Common Council

Agenda Item

Cover Sheet

MEETING DATE: August 27, 2024

☐ Previously Discussed Ordinance

☐ Proposed Development Presentation

☒ New Ordinance for Discussion

☐ Miscellaneous

☐ Transfer

ITEM or ORDINANCE: #47-08-24

PRESENTED BY: Joyceann Yelton

☒ Information Attached

☐ Bring Paperwork from Previous Meeting

☐ Verbal

☐ No Paperwork at Time of Packets

ORDINANCE NO. 47-08-24

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference Nos. 2021 - 87273

This Ordinance (the "Oasis at Hyde Park PD Ordinance" or "PD Ordinance") amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the "UDO") enacted by the City of Noblesville, Indiana (the "City") under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on Docket Number LEGP-0075-2024 at its May 20, 2024 meeting, as required by law, in regard to the application (the "Petition") filed by Grand Communities, LLC (the "Developer") concerning a change of zoning of certain property legally described in **Exhibit A** attached hereto (the "Real Estate" which is also referred to herein as the "District") and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the "Oasis at Hyde Park Preliminary Development Plan", as further described in Section 3 below (the "Preliminary Development Plan"); and,

WHEREAS, the Plan Commission has sent a Favorable Recommendation for adoption of said amendment with a vote of nine (9) AYES and zero (0) NAYS to the Common Council of the City of Noblesville Hamilton County, Indiana (the "Common Council");

NOW, THEREFORE, BE IT ORDAINED by the Common Council at its meeting in regular session, hereby adopts this Oasis at Hyde Park PD Ordinance, as an amendment to the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map"), to read as follows:

Section 1. Applicability of Ordinance.

A. The District's underlying zoning district shall be the Corporate Campus Planned Development ("CCPD") District, with an underlying Mixed Residential Subdistrict and Single-family / Multi-family / Commercial / Office / Flex Land Use Type of the UDO; (the "Underlying District").

B. Development in this District shall be governed entirely by (i) the provisions of this Oasis at Hyde Park PD Ordinance and its exhibits, and (ii) those provisions of the

UDO in effect as of the date of adoption of this PD Ordinance, and applicable to the CCPD Mixed Residential Subdistrict of the UDO, except as modified, revised, supplemented or expressly made inapplicable by this PD Ordinance (collectively, the "Governing Standards").

C. All provisions and representations of the UDO that conflict with the provisions of this Oasis at Hyde Park PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Oasis at Hyde Park PD Ordinance.

Section 2. Permitted Uses.

A. All uses permitted in the Underlying District including (townhome) dwellings shall be permitted within the District; however, the maximum number of Dwelling Units shall not exceed seventy-one (71). Townhome dwellings shall be regulated as a permitted Use under Appendix D of the UDO as (two-family and multi-family of 3 or more dwelling units) Uses.

B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

Section 3. Preliminary Development Plan.

A. Full sized, scaled development plans are on file with the City's Planning and Development Department with a date of July 25, 2024. What is attached hereto as **Exhibit B** is a general representation of the full sized plans and **Exhibit B**, together with the full sized plans, shall be collectively referred to as the "Preliminary Development Plan".

B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

Section 4. Residential Regulations. The requirements applicable to the Underlying District included in Article 8, Part E, Section 4(B), 4(C) and 4(E) shall not apply, instead the following shall apply:

A. Bulk Requirements:

Requirements	Oasis at Hyde Park PD Standards
Maximum Density	71 Dwellings
Minimum Lot Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Width	20 ft.
Maximum Building Height	45 ft.
Minimum Front Yard Setback	20 ft.
Minimum Side Yard Setback	10 ft. building separation

Minimum Rear Yard Setback	0 ft. where not adjacent to an Alley and 20 ft. as measured from back of Alley curb
Maximum Permitted Floor Area Ratio	2:1 (floor area : lot area)
Minimum Floor Area (per dwelling unit):	1,550 sq. ft.
Maximum Lot Coverage (coverage standard applies to overall Real Estate)	50%

B. Lots may front on a public right of way or access an internal private drive/alley.

C. Corner Lot standards of the UDO shall not apply to townhome dwellings.

Section 5. **Architectural Standards.** The requirements included in Article 8, Part E, Section 5 shall not apply, instead the following shall apply to the District:

A. The approved elevations shall be the set of townhome building elevations on file with the City's Planning and Development Department as submitted on March 20, 2024 and April 10, 2024, as reviewed and approved by the City's Architectural Review Board (the "Committee"), at its April 17, 2024 meeting (the "Approved Elevations").

B. The Approved Elevations are hereby incorporated and approved. All townhome buildings shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve townhome building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Approved Elevations.

C. The elevations of any townhome building that substantially varies from an Approved Elevations shall be submitted for review and approval by the Director of Planning and Development if in compliance with the Architectural Standards hereby incorporated under **Exhibit C** or require approval by the Committee, if not found in compliance with the standards included in **Exhibit C**. The Committee's review of said elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.

D. Front, rear and side townhome elevations (Character Illustrations) are included under **Exhibit D** which are representative of the Approved Elevations.

Section 6. **Parking and Loading Standards.** The standards of Article 10, Off-Street Parking and Loading, of the UDO rather than Article 8, Part E, Section 6 of the UDO shall apply, except as modified below:

A. All dwellings shall have a two (2)-car attached garage including a driveway which is a minimum of twenty (20) feet in length to accommodate parking of two (2) vehicles outside of the garage.

B. Article 10, Section 6 shall not apply.

Section 7. **Sign Standards.** Signs within the District shall comply with Article 11 of the UDO, except as modified below:

A. An entry monument sign with a height of eight (8) feet and thirty-five square feet of area per sign face, as depicted in **Exhibit F**, shall be permitted at the entrance along 136th Street. The sign location shall be permitted within the traffic island at the entrance along 136th Street.

Section 8. **Landscaping and Open Space Standards.** The standards of Article 12 and Article 8, Part E of the UDO shall not apply, instead the following shall apply:

A. Dwelling Landscaping. Building base landscaping plantings shall be as illustrated on **Exhibit E.**

B. Landscape Buffer Yards. Landscape Buffer Yards and Peripheral Yards shall be as provided below:

1. Campus Parkway Street Frontage: A 50' buffer shall be required. The buffer shall permit the encroachment of public right-of-way and the existing sanitary sewer easement. Tree Preservation shall be provided in this area with removal permitted for easements, paths and sidewalks.

2. West perimeter: 5' shall be required where adjacent to Townhome Dwellings with the exception of two (2) dwellings which shall have a minimum 20' buffer yard width. Tree Preservation shall be provided along the buffer as shown on the Landscaping Plan. Public street right-of-way may encroach into the buffer yard due to flood zone which reduces the available area to connect to 141st Street.

3. No buffer yard shall be required along the east perimeter of the site between Campus Parkway and 141st Street.

4. Street trees:

    a. 141 Street and Campus Parkway: Street trees shall be spaced 40'-60' on center and may be clustered, as per the street tree plans approved by the City Urban Forester (landscaping may be limited due to easement areas).

    b. Internal Streets: Street trees shall be spaced 40'- 60' or wider where townhome driveway intersect the street, as per the street tree plans approved by the City Urban Forester.

C. Open Space. A minimum 15% Open Space shall include lawn areas surrounding individual Townhome Buildings and retention areas, and shall be provided substantially in the size, configuration and locations depicted on the Landscaping Plan.

Section 9. **Lighting Standards.** The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply, except as modified below:

A. Light fixtures shall be required (i) between garage doors and (ii) adjacent to each front door. Photocell control shall be required for lights between garage doors.

Section 10. **Infrastructure Standards.** Unless otherwise stated within this Oasis at Hyde Park PD Ordinance, all public infrastructure within the District shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved / permitted.

A. Streets shall be Public and alleys shall be Private.

B. Sidewalks shall be provided on both sides of the street unless a path is provided as shown on the Preliminary Development Plan.

C. The typical section for the Alley is detailed on the Preliminary Development Plan.

Section 11. **Procedures:**

A. Detailed Development Plan: Approval of any Detailed Development Plan ("DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification:

1. The Director of Planning and Zoning shall approve a Minor Change; and

2. If a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, The Major Change shall be reviewed and approved by the Technical Advisory Committee and the Plan Commission based upon compliance with the Governing Standards set forth herein and shall be compatible and consistent with the intended quality and character of the District.

B. Secondary Plat: A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

C. Major Change. For purposes of this PD Ordinance, a "Major Change" shall mean: (i) a substantial change to the location of a perimeter entrance as shown on the Preliminary Development Plan; and (ii) significant changes to the drainage management systems, including, but not limited to, BMP's and legal drains.

D. Minor Change. For purposes of this PD Ordinance, a "Minor Change" shall mean any change that: (i) is not a Major Change; and (ii) is consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance for the District.

Section 12. Effective Date. This Oasis at Hyde Park PD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]

Approved on this _____ day of _____, 2024 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____
Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2024 at _____ __.M.

_____
Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

_____ _____
Chris Jensen, Mayor Date

MAYOR'S VETO

_____ _____
Chris Jensen, Mayor Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

EXHIBIT A

Legal Description
(Page 1 of 3)

PARCEL 1

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) 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 1485.69 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 38.64 FEET; (8) NORTH 49 DEGREES 49 MINUTES 23 SECONDS WEST 38.84 FEET; (9) NORTH 57 DEGREES 49 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.

Legal Description
(Page 3 of 3)

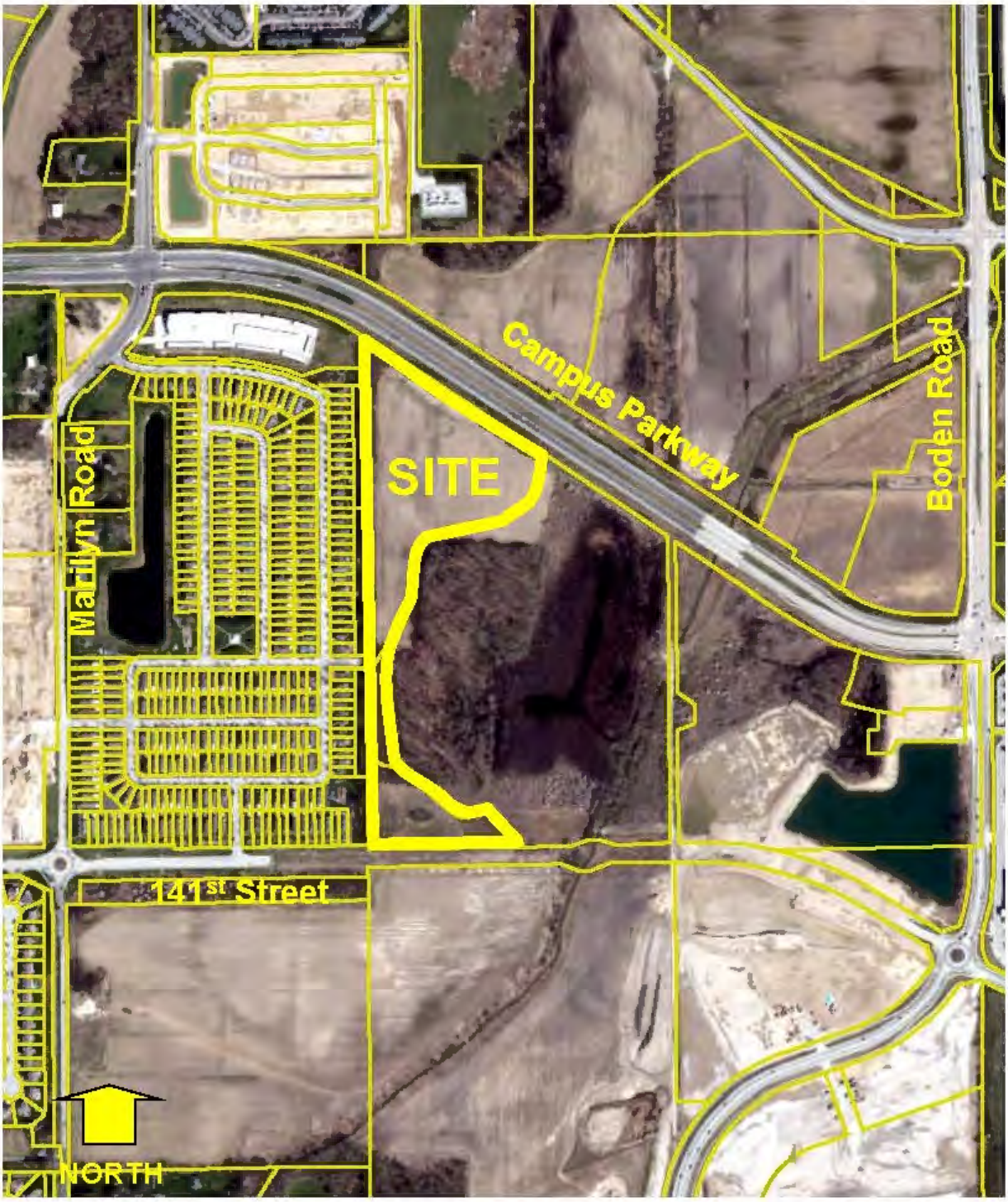


EXHIBIT B

PRELIMINARY DEVELOPMENT PLAN

(Also see following 16 pages which are a subset of the full set of plans on file with Noblesville Planning)

Note: A larger scale copy of the Preliminary Development Plan is on file with the Planning Department under Application No. LEGP-0075-2024.

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

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 STATUE 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.

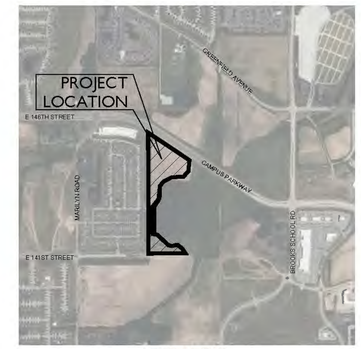
PLAN COMMISSION

_____ _____

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 SAID ZONE PLOTS BY SCALE ON MAP NUMBER 18057C0252G OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FISHERS, INDIANA (MAP DATED NOVEMBER 19, 2014).

LOCATION MAP



VICINITY MAP
(N.T.S.)

Sheet List Table

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

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

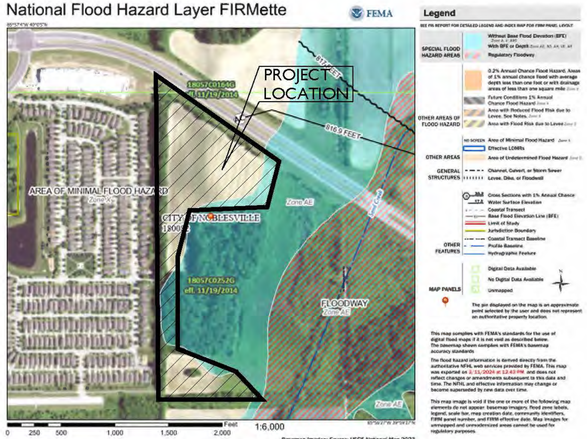
COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 415.19 FEET TO THE SOUTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT C–1 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 1485.69 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

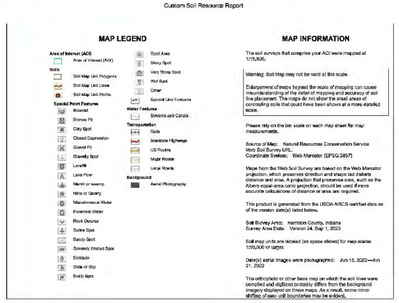
PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS 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 38.64 FEET; (8) NORTH 49 DEGREES 49 MINUTES 23 SECONDS WEST 38.84 FEET; (9) NORTH 57 DEGREES 49 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.

National Flood Hazard Layer FIRMette



FLOOD MAP
(N.T.S.)

SOILS MAP
N.T.S.



10

STREETS

NAME	LENGTH (LF±)
STREET A	2221
STREET B	618
ALLEY A (PRIVATE)	307
ALLEY B (PRIVATE)	327
TOTAL	3473

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

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

APPROVAL PENDING
NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

COVER SHEET

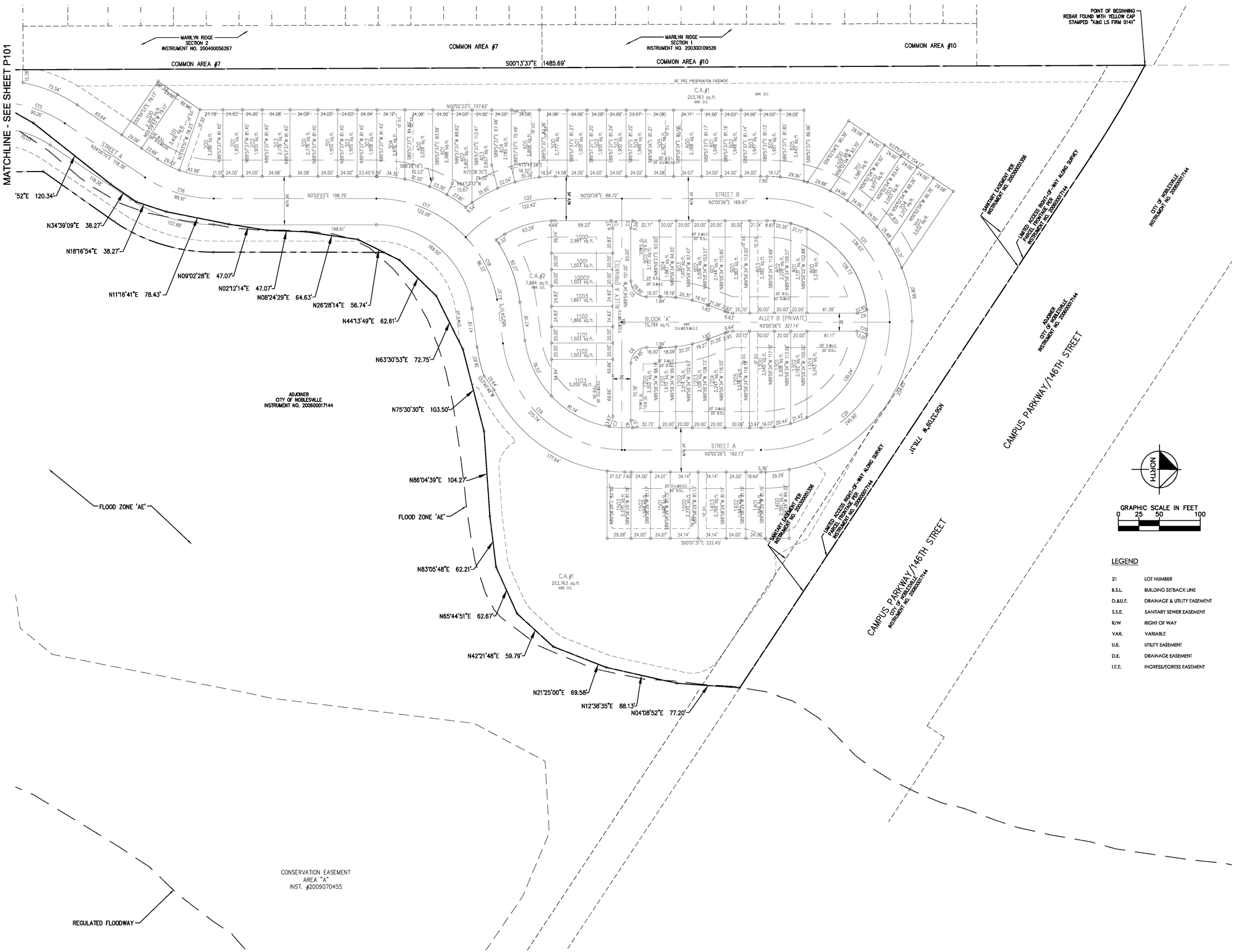
OASIS AT HYDE PARK
PRELIMINARY
DEVELOPMENT PLAN

ORIGINAL ISSUE:
03/20/2024

KHA PROJECT NO.
170227014

SHEET NUMBER
C100

Drawing name: K:\IND_LDD\EX\170227014_Hyde Park_Noblesville_IN\C Design\CADD\PlanSheets\COVER SHEET.dwg C100 COVER SHEET Aug 01, 2024 7:38am by GrantShortridge



