Common Council

Agenda Item

Cover Sheet

MEETING DATE: July 9, 2024

☐ Previously Discussed Ordinance

☐ Proposed Development Presentation

☒ New Ordinance for Discussion

☐ Miscellaneous

☐ Transfer

ITEM or ORDINANCE: #34-07-24

PRESENTED BY: Joyceann Yelton, Attorney Jim Shinaver

☒ Information Attached

☐ Bring Paperwork from Previous Meeting

☐ Verbal

☐ No Paperwork at Time of Packets

ORDINANCE NO. 34-07-24

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: Quit Claim Deed Recorded on July 7, 2022, as Instrument Number 2022-33957 with the Recorder of Hamilton County, Indiana.

This is an Ordinance (the "_____ 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 (the "City") under authority of Indiana Code § 36-7-4-600, et seq., as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on Docket Number LEGP-0078-2024 at its June 17, 2024 meeting as required by law in regard to the application filed by Trinitas Development, LLC, (the "Developer") for a request in change of zoning (the "Petition"); concerning a change of zoning of certain property 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 "_____ at Hyde Park Preliminary Development Plan", as further described in Section 4 below (the "Preliminary Development Plan"); and,

WHEREAS, the Plan Commission has sent a Favorable Recommendation for adoption of said amendment with a vote of eight (8) 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, meeting in regular session, it hereby adopts this _____ at Hyde Park PD Ordinance as an amendment to the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") to establish this Planned Development Overlay District (the "District") to read as follows:

Section 1. Applicability of Ordinance.

A. The District's underlying zoning districts shall be the CCPD Secondary Corridor Subdistrict and Commercial / Commercial/Office Land Use Type for Area A, as shown on **Exhibit B**, and CCPD Mixed Residential Subdistrict and Multi-family/ Commercial/Office/Flex Land Use Type for Area B as shown on **Exhibit B**, and as evidenced by Ordinance No. 33-07-24 (the "Underlying Districts").

B. The standards of the UDO existing on the date of adoption of this Ordinance applicable to the Underlying District(s) shall apply to the development of the Districts, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Article", "Part", "Section" and "Subsection" in

this Ordinance shall refer to the corresponding Article, Part, Section and Subsection as specified and referenced in the UDO.

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C. All provisions and representations of the UDO that conflict with the provisions of this Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All previous PD Ordinances, and any amendments thereto, applicable to the Real Estate are hereby repealed with respect to the Real Estate.

Section 2. Definitions.

A. The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO.

B. "Approved Elevations" shall mean the set of building elevations on file with the City's Planning and Development Department as submitted on March 20, 2024, as reviewed and approved by the City's Architectural Review Board (the "Committee"), at its April 17, 2024 meeting and amended and submitted on amended April 25, 2024 in accordance with the conditions of approval by the Committee (the "Approved Elevations"). The elevations and illustrations attached hereto as **Exhibit C** is a sampling and general representation of those approved elevations (collectively, the "Approved Elevations").

C. "Area A" shall refer to the area of the Real Estate with an underlying CCPD Secondary Corridor Subdistrict and Commercial / Commercial/Office Land Use Type zoning.

D. "Area B" shall refer to the residential area of the Real Estate with an underlying CCPD Mixed Residential Subdistrict and Multi-family/ Commercial/Office/Flex Land Use Type zoning.

E. "Preliminary Development Plan" shall mean the oversized, scaled development plans on file with the City of Noblesville's Planning and Development Department dated March 20, 2024. The exhibit attached hereto as **Exhibit B** is a general representation of the oversized plans (collectively, the "Preliminary Development Plan").

Section 3. Permitted Uses.

A. All uses permitted in the Commercial and Commercial/Office land use categories in Appendix D of the UDO shall be permitted within Area A.

B. Two-family dwellings and townhome dwellings and associated uses shall be permitted within Area B. However, the maximum number of Dwelling Units shall not exceed three-hundred (300). Townhome dwellings shall be regulated as a permitted Use under Appendix D of the UDO as a "multi-family of 3 or more dwelling units" Use.

C. Accessory Uses and Accessory Structures customarily incidental to any permitted use including amenity structures/uses, detached garages and dumpster enclosures shall be permitted.

Section 4. Preliminary Development Plan.

A. The Preliminary Development Plan (see **Exhibit B** and **Exhibit D**) and the waivers listed in **Exhibit E** are hereby incorporated 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 from the Underlying District and layout of the District.

Section 5. Architectural Standards.

A. The following standards shall apply to the District:

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

2. If a building elevation does not comply with Section 5.A.1, then the proposed building elevation(s) shall be submitted for review and approval by the Committee. 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.

Section 6. Title, Purpose and Effect. The regulations of *ARTICLE 1. TITLE, PURPOSE AND EFFECT* shall apply.

Section 7. Definitions and Rules of Word Usage. The regulations of *ARTICLE 2. DEFINITIONS AND RULES OF WORD USAGE* shall apply.

Section 8. Administrative Bodies and Officials. The regulations of *ARTICLE 3. ADMINISTRATIVE BODIES AND OFFICIALS* shall apply.

Section 9. Zoning Applications and Approvals. The regulations of *ARTICLE 4. ZONING APPLICATIONS AND APPROVALS* shall apply.

Section 10. **Subdivision Procedure.** The regulations of *ARTICLE 5. SUBDIVISION PROCEDURE* shall apply.

Section 11. **Site Design and Improvement Standards.** The regulations of *ARTICLE 6. SITE DESIGN AND IMPROVEMENT STANDARDS* shall apply.

Section 12. **Plans, Maps, and Zoning Districts.** The regulations of *ARTICLE 7. PLANS, MAPS, AND ZONING DISTRICTS* shall apply.

Section 13. **Zoning Districts.** The regulations of *ARTICLE 8. ZONING DISTRICTS* shall apply, except as modified below:

A. ***Table 8(E)(4) Bulk Requirements for Corporate Campus Non-Residential Subdistricts.*** For Area A, the bulk standards set forth in Table 8(E)(4) of the UDO shall apply, except as modified below:

Minimum Lot Area	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	50'
Minimum Building Setback from Brooks School Road	45'(building), 15' (parking)
Minimum Building Setback from 136th Street	45'(building), 15' (parking)
Minimum Building Setback from Area B	20'(building)
Minimum Building Size	1,500 sf
Maximum Impervious Surface	85%

Note: Accessory structures such as dumpster enclosures, fences and entry monument signs shall be permitted within the building setbacks subject to the City Engineering Department's approval where adjacent to public right of way. Drive-thru windows may face 136th Street.

