



AMERICAN
STRUCTUREPOINT
INC.

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	
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PRELIM. DEVELOPMENT PLAN

REVISION SCHEDULE

Project Number	2017.01067
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OVERALL DEVELOPMENT PLAN

C200

V.W. A.D.&U.E.	VARIABLE WIDTH ACCESS, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT



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

	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
	POST		BURIED WATER LINE
	PINE		TOP OF RIM ELEVATION
	POWER POLE		INVERT ELEVATION
	RIGHT OF WAY MONUMENT		REINFORCED CONCRETE PIPE
	SANITARY		PLASTIC PIPE
	STAND PIPE		CORRUGATED METAL PIPE
	TELEPHONE BENCH MARK		CMP
	TELEPHONE HANDHOLE		5/8" REBAR W/CAP STATIONED
	TELEPHONE MARKER		STRUCTURE POINT 0094" SET FLUSH
	TELEPHONE MARKER SIGN		REBAR SET
	TELEPHONE POLE		
	TELEPHONE PEDESTAL		

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. 6 RUSSELL
- SHUGGART LEGAL DRAIN
PER COUNTY GIS

GENERAL NOTES:	
1.	CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2.	CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS
3.	SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4.	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

