

2300
(8)

ORDINANCE NO. 45-6-03

200300072860
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
07-24-2003 At 02:50 pm.
ORDINANCE 23.00

AN ORDINANCE TO AMEND THE ZONING ORDINANCE,
A PART OF THE MASTER PLAN OF THE CITY OF
NOBLESVILLE, HAMILTON COUNTY, INDIANA

This is an Ordinance (the "PUD Ordinance") amending the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended (the "Zoning Ordinance"):

WHEREAS, the Plan Commission of the City of Noblesville (the "Commission") has conducted a public hearing as required by law in regard to the application for approval of a preliminary development plan and this PUD Ordinance filed by Arbor Homes, LLC for the real estate (i) containing approximately 165.4 acres, legally described on Exhibit "A" hereto, and located in Noblesville Township, Noblesville, Indiana (the "Real Estate") and (ii) located within the Corporate Campus Park District set forth in Article 8 of the Zoning Ordinance (the "Corporate Campus Park District"); and

WHEREAS, the Commission has sent to the Common Council of the City of Noblesville, Indiana (the "Common Council") its recommendation adopted on the 16th day of June, 2003.

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the Zoning Ordinance and the zone map (the "Zone Map") corresponding to the Zoning Ordinance are hereby amended as follows:

SECTION 1. OVERALL CLASSIFICATION. The Real Estate is classified as Corporate Campus Park District Single Family Residential with an Overlay Subdistrict of Mixed Residential.

SECTION 2. ADDITIONAL EXHIBITS.

- A. Attached hereto and incorporated herein by reference as Exhibit "B", is the approved preliminary development plan (collectively, the "Preliminary Plan").
- B. Attached hereto and incorporated herein by reference as Exhibit "C", are development standards matrix and lot guidelines (collectively, the "Development Standards Matrix and Lot Guidelines").
- C. Attached hereto and incorporated herein by reference as Exhibit "D", are parking provisions and illustrations (collectively, the "Parking Provisions and Illustrations").
- D. Attached hereto and incorporated herein by reference as Exhibit "E", are buffer details (the "Buffer Details").
- E. Attached hereto and incorporated herein by reference as Exhibit "F", are open space provisions and illustrations (collectively, the "Open Space Provisions and Illustrations").
- F. Attached hereto and incorporated herein by reference as Exhibit G, are density and open space calculations (collectively, the "Density and Open Space Calculations").
- G. Attached hereto and incorporated herein by reference as Exhibit H, are additional streetscape provisions (collectively, the "Additional Streetscape Provisions").
- H. Attached hereto and incorporated herein by reference as Exhibit I, are elevations of residences the driveways and garages of which are accessed directly from a public street and not from lanes or alleys (the "Street Accessed Homes").
- I. Attached hereto and incorporated herein by reference as Exhibit "J" are elevations

of residences the driveways and garages of which are accessed directly from alleys or lanes and not directly from public streets (the "Lane Accessed Homes").

SECTION 3. ELEVATIONS. Elevations for the single family dwellings shall be as follows:

- A. The Elevations of Street Accessed Homes which were approved by the ARB, and which are approved by this PUD Ordinance, are attached hereto and incorporated herein by reference as Exhibit "T";
- B. Elevations of the Lane Accessed Homes which were approved by the ARB, and which are approved by this PUD Ordinance, are attached hereto and incorporated herein by reference as Exhibit "J" (the "Approved Lane Homes"). Lane Accessed Homes other than the Approved Lane Accessed Homes shall be permitted so long as (i) all such subsequently proposed Lane Accessed Homes shall be reviewed and approved by the ARB, and (ii) the architectural style and design of such subsequently proposed Lane Accessed Homes is consistent with the theme established by the Approved Lane Accessed Homes. A decision of the ARB disapproving any such subsequently proposed Lane Accessed Homes may be appealed to the Common Council; and
- C. All residences shall have a 12" overhang on all sides.

SECTION 4. PUD DEVELOPMENT STANDARDS. This PUD Ordinance and its exhibits permit variations from the development standards, specifications, guidelines, and/or requirements contained in the Corporate Campus Park District, including provisions permitting (i) fifteen (15) foot front yard set backs to the primary structure of the Lane Accessed Homes and ten (10) foot front yard set backs to the front porch on any Lane Accessed Home, (ii) front yard

set backs varying between twenty (20) feet and thirty (30) feet for Street Accessed Homes, (iii) zero (0) side yard set backs for Lane Accessed Homes, with a ten (10) foot minimum building separation between Lane Accessed Homes, (iv) a five (5) foot side yard set back for Street Accessed Homes, (v) a twenty (20) foot rear yard set back for Lane Accessed Homes, provided that Lane Accessed Homes shall be set back twenty-four (24) feet from the center of lanes on forty (40) foot lots, (vi) base lot widths shall be a minimum of forty (40) feet, fifty (50) feet, and sixty (60) feet as shown on the Preliminary Development Plan, (vii) minimum lot areas shall be four thousand four hundred (4,400) square feet for forty (40) foot lots, five thousand five hundred (5,500) square feet for fifty (50) foot lots, and six thousand six hundred (6,600) square feet for sixty (60) foot lots, and (viii) minimum residential floor area shall be one thousand (1,000) square feet. The development standards, specifications, guidelines, and/or requirements established by and specified in this PUD Ordinance and/or its exhibits supersede the development standards, specifications, guidelines, and/or requirements of the Zoning Ordinance and the Subdivision Control Ordinance of the City of Noblesville, Indiana (the Subdivision Control Ordinance); provided, however, that unless a development standard, specification, guideline, and/or requirement contained in the Zoning Ordinance or Subdivision Control Ordinance is varied, altered, or modified by this PUD Ordinance and/or its exhibits, then such development standard, specification, guideline, and/or requirement as specified in the Zoning Ordinance or Subdivision Control Ordinance shall apply. Further, (i) all lighting and curbing shall be as required by the Zoning Ordinance, and (ii) all mail boxes will be as required by the U.S. Postmaster.

SECTION 5. PROCEDURES. The following procedures shall apply:

A. The Department shall determine whether final plans including, without limitation, building elevations, site plans, and landscape plans, are in substantial conformance with what has been approved by the ARB and by the Common Council in this PUD Ordinance.

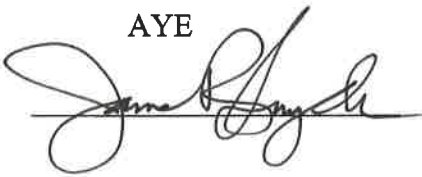
B. Any decision of the Department can be appealed to the ARB. Any decision of the ARB can be appealed to the Common Council.