LEGEND

21	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

No.	REVISIONS	DATE	BY
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2	REVISIONS PER TAC COMMENTS	6/19/2024	GMS
1	REVISIONS PER TAC COMMENTS	4/25/2024	JSM

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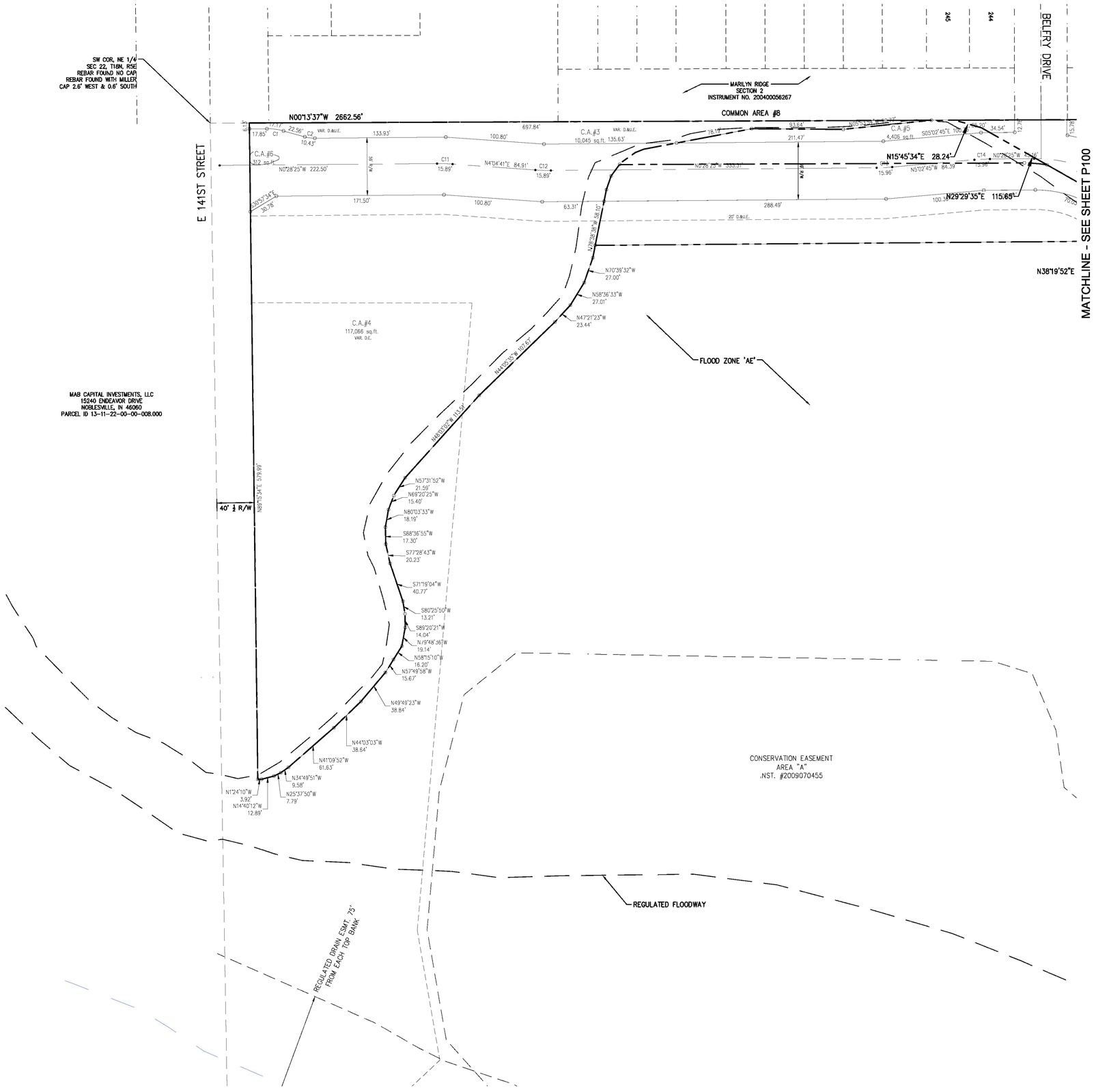
GRAND COMMUNITIES, LLC

PRIMARY PLAT

OASIS AT HYDE PARK
PRELIMINARY
DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
P100



LEGEND

21	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

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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'

No.	REVISIONS	DATE	BY
4	REV. PER NOBLESVILLE COMMENTS	7/31/2024	GMS
3	REVISIONS PER TAC COMMENTS	7/25/2024	GMS
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1	REVISIONS PER TAC COMMENTS	4/25/2024	JSM

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

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
P101

MATCHLINE - SEE SHEET C201

MATCHLINE - THIS SHEET

MATCHLINE - SEE SHEET C201

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 870 — EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 848.0 PROPOSED GRADE
- 870 PROPOSED CONTOUR
- W 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
- XX / XXX.X LOT NUMBER / PAD ELEVATION
- PROPOSED 4" UNDERDRAINS
- BASE FLOOD ELEVATION
- EMERGENCY FLOOD ROUTE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SECTION S1-S1 (SPILLWAY)
NOT TO SCALE

SECTION L1-L1 (LAKE 1)
NOT TO SCALE

SECTION S2-S2 (SPILLWAY)
NOT TO SCALE

REGULATED FLOODWAY

CONSERVATION EASEMENT AREA "A" INST. #2009070455

FLOOD ZONE 'AE'

ADJOINER CITY OF NOBLESVILLE INSTRUMENT NO. 200600017144

BFE 816.9

No.	REVISIONS	DATE	BY
4	REV. PER NOBLESVILLE COMMENTS	7/31/2024	GMS
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SCALE: AS NOTED
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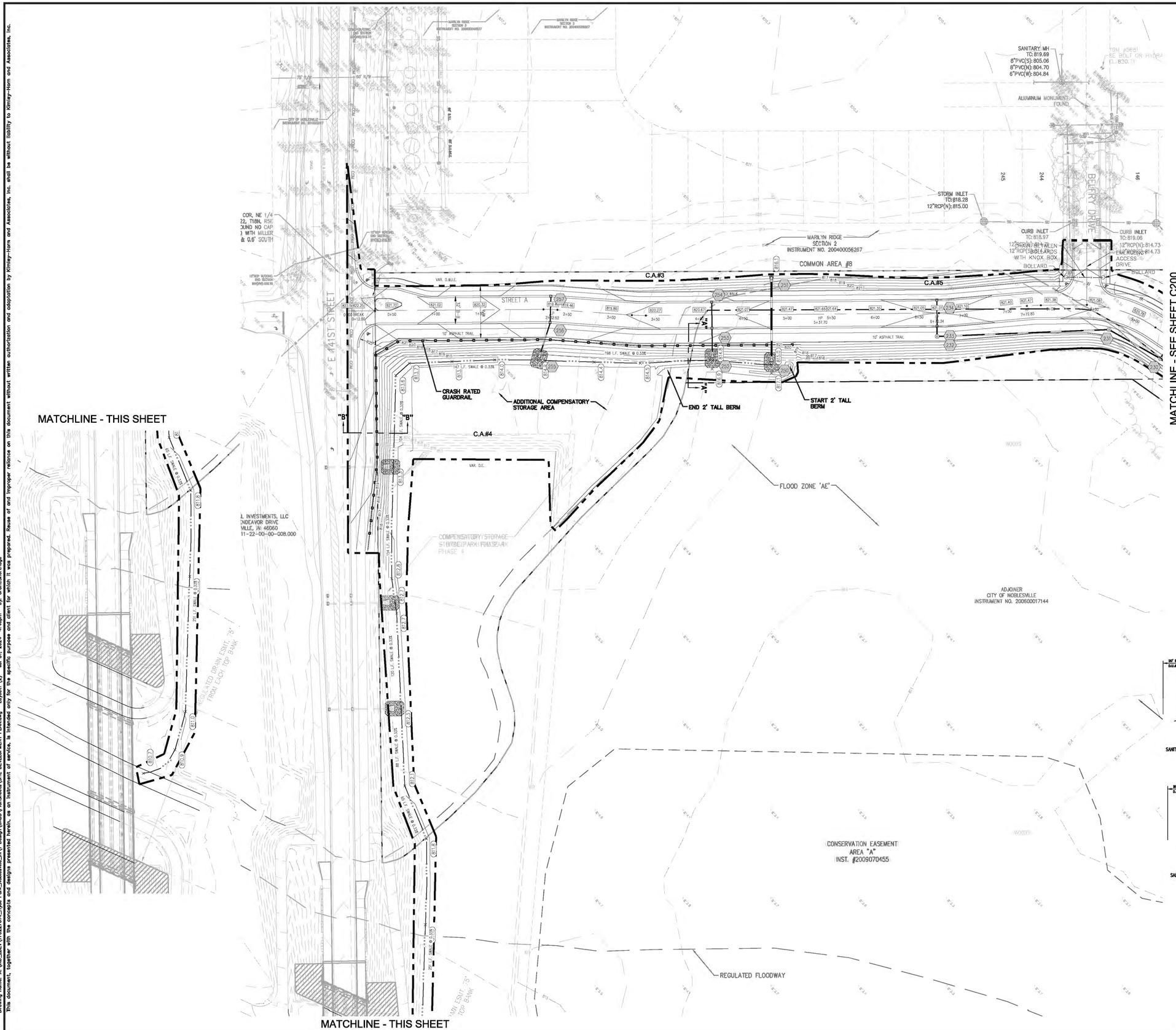
APPROVAL PENDING
NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

SITE DEVELOPMENT PLAN

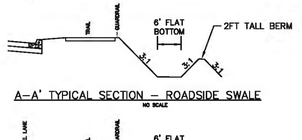
OASIS AT HYDE PARK
PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
C200

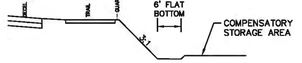


LEGEND

- 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
- XX / XXX.X — LOT NUMBER / PAD ELEVATION
- PROPOSED 4" UNDERDRAINS
- BASE FLOOD ELEVATION
- EMERGENCY FLOOD ROUTE



A–A' TYPICAL SECTION – ROADSIDE SWALE
NO SCALE



B–B' TYPICAL SECTION – ROADSIDE SWALE
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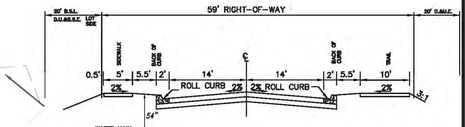
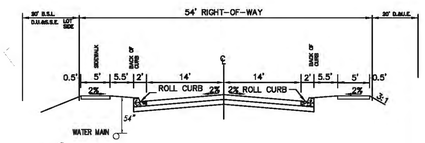
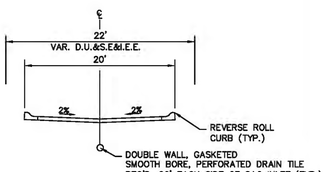


TYPICAL SECTION – LOCAL ROAD (59' R/W)
NO SCALE



TYPICAL SECTION – LOCAL ROAD (54' R/W)
NO SCALE



TYPICAL SECTION – LOCAL ALLEY
PAVEMENT MATERIAL AS SHOWN ON LOCAL ROAD DETAIL ON SHEET 3 OF NOBLESVILLE CITY STANDARDS

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

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

APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

SITE DEVELOPMENT PLAN

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024

KHA PROJECT NO. 170227014

SHEET NUMBER

C201

MATCHLINE - SEE SHEET C301

LEGEND

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

GRAPHIC SCALE IN FEET
0 25' 50' 100'

NORTH

817.7 820.5 819.9 819.4 819.5 817.4 819.4 817.4 818.4 819.0 818.6 818.4 816.6

C.A.#1 C.A.#2 LAKE #1 DRY BASIN #1

Drawing name: K:\IND_LSDEV\170227014_Hyde Park_Noblesville_JN\1 Design\CADD\PlanSheets\EMERGENCY FLOOD ROUTING.dwg C300 Jul 31, 2024 4:48pm by: GrantShortridge

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
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GRAND COMMUNITIES, LLC

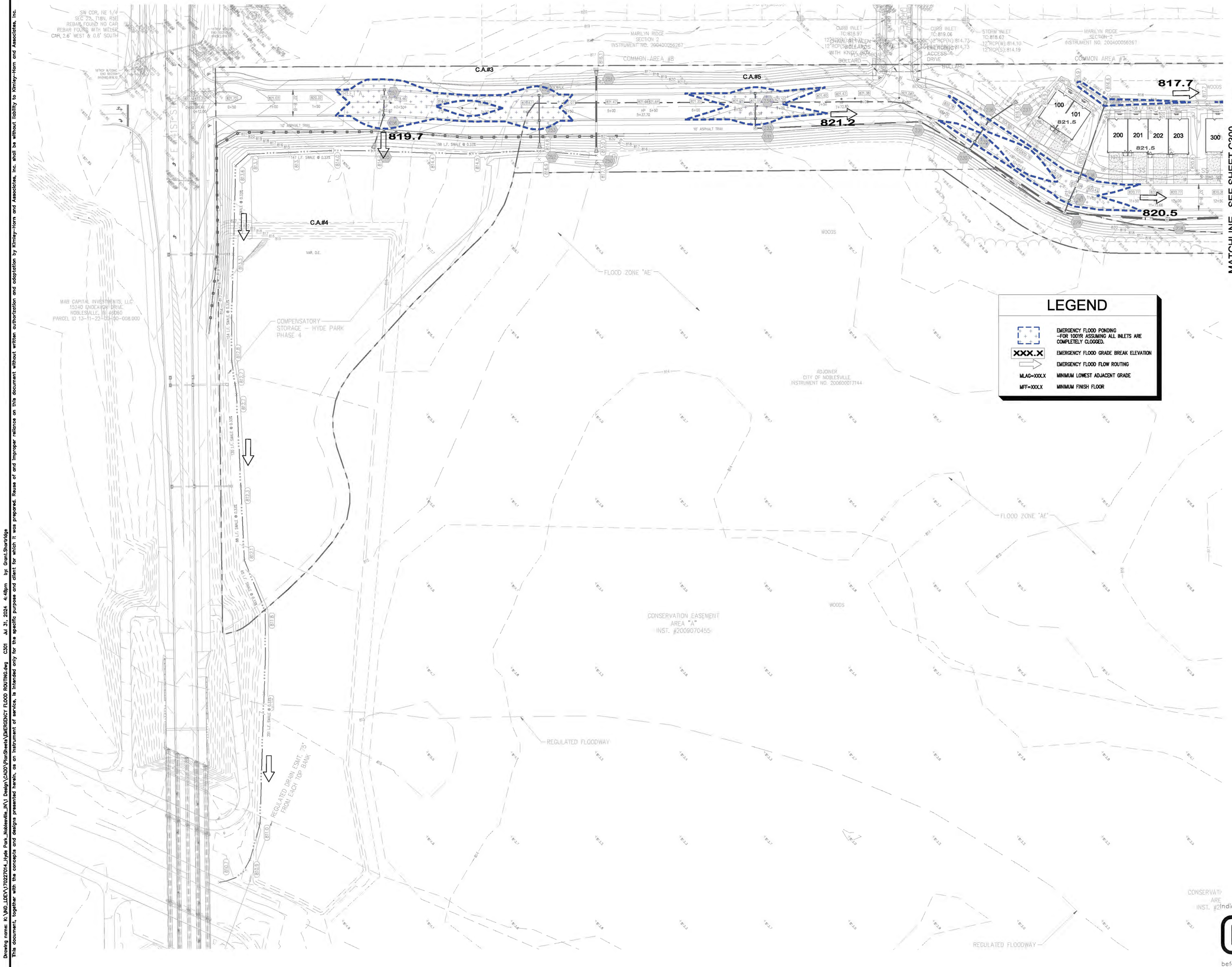
EMERGENCY FLOOD ROUTING

OASIS AT HYDE PARK
PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
C300

Indiana Utilities Protection Service
Call 811 before you dig

Drawing name: K:\IND_LSDEV\170227014_Hyde Park_Noblesville_IN\1 Design\CADD\PlanSheets\EMERGENCY FLOOD ROUTING.dwg C301 Jul 31, 2024 4:48pm bjr: Grant.Shortridge



LEGEND

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

Indiana Utilities Protection Service
Call 811 before you dig

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

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APPROVAL PENDING NOT FOR CONSTRUCTION

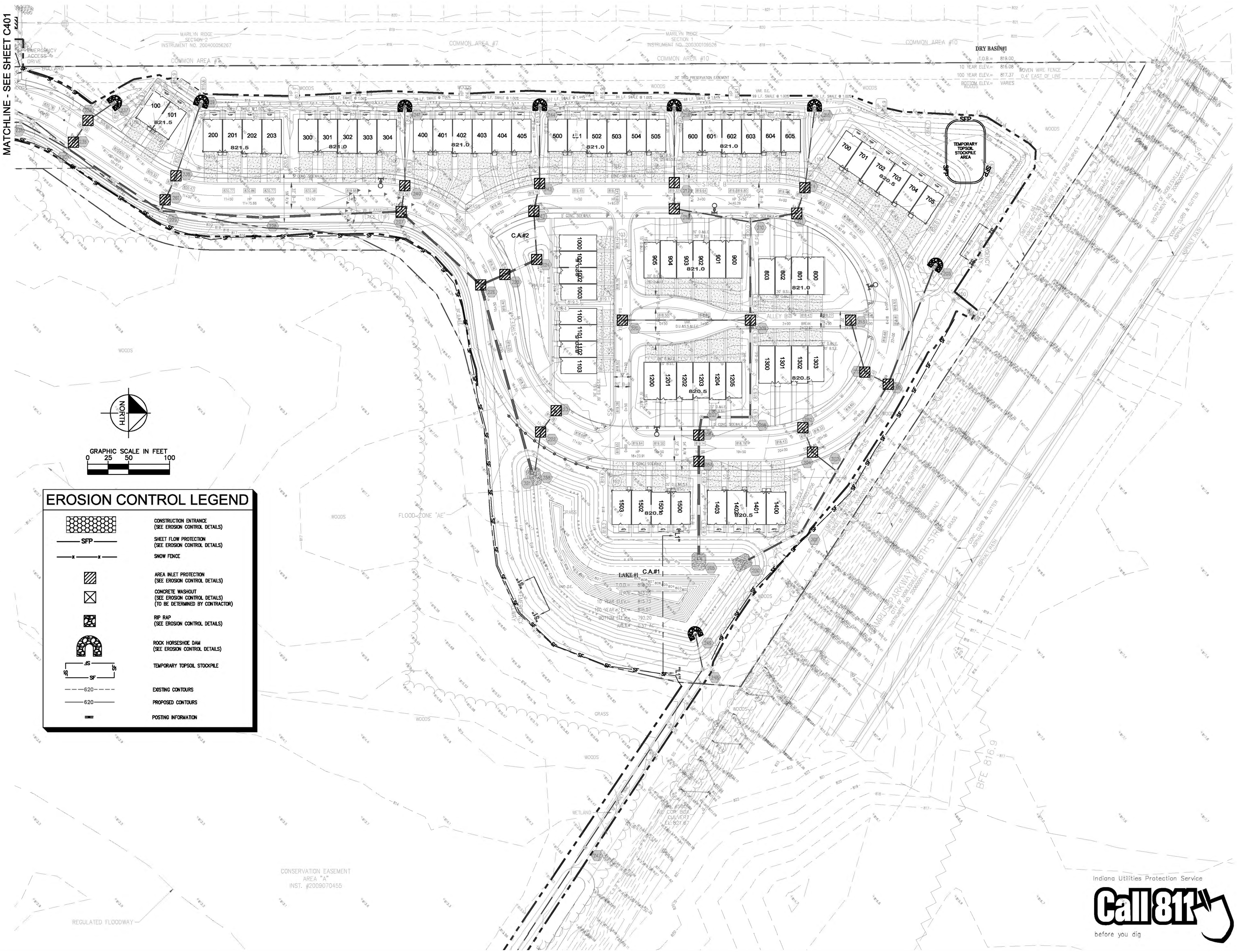
GRAND COMMUNITIES, LLC

EMERGENCY FLOOD ROUTING

OASIS AT HYDE PARK
PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
C301

MATCHLINE - SEE SHEET C401



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SFP — SHEET FLOW PROTECTION (SEE EROSION CONTROL DETAILS)
- x — x — 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 (SS / SF)
- 620 — EXISTING CONTOURS
- 620 — PROPOSED CONTOURS
- POSTING INFORMATION