B. ***Table 8.B. Summary of Residential Bulk Requirements and Article 8(E)(4)(B) and (C) (Mixed Residential Subdistrict Regulations):*** Shall not apply. Instead, the following requirements shall apply:

Minimum Lot Area	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	35'
Brooks School Road Building Setback **136th Street Building Setback**	45' 30'
North, and West Boundary Building Setbacks (side and rear yard)	5' (North); 15' (West)

Floor Area Ratio	Not Applicable
Minimum Floor Area	600 SF/Unit
Maximum Lot Coverage	Not Applicable

Note: Accessory Structures such as, but not limited to, dumpsters, dog park, benches, entry monument signs, walls and fences shall be permitted within the building setbacks, subject to the City Engineering Department's approval where adjacent to public right of way.

C. ***Article 8, Part E, Section 4(A)(11). Access*:** Shall apply, except that access shall be permitted as shown on the Preliminary Development Plan.

D. ***Article 8, Part E, Section 5(b)(8). Roofs*:** With respect to Area A, the standards set forth in Article 8(E)(5) of the UDO shall apply, except pitched roofs shall not be required.

E. ***Article 8, Part E, Section 6. Parking/Loading*:** Shall apply, except that, with respect to Area A, parking may be located as shown on the Preliminary Development Plan.

F. ***Article 8, Part H, Section 3.F.1.b. Establishment of Site Development Intensity*:** Shall not apply. Instead, the maximum number of Dwelling Units within the District shall not exceed three hundred (300).

G. ***Article 8, Part H, Section 3.F.2. Establishment of Peripheral Yard*:** Shall not apply. Instead, perimeter landscaping shall be as shown on the approved Preliminary Development Plan and listed in **Exhibit F** are the applicable Landscape Standards.

H. ***Article 8, Part H, Section 3.H. Designation of Permanent Common Open Space:*** Shall not apply in light of the District's inclusion within the overall Hyde Park master plan.

Section 14. **General Regulations.** The regulations of *ARTICLE 9. GENERAL REGULATIONS* shall apply.

Section 15. **Off-Street Parking and Loading**. The regulations of *ARTICLE 10. OFF-STREET PARKING AND LOADING* shall apply, except as modified below:

A. ***Article 10, Table 10.D.3.B. Required Parking Spaces***: Shall not apply; instead, the number of off-street parking spaces shall be identified on the approved Preliminary Development Plan. The number of parking spaces in Area A may be reduced depending on the final site configuration shown on the Detailed Development Plan.

B. ***Article 10, Section 4.B.1. Dimensions and Layout***: Shall apply; except that the vehicle projection for ninety (90)-degree parking shall be eighteen (18) feet. Nine (9) foot by eighteen (18) foot parking spaces shall be permitted.

C. ***Article 10, Section 4.C.2. Driveways***: Shall not apply; instead, the entrances and exits shall be as generally ***shown*** on the approved Preliminary Development Plan.

D. Article ***10, Section 4.C.4. Location of Parking and Loading Behind Required Setback:*** Shall not apply; instead, the parking and loading shall be as generally shown on the approved Preliminary Development Plan.

E. ***Article 10, Section 4.D.3. Marking of Parking***: Shall apply, except bumper guards or wheel guards shall not be required and a part of a parked vehicles may extend beyond the boundary of the established parking area into any minimum required yard.

F. **Article 10, Section 4.D.4. Parking Lot Lighting:** Shall not apply; instead, interior parking lot lighting shall be substantially consistent with the lighting plan.

G. **Article 10, Section 6.A.3. Pedestrian Access Along Building Facades Not Adjacent to a *Public Sidewalk***: Shall not apply. Instead, the pedestrian walkways shall be as shown generally on the approved Preliminary Development Plan.

H. Article ***10, Section 6.B.2. Pedestrian Walkway Standards – Along Facades Not Adjacent to Sidewalks***: Shall not apply. Instead, the pedestrian walkways shall be as shown generally on the approved Preliminary Development Plan.

I. Article ***10, Section 6.B.2. Pedestrian Walkway Standards – Through Parking Areas***: Shall not apply. Instead, the pedestrian walkways shall be as shown generally on the approved Preliminary Development Plan.

J. ***Article 10, Section 9.E. Design and*** **Improvement** ***Standards***: Shall not apply.

K. ***Article 10, Section 9. Required Off-Street Loading Standards:*** Shall not apply.

Section 16. **Signs.** The regulations of *ARTICLE 11. SIGNS* shall apply, except as modified below:

A. ***Article 11, Part B, Section 3.A.4. Design***: Shall not apply.

B. ***Article 11, Part C, Section 1.B. Single-Family, Two-Family or Multi-family Subdivisions*** shall not apply to Area B.

C. Monument Signs, Subdivision Signs, wayfinding, directional, informational, traffic control, incidental and similar signage shall be permitted in Area B.

D. A comprehensive sign package may be submitted for review and approval to the Committee, that may vary from the UDO's sign regulations as long as it is in keeping with the quality and character of the proposed development.

Section 17. **Landscaping and Screening.** The regulations of *ARTICLE 12. LANDSCAPING AND SCREENING* shall not apply. Instead, landscaping and screening shall be as shown generally on the approved Preliminary Development Plan and listed in **Exhibit F** are the applicable Landscape Standards.

Section 18. **Environmental Performance Standards**. The regulations of *ARTICLE 13. ENVIRONMENTAL PERFORMANCE STANDARDS* shall apply.

Section 19. **Nonconforming Uses and Structures.** The regulations of *ARTICLE 14. NONCONFORMING USES AND STRUCTURES* shall apply.

Section 20. **Enforcement.** The regulations of *ARTICLE 15. ENFORCEMENT* shall apply.

Section 21. **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 22. **Effective Date.** This _____ 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.