UPON MOTION DULY MADE AND SECONDED, THIS PUD ORDINANCE WAS FULLY PASSED BY THE MEMBERS OF THE COMMON COUNCIL THIS 15th DAY OF July, 2003.

COMMON COUNCIL, CITY OF NOBLESVILLE

BY: AYE

NAY



James Snyder

Alan Hinds

Laurie Hurst

Jack Martin

Dale Snelling

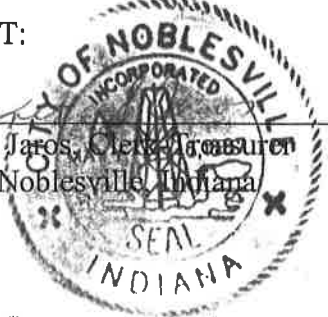
Rex Dillinger

Terry L. Busby Terry Busby

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 15th day of July, 2003.


Dennis R. Redick, Mayor,
City of Noblesville, Indiana

ATTEST:

The seal of the City of Noblesville, Indiana, is a circular emblem. It features a central shield with a landscape scene, including a sun, a river, and a bridge. The words "CITY OF NOBLESVILLE" are arched across the top, "INCORPORATED" is written below the shield, and "SEAL INDIANA" is arched across the bottom. There are decorative stars on either side of the shield.

Janet S. Jaros, Clerk-Treasurer
City of Noblesville, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law
NELSON & FRANKENBERGER
3021 East 98th Street, Suite 220
Indianapolis, IN 46280

ALL EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE
CLERK-TREASURER'S OFFICE, 135 S. 9TH STREET, NOBLESVILLE, INDIANA.

LAND DESCRIPTION

Part of the East Half of the Northwest Quarter, part of the West Half of the Northeast Quarter, part of the Northeast Quarter of the Southwest Quarter and part of the North Half of the Southeast Quarter all being in Section 16, Township 18 North, Range 5 East, Noblesville Township, Hamilton County, Indiana, described as follows:

Commencing at a stone marking the Northwest corner of the East Half of the Northwest Quarter of said Section 16; thence South 00 degrees 09 minutes 28 seconds East along the West Line of the East Half of said Northwest Quarter Section a distance of 1590.73 feet to the **Point of Beginning** (said point also being the Southwest corner of a tract of land described in Deed Book 326, Page 415 as recorded in the Office of the Recorder of Hamilton County, Indiana); thence North 89 degrees 47 minutes 48 seconds East along the south line of said tract of land a distance of 168.00 feet to the southeast corner thereof; thence North 00 degrees 09 minutes 28 seconds West, parallel with the west line of said East Half, also being along the east lines of tracts of land described in Deed Book 326, page 415, Deed Book 91, page 229 and Instrument #200200064379 in said Recorder's Office, a distance of 768.29 feet to the south line of a tract of land conveyed to the State of Indiana as described in Instrument #9709702028 in said Recorder's Office; thence next 3 courses being along the south and east lines of said tract of land: 1) South 70 degrees 42 minutes 59 seconds East a distance of 46.56 feet; 2) South 76 degrees 50 minutes 21 seconds East a distance of 323.37 feet; 3) North 19 degrees 17 minutes 01 seconds East a distance of 19.00 feet to the centerline of State Road 238; thence next 2 courses being along said centerline: 1) South 70 degrees 34 minutes 48 seconds East a distance of 848.76 feet; 2) South 70 degrees 21 minutes 13 seconds East a distance of 448.53 feet to a northeasterly corner of a tract of land described in Instrument #9709740572 (Parcel #2) in said Recorder's Office; thence next 2 courses being along the east and north lines of said tract of land; 1) South 00 degrees 07 minutes 47 seconds East, parallel with the west line of the West Half of said Northeast Quarter, a distance of 466.73 feet to a 5/8 inch rebar with cap found; 2) North 89 degrees 52 minutes 28 seconds East a distance of 319.78 feet to a 5/8 inch rebar with cap found at the northeast corner of said Parcel #2; thence continue North 89 degrees 52 minutes 28 seconds East a distance of 3.37 feet to the West line of a tract of land described in Instrument #9709740573 in said Recorder's Office; thence North 00 degrees 09 minutes 59 seconds West along the West line of said tract of land a distance of 348.57 feet to the centerline of State Road 238; thence South 69 degrees 35 minutes 47 seconds East along the said centerline a distance of 627.83 feet to the East Line of the West Half of the said Northeast Quarter Section; thence South 00 degrees 06 minutes 29 seconds East along the said East Line a distance of 984.82 feet to the South Line of the said Northeast Quarter Section; thence North 89 degrees 38 minutes 50 seconds East along the said South Line a distance of 163.50 feet to the east line of the North Half of 10 acres off of the west side of the East Half of the Southeast Quarter of Section 16, Township 18 North, Range 5 East as described in Instrument #2002-00064380 in said Recorder's Office; thence South 00 degrees 02 minutes 39 seconds East along said east line a distance of 1332.07 feet to the South Line of the North Half of the Southeast Quarter of said Section 16; thence South 89 degrees 45 minutes 32 seconds West along said South Line a distance of 1494.08 feet to the Southwest corner of said North Half (also being the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 16); thence South 89 degrees 46 minutes 48 seconds West along the South Line of the Northeast Quarter of the Southwest Quarter of said Section 16 a distance of 949.49 feet to the southeast corner of a tract of land as

described in Instrument #200200081703 as recorded in said Recorder's Office; thence North 00 degrees 02 minutes 29 seconds West along the east line of said tract of land a distance of 516.60 feet to the northeast corner thereof; thence South 89 degrees 46 minutes 48 seconds West along the north line of said tract of land and also along the north line of a tract of land as described in Instrument #200200081704 in said Recorder's Office a distance of 381.17 feet to the northwest corner thereof (said point also being on the West Line of the Northeast Quarter of the Southwest Quarter of said Section 16); thence North 00 degrees 16 minutes 14 seconds West along said West Line a distance of 809.48 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 16 (also being the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 16); thence North 00 degrees 09 minutes 28 seconds West along the West Line of the Southeast Quarter of the Northwest Quarter of said Section 16 a distance of 1072.75 feet to the **Point of Beginning**, containing 165.408 acres, more or less.

