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HAZEL DELL TRAILS & MARKETPLACE

ROAD & UTILITY INFRASTRUCTURE PLANS

State Road 32 &
Hazel Dell Road
Noblesville, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	01/29/2018
PROJECT PHASE:	PRELIM. DEVELOPMENT PLAN

REVISION SUMMARY

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	03/30/18

Project Number 2017.01067

OVERALL DEVELOPMENT PLAN

C200

SITE LEGEND

V.W. A.D.&U.E.	VARIABLE WIDTH ACCESS, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
	MULTI-USE PATH (REFER TO NOBLESVILLE STANDARD DETAILS SHEET 03)
	HEAVY DUTY ASPHALT PAVEMENT (REFER TO NOBLESVILLE STANDARD DETAILS SHEET 03, LOCAL ROAD)
	RIGHT OF WAY ASPHALT PAVEMENT (REFER TO NOBLESVILLE STANDARD DETAILS SHEET 09, COMMERCIAL PRIVATE DRIVE)
	CONCRETE PAVEMENT

EXISTING LEGEND

	BEEHIVE INLET		TREE
	CURB INLET		TRAFFIC MANHOLE
	COMBINATION POLE		TRAFFIC POLE
	DRAINAGE MANHOLE		WATER MANHOLE
	FIRE HYDRANT		WATER VALVE
	GAS MARKER SIGN		OVERHEAD ELECTRIC LINE
	GAS VALVE		BURIED TELEPHONE LINE
	GUY WIRE		OVERHEAD TELEPHONE LINE
	PINE		OVERHEAD TRAFFIC LINE
	POST		BURIED WATER LINE
	POWER POLE		TOP OF RIM ELEVATION
	RIGHT OF WAY MONUMENT		INVERT ELEVATION
	SIGN		REINFORCED CONCRETE PIPE
	SANITARY MANHOLE		PLASTIC PIPE
	STAND PIPE		CORRUGATED METAL PIPE
	TEMPORARY BENCH MARK		METAL END SECTION
	TELEPHONE HANDHOLE		
	TELEPHONE MARKER		
	TELEPHONE MANHOLE		
	TELEPHONE PEDESTAL		