Indiana Utilities Protection Service
Call 811 before you dig

No.	REVISIONS	DATE	BY
4	REV. PER NOBLESVILLE COMMENTS	7/31/2024	GMS
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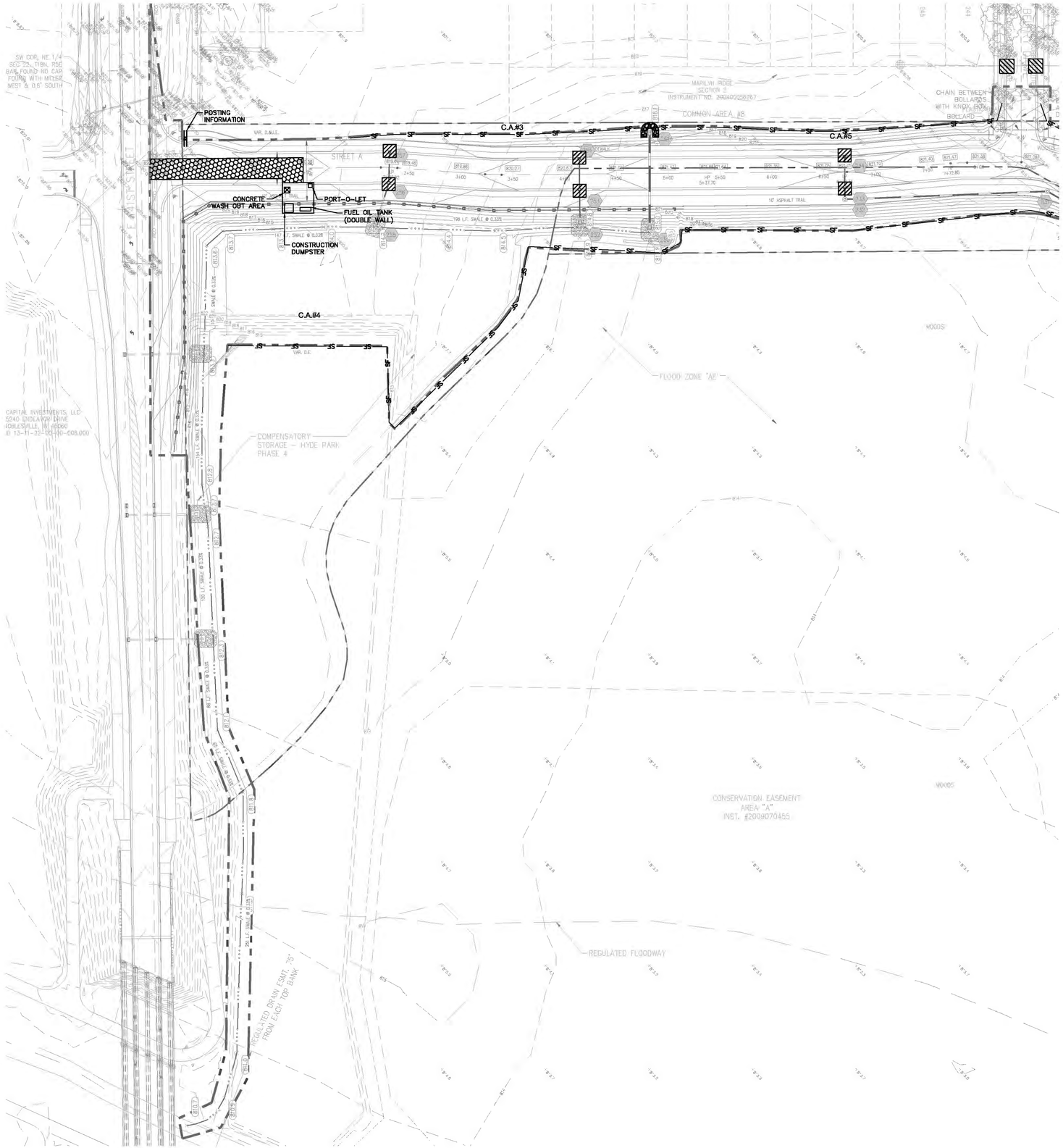
GRAND COMMUNITIES, LLC

EROSION CONTROL PLAN

OASIS AT HYDE PARK
PRELIMINARY DEVELOPMENT PLAN

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



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SFP — 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
- 620 — EXISTING CONTOURS
- 620 — PROPOSED CONTOURS
- POSTING INFORMATION

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

Indiana Utilities Protection Service
Call 811
before you dig

No.	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

REVISIONS

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

APPROVAL PENDING NOT FOR CONSTRUCTION

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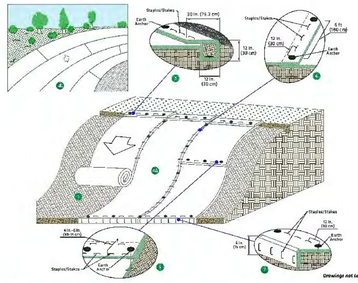
Slope and Levee Installation Detail

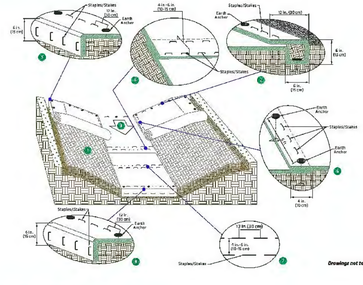
Choosing the right solution is half the battle against costly erosion. The other half is proper installation. North American Green® provides all of the tools and instructions you need for quick, effective installation on your site.



GENERAL INSTALLATION

1. Prepare soil before installing the High-Performance Turf Reinforcement Mat (HPTRM), including any necessary application of soil amendments such as lime or fertilizer. See seeding and vegetating section for details regarding preseeding, overseeding, or use with sod.
2. See Seeding and Vegetating section for details regarding preseeding, overseeding, or use with sod.
3. Begin at the top of the slope by anchoring the HPTRM in 12 in. (30 cm) deep x 12 in. (30 cm) wide trench with approximately 22 in. (76.2 cm) of HPTRM extended beyond the up-slope portion of the trench. Anchor the HPTRM with a row of anchors/staples approximately 12 in. (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Compact soil and fold remaining 12 in. (30 cm) portion of HPTRM back over compacted soil. Secure HPTRM over soil with a row of staples/stakes spaced approximately 12 in. (30 cm) across the width of the HPTRM.
4. Roll the HPTRM (A6) down or (A5) horizontally across the slope. HPTRM will unroll with appropriate side against the soil surface. All HPTRM must be securely fastened to soil surface by placing anchors/staples/stakes in appropriate locations as shown in the anchoring detail.
5. Place consecutive HPTRMs end over end (shingle style) with a 4 in. (6 in. (10 cm) overlap. Staple/stake through overlapped area, approximately 12 in. (30 cm) apart across entire HPTRM width.
6. Adjacent HPTRMs must be overlapped approximately 4 in. (10 cm) and fastened using staples/stakes every 12 in. (30 cm) between earth anchors. For curved sections, adjust the overlap edges accordingly to accommodate transitional segments.
7. The terminal end of the HPTRM must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after stapling.

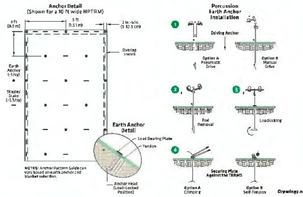
Channel Installation Detail



GENERAL INSTALLATION

1. Prepare soil before installing the HPTRM, including any necessary application of soil amendments such as lime or fertilizer. See seeding and vegetating section for details regarding preseeding, overseeding or use with sod.
2. Begin at the top of the channel by anchoring the HPTRM in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench with approximately 12 in. (30 cm) of HPTRM extended beyond the upslope portion of the trench. Anchor the HPTRM with a row of anchors/staples/stakes spaced approximately 12 in. (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Compact soil and fold remaining 12 in (30 cm) portion of HPTRM back over compacted soil. Secure HPTRM over soil with a row of anchors/staples/stakes spaced approximately 12 in. (30 cm) across the width of the HPTRM.
3. Roll center HPTRM in direction of water flow in bottom of channel. HPTRMs will unroll with appropriate side against the soil surface. All HPTRMs must be securely fastened to soil surface by placing anchors/staples/stakes in appropriate locations as shown in the anchoring detail.
4. Place consecutive HPTRMs end over end (shingle style) with a 4 in. x 6 in. (10 cm x 15 cm) overlap. Use a double row of staples/stakes staggered 12 in. (30 cm) apart and 12 in. (30 cm) on center to secure HPTRMs.
5. Full length edge of HPTRMs at top of side slopes must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent HPTRMs must be overlapped approximately 4 in. (10 cm) and fastened.
7. In high flow channel applications, a staple/stake check slot is recommended at 30 ft to 40 ft (9 m-12 m) intervals. Use a double row of staples/stakes staggered 4 in. (10 cm) apart and 12 in. (30 cm) on center over entire width of the channel.
8. The terminal end of the HPTRMs must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after stapling.

Anchoring Detail



ANCHORING DETAIL

The performance of ground anchoring devices is highly dependent on numerous site/project specific variables. It is the sole responsibility of the project engineer and/or contractor to select the appropriate anchor type and length. Anchoring shall be selected to hold the mat in intimate contact with the soil subgrade and resist pullout in accordance with the project's design intent.

1. Staples and/or stakes should be at least 6 in. (15 cm) in length and with sufficient ground penetration to resist pullout. Longer staples and/or stakes may be needed in looser soils.
2. The percussion earth anchor assembly consists of an anchor head, a tendon, a faceplate, and an end-piece device. See North American Green® Earth Anchor specification for detailed information on assembly components and associated pull-out strength.

PERCUSSION EARTH ANCHOR INSTALLATION

1. Insert the drive rod into the assembly's anchor head then use either a sledge hammer or vibratory hammer to drive the anchor to their desired depth.
2. After the desired anchor depth is achieved, retract the drive rod.
3. Lock the anchor assembly by swiftly pulling the cable upwards until the anchor head rotates as signaled by sudden resistance to pulling. A hooked setting tool may be used to aid in this step.

NOTE: *Larger anchors may require more force to set the anchor. This can be achieved through using simple mechanical equipment for precise leverage, such as a falcrum, hammer or hydraulic jack, winch, or port puller.*

4. Secure the faceplate to the High-performance Turf Reinforcement Mat (HPTRM) surface by locking the end-piece. If using a copper or aluminum stop, crimp the ferrule to secure. If using a self-tensioning end-piece (grip or wedge grip) set by simply tightening the end-piece against the faceplate. If desired, cut the remaining cable assembly, above end-piece, to desired length.

SEEDING AND VEGETATING

When using a Composite Turf Reinforcement Mat (C-TRM) with fiber components:

1. Pre-seed prepared soils prior to the installation of the C-TRM. Install matching as directed. C-TRM does not require soil infill or a top dressing of seed. Overseeding may be done as a secondary form of seeding.
2. Sod may be installed in place of seeding on top of the C-TRM. Additional staking of sod is recommended in high-flow conditions. Sodded areas should be irrigated until rooting through the mat and into subgrade occurs.

When using a woven HPTRM:

1. Install the HPTRM as directed prior to seed and soil filling.
2. **Face seed** into the installed HPTRM. After seeding, spread a layer of fine soil into the mat. Using the flat side of a rake, broom or other tool, completely fill the voids. Smooth soil fill in order to just expose the tops of the HPTRM matrix. Do not place excessive soil above the mat.
3. Additional seed, hydraulic mulching of the use of a temporary Erosion Control Blanket (ECB) can be applied over the soil-filled mat for increased protection.
4. Sod may be installed in place of seeding. Install HPTRM, and soil-fill as outlined above. Place sod directly onto the soil-filled HPTRM. Additional staking of sod is recommended in high-flow conditions. Sodded areas should be irrigated until rooting through the mat and into subgrade occurs.
5. Consult with a manufacturer's technical representative for installation assistance if unique conditions apply.

SOILS MAP
N.T.S.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	8.0	34.8%
CrA	Crosby till loam, fine-loamy subsoil, 0 to 2 percent slopes	14.5	64.9%
CtpA	Crosby-Ockley silty clay loam till-land complex, 0 to 2 percent slopes	0.5	2.1%
YpA	Crosby till loam, fine-loamy subsoil-Ockley land complex, 0 to 2 percent slopes	0.3	1.2%
Totals for Area of Interest		**23.1**	**100.0%**

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

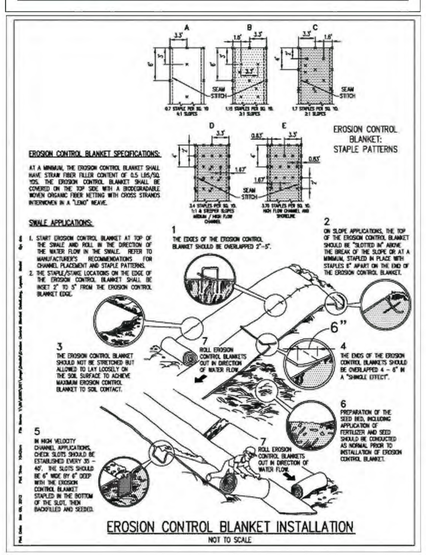
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

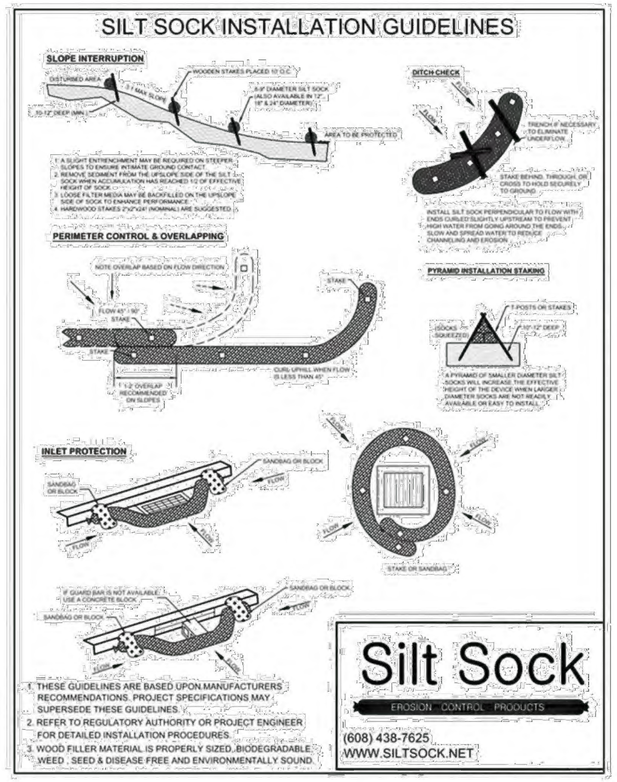
Soil Survey Area: Hamilton County, Indiana
Survey Area Data: Version 24, Sep 1, 2023

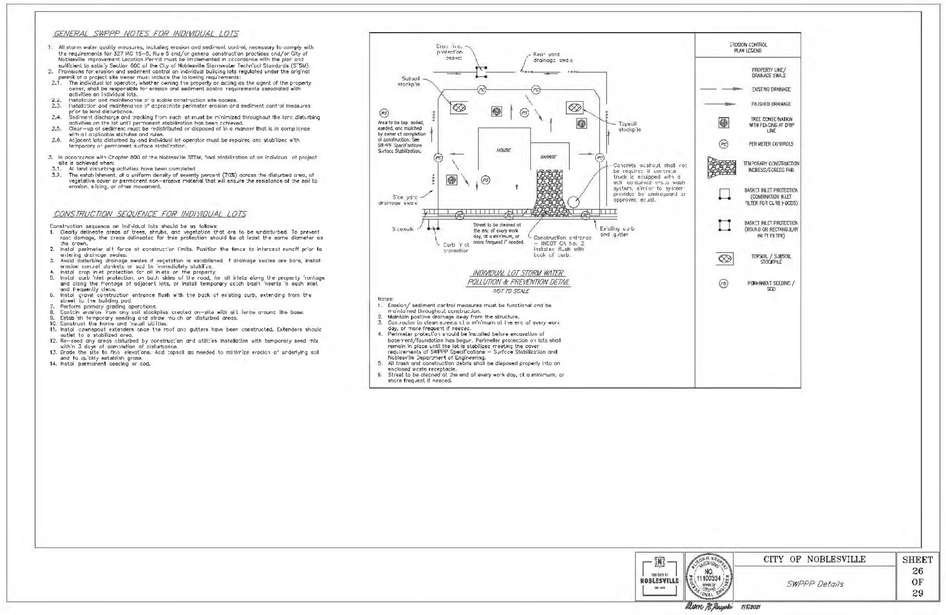
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 15, 2022—Jun 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.







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

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

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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
C402

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.

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 streets.
- 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

INSERT (BASKET) CURB INLET PROTECTION

Location

- At 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 (inhibitors and stabilizers to ensure six month minimum life at temperatures of 0° F to 120° F)	70%	85%
Tensile Strength at 20% Elongation:		
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

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

CONCRETE WASHOUT

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 entering 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.

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.

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

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 earthen 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)**.

CONCRETE WASHOUT

- Metal pins or staples at a minimum of six inches in length, sandbags, or alternative fastener to secure polyethylene lining to the containment system.
- Non-collapsing and non-water holding cover for use during rain events (optional).

Installation

Prefabricated Washout Systems/Containers

- Install and locate according to the manufacturer's recommendations.

Designed and Installed Systems

- Utilize and follow the design in the storm water pollution prevention plan to install the system.
- Dependent upon the type of system, either excavate the pit or install the containment system.
- A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
- Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples, or other fasteners.
- Place flags, safety fencing, or equivalent to provide a barrier to construction equipment and other traffic.
- Place a non-collapsing, non-water holding cover over the washout facility prior to a predicted rainfall event to prevent accumulation of water and possible overflow of the system (optional).
- Install signage that identifies concrete washout areas.
- Post signs directing contractors and suppliers to designated locations.
- Where necessary, provide stable ingress and egress (see **Temporary Construction Ingress/Egress Pad** on page 17) or alternative approach pad for concrete washout systems.

