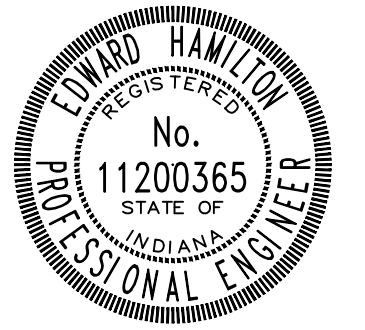


# PRELIMINARY DEVELOPMENT PLANS TRAILSIDE WOODS SUBDIVISION NOBLESVILLE, INDIANA R3/PD ZONING



CERTIFIED:  
12/26/14  
*Edward Hamilton*

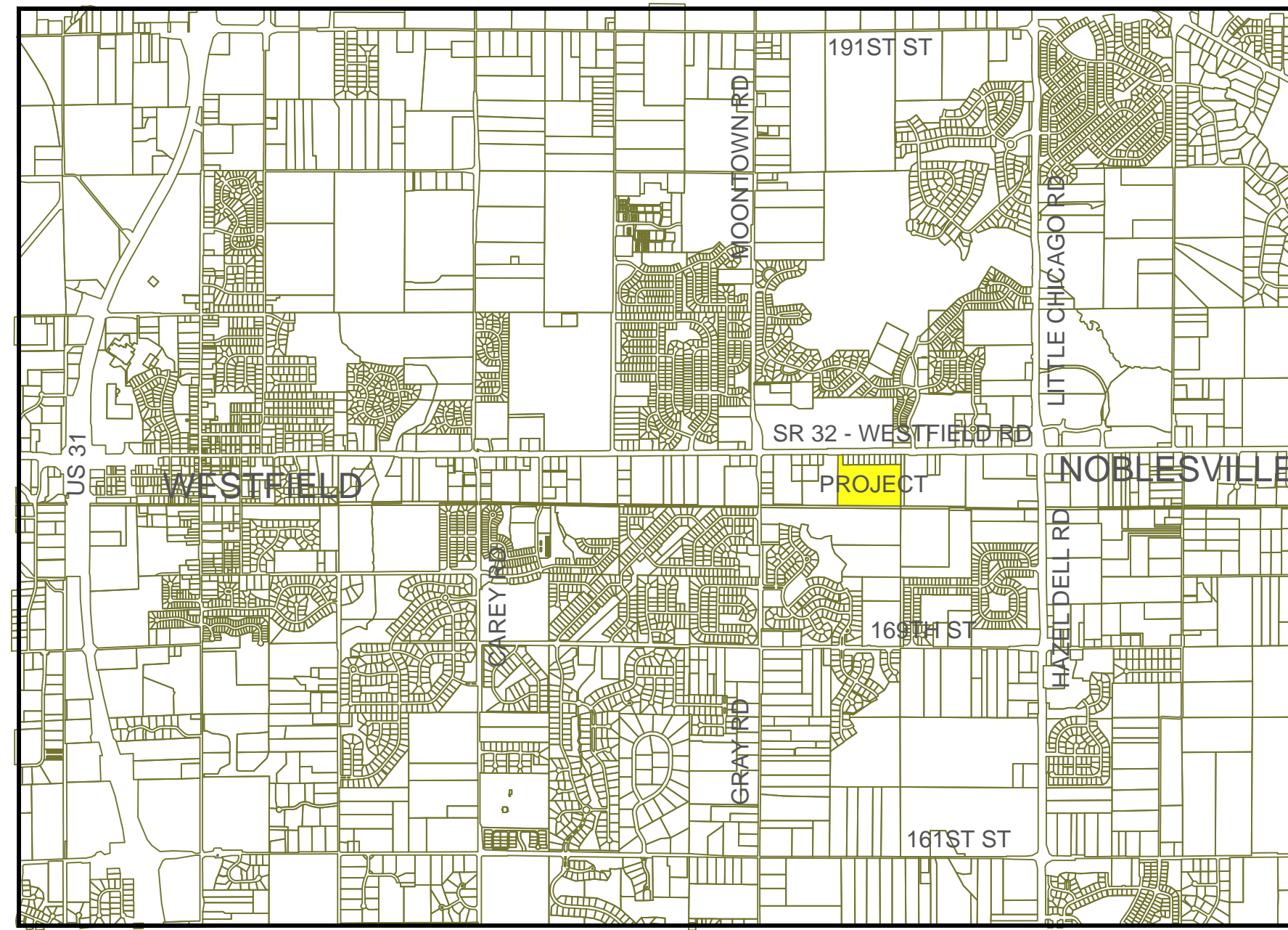
THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY OR SURVEYOR LOCATION REPORT.

**DEVELOPER:**

TRAILSIDE WOODS, LLC  
(A GOAL INVESTMENTS PROJECT)  
2425 N. MERIDIAN ST.  
SUITE B110  
INDIANAPOLIS, IN 46208  
317-674-3404  
trailsidewoodslc@gmail.com

**ENGINEER:**

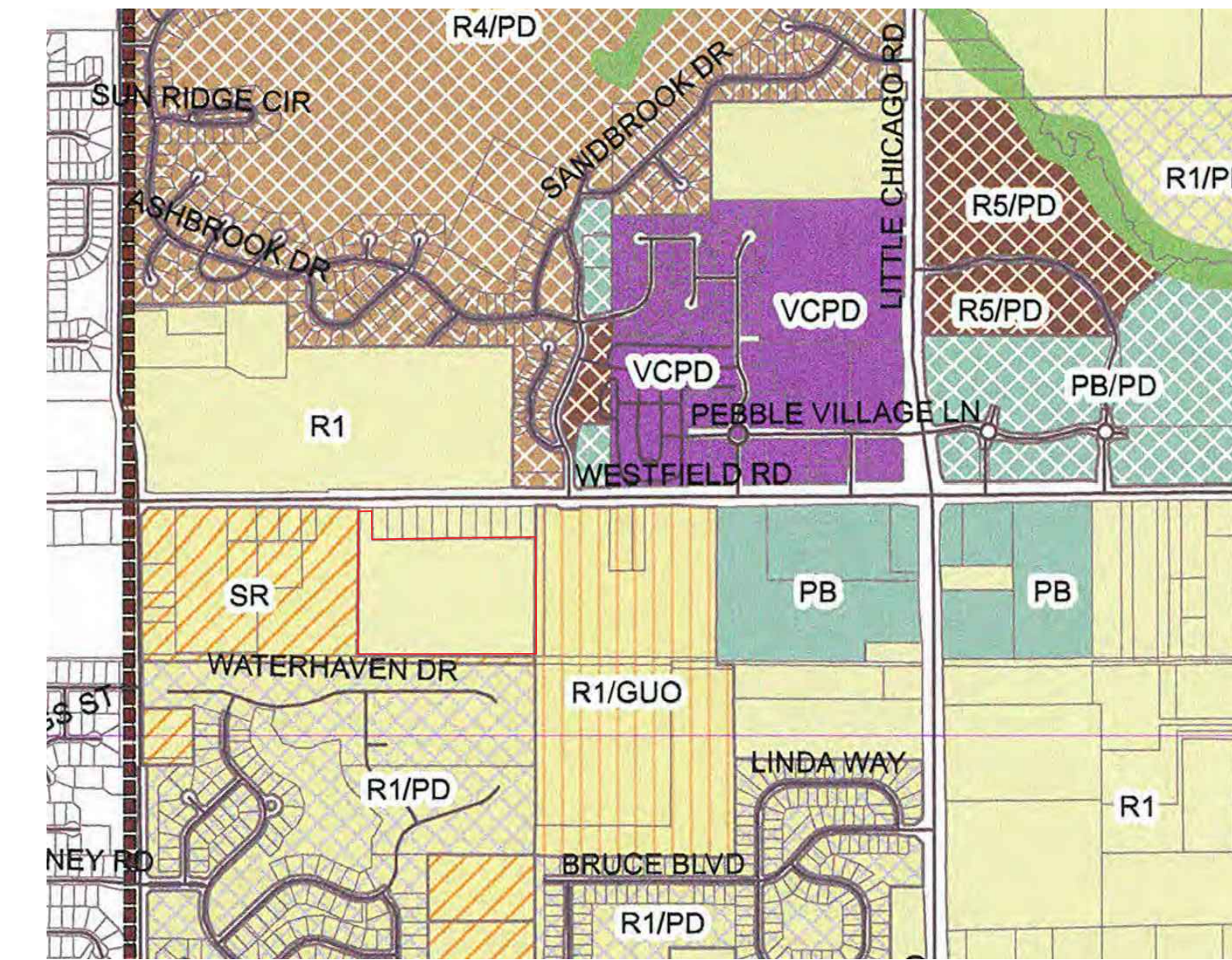
HAMILTON ENGINEERING, LLC  
93 HILLCREST RD  
PORTAGE, IN 46368  
317-316-0600  
hamiltet@gmail.com