Kingsley at Hyde Park - PD Ordinance 8 06.26.24

EXHIBIT A

Legal Description
(Page 1 of 2)

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST (BASIS OF BEARINGS) 33.42 FEET TO THE NORTH LINE OF THE LAND OF CITY OF NOBLESVILLE AS DESCRIBED IN INSTRUMENT NO. 2018044927 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST 893.68 FEET TO THE SOUTH LINE OF A 60' WIDE GAS PIPELINE EASEMENT AS DESCRIBED IN INSTRUMENT NO. 9331187 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 9331187 NORTH 68 DEGREES 09 MINUTES 24 SECONDS EAST 232.74 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 9331187 NORTH 69 DEGREES 43 MINUTES 57 SECONDS EAST 434.69 FEET; THENCE NORTH 03 DEGREES 47 MINUTES 12 SECONDS EAST 20.44 FEET; THENCE NORTH 14 DEGREES 38 MINUTES 37 SECONDS WEST 36.98 FEET; THENCE NORTH 12 DEGREES 21 MINUTES 36 SECONDS EAST 219.22 FEET; THENCE NORTH 21 DEGREES 38 MINUTES 45 SECONDS EAST 220.67 FEET; THENCE NORTH 32 DEGREES 08 MINUTES 32 SECONDS EAST 297.87 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 26 SECONDS EAST 543.32 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS EAST 631.75 FEET TO THE SOUTHWEST CORNER OF THE LAND OF MAB CAPITAL INVESTMENTS LLC AS DESCRIBED IN INSTRUMENT NO. 2022024621 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST 148.67 FEET TO THE WEST LINE OF THE LAND OF CITY OF NOBLESVILLE AS DESCRIBED IN INSTRUMENT NO. 20100040806 IN SAID RECORDER'S OFFICE, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 786.20 FEET AND A CHORD BEARING SOUTH 21 DEGREES 53 MINUTES 02 SECONDS WEST 588.60 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST LINE AND SAID CURVE 603.29 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST 1011.69 FEET TO THE NORTH LINE OF THE LAND OF CITY OF NOBLESVILLE AS DESCRIBED IN INSTRUMENT NO. 2006066492; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 13 MINUTES 51 SECONDS WEST 336.90 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2006066492; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 36 MINUTES 09 SECONDS EAST 2.00 FEET TO THE NORTHEAST CORNER OF THE LAND OF CITY OF NOBLESVILLE AS DESCRIBED IN THE AFORESAID INSTRUMENT NO. 2018044927; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTH LINE THEREOF; (1) NORTH 87 DEGREES 21 MINUTES 51 SECONDS WEST 226.33 FEET; (2) SOUTH 89 DEGREES 12 MINUTES 14 SECONDS WEST 201.14 FEET; (3) SOUTH 86 DEGREES 21 MINUTES 46 SECONDS WEST 161.24 FEET; (4) SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST 329.07 FEET TO THE POINT OF BEGINNING, CONTAINING 42.52 ACRES, MORE OR LESS.

EXHIBIT A

Visual Depiction of Real Estate
(Page 2 of 2)

EXHIBIT B

PRELIMINARY DEVELOPMENT PLAN
(Pages 1 of 1)

EXHIBIT C

SAMPLING AND GENERAL REPRESENTATION
OF THE APPROVED ELEVATIONS - RESIDENTIAL
(See following 24 pages)

02 Duplex Type A
Rear Elevation
Scale: 3/32" = 1'-0"

01 Duplex Type A
Front Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

STUDIO M ARCHITECTURE & PLANNING
Architect

TRINITAS
Owner

PD Submission

April 25, 2024

Duplex Villa Building Type A ((2) 1 Bedroom Units)

Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	250	132	86	0	172	0	640	468	53%	47%	n/a
Rear	0	462	68	0	60	0	590	530	0%	100%	n/a
Left Side	55	209	0	0	15	0	279	264	21%	79%	n/a
Right Side	55	209	0	0	15	0	279	264	21%	79%	n/a

Trinitas at Hyde Park
Noblesville, IN 46060

Duplex Villa Building Type A Elevations

A1

02 Duplex Type A
Right Elevation
Scale: 3/32" = 1'-0"

01 Duplex Type A
Left Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

STUDIO M ARCHITECTURE & PLANNING
Architect

TRINITAS
Owner

PD Submission

April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060

Duplex Villa Building Type A Elevations

A2

02 Duplex Type B
Rear Elevation
Scale: 3/32" = 1'-0"

01 Duplex Type B
Front Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER
BD	BABY DORMER

STUDIO M ARCHITECTURE & PLANNING
Architect

TRINITAS
Owner

PD Submission

April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060

Duplex Villa Building Type B Elevations

A3

Duplex Villa Building Type B ((2) 2 Bedroom Units)

Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	302	214	72	0	274	0	862	588	51%	49%	n/a
Rear	0	390	127	0	130.5	0	647.5	517	0%	100%	n/a
Left Side	50	225	160	0	45	0	480	435	11%	89%	n/a
Right Side	50	225	160	0	45	0	480	435	11%	89%	n/a

02 Duplex Type B
Right Elevation
Scale: 3/32" = 1'-0"

01 Duplex Type B
Left Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
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PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

STUDIO M ARCHITECTURE & PLANNING
Architect

TRINITAS
Owner

PD Submission

April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060

Duplex Villa Building Type B Elevations

A4

02 Duplex Type C
Rear Elevation
Scale: 3/32" = 1'-0"

01 Duplex Type C
Front Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

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Architect

TRINITAS
Owner

PD Submission

April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060
Duplex Villa Building Type C Elevations

Duplex Villa Building Type C ((2) 3 Bedroom Units)											
Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	665	184	165	0	324	0	1338	1014	66%	34%	n/a
Rear	0	1008	98	0	209	0	1315	1106	0%	100%	n/a
Left Side	184	276	66	0	54	0	580	526	35%	65%	n/a
Right Side	184	276	66	0	54	0	580	526	35%	65%	n/a

A5

02 Duplex Type C
Right Elevation
Scale: 3/32" = 1'-0"

01 Duplex Type C
Left Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

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Duplex Villa Building Type C Elevations

A6

Townhome Type B4
Left Elevation

02

Scale: 3/32" = 1'-0"

Townhome Type B4
Front Elevation

01

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
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Townhome Building Type B4 Elevations

Townhome Building Type B4 ((4) 2 Bedroom Units w/ Rear Garages)

Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	750	0	530	140	496	0	1916	1420	53%	47%	0%
Rear	0	724	576	0	355	300	1955	1600	0%	81%	15%
Left Side	270	279	155	0	42	0	746	704	38%	62%	0%
Right Side	270	279	155	0	42	0	746	704	38%	62%	0%

A7

Townhome Type B4
Right Elevation

02

Scale: 3/32" = 1'-0"

Townhome Type B4
Rear Elevation

01

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

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Townhome Building Type B4 Elevations

A8

Townhome Type B6
Left Elevation

02

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
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Townhome Type B6
Front Elevation

01

Scale: 3/32" = 1'-0"

Trinitas at Hyde Park
Noblesville, IN 46060

Townhome Building Type B6 Elevations

Townhome Building Type B6 ((6) 2 Bedroom Units w/ Rear Garages)											
Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	1026	150	460	446	714	0	2796	2082	49%	51%	0%
Rear	46	860	864	0	532	450	2752	2220	2%	78%	16%
Left Side	270	279	155	0	42	0	746	704	38%	62%	0%
Right Side	270	279	155	0	42	0	746	704	38%	62%	0%

A9

Townhome Type B6
Right Elevation

02

Scale: 3/32" = 1'-0"

Townhome Type B6
Rear Elevation

01

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
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Townhome Building Type B6 Elevations

A10

Townhome Type B7
Left Elevation

02

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
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Townhome Type B7
Front Elevation

01

Scale: 3/32" = 1'-0"

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Townhome Building Type B7 Elevations

Townhome Building Type B7 ((7) 2 Bedroom Units w/ Rear Garages)											
Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	1290	233	460	464	796	0	3243	2447	53%	47%	0%
Rear	46	1008	1008	0	601	514	3177	2576	2%	78%	16%
Left Side	270	279	155	0	42	0	746	704	38%	62%	0%
Right Side	270	279	155	0	42	0	746	704	38%	62%	0%

A11

02 Townhome Type B7
Right Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
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01 Townhome Type B7
Rear Elevation
Scale: 3/32" = 1'-0"

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Noblesville, IN 46060
Townhome Building Type B7 Elevations

A12

Townhome Type C4
Left Elevation

02

Scale: 3/32" = 1'-0"

Townhome Type C4
Front Elevation

01

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
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Townhome Building Type C4 Elevations

A13

Townhome Building Type C4 ((4) 3 Bedroom Units w/ Rear Garages)

Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	480	492	623	0	445	0	2040	1595	30%	70%	0%
Rear	0	412	434	21	523	300	1690	1167	0%	74%	18%
Left Side	487	490	61	0	34	0	1072	1038	47%	53%	0%
Right Side	487	490	61	0	34	0	1072	1038	47%	53%	0%

Townhome Type C4
Right Elevation

02

Scale: 3/32" = 1'-0"

Townhome Type C4
Rear Elevation

01

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
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Noblesville, IN 46060

Townhome Building Type C4 Elevations

A14

Townhome Type C6
Left Elevation

02

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

Townhome Type C6
Front Elevation

01

Scale: 3/32" = 1'-0"

Townhome Building Type C6 ((6) 3 Bedroom Units w/ Rear Garages)

Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	634	512	800	0	665	0	2611	1946	33%	67%	0%
Rear	0	618	651	32	785	450	2536	1751	0%	74%	18%
Left Side	487	490	61	0	34	0	1072	1038	47%	53%	0%
Right Side	487	490	61	0	34	0	1072	1038	47%	53%	0%

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Trinitas at Hyde Park
Noblesville, IN 46060

Townhome Building Type C6 Elevations

A15

Townhome Type C6
Right Elevation

02

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

Townhome Type C6
Rear Elevation

01

Scale: 3/32" = 1'-0"

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Noblesville, IN 46060

Townhome Building Type C6 Elevations

A16

02 Clubhouse Rear Elevation

Scale: 3/32" = 1'-0"

01 Clubhouse Front Elevation

Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

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Clubhouse Building

Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	326	0	334	0	301	0	961	660	49%	51%	n/a
Rear	247	0	460	0	416	0	1123	707	35%	65%	n/a
Left Side	163	0	381	13	45	0	602	557	29%	71%	n/a
Right Side	163	0	381	13	45	0	602	557	29%	71%	n/a

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Noblesville, IN 46060

Clubhouse Building Elevations

A17

02 Clubhouse
Right Elevation
Scale: 3/32" = 1'-0"

01 Clubhouse
Left Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

STUDIO M ARCHITECTURE & PLANNING
Architect

TRINITAS
Owner

PD Submission

April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060

Clubhouse Building Elevations

A18

02 Fitness
Rear Elevation
Scale: 3/32" = 1'-0"

01 Fitness
Front Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
FCT	FIBER CEMENT TRIM
FCC	FIBER CEMENT CORNICE
FB-1	FACE BRICK #1 - LIGHT
FB-2	FACE BRICK #2 - DARK
SC	BRICK SOLDIER COURSING
CSS	CAST STONE SILL
AS	ASPHALT SHINGLES
MR	PREFINISHED STANDING SEAM METAL ROOF
SP	STRUCTURAL POST EQUAL TO WOODTONE 'REALPOST'. PAINTED TO MATCH TRIM.
VW	VINYL FRAME SINGLE HUNG WINDOW
GV	DECORATIVE GABLE VENT, PAINTED TO MATCH TRIM
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BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

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Trinitas at Hyde Park
Noblesville, IN 46060

Fitness Building Elevations

Fitness Building											
Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	219	0	424	36	142	0	821	679	32%	68%	n/a
Rear	100	0	534	106	67	0	807	740	14%	86%	n/a
Left Side	135	0	484	0	294	0	913	619	22%	78%	n/a
Right Side	151	0	325.5	185.5	88	0	750	662	23%	77%	n/a

A19

02 Fitness
Right Elevation
Scale: 3/32" = 1'-0"

01 Fitness
Left Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

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FCC	FIBER CEMENT CORNICE
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FB-2	FACE BRICK #2 - DARK
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CSS	CAST STONE SILL
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PMC	PREFABRICATED METAL CANOPY
HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER
OHD	OVERHEAD DOOR

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Owner

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April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060

