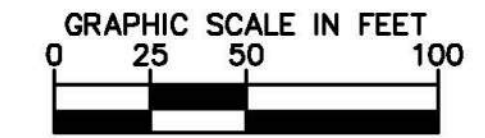
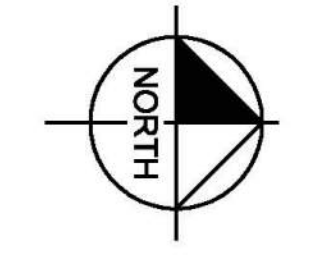
SW COR, NE 1/4
 SEC 22, T18N, R5E
 REBAR FOUND NO CAP
 REBAR FOUND WITH MILLER
 CAP 2.6' WEST & 0.6' SOUTH

MAB CAPITAL INVESTMENTS, LLC
 15240 ENDEAVOR DRIVE
 NOBLESVILLE, IN 46060
 PARCEL ID 13-11-22-00-00-008.000



LEGEND

- Z1 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- I.E.E. INGRESS/EGRESS EASEMENT

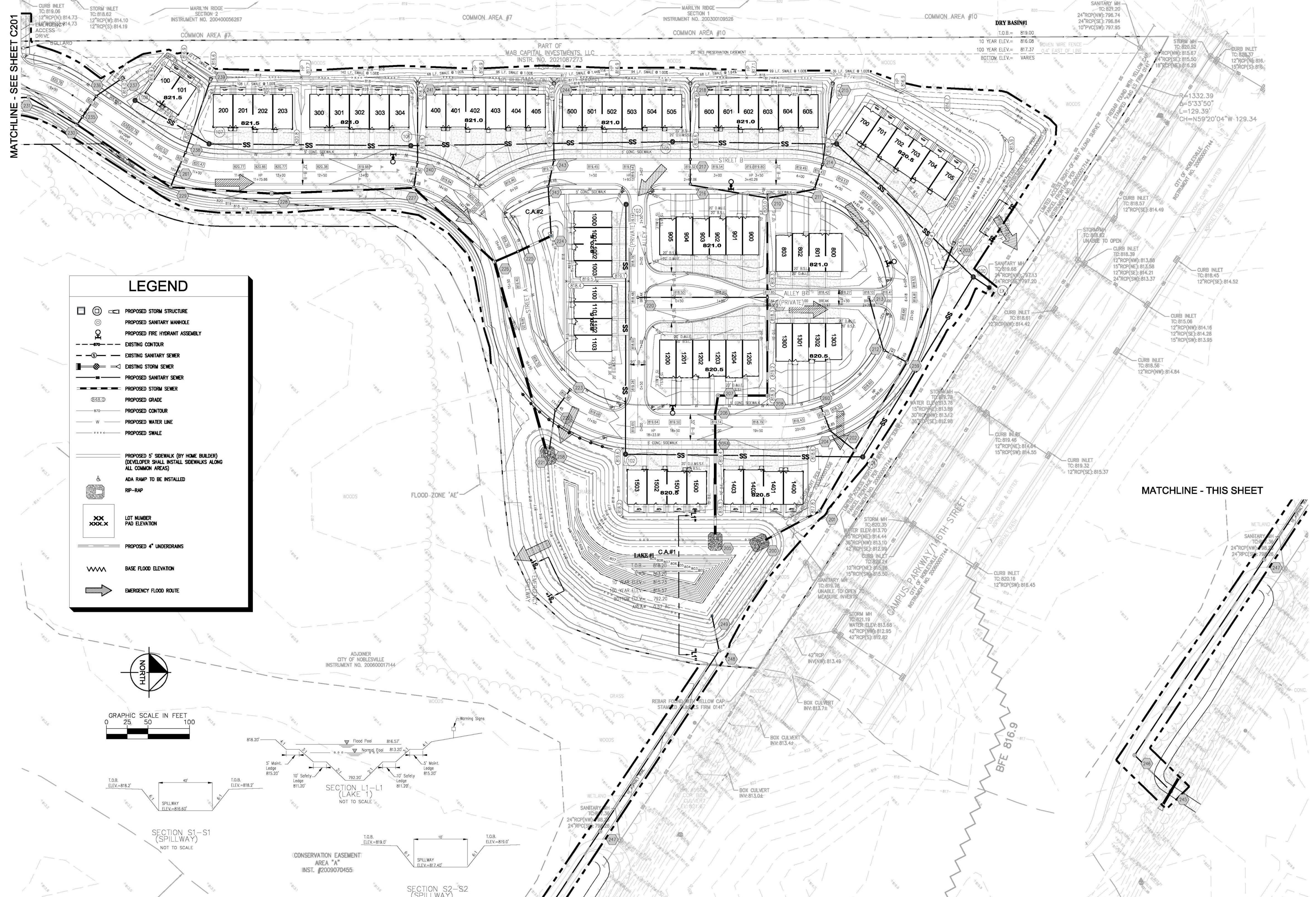


CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	63.00'	17.17'	N7°30'54"E	17.12'	15°37'09"	8.64'
C2	39.00'	10.43'	N7°39'53"E	10.40'	15°19'46"	5.25'
C3	19.00'	5.59'	S70°08'29"E	5.57'	16°50'56"	2.81'
C4	19.00'	9.37'	S75°52'00"W	9.28'	28°15'59"	4.78'
C5	19.00'	29.85'	N45°00'26"E	26.87'	90°00'00"	19.00'
C6	19.00'	29.85'	S44°59'30"E	26.87'	90°00'08"	19.00'
C7	19.00'	13.67'	N69°23'18"W	13.37'	41°12'31"	7.14'
C8	19.00'	9.37'	N75°52'00"E	9.28'	28°15'59"	4.78'
C9	18.95'	12.85'	N19°21'59"W	12.61'	38°51'02"	6.68'
C10	19.02'	13.01'	S19°35'57"W	12.76'	39°12'29"	6.77'

CURVE TABLE: ALIGNMENT						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C11	200.00'	15.89'	N1°48'08"E	15.88'	4°33'07"	7.95'
C12	200.00'	15.89'	N1°48'08"E	15.88'	4°33'07"	7.95'
C13	200.00'	15.96'	N2°45'35"W	15.96'	4°34'19"	7.98'
C14	200.00'	15.96'	N2°45'35"W	15.96'	4°34'19"	7.98'
C15	150.00'	90.26'	N16°45'52"E	88.90'	34°28'35"	46.54'
C16	150.00'	88.91'	N17°01'16"E	87.62'	33°57'46"	45.81'
C17	149.62'	122.28'	N23°23'25"E	118.91'	46°49'31"	64.79'
C18	151.45'	86.33'	N63°14'01"E	85.17'	32°39'38"	44.37'
C19	150.00'	215.74'	N41°12'38"E	197.62'	82°24'24"	131.33'
C20	157.18'	245.90'	N44°48'38"W	221.58'	89°38'08"	156.18'
C21	150.00'	236.62'	N45°11'54"E	212.84'	90°22'55"	151.00'
C22	150.00'	122.42'	N23°22'23"W	119.05'	46°45'38"	64.85'

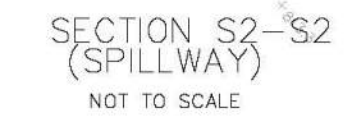
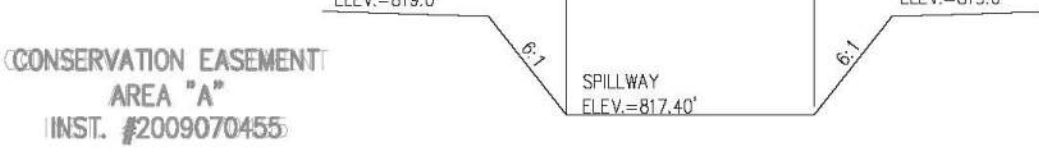
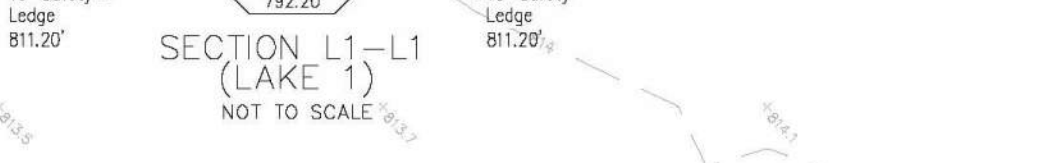
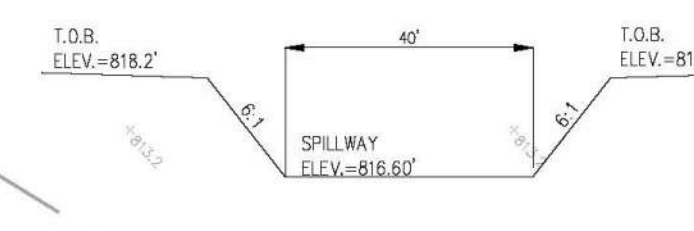
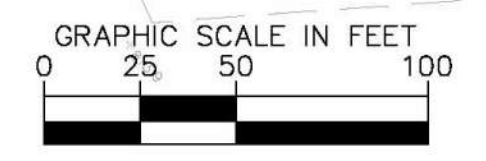
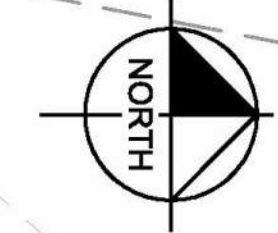
Kimley-Horn	DESIGNED BY: JSM	DRAWN BY: GMS	CHECKED BY: BAH	SCALE: AS NOTED	APPROVAL PENDING NOT FOR CONSTRUCTION	GRAND COMMUNITIES, LLC
REV. PER NOBLESVILLE COMMENTS	REV. PER TAC COMMENTS	REV. PER TAC COMMENTS	REV. PER TAC COMMENTS	DATE	BY	OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN
4	3	2	1	7/31/2024	GMS	ORIGINAL ISSUE: 03/20/2024
3	2	1	1	7/25/2024	GMS	KHA PROJECT NO. 170227014
2	1	1	1	6/19/2024	GMS	SHEET NUMBER P101
1	1	1	1	4/25/2024	JSM	
1	1	1	1	DATE	BY	

Drawing name: K:\NO_DEVELOPMENT\Hyde Park Noblesville, IN\Design\CA00\PlanSheets\SITE DEVELOPMENT PLAN.dwg Layout1 Jul 31, 2024 4:46pm by: Grant.Shortridge
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LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED GRADE
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER PAD ELEVATION
	PROPOSED 4" UNDERDRAINS
	BASE FLOOD ELEVATION
	EMERGENCY FLOOD ROUTE



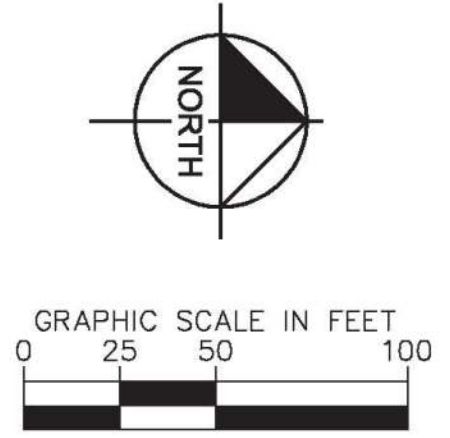
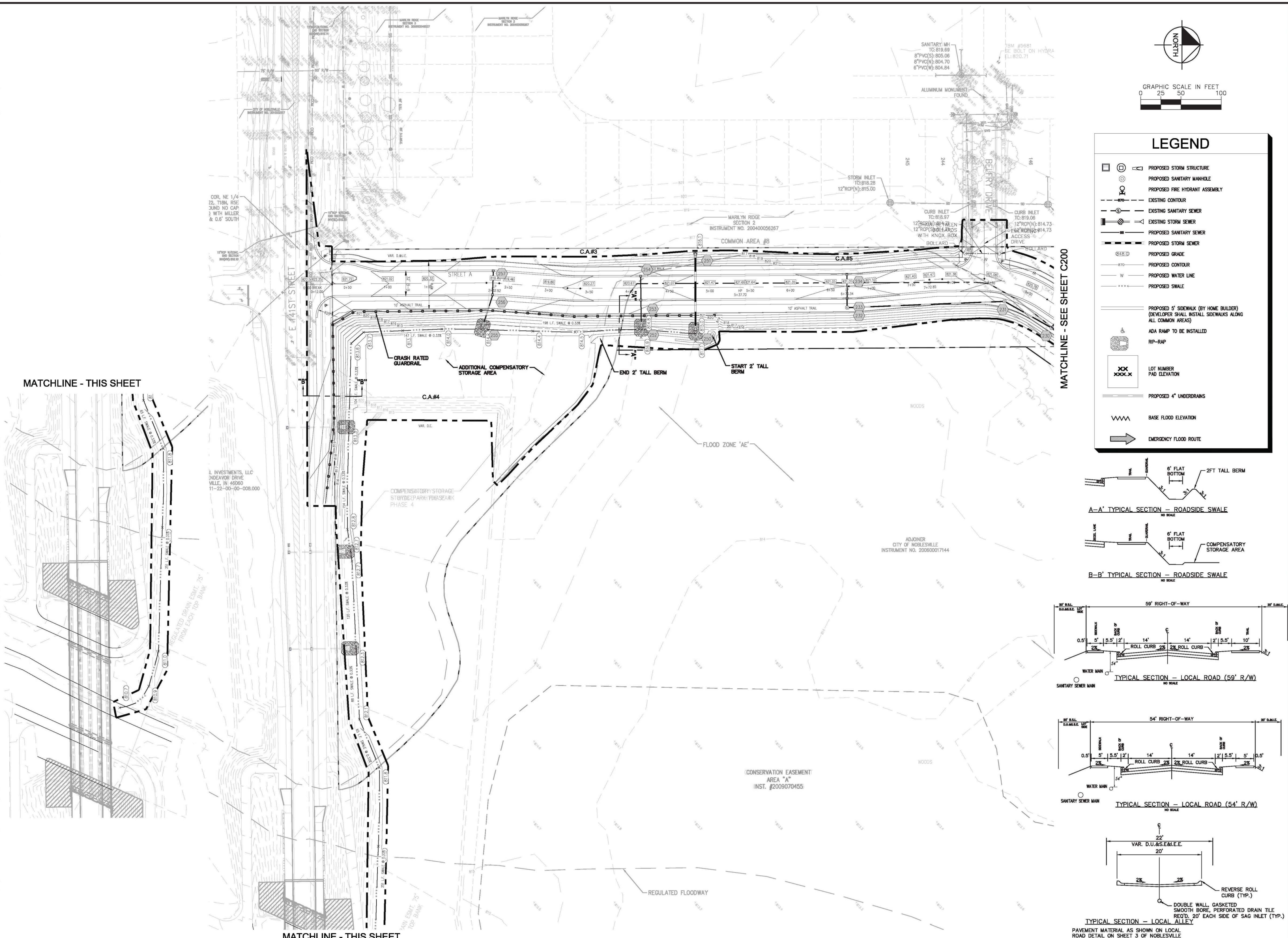
NO.	REVISIONS	DATE
1	REVISIONS PER TAC COMMENTS	4/25/2024
2	REVISIONS PER TAC COMMENTS	6/19/2024
3	REVISIONS PER TAC COMMENTS	7/25/2024
4	REV. PER NOBLESVILLE COMMENTS	7/31/2024

DESIGNED BY: JSM	SCALE: AS NOTED
DRAWN BY: GMS	APPROVAL PENDING
CHECKED BY: BAH	NOT FOR CONSTRUCTION
DATE: N/A	

SITE DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN	GRAND COMMUNITIES, LLC
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ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
C200

Drawing name: K:\IND_DESIGN\170227014_Hyde Park_Noblesville_IN\Design\AAD\PlanSheets\SITE DEVELOPMENT PLAN.dwg Layout1 (2) Jul 31, 2024, 4:46pm by: Grant.Shortridge
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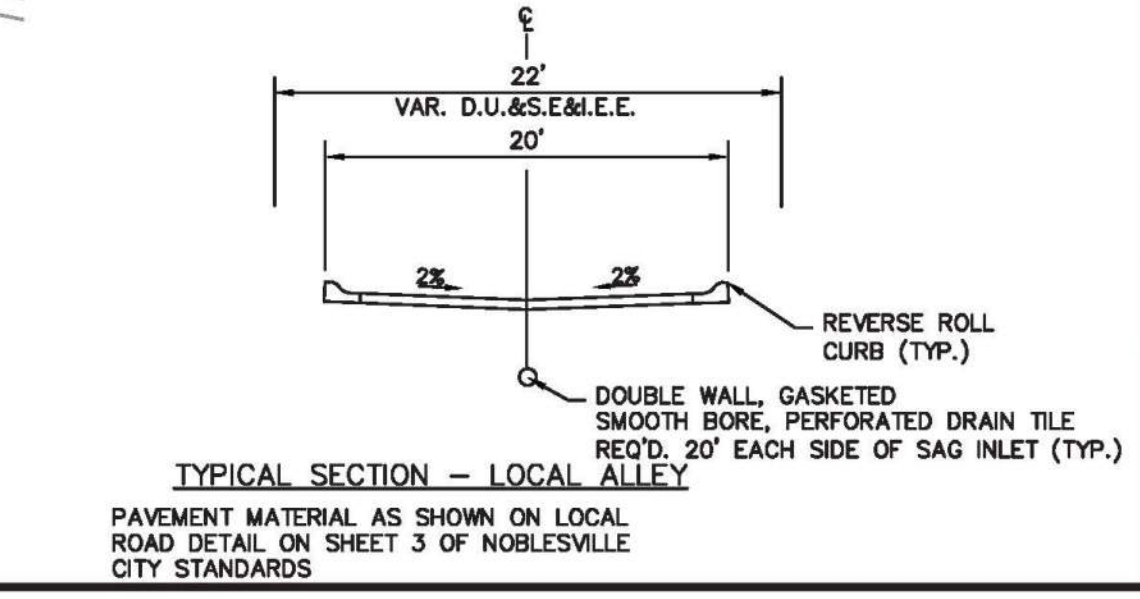
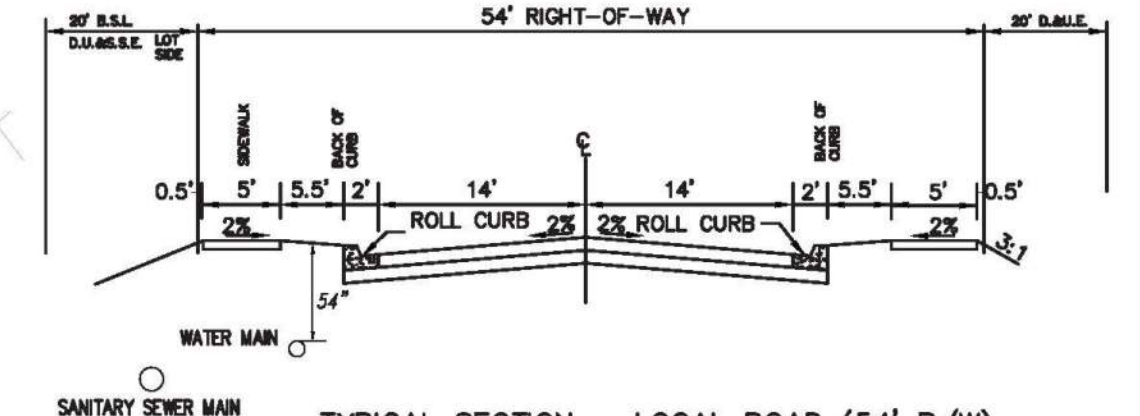
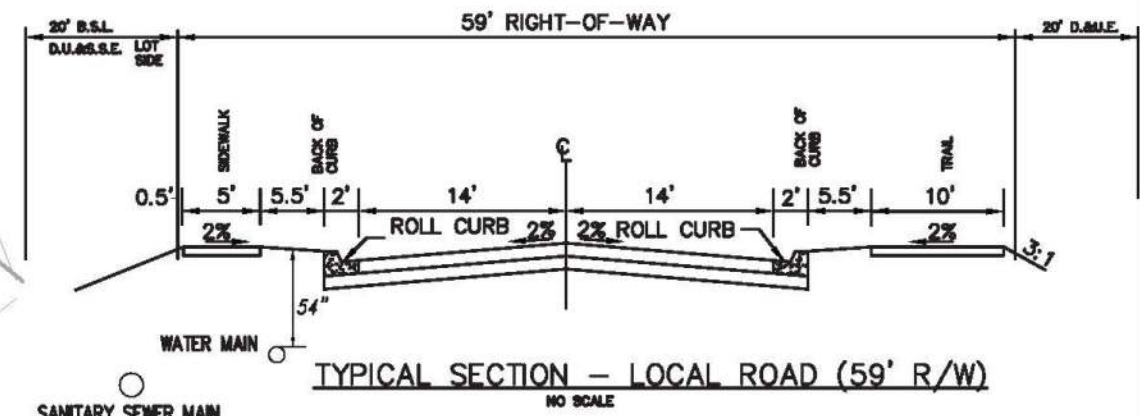
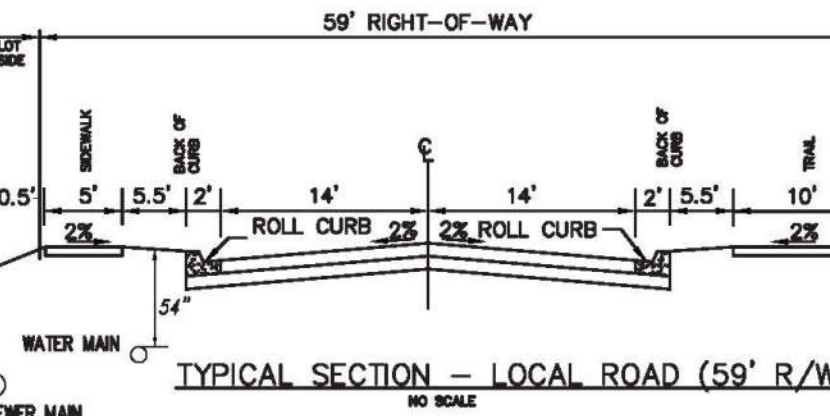
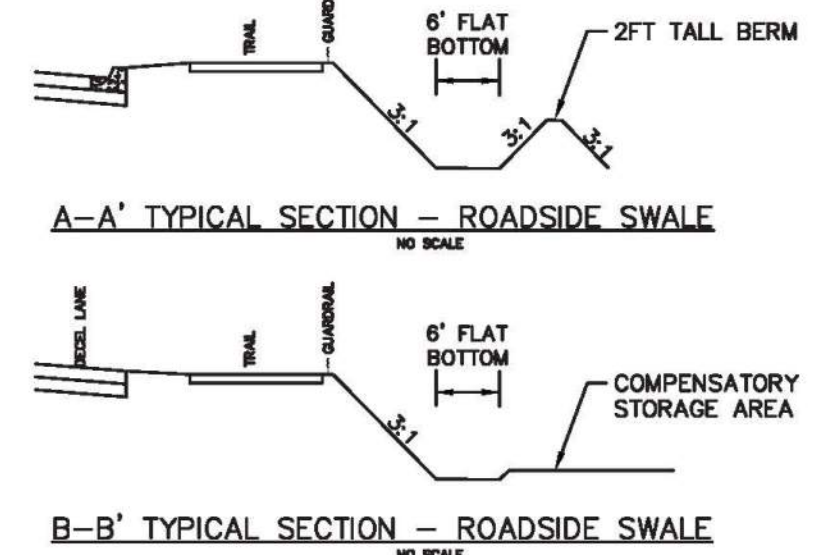
LEGEND