SIGNAGE TO STATE : "NO CURED/RUBBLE CONCRETE ALLOWED"

CONCRETE WASHOUT

Maintenance

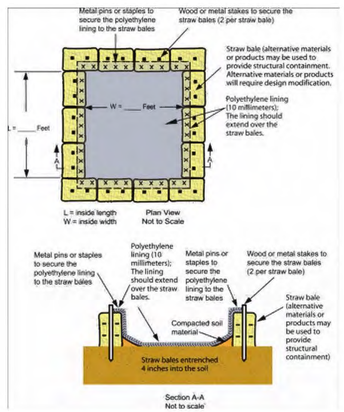
- Inspect daily and after each storm event.
- Inspect the integrity of the overall structure including, where applicable, the containment system.
- Inspect the system for leaks, spills, and tracking of soil by equipment.
- Inspect the polyethylene lining for failure, including tears and punctures.
- Once concrete wastes harden, 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/demolition 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 violators and take appropriate action.

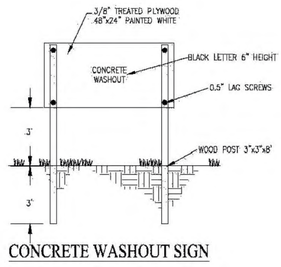
CONCRETE WASHOUT

- 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.

CONCRETE WASHOUT

Concrete Washout (Above Grade System) Worksheet





CONCRETE WASHOUT SIGN

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

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

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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

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.

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 intermixing of aggregate and the underlying soil material and so provide greater bearing strength when encountering wet conditions or soils with a seasonal high water table limitation).

Installation

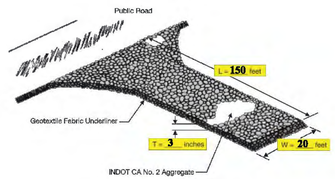
1. Remove all vegetation and other objectionable material from the foundation area.
2. Grade foundation and crown for positive drainage. If the slope of the construction entrance is toward a public road and exceeds two percent, construct an eight inch high diversion ridge with a ratio of 3-to-1 side 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.

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)



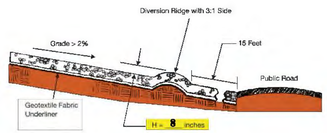
L – Ingress/Egress Pad Length
W – Ingress/Egress Pad Width
T – Aggregate Thickness

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

Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1993

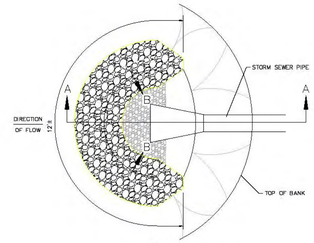
TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

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

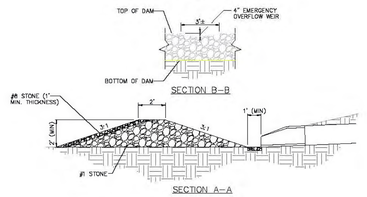


H = Height of Diversion Ridge
(Note: 8 inches minimum)

Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1993



PLAN



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

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

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%[1]	20:1 to 10:1	50 feet
10% – 20%[1]	10:1 to 5:1	25 feet
> 20%[1]	> 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

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 Standard strength Extra strength	 30 lbs. per linear inch 50 lbs. per linear inch	 50 lbs. per linear inch 70 lbs. per linear inch
Slurry flow rate	0.3 gal./min./square feet	4.5 gal./min./square feet
Water flow rate	15 gal./min./square feet	220 gal./min./square feet
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 end terminates 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

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.

SILT FENCE

Exhibit 1

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

SILT FENCE

Exhibit 2

SILT FENCE

Exhibit 3

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

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

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GRAND COMMUNITIES, LLC

EROSION CONTROL DETAILS

OASIS AT HYDE PARK
PRELIMINARY
DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
C404

MATCHLINE - SEE BELOW

GRAPHIC SCALE IN FEET
0 25 50 100

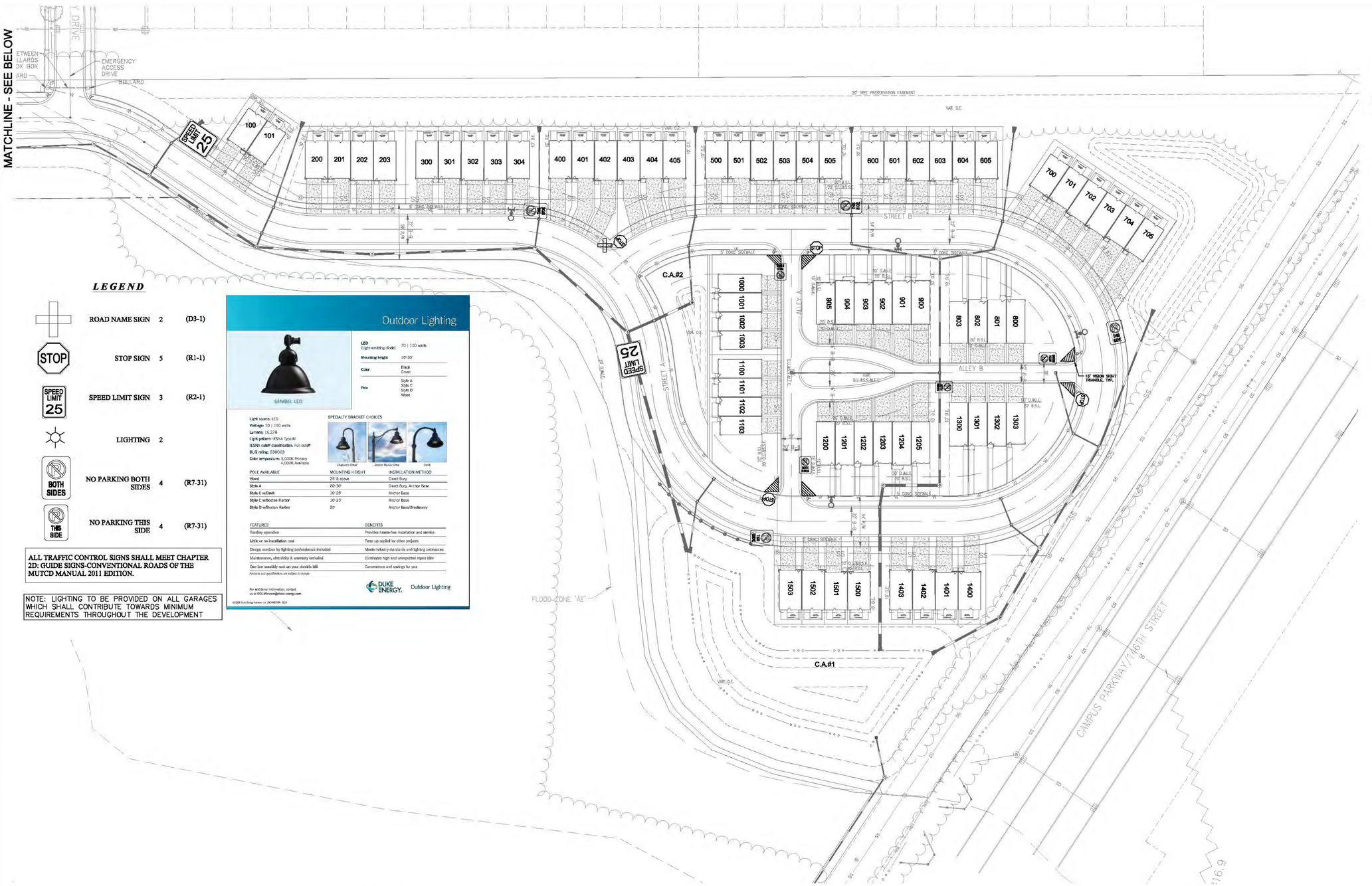
NORTH

LEGEND

	ROAD NAME SIGN	2	(D3-1)
STOP	STOP SIGN	5	(R1-1)
SPEED LIMIT 25	SPEED LIMIT SIGN	3	(R2-1)
	LIGHTING	2	
BOTH SIDES	NO PARKING BOTH SIDES	4	(R7-31)
THIS SIDE	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



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

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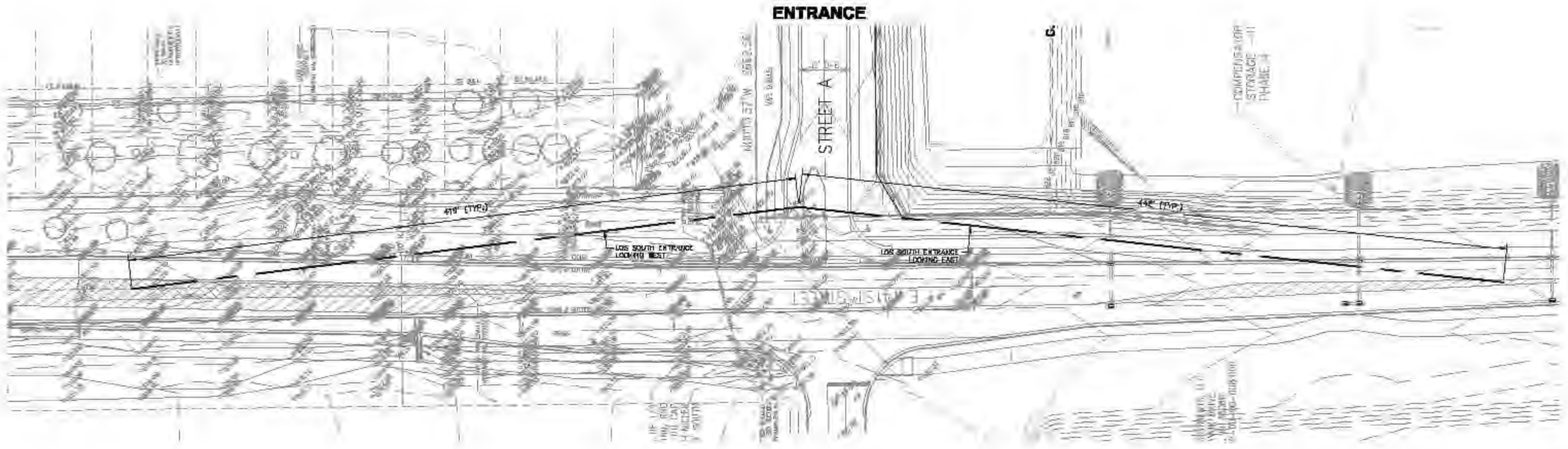
GRAND COMMUNITIES, LLC

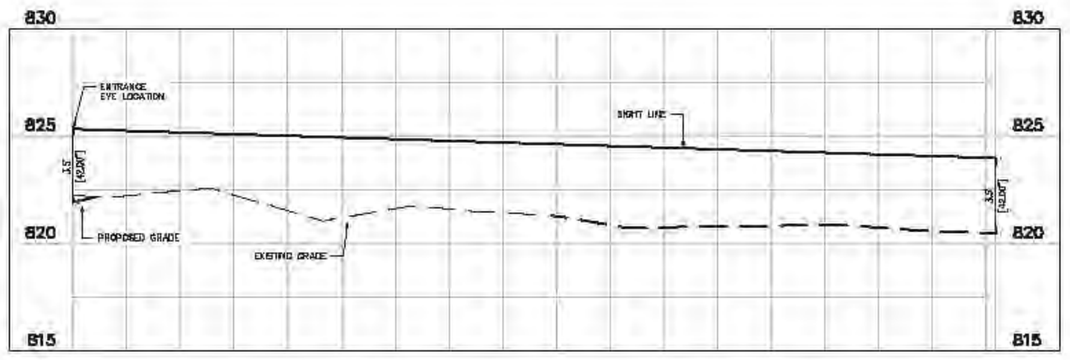
SIGNAGE AND LIGHTING PLAN

OASIS AT HYDE PARK
PRELIMINARY DEVELOPMENT PLAN

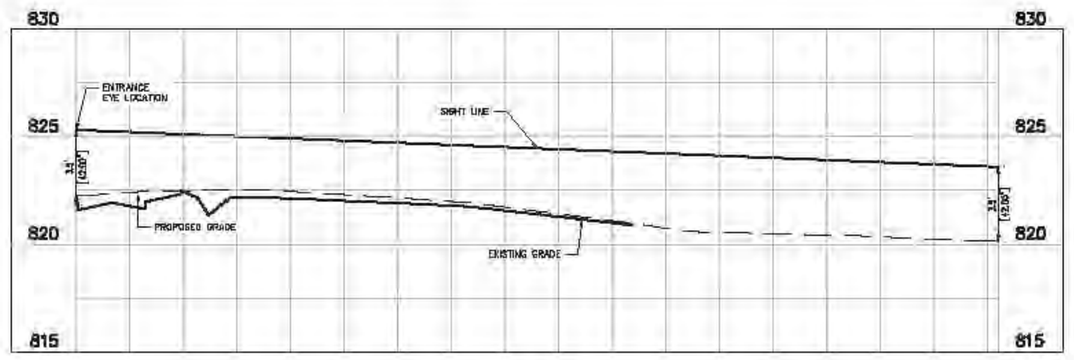
ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
C500

Indiana Utilities Protection Service
Call 811 before you dig





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 40-10II

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

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GRAND COMMUNITIES, LLC

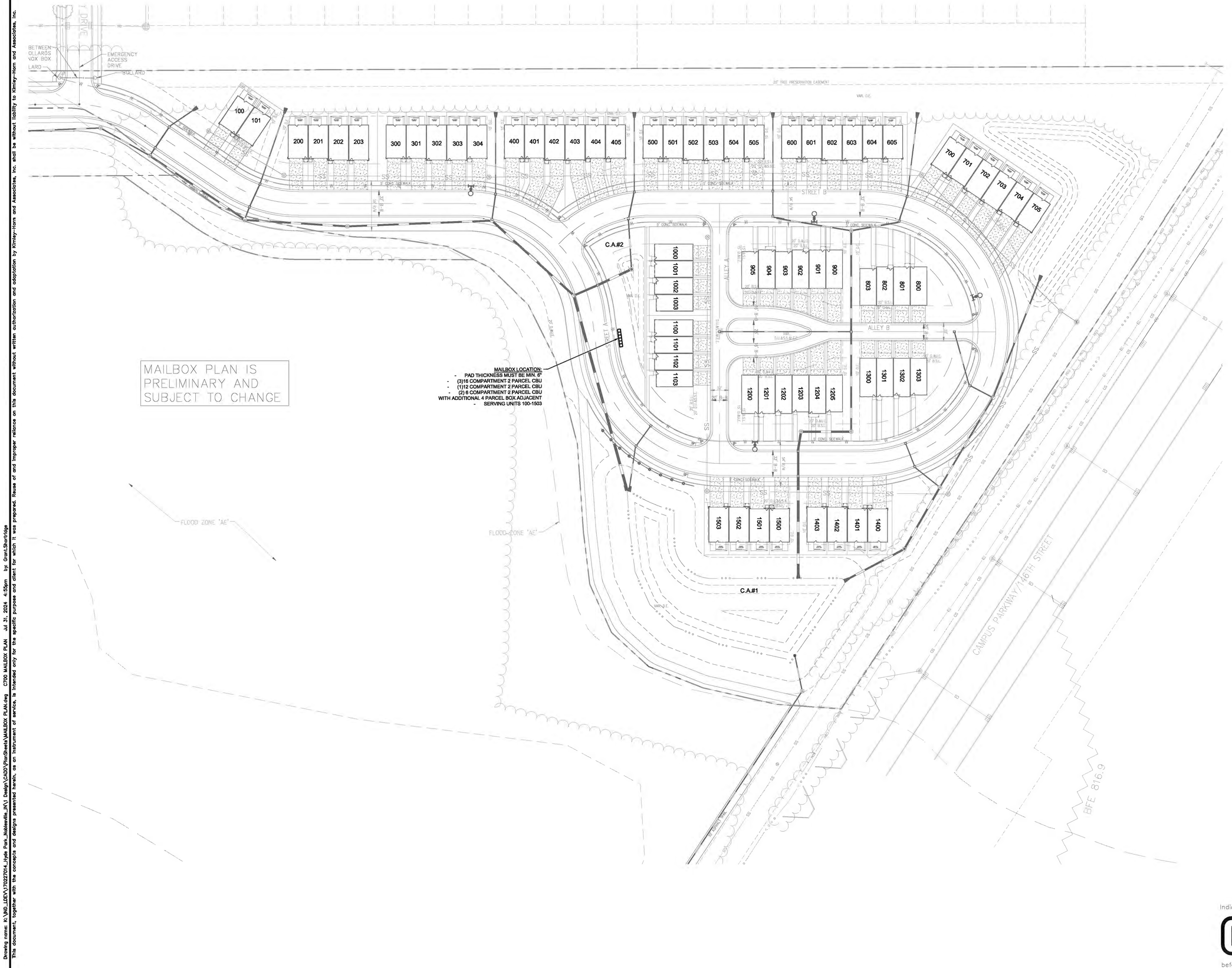
LINE OF SIGHT PLAN

OASIS AT HYDE PARK
PRELIMINARY
DEVELOPMENT PLAN

ORIGINAL ISSUE:
03/20/2024

KHA PROJECT NO.
170227014

SHEET NUMBER
C600



No.	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

REVISIONS

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GRAND COMMUNITIES, LLC

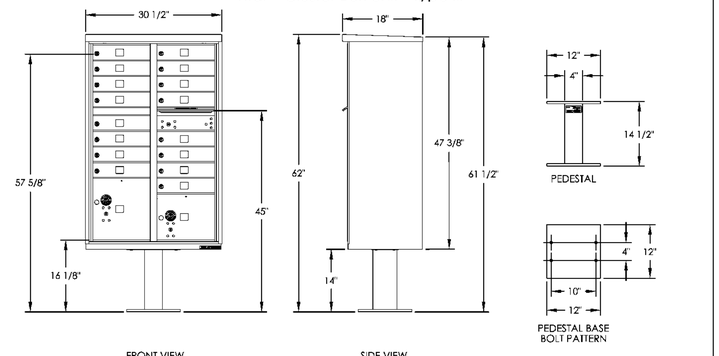
MAILBOX PLAN

OASIS AT HYDE PARK
PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
C700

Indiana Utilities Protection Service
Call 811
before you dig

vital™ Cluster Box Unit - Type III



NOTES:

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

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	5-3/8"x12-13/16"
10" PARCEL	10-1/4"x12-13/16"
13" PARCEL	13-3/4"x12-13/16"
OUTGOING S/O	3/4"x11-3/4"

PRODUCT SERIES: vital™ CLUSTER BOX UNIT

AF FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
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

NOTES:

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

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
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PRODUCT SERIES: vital™ CLUSTER BOX UNIT

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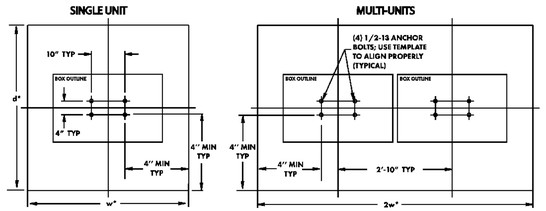
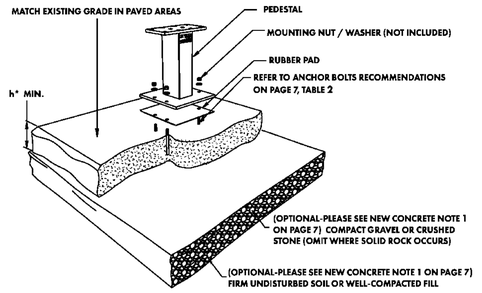
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

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:

1) 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.