R:\4K\4505\001\DOCS\OVERALLDESC

MARCH 4, 2003 EDG

REVISED MARCH 12, 2003 EDG

**CITY OF NOBLESVILLE,
INDIANA**

WATERMAN FARMS

**PUD ORDINANCE
NUMBER 45-6-03**

PUD ORDINANCE NUMBER 45-6-03

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II. EXHIBIT LIST

- Exhibit A - Legal Description
- Exhibit B - Preliminary Development Plans
- Exhibit C - Development Standards Matrix and Lot Guidelines
- Exhibit D - Parking Provisions and Illustrations
- Exhibit E - Buffer Details
- Exhibit F - Open Space Provisions and Illustrations
- Exhibit G - Density and Open Space Calculations
- Exhibit H - Additional Streetscape Provisions
- Exhibit I - Elevations of residences the garages of which are accessed directly from the street and not from lanes or alleys ("Street Accessed Homes")
- Exhibit J - Elevations of residences the garages of which are accessed directly from alleys or lanes and not directly from streets ("Lane Accessed Homes")

WATERMAN FARMS



EXHIBIT B

PROJECT SUMMARY	
TOTAL LOTS =	653
GROSS LOT DENSITY - Lots/Acres =	3.94 Lots per Acre±
NET LOT DENSITY - Lots/Acres =	4.29 Lots per Acre±
TOTAL LAKE AREA =	7.74 Acres±
TOTAL RIGHT OF WAY AREA =	5.58 Acres±
TOTAL COMMON OPEN SPACE AREA =	31.27 Acres±
TOTAL AREAS =	165.40 Acres±

PRELIMINARY DEVELOPMENT PLAN for WATERMAN FARMS

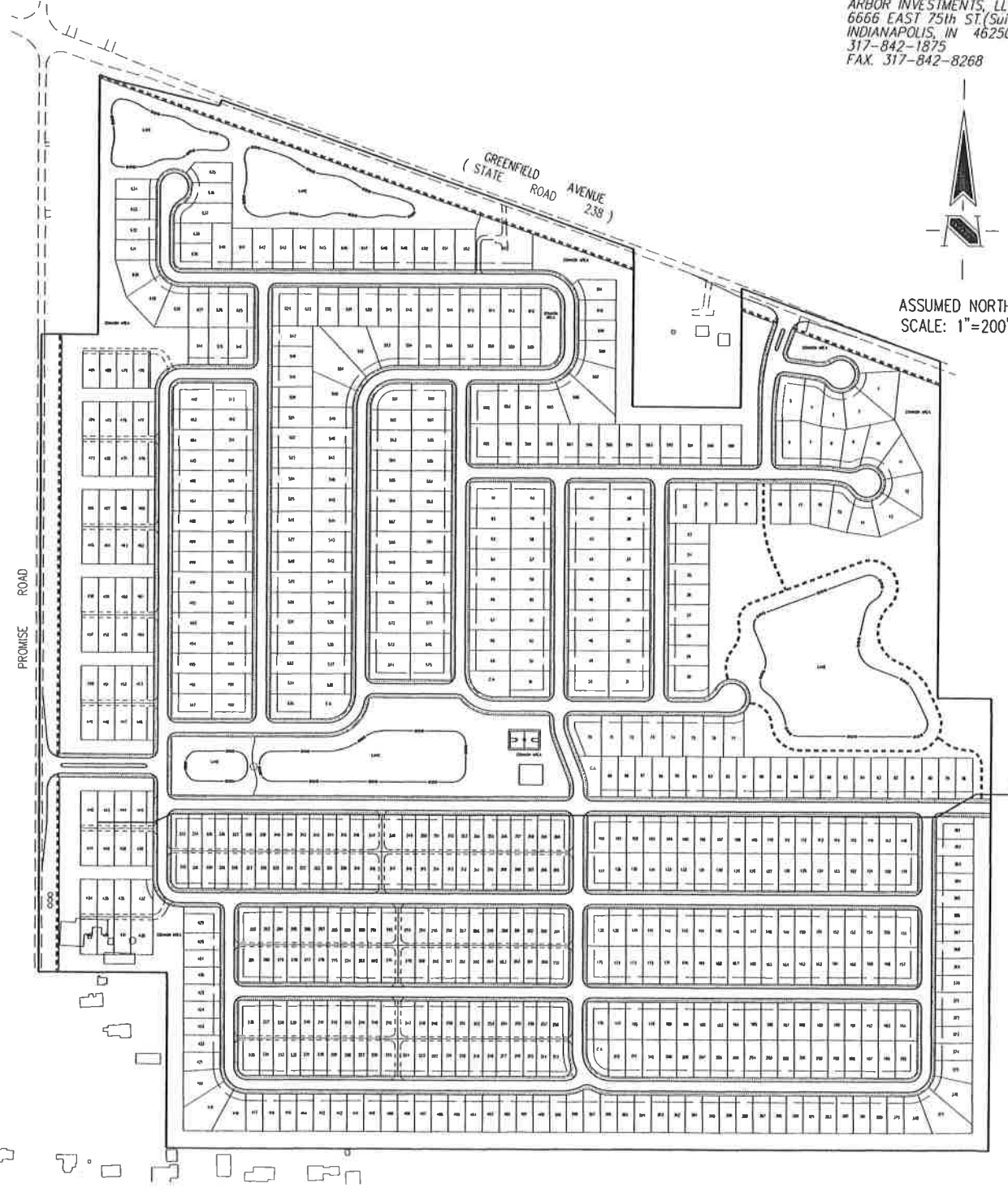
NOBLESVILLE, INDIANA
CCPD ZONING

DEVELOPER:
ARBOR INVESTMENTS, LLC
6666 EAST 75th ST. (Suite 400)
INDIANAPOLIS, IN 46250
317-842-1875
FAX: 317-842-8268

OWNER:
ARBOR INVESTMENTS, LLC
6666 EAST 75th ST. (Suite 400)
INDIANAPOLIS, IN 46250
317-842-1875
FAX: 317-842-8268



AREA MAP
SCALE: 1" = 2000'