	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED GRADE
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	ADA RAMP TO BE INSTALLED
	RIP-RAP
	LOT NUMBER PAD ELEVATION
	PROPOSED 4' UNDERDRAINS
	BASE FLOOD ELEVATION
	EMERGENCY FLOOD ROUTE

MATCHLINE - SEE SHEET C200

MATCHLINE - THIS SHEET

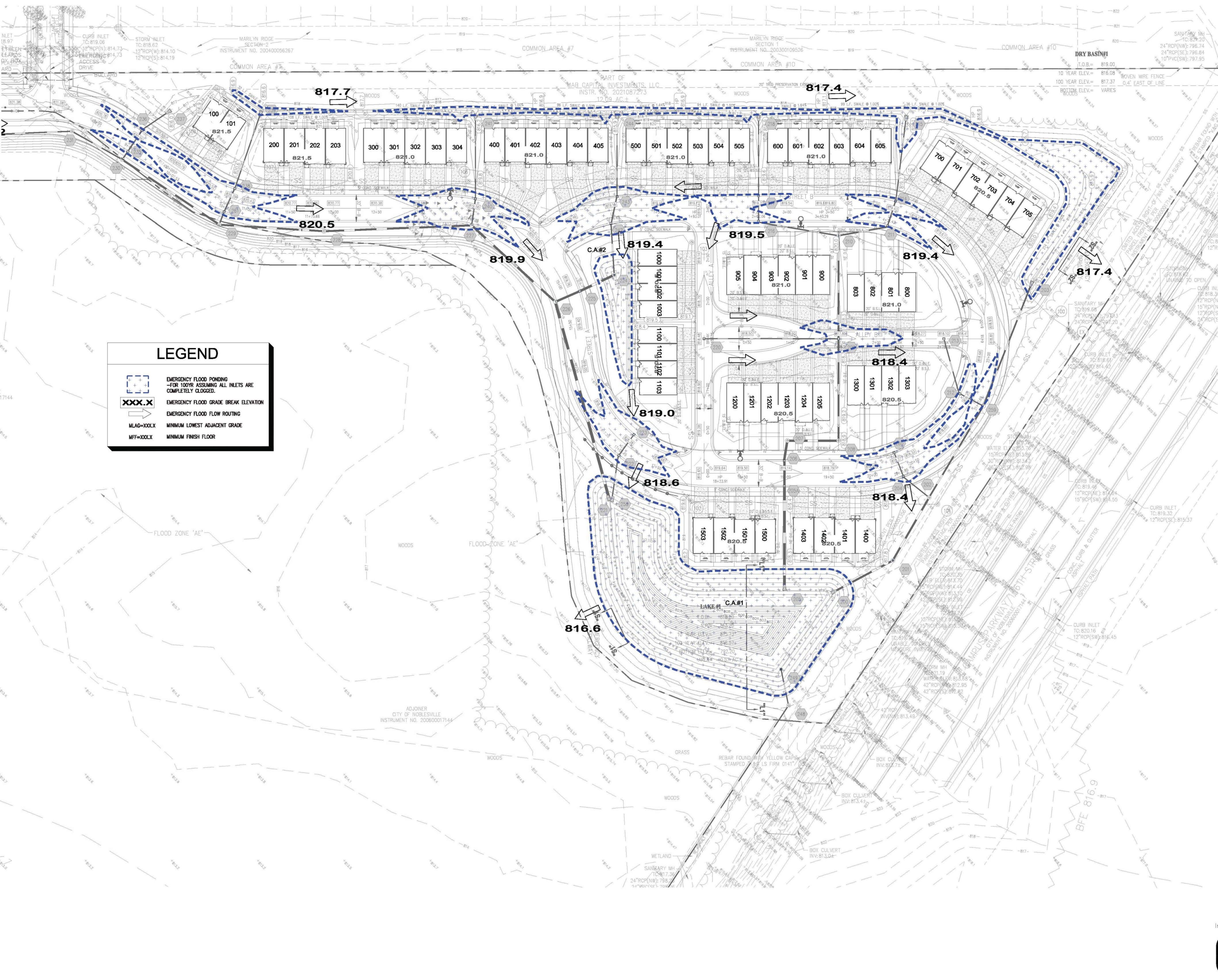
MATCHLINE - THIS SHEET



SCALE:	AS NOTED	Kimley-Horn							
DESIGNED BY:	JSM								
DRAWN BY:	GMS								
CHECKED BY:	BAH								
APPROVAL:	PENDING								
		NOT FOR CONSTRUCTION							
		GRAND COMMUNITIES, LLC							
		SITE DEVELOPMENT PLAN							
		PRELIMINARY DEVELOPMENT PLAN							
ORIGINAL ISSUE:	03/20/2024								
KHA PROJECT NO.	170227014								
SHEET NUMBER	C201								
REV.	REV. PER NOBLESVILLE COMMENTS	DATE							
4	REV. PER NOBLESVILLE COMMENTS	7/31/2024							
3	REVISIONS PER TAC COMMENTS	7/25/2024							
2	REVISIONS PER TAC COMMENTS	6/19/2024							
1	REVISIONS PER TAC COMMENTS	4/25/2024							

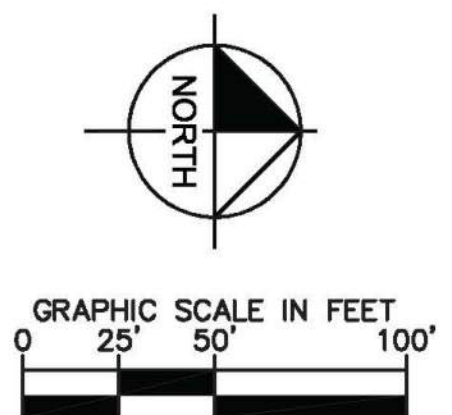
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MATCHLINE - SEE SHEET C301



LEGEND

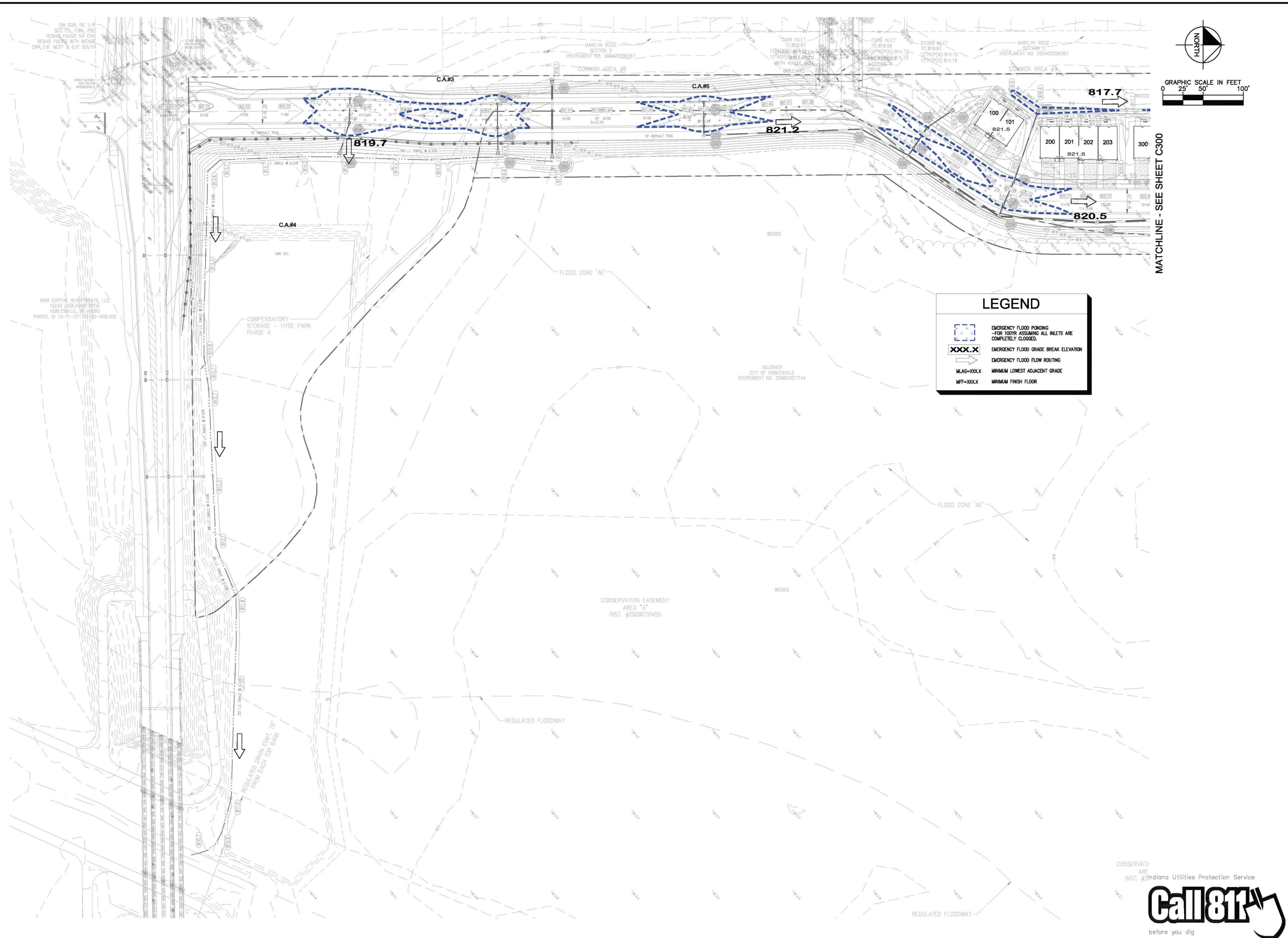
- EMERGENCY FLOOD PONDING - FOR 100YR ASSUMING ALL INLETS ARE COMPLETELY CLOSED.
- EMERGENCY FLOOD GRADE BREAK ELEVATION
- EMERGENCY FLOOD FLOW ROUTING
- MINIMUM LOWEST ADJACENT GRADE
- MINIMUM FINISH FLOOR



Kimley-Horn	DESIGNED BY: JSM	DRAWN BY: GMS	CHECKED BY: BAH	NO.	DATE	BY
AS NOTED	REV. PER NOBLESVILLE COMMENTS	REV. PER TAC COMMENTS	REV. PER TAC COMMENTS	REV. PER TAC COMMENTS	REV. PER TAC COMMENTS	REV. PER TAC COMMENTS
APPROVAL PENDING NOT FOR CONSTRUCTION	4	3	2	1	1	1
GRAND COMMUNITIES, LLC	7/31/2024	7/25/2024	6/19/2024	4/25/2024	4/25/2024	JSM
EMERGENCY FLOOD ROUTING						
OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN						
ORIGINAL ISSUE: 03/20/2024						
KHA PROJECT NO. 170227014						
SHEET NUMBER						
C300						

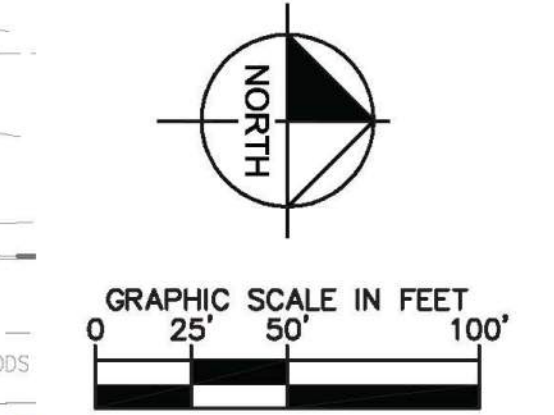


Drawing name: K:\NO_DEVELOPMENT\Hyde Park\Hyde Park\Hyde Park\EMERGENCY FLOOD ROUTING.dwg C301 Jul 31, 2024 4:48pm by: Brent Shortridge
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LEGEND

- EMERGENCY FLOOD PONDING
-FOR 100YR ASSUMING ALL INLETS ARE COMPLETELY CLOGGED.
- EMERGENCY FLOOD GRADE BREAK ELEVATION
- EMERGENCY FLOOD FLOW ROUTING
- MINIMUM LOWEST ADJACENT GRADE
- MINIMUM FINISH FLOOR

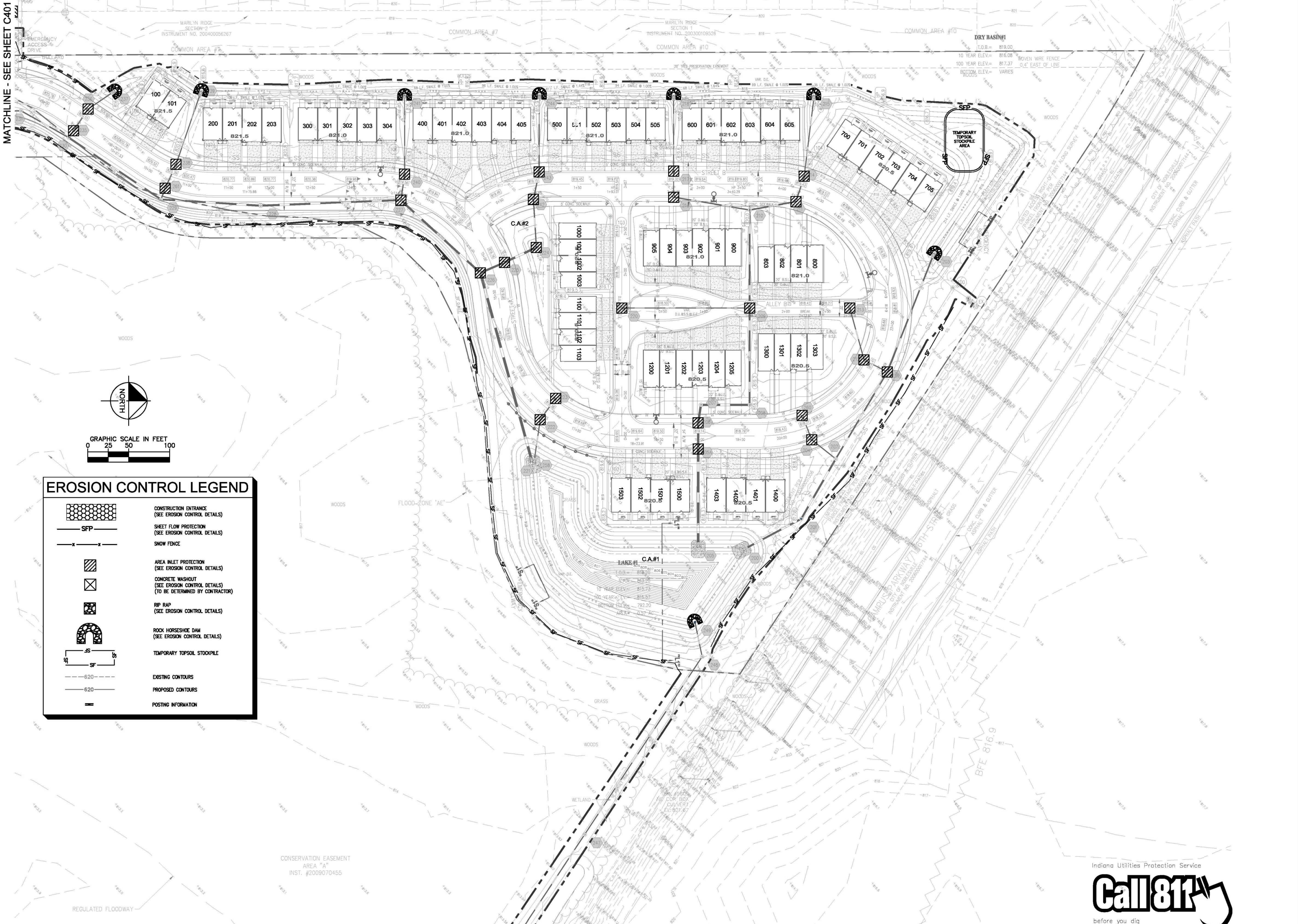


MATCHLINE - SEE SHEET C300

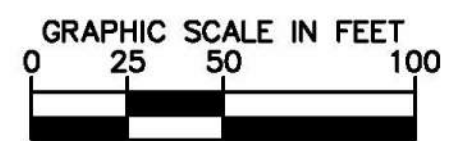
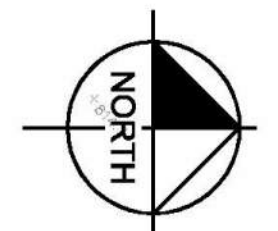
SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH	APPROVAL PENDING NOT FOR CONSTRUCTION	GRAND COMMUNITIES, LLC EMERGENCY FLOOD ROUTING	OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN	ORIGINAL ISSUE: 03/20/2024
	KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: BAH@KIMLEY-HORN.COM WWW.KIMLEY-HORN.COM			SHEET NUMBER C301
	REV. PER NOBLESVILLE COMMENTS REVISIONS PER TAC COMMENTS REVISIONS PER TAC COMMENTS REVISIONS PER TAC COMMENTS			DATE 7/31/2024 7/25/2024 6/19/2024 4/25/2024
	NO.			BY