Fitness Building Elevations

A20

02 Detached Garage
Rear Elevation
Scale: 3/32" = 1'-0"

01 Detached Garage
Front Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
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BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

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April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060
Detached Garage Building Elevations

Detached Garage Building											
Elevation	Masonry (Sq. Ft.)	Fiber Cement Lap Siding (Sq. Ft.)	Fiber Cement Board & Batten Siding (Sq. Ft.)	Fiber Cement Panel Siding (Sq. Ft.)	Windows & Doors (Sq. Ft.)	Garage Door (Sq. Ft.)	Total (Sq. Ft.)	Total - Windows & Doors (Sq. Ft.)	Masonry (%)	Fiber Cement (%)	Garage Door (%)
Front	0	0	177	0	0	296	473	473	0%	37%	63%
Rear	0	0	473	0	0	0	473	473	0%	100%	0%
Left Side	0	0	207	0	75	0	282	207	0%	100%	0%
Right Side	0	0	282	0	0	0	282	282	0%	100%	0%

A21

02 Detached Garage
Right Elevation
Scale: 3/32" = 1'-0"

01 Detached Garage
Left Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
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Architect

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Owner

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April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060
Detached Garage Building Elevations

A22

MATERIAL LEGEND

FCLS	FIBER CEMENT LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, COLOR AS SCHEDULED
FCBB	BOARD AND BATTEN VERTICAL FIBER CEMENT SIDING, COLOR AS SCHEDULED, BATTENS SPACED 1'-0" O.C.
FCPS	FIBER CEMENT PANEL SIDING, SMOOTH FINISH, COLOR AS SCHEDULED
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HB	HERRINGBONE BRICK PATTERN
BY	DASHED AREA FOR PROPOSED FENCED BACKYARD
TSV	THIN STONE VENEER

04 Trash Enclosure Right Elevation
Scale: 3/32" = 1'-0"

03 Trash Enclosure Rear Elevation
Scale: 3/32" = 1'-0"

02 Trash Enclosure Left Elevation
Scale: 3/32" = 1'-0"

01 Trash Enclosure Front Elevation
Scale: 3/32" = 1'-0"

STUDIO M ARCHITECTURE & PLANNING
Architect

TRINITAS
Owner

PD Submission

April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060

Trash Enclosure Elevations

A23

FIBER CEMENT
LAP SIDING,
PAINT COLORS
VARY

FIBER CEMENT
BOARD & BATTEN
SIDING,
PAINT COLORS VARY

FIBER CEMENT
PANEL SIDING,
PAINT COLORS
VARY

FACE BRICK,
COLOR & PATTERN
SELECTIONS VARY

ASPHALT SHINGLES

PREFINISHED
STANDING SEAM
METAL ROOF

VINYL FRAME
SINGLE HUNG
WINDOW

PREFABRICATED
METAL
CANOPY/ENTRY
AWNING

STUDIO M
ARCHITECTURE & PLANNING

TRINITAS

PD Submission

April 25, 2024

Trinitas at Hyde Park
Noblesville, IN 46060

Material Board

A35

EXHIBIT C

SAMPLING AND GENERAL REPRESENTATION
OF THE APPROVED ELEVATIONS - COMMERCIAL
(See below)

EXHIBIT D

PRELIMINARY DEVELOPMENT PLAN

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

Note: The following pages include reduced copies of the Preliminary Development Plan. To scale and electronic copies of the Preliminary Development Plan are on file with the Planning Department under Application No. LEGP-0078-2024.

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NORTH

GRAPHIC SCALE IN FEET
0 60' 120' 240'

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/22/2024	AMM

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9202 EAST 96TH STREET, SUITE 100,
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PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMM
DRAWN BY: VG
CHECKED BY: WAB

WILLIAM A. BU... REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

TRINITAS

AERIAL OVERLAY

KINGSLEY AT
HYDE PARK
NOBLESVILLE,
IN 46060

ORIGINAL ISSUE:
03/20/2024

KHA PROJECT NO.
170346002

SHEET NUMBER

AERIAL

Drawing name: \\kimley-horn.com\WI_NOT\WO_LIFEV\170346002_Trinitas_Hyde Park_Noblesville_IN\2 Design\CADD\PlanSheets\PD\Site Plan Aerial.dwg P01.0 May 22, 2024 12:34pm by: Anthony.Mogilitly
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NORTH

GRAPHIC SCALE IN FEET
0 60' 120' 240'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 1.5" MILL AND OVERLAY

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

BUILDING UNIT SUMMARY

	NORTH LOT	SOUTH LOT	TOTAL
VILLAS – 1 BEDROOM	22	14	36
VILLAS – 2 BEDROOM	24	24	48
VILLAS 3 BEDROOM	14	24	38
TOWNHOME – 2 BEDROOM	52	45	97
TOWNHOME – 3 BEDROOM	27	54	81
TOTAL	138	156	300

PARKING

PARKING #	NORTH LOT COUNT	SOUTH LOT COUNT	RETAIL COUNT
PARKING SPACES (ACCESSIBLE) PROVIDED	6	8	4
PARKING SPACES (GARAGE) PROVIDED	99	113	
PARKING SPACES (PARALLEL) PROVIDED	24	75	
PARKING SPACES (STANDARD) PROVIDED	120	124	138
PARKING SPACES (STREET) PROVIDED	52	60	
TOTAL	301	380	142

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/22/2024	AMM

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DESIGNED BY: AMM
DRAWN BY: VG
CHECKED BY: WAB

WILLIAM A. BU... REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

TRINITAS

PRELIMINARY OVERALL DEVELOPMENT SITE PLAN

KINGSLEY AT HYDE PARK NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170346002
SHEET NUMBER
PD1.1

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NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 1.5" MILL AND OVERLAY

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TRINITAS

PRELIMINARY DEVELOPMENT SITE PLAN

KINGSLEY AT HYDE PARK NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024

KHA PROJECT NO. 170346002

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NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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TRINITAS

PRELIMINARY DEVELOPMENT SITE PLAN

KINGSLEY AT HYDE PARK NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
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NORTH

GRAPHIC SCALE IN FEET
0 60' 120' 240'