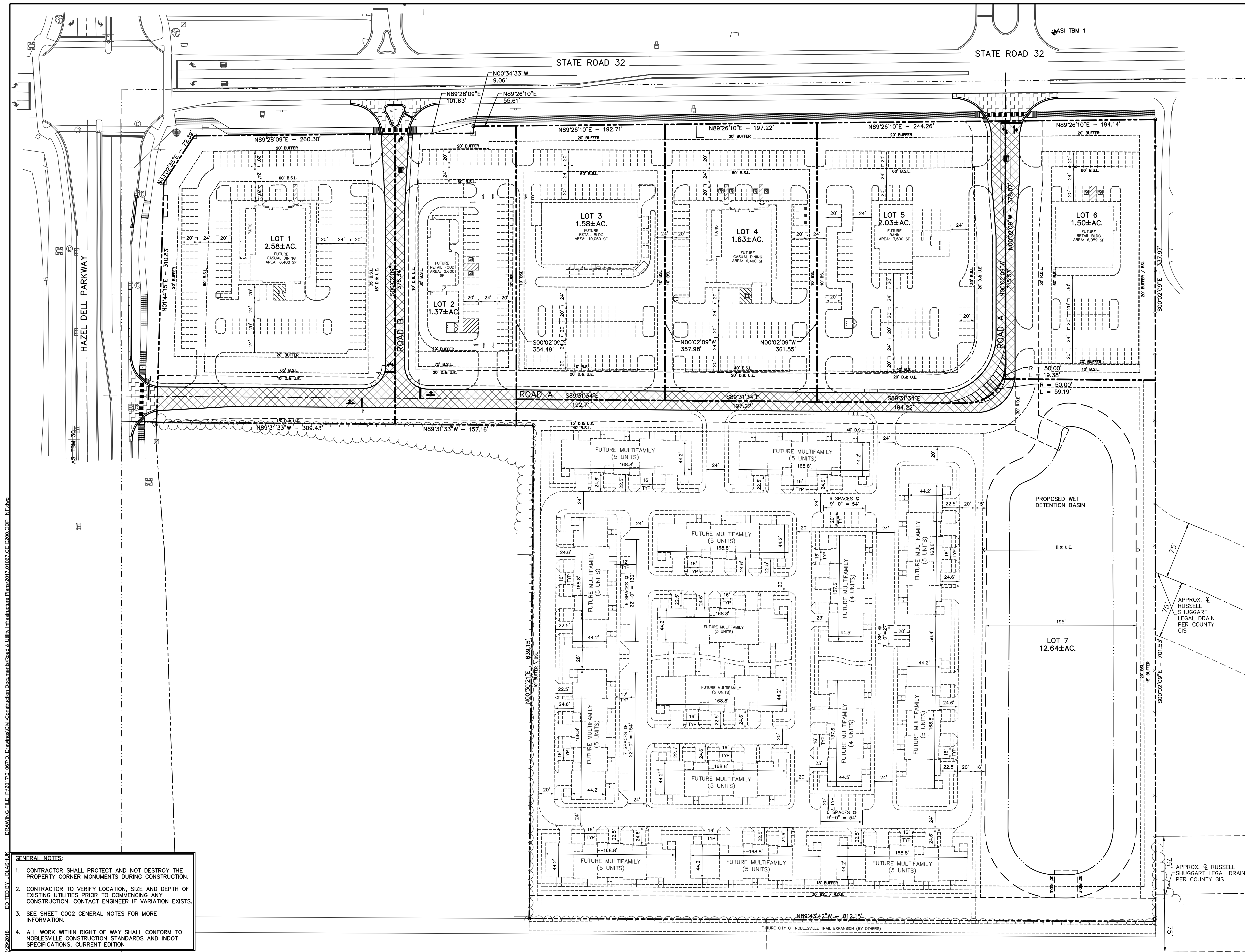
SITE DATA TABLE

LOT 1 - COMMERCIAL	
SITE ZONING:	PB
LOT AREA:	2.58± ACRES
MAX IMPERVIOUS COVERAGE	75%
REQUIRED PARKING:	1 PER 250 SF OF BUILDING AREA
LOT 2 - COMMERCIAL	
SITE ZONING:	PB
LOT AREA:	1.37± ACRES
MAX IMPERVIOUS COVERAGE	75%
REQUIRED PARKING:	1 PER 50 SF OF PUBLIC FLOOR AREA
LOT 3 - COMMERCIAL	
SITE ZONING:	PB
LOT AREA:	1.58± ACRES
MAX IMPERVIOUS COVERAGE	75%
REQUIRED PARKING:	1 PER 200 SF OF GROSS FLOOR AREA
LOT 4 - COMMERCIAL	
SITE ZONING:	PB
LOT AREA:	1.63± ACRES
MAX IMPERVIOUS COVERAGE	75%
REQUIRED PARKING:	1 PER 50 SF OF PUBLIC FLOOR AREA 1 PER 200 SF OF OUTDOOR SEATING AREA
LOT 5 - COMMERCIAL	
SITE ZONING:	PB
LOT AREA:	2.03± ACRES
MAX IMPERVIOUS COVERAGE	75%
REQUIRED PARKING:	1 PER 250 SF OF GROSS FLOOR AREA
LOT 6 - COMMERCIAL	
SITE ZONING:	PB
LOT AREA:	1.50± ACRES
MAX IMPERVIOUS COVERAGE	75%
REQUIRED PARKING:	1 PER 200 SF OF GROSS FLOOR AREA
LOT 7 - MULTI-FAMILY	
SITE ZONING:	R5
LOT AREA:	12.64± ACRES
MAX LOT COVERAGE	65%
REQUIRED PARKING:	SPACES PER UNIT STUDIO UNIT - 1.25 ONE BEDROOM UNIT - 1.30 TWO BEDROOM UNIT - 1.70 THREE BEDROOM OR MORE - 1.90
4-UNIT BUILDING TOTAL SQUARE FOOTAGE:	10,659 SF
5-UNIT BUILDING TOTAL SQUARE FOOTAGE:	13,136 SF

APPROX. & RUSSELL
SHUGGART LEGAL DRAIN
PER COUNTY GIS



0' 60' 120'
SCALE: 1"=60'



- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
 - ALL WORK WITHIN RIGHT OF WAY SHALL CONFORM TO NOBLESVILLE CONSTRUCTION STANDARDS AND INDOT SPECIFICATIONS, CURRENT EDITION

!! CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
INDIANA UNDERGROUND