LOCATION MAP - 1" = 0.5 MILE



NATIONAL WETLAND INVENTORY MAP  
(NO MAPPED WETLANDS ON-SITE)  
1" = 300'



CITY OF NOBLESVILLE ZONING MAP  
1" = 1,000'



FEMA FLOOD MAP 18057C0137G  
(NO MAPPED FLOODPLAIN ON SITE)  
1" = 500'



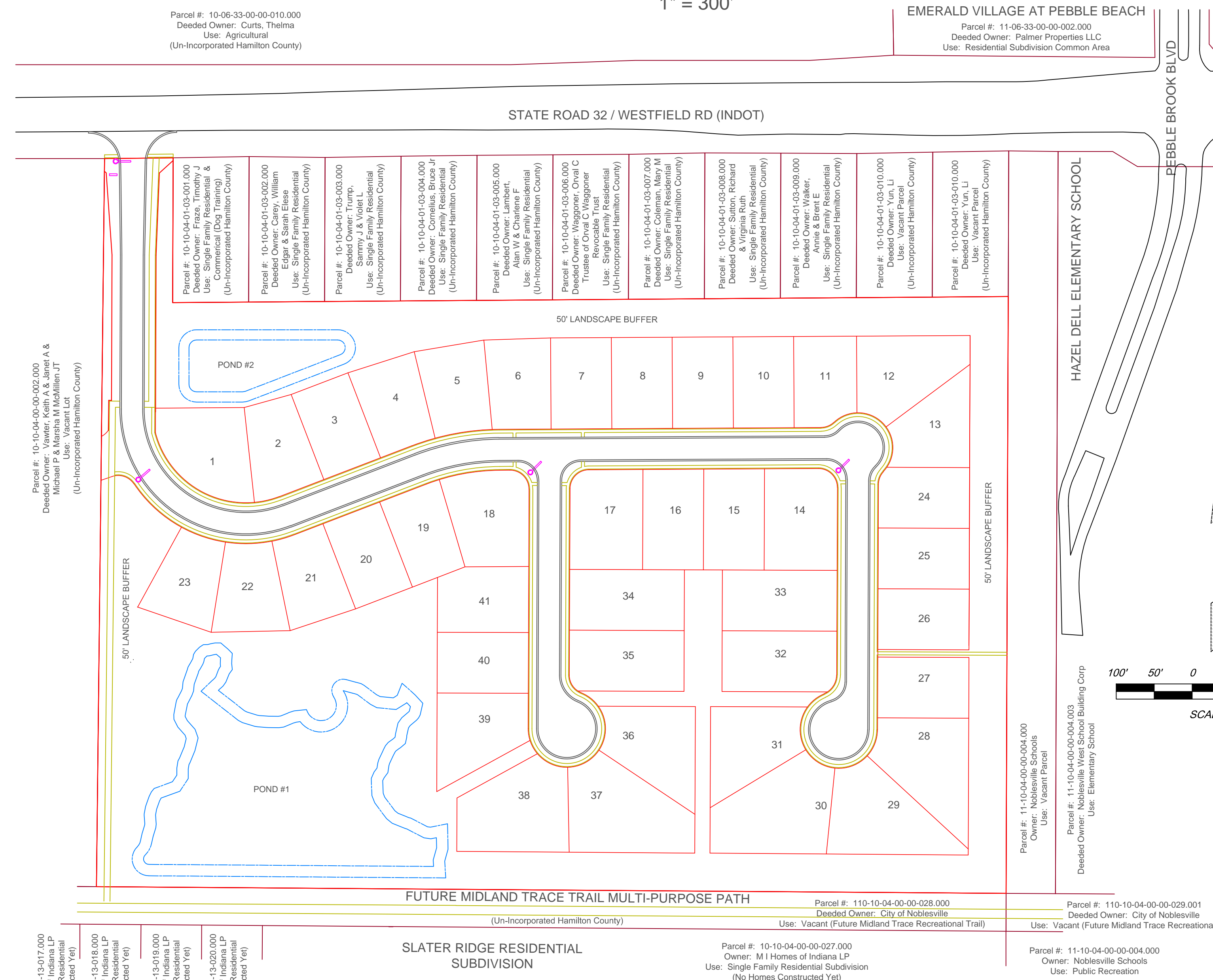
NRCS WEB SOIL SURVEY  
1" = 300'

TYPE	COMPANY	CONTACT	PHONE NO.
CABLE	COMCAST	TOM SPENCER	317-752-9426
GAS	VECTREN	JOSH LOEWEN	317-776-5574
ELECTRIC	DUKE	CINDY ROWLAND	317-776-5341
TELEPHONE	AT&T	BRIAN CRAVENS	317-252-5003
WATER	CITIZENS WATER	CHRIS BRUMFIELD	317-263-6382
LEGAL DRAIN	HAMILTON COUNTY SURVEYOR	STEVE CASH	317-776-8495
WASTEWATER	CITY OF NOBLESVILLE	RAY THOMPSON	317-776-6364

**UTILITIES**

TYPE	COMPANY	CONTACT	PHONE NO.
CABLE	COMCAST	TOM SPENCER	317-752-9426
GAS	VECTREN	JOSH LOEWEN	317-776-5574
ELECTRIC	DUKE	CINDY ROWLAND	317-776-5341
TELEPHONE	AT&T	BRIAN CRAVENS	317-252-5003
WATER	CITIZENS WATER	CHRIS BRUMFIELD	317-263-6382
LEGAL DRAIN	HAMILTON COUNTY SURVEYOR	STEVE CASH	317-776-8495
WASTEWATER	CITY OF NOBLESVILLE	RAY THOMPSON	317-776-6364

CALL BEFORE YOU DIG! IT'S THE LAW. 1-800-382-5544. CALL 2 WORKING DAYS PRIOR TO COMMENCING EXCAVATION WORK



**INDEX**

- C100 COVER SHEET
- C101 PRELIMINARY DEVELOPMENT PLAN
- C102 PRELIMINARY SITE IMPROVEMENTS PLAN
- C103 PRELIMINARY DEMOLITION AND TREE PRESERVATION PLAN
- C104 PRELIMINARY GRADING PLAN
- C105 PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN
- C106 PRELIMINARY UTILITY PLAN
- C107 PRELIMINARY STATE ROAD 32 IMPROVEMENTS PLAN
- C108 PRELIMINARY LANDSCAPE PLAN

**PROJECT SUMMARY**

PARCEL ADDRESS: 3245 WESTFIELD RD  
NOBLESVILLE, IN 46062  
PARCEL NUMBER: 10-10-04-00-00-003.000  
PARCEL ACREAGE: 21.78 ACRES  
CURRENT OWNER: WILLIAM AND JENNIFER LEHMAN  
16850 GLEN COURT  
WESTFIELD, IN 46062  
CURRENT USE: VACANT (FORMERLY SINGLE FAMILY/AGRICULTURAL)  
CURRENT ZONING: R1  
PROPOSED ZONING: R3/PD  
THERE ARE CURRENTLY NO REGULATED DRAINS ON THE SITE  
THERE ARE CURRENTLY NO KNOWN WETLANDS ON THE SITE  
THE SITE IS NOT LOCATIONS IN A SPECIAL FLOOD HAZARD AREA (FLOODPLAIN OR FLOODWAY)

TOTAL SITE AREA	21.78 AC +/-
STORMWATER DETENTION (HWL)	2.27 AC +/-
STATE ROAD 32 ROW	0.10 AC +/-
LEGAL DRAIN EASEMENT	0.19 AC +/-
NET SITE AREA	16.36 AC +/-
TOTAL NUMBER OF LOTS	41
NET DENSITY	2.5 LOTS/ACRE
COMMON AREA (OPEN SPACE)	8.04 AC +/-
GROSS OPEN SPACE %	36.9%
NET OPEN SPACE %	30.0%

RED OAK DRIVE: 58.0' ROW 1,388.56 LF  
HACKBERRY COURT: 54.0' ROW 371.37 LF  
NATCHEZ COURT: 54.0' ROW 367.72 LF  
TOTAL NEW ROW: 2,127.65 LF  
0.40 MILES  
3.04 AC

**PROPOSED LOT INFORMATION:**

ZONING: R3/PD  
WIDTH: VARIES FROM 75' - 90' (MEASURED AT B.L.)  
LOT AREA: VARIES FROM 9,439 SF TO 16,494 SF  
FRONT YARD SETBACK / BUILDING LINE: 30'  
SIDE YARD SETBACK: 5' (20' AGGREGATE)  
REAR YARD SETBACK: 20'  
MINIMUM HOME SIZE: 2,200 SF  
MAXIMUM LOT COVERAGE: 35%

**NOTES:**

- REFER TO PRELIMINARY GRADING PLAN FOR EXISTING AND PROPOSED CONTOURS, PRELIMINARY UTILITY PLAN FOR EXISTING AND PROPOSED UTILITIES AND DRAINS, AND PRELIMINARY SITE IMPROVEMENTS PLAN FOR EXISTING AND PROPOSED SITE IMPROVEMENTS.
- ALL OWNERSHIP AND PARCEL INFORMATION, INCLUDING THE CALCULATED LOT METES AND BOUNDS, ARE BASED ON BEST AVAILABLE DATA OR FROM THE HAMILTON COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) AND IS BELIEVED TO BE CURRENT AS OF THE DATE OF THESE PLANS.
- ALL DESIGN INFORMATION WITHIN THIS ENTIRE PLAN SET IS THE PROPERTY OF HAMILTON ENGINEERING, LLC AND MAY NOT BE USED WITHOUT PRIOR WRITTEN CONSENT.