N50°47'28"E 543.32'
S00°05'28"E 631.75'
N32°08'32"E 297.87'
N89°34'59"E 148.67'
N21°38'45"E 220.67'
N12°21'36"E 219.22'
N14°38'37"W 36.98'
N03°47'12"E 20.44'
POINT OF BEGINNING SURVEY PARCEL 3
N69°43'57"E 434.69'
N68°09'24"E 232.74'
N00°06'13"W 2653.59'
N00°06'13"W 306.86'
S00°05'57"E 434.63'
POINT OF BEGINNING SURVEY PARCEL 2
N89°49'59"E 954.09'
S89°49'59"W 300.00'
N00°06'13"W 586.92'
S00°05'57"E 581.21'
S00°05'57"E 577.05'
POINT OF BEGINNING SURVEY PARCEL 1
2.49 ACRES R/W DEDICATION
N00°06'13"W 33.42'
S89°15'16"W 329.07'
S86°21'46"W 161.24'
S89°12'14"W 201.14'
S89°13'51"W 1325.89'
N87°21'51"W 226.33'
S00°36'09"E 2.00'
S89°13'51"W 36.87'
SW COR. SE 1/4 SEC. 22-T18N-R5E HARRISON MONUMENT FOUND
SW COR. E 1/2 SE 1/4 SEC. 22-T18N-R5E RE-ESTABLISHED AT MID-POINT
S89°13'51"W 1325.89'
S. LINE, E 1/2, SE 1/4, SEC. 22-T18N-R5E
SE COR. SE SEC. 22-T18N-R5 HARRISON MONUMEN FOUN
LOT 1 ±58.4 AC
LOT 2 ±1.31 AC
LOT 3 ±2.16 AC
LOT 4 ±0.13 AC
RETAIL A 4,675 SF
RETAIL B 4,675 SF
OPEN SPACE
CONCRETE CENTER
DOG PARK
FILTER STRIP
DRY DETENTION BASIN
WET DETENTION BASIN
SEE DETAIL SHEET FOR DETAILS
SEE DETAIL SHEET FOR DETAILS
SEE DETAIL SHEET FOR DETAILS

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NORTH

GRAPHIC SCALE IN FEET
0 60' 120' 240'

UTILITY LEGEND

E	PROPOSED UNDERGROUND ELECTRIC LINE
G	PROPOSED GAS LINE (BY GAS COMPANY)
T	PROPOSED PHONE LINE
RD	PROPOSED ROOF DRAIN LINE
	PROPOSED UNDERDRAIN
	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
STR XX	STRUCTURE ID
	PROPOSED STORM STRUCTURES
SS	PROPOSED SANITARY SEWER LINE
LAT	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W	PROPOSED MAIN WATER LINE
FP	PROPOSED WATER LINE
PIV FDC FH WV	PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (BY OTHERS)

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY
	CITY COMMENTS	05/22/2024	AMM

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SCALE: AS NOTED
DESIGNED BY: AMM
DRAWN BY: VG
CHECKED BY: WAB

WILLIAM A. BUCK REGISTERED PROFESSIONAL ENGINEER INDIANA
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TRINITAS

PRELIMINARY OVERALL DEVELOPMENT UTILITY PLAN

KINGSLEY AT HYDE PARK NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024

KHA PROJECT NO. 170346002

SHEET NUMBER

PD3.0

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NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

UTILITY LEGEND

E	PROPOSED UNDERGROUND ELECTRIC LINE
G	PROPOSED GAS LINE (BY GAS COMPANY)
T	PROPOSED PHONE LINE
RD	PROPOSED ROOF DRAIN LINE
	PROPOSED UNDERDRAIN
	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
STR XX	STRUCTURE ID
	PROPOSED STORM STRUCTURES
SS	PROPOSED SANITARY SEWER LINE
LAT	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
W	PROPOSED WATER MAIN LINE
FP	PROPOSED WATER LINE
WV	PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
T	PROPOSED TRANSFORMER PAD (BY OTHERS)

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/22/2024	AMM

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DRAWN BY: VG
CHECKED BY: WAB

WILLIAM A. BUCK III
REGISTERED
PROFESSIONAL ENGINEER
INDIANA
NOT APPROVED FOR CONSTRUCTION

TRINITAS

PRELIMINARY DEVELOPMENT UTILITY PLAN

KINGSLEY AT HYDE PARK NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170346002
SHEET NUMBER
PD3.1

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TRINITAS

PRELIMINARY DEVELOPMENT UTILITY PLAN

KINGSLEY AT HYDE PARK NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
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GRAPHIC SCALE IN FEET
0 30' 60' 120'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

Fire Truck – Noblesville Apparatus	
Overall Length	49.833ft
Overall Width	9.167ft
Overall Body Height	10.636ft
Min Body Ground Clearance	1.066ft
Track Width	9.167ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	40.000ft

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TRINITAS

FIRE TRUCK PLAN

KINGSLEY AT HYDE PARK
NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
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PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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TRINITAS

FIRE TRUCK PLAN

KINGSLEY AT HYDE PARK
NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
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PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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TRINITAS

WB-62 TRUCK PLAN

KINGSLEY AT HYDE PARK
NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170346002
SHEET NUMBER
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NOTES:

1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK

N.T.S.

NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

RIGHT OF WAY ASPHALT PAVEMENT SECTION

N.T.S.

NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.

NOTE:

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HEAVY DUTY CONCRETE PAVEMENT SECTION

N.T.S.

NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.

CONCRETE CURB & GUTTER

N.T.S.

COMBINED CURB AND WALK DETAIL

N.T.S.

DEPRESSED CONCRETE CURB & GUTTER

N.T.S.

TYPICAL CONCRETE JOINT DETAILS

N.T.S.

NOTES:

1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTORIZED LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.

SIGNAGE

ACCESSIBLE PARKING SIGNAGE

N.T.S.

3FT TRANSITION CURB

N.T.S.

CONCRETE PARKING BUMPER

N.T.S.

ACCESSIBLE PARKING SYMBOL

N.T.S.

NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

ACCESSIBLE PAVEMENT MARKINGS

N.T.S.

NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE

N.T.S.

STOP SIGN

N.T.S.

CONCRETE BOLLARD DETAIL

N.T.S.

NOTE:

*WHEN APPLICABLE RIP RAP SHALL BE EXTENDED TO THE BOTTOM OF THE SLOPE OR TO THE NORMAL WATER LEVEL OF A POND. SEE PLANS.