2) Refer to Table 1 for thickness (h), width (w), and depth (d) of the concrete pad alternatives.

3) Concrete shall have a compressive strength of 3000 psi @ 28 days, contain 4% min ~ 6% max air entrapment and be placed with a 3.50~4.50 slump in accordance to 301.

4) Use wire mesh as per (Standard) or fiber reinforced concrete as per (Standard).

EXISTING CONCRETE BASE:

1) Existing concrete pad must be at least 48" wide.

2) Concrete base and anchor bolts may be reused if:
   a. existing ½" diameter expansion anchor bolts are firmly embedded in the concrete and not damaged or corroded;
   b. concrete foundation is not damaged; ***and***
   c. bolt hole pattern of the new unit matches the installed anchor bolts.

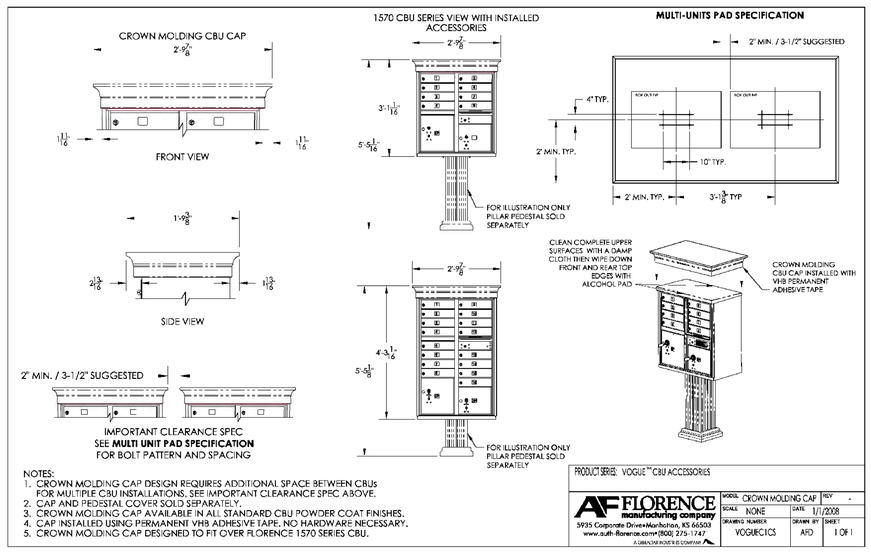
3) Additional considerations include:
   a. if concrete is only 4" thick, then option ' b' in Table 2 below cannot be used
   b. any unused, existing anchor bolts must be cut flush to the level of the concrete surface
   c. if concrete is damaged, replacement of foundation pad is required

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 - KB II 12-512, Stainless Steel **Minimum embedment in concrete must be at least 3 1/2 inches**
b. ITW Ramset Redhead Turbolt (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**



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

PRODUCT SERIES: VOGUE™ CBU ACCESSORIES

AF FLORENCE manufacturing company
5935 Corporate Drive•Manhattan, KS 66503
www.auth-florence.com•(800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

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

CBU'S WITH CROWN MOLDING CAP COLOR: BLACK

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

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

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© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
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APPROVAL PENDING NOT FOR CONSTRUCTION

GRAND COMMUNITIES, LLC

MAILBOX DETAILS

OASIS AT HYDE PARK
PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170227014
SHEET NUMBER
C701

Indiana Utilities Protection Service
Call 811 before you dig

MATCHLINE - SEE BELOW

SEE ENLARGEMENT #2 ON SHEET 101

SEE ENLARGEMENT #2 ON SHEET 101

FLOOD ZONE 'AE'

CAMPUS PARKWAY / 146TH STREET

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

MATCHLINE - SEE ABOVE

No.	REVISIONS	DATE	BY

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

NOT APPROVED FOR CONSTRUCTION
MATTHEW C. GRIMM
STATE OF INDIANA
PE. ARCHITECT
19

GRAND COMMUNITIES, LLC

LANDSCAPE PLAN

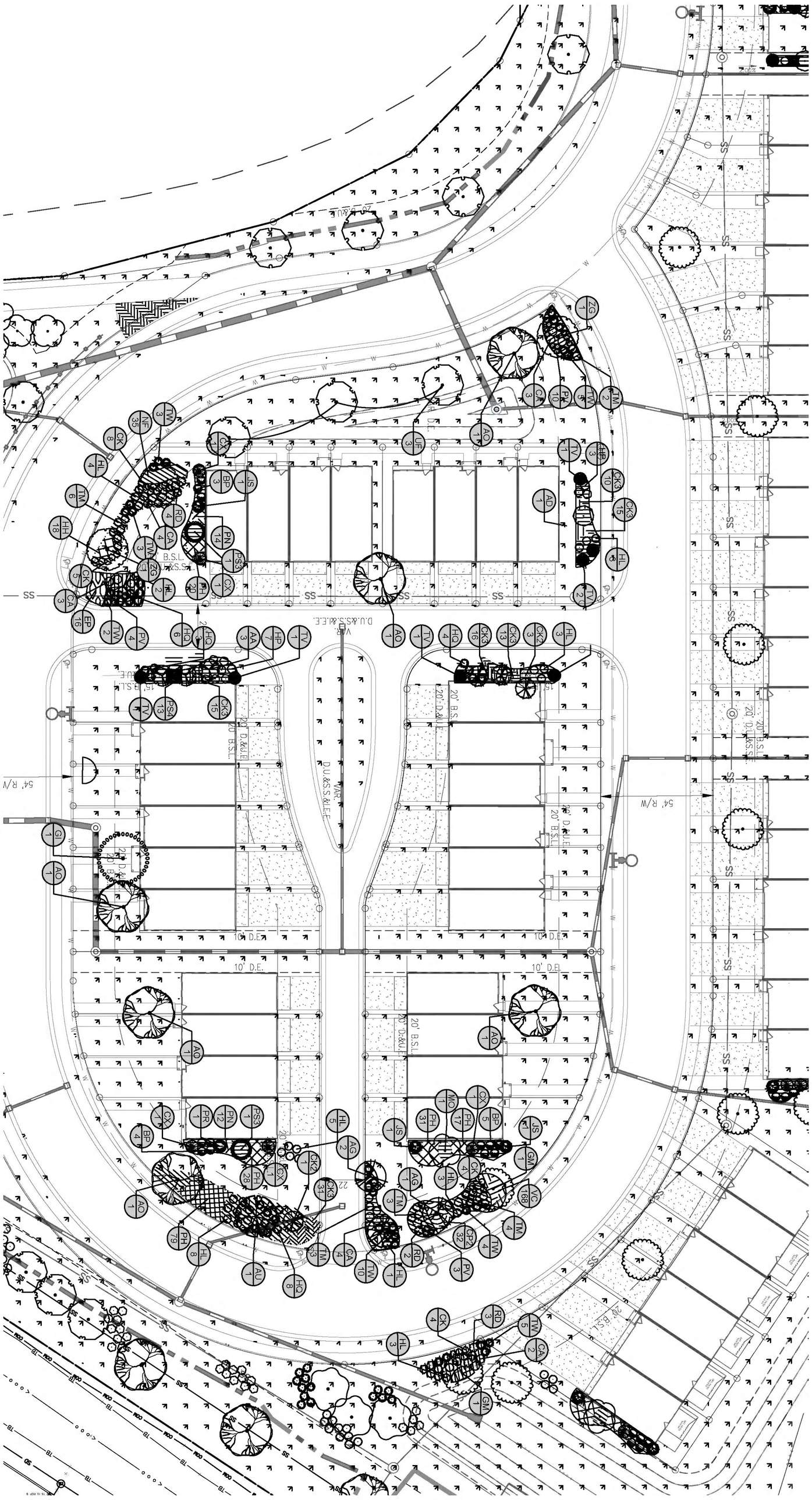
OASIS AT HYDE PARK
PRELIMINARY
DEVELOPMENT PLAN

ORIGINAL ISSUE:
03/20/2024

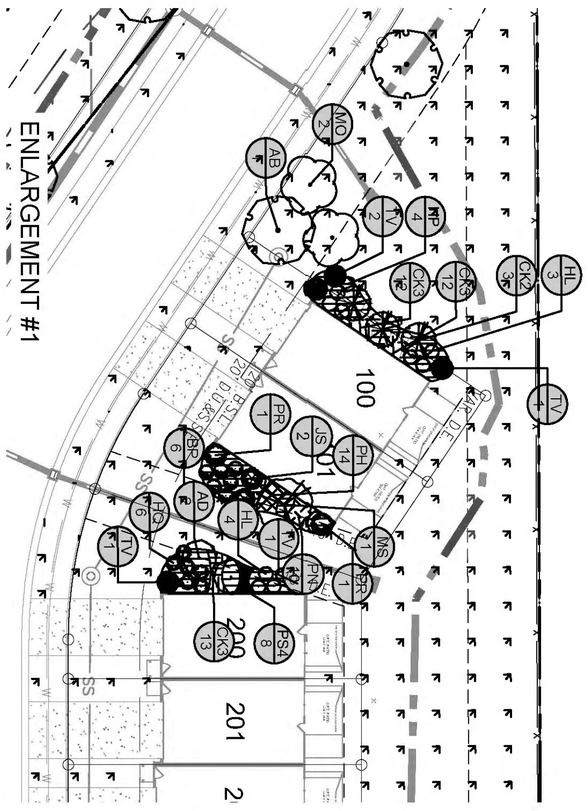
KHA PROJECT NO.
170227014

SHEET NUMBER
L100

ENLARGEMENT #2



ENLARGEMENT #1



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

L101	OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN	LANDSCAPE PLAN ENLARGEMENT	GRAND COMMUNITIES, LLC

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

NOT APPROVED FOR CONSTRUCTION
MATTHEW S. DUNN 21900019 CERTIFIED LANDSCAPE ARCHITECT

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

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No.	REVISIONS	DATE	BY

LANDSCAPE NOTES

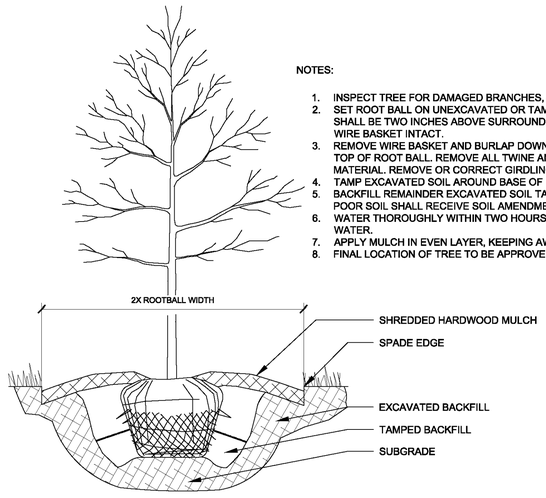
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. 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.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. 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.
7. 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.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. 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.
10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER 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.
12. WEED FABRIC SHALL BE REQUIRED UNDER MULCH.
13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
15. 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.
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
17. 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.
18. 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" HT MIN
	WB	35	WEIGELA FLORIBUNDA 'BOKRASPIWI	SPILLED WINE WEIGLEA	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 FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	24" OC	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		SPACING
GROUND COVERS							
	CP2	32	CAREX PENSYLVANICA	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.

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 inlcude 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 Pponds 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

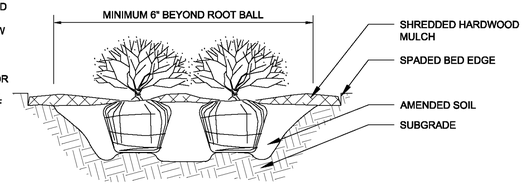


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. 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.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

VIEWNAME

VPSCALE



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. 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.
3. 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.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. 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.

2 SHRUB PLANTING

NTS

SEEDING LEGEND

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

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR

NO.	REVISIONS	DATE	BY

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SCALE: AS NOTED | DESIGNED BY: JSM | DRAWN BY: GMS | CHECKED BY: BAH

STATE OF INDIANA MATTHEW BRETT HUFF 21900019 REGISTERED LANDSCAPE ARCHITECT
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

EXHIBIT C

ARCHITECTURAL STANDARDS – TOWNHOMES

Architectural Feature	Oasis at Hyde Park Standard
Corner Breaks (minimum)	4 per building
Front Façade Masonry (minimum)	70% excluding doors, windows and roof
Secondary Façade Masonry (minimum)	Four (4) feet excluding doors and windows
Prohibited Siding Materials	Vinyl and Aluminum
Roof Pitch (minimum)	5:12
Roof Overhang (minimum inches measured from framing)	12”
Number of Windows – Primary Façade (minimum)	12 per building
Number of Windows – Secondary Façade (minimum)	6 per building

EXHIBIT D

CHARACTER EXHIBITS – TOWNHOMES

(See following 14 pages)