COVER SHEET  
TRAILSIDE WOODS SUBDIVISION  
NOBLESVILLE, INDIANA

1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

**C-100**





CERTIFIED: 12/26/14

*Edward Hamilton*

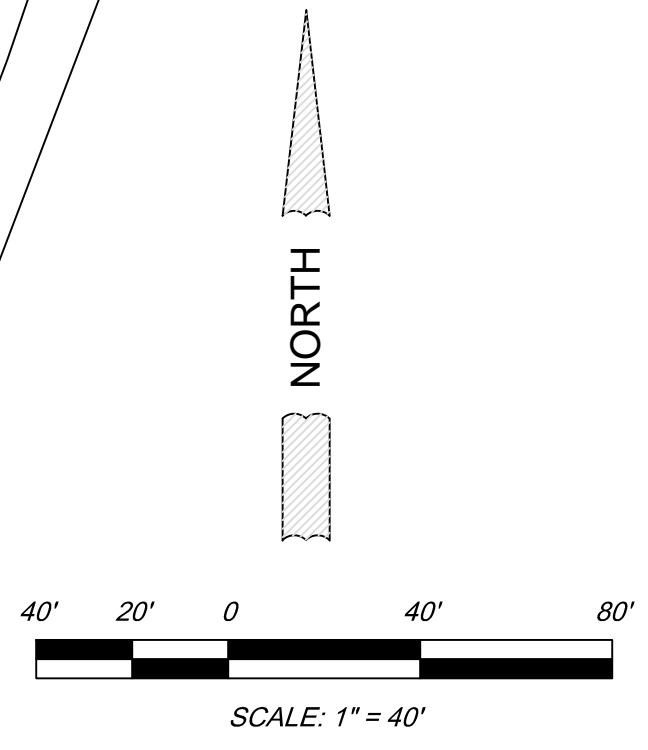
THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

**DEVELOPER:**

TRAILSIDE WOODS, LLC  
 (A GOAL INVESTMENTS PROJECT)  
 2425 N. MERIDIAN ST.  
 SUITE B110  
 INDIANAPOLIS, IN 46208  
 317-674-3404  
 trailsidewoodsllc@gmail.com

**ENGINEER:**

HAMILTON ENGINEERING, LLC  
 93 HILLCREST RD  
 PORTAGE, IN 46368  
 317-316-0600  
 hamiltet@gmail.com



- LEGEND**
- ROW RIGHT OF WAY
  - C.A. COMMON AREA
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - B.L. BUILDING LINE
  - P.A.E. PUBLIC ACCESS EASEMENT
  - S.E. SEWER EASEMENT

SEE PRELIMINARY GRADING PLAN FOR EXISTING AND PROPOSED CONTOURS, PRELIMINARY UTILITY PLAN FOR EXISTING AND PROPOSED UTILITIES AND DRAINS, AND PRELIMINARY SITE IMPROVEMENTS PLAN FOR EXISTING AND PROPOSED SITE IMPROVEMENTS.

**PROPOSED LOT INFORMATION:**  
 ZONING: R3/PD  
 WIDTH: 70' MIN (MEASURED AT B.L.)  
 FRONT YARD SETBACK: 30'  
 SIDE YARD SETBACK: 5' (20' AGGREGATE)  
 REAR YARD SETBACK: 20'

1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

**C-101**



CERTIFIED: 12/26/14

*Edward Hamilton*

THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

**DEVELOPER:**

TRAILSIDE WOODS, LLC  
(A GOAL INVESTMENTS PROJECT)  
2425 N. MERIDIAN ST.  
SUITE B110  
INDIANAPOLIS, IN 46208  
317-674-3404  
trailsidewoodslc@gmail.com

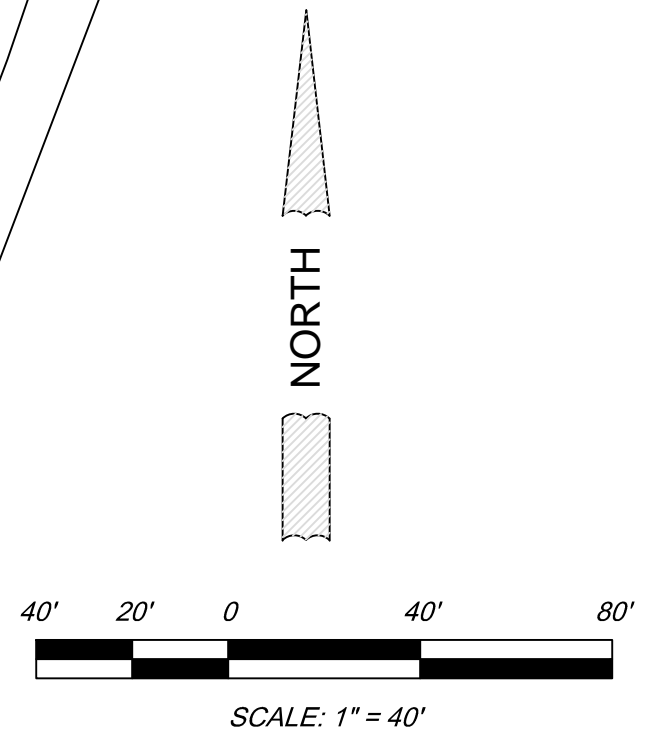
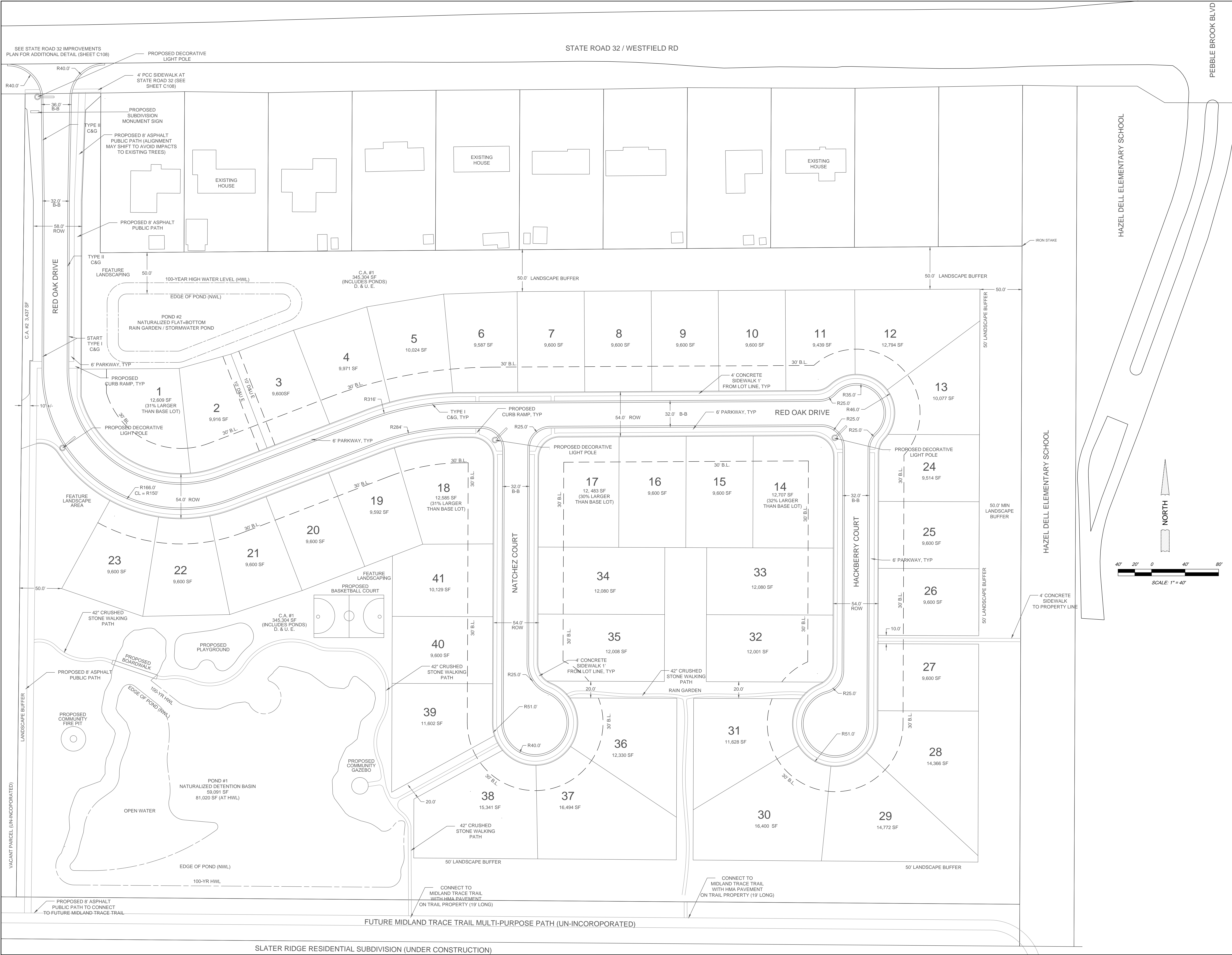
**ENGINEER:**