2' CURB TURNOUT

N.T.S.

24" WIDE STOP BAR

N.T.S.

NOTE:
INSTALL JOINTS EVERY 15' AND ALIGN WITH SIDEWALK JOINTS WHERE ADJACENT TO SIDEWALK.

CONCRETE CURB

N.T.S.

NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW MARKINGS

N.T.S.

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INDIANA
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TRINITAS

PRELIMINARY DEVELOPMENT CONSTRUCTION DETAILS

KINGSLEY AT HYDE PARK
NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
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NOTES:

1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWERAGE SYSTEM MANHOLES AND GREASE TRAP CATCH BASIN.
2. EXTERNAL CHIMNEY SEAL SHALL BE INFI-SHIELD "UNIBAND" BY: SIMA ENVIRONMENTAL OR APPROVED EQUAL.
3. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXTERNAL CHIMNEY SEAL

N.T.S.

NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY/STORM CLEAN-OUT

N.T.S.

NOTE:
ALL INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.

A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

D	d (MIN)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

DEPTH OF BEDDING MATERIAL BELOW PIPE

REINFORCED CONCRETE PIPE (RCP) BEDDING DETAIL

N.T.S.

NOTE:
FOR GATE VALVES < 16"
(FOR GATE VALVES ≥ 16" USE HORIZONTAL GATE VALVE)

NOTES:

1. 4"-12" R.S. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED IF THE OPERATING NUT FOR ANY VALVE IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT THE TOP IS WITHIN 4' OF THE VALVE BOX LID.
3. DUCTILE IRON OR C-900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
4. PLACE A BLUE DOT (3") ON NEAREST CURB FACE TO VALVE.

TYPICAL VALVE SETTING AND BOX

N.T.S.

THRUST BLOCKING DETAIL

N.T.S.

SPIDER DRAIN DETAIL

N.T.S.

NOTE:
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A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

D	d (MIN)
27" & SMALLER	6"
30" TO 60"	4"
66" & LARGER	4"

DEPTH OF BEDDING MATERIAL BELOW PIPE

PLASTIC PIPE (PVC & HDPE) BEDDING DETAIL

N.T.S.

SECTION A-A

NOTES:

1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES:
   - IN PAVED AREAS: NEENAH R-1712 W/TYPE B COVER (CLOSED)
   - IN GRASS: NEENAH R-1772-A W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF-SEALING WITH CONCEALED PICK HOLES AND HAVE "WATER" CAST INTO THE COVER.

PRESSURE CONNECTION

N.T.S.

NOTES:

1. CONCRETE AND REINFORCEMENT IN THE PRECAST FES SHALL BE THE SAME GRADE AND STRENGTH AS LISTED IN ASTM C76.
2. THE END OF THE PIPE CULVERT SHALL BE PLACED IN THE FES SO THAT THE FLOW LINES ARE FLUSH. THE JOINT SHALL BE COMPLETELY FILLED WITH MORTAR.
3. IN 3:1 OR 4:1 FILL SLOPE, CHANGE THE SLOPE OF THE FES TO TO PROVIDE A SMOOTH TRANSITION APPROXIMATELY 10' IN LENGTH.
4. THE FES AND PIPE CULVERT DIMENSIONS SHALL MEET ASTM C76.
5. CONCRETE KEY-IN TOES SHALL BE REQUIRED ON ALL FES.

DIA.	T (MIN)	A*	C*	D*	E*	K	R1	R2	WEIGHT (LB)
12"	2"	5"	4'-3"	6'-2"	2'-0"	1.3	10 1/2"	9"	800
15"	2 1/2"	7"	4'-0"	6'-3"	2'-6"	1.5	12 3/4"	11"	1100
18"	2 1/2"	11"	4'-1"	6'-2"	3'-0"	1.8	15 1/2"	12"	1300
21"	2 1/2"	11"	3'-6"	6'-3"	3'-6"	2.1	16 1/4"	13"	1500
24"	3"	12"	2'-8"	6'-3"	4'-0"	2.3	18 1/8"	14"	1800
27"	3 1/4"	13"	2'-5"	6'-3"	4'-6"	2.6	18 1/8"	14 1/2"	2100
30"	3 1/4"	14"	1'-10"	6'-3"	5'-0"	2.9	18 1/8"	15"	2400
33"	3 1/2"	15"	3'-6"	8'-3"	5'-6"	3.1	23 1/2"	17 1/2"	4100
36"	4"	17"	3'-1"	8'-3"	6'-0"	3.4	24 1/8"	20"	4200

* 1" TOLERANCE

END SECTION AND KEY-IN DETAIL

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TRINITAS

PRELIMINARY DEVELOPMENT CONSTRUCTION DETAILS

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DESIGNED BY: AMM
DRAWN BY: VG
CHECKED BY: WAB

MICHELE C. AYER
NOT APPROVED FOR CONSTRUCTION
STATE OF INDIANA
LICENSED ARCHITECT

TRINITAS

PRELIMINARY DEVELOPMENT OVERALL LANDSCAPE PLAN

KINGSLEY AT HYDE PARK
NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170346002
SHEET NUMBER
PD5.0

Drawing name: \\Kimley-Horn.com\Mt. INDI\IND_LDEV\170346002_Trinitas_Hyde Park_Noblesville_IN\2 Design\CADD\PlanSheets\PD\PD5.0-PRELIMINARY OVERALL DEVELOPMENT LANDSCAPE PLAN.dwg PD5.0 PRELIMINARY DEVELOPMENT OVERALL LANDSCAPE PLAN May 22, 2024 12:37pm by: Anthony.Maghily
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Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

PRELIMINARY PLANT SCHEDULE - NORTH

SHADE TREE	65
ORNAMENTAL TREE	65
DECIDUOUS SHRUB	631
EVERGREEN SHRUB	624

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	05/22/2024	AMM

Kimley»Horn
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STATE OF INDIANA
LICENSED ARCHITECT

TRINITAS

PRELIMINARY DEVELOPMENT LANDSCAPE PLAN

KINGSLEY AT HYDE PARK NOBLESVILLE, IN 46060

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NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