Drawing name: K:\NO_DEV\170227014_Hyde Park_Hobbesville_IN\Design\CA00\PlanSheets\EROSION CONTROL PLAN.dwg C400 EROSION CONTROL PLAN Jul 31, 2024 4:50pm by Grant Shortridge
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MATCHLINE - SEE SHEET C401



EROSION CONTROL LEGEND	
	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SHEET FLOW PROTECTION (SEE EROSION CONTROL DETAILS)
	SNOW FENCE
	AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	RIP RAP (SEE EROSION CONTROL DETAILS)
	ROCK HORSESHOE DAM (SEE EROSION CONTROL DETAILS)
	TEMPORARY TOPSOIL STOCKPILE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	POSTING INFORMATION

CONSERVATION EASEMENT
 AREA "A"
 INST. #2009070455

Indiana Utilities Protection Service



SCALE:	AS NOTED	 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 66TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brel-Horn@kimley-horn.com WWW.KIMLEY-HORN.COM	NO.	DATE	
DESIGNED BY:	JSM		4	REV. PER NOBLESVILLE COMMENTS	7/31/2024
DRAWN BY:	GMS		3	REVISIONS PER TAC COMMENTS	7/25/2024
CHECKED BY:	BAH		2	REVISIONS PER TAC COMMENTS	6/19/2024
			1	REVISIONS PER TAC COMMENTS	4/25/2024
					BY

APPROVAL PENDING
 NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

EROSION CONTROL PLAN

OASIS AT HYDE PARK
 PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE:
 03/20/2024
 KHA PROJECT NO.
 170227014
 SHEET NUMBER
C400

Drawing name: K:\NO_DEVELOPMENT\Hyde Park\Hyde Park\Drawings\EROSION CONTROL PLAN.dwg C401 EROSION CONTROL PLAN Jul 31, 2024 4:50pm by GentSherridge
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MATCHLINE - SEE SHEET C400

EROSION CONTROL LEGEND

	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SHEET FLOW PROTECTION (SEE EROSION CONTROL DETAILS)
	SNOW FENCE
	AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	RIP RAP (SEE EROSION CONTROL DETAILS)
	ROCK HORSESHOE DAM (SEE EROSION CONTROL DETAILS)
	TEMPORARY TOPSOIL STOCKPILE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	POSTING INFORMATION

NORTH

GRAPHIC SCALE IN FEET

SW COR, NE 1/4
SEC 22, T18N, R9E
BANK FOUND NO CAP
FOUR, WITH MIDDLE
WEST & 0.6' SOUTH

CAPITAL INVESTMENTS, LLC
5240 ENDEAVOR DRIVE
NOBLESVILLE, IN 46060
ID 13-11-22-00-90-008.000

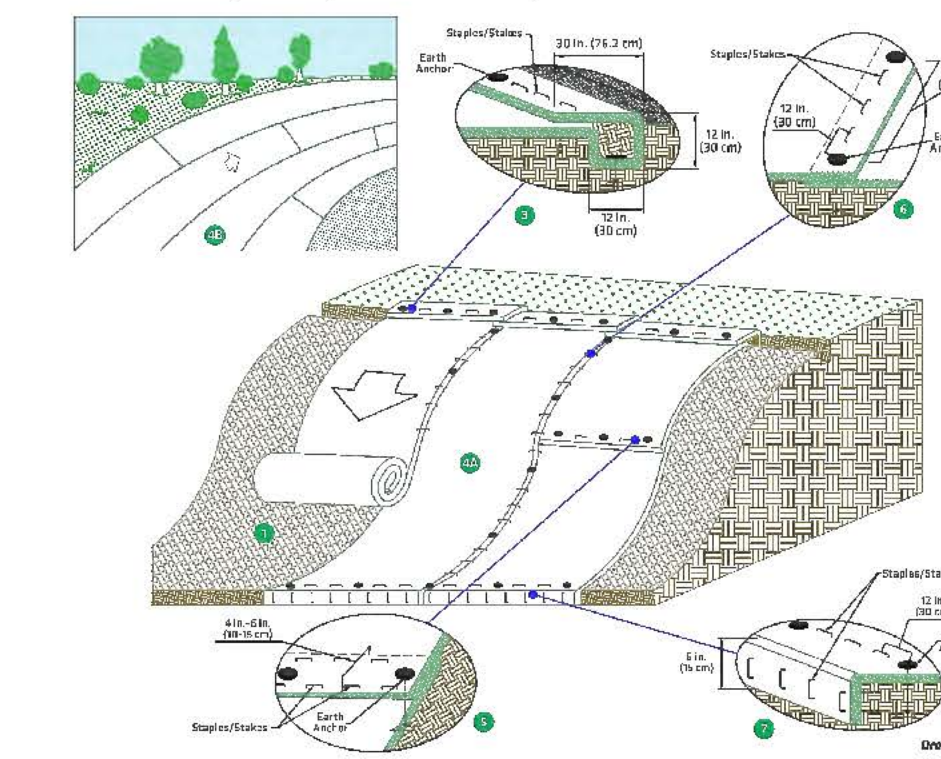
SCALE:	AS NOTED					REV. PER NOBLESVILLE COMMENTS	7/31/2024	GMS
DESIGNED BY:	JSM	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Bret.Horn@kimley-horn.com WWW.KIMLEY-HORN.COM				REVISIONS PER TAC COMMENTS	7/25/2024	GMS
DRAWN BY:	GMS	APPROVAL PENDING NOT FOR CONSTRUCTION				REVISIONS PER TAC COMMENTS	6/19/2024	GMS
CHECKED BY:	BAH					REVISIONS PER TAC COMMENTS	4/25/2024	JSM
						REVISIONS		BY
EROSION CONTROL PLAN		GRAND COMMUNITIES, LLC		OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN		ORIGINAL ISSUE: 03/20/2024		
						KHA PROJECT NO. 170227014		
						SHEET NUMBER		
						C401		



Drawing name: K:\NO_DEV\17022701_Hyde_Park_Noblesville_IN\Design\CADD\Prelim\EROSION CONTROL DETAILS.dwg 4:03 EROSION CONTROL DETAILS Jul 31, 2024 4:51pm by: Demetrius D. King
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Slope and Levee Installation Detail

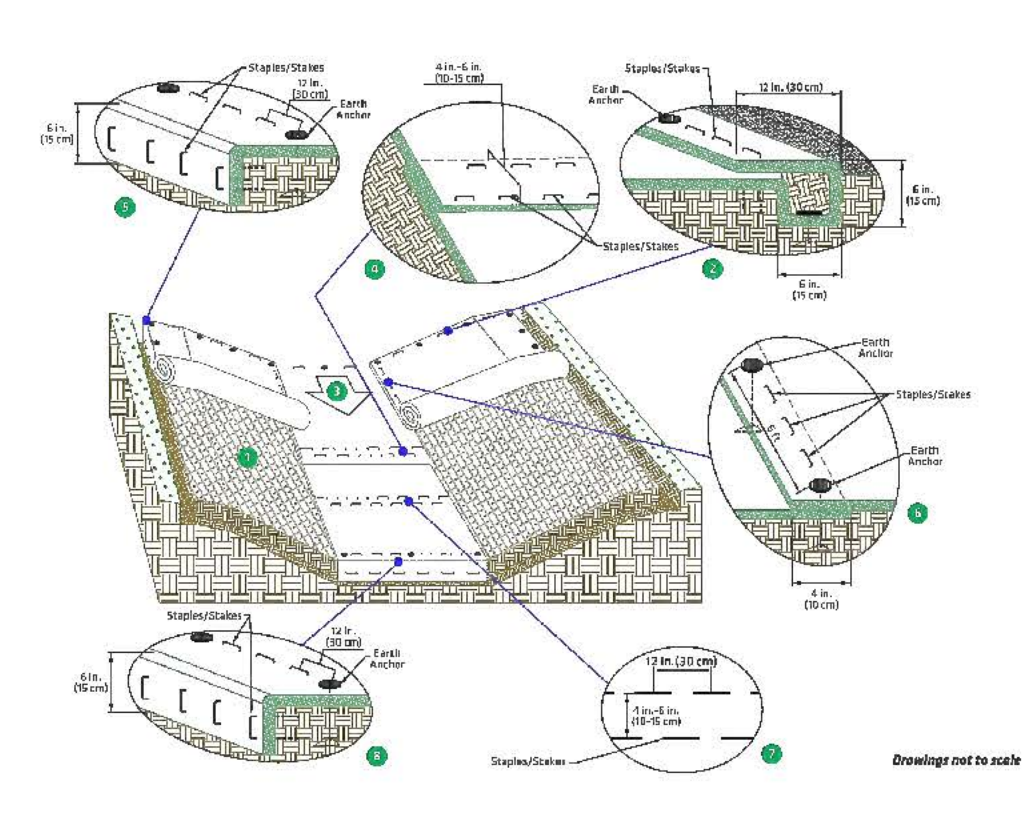
Choosing the right solution is half the battle against costly erosion. The other half is proper installation. North American Green's provides all the tools and instructions you need to quickly effect installation on your site.



GENERAL INSTALLATION

- Prepare collection area for High-Performance Turf Reinforcement Mat (HPTM), including any necessary application of soil amendments such as lime or fertilizer.
- Site Selection and Vegetation: Obtain a detailed site plan showing existing, proposed, or new vegetation. Select HPTM through well-regarded sources such as a local nursery.
- Installation: HPTM must be overlaid and overlapped (lap) with a 4 in. x 6 in. (100 mm x 150 mm) overlap. Stagger laps through well-regarded sources. For curved sections, adjust the overlap edges accordingly to accommodate transitional segments. The vertical end of the HPTM must be anchored with a row of staples/stakes spaced approximately 12 in. (300 mm) apart in a 6 in. (150 mm) deep x 6 in. (150 mm) wide trench. Backfill and compact the trench after stapling. Compact soil and trim remaining 30 in. (750 mm) portion of HPTM back over compacted soil. Secure HPTM over soil with a row of staples/stakes spaced approximately 12 in. (300 mm) across the width of the HPTM.
- Roll the HPTM (4 ft) down a 60° down-slope across the slope. HPTM will unroll with appropriate side against the slope face. All HPTM must be securely fastened to soil surface by stapling anchors/staples in appropriate locations as shown in the anchoring detail.

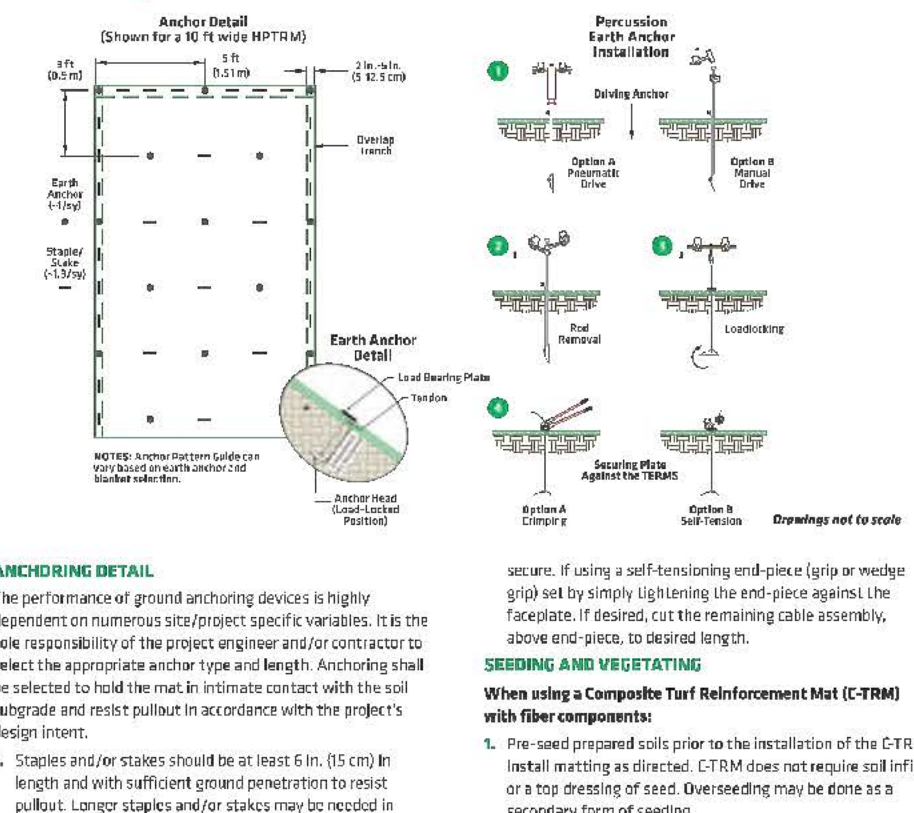
Channel Installation Detail



GENERAL INSTALLATION

- Prepare soil before installing the HPTM, including any necessary application of soil amendments such as lime or fertilizer. See seeding and vegetating section for details regarding seeding, over-seeding, or new vegetation.
- Secure the top of the channel by anchoring the HPTM in a 6 in. (150 mm) deep x 6 in. (150 mm) wide trench with approximately 12 in. (300 mm) apart in a 6 in. (150 mm) deep x 6 in. (150 mm) wide trench. Backfill and compact the trench after stapling. Compact soil and trim remaining 30 in. (750 mm) portion of HPTM back over compacted soil. Secure HPTM over soil with a row of staples/stakes spaced approximately 12 in. (300 mm) across the width of the HPTM.
- Roll the HPTM (4 ft) down a 60° down-slope across the slope. HPTM will unroll with appropriate side against the slope face. All HPTM must be securely fastened to soil surface by stapling anchors/staples in appropriate locations as shown in the anchoring detail.

Anchoring Detail



ANCHORING DETAIL

- Prepare soil before installing the HPTM, including any necessary application of soil amendments such as lime or fertilizer. See seeding and vegetating section for details regarding seeding, over-seeding, or new vegetation.
- Secure the top of the channel by anchoring the HPTM in a 6 in. (150 mm) deep x 6 in. (150 mm) wide trench with approximately 12 in. (300 mm) apart in a 6 in. (150 mm) deep x 6 in. (150 mm) wide trench. Backfill and compact the trench after stapling. Compact soil and trim remaining 30 in. (750 mm) portion of HPTM back over compacted soil. Secure HPTM over soil with a row of staples/stakes spaced approximately 12 in. (300 mm) across the width of the HPTM.

PERCUSSION EARTH ANCHOR INSTALLATION



- Prepare soil before installing the HPTM, including any necessary application of soil amendments such as lime or fertilizer. See seeding and vegetating section for details regarding seeding, over-seeding, or new vegetation.
- Secure the top of the channel by anchoring the HPTM in a 6 in. (150 mm) deep x 6 in. (150 mm) wide trench with approximately 12 in. (300 mm) apart in a 6 in. (150 mm) deep x 6 in. (150 mm) wide trench. Backfill and compact the trench after stapling. Compact soil and trim remaining 30 in. (750 mm) portion of HPTM back over compacted soil. Secure HPTM over soil with a row of staples/stakes spaced approximately 12 in. (300 mm) across the width of the HPTM.

Map Legend

Map Unit Symbol	Map Unit Name	Area in AC	Percent of ADA
[Symbol]	Urban District	0.0	0.0%
[Symbol]	Commercial District	0.0	0.0%
[Symbol]	Office	0.0	0.0%
[Symbol]	Industrial	0.0	0.0%
[Symbol]	Residential	0.0	0.0%
[Symbol]	Unimproved	0.0	0.0%
[Symbol]	Total	28.1	100.0%

Map Information

This map is a representation of the data available to the City of Noblesville. The City of Noblesville is not responsible for the accuracy or completeness of the data. The map is intended for informational purposes only. The City of Noblesville is not liable for any damages, including consequential damages, resulting from the use or misuse of this map. The map is based on data provided by the Indiana Department of Transportation (INDOT) and the City of Noblesville. The map is current as of the date of printing. The map is subject to change without notice. The map is provided for informational purposes only. The City of Noblesville is not liable for any damages, including consequential damages, resulting from the use or misuse of this map.

Specification Sheet - EriNet® 575° Erosion Control Blanket

RECEPTION
The maximum single reception control blanket shall be a maximum length of 120 feet. Reception blankets shall be installed perpendicular to the flow of water. The blankets shall be installed in a manner that allows them to be easily removed or replaced. The blankets shall be installed in a manner that allows them to be easily removed or replaced.

Material Property	Test Method	Typical
Thickness	ASTM D4242	0.15 in. (3.8 mm)
Strength	ECTE C-100	1000 lbs. (450 kg)
Water Absorbency	ASTM D5807	200%
Moisture Area	ASTM D6475	5.76 sq. ft. (0.53 m²)
Soil	ECTE C-100	1000 lbs. (450 kg)
Sealant Resistance	ECTE C-100	1000 lbs. (450 kg)
Sealant	ECTE C-100	1000 lbs. (450 kg)
Light Penetration	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - MD	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - TD	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - TD	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - TD	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - TD	ASTM D4242	0.15 in. (3.8 mm)

Standard Roll Sizes

Width	Length	Area
16 ft (4.88 m)	60 ft (18.29 m)	960 sq. ft. (89.2 m²)
16 ft (4.88 m)	120 ft (36.58 m)	1920 sq. ft. (178.4 m²)
16 ft (4.88 m)	180 ft (54.87 m)	2880 sq. ft. (267.6 m²)

Design Properties

Material Property	Test Method	Typical
Thickness	ASTM D4242	0.15 in. (3.8 mm)
Strength	ECTE C-100	1000 lbs. (450 kg)
Water Absorbency	ASTM D5807	200%
Moisture Area	ASTM D6475	5.76 sq. ft. (0.53 m²)
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Light Penetration	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - MD	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - TD	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - TD	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - TD	ASTM D4242	0.15 in. (3.8 mm)
UV Radiation - TD	ASTM D4242	0.15 in. (3.8 mm)

SILT SOCK INSTALLATION GUIDELINES

SLOPE INTERRUPTION
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH UPSTREAM AND DOWNSTREAM END OF SOCK ON THE SAME SIDE OF THE SLOPE.

DITCH CHECK
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH UPSTREAM AND DOWNSTREAM END OF SOCK ON THE SAME SIDE OF THE DITCH.

PERIMETER CONTROL & OVERLAPPING
NOTE OVERLAP BASED ON FLOW DIRECTION.

INLET PROTECTION
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH UPSTREAM AND DOWNSTREAM END OF SOCK ON THE SAME SIDE OF THE INLET.