INDEX	
SHEET No.	DESCRIPTION
101	OVERALL PRELIMINARY DEVELOPMENT PLAN
102-103	PRELIMINARY DEVELOPMENT PLAN

LAND DESCRIPTION

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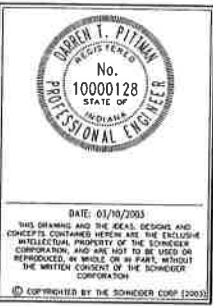
Commencing at a stone marking the Northwest corner of the East Half of the Northwest Quarter of said Section 16; thence South 00 degrees 09 minutes 28 seconds East along the West Line of the East Half of said Northwest Quarter Section a distance of 1590.73 feet to the Point of Beginning (said point also being the Southwest corner of a tract of land described in Deed Book 326, Page 415 as recorded in the Office of the Recorder of Hamilton County, Indiana); thence North 83 degrees 47 minutes 48 seconds East along the south line of said tract of land a distance of 168.00 feet to the southeast corner thereof; thence North 00 degrees 09 minutes 28 seconds West, parallel with the west line of said East Half, also being along the east lines of tracts of land described in Deed Book 326, page 415, Deed Book 91, page 229 and Instrument #200200064379 in said Recorder's Office, a distance of 768.29 feet to the south line of a tract of land conveyed to the State of Indiana as described in Instrument #9709702028 in said Recorder's Office; thence next 3 courses being along the south and east lines of said tract of land: 1) South 70 degrees 42 minutes 59 seconds East a distance of 46.56 feet; 2) South 76 degrees 50 minutes 21 seconds East a distance of 323.37 feet; 3) North 19 degrees 17 minutes 01 seconds East a distance of 19.00 feet to the centerline of State Road 238; thence next 2 courses being along said centerline: 1) South 70 degrees 34 minutes 48 seconds East a distance of 848.76 feet; 2) South 70 degrees 21 minutes 13 seconds East a distance of 448.53 feet to a northeasterly corner of a tract of land described in Instrument #9709740572 (Parcel #2) in said Recorder's Office; thence next 2 courses being along the east and north lines of said tract of land: 1) South 00 degrees 07 minutes 47 seconds East, parallel with the west line of the West Half of said Northeast Quarter, a distance of 466.73 feet to a 5/8 inch rebar with cap found; 2) North 89 degrees 52 minutes 28 seconds East a distance of 319.78 feet to a 5/8 inch rebar with cap found at the northeast corner of said Parcel #2; thence continue North 89 degrees 52 minutes 28 seconds East a distance of 3.84 feet to the West line of a tract of land described in Instrument #9709740573 in said Recorder's Office; thence North 00 degrees 08 minutes 06 seconds West along the West line of said tract of land a distance of 348.32 feet to the centerline of State Road 238; thence South 69 degrees 35 minutes 47 seconds East along the said centerline a distance of 627.12 feet to the East Line of the West Half of the said Northeast Quarter Section; thence South 00 degrees 06 minutes 29 seconds East along the said East Line a distance of 984.82 feet to the South Line of the said Northeast Quarter Section; thence North 89 degrees 38 minutes 50 seconds East along the said South Line a distance of 163.50 feet to the east line of the North Half of 10 acres off of the west side of the East Half of the Southeast Quarter of Section 16, Township 18 North, Range 5 East as described in Instrument #2002-00064380 in said Recorder's Office; thence South 00 degrees 02 minutes 39 seconds East along said east line a distance of 1332.07 feet to the South Line of the North Half of the Southeast Quarter of said Section 16; thence South 89 degrees 45 minutes 32 seconds West along said South Line a distance of 1494.08 feet to the Southwest corner of said North Half (also being the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 16); thence South 89 degrees 46 minutes 48 seconds West along the South Line of the Northeast Quarter of the Southwest Quarter of said Section 16 a distance of 949.49 feet to the southeast corner of a tract of land as described in Instrument #200200081703 as recorded in said Recorder's Office; thence North 00 degrees 02 minutes 29 seconds West along the east line of said tract of land a distance of 516.60 feet to the northeast corner thereof; thence South 89 degrees 46 minutes 48 seconds West along the north line of said tract of land and also along the north line of a tract of land as described in Instrument #200200081704 in said Recorder's Office a distance of 381.17 feet to the northwest corner thereof (said point also being on the West Line of the Northeast Quarter of the Southwest Quarter of said Section 16); thence North 00 degrees 16 minutes 14 seconds West along said West Line a distance of 809.48 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 16 (also being the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 16); thence North 00 degrees 09 minutes 28 seconds West along the West Line of the Southwest Quarter of the Northwest Quarter of said Section 16 a distance of 1072.75 feet to the Point of Beginning, containing 165.404 acres, more or less.

UTILITIES - NOBLESVILLE

- | | |
|--|---|
| Gas
Indiana Gas Company
15900 Millbrook Road
Noblesville, Indiana 46060
(317)776-5534 | Electric
Cinergy (PSI)
100 South Mill Creek Road
Noblesville, Indiana 46060
(317)776-5316 |
| Water
Indiana-American Water Co.
835 Wayne Street
Noblesville, Indiana 46060
(317)773-2497 | Storm Sewer
City of Noblesville
Dept. of Engineering
14701 Cumberland Rd. (Suite 300)
Noblesville, Indiana 46060
(317)776-6330 |
| Telephone
Ameritech
5858 North College
Indianapolis, Indiana 46220
1-800-382-5544 | Streets
City of Noblesville
Dept. of Engineering
14701 Cumberland Rd. (Suite 300)
Noblesville, Indiana 46060
(317)776-6330 |
| Cable Television
Insight Communications Co.
15229 Stony Creek Way
Noblesville, Indiana 46060
(317)776-0660 | Fiber Optic
McLeod USA
8400 C Street SW
PO Box 3177
Cedar Rapids, IA 52406
(317) 697-2663 Steve |

Utility Locations: within Indiana 1-800-382-5544
outside Indiana 1-800-428-5200

Note:
The nature, size and location of utilities are per plans and locations provided by the respective utility companies. The above list constitutes a summary of the utility companies which may provide service in the area of, and adjacent to, the subject project. Based upon the information available through such plans and locations, and any incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.



Schneider

THE SCHNEIDER CORPORATION
Historic Earl Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7300
www.schneidercorp.com

Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS • LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

WATERMAN FARMS

HAMILTON COUNTY, NOBLESVILLE, INDIANA

ARBOR HOMES, LLC
6666 EAST 75th STREET, (Suite 400), INDIANAPOLIS, INDIANA 46250

DATE: 03/10/2003	PROJECT NO.: 4505.001
DRAWN BY: TSC	CHECKED BY:
SHEET TITLE: OVERALL PRELIMINARY DEVELOPMENT PLAN	
DRAWING FILES: File: R:\V\4505\001\DWG\101	
Ref: R:\V\4505\001\DWG\101\DWG\101.dwg	
Ref: R:\V\4505\001\DWG\101\DWG\101.dwg	
Ref: R:\V\4505\001\DWG\101\DWG\101.dwg	
Ref: R:\V\4505\001\DWG\101\DWG\101.dwg	
SHEET NO:	

DEVELOPMENT SUMMARY

No. OF LOTS - 653
TOTAL AREA - 165.40 Ac.±
GROSS DENSITY - 3.94 LOTS/ACRE±
NET DENSITY - 4.29 LOTS/ACRE±

GENERAL NOTES:

1. OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT, PER PUD ORDINANCE.
2. OUTDOOR LIGHTING SHALL BE SPECIFIED BY PUD ORDINANCE.
3. NO BILLBOARD OR INTERNALLY LIGHTED SIGNS SHALL BE PERMITTED. OUTDOOR SIGNS ONLY ARE TO BE USED.
4. SIGNAGE WILL BE LOCATED AT THE ENTRANCES TO THE DEVELOPMENT. ALL SIGNAGE SHALL CONFORM TO THE REGULATIONS SET FORTH IN THE PUD ORDINANCE.
5. LANDSCAPE PLAN FOR PROJECT PER PUD ORDINANCE.
6. EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED AS PER THE HENDRICKS COUNTY STORM DRAINAGE, EROSION AND SEDIMENT CONTROL ORDINANCE.
7. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.