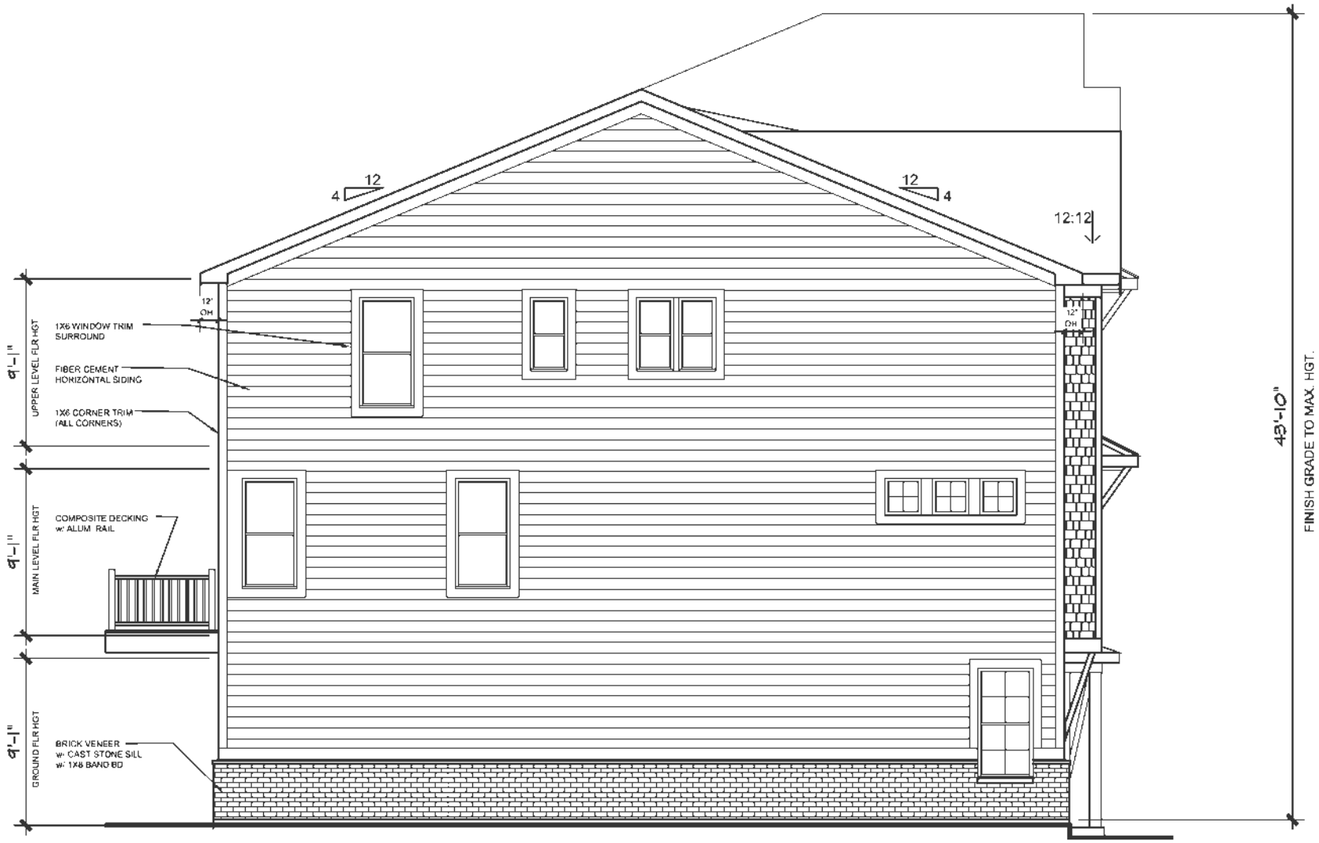
20-044 TUSTIN - 6-HOME BUILDING w/ COASTAL CLASSIC EXTERIOR DESIGN

NOT FOR CONSTRUCTION

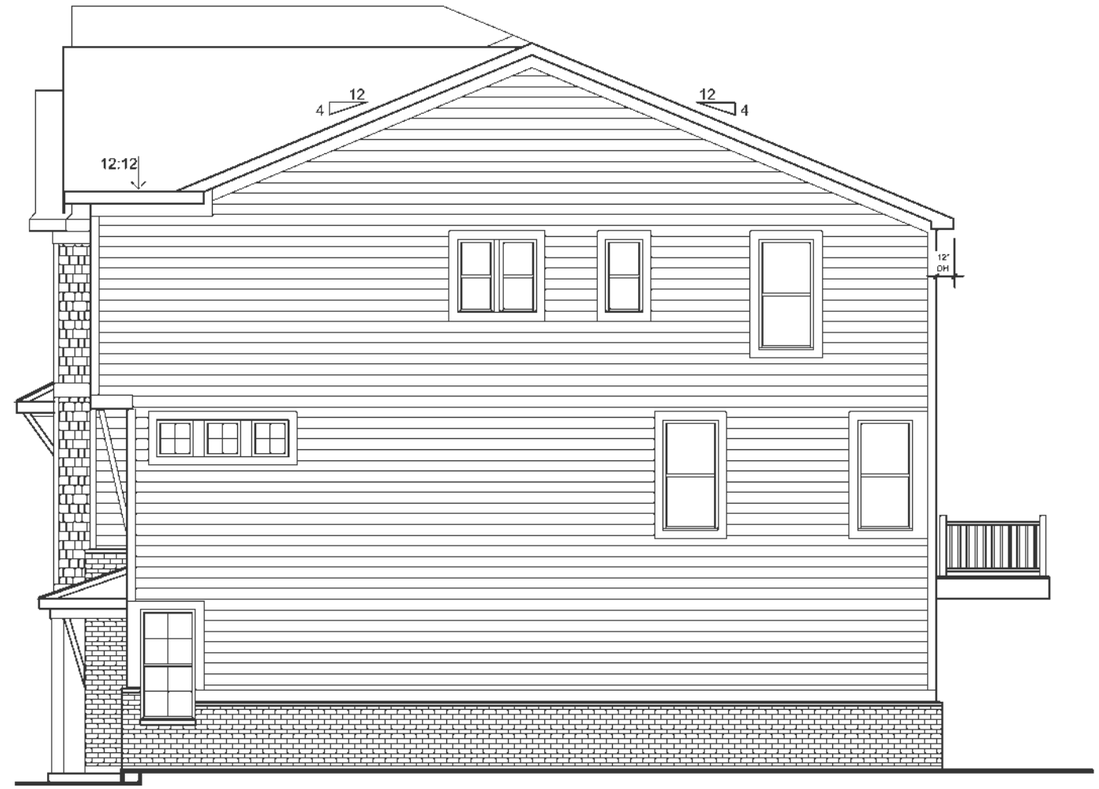
FISCHER HOMES

20-044 TUSTIN - 6 HOME BUILDING w/ COASTAL CLASSIC EXTERIOR DESIGN

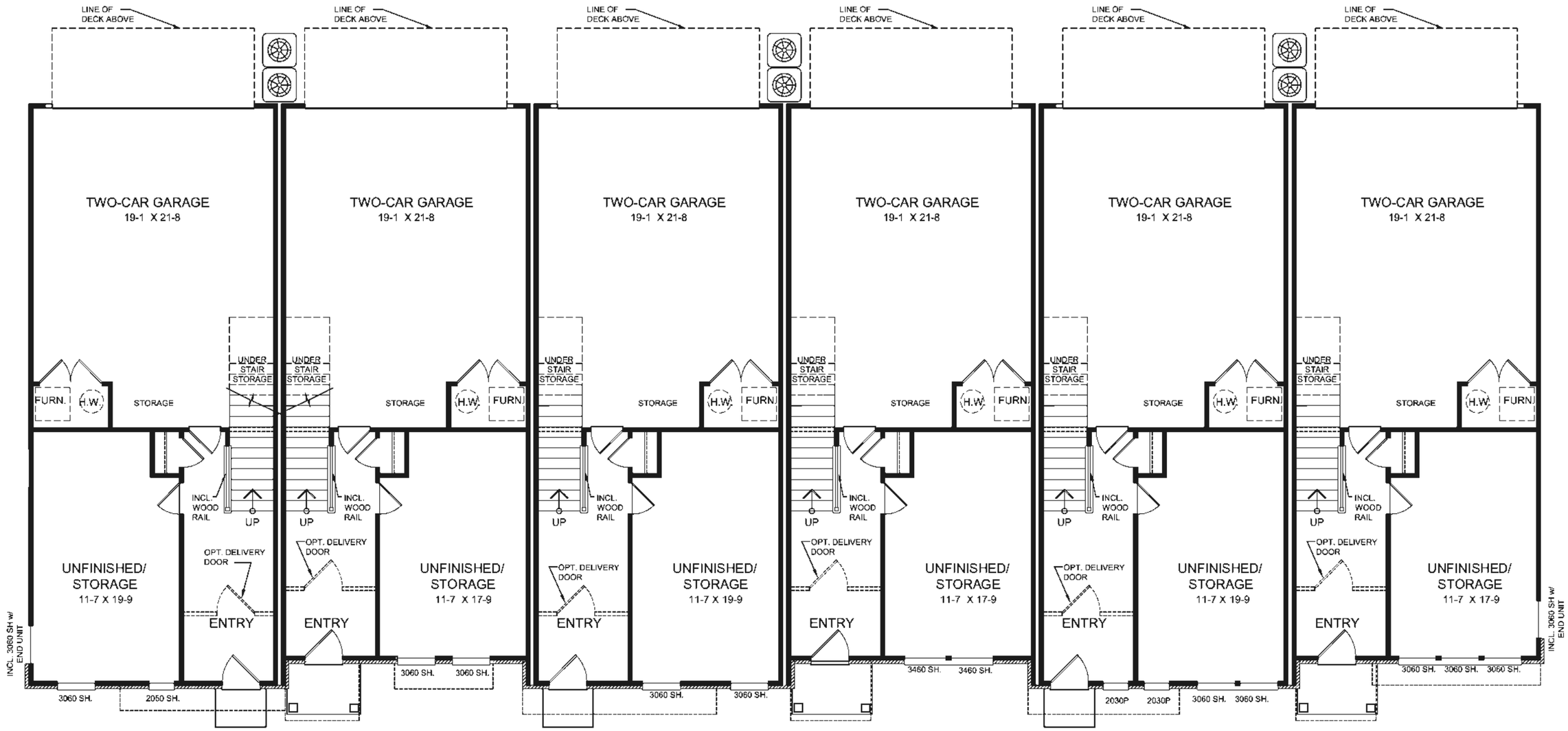
PROPOSED REAR ELEVATION



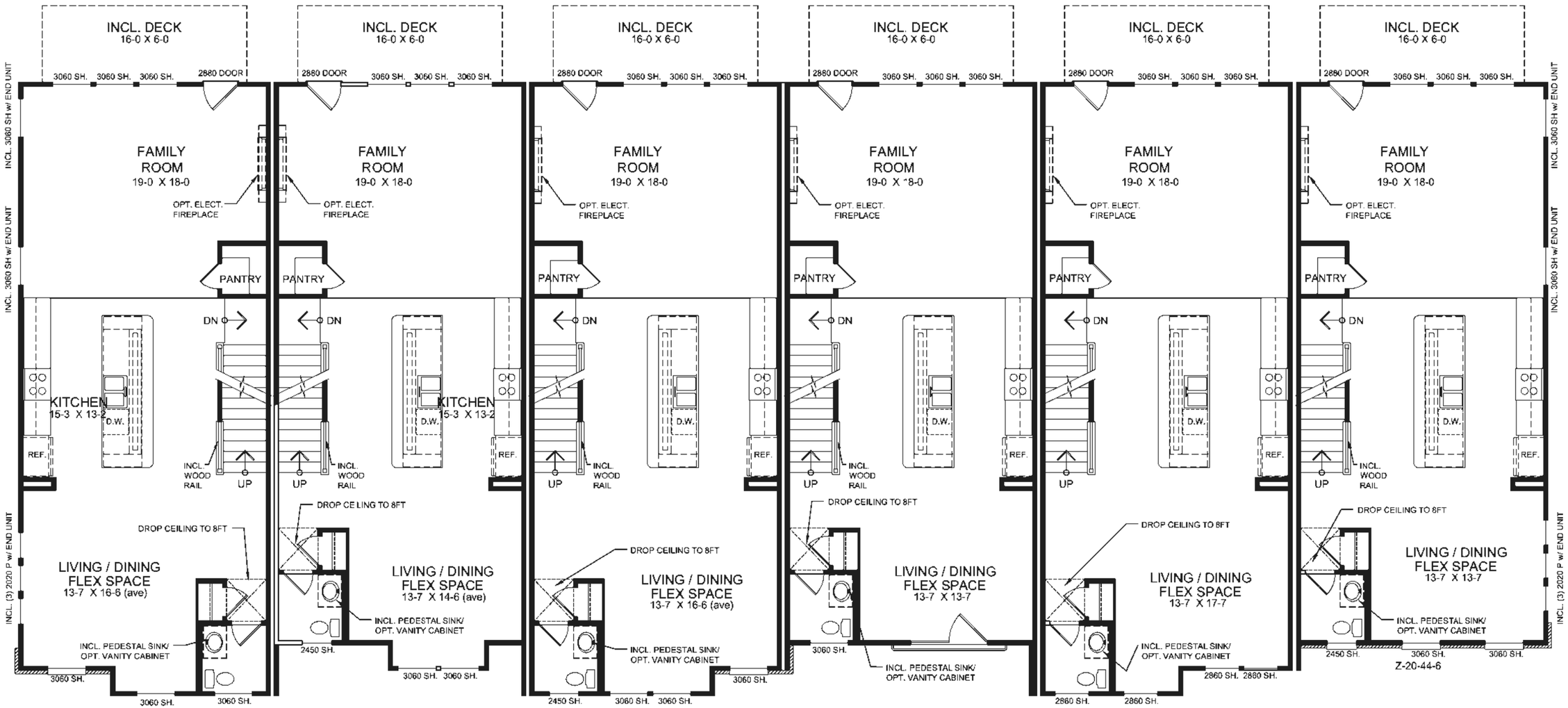
PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION



GROUND LEVEL PLAN



MAIN LEVEL PLAN

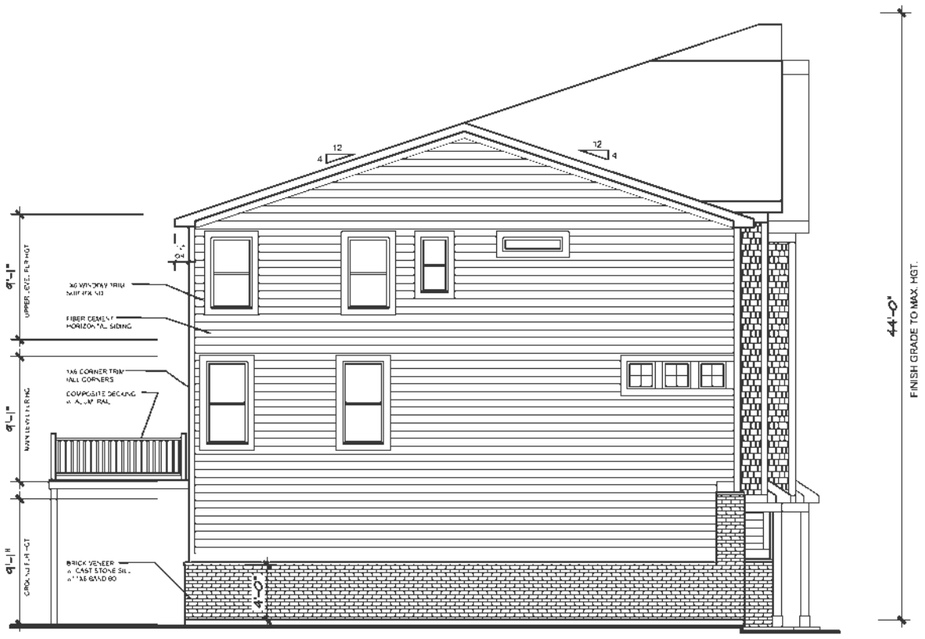
UPPER LEVEL PLAN

24-040 BROOKLINE - 6-HOME BUILDING w/ COASTAL CLASSIC EXTERIOR DESIGN

NOT FOR CONSTRUCTION

PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

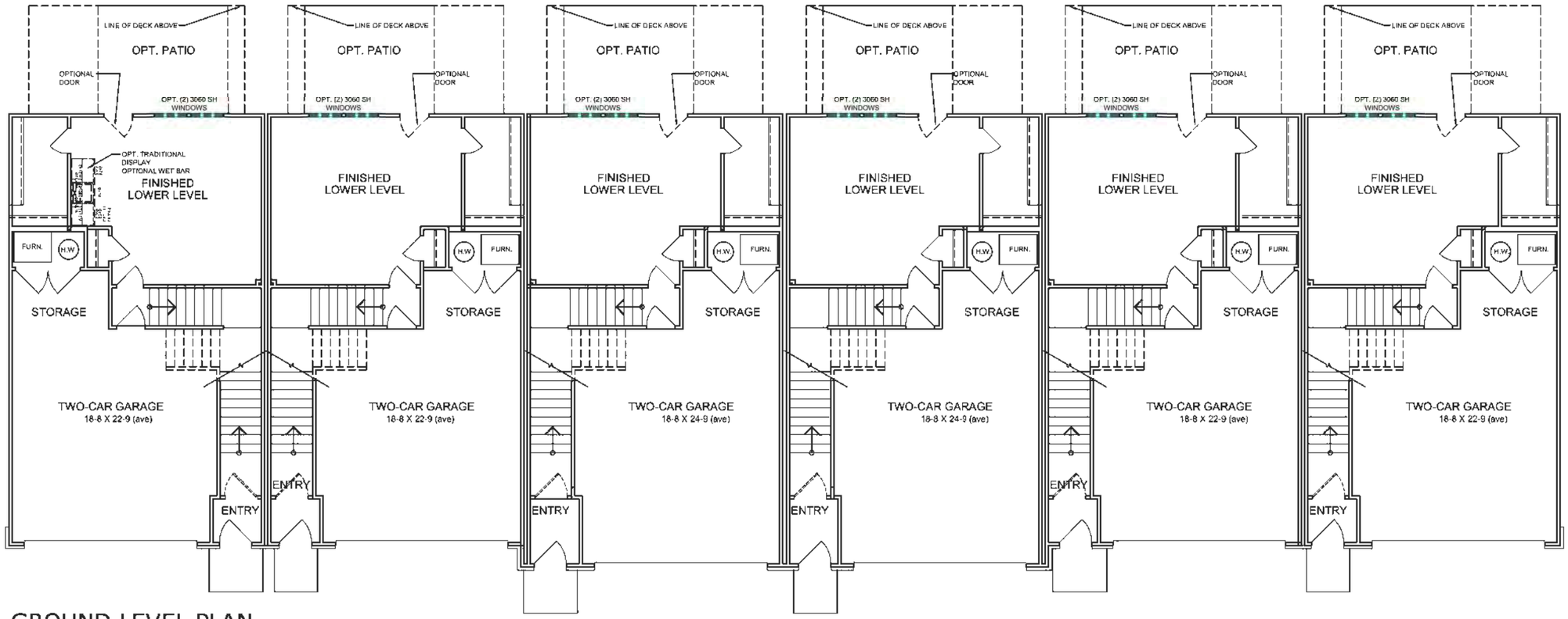


PROPOSED LEFT SIDE ELEVATION

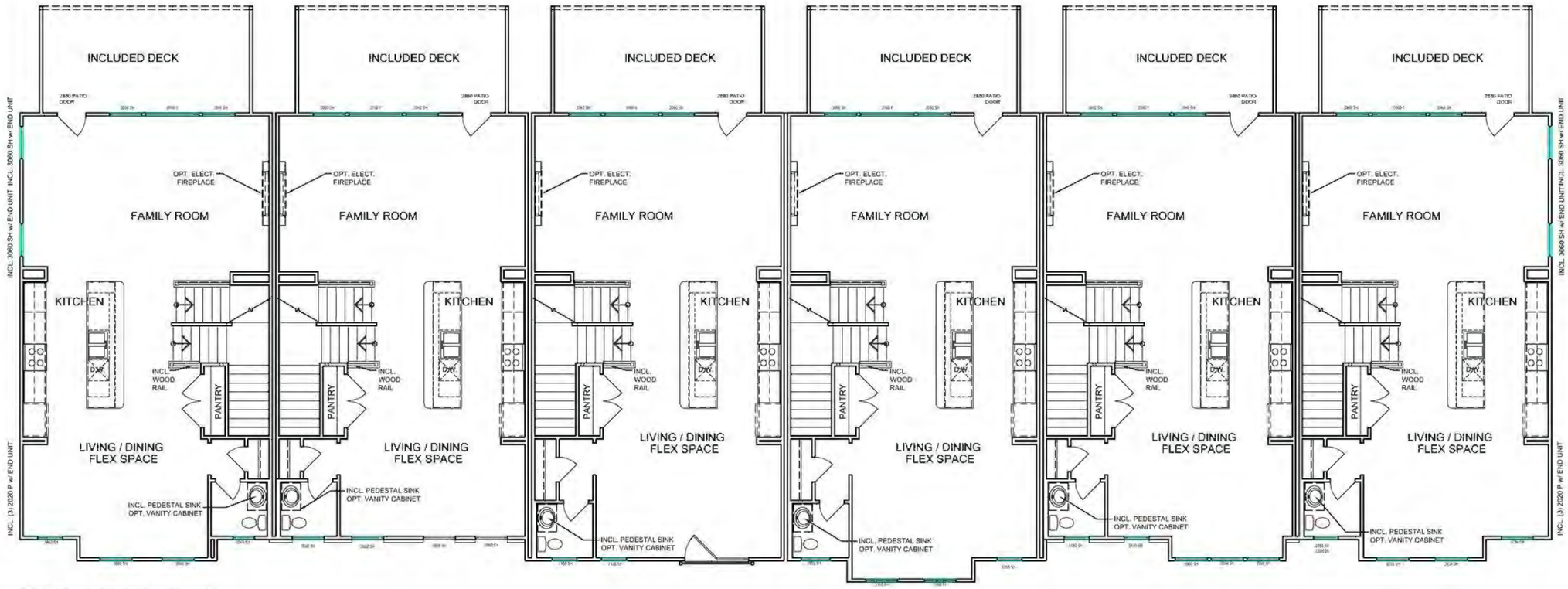
PROPOSED RIGHT SIDE ELEVATION

FISCHER HOMES

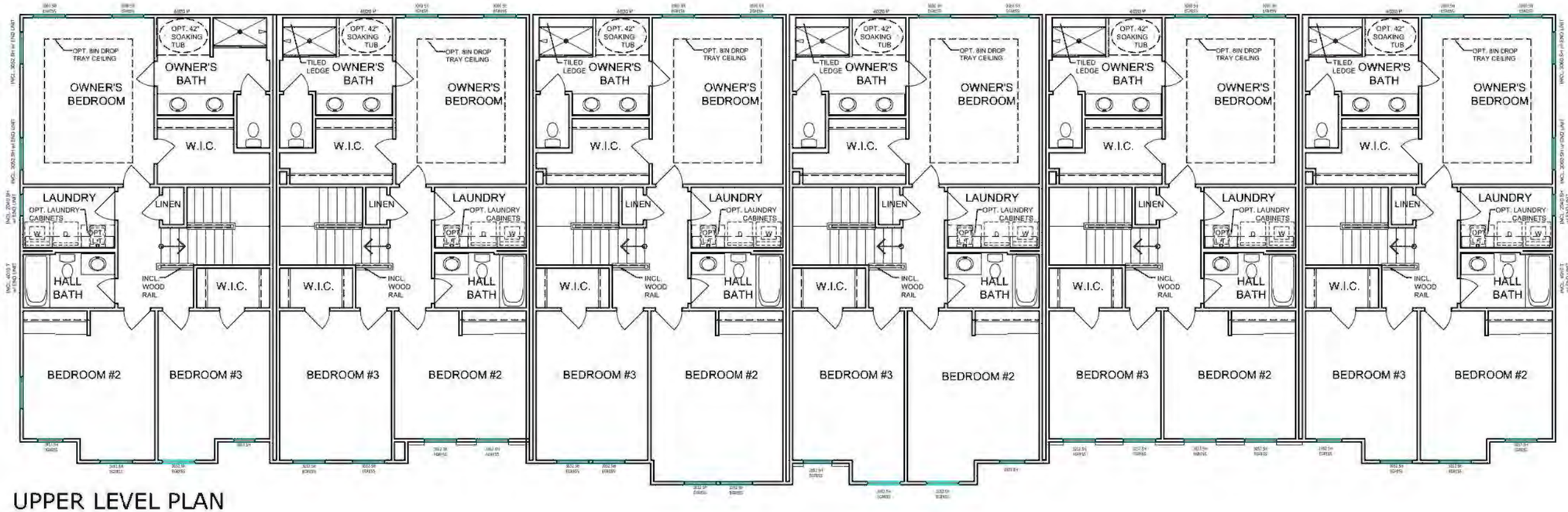
24-040 BROOKLINE - 6 UNIT BUILDING w/ COASTAL CLASSIC EXTERIOR DESIGN



GROUND LEVEL PLAN



MAIN LEVEL PLAN



UPPER LEVEL PLAN

EXHIBIT E

DWELLING LANDSCAPING

(See following 11 pages)

SUN

DECIDUOUS TREE
- UPRIGHT OAK
- URBAN SUNSET MAPLE
- OCTOBER GLORY MAPLE
- AUTUMN BLAZE MAPLE
- SKYLINE HONEYLOCUST
- AUTUMN GOLD GINKGO (MALE)
- LACEBARK ELM
- LITTLE LEAF LINDEN

ORNAMENTAL TREE
- CRAPE MYRTLE
- BLOODGOOD JAPANESE MAPLE
- ASSORTED REDBUD
- CRIMSON POINT PLUM
- SEVEN SON FLOWER

DWARF STANDARD ORNAMENTAL TREE
- STANDARD CRABAPPLE
- STANDARD VIBURNUM
- DWARF WEEPING CHERRY

MEDIUM DECIDUOUS SHRUB (MAX 5' TALL AT MATURITY)
- PROVEN WINNER HYDRANGEAS
- MONROVIA HYDRANGEAS
- SPILLED WINE WEIGELA
- MIDNIGHT WINE WEIGELA
- COMPACT BURNING BUSH
- JUDD VIBURNUM
- BURKWOOD VIBURNUM