GENERAL SWPPP NOTES FOR INDIVIDUAL LOTS

- All storm water runoff management measures shall be installed and maintained in accordance with the City of Noblesville SWPPP. The SWPPP shall be installed and maintained in accordance with the City of Noblesville SWPPP. The SWPPP shall be installed and maintained in accordance with the City of Noblesville SWPPP.
- The SWPPP shall be installed and maintained in accordance with the City of Noblesville SWPPP. The SWPPP shall be installed and maintained in accordance with the City of Noblesville SWPPP. The SWPPP shall be installed and maintained in accordance with the City of Noblesville SWPPP.
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CONSTRUCTION SEQUENCE FOR INDIVIDUAL LOTS

- Install erosion control measures along all exterior edges of the property.
- Install erosion control measures along all interior edges of the property.
- Install erosion control measures along all interior edges of the property.
- Install erosion control measures along all interior edges of the property.
- Install erosion control measures along all interior edges of the property.

EROSION CONTROL BLANKET INSTALLATION

EROSION CONTROL BLANKET SPECIFICATIONS:
A MINIMUM, THE EROSION CONTROL BLANKET SHALL HAVE STAPLE TIE STRAPS EVERY 12 IN. (300 MM) ON ALL SIDES. THE EROSION CONTROL BLANKET SHALL BE OVERLAPPED AT THE TOP WITH AN OVERLAP OF 4 IN. (100 MM).

- STAPLE EROSION CONTROL BLANKET TO SOIL SURFACE AT 6 IN. (150 MM) INTERVALS.
- OVERLAP EROSION CONTROL BLANKETS BY 4 IN. (100 MM).
- THE EROSION CONTROL BLANKET SHOULD NOT BE OVERLAPPED AT THE TOP WITH AN OVERLAP OF 4 IN. (100 MM).
- PREPARATION OF THE SOIL SURFACE SHOULD BE COMPLETED PRIOR TO INSTALLATION OF EROSION CONTROL BLANKET.

Silt Sock

EROSION CONTROL PRODUCTS

(608) 438-7625
WWW.SILT SOCK.NET

EROSION CONTROL BLANKET STAPLE PATTERNS

EROSION CONTROL BLANKET STAPLE PATTERNS:
A MINIMUM, THE EROSION CONTROL BLANKET SHALL HAVE STAPLE TIE STRAPS EVERY 12 IN. (300 MM) ON ALL SIDES. THE EROSION CONTROL BLANKET SHALL BE OVERLAPPED AT THE TOP WITH AN OVERLAP OF 4 IN. (100 MM).

SWPPP Details

CITY OF NOBLESVILLE

SWPPP Details

SHEET 20 OF 29

AS NOTED

DESIGNED BY: JSM

DRAWN BY: GMS

CHECKED BY: BAH

SCALE: NOT TO SCALE

APPROVAL PENDING

NOT FOR CONSTRUCTION

EROSION CONTROL COMMUNITIES, LLC

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN

REVISIONS

REV.	PER NOBLESVILLE COMMENTS	DATE
4	REV. PER NOBLESVILLE COMMENTS	7/31/2024
3	REV. PER NOBLESVILLE COMMENTS	7/25/2024
2	REV. PER NOBLESVILLE COMMENTS	6/19/2024
1	REV. PER NOBLESVILLE COMMENTS	4/25/2024

ORIGINAL ISSUE: 03/20/2024

KHA PROJECT NO. 170227014

SHEET NUMBER C402

Drawing name: K:\IND_DESIGN\17022701A_Hyde Park, Noblesville, IN\Design\CADD\PlanSheets\PROBSON CONTROL DETAILS.dwg C403-EROSION CONTROL DETAILS Jul 31, 2024 4:51pm by: Doni.Shorridge
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TEMPORARY CURB & PAVED AREA INLET PROTECTION

Insert (Basket) Curb Inlet Protection

Insert (basket) curb inlet protection is a temporary sediment control measure consisting of a metal frame or basket that is used to support a geotextile fabric. The system is installed under the storm sewer grate.



Purpose

To minimize sediment from entering the storm sewer system while allowing runoff to enter the storm sewer system in the event of excessive storm events. This measure traps sediment associated with small storm events below the grade of the paved area. This measure does not place an obstruction in the street to trap sediment and is especially conducive to stages of construction when the public has access to the project site.

Note: This measure should be used in conjunction with other sediment control measures.

Specifications

Contributing Drainage Area:

One-quarter acre maximum.

Capacity

Runoff from a two-year frequency, 24-hour storm event entering a storm drain without bypass flow.

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NOTE: "NO CURED/RUBBLE CONCRETE ALLOWED"

SITE MANAGEMENT MEASURES

Concrete Washout



Concrete washout areas are designated locations within a construction site that are either a prefabricated unit or a designed measure that is constructed to contain concrete washout. Concrete washout systems are typically used to contain washout water when chutes and hoppers are rinsed following delivery.

Purpose

Concrete washout systems are implemented to reduce the discharge of pollutants that are associated with concrete washout waste through consolidation of solids and retention of liquids. Uncured concrete and associated liquids are highly alkaline which may leach into the soil and contaminate ground water or discharge to a waterbody or wetland which can elevate the pH and be harmful to aquatic life. Performing concrete washout in designated areas and into specifically designed systems reduces the impact concrete washout will have on the environment.

Specifications

Site Management

- Complete construction/installation of the system and have washout locations operational prior to concrete delivery.
- Do not wash out concrete trucks or equipment into storm drains, wetlands, streams, rivers, creeks, ditches, or roads.
- Never wash out into a storm sewer drainage system. These systems are typically connected to a natural conveyance system.
- Where necessary, provide stable ingress and egress (see Temporary Construction Ingress/Egress Pad on page 17).
- It is recommended that washout systems be restricted to washing concrete from mixer and pump trucks and not used to dispose of excess concrete or

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CONCRETE WASHOUT

Maintenance

- Inspect daily and after each storm event.
- Inspect the integrity of the overall structure including, where applicable, the containment system.
- Inspect the system for leaks, spills, and tracking of soil by equipment.
- Inspect the polyethylene lining for failure, including tears and punctures.
- Once concrete wastes harder, remove and dispose of the material.
- Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this criterion, unless the manufacturer has alternate specifications.
- Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
- Dispose of all concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/wrecking landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
- The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
- The concrete washout system should be repaired or enlarged as necessary to maintain capacity for concrete waste.
- Concrete washout systems are designed to promote evaporation. However, if the liquids do not evaporate and the system is near capacity it may be necessary to vacuum or remove the liquids and dispose of them in an acceptable method. Disposal may be allowed at the local sanitary sewer authority provided their National Pollutant Discharge Elimination System permits allow for acceptance of this material. Another option would be to utilize a secondary containment system or basin for further dewatering.
- Prefabricated units are often pumped and the company supplying the unit provides this service.
- Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify the violator and take appropriate action.

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INSERT (BASKET) CURB INLET PROTECTION

Location

- All curb inlets on paved roads and parking lots.
- Down grade from construction activities (e.g., individual home sites).

Materials

- Metal frame or basket with a top width and length such that the frame fits into the inlet. (The frame is supported by the structural integrity of the storm sewer.)
- The metal frame or geotextile should be designed with a bypass to allow storm water to flow into the storm sewer system during excessive storm events.
- The system should be designed for ease of maintenance.
- Geotextile fabric.

Table 1. Geotextile Fabric Specifications

Physical Property	Woven	Non-Woven
Filtering Efficiency	85%	85%
UV Resistance	70%	85%
Tensile Strength at 20% Elongation: (Inhibitors and stabilizers to ensure six month minimum life at temperatures of 0° F to 120° F)		
Standard Strength	30 lbs./linear inch	50 lbs./linear inch
Extra Strength	50 lbs./linear inch	70 lbs./linear inch
Slurry Flow Rate	0.3 gal./min./sq. ft.	4.5 gal./min./sq. ft.
Water Flow Rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.

Installation

- Remove the storm sewer grate and place the frame into the grate opening.
- Place geotextile fabric into the frame and secure according to the manufacturer's recommendations.
- Replace the storm sewer grate.

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residual loads due to potential to exceed the design capacity of the washout system. Small amounts of excess or residual concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be protected.

- Install systems at strategic locations that are convenient and in close proximity to work areas and in sufficient number to accommodate the demand for disposal.
- Install signage identifying the location of concrete washout systems.

Location

- Locate concrete washout systems at least 50 feet from any creeks, wetlands, ditches, karst features, or storm drains/manmade conveyance systems.
- To the extent practical, locate concrete washout systems in relatively flat areas that have established vegetative cover and do not receive runoff from adjacent land areas.
- Locate in areas that provide easy access for concrete trucks and other construction equipment.
- Locate away from other construction traffic to reduce the potential for damage to the system.

General Design Considerations

- The structure or system shall be designed to contain the anticipated washout water associated with construction activities.
- The system shall be designed, to the extent practical, to eliminate runoff from existing the washout system.
- Runoff from a rainstorm or snowmelt should not carry wastes away from the washout location.
- Washout will not impact future land uses (i.e., open spaces, landscaped areas, home sites, parks).
- Washout systems/containment measures may also be utilized on smaller individual building sites. The design and size of the system can be adjusted to accommodate the expected capacity.

Prefabricated Washout Systems/Containers

- Self-contained sturdy containment systems that are delivered to a site and located at strategic locations for concrete disposal.

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- When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
- Holes, depressions and other land disturbances associated with the system should be backfilled, graded, and stabilized.

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INSERT (BASKET) CURB INLET PROTECTION

Maintenance

- Inspect daily.
- Remove accumulated sediment and debris after each storm event. Deposit sediment in an area where it will not re-enter the paved area or storm drains.
- Replace or clean geotextile fabric as needed.
- When the contributing drainage area has been stabilized, remove inlet protection.

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CONCRETE WASHOUT

- These systems are manufactured to resist damage from construction equipment and protect against leaks or spills.
- Manufacturer or supplier provides the containers. The project site manager maintains the system or the supplier provides complete service that includes maintenance and disposal.
- Units are often available with or without ramps. Units with ramps lend themselves to accommodate pump trucks.
- Maintain according to the manufacturer's recommendations.

Designed and Installed Units

These units are designed and installed on site. They tend to be less reliable than prefabricated systems and are often prone to failure. Concrete washout systems can be constructed above or below grade. It is not uncommon to have a system that is partly below grade with an additional containment structure above grade.

- Washout systems shall utilize a pit or bermed area designed and maintained at a capacity to contain all liquid and concrete waste generated by washout operations.
- The volume of the system must also be designed to contain runoff that drains to the system and rainfall that enters the system for a two-year frequency, 24-hour storm event.

Below Grade System

- A washout system installed below grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanout periods. The size of the pit may be limited by the size of polyethylene available. The polyethylene lining should be of adequate size to extend over the entire excavation.
- Include a minimum 12-inch freeboard to reasonably ensure that the structure will not overtop during a rain event.
- Line the pit with ten millimeter polyethylene lining to control seepage. The bottom of excavated pit should be above the seasonal high water table.

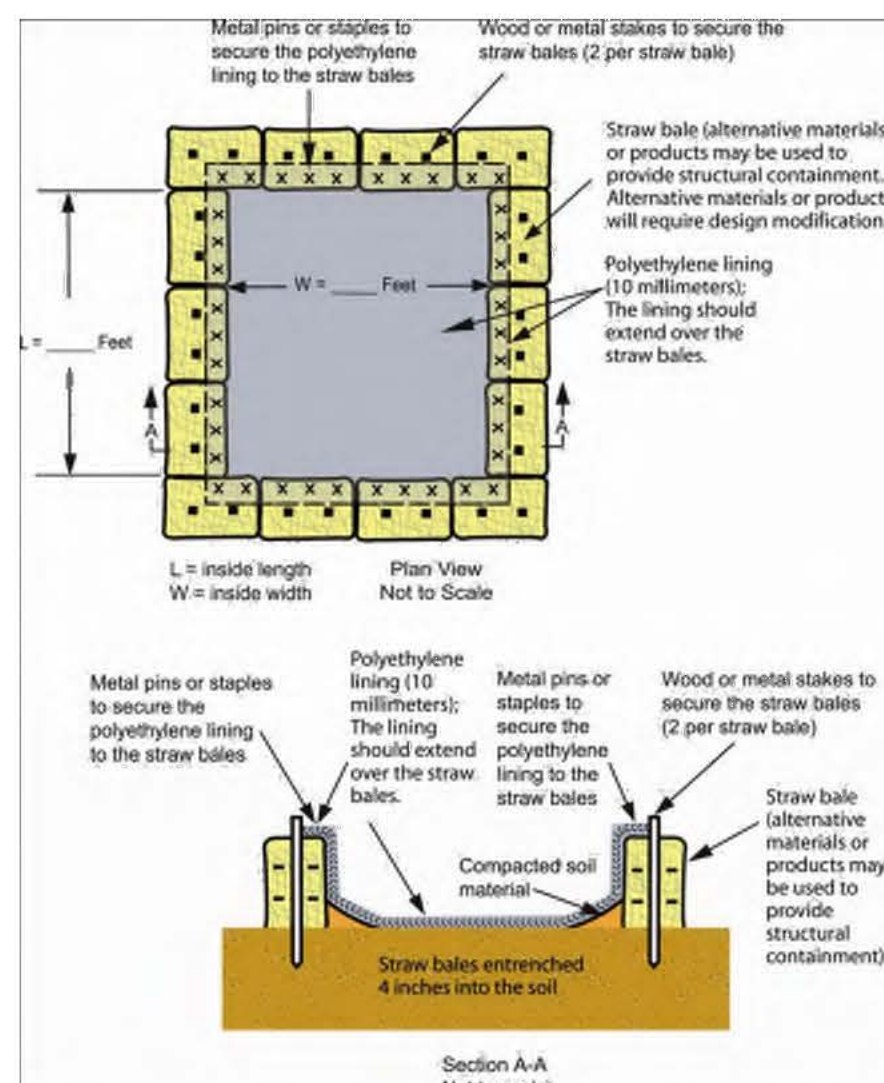
Above Grade System

- A system designed and built above grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanout periods. The size of the containment system may be limited by the size of

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CONCRETE WASHOUT

Concrete Washout (Above Grade System) Worksheet



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CONCRETE WASHOUT

- polyethylene available. The polyethylene lining should be of adequate size to extend over the berm or containment system.
- The system design may utilize an curtain berm, straw bales, sandbags, or other acceptable barriers that will maintain its shape and integrity and support the polyethylene lining.
- Include a minimum four-inch freeboard as part of the design.

Washout Procedures

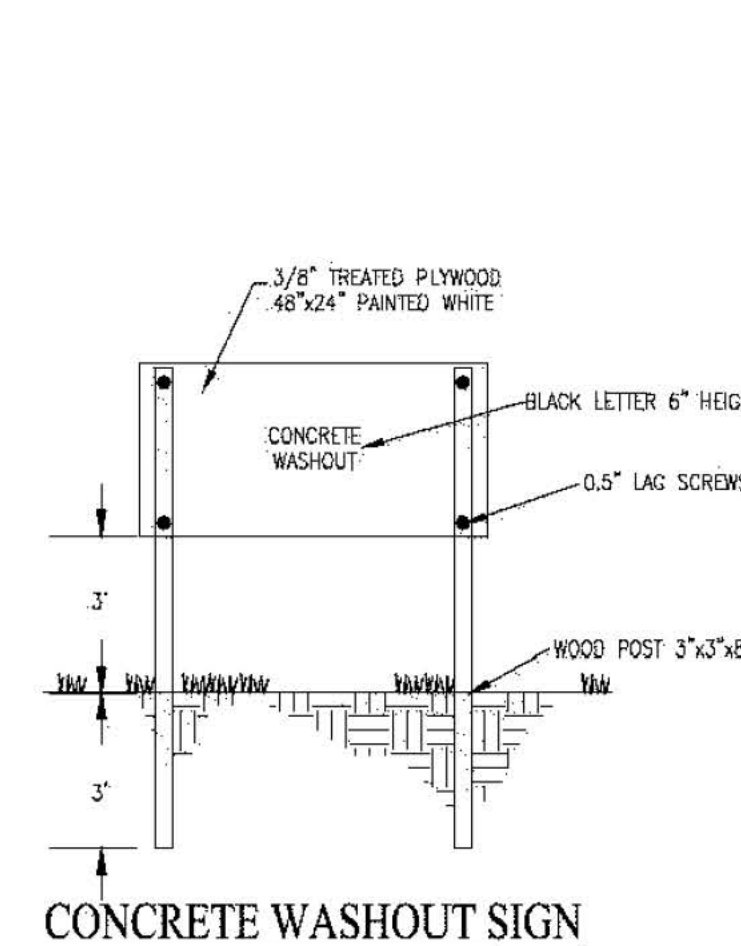
- Do not leave excess mud in the chutes or hopper after the pour. Every effort should be made to empty the chutes and hopper at the pour. The less material left in the chutes and hopper, the quicker and easier the cleanout. Small amounts of excess concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be protected.
- At the washout location, scrape as much material from the chutes as possible before washing them. Use non-water cleaning methods to minimize the chance for waste to flow off site.
- Remove as much mud as possible when washing out.
- Stop washing out in an area if you observe water running off the designated area or if the containment system is leaking or overflowing and ineffective.
- Do not back flush equipment at the project site. Back flushing should be restricted to the plant as it generates large volumes of waste that more than likely will exceed the capacity of most washout systems. If an emergency arises, back flush should only be performed with the permission of an on-site manager for the project.
- Do not use additives with wash water. Do not use solvents or acids that may be used at the target plant.

Materials

- Minimum of ten millimeter polyethylene sheeting that is free of holes, tears, and other defects. The sheeting selected should be of an appropriate size to fit the washout system without seams or overlap of the lining (designed and installed systems).
- Signage.
- Orange safety fencing or equivalent.
- Straw bales, sandbags (bags should be ultraviolet-stabilized geotextile fabric), soil material, or other appropriate materials that can be used to construct a containment system (above grade systems).

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CONCRETE WASHOUT



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NO.	REVISIONS	DATE	BY
4	REV. PER NOBLESVILLE COMMENTS	7/31/2024	GMS
3	REVISIONS PER TAC COMMENTS	7/25/2024	GMS
2	REVISIONS PER TAC COMMENTS	6/19/2024	GMS
1	REVISIONS PER TAC COMMENTS	4/25/2024	JSM

AS NOTED	DESIGNED BY	DRAWN BY	CHECKED BY
JSM	JSM	GMS	BAH

APPROVAL PENDING
NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

EROSION CONTROL DETAILS

OASIS AT HYDE PARK
PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE:
03/20/2024
KHA PROJECT NO.
170227014
SHEET NUMBER

C403

Drawing name: K:\IND_DEV\170227014_Hyde Park_Noblesville_IN\Design\CADD\PlanSheets\PROSDON CONTROL DETAILS.dwg C404 EROSION CONTROL DETAILS Jul 31, 2024 4:51pm by: Doni.Sharbridge
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SITE ACCESS & PREPARATION

**Temporary Construction Ingress/Egress Pad
(Large Sites—Two Acres or Larger)**



A temporary construction ingress/egress pad is a sediment control measure consisting of a stabilized aggregate pad with geotextile underlayment that is used at any point where construction traffic will be traversing between a large construction site and adjoining public right-of-way, street, alley, sidewalk, or parking areas.

Purpose

To provide ingress/egress to a construction site and minimize tracking of mud and sediment onto public roadways.

Specifications

Location

- Avoid locating on steep slopes or at curves in public roads.

Dimensions

- Width – 20 feet minimum or full width of entrance/exit roadway, whichever is greater.
- Length – 150 feet minimum (length can be shorter for small sites).
- Thickness – eight inches minimum.

Washing Facility (optional)

- Level area with three inch, or larger, washed aggregate or install a commercial wash rack.
- Divert waste water to a sediment trap or basin.

SEDIMENT BARRIERS & FILTERS

Silt Fence



A silt fence is a temporary barrier of entrenched geotextile fabric stretched across and attached to supporting posts and installed on the contour to intercept and treat sediment-laden storm water runoff from small, unvegetated drainage areas.

Purpose

To trap sediment from small, disturbed areas by reducing the velocity of sheet flow. Silt fences capture sediment by ponding water to allow deposition, not by filtration.