HAMILTON ENGINEERING, LLC  
93 HILLCREST RD  
PORTAGE, IN 46368  
317-316-0600  
hamiltet@gmail.com

**PRELIMINARY SITE IMPROVEMENTS PLAN  
TRAILSIDE WOODS SUBDIVISION  
NOBLESVILLE, INDIANA**

1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

**C-102**



SEE STATE ROAD 32 IMPROVEMENTS PLAN FOR ADDITIONAL DETAIL (SHEET C108)

STATE ROAD 32 / WESTFIELD RD

PEBBLE BROOK BLVD

HAZEL DELL ELEMENTARY SCHOOL

HAZEL DELL ELEMENTARY SCHOOL

VACANT PARCEL (UNINCORPORATED)

FUTURE MIDLAND TRACE TRAIL MULTI-PURPOSE PATH (UN-INCORPORATED)

SLATER RIDGE RESIDENTIAL SUBDIVISION (UNDER CONSTRUCTION)





CERTIFIED: 12/26/14

*Edward Hamilton*

THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

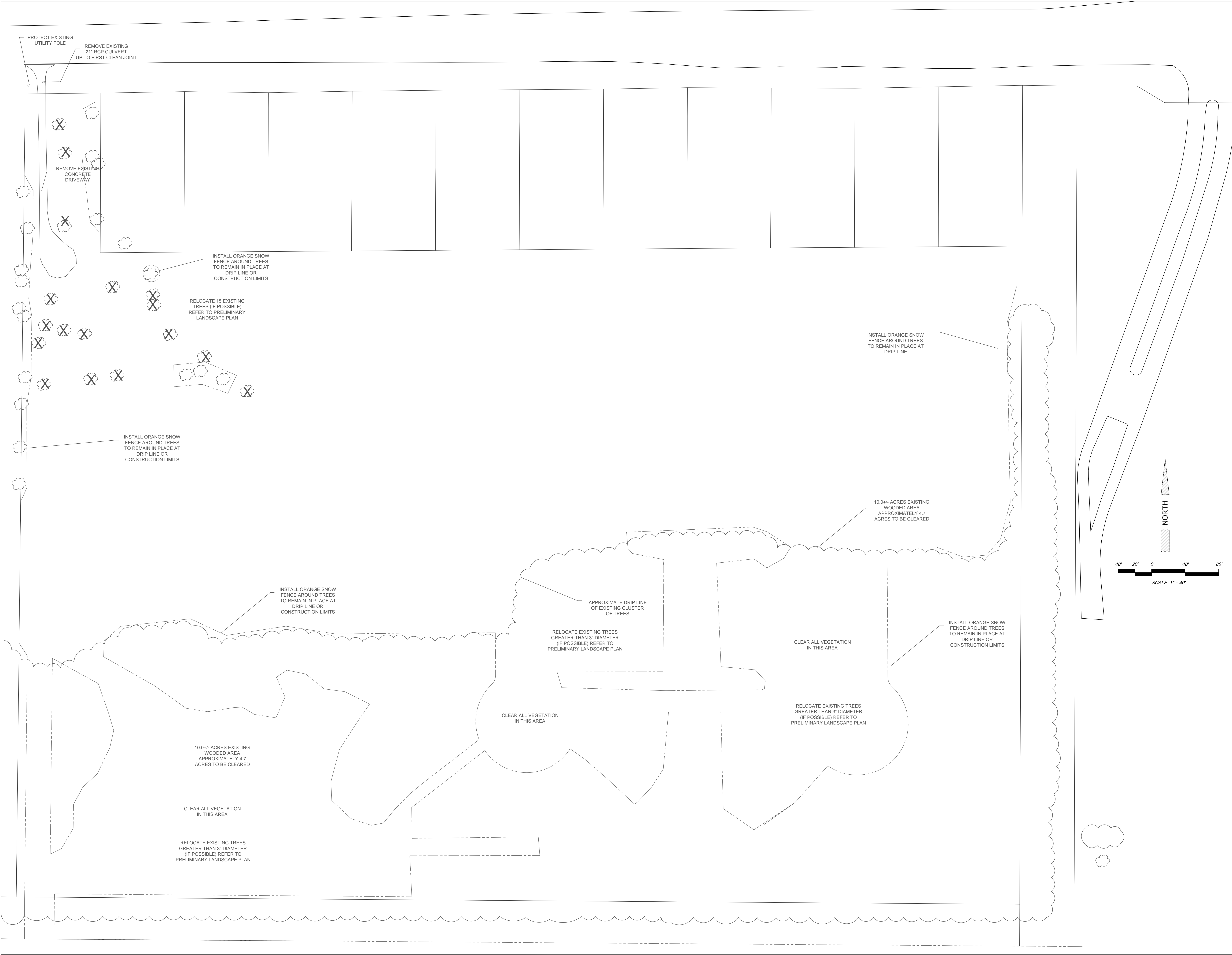
**DEVELOPER:**

TRAILSIDE WOODS, LLC  
(A GOAL INVESTMENTS PROJECT)  
2425 N. MERIDIAN ST.  
SUITE B110  
INDIANAPOLIS, IN 46208  
317-674-3404  
trailsidewoodsllc@gmail.com

**ENGINEER:**

HAMILTON ENGINEERING, LLC  
93 HILLCREST RD  
PORTAGE, IN 46368  
317-316-0600  
hamiltet@gmail.com

**PRELIMINARY DEMOLITION AND TREE PRESERVATION PLAN  
TRAILSIDE WOODS SUBDIVISION  
NOBLESVILLE, INDIANA**



1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

**C-103**



WESTFIELD RD / SR 32 (INDOT)