DWARF DECIDUOUS SHRUB (MAX 30" AT MATURITY)
- PROVEN WINNER SPIREAS
- MONROVIA SPIREAS
- PYGMY BARBERRY

BROADLEAF EVERGREEN
- WINTERGREEN BOXWOOD
- GREEN VELVET BOXWOOD
- GREEN GEM BOXWOOD
- CHINA HOLLY
- INKBERRY

UPRIGHT EVERGREEN
- UPRIGHT JUNIPER
- LEYLAND CYPRESS
- SCHIPKAENSIS CHERRY LAUREL

MEDIUM EVERGREEN SHRUB
- BIRDS NEST SPRUCE
- GREY OWL JUNIPER
- GOLD JUNIPER VARIETIES
- DWARF CREEPING JUNIPER

ORNAMENTAL GRASS
- HEAVY METAL SWITCH
- NORTHWIND SWITCH
- ADAGIO MAIDEN
- FEATHER REED
- SCOUT MAIDEN

DWARF ORNAMENTAL GRASS
- KARLEY ROSE DWARF FOUNTAIN
- HAMELIN DWARF FOUNTAIN
- LITTLE ZEBRA

PERENNIAL
- THREADLEAF COREOPSIS
- DWARF SHASTA DAISY
- STELLA D'ORO DAYLILY
- LITTLE SPIRES RUSSIAN SAGE
- DIANTHUS VARIETIES
- PROVEN WINNER ECHINACEAS
- HARDY SEDUM VARIETIES

BIG BLUE LIRIOPE

SHADE

DECIDUOUS TREE
- UPRIGHT OAK
- URBAN SUNSET MAPLE
- OCTOBER GLORY MAPLE
- AUTUMN BLAZE MAPLE
- SKYLINE HONEYLOCUST
- AUTUMN GOLD GINKGO (MALE)
- LACEBARK ELM
- LITTLE LEAF LINDEN

ORNAMENTAL TREE
- KOUSA DOGWOOD
- CLUMP SERVICEBERRY

DWARF STANDARD ORNAMENTAL TREE
- STANDARD HYDRANGEA
- THREADLEAF JAPANESE MAPLE

MEDIUM DECIDUOUS SHRUB (MAX 5' TALL AT MATURITY)
- PROVEN WINNER HYDRANGEAS
- MONROVIA HYDRANGEAS
- JUDD VIBURNUM
- BURKWOOD VIBURNUM

DWARF DECIDUOUS SHRUB (MAX 30" AT MATURITY)
- PROVEN WINNER DWARF HYDRANGEA
- MONROVIA DWARF HYDRANGEA

BROADLEAF EVERGREEN
- WINTERGREEN BOXWOOD
- GREEN VELVET BOXWOOD
- GREEN GEM BOXWOOD

UPRIGHT EVERGREEN
- EMERALD GREEN ARBORVITAE

MEDIUM EVERGREEN SHRUB
- BIRDS NEST SPRUCE
- PJM RHODODENDRON
- KAREN AZALEA
- GOLD THREAD FALSE CYPRESS

ORNAMENTAL GRASS
- MORNING LIGHT MAIDEN
- SHENANDOAH SWITCH
- KARL FOERSTER FEATHER REED

DWARF ORNAMENTAL GRASS
- KARLEY ROSE DWARF FOUNTAIN
- HAMELIN DWARF FOUNTAIN
- EVERGOLD SEDGE

PERENNIAL
- BRUNNERA
- EPIMEDIUM
- PULMONARIA
- BLEEDNG HEART
- BIGROOT GERANIUM
- DEADNETTLE
- COLUMBINE
- HOSTA VARIETIES

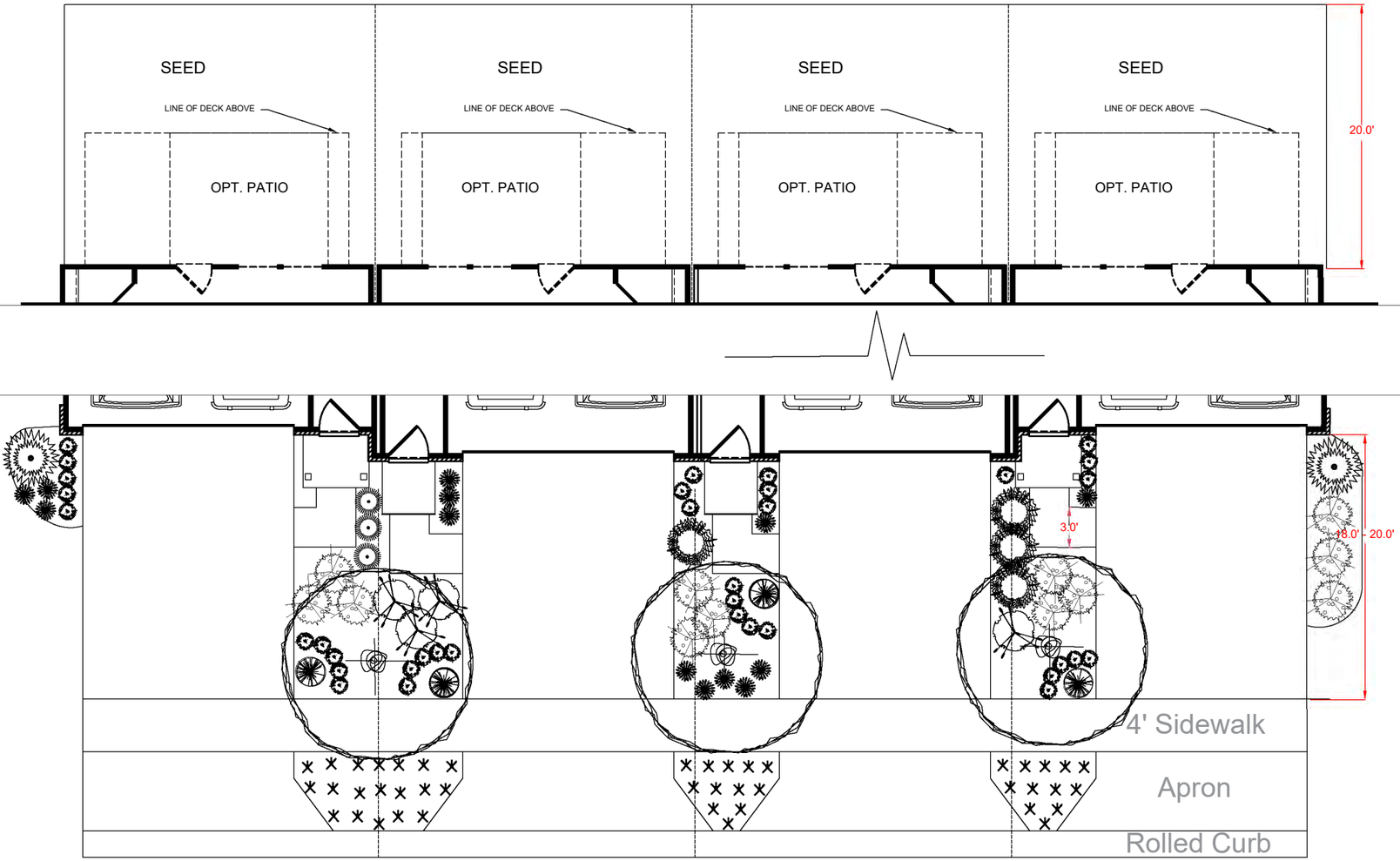
BIG BLUE LIRIOPE

Notes:
1. Sun and shade lists apply to zones 5, 6, and 7. For other hardiness zones, plant equivalent small, colorful, maintainable, hardy plants.

DATE: September 17, 2020
REVISED: April 3, 2023
DRAWN BY: NDS
SCALE: NTS
UI_Landscape 1 of 16

TEM_UI_Landscape_PlantKey

FISCHER HOMES



DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

BROADLEAF EVERGREEN

MEDIUM EVERGREEN SHRUB

ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

Notes:

1. Trees shall be planted a minimum 2 caliper inches.
2. All trees shall be planted a minimum distance of 4' from trunk to building foundation.
3. Except for perennials, no plant material is to be planted within 2' of a building face.
4. Cannot repeat plant selection on adjacent units. E.g. if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units.
5. No turf area is to be smaller than 24" in length or width. Areas smaller than 24" in any direction are to be mulched.

0 5 10 20

DATE: September 17, 2020
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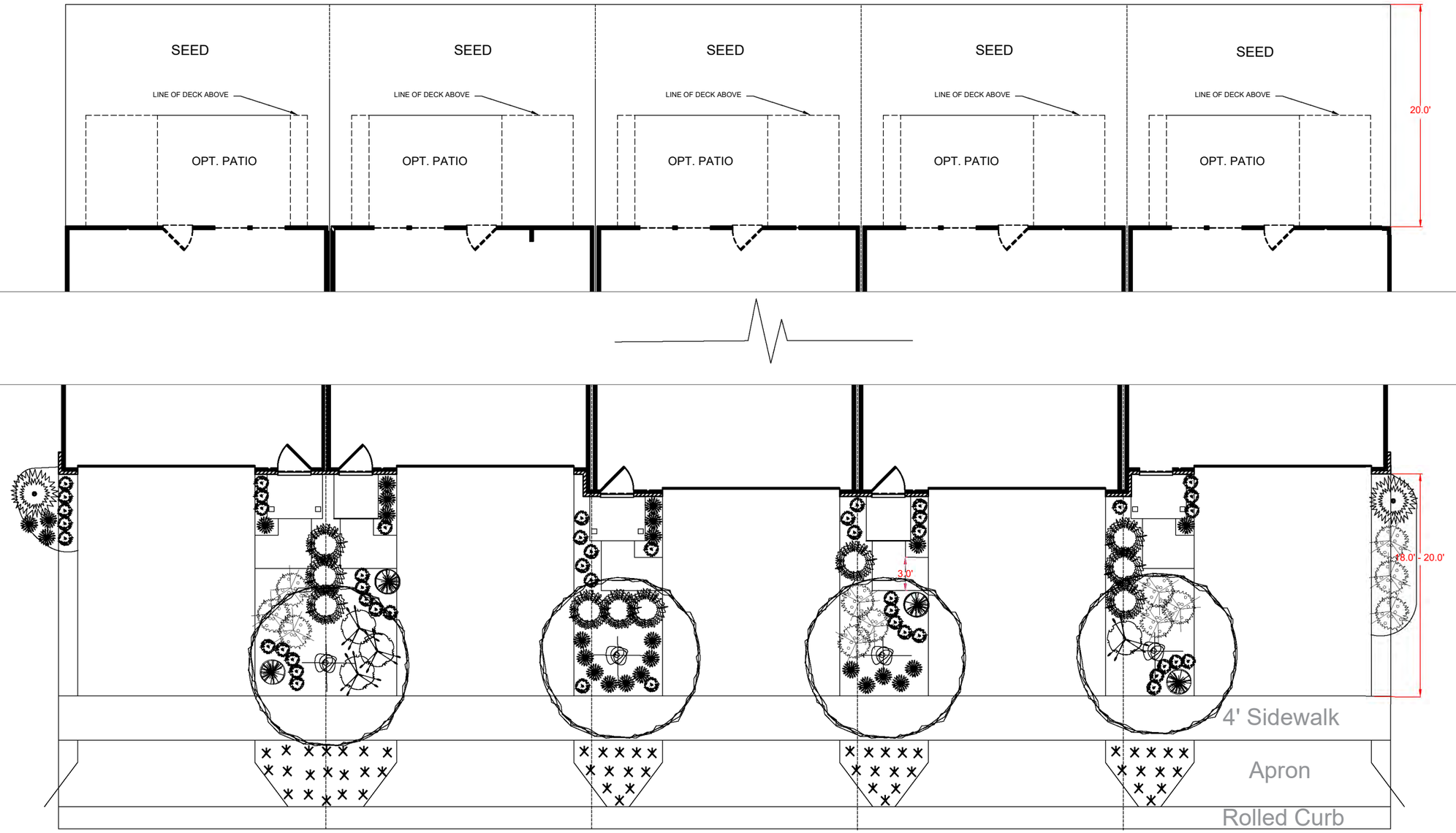
SCALE: 1.0" = 10.0'
UI_Landscape 2 of 16

TEM_UI_Midtown-Brookline
Landscape_Typical_4UNIT

FISCHER HOMES



DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

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ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

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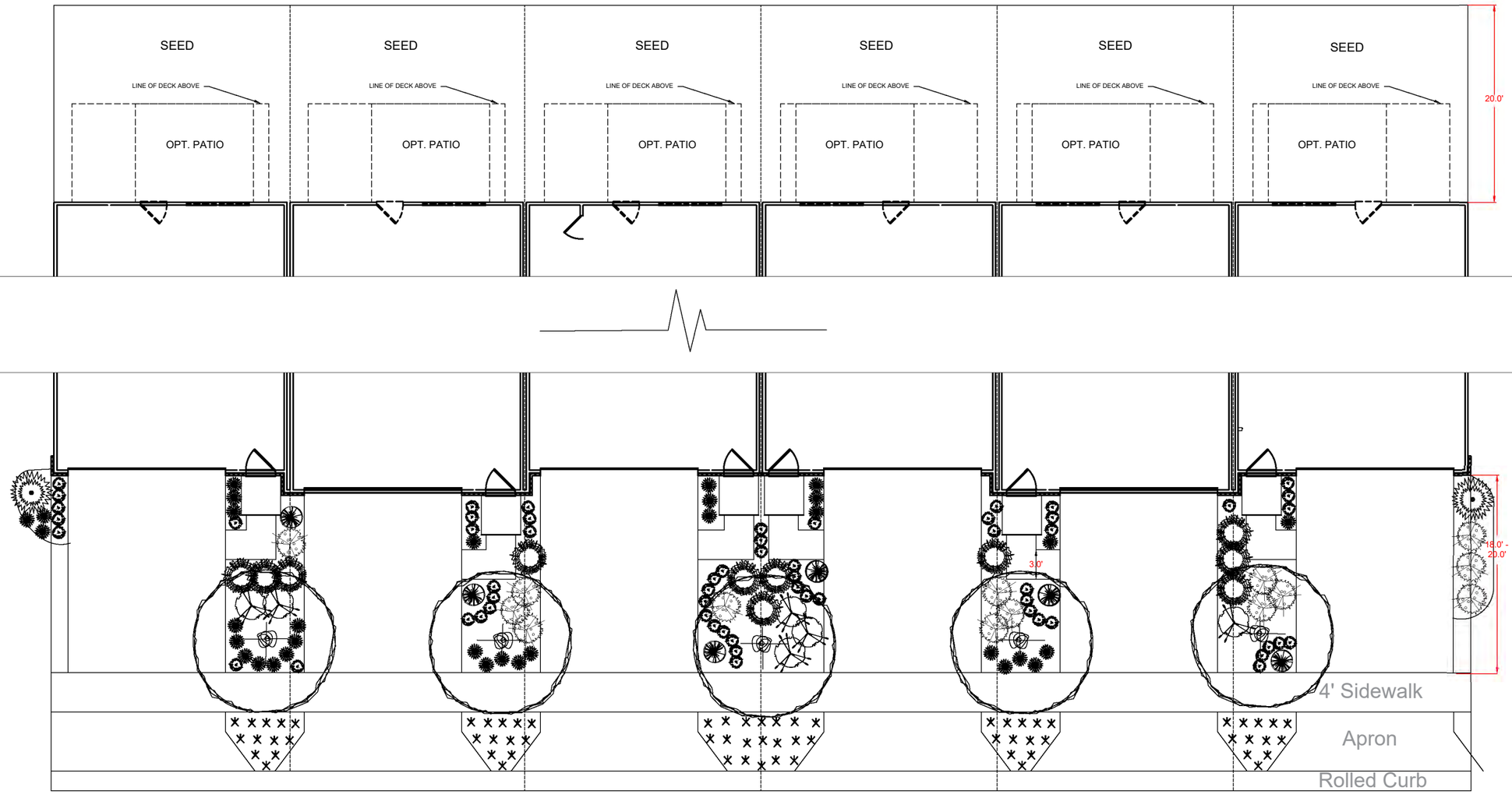
UI_Landscape 3 of 16

TEM_UI_Midtown-Brookline
Landscape_Typical_5UNIT

FISCHER HOMES



DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

BROADLEAF EVERGREEN

MEDIUM EVERGREEN SHRUB

ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

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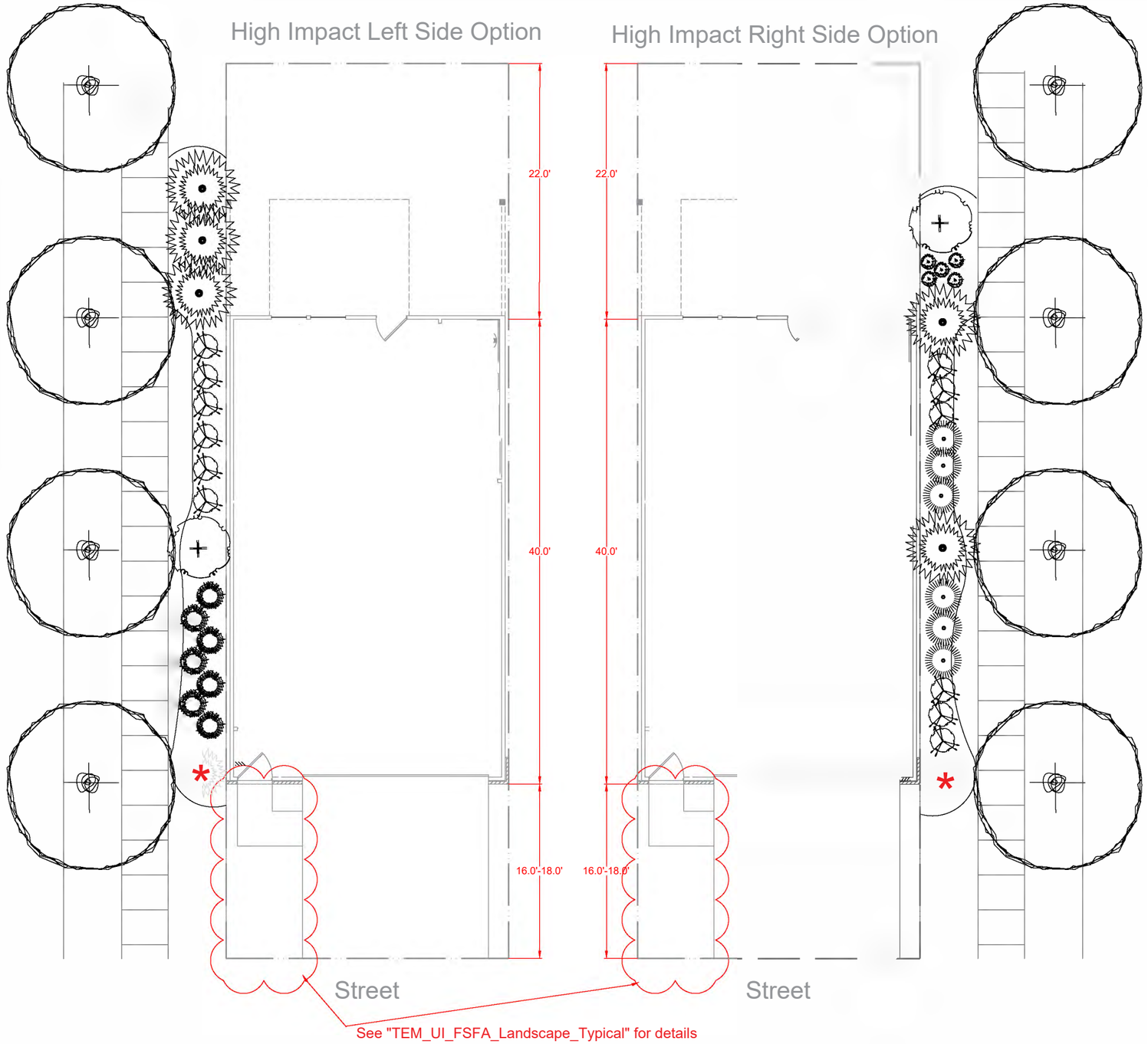
SCALE: NTS
UI_Landscape 4 of 16