BENCH MARK

BM - "HSE19" HSE DISK IN CONCRETE ON THE NORTH SIDE OF PLANTANA ENTRANCE FROM CUMBERLAND ROAD. 36.5 FEET NORTH OF A CUT "X" IN THE SIDEWALK ALONG PLANTANA BOULEVARD, 46.5 FEET EAST OF A CUT "X" IN AN ASPHALT PATH ALONG CUMBERLAND ROAD AND 8 FEET SOUTHWEST OF ENTRANCE WALL.
ELEVATION = 822.36 (NAVD 1988)

BM - "HSE16" HSE DISK IN CONCRETE AT THE SOUTH END OF THE ENTRANCE MEDIAN TO SWEET BRIAR FROM 131ST STREET. 1.2 FEET NORTH OF THE BACK OF CURB.
ELEVATION = 825.65 (NAVD 1988)

TBM 1 - BOAT SPIKE SET ON THE SOUTH SIDE OF POWER POLE #101 861687 AT THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 819.39 (NAVD 1988)

TBM 2 - BOAT SPIKE SET ON THE SOUTH SIDE OF POWER POLE #070 569 AT THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 238 AND PROMISE ROAD ON THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 825.60 (NAVD 1988)

TBM 3 - RAILROAD SPIKE SET ON THE WEST SIDE OF POWER POLE #070 511 ON THE EAST SIDE OF PROMISE ROAD AT THE ADDRESS OF 14898 PROMISE ROAD AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 836.05 (NAVD 1988)

UTILITIES - NOBLESVILLE

Gas
Indiana Gas Company
15900 Allisonville Road
Noblesville, Indiana 46060
(317)776-5534

Water
Indiana-American Water Co.
835 Wayne Street
Noblesville, Indiana 46060
(317)773-2497

Telephone
Ameritech
5858 North College
Indianapolis, Indiana 46220
1-800-382-5544

Cable Television
Insight Communications Co.
15229 Stony Creek Way
Noblesville, Indiana 46060
(317)776-0660

Electric
Cinergy (PSI)
100 South Mill Creek Road
Noblesville, Indiana 46060
(317)776-5316

Storm Sewer
City of Noblesville
Dept. of Engineering
14701 Cumberland Rd. (Suite 300)
Noblesville, Indiana 46060
(317)776-6330

Streets
City of Noblesville
Dept. of Engineering
14701 Cumberland Rd. (Suite 300)
Noblesville, Indiana 46060
(317)776-6330

Fiber Optic
McLeod USA
6400 C Street SW
PO Box 3177
Cedar Rapids, IA 52406
(317) 697-2863 Steve

ASSUMED NORTH
SCALE: 1"=100'



PER INDIANA STATE LAW 15-59-1991
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



DATE: 03/10/2003
THIS DRAWING AND THE IDEAS, DESIGN AND
CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE
INTELLECTUAL PROPERTY OF THE SCHNEIDER
CORPORATION AND ARE NOT TO BE USED OR
REPRODUCED, IN WHOLE OR IN PART, WITHOUT
THE WRITTEN CONSENT OF THE SCHNEIDER
CORPORATION.

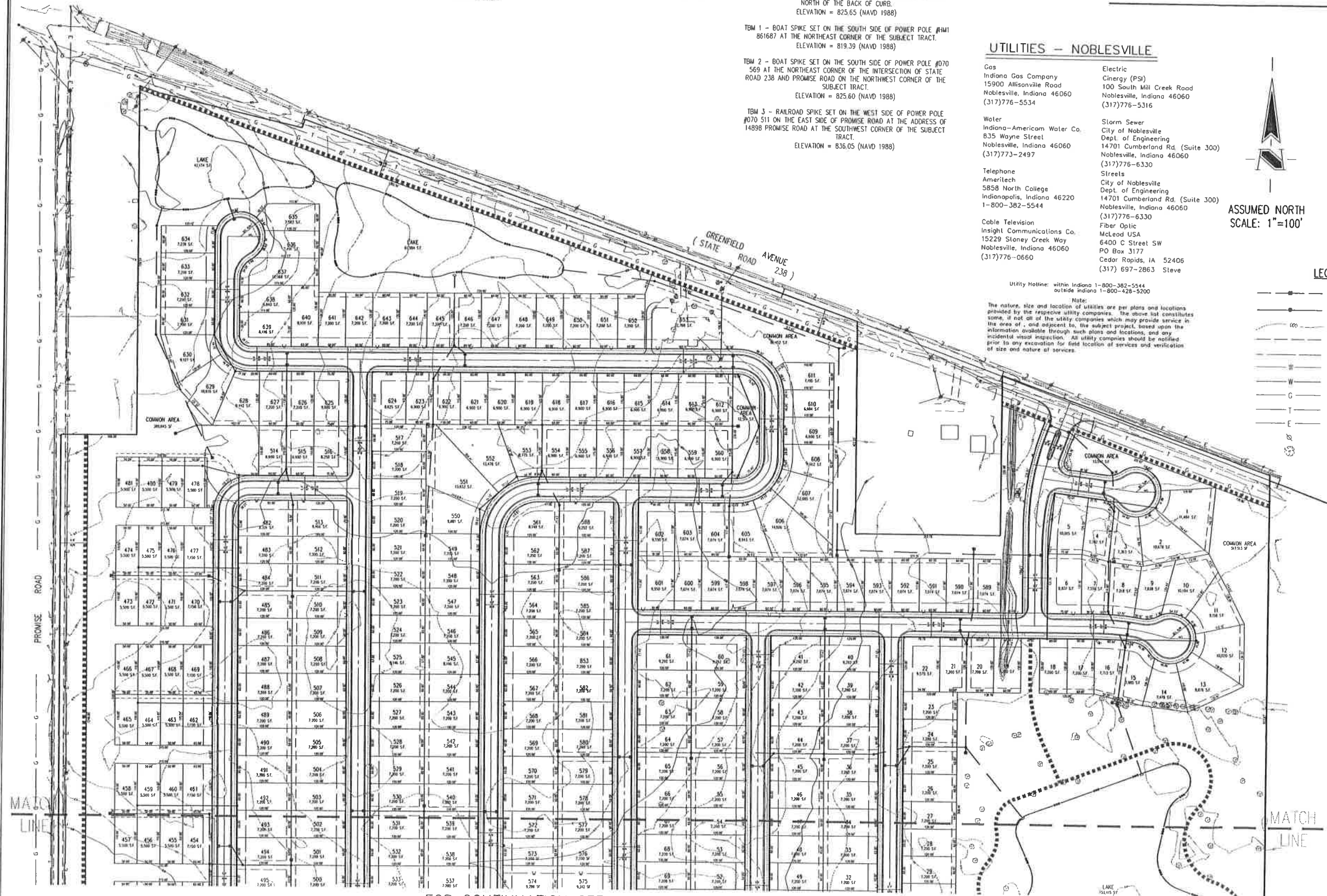


THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7300
www.schneidercorp.com

Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS + IIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

**WATERMAN
FARMS**
HAMILTON COUNTY, NOBLESVILLE, INDIANA
ARBOR HOMES, LLC
6660 EAST 75th STREET, (Suite 400), INDIANAPOLIS, INDIANA 46250

DATE: 03/10/2003 PROJECT NO: 4505.001
DRAWN BY: TSC CHECKED BY:
SHEET NO: PRELIMINARY DEVELOPMENT PLAN
DRAWING FILES: R:\4505\001\DWG\4505.001.dwg
Z:\4505\001\DWG\4505.001.dwg
Z:\4505\001\DWG\4505.001.dwg
Z:\4505\001\DWG\4505.001.dwg
SHEET NO: 102



FOR CONTINUATION SEE SHEET 103

BENCH MARK

BM - "HSE19" HSE DISK IN CONCRETE ON THE NORTH SIDE OF PLANTANA ENTRANCE FROM CUMBERLAND ROAD. 36.5 FEET NORTH OF A CUT "X" IN THE SIDEWALK ALONG PLANTANA BOULEVARD, 46.5 FEET EAST OF A CUT "X" IN AN ASPHALT PATH ALONG CUMBERLAND ROAD AND 8 FEET SOUTHWEST OF ENTRANCE WALL.
ELEVATION = 822.36 (NAVD 1988)

BM - "HSE16" HSE DISK IN CONCRETE AT THE SOUTH END OF THE ENTRANCE MEDIAN TO SWEET BRIAR FROM 131ST STREET. 1.2 FEET NORTH OF THE BACK OF CURB.
ELEVATION = 825.65 (NAVD 1988)

TBM 1 - BOAT SPIKE SET ON THE SOUTH SIDE OF POWER POLE #111 861687 AT THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 819.39 (NAVD 1988)

TBM 2 - BOAT SPIKE SET ON THE SOUTH SIDE OF POWER POLE #070 569 AT THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 238 AND PROMISE ROAD ON THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 825.60 (NAVD 1988)

TBM 3 - RAILROAD SPIKE SET ON THE WEST SIDE OF POWER POLE #070 511 ON THE EAST SIDE OF PROMISE ROAD AT THE ADDRESS OF 14898 PROMISE ROAD AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 836.05 (NAVD 1988)

UTILITIES - NOBLESVILLE

Gas
Indiana Gas Company
15900 Aliquippa Road
Noblesville, Indiana 46060
(317)776-5534

Water
Indiana-American Water Co.
835 Wayne Street
Noblesville, Indiana 46060
(317)773-2497

Electric (PSE)
100 South Hill Creek Road
Noblesville, Indiana 46060
(317)776-5316

Storm Sewer
City of Noblesville
Dept. of Engineering
14701 Cumberland Rd. (Suite 300)
Noblesville, Indiana 46060
(317)776-6330

Telephone
Ameritech
2626 North College
Noblesville, Indiana 46220
1-800-382-5544

Cable Television
Insight Communications Co.
15229 Stony Creek Way
Noblesville, Indiana 46060
(317)776-0660

Streets
City of Noblesville
Dept. of Engineering
14701 Cumberland Rd. (Suite 300)
Noblesville, Indiana 46060
(317)776-6330

Fiber Optic
MCI WorldNet
6400 C Street SW
PO Box 3177
Cedar Rapids, IA 52406
(317) 697-2863 Steve

Utility Hotline within Indiana 1-800-382-5544
Outside Indiana 1-800-428-5200

Note:
The nature, size and location of utilities are per plans and locations provided by the respective utility companies. The above list constitutes same, if not all of the utility companies which may provide service in the area of, and adjacent to, the subject project. Based upon the information available through such plans and locations, and any incidental minor inspection. All utility companies should be notified prior to any excavation for final location of services and verification of size and nature of services.

DEVELOPMENT SUMMARY

No. OF LOTS - 653
TOTAL AREA - 165.40 Ac.±
GROSS DENSITY - 3.94 LOTS/ACRE±
NET DENSITY - 4.29 LOTS/ACRE±

GENERAL NOTES:

1. OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT, PER PUD ORDINANCE.
2. OUTDOOR LIGHTING SHALL BE SPECIFIED BY PUD ORDINANCE.
3. NO BILLBOARD OR INTERNALLY LIGHTED SIGNS SHALL BE PERMITTED. GROUND SIGNS ONLY ARE TO BE USED.
4. SIGNAGE WILL BE LOCATED AT THE ENTRANCES TO THE DEVELOPMENT. ALL SIGNAGE SHALL CONFORM TO THE REGULATIONS SET FORTH IN THE PUD ORDINANCE.
5. LANDSCAPE PLAN FOR PROJECT PER PUD ORDINANCE.
6. EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED AS PER THE HENRIKSON COUNTY STORM DRAINAGE, EROSION AND SEDIMENT CONTROL ORDINANCE.
7. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.