CERTIFIED: 12/26/14

*Edward Hamilton*

THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

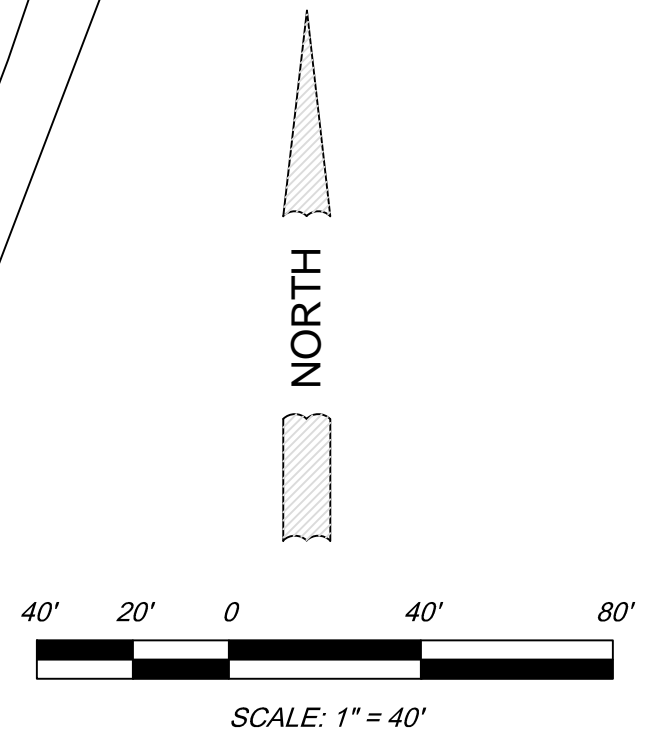
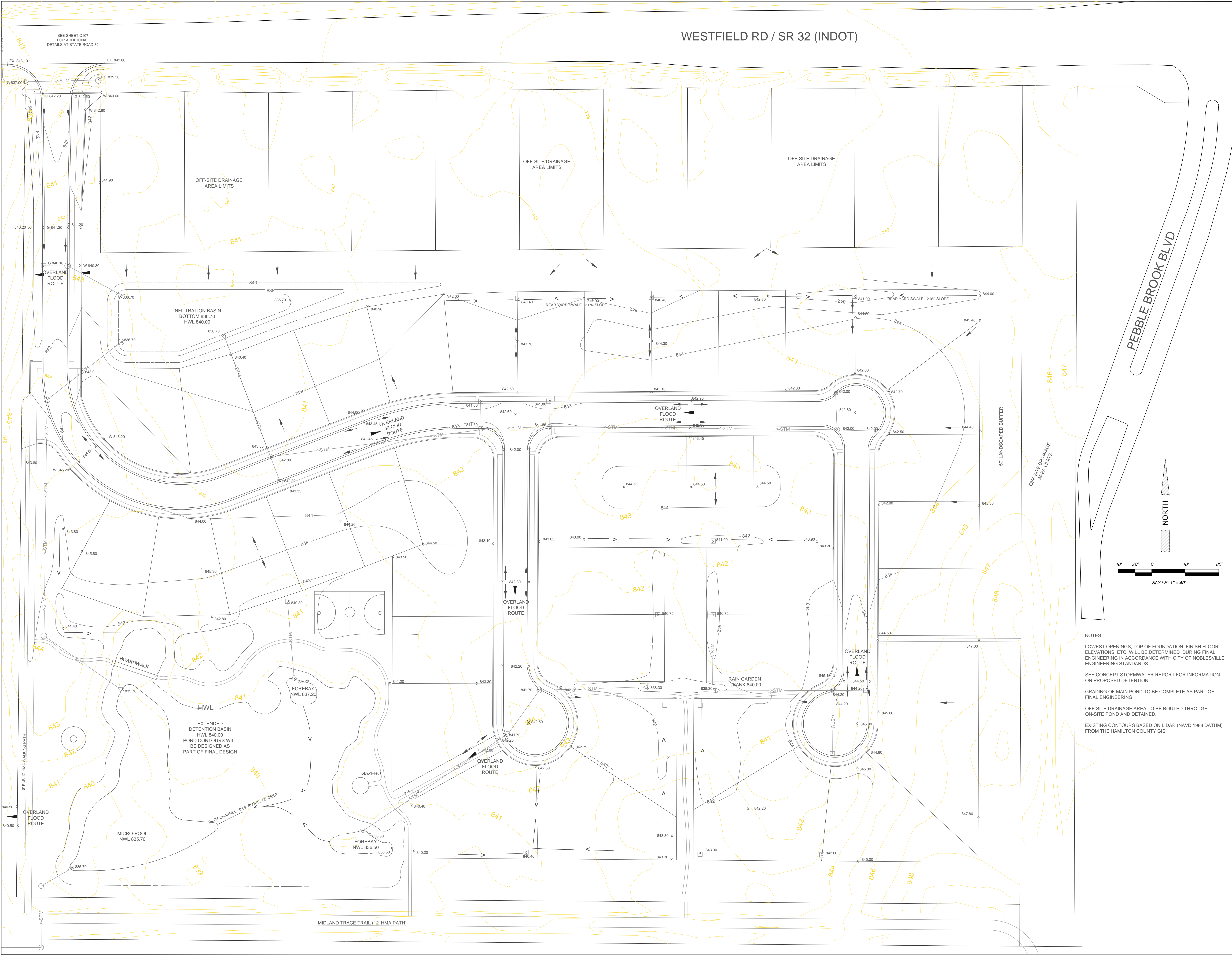
**DEVELOPER:**

TRAILSIDE WOODS, LLC  
 (A GOAL INVESTMENTS PROJECT)  
 2425 N. MERIDIAN ST.  
 SUITE B110  
 INDIANAPOLIS, IN 46208  
 317-674-3404  
 trailsidewoodsllc@gmail.com

**ENGINEER:**

HAMILTON ENGINEERING, LLC  
 93 HILLCREST RD  
 PORTAGE, IN 46368  
 317-316-0600  
 hamiltet@gmail.com

**PRELIMINARY GRADING PLAN  
 TRAILSIDE WOODS SUBDIVISION  
 NOBLESVILLE, INDIANA**



**NOTES:**

- LOWEST OPENINGS, TOP OF FOUNDATION, FINISH FLOOR ELEVATIONS, ETC. WILL BE DETERMINED DURING FINAL ENGINEERING IN ACCORDANCE WITH CITY OF NOBLESVILLE ENGINEERING STANDARDS.
- SEE CONCEPT STORMWATER REPORT FOR INFORMATION ON PROPOSED DETENTION.
- GRADING OF MAIN POND TO BE COMPLETE AS PART OF FINAL ENGINEERING.
- OFF-SITE DRAINAGE AREA TO BE ROUTED THROUGH ON-SITE POND AND DETAINED.
- EXISTING CONTOURS BASED ON LIDAR (NAVD 1988 DATUM) FROM THE HAMILTON COUNTY GIS.

1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

**C-104**





CERTIFIED: 12/26/14

..Signature.tif

THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

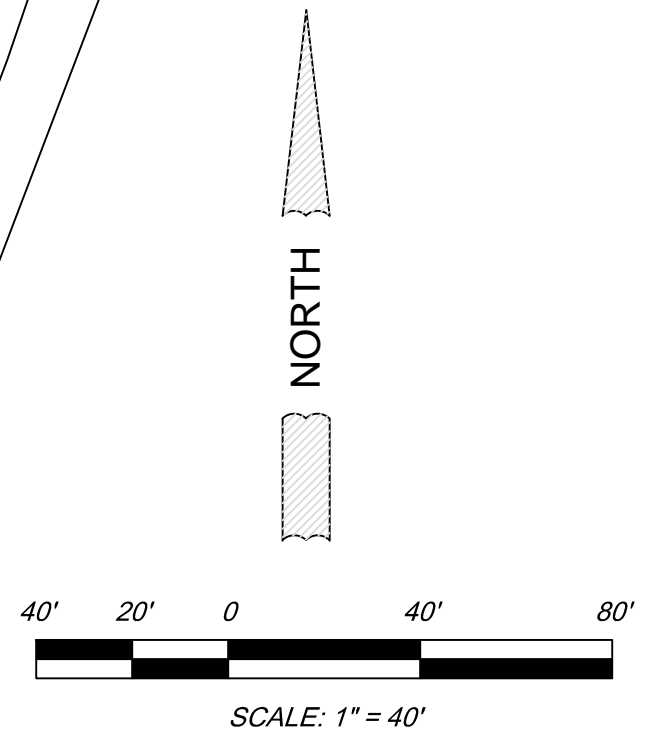
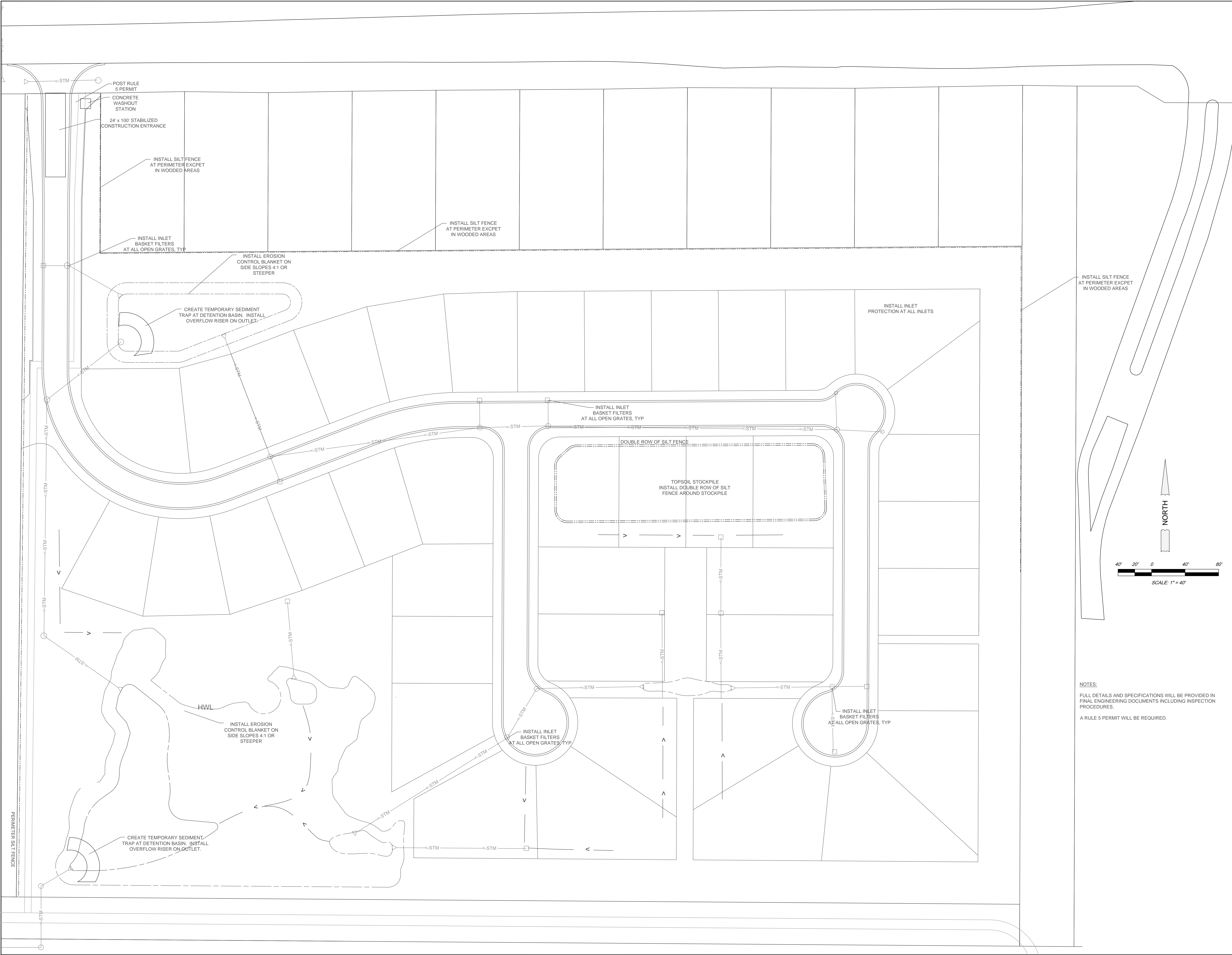
**DEVELOPER:**