Note: Silt fence is **not** recommended for use as a diversion and should not be used across a stream, channel, ditch, swale, or anywhere that concentrated flow is anticipated.

Specifications

Drainage Area

- Limited to one-quarter acre per 100 linear feet of fence.
- Further restricted by slope steepness (see Table 1).

Effective Life

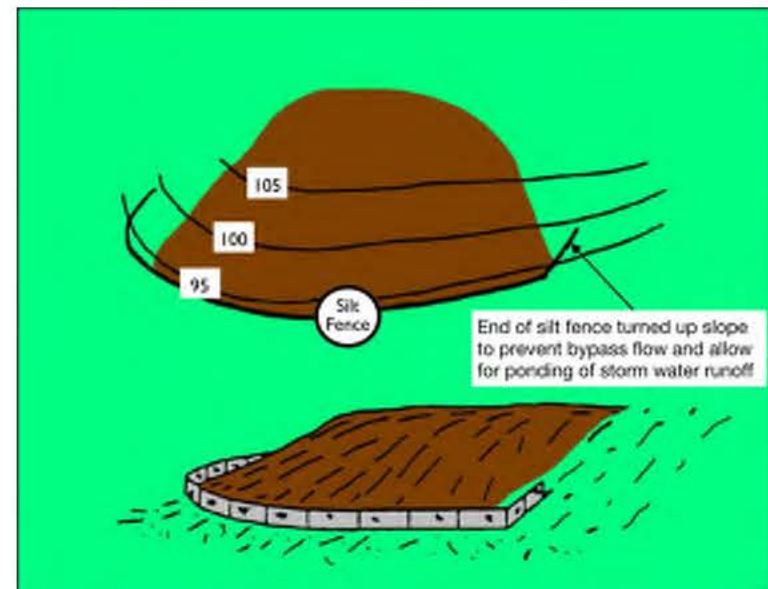
Six months (maximum).

Location

- Installed parallel to the slope contour.
- Minimum of 10 feet beyond the toe of the slope to provide a broad, shallow sediment pool.
- Accessible for maintenance (removal of sediment and silt fence repair).

SILT FENCE

Exhibit 1



Source: Adapted from Commonwealth of Pennsylvania Erosion and Sediment Pollution Control Manual, 1990

**TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD
(LARGE SITES—TWO ACRES OR LARGER)**

Materials

- One to two and one-half inch diameter washed aggregate [Indiana Department of Transportation Course Aggregate No. 2 (see Appendix D)].
- One-half to one and one-half inch diameter washed aggregate [INDOT CA No. 53 (see Appendix D)].
- Geotextile fabric underlayment (see Appendix C) (used as a separation layer to prevent intermingling of aggregate and the underlying soil material and to provide greater bearing strengths when encountering wet conditions or soils with a seasonal high water table limitation).

Installation

1. Remove all vegetation and other objectionable material from the foundation area.
2. Grade foundation and crown for positive drainage. If the slope of the construction entrance is toward a public road and exceeds two percent, construct an eight inch high diversion ridge with a ratio of 3-to-1 side slopes across the foundation area about 15 feet from the entrance to divert runoff away from the road (see Temporary Construction Ingress/Egress Pad Cross-Section View Worksheet).
3. Install a culvert pipe under the pad if needed to maintain proper public road drainage.
4. If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
5. Place aggregate (INDOT CA No. 2) to the dimensions and grade shown in the construction plans, leaving the surface smooth and sloped for drainage.
6. Top-dress the first 50 feet adjacent to the public roadway with two to three inches of washed aggregate (INDOT CA No. 53) (optional, used primarily where the purpose of the pad is to keep soil from adhering to vehicle tires).
7. Where possible, divert all storm water runoff and drainage from the ingress/egress pad to a sediment trap or basin.

Maintenance

- Inspect daily.
- Reshape pad as needed for drainage and runoff control.
- Top dress with clean aggregate as needed.
- Immediately remove mud and sediment tracked or washed onto public roads.
- Flushing should only be used if the water can be conveyed into a sediment trap or basin.

SILT FENCE

Spacing

Table 1. Slope Steepness Restrictions

Percent Slope	Maximum Distance	
< 2%	< 50:1	100 feet
2% – 5%	50:1 to 20:1	75 feet
5% – 10%	20:1 to 10:1	50 feet
10% – 20%	10:1 to 5:1	25 feet
> 20%	> 5:1	15 feet

¹ Consider other alternatives.
Note: Multiple rows of silt fence are not recommended on the same slope.

Trench

- Depth – eight inches minimum.
- Width – four inches minimum.
- After installing fence, backfill with soil material and compact (to bury and anchor the lower portion of the fence fabric).

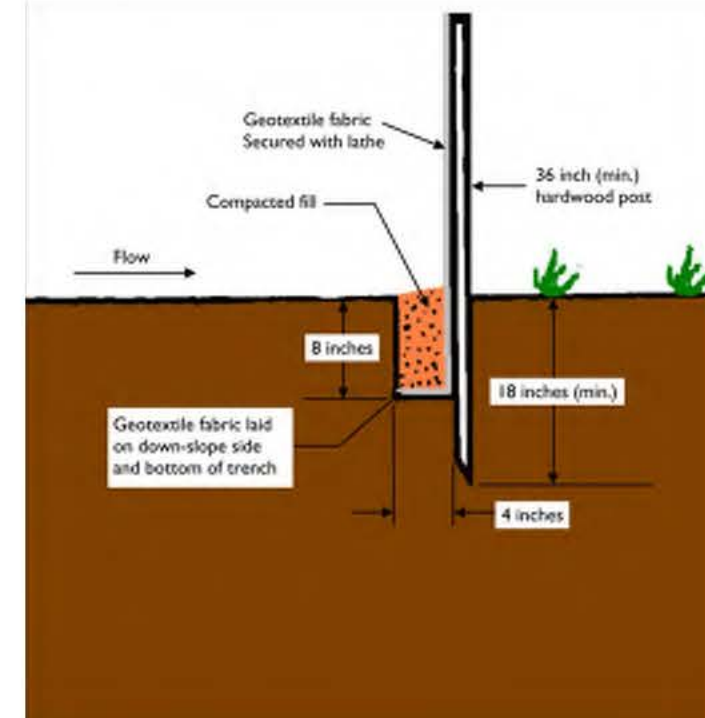
Note: An alternative to trenching is to use mechanical equipment to plow in the silt fence.

Materials and Silt Fence Specifications

- Fabric – woven or non-woven geotextile fabric meeting specified minimums outlined in Table 2.

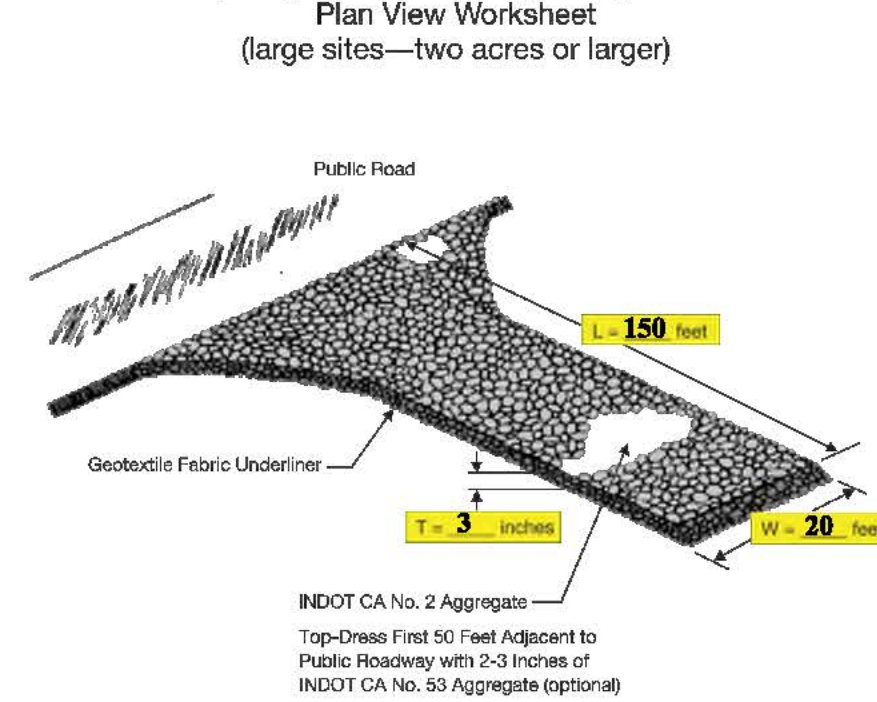
SILT FENCE

Exhibit 2



**TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD
(LARGE SITES—TWO ACRES OR LARGER)**

**Temporary Construction Ingress/Egress Pad
Plan View Worksheet
(large sites—two acres or larger)**



L = Ingress/Egress Pad Length
W = Ingress/Egress Pad Width
T = Aggregate Thickness

(Note: For minimum dimensions, see the 'Specifications' section of this measure.)

Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1990

SILT FENCE

Table 2. Geotextile Fabric Specifications for Silt Fence (minimum)

Physical Property	Woven Geotextile Fabric	Non-Woven Geotextile Fabric
Filtering efficiency	85%	85%
Tensile strength at 20% elongation	30 lbs. per linear inch	50 lbs. per linear inch
Standard strength	50 lbs. per linear inch	70 lbs. per linear inch
Extra strength	70 lbs. per linear inch	100 lbs. per linear inch
Sturly flow rate	0.3 gal./min./square foot	4.5 gal./min./square foot
Water flow rate	15 gal./min./square foot	220 gal./min./square foot
UV resistance	70%	85%
Post spacing	7 feet	5 feet

Note: Silt fences can be purchased commercially.

- Height – a minimum of 18 inches above ground level (30 inches maximum).
- Reinforcement – fabric securely fastened to posts with wood lathe.
- Support Posts
 - 2 x 2 inch hardwood posts. Steel fence posts may be substituted for hardwood posts (steel posts should have projections for fastening fabric).
 - Spacing
 - Eight feet maximum if fence is supported by wire mesh fencing.
 - Six feet maximum for extra strength fabric without wire backing.

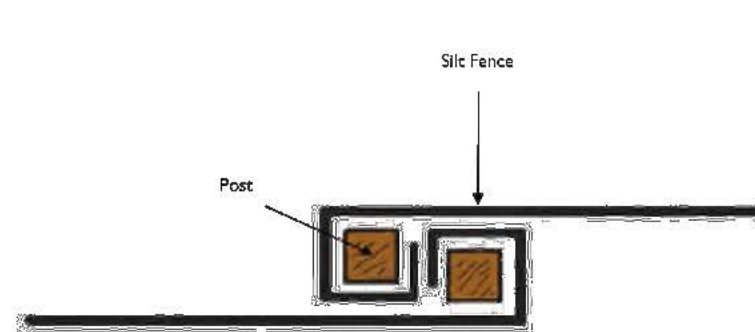
Installation

Prefabricated silt fence (see Exhibits 1, 2, and 3)

1. Lay out the location of the fence so that it is parallel to the contour of the slope and at least 10 feet beyond the toe of the slope to provide a sediment storage area. Turn the ends of the fence up slope such that the point of contact between the ground and the bottom of the fence and remains at a higher elevation than the top of the fence at its lowest point (see Exhibit 1).
2. Excavate an eight-inch deep by four-inch wide trench along the entire length of the fence line (see Exhibit 2). Installation by plowing is also acceptable.
3. Install the silt fence with the filter fabric located on the up-slope side of the excavated trench and the support posts on the down-slope side of the trench.

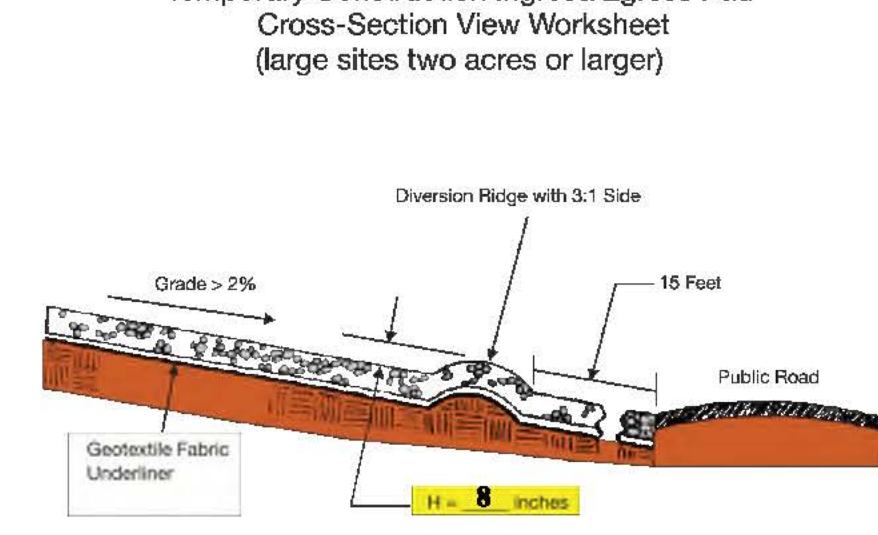
SILT FENCE

Exhibit 3



**TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD
(LARGE SITES—TWO ACRES OR LARGER)**

**Temporary Construction Ingress/Egress Pad
Cross-Section View Worksheet
(large sites—two acres or larger)**



H = Height of Diversion Ridge
(Water: 8 inches minimum)

Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1990

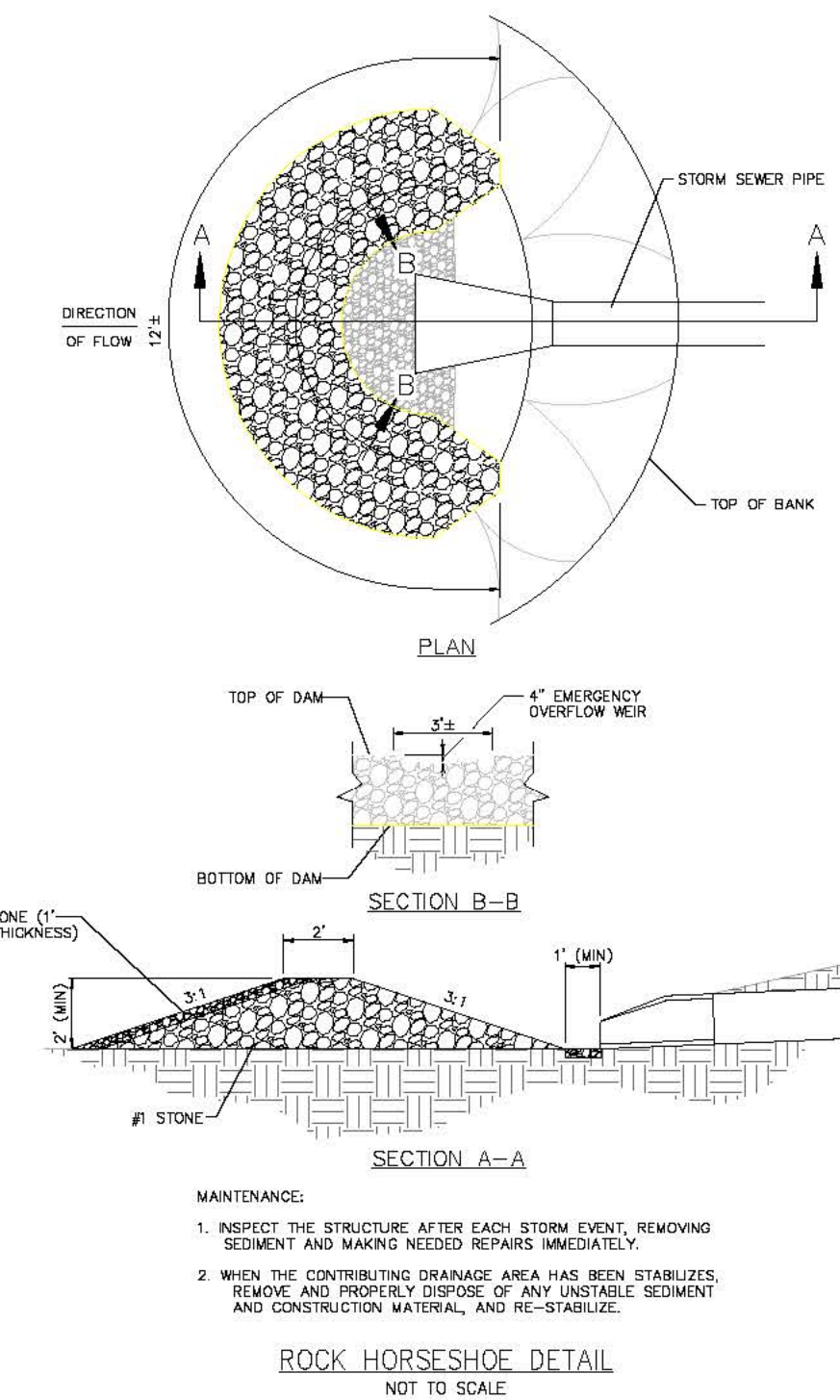
SILT FENCE

4. Drive the support posts at least 18 inches into the ground, tightly stretching the fabric between the posts as each is driven into the soil. A minimum of 12 inches of the filter fabric should extend into the trench. (If it is necessary to join the ends of two fences, use the wrap joint method shown in Exhibit 3.)
5. Lay the lower four inches of filter fabric on the bottom of the trench and extend it toward the up-slope side of the trench.
6. Backfill the trench with soil material and compact it in place.

Note: If the silt fence is being constructed on-site, attach the filter fabric to the support posts (refer to Tables 1 and 2 for spacing and geotextile specifications) and attach wooden lathe to secure the fabric to the posts. Allow for at least 12 inches of fabric below ground level. Complete the silt fence installation, following steps 1 through 6 above.

Maintenance

- Inspect within 24 hours of a rain event and at least once every seven calendar days.
- If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately. Note: All repairs should meet specifications as outlined within this measure.
- Remove deposited sediment when it is causing the filter fabric to bulge or when it reaches one-half the height of the fence at its lowest point. When contributing drainage area has been stabilized, remove the fence and sediment deposits, grade the site to blend with the surrounding area, and stabilize.