PRELIMINARY PLANT SCHEDULE - SOUTH

SHADE TREE	147
ORNAMENTAL TREE	86
DECIDUOUS SHRUB	889
EVERGREEN SHRUB	928

No.	REVISIONS	DATE	BY
	CITY COMMENTS	05/22/2024	AMM

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STATE OF INDIANA
NOT APPROVED FOR CONSTRUCTION
LICENSED ARCHITECT
Michele Ayer

TRINITAS

PRELIMINARY DEVELOPMENT LANDSCAPE PLAN

KINGSLEY AT HYDE PARK
NOBLESVILLE, IN 46060

ORIGINAL ISSUE: 03/20/2024
KHA PROJECT NO. 170346002
SHEET NUMBER
PD5.2

Drawing name: \\kimley-horn.com\WK_IND1\NO_LIBRY\170346002_Trinitas_Hyde Park_Noblesville_IN\2 Design\CADD\PlanSheets\PD\PD5.1 - PRELIMINARY DEVELOPMENT LANDSCAPE PLAN.dwg PD5.2 PRELIMINARY DEVELOPMENT LANDSCAPE PLAN May 22, 2024 12:37pm by: Anthony.Mashly
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EXHIBIT E

WAIVERS

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

Commercial Area

A. Minimum building size of 9,000 square feet (15,000 in UDO).

Residential Area

B. Minimum lot area 4,000 SF (UDO minimum 3,000 multi-family, 6,000 attached residential).
C. Removal of the maximum permitted floor area ratio per unit.
D. Removal of the maximum lot coverage requirements.
E. Reduction in the landscaping requirements to meet what is indicated on the preliminary development plan and per Exhibit F Landscape Standards.
F. Elimination of pitched roofs.

Overall Plan

G. Reduction in the peripheral buffer yard as per the submitted preliminary development plan and per Exhibit F Landscape Standards.
H. Reduction in the parking size project at a 90-degree parking stall to a length of 18 FT.
I. Reduction of landscaping areas including building base, parking lot, and peripheral buffer yard to the adopted preliminary development plan including numbers and location and per Exhibit F Landscape Standards.

EXHIBIT F

LANDSCAPE STANDARDS

A. Interior Parking Lot Landscaping

1. Commercial Uses:

   i. Required parking lot interior landscaping shall be 5% minimum of the parking lot paved surface.

   ii. All single row parking landscape islands shall contain 1 canopy tree.

   iii. All double row parking landscape islands shall contain 2 canopy trees.

   iv. In the event landscape island trees cannot be placed due to utility conflicts, the required tree may be relocated to the parking perimeter.

   v. All interior parking rows shall be terminated at both ends with landscape islands.

   vi. Rows of parking more than 100 feet in length shall be broken up with landscape islands and peninsulas.

2. Residential Uses:

   i. Rows of parking more than 100 feet in length shall be broken up with landscape islands and peninsulas.

   ii. All parking landscape islands shall contain 1 canopy tree except where covered garage and utilities clearances prevent placement.

B. Perimeter Parking Lot Landscaping

1. Commercial Uses:

   i. Perimeter parking landscape required for stalls directly adjacent to and facing Brooks School Road, the access drive off of Brooks School Road, and 136th Street.

   ii. Perimeter parking landscape required for stalls directly adjacent to and facing residential use.

   iii. Landscaping shall consist of a continuous shrub row.

2. Residential Uses:

   i. No perimeter parking lot landscaping required as street parking is internal to the development is not directly facing public streets.

C. Building Base Landscaping

1. Commercial Uses:

   i. Building A – The base shall be landscaped at a minimum rate of 1 shrub or ornamental tree per 10 LF of building façade. These may be clustered as needed to allow for building and utility access and sidewalks surrounding the building.

   ii. Building B – The base shall be landscaped at a minimum rate of 1 shrub or ornamental tree per 20 LF of building façade. The required plant material may be placed in the median located just south of the building as paving is required up to the building face.

2. Residential Uses:

   i. The base shall be landscaped at a minimum rate of 1 shrub or canopy tree or ornamental tree per 10 LF of building façade. Required plant materials may be clustered on the front and sides of the building.

D. Landscape Buffer Yards

1. Peripheral Buffer Yards:

   i. North (adjacent to Hyde Park Natural Area) – Minimum 5'.

ii. West (adjacent to Hyde Park Natural Area) – Minimum 5'.

iii. West (adjacent to residential) – Minimum 20' (fence and backyard permitted in bufferyard since fencing will provide additional screening).

iv. South – Minimum 20'. Refer to street trees on development plan along street frontage (landscaping may be limited due to easement area along 136th Street).

v. East (adjacent to multifamily) – Minimum 20' (fence and backyard permitted in bufferyard since fencing will provide additional screening).

vi. East (adjacent to Brooks School Road) – Minimum 20'. Refer to street trees on development plan along street frontage (landscaping may be limited due to easement area along Brooks School Road).

E. Screening

1. Commercial Uses:

   i. All trash receptacle enclosures shall require landscaping on three (3) sides and shall include evergreen understory trees at three feet on center.

2. Residential Uses:

   i. All trash receptacle enclosures shall require landscaping on three (3) sides and shall include evergreen understory trees at three feet on center.

F. Street Trees

1. 136th Street: 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.

2. Brooks School Road: 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.

3. Internal Streets: Street trees shall be spaced 40'-60' on center where adjacent to access drives without on-street parking, as per the street tree plans approved by the City Urban Forester.

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 ***17th day of June, 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. 0078-2024** Adoption of a preliminary development plan and ordinance for multi-family" with a subdistrict of Mixed Use Residential (+/- 39 acres) and Commercial/Office/Flex with a Subdistrict overlay of Secondary Corridor (+/- 3 acres) for a total of 42 acres located west of Brooks School Road and north of E. 136th Street. Submitted by MAB Capital Investments, LLC (Steve Ball, Owner), Tinitas Development, LLC (Austin Tracey, Applicant); and Jim Shinaver Attorney
Staff Reviewer – Joyceann Yelton

Plan Commission Action: 8 ***Ayes*** 0 ***Nays*** 0 ***Abstentions***

Petition is forwarded with a FAVORABLE *recommendation*

Respectfully submitted,
Noblesville Plan Commission

By:

Gretchen A. Hanes *President*

Caleb P. Gutshall *Secretary*