TRAILSIDE WOODS, LLC  
(A GOAL INVESTMENTS PROJECT)  
2425 N. MERIDIAN ST.  
SUITE B110  
INDIANAPOLIS, IN 46208  
317-674-3404  
trailsidewoodsllc@gmail.com

**ENGINEER:**

HAMILTON ENGINEERING, LLC  
93 HILLCREST RD  
PORTAGE, IN 46368  
317-316-0600  
hamilet@gmail.com

**PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN  
TRAILSIDE WOODS SUBDIVISION  
NOBLESVILLE, INDIANA**



**NOTES:**  
FULL DETAILS AND SPECIFICATIONS WILL BE PROVIDED IN FINAL ENGINEERING DOCUMENTS INCLUDING INSPECTION PROCEDURES.  
A RULE 5 PERMIT WILL BE REQUIRED.

1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

**C-105**



CERTIFIED: 12/26/14

*Edward Hamilton*

THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

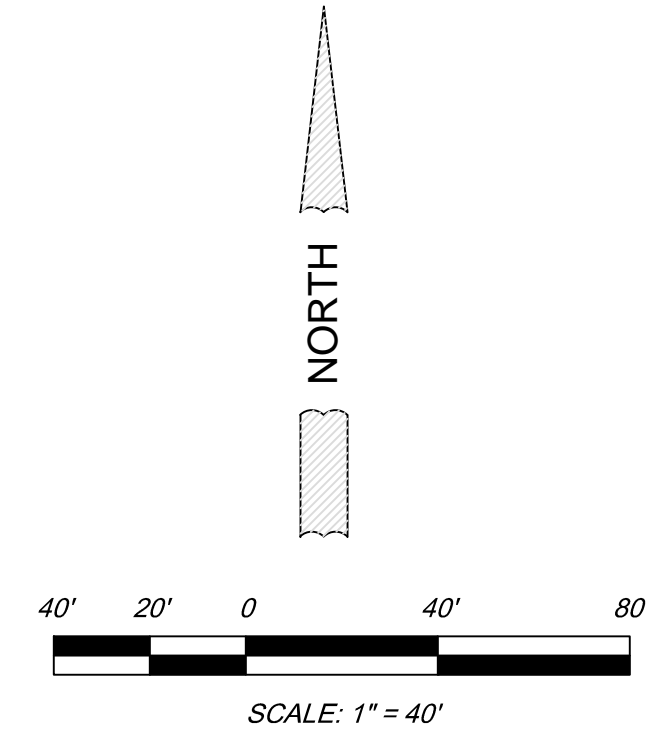
**DEVELOPER:**

TRAILSIDE WOODS, LLC  
(A GOAL INVESTMENTS PROJECT)  
2425 N. MERIDIAN ST.  
SUITE B110  
INDIANAPOLIS, IN 46208  
317-674-3404  
trailsidewoodslc@gmail.com

**ENGINEER:**

HAMILTON ENGINEERING, LLC  
93 HILLCREST RD  
PORTAGE, IN 46368  
317-316-0600  
hamillet@gmail.com

**PRELIMINARY UTILITY PLAN  
TRAILSIDE WOODS SUBDIVISION  
NOBLESVILLE, INDIANA**

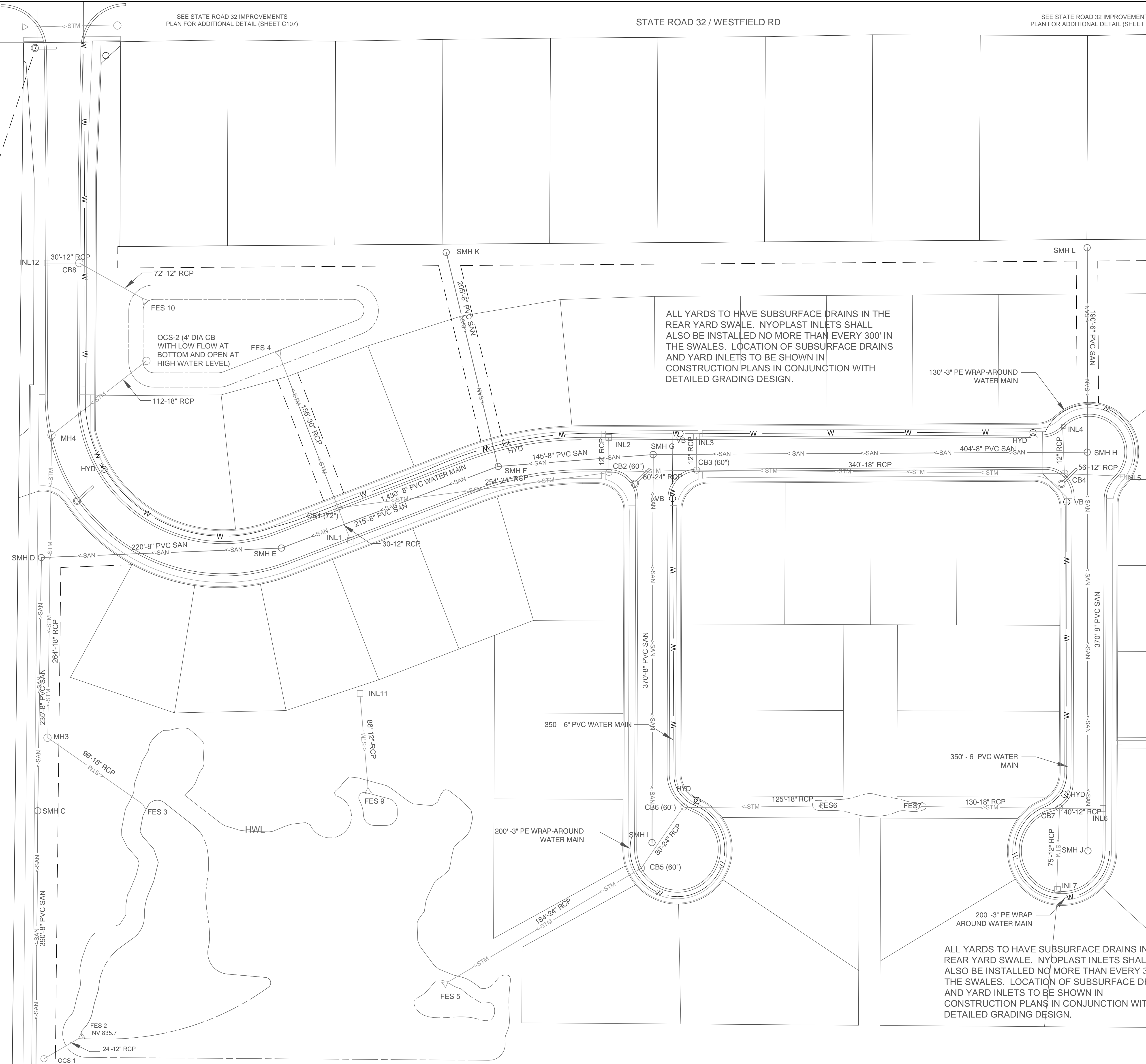


**LEGEND**

- SAN SANITARY
- SMH SANITARY MANHOLE
- PE POLYETHYLENE
- DIP DUCTILE IRON PIPE
- HYD FIRE HYDRANT
- VB VALVE IN BOX
- RCP REINFORCED CONCRETE PIPE
- INL INLET
- CB CATCH BASIN
- MH STORM MANHOLE
- FES FLARED END SECTION

**SANITARY STRUCTURE DATA TABLE**

STRUCTURE	RIM	INVERT1	INVERT2
SAN MH A(EX)	841.00+/-	826.35(E, DROP)	818.00+/- (S)
SAN MH B	843.00	828.20(N,W)	
SAN MH C	843.50	829.70(N,S)	
SAN MH D	844.50	830.90(S,E)	
SAN MH E	842.40	832.00(E,W)	
SAN MH F	842.50	833.10 (E,W)	
SAN MH G	842.60	833.75(S,W,E)	
SAN MH H	842.70	835.75(S,W)	836.25 (SERVICES - 3)
SAN MH I	842.50	835.60(N)	836.10 (SERVICES - 4)
SAN MH J	845.30	838.00(N)	838.50 (SERVICES - 4)
SAN MH K	842.00	834.15	
SAN MH L	844.00	836.70	