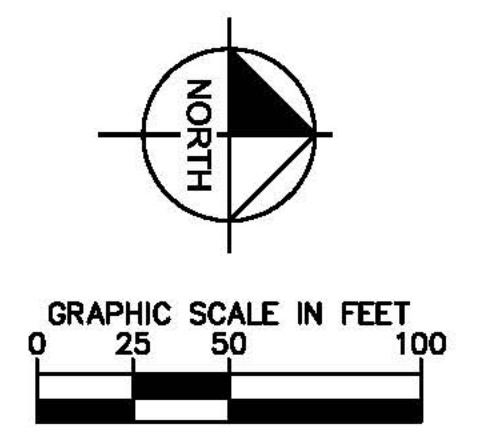
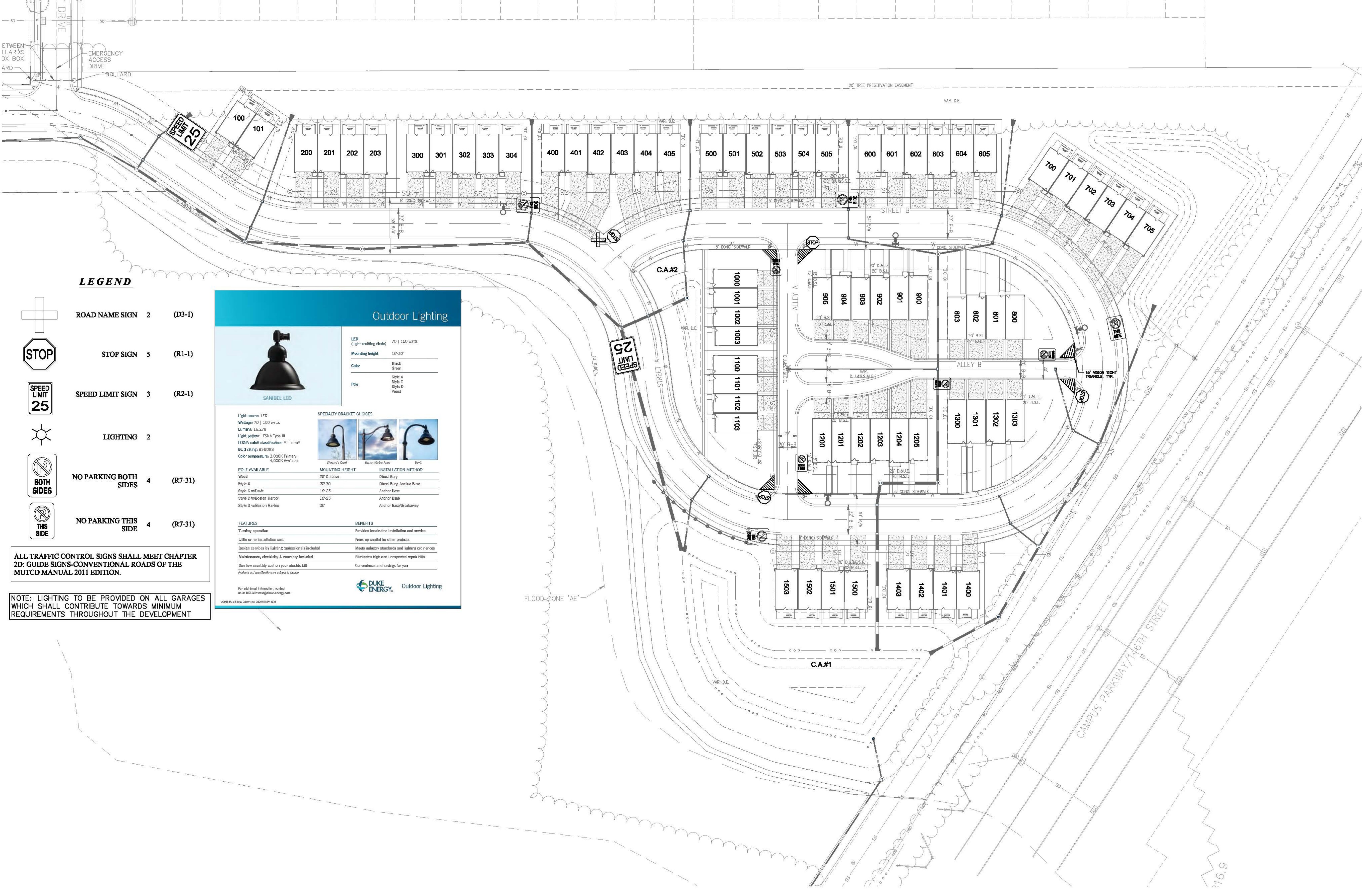
MAINTENANCE:
1. INSPECT THE STRUCTURE AFTER EACH STORM EVENT, REMOVING SEDIMENT AND MAKING NEEDED REPAIRS IMMEDIATELY.
2. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE AND PROPERLY DISPOSE OF ANY UNSTABLE SEDIMENT AND CONSTRUCTION MATERIAL, AND RE-STABILIZE.

ROCK HORSESHOE DETAIL
NOT TO SCALE

DESIGNED BY: JSM	DATE: 7/31/2024	REVISIONS:
DRAWN BY: GMS	DATE: 7/25/2024	1. REVISIONS PER TAC COMMENTS
CHECKED BY: BAH	DATE: 6/19/2024	2. REVISIONS PER TAC COMMENTS
AS NOTED	DATE: 4/25/2024	3. REVISIONS PER TAC COMMENTS
APPROVAL PENDING	DATE:	4. REV. PER NOBLESVILLE COMMENTS
NOT FOR CONSTRUCTION	DATE:	5. REVISIONS PER TAC COMMENTS
GRAND COMMUNITIES, LLC	DATE:	6. REVISIONS PER TAC COMMENTS
EROSION CONTROL DETAILS	DATE:	7. REVISIONS PER TAC COMMENTS
OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN	DATE:	8. REVISIONS PER TAC COMMENTS
ORIGINAL ISSUE: 03/20/2024	DATE:	9. REVISIONS PER TAC COMMENTS
KHA PROJECT NO. 170227014	DATE:	10. REVISIONS PER TAC COMMENTS
SHEET NUMBER	DATE:	11. REVISIONS PER TAC COMMENTS
C404	DATE:	12. REVISIONS PER TAC COMMENTS

Drawing name: K:\IND_DEVELOPMENT\170227014_Hyde Park, Noblesville, IN\Design\CADD\PlanSheets\SIGNAGE AND LIGHTING PLAN.dwg C500 Jul 31, 2024 4:50pm by: GrentSherridge
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MATCHLINE - SEE BELOW




LEGEND

	ROAD NAME SIGN	2	(D3-1)
	STOP SIGN	5	(R1-1)
	SPEED LIMIT SIGN	3	(R2-1)
	LIGHTING	2	
	NO PARKING BOTH SIDES	4	(R7-31)
	NO PARKING THIS SIDE	4	(R7-31)

ALL TRAFFIC CONTROL SIGNS SHALL MEET CHAPTER 2D- GUIDE SIGNS-CONVENTIONAL ROADS OF THE MUTCD MANUAL 2011 EDITION.

NOTE: LIGHTING TO BE PROVIDED ON ALL GARAGES WHICH SHALL CONTRIBUTE TOWARDS MINIMUM REQUIREMENTS THROUGHOUT THE DEVELOPMENT

Outdoor Lighting



SANIBEL LED

Light source: LED
 Wattage: 70 | 150 watts
 Lumens: 16,278
 Light pattern: IKEMA Type III
 IESNA color classification: Full cutoff
 BLS rating: 3300/33
 Color temperature: 3,000K, Primary
 AJJCCR, Adjustable

POLE AVAILABLE	MOUNTING HEIGHT	INSTALLATION METHOD
Wood	29' 6" max	Direct Bury
Steel A	29' 30"	Direct Bury Anchor Base
Style C w/Back	16' 30"	Anchor Base
Style C w/Socket Flange	16' 25"	Anchor Base
Style D w/Socket Flange	29'	Anchor Base/Breakaway

FEATURES
 Turnkey operation
 Little or no installation cost
 Design services by lighting professionals included
 Maintenance, electrical & warranty included
 One free assembly call on your electric bill
 Products and specifications on order to change

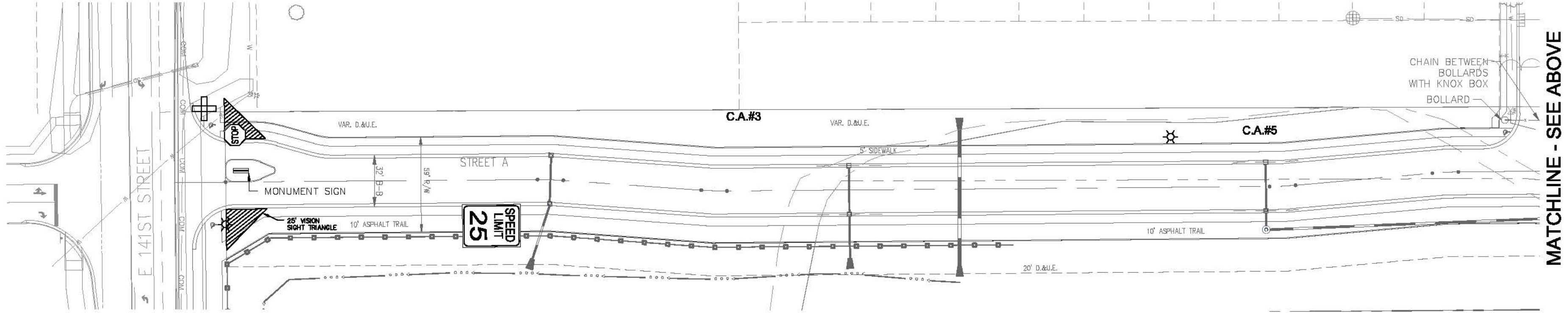
BENEFITS
 Provides best-in-class installation and service
 Fits up to 100' for other projects
 Meets industry standards and lighting ordinances
 Eliminates high and uncorrected repair bills
 Convenience and savings for you

For additional information, contact us at 800.888.8888 or 800.888.8888

SPECIALTY BRACKET CHOICES

Bracket	Mounting Height	Installation Method
Street's Edge	29' 6" max	Direct Bury
Street's Edge Arm	29' 30"	Direct Bury Anchor Base
Street	16' 30"	Anchor Base
Street Flange	16' 25"	Anchor Base
Street Breakaway	29'	Anchor Base/Breakaway

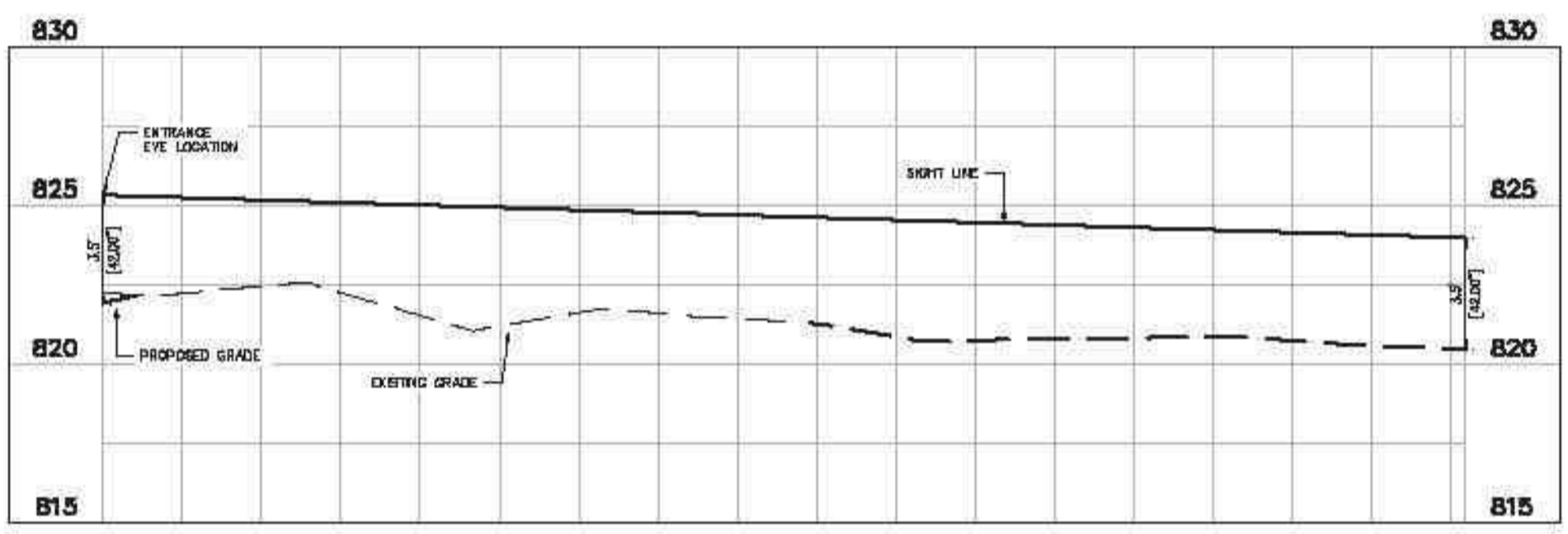
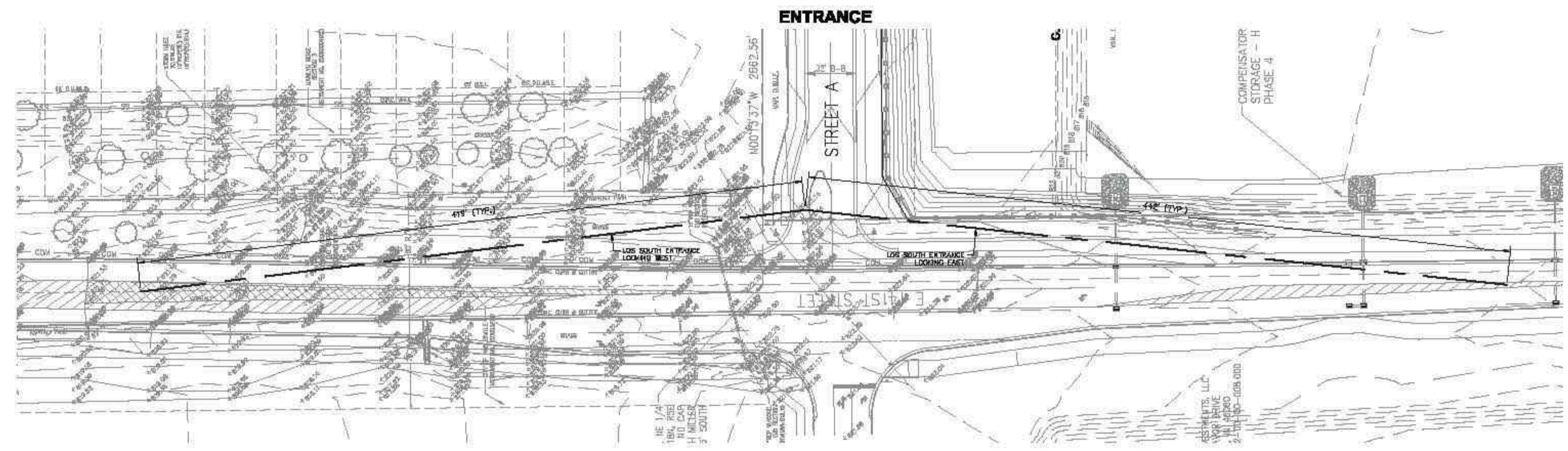
DUKE ENERGY Outdoor Lighting



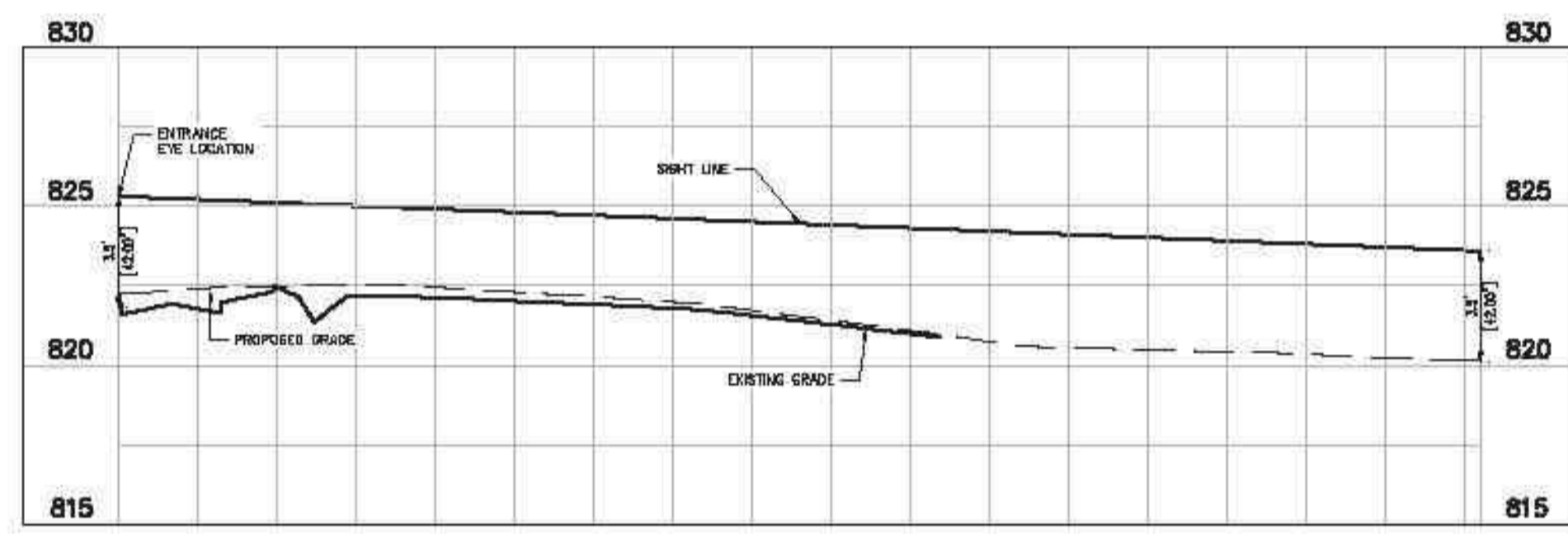
SCALE: AS NOTED	DESIGNED BY: JSM	DRAWN BY: GMS	CHECKED BY: BAH	No.	DATE	
Kimley»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4178 EMAIL: info@kimley-horn.com WWW.KIMLEY-HORN.COM		4	REV. PER NOBLESVILLE COMMENTS	7/31/2024
GRAND COMMUNITIES, LLC		APPROVAL PENDING NOT FOR CONSTRUCTION		3	REVISIONS PER TAC COMMENTS	7/25/2024
SIGNAGE AND LIGHTING PLAN		OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN		2	REVISIONS PER TAC COMMENTS	6/19/2024
ORIGINAL ISSUE: 03/20/2024		KHA PROJECT NO. 170227014		1	REVISIONS PER TAC COMMENTS	4/25/2024
SHEET NUMBER		C500		BY	DATE	BY



Drawing name: K:\MID_DEV\170227014\Hyde Park_JobSheet.dwg, Design: C:\MID\Projects\Hyde Park\170227014.dwg, Date: 03/20/2024, 4:53pm, By: Gant2kewbridge
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ENTRANCE LOOKING WEST
H: 1"=50 ; V: 1"=5



ENTRANCE LOOKING EAST
H: 1"=50 ; V: 1"=5

Design Speed (mph)	Intersection Sight Distance For Passenger Car	
	Calculated (ft)	Design (ft)
15	143.3	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

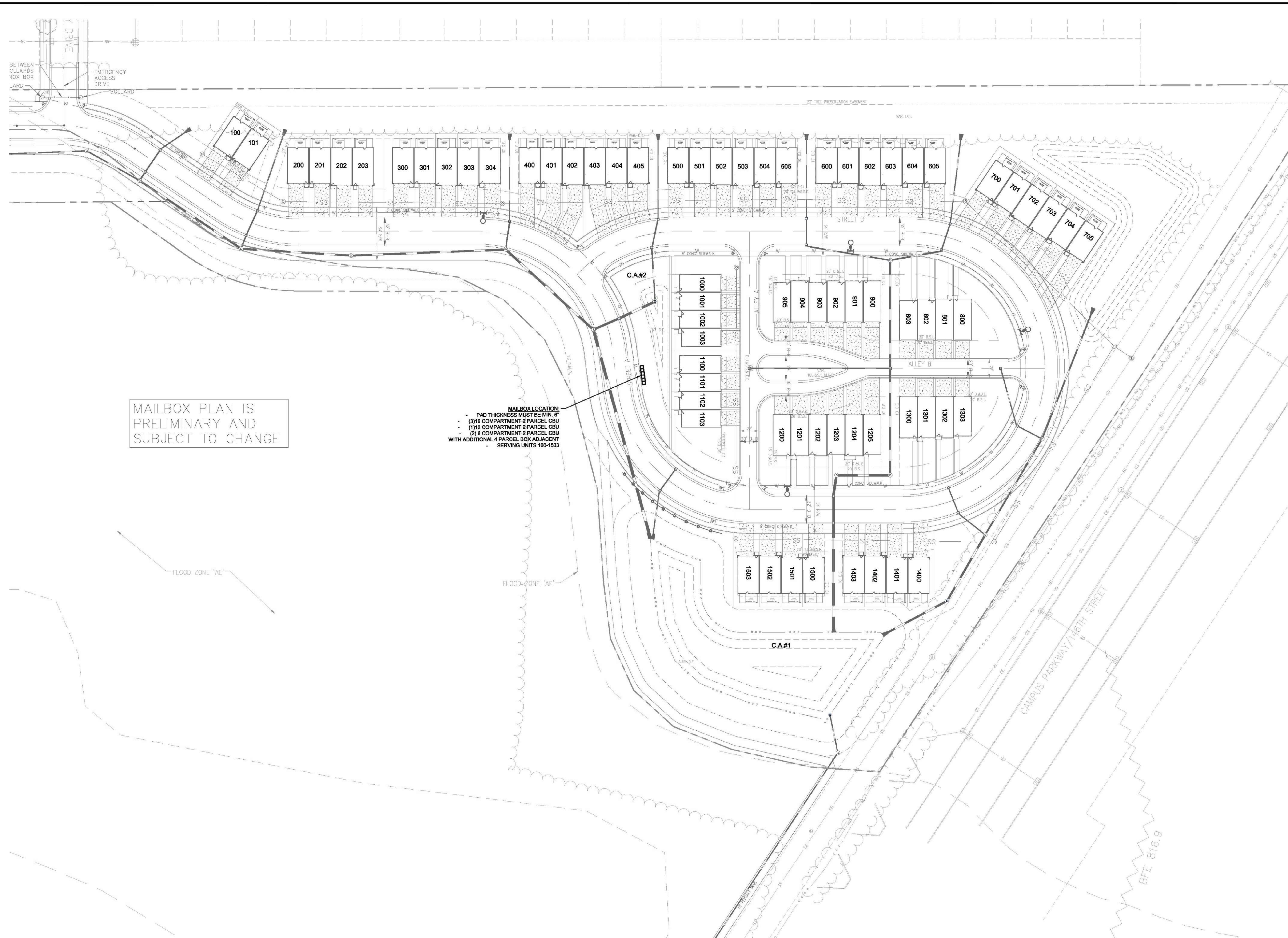
Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required sight distance recalculated.