TEM_UI_Midtown-Brookline
Landscape_Typical_6UNIT

FISCHER HOMES



* From Front Landscape Package

DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

BROADLEAF EVERGREEN

MEDIUM EVERGREEN SHRUB

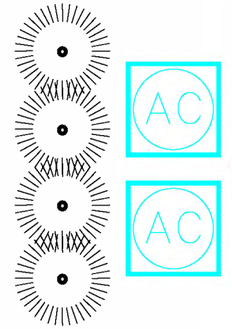
ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

AC UNIT SCREENING
Add 2 Karl Foerster Feather Reed Grass per unit, held 1' off>



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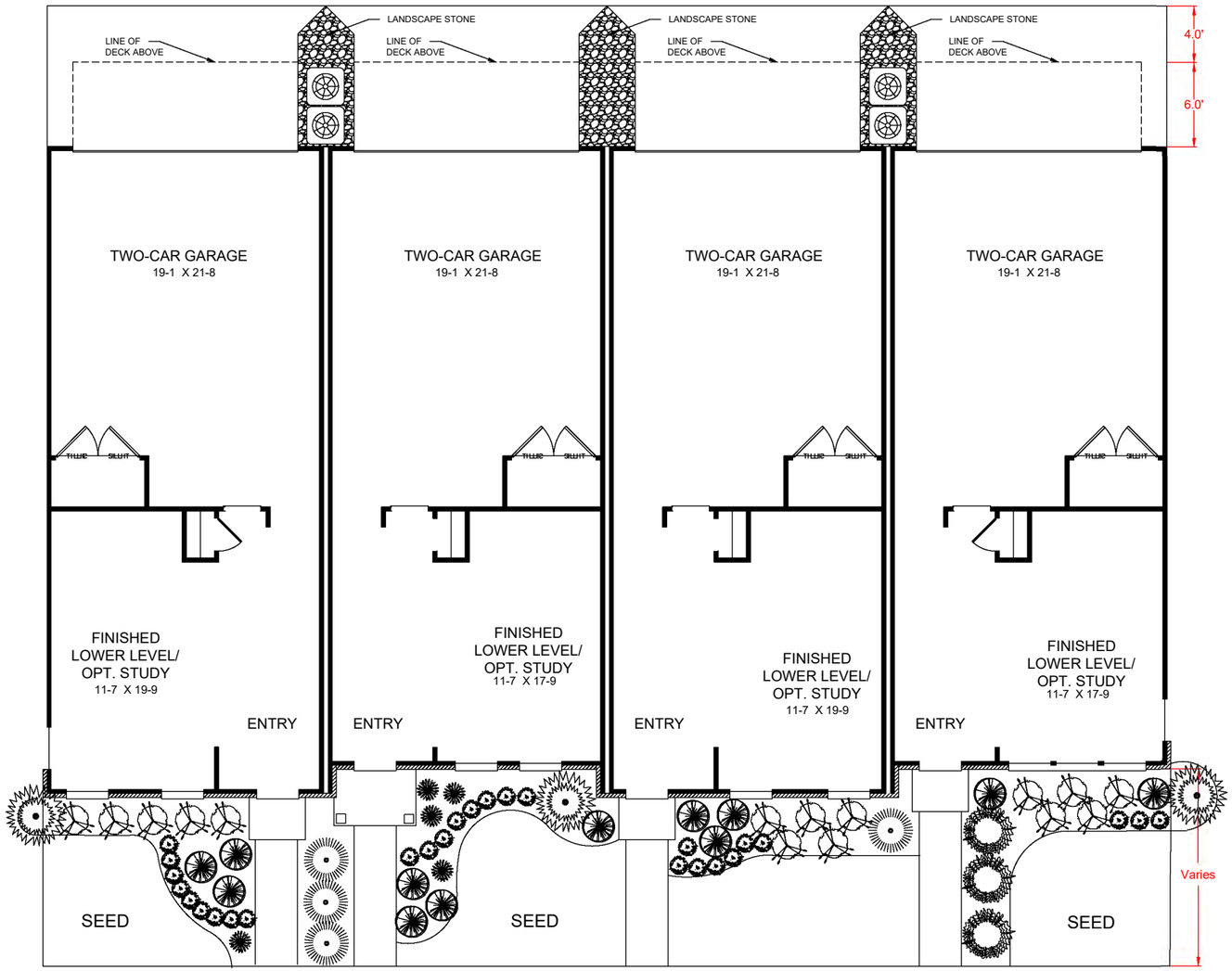
SCALE: 1.0" = 10.0'
UI_Landscape 5 of 16

TEM_UI_Midtown-Brookline
Landscape_High Impact

FISCHER HOMES



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6. Add additional plantings <=30” high (to maintain vision from vehicle when backing out) in The alley of the RSFA (Midtown-Tustin) as space allows and does not interfere with placement and access to utilities.
7. Utilize stone instead of mulch between units and in planting area of the alley.

DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

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MEDIUM EVERGREEN SHRUB

ORNAMENTAL GRASS

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PERENNIAL

BIG BLUE LIRIOPE

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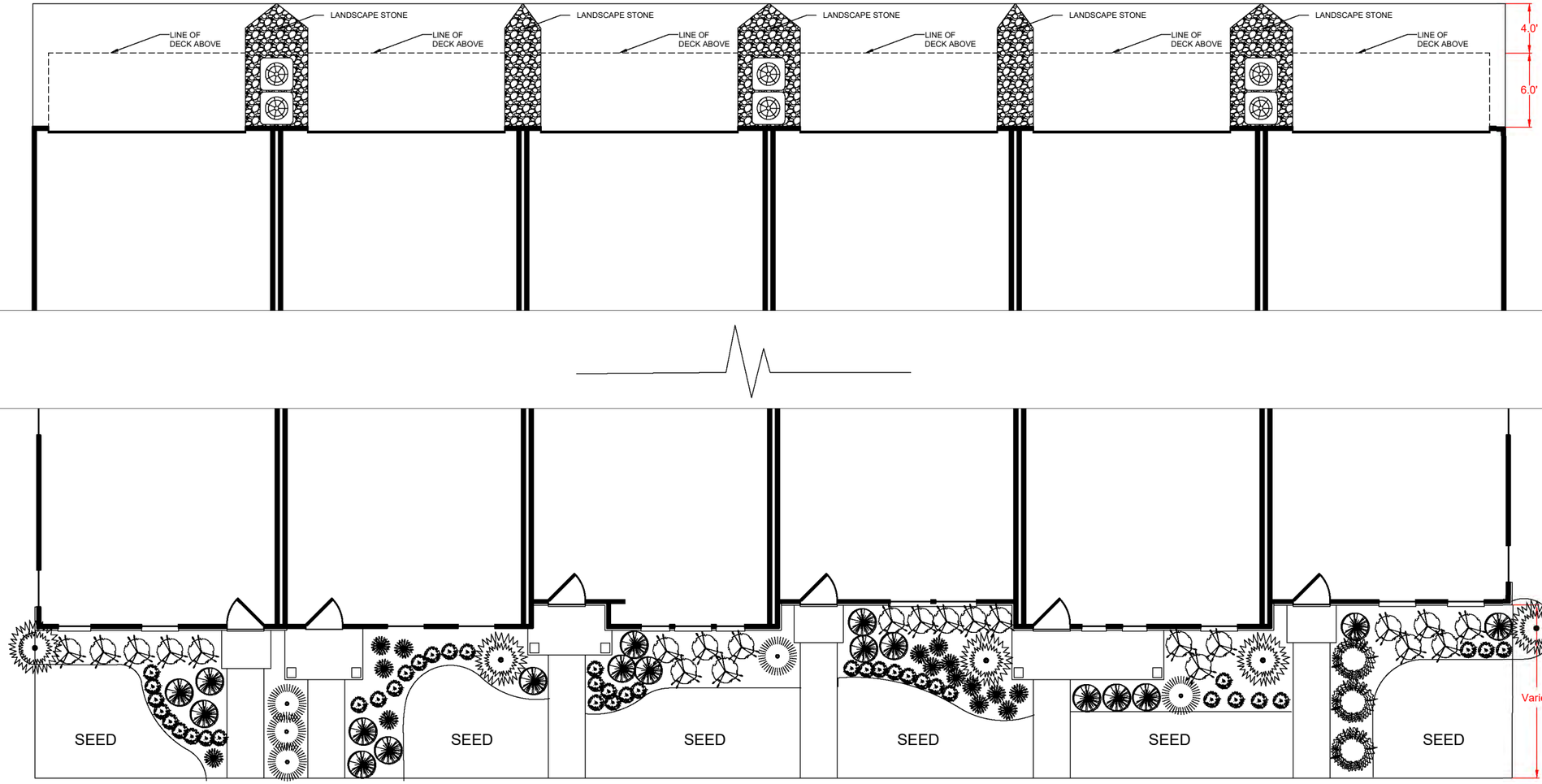
UI_Landscape 7 of 16

TEM_UI_Midtown-Tustin
Landscape_Typical_4UNIT

FISCHER HOMES



DECIDUOUS TREE

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MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

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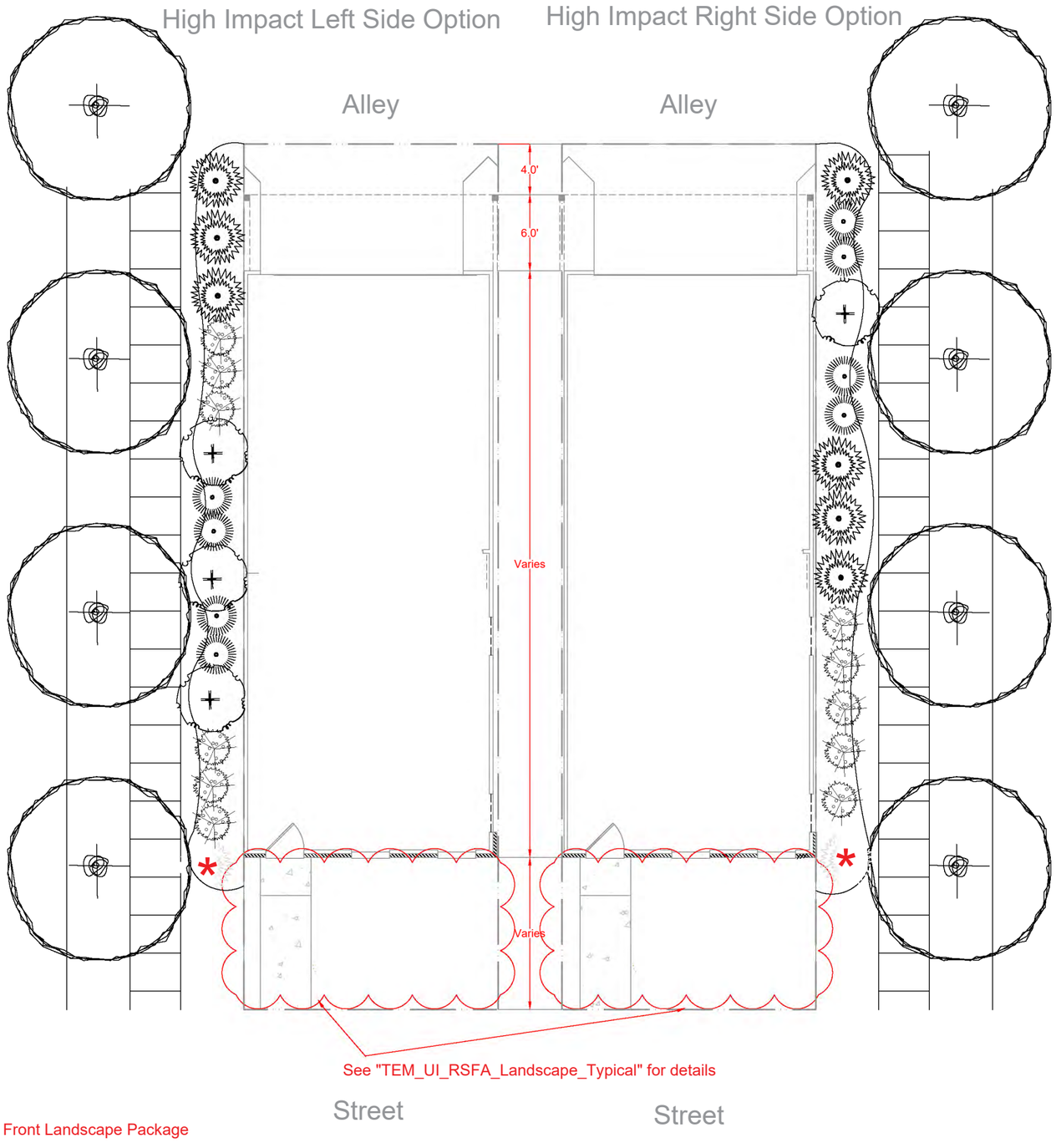
UI_Landscape 8 of 16

TEM_UI_Midtown-Tustin
Landscape_Typical_6UNIT

FISCHER HOMES



* From Front Landscape Package

DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

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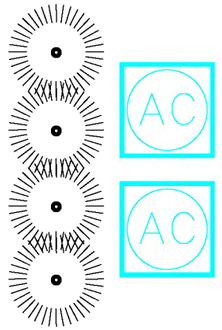

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UI_Landscape 11 of 16

TEM_UI_Midtown-Tustin
Landscape_High Impact

FISCHER HOMES

EXHIBIT F

Entrance Signage Exhibit

(Page 1 of 1)

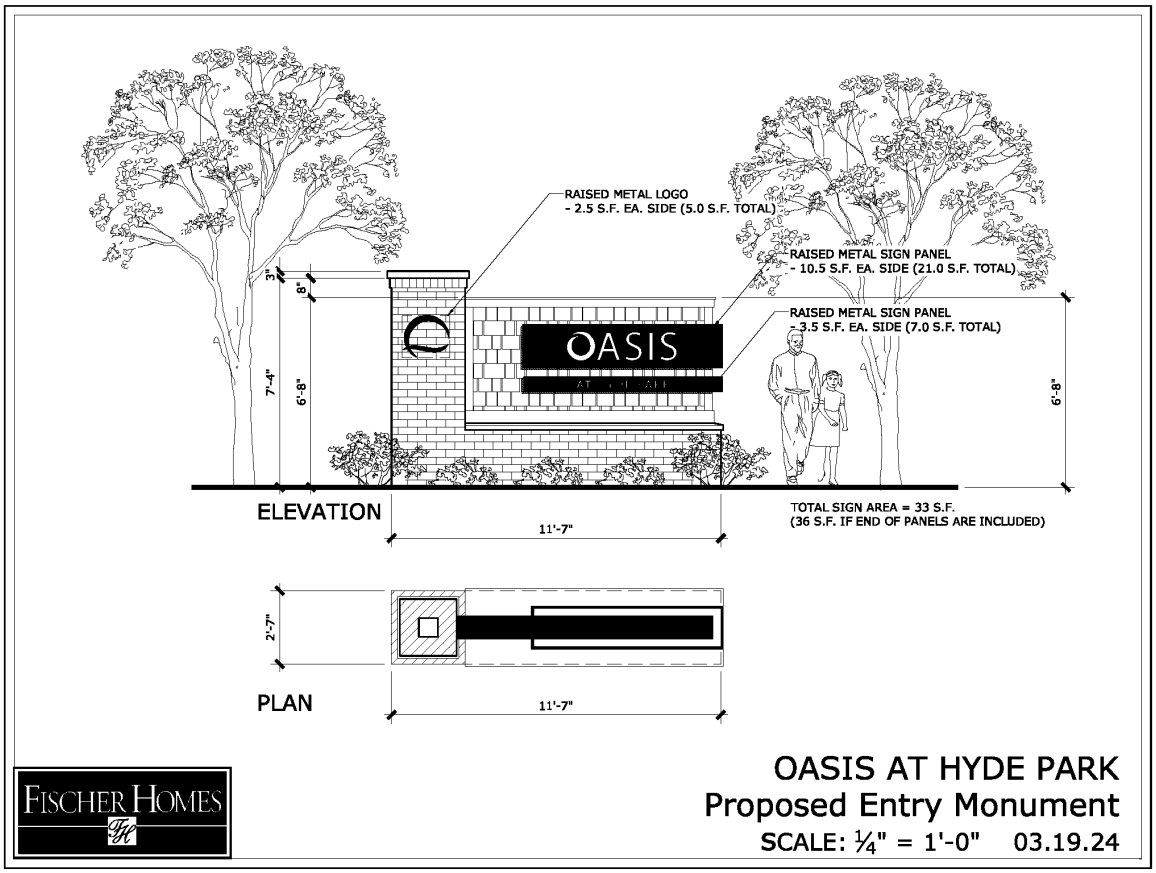

EXHIBIT G

WAIVERS

The below is a list of Waivers (intended to summarize the text of the PD Ordinance) from the underlying UDO standards.

A. Modification of the Minimum lot area per lot to address Townhome Dwellings,

B. Modification of the Minimum lot width per lot to address Townhome Dwellings widths,

C. Modification of the front yard setback to address Townhome Dwellings,

D. Modification of the rear yard setback (20' required between buildings),

E. Modification of the maximum permitted floor area ratio per unit to address 3-story Townhome Dwellings,

F. Modification of the maximum lot coverage requirement to address the overall coverage of the Real Estate,

G. Modification to Architectural Requirements (to address Townhome Buildings),

H. Increase in the entry monument sign to eight (8) feet in height and located in the entry median island,

I. Modification of the lot landscaping standards of the PD Ordinance to address Townhome Dwellings,

J. Reduction and/or encroachment into the Landscape Buffer and Peripheral buffer Yards as noted in Section 8.B. of this Oasis at Hyde Park PD Ordinance.

Noblesville Plan Commission
Noblesville, Indiana

To the Noblesville City Council:

This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the ***19th day of August, 2024*** *for a preliminary development plan and ordinance, a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville* ADOPT *said amendment.*

Request: **Application No. 0075-2024** Adoption of a preliminary development plan and ordinance for Single-family/Multi-Family with a Subdistrict overlay of Mixed Residential for approximately 15.5 acres located south of Campus Parkway and east of Marilyn Ridge Subdivision to be known as Oasis at Hyde Park. Submitted by MAB Capital Investments, LLC (Steve Ball, Owner), Fisher Homes (Amanda Deardorff, Applicant), and Jim Shinaver Attorney

Staff Reviewer – Joyceann Yelton

Plan Commission Action: 9 ***Ayes*** 0 ***Nays*** 0 ***Abstentions***

Petition is forwarded with a FAVORABLE *recommendation*

Respectfully submitted,
Noblesville Plan Commission

By: Gretchen A. Hanes

Gretchen A. Hanes *President*

Caleb P. Gutshall

Caleb P. Gutshall *Secretary*