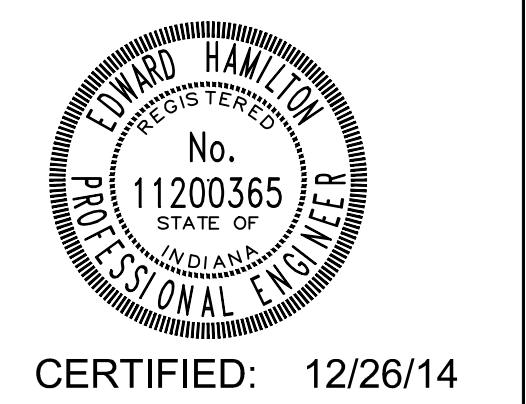
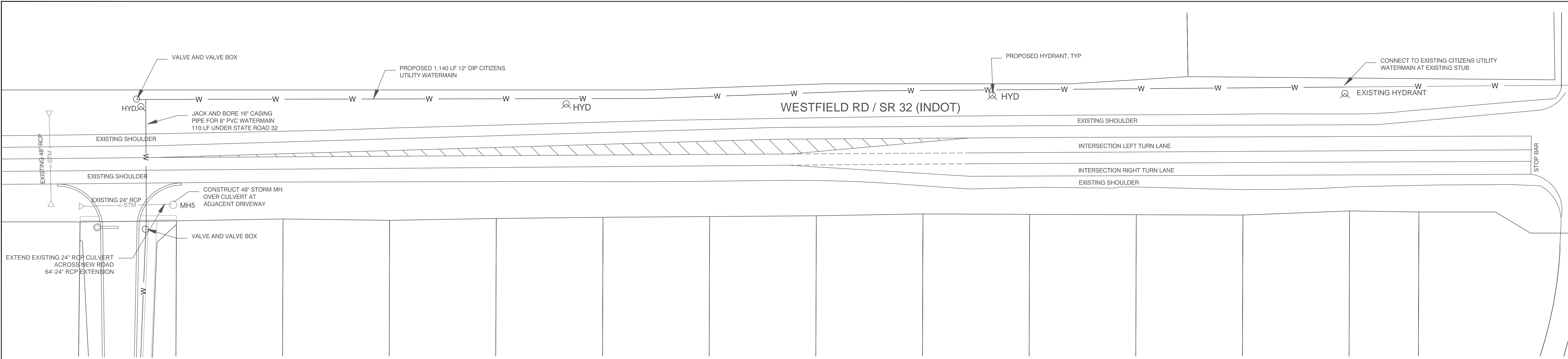
**NOTES**

- DEPTH AND LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN FIELD FOR FINAL ENGINEERING
- ALL INLETS AND CATCH BASINS IN THE CURB LINE SHALL HAVE 20' CURB LEADERS (UNDERDRAINS)
- CONDUIT TO BE INSTALLED ALONG ROAD IN ACCORDANCE WITH CITY REQUIREMENTS.
- WIRING/CONDUIT FOR LIGHT POLES TO BE COORDINATED WITH UTILITY COMPANY.
- CALL BEFORE YOU DIG! 811



1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

**C-106**



CERTIFIED: 12/26/14

*Edward Hamilton*

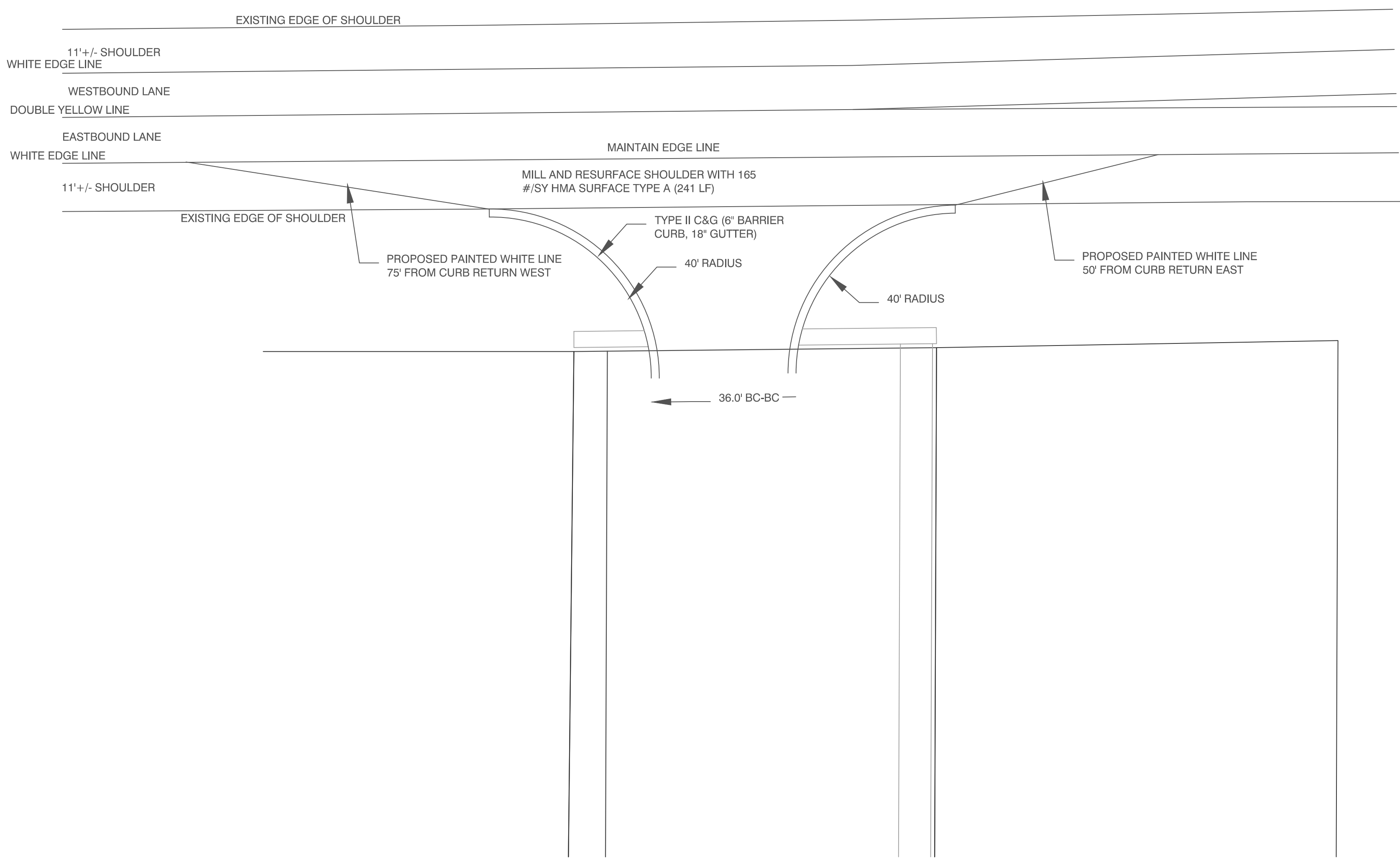
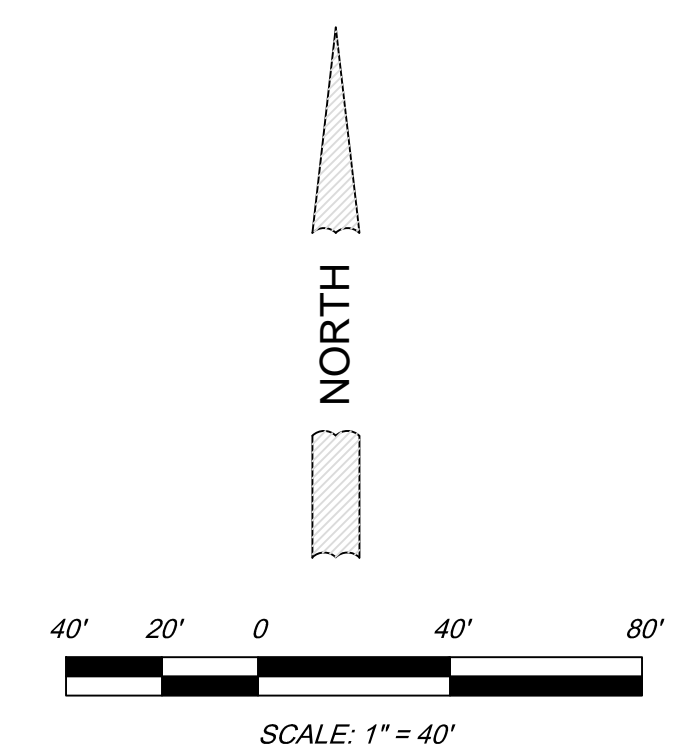
THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