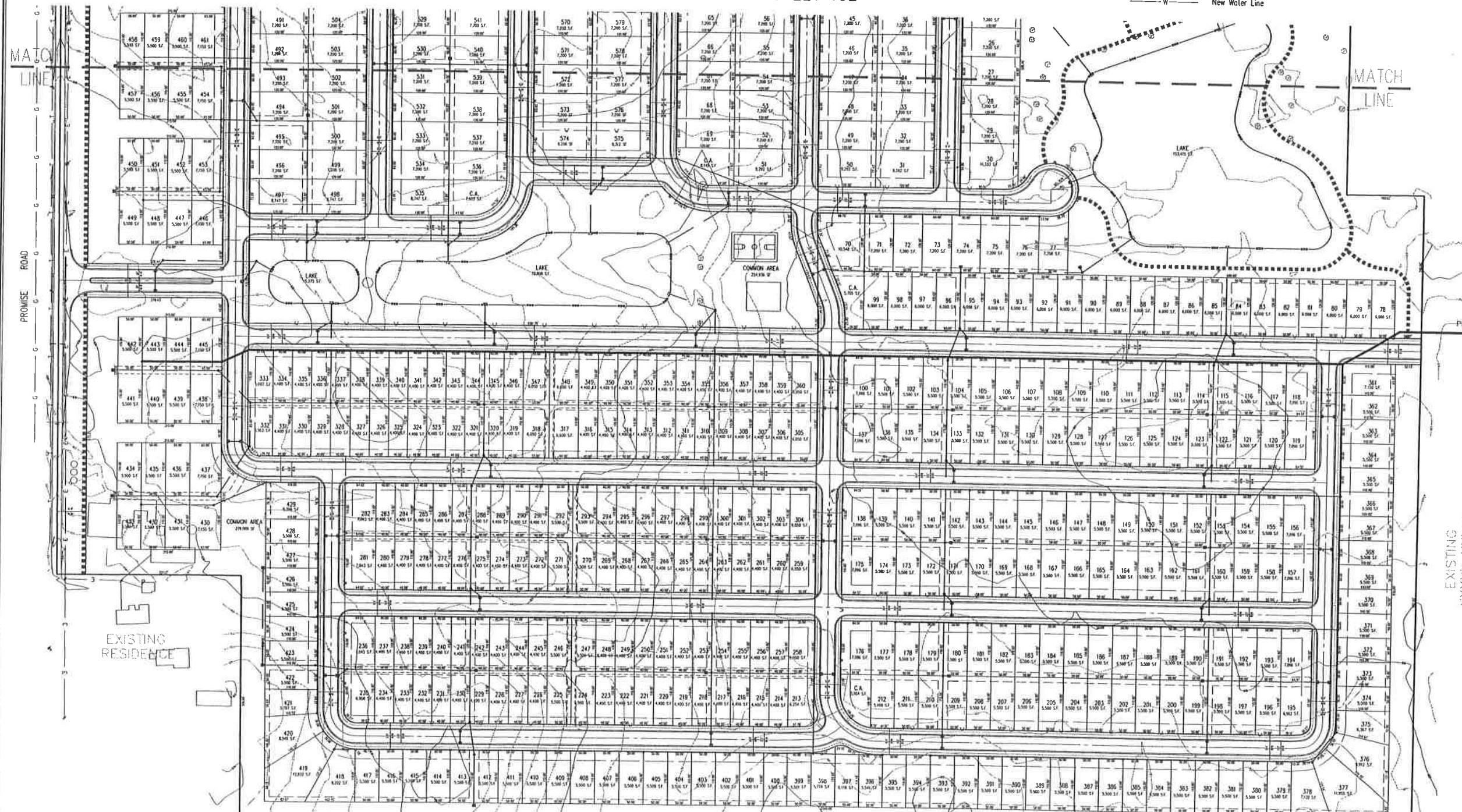
PRELIMINARY DEVELOPMENT PLAN for WATERMAN FARMS



- LEGEND**
- New Storm Sewer
 - New Sanitary Sewer
 - Existing Contour
 - Utility & Drainage Esm'l.
 - Building Setback Line
 - Existing Water Line
 - New Water Line
 - Existing Gas Line
 - Existing Telephone Line
 - Existing Electric Line
 - Existing Utility Pole
 - Existing Trees

ASSUMED NORTH
SCALE: 1"=100'

FOR CONTINUATION SEE SHEET 102



WATERMAN FARMS
HAMILTON COUNTY, NOBLESVILLE, INDIANA
ARBOR HOMES, LLC
6666 EAST 75th STREET, (Suite 400), INDIANAPOLIS, INDIANA 46250

DATE: 03/10/2003 PROJECT NO: 4505.001
DRAWN BY: TSC CHECKED BY:
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
DRAWING FILES:
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Residential Development Standards Matrix

Waterman Farms

Development Standards

Development Standards Matrix, Waterman Farms Planned Development							
	Maximum Number of Units	Minimum Lot Width	Minimum Lot Area	Minimum Setbacks			Maximum Building Height
				Front	Side	Rear	
Lane Accessed Homes	200	40'	4,400	10 ft to porch & 15 ft to front of residence.	0' per side, 10" between buildings	24 ft from centerline of lane	35 ft
Street Accessed Homes on 50' wide lots	204	50'	5,500	20 ft- 25 ft*	5' per side, 10' between buildings	20 ft	35 ft
Street Accessed Homes on 60' wide lots	249	60'	6,600	20 ft – 30 ft*	5' per side, 10' between buildings	20 ft	35 ft

*Staggered setbacks will be achieved by ranging the minimum setbacks for specific lots (see Additional Streetscape Standards).

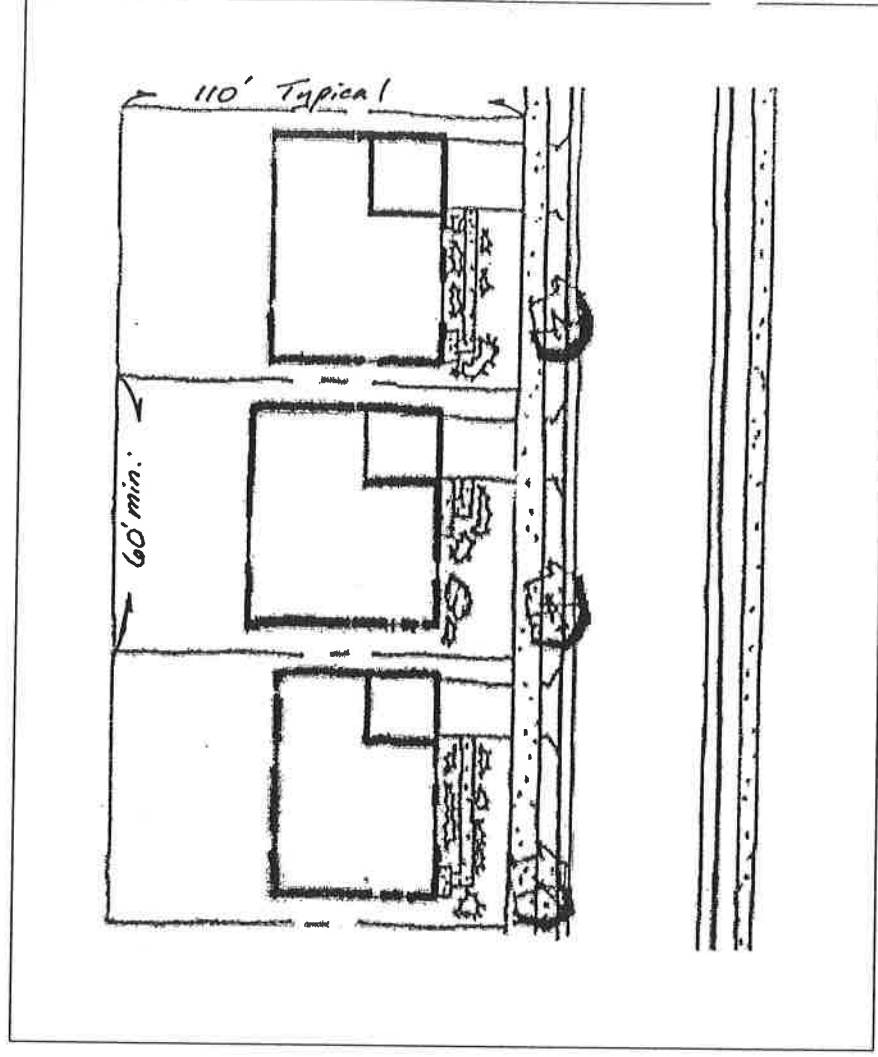
Residential Lot Design Guidelines – Street Accessed Homes - 60' Lots

Waterman Farms

Arbor 60.