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

Figure 46-10H

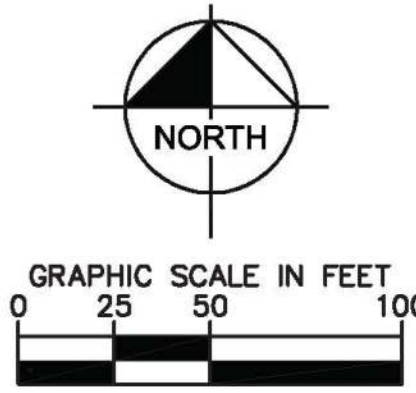
	GRAND COMMUNITIES, LLC	LINE OF SIGHT PLAN	OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN	ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014 SHEET NUMBER C600
SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH DATE: 03/20/2024	2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 FAX: 317-912-4129 WWW.KIMLEY-HORN.COM	APPROVAL PENDING NOT FOR CONSTRUCTION	4. REV. PER NOBLESVILLE COMMENTS 7/31/2024 GMS 3. REVISIONS PER TAC COMMENTS 7/25/2024 GMS 2. REVISIONS PER TAC COMMENTS 6/19/2024 GMS 1. REVISIONS PER TAC COMMENTS 4/25/2024 JSM	DATE BY

Drawing name: K:\IND_DEVA\170227014_Hyde Park_Hobbesville_IN\Design\CA00\PlanSheets\MAILBOX PLAN.dwg C700 MAILBOX PLAN Jul 31, 2024 4:55pm by: Grant.Shortridge
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MAILBOX PLAN IS
 PRELIMINARY AND
 SUBJECT TO CHANGE

MAILBOX LOCATION:
 - PAD THICKNESS MUST BE MIN. 6"
 - (3) 16 COMPARTMENT 2 PARCEL CBU
 - (1) 12 COMPARTMENT 2 PARCEL CBU
 - (2) 8 COMPARTMENT 2 PARCEL CBU
 WITH ADDITIONAL 4 PARCEL BOX ADJACENT
 - SERVING UNITS 100-1503



SCALE: AS NOTED DESIGNED BY: JSM DRAWN BY: GMS CHECKED BY: BAH	APPROVAL PENDING NOT FOR CONSTRUCTION	GRAND COMMUNITIES, LLC	MAILBOX PLAN DEVELOPMENT PLAN	ORIGINAL ISSUE: 03/20/2024	KHA PROJECT NO. 170227014	SHEET NUMBER C700
	KIMLEY-HORN			REV. PER NOBLESVILLE COMMENTS 7/31/2024	GMS	BY
	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hilde@kimley-horn.com WWW.KIMLEY-HORN.COM			REVISIONS PER TAC COMMENTS 7/25/2024	GMS	DATE
	No.			REVISIONS PER TAC COMMENTS 6/19/2024	JSM	DATE



Drawing name: K:\IND_DESIGN\170227014_Hyde Park, Noblesville, IN\Design\CADD\PlanSheets\MALBOX PLAN.dwg C701 MALBOX DETAILS Jul 31, 2024 4:56pm by Grant Shartridge
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vital™ Cluster Box Unit - Type III

FRONT VIEW **SIDE VIEW**

Dimensions: 30 1/2", 57 5/8", 16 1/8", 45", 62", 18", 47 3/8", 61 1/2", 12", 4", 14 1/2", 10", 12", 4"

PEDESTAL

PEDESTAL BASE BOLT PATTERN

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	3-3/8" x 12-13 1/2"
10" PARCEL	10-1/2" x 12-13 1/2"
12" PARCEL	13-3/4" x 12-13 1/2"
OUTGOING SLOT	3-6/8" x 3-1/4"

NOTES:

- This unit is approved for USPS and private applications.
- Decorative mailbox accessories sold separately and are USPS Approved products.
- Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
- Florence "F" series CBU is Officially Licensed by USPS; License#CDSEQ-08-B-0012

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 A GIBRALTAR INDUSTRIES COMPANY

MODEL: 1570-16 REV: A
 SCALE: NONE LAST REV DATE: 9/26/2012
 DRAWING NUMBER: 1570-16CS DRAWN BY: AFD

vital™ Cluster Box Unit - Type I

FRONT VIEW **SIDE VIEW**

Dimensions: 30 1/2", 57 5/8", 30 1/8", 45", 62", 18", 33 3/8", 61 1/2", 12", 4", 28 1/2", 10", 12", 4"

PEDESTAL

PEDESTAL BASE BOLT PATTERN

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	3-3/8" x 12-13 1/2"
10" PARCEL	10-1/2" x 12-13 1/2"
12" PARCEL	13-3/4" x 12-13 1/2"
OUTGOING SLOT	3-6/8" x 3-1/4"

NOTES:

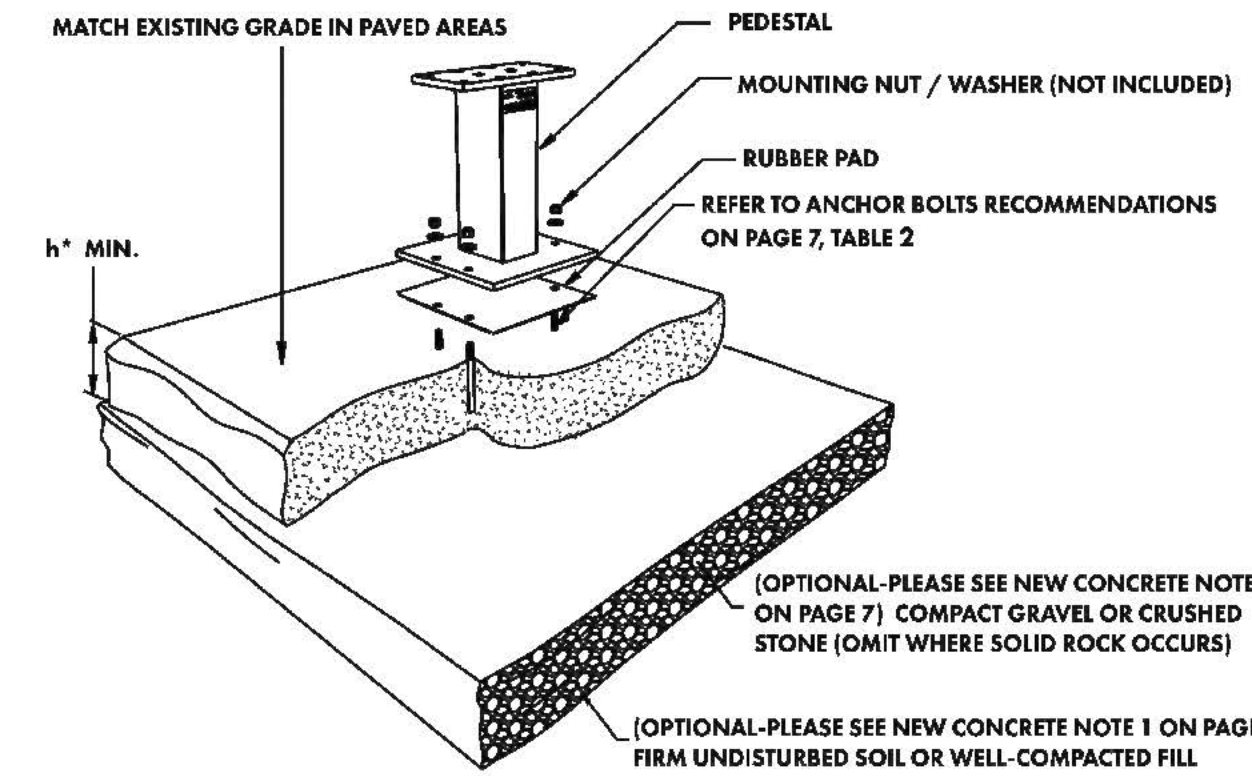
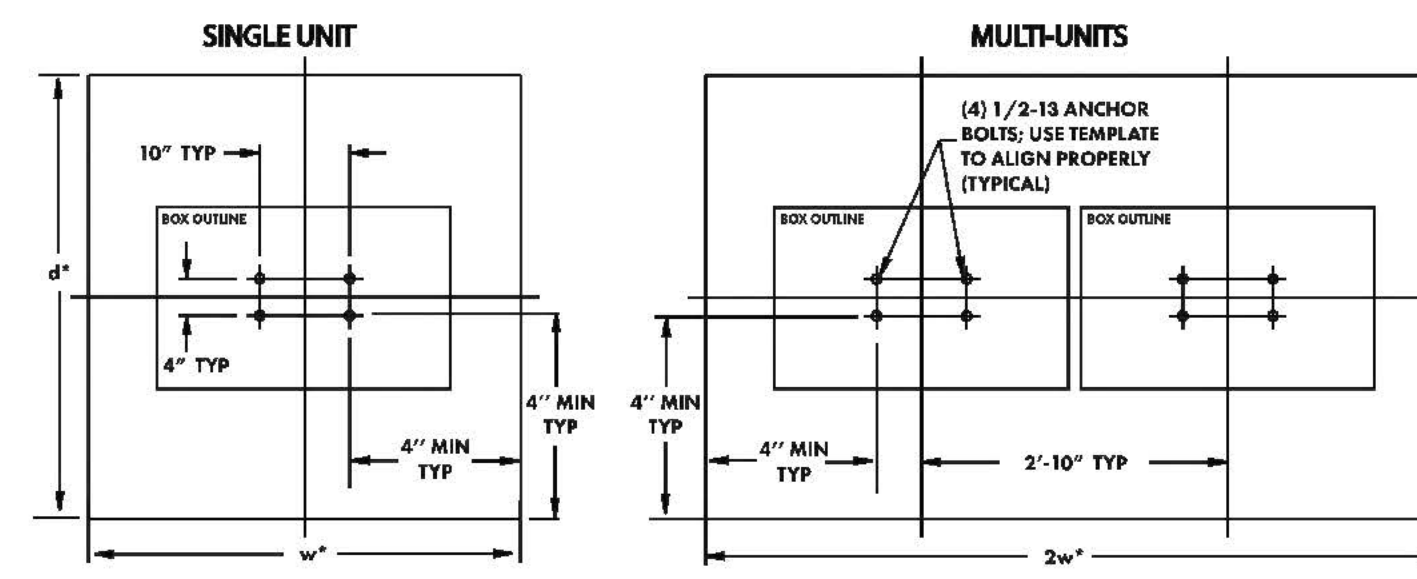
- This unit is approved for USPS and private applications.
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- Florence "F" series CBU is Officially Licensed by USPS; License#CDSEQ-08-B-0012

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MODEL: 1570-8 REV: A
 SCALE: NONE LAST REV DATE: 9/26/2012
 DRAWING NUMBER: 1570-8CS DRAWN BY: AFD

CONCRETE FOUNDATION PREPARATION

vital™ cluster box unit - 1570 "F" Series



*Pad recommendations for "h/d/w" outlined on page 7, Table 1

CONCRETE FOUNDATION PREPARATION

vital™ cluster box unit - 1570 "F" Series

- NEW CONCRETE BASE:**
- Depending on climatic and soil conditions in the area of installation, optional foundation material may be necessary as shown. Consult local building codes for recommendations.
 - Refer to Table 1 for thickness (h), width (w), and depth (d) of the concrete pad alternatives.
 - Concrete shall have a compressive strength of 3000 psi @ 28 days, contain 4% min ~ 6% max air entrainment and be placed with a 3.50-4.50 slump in accordance to 301.
 - Use wire mesh as per (Standard) or fiber reinforced concrete as per (Standard).

- EXISTING CONCRETE BASE:**
- Existing concrete pad must be at least 48" wide.
 - Concrete base and anchor bolts may be reused if:
 - existing 1/2" diameter expansion anchor bolts are firmly embedded in the concrete and not damaged or corroded;
 - concrete foundation is not damaged; and
 - bolt hole pattern of the new unit matches the installed anchor bolts.
 - Additional considerations include:
 - if concrete is only 4" thick, then option 'b' in Table 2 below cannot be used
 - any unused, existing anchor bolts must be cut flush to the level of the concrete surface
 - if concrete is damaged, replacement of foundation pad is required

TABLE 1: Pad Recommendations

h (Thickness)	w (Width) min	d (Depth) min
4"	47"	47"
5"	44"	44"
6"	42"	42"
7"	40"	40"
8"	39"	39"

TABLE 2

Expansion Anchor Bolt Recommendations (or equivalent)
a. Hilti Kwik Bolt II (www.hilti.com) - 1/2 inch diameter x 5 1/2 inches overall length - Galvanized - K3 II 12-512, Stainless Steel Minimum embedment in concrete must be at least 3 1/2 inches
b. ITW Rammed Redhead Turbult (www.hilti.com) - 1/2 inch diameter x 7 inches overall length - Galvanized Minimum embedment in concrete must be at least 4 1/8 inches
c. Rawl Stud (www.rawl.com) - 1/2 inch diameter x 5 1/2 inches overall length - Galvanized Minimum embedment in concrete must be at least 4 inches

1570 CBU SERIES VIEW WITH INSTALLED ACCESSORIES

CROWN MOLDING CBU CAP 2-9/8"

FRONT VIEW 1-9/8" 2-3/8" 3-1/8" 5-5/16" 2" MIN. TYP.

SIDE VIEW 2-3/8" 1-9/8" 2-3/8" 4-3/16" 5-5/16" 2" MIN. TYP.

MULTI-UNITS PAD SPECIFICATION 2' MIN. / 3-1/2' SUGGESTED 2' MIN. TYP. 3-1/8" TYP.

IMPORTANT CLEARANCE SPEC SEE MULTI UNIT PAD SPECIFICATION FOR BOLT PATTERN AND SPACING

NOTES:

- CROWN MOLDING CAP DESIGN REQUIRES ADDITIONAL SPACE BETWEEN CBUS FOR MULTIPLE CBU INSTALLATIONS. SEE IMPORTANT CLEARANCE SPEC ABOVE.
- CAP AND PEDESTAL COVER SOLD SEPARATELY.
- CROWN MOLDING CAP AVAILABLE IN ALL STANDARD CBU POWDER COAT FINISHES.
- CAP INSTALLED USING PERMANENT VHB ADHESIVE TAPE. NO HARDWARE NECESSARY.
- CROWN MOLDING CAP DESIGNED TO FIT OVER FLORENCE 1570 SERIES CBU.

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MODEL: CROWN MOLDING CAP REV: -
 SCALE: NONE DATE: 1/1/2008
 DRAWING NUMBER: YOGUECTICS DRAWN BY: AFD SHEET: 1 OF 1

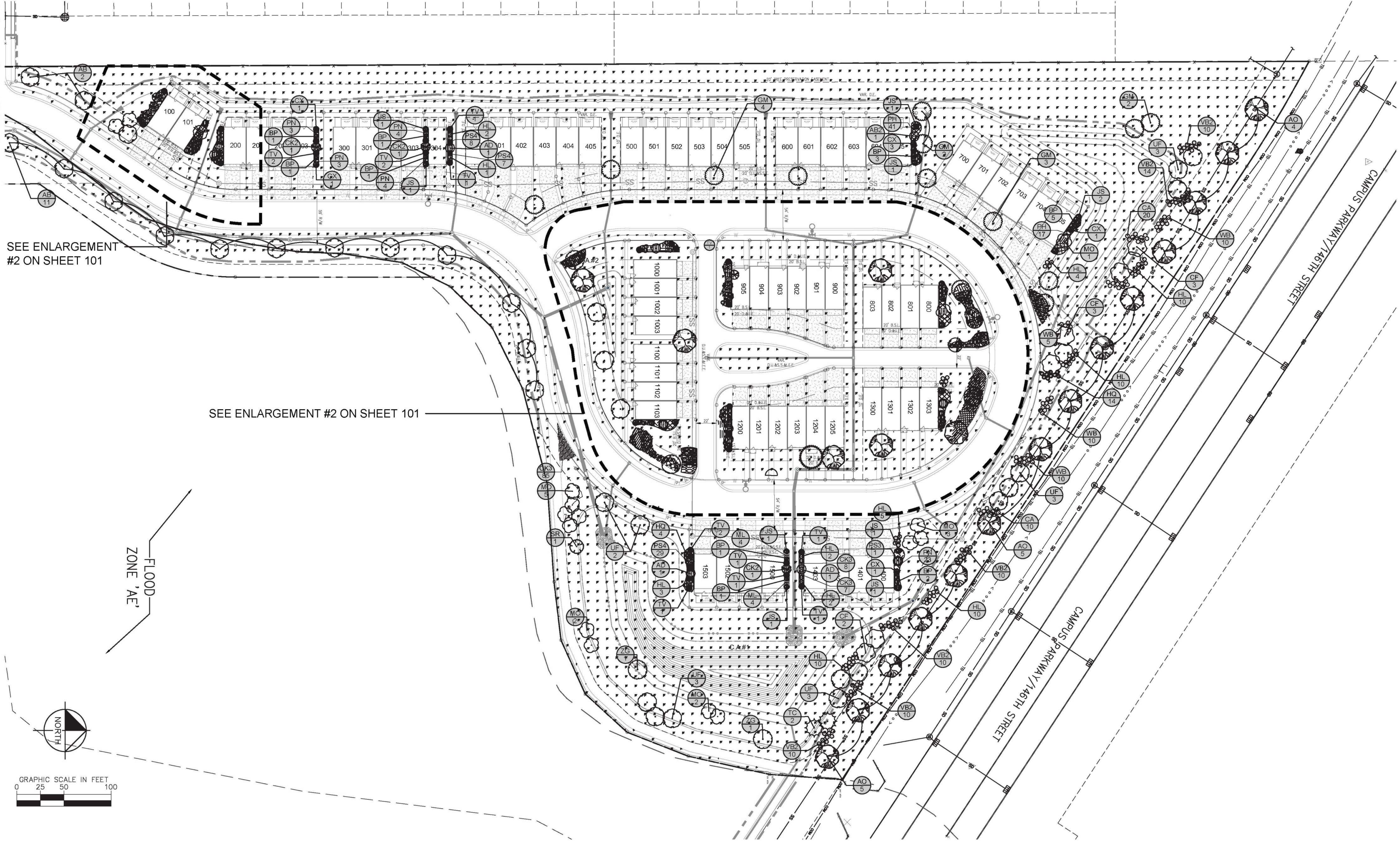
CBU'S WITH CROWN MOLDING CAP COLOR: BLACK