**DEVELOPER:**

TRAILSIDE WOODS, LLC  
 (A GOAL INVESTMENTS PROJECT)  
 2425 N. MERIDIAN ST.  
 SUITE B110  
 INDIANAPOLIS, IN 46208  
 317-674-3404  
 trailsidewoodsllc@gmail.com

**ENGINEER:**

HAMILTON ENGINEERING, LLC  
 93 HILLCREST RD  
 PORTAGE, IN 46368  
 317-316-0600  
 hamitel@gmail.com



**PRELIMINARY STATE ROAD 32 IMPROVEMENTS  
 TRAILSIDE WOODS SUBDIVISION  
 NOBLESVILLE, INDIANA**

1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

**C-107**



STATE ROAD 32 / WESTFIELD RD

50' LANDSCAPE BUFFER (WHERE REQUIRED)

MINIMUM 1 REAR YARD SHADE TREE

NOTES:

ORNAMENTAL TREES SHALL BE MIN 1.5" DBH  
SHADE TREES TO BE MIN 2.5" DBH  
SHRUBS TO BE MINIMUM 24"

MINIMUM 1 ORNAMENTAL TREE IN SIDE YARD

MIN SETBACK (TYP)

MINIMUM 10 SHRUBS (24" MIN) AT FRONT OF HOME

MINIMUM 2 FRONT YARD TREES (ONE MUST BE SHADE TREE)

STREET TREE (EVERY 40'-60')

TYPICAL LOT DETAIL

TRANSPLANT EXISTING TREES FROM BUILDING PAD AREAS OF LOTS IN THE WOODED AREA. PLANT 3 TREES PER 100 FEET IN THE BUFFER. STAGGER TREES.

PLANT 33 SHRUBS (MIX OF EVERGREEN AND DECIDUOUS) EVERY 100' WITHIN THE 50' LANDSCAPE BUFFER. MINIMUM 24" PLANTING.



CERTIFIED: 12/26/14

Edward Hamilton

THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

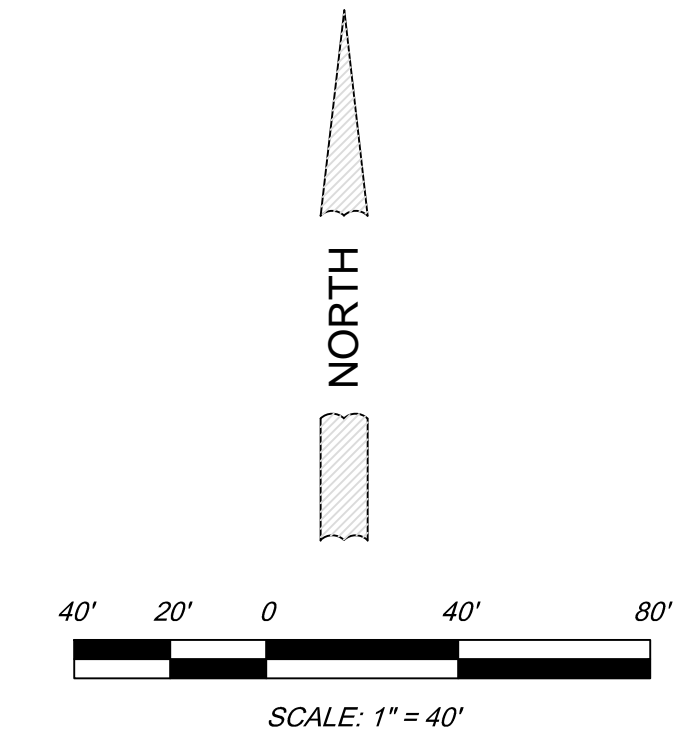
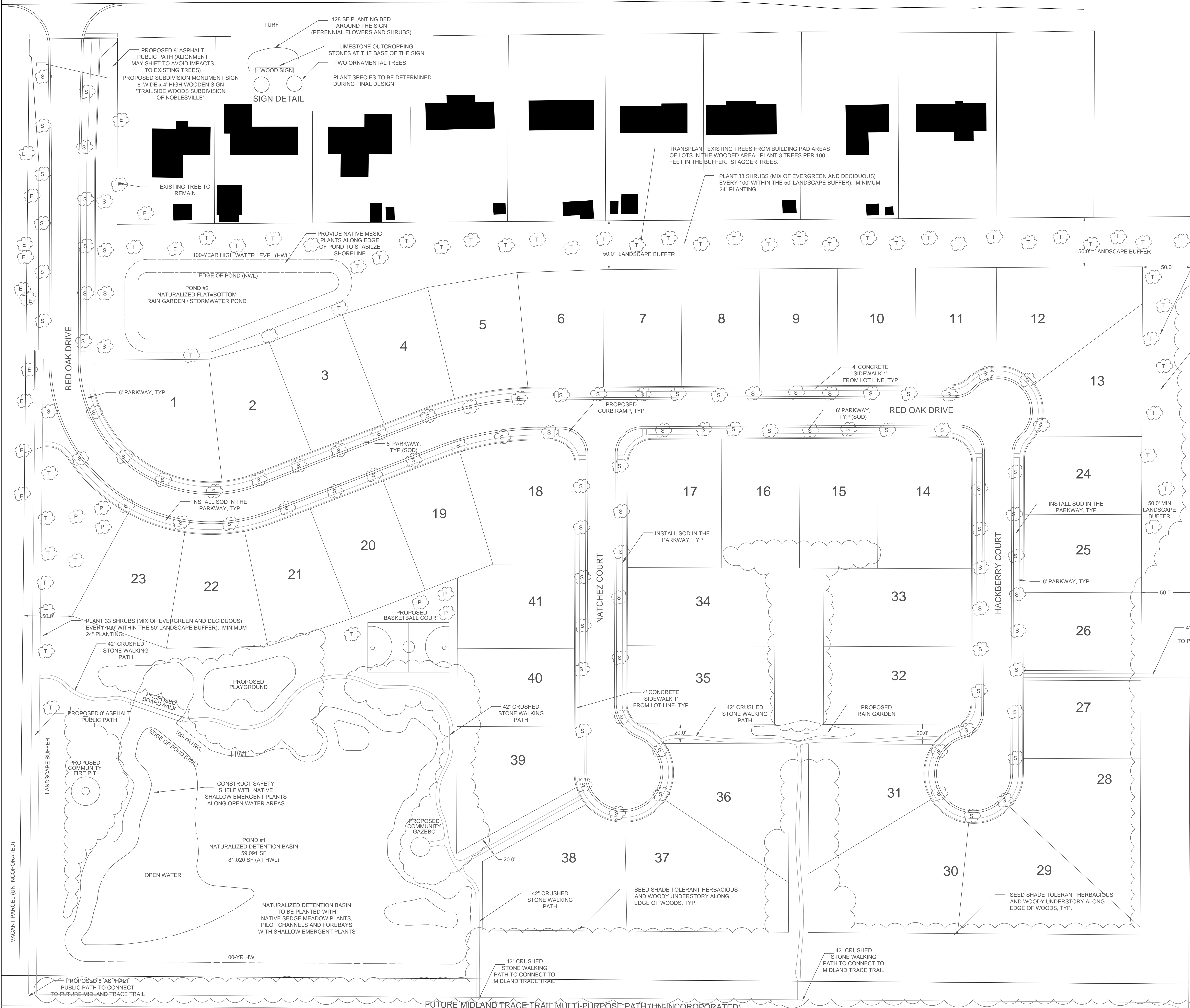
DEVELOPER:

TRAILSIDE WOODS, LLC  
(A GOAL INVESTMENTS PROJECT)  
2425 N. MERIDIAN ST.  
SUITE B110  
INDIANAPOLIS, IN 46208  
317-674-3404  
trailsidewoodslc@gmail.com

ENGINEER:

HAMILTON ENGINEERING, LLC  
93 HILLCREST RD  
PORTAGE, IN 46368  
317-316-0600  
hamiltet@gmail.com

PRELIMINARY LANDSCAPE PLAN  
TRAILSIDE WOODS SUBDIVISION  
NOBLESVILLE, INDIANA



- E EXISTING TREE TO REMAIN
- T TRANSPLANTED TREE
- P NEW 6' HIGH EVERGREEN TREE
- S NEW 2.5 DBH STREET PARKWAY TREES (SHADE TREE) - 96 PLANTED EVERY 40'-60'

PLANT SPECIES TO BE DETERMINED DURING FINAL DESIGN.

RAIN GARDENS TO BE PLANTED WITH A MIXTURE OF SHRUBS, WILDFLOWERS, DEEP ROOTED NATIVE SEDGES AND GRASSES.

SLATER RIDGE RESIDENTIAL SUBDIVISION (UNDER CONSTRUCTION)

1/21/15	PRELIM DEVT REVISIONS
12/26/14	PRELIM DEVT SUBMITTAL

C-108