AS NOTED	DESIGNED BY: JSM	DRAWN BY: GMS	CHECKED BY: BAH	NO.	REV.	DATE			
APPROVAL PENDING NOT FOR CONSTRUCTION									
GRAND COMMUNITIES, LLC MAILBOX DETAILS PRELIMINARY DEVELOPMENT PLAN									
OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN									
ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014 SHEET NUMBER C701									



Drawing name: K:\IND_DEV\170227014_Hyde Park_Mobileville_IN\Design\CADD\PlanSheets\LANDSCAPE PLAN.dwg L100_Aut 01, 2024, 9:41am By: Grant.Shortridge
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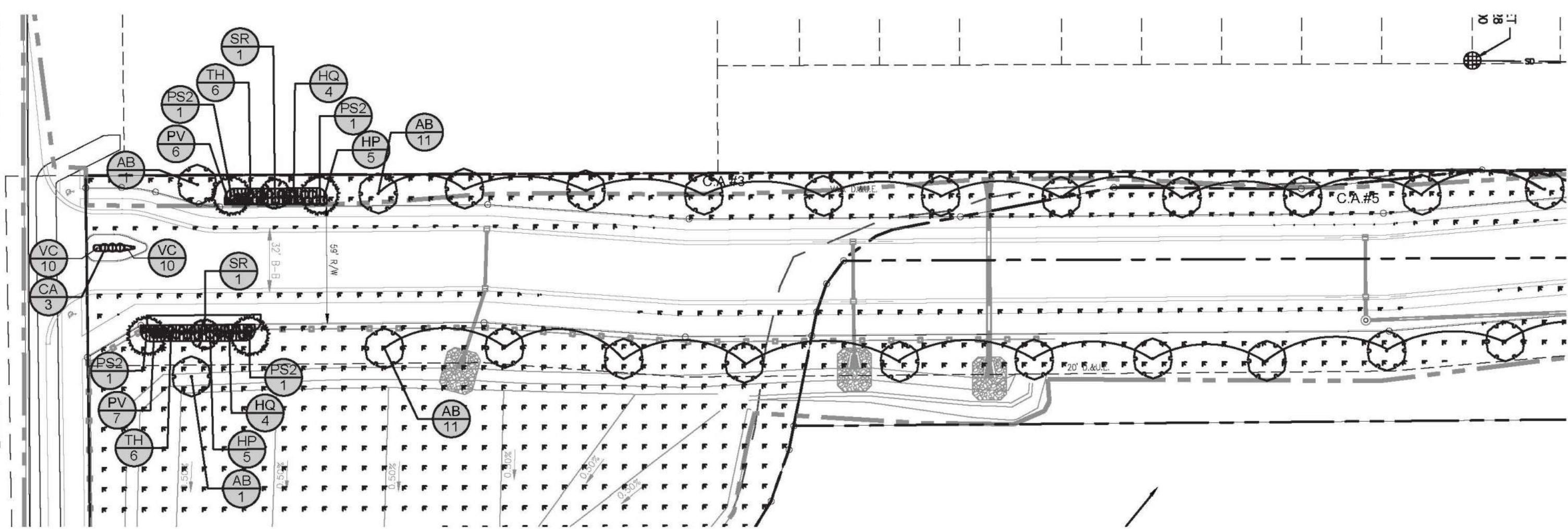
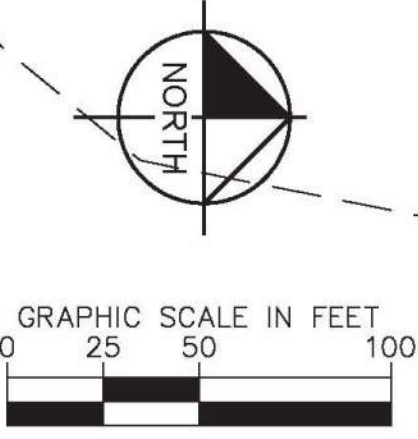
MATCHLINE - SEE BELOW



SEE ENLARGEMENT #2 ON SHEET 101

SEE ENLARGEMENT #2 ON SHEET 101

FLOOD ZONE 'AE'



MATCHLINE - SEE ABOVE

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN		LANDSCAPE PLAN COMMUNITIES, LLC				Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 98TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-912-4179 EMAIL: Bret.Horn@kimley-horn.com WWW.KIMLEY-HORN.COM	
ORIGINAL ISSUE:	03/20/2024	DESIGNED BY:	JSM	SCALE:	AS NOTED	CHECKED BY:	BAH
KHA PROJECT NO.	170227014	DRAWN BY:	GMS	DATE		REVISIONS	
SHEET NUMBER	L100						

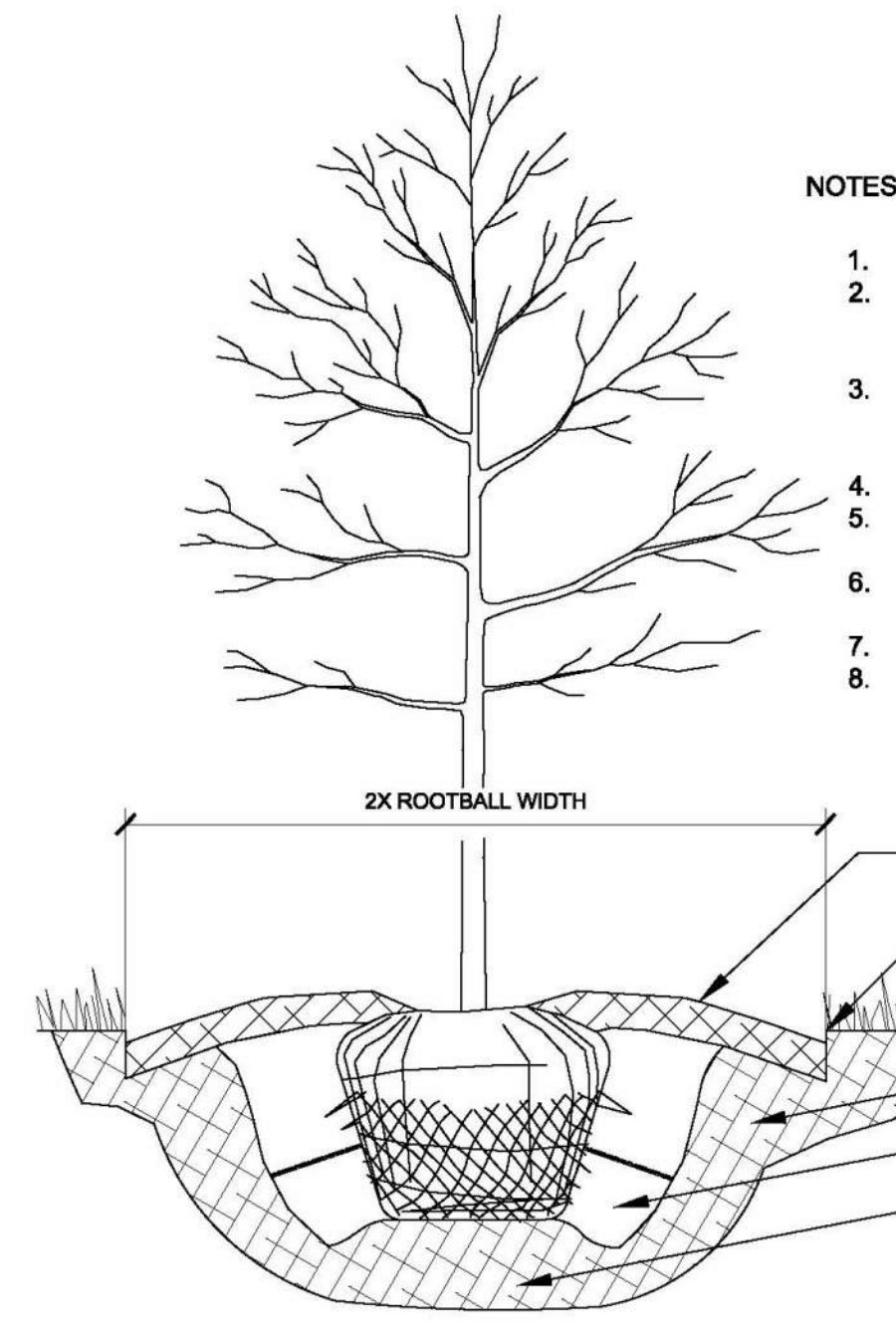
Drawing name: K:\NO_DRAWING\170227014_Hyde Park_Hobbesville_IN\Design\CAD\DWG\Planting\LANDSCAPE PLAN.dwg L102 Jul 31, 2024 4:56pm by: Brent.Shorridge
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LANDSCAPE NOTES

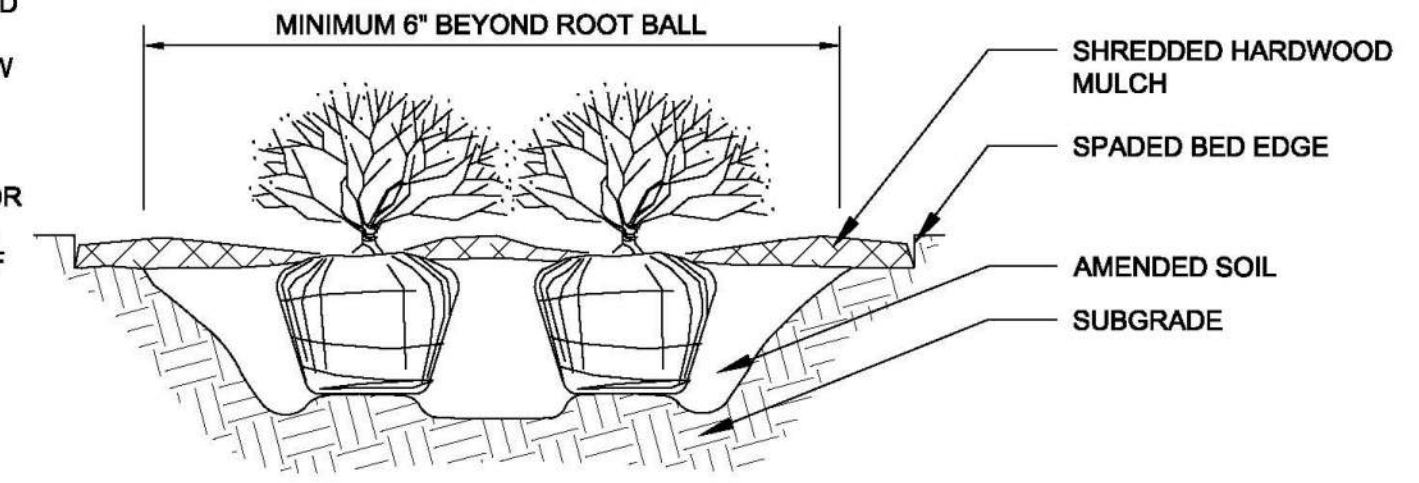
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
- ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- WEED FABRIC SHALL BE REQUIRED UNDER MULCH.
- MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER EMULSION OR ASPHALT EMULSION.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

LANDSCAPE SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES						
AB	39	ACER SACCHARUM 'BAILSTA'	FALL FIESTA® SUGAR MAPLE	B & B	2.5" CAL MIN	---
AO	20	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B & B	2.5" CAL MIN	---
AU	1	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187'	URBAN SUNSET® MAPLE	B & B	2.5" CAL MIN	---
CF	8	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	B & B	2.5" CAL MIN	---
GI	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5" CAL MIN	---
GM	13	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	B & B	2.5" CAL MIN	---
UF	17	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL MIN	---
ZG	5	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	B & B	2.5" CAL MIN	---
EVERGREEN TREES						
CX	12	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	B & B	---	6' HT MIN
JS	15	JUNIPERUS EXCELSA 'STRICTA'	UPRIGHT SPINY GREEK JUNIPER	B & B	---	6' HT MIN
PR	3	PRUNUS CAMPANULATA	CHERRY LAUREL	B & B	---	6' HT MIN
PS2	4	PINUS STROBUS	WHITE PINE	B & B	---	6' HT MIN
TC	2	TSUGA CANADENSIS	EASTERN HEMLOCK	B & B	---	6' HT MIN
TH	12	THUJA OCCIDENTALIS 'THIN MAN'	THIN MAN AMERICAN ARBORVITAE	B & B	---	6' HT MIN
TV	25	THUJA OCCIDENTALIS 'EMERA'	EMERALD GREEN ARBORVITAE	B & B	---	6' HT MIN
ORNAMENTAL TREES						
AA	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	1.5" CAL MIN	8' HT MIN
AB2	1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	B & B	1.5" CAL MIN	8' HT MIN
AD	6	ACER PALMATUM 'DISSECTUM ATROPURPUREUM'	PURPLE THREADLEAF JAPANESE MAPLE	B & B	1.5" CAL MIN	8' HT MIN
AG	4	ACER GRISEUM	PAPERBARK MAPLE	B & B	1.5" CAL MIN	8' HT MIN
CK2	10	CORNUS KOUSA	KOUSA DOGWOOD	B & B	1.5" CAL MIN	8' HT MIN
MO	16	MALUS X 'SHOTIZAM'	SHOWTIME™ CRABAPPLE	B & B	1.5" CAL MIN	8' HT MIN
MS	1	MALUS X 'SHOTIZAM'	SHOWTIME™ CRABAPPLE	B & B	1.5" CAL MIN	8' HT MIN
PS3	3	PRUNUS X 'SNOWFOZAM'	SNOW FOUNTAINS® WEEPING CHERRY	B & B	1.5" CAL MIN	8' HT MIN
SR	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	B & B	1.5" CAL MIN	8' HT MIN
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS						
BP	34	BERBERIS THUNBERGII 'PYRUZAM'	PYGMY RUBY™ JAPANESE BARBERRY	1 GAL	24" OC	24" HT MIN
CA	49	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	1 GAL	24" OC	18" HT MIN
HL	98	HYDRANGEA ARBORESCENS 'LIME RICKY'	LIME RICKY HYDRANGEA	1 GAL	24" OC	18" HT MIN
HP	24	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	1 GAL	24" OC	18" HT MIN
HQ	53	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	1 GAL	24" OC	24" HT MIN
RD	9	ROSA X 'RADTKO'	DOUBLE KNOCK OUT® RED ROSE	1 GAL	24" OC	18" HT MIN
VB2	64	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	5 GAL	24" OC	24" HT MIN
WB	35	WEIGELA FLORIBUNDA 'BOKRASPIWI'	SPILLED WINE WEIGELA	1 GAL	24" OC	18" HT MIN
EVERGREEN SHRUBS						
TM	23	TAXUS X 'DENSIFORMIS'	YEW	1 GAL	24" OC	24" HT MIN
TW	32	THUJA PLICATA 'SUGAR AND SPICE'	SUGAR AND SPICE WESTERN RED CEDAR	1 GAL	24" OC	24" HT MIN
GRASSES						
CK	21	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	---	36" OC	24" HT MIN
PV	30	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	---	36" OC	24" HT MIN
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
SHRUB AREAS						
CK3	237	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	B.R.		
ML	8	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	LITTLE ZEBRA EULALIA GRASS	B.R.		
PH	278	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	B.R.		
PN	73	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	B.R.		
PS4	65	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	B.R.		
FLOWERING PERENNIALS						
EP	14	ECHINACEA X 'POWWOW WILD BERRY'	POWWOW WILD BERRY CONEFLOWER	1 GAL	36" OC	
HH	18	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	24" OC	
NF	45	NEPETA X FASSENI 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	24" OC	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GROUND COVERS						
CP2	32	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	2" PLUG		24" o.c.
LC	6	LIRIOPE SPICATA 'VARIAGATA'	CREeping LILYTURF	1 GAL		24" o.c.
VC	245	VINCA MINOR	COMMON PERIWINKLE	2" PLUG		12" o.c.



- NOTES:
- INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
 - SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
 - REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
 - TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
 - BACKFILL REMAINDER EXCAVATED SOIL, TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
 - WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
 - APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
 - FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



- NOTES:
- APPLY CORRECTIVE PRUNING.
 - SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 - REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 - REMOVE OR CORRECT GIRDLING ROOTS.
 - PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 - APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



ORDINANCE CHART		
REQUIREMENT	REQUIRED	PROVIDED
BUILDING BASE PLANTINGS - Section 6 Table 12.0.6.		
• Buildings across from parking area, public road or residential use/zone district must include 3 understory trees per 100 LF and 33 shrubs per 100 LF	• North buildings (4) adjacent to 146th Street: 224 LF/100 = 2.24 2.24 * 3 = 7 understory trees 2.24 * 33 = 74 shrubs	• 7 understory trees • 74 shrubs
LANDSCAPE BUFFER YARDS - Section 7 Table 12.0.7.E.		
• Within planned developments there must include 3 staggered canopy or evergreen trees and 33 staggered shrubs per 100 LF within a 50 FT. landscape width.	• West Perimeter: Existing Trees Preserved • South Perimeter: 114 LF 114/100 = 1.14 1.14*3 = 3 canopy trees 1.14*33 = 38 shrubs • East Perimeter: Existing Trees Preserved • North Perimeter: 875 total LF (315 LF of perimeter to preserve existing trees) 560/100 = 5.6 5.6*3 = 17 canopy trees 5.6*33 = 184 shrubs	• West Perimeter: Existing Trees Preserved • South Perimeter: 3 canopy trees 38 shrubs • East Perimeter: Existing Trees Preserved North Perimeter: 17 canopy trees 184 shrubs
SCREENING OF TRASH ENCLOSURES - Article 12 Section 8		
• Trash enclosures shall be screened by understory evergreens spaced 3' o.c.	N/A	N/A
STREET TREES - Article 6 Part M		
• 1 canopy tree/60 LF	Internal • Entry Road: 1340 LF 1340/60 = 22 canopy trees • Townhome Loop Road: 1390 LF 1390/60 = 23 canopy trees External • Campus Parkway: 875 LF 875/60 = 15 canopy trees • 141st Street: 114 LF 114/60 = 2 canopy trees	Internal • Entry Road: 22 canopy trees • Townhome Loop Road: 22 canopy trees (dispersed around townhomes to fit between driveways) External • Campus Parkway: 15 canopy trees • 141st Street: 2 canopy trees
Open space - Article 12 Section 8		
• Common open space areas to consist of 15% of the site	Total area: 17.07 acres 17.07* .15 = 2.56 acres open space	• 2.56 acres open space
DETENTION/RETENTION PONDS - Article 12 Section 4		
• Detention/Retention Ponds shall be landscaped. Such landscaping should include shade and ornamental trees, evergreens, shrubs, hedges, turf, groundcover, and other plant materials.	• Such landscaping should include shade and ornamental trees, evergreens, shrubs, hedges, turf, groundcover, and other plant materials.	• 18 shade trees, 7 ornamental trees, 7 evergreen trees

SCALE: AS NOTED
 DESIGNED BY: JSM
 DRAWN BY: GMS
 CHECKED BY: BAH
 DATE: _____
 REVISIONS: _____
 No. _____
 Kimley Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 500 EAST 86TH STREET, SUITE 300,
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 EMAIL: Breh-Horn@kimley-horn.com
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 NOT APPROVED FOR CONSTRUCTION
 GRAND COMMUNITIES, LLC
 LANDSCAPE DETAILS
 OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN
 ORIGINAL ISSUE: 03/20/2024
 KHA PROJECT NO. 170227014
 SHEET NUMBER
 L102