Lot Standards - Street Accessed Homes

1. Minimum Lot Width – 60 feet
2. Minimum Setbacks
 - a. Front – 20 feet – 30 feet varied
 - b. Side – 5 feet per side, 10 feet separation between buildings
 - c. Rear – 20 feet
3. Maximum Building Height – 35-feet
4. Minimum Home Size – 1000 sq ft.
5. Garage Standards – Garage doors shall not exceed 33% of the façade of the home.



House Plans & Square footage		
Maple	1017	Hickory 1637
Sycamore	1202	Magnolia 1677
Cypress	1256	Poplar 1704
Elm	1274	Rosewood II 1795
Rosewood	1327	Hawthorn 2027
Ashton	1356	Aspen 2128
Oakwood	1386	Acacia 2510
Cedar	1590	Sequoia 2604

The Acacia and Sequoia plans will not be used as models and will be restricted to no more than 10% of the homes constructed on the 50' and 60' lots. This would provide a maximum combined total of 45.

Residential Lot Design Guidelines

Waterman Farms

Development Standards

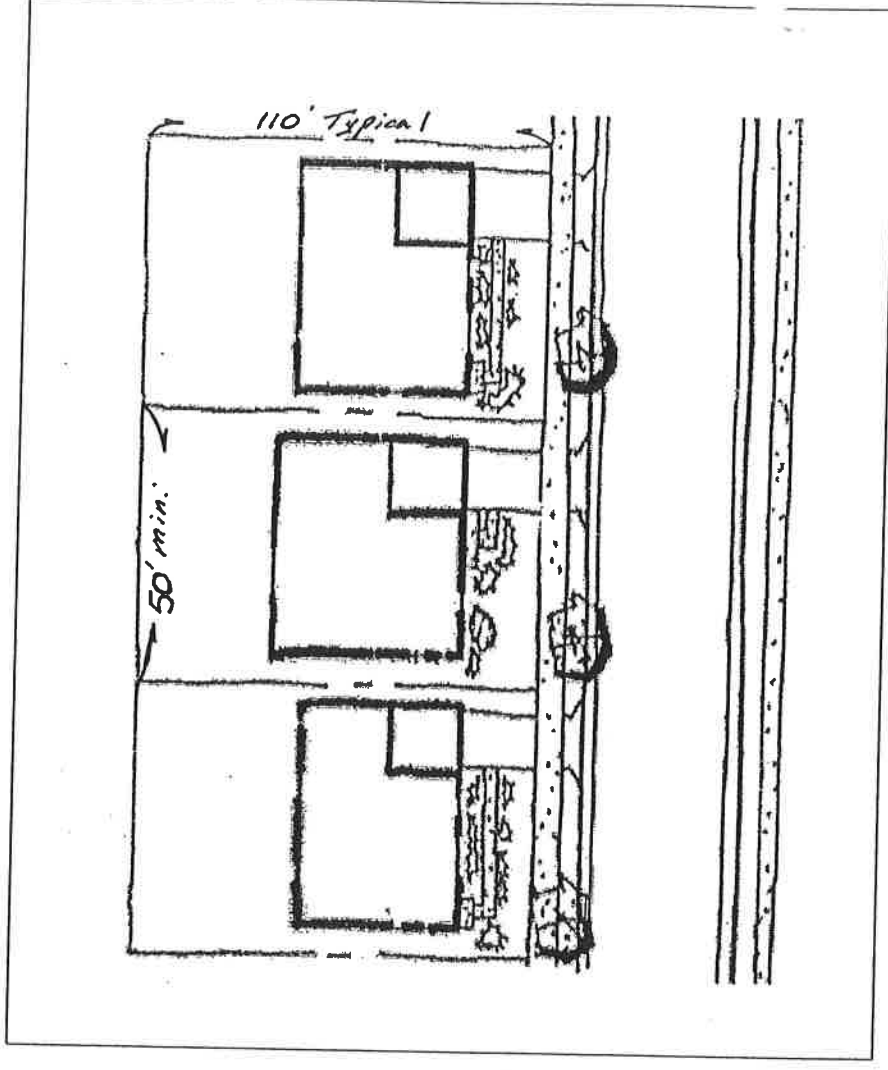
Arbor 50.

Lot Standards

1. Minimum Lot Width – 50 feet
2. Minimum Setbacks
 - a. Front – 20 feet – 30 feet varied
 - b. Side – 5 feet per side, 10 feet separation between buildings
 - c. Rear – 20 feet
3. Maximum Building Height – 35 feet
4. Minimum Home Size – 1000 sq ft
5. Garage Standards – Garage doors shall not exceed 33% of the façade of the home. One-car garages shall be permitted in this development

House Plans & Square Footage

Maple	1017	Hickory	1637
Sycamore	1202	Magnolia	1677
Cypress	1256	Poplar	1704
Elm	1274	Rosewood II	1795
Rosewood	1327	Hawthorn	2027
Ashton	1356	Aspen	2128
Oakwood	1386	Sequoia	2604



The Acacia and Sequoia plans will not be used as models and will be restricted to no more than 10% of the homes constructed on the 50' and 60' lots. This would provide a maximum combined total of 45.

Residential Lot Design Guidelines – Lane Accessed Homes

Waterman Farms

Development Standards

Arbor 40.

Lot Standards – For Lane Accessed Homes

1. Minimum Lot Width – 40 feet
2. Minimum Setbacks
 - d. Front – 10 feet to porch and 15 feet to front of residence
 - e. Side – 0 feet per side, 10 feet separation between buildings
 - f. Rear – 24 feet from centerline of lane
3. Maximum Building Height – 35 feet
4. Minimum Home Size – 1000 sq ft
5. Garage Standards – Garages shall face the rear of the home and shall be accessed by privately owned and maintained lanes with 12' width of pavement for one-way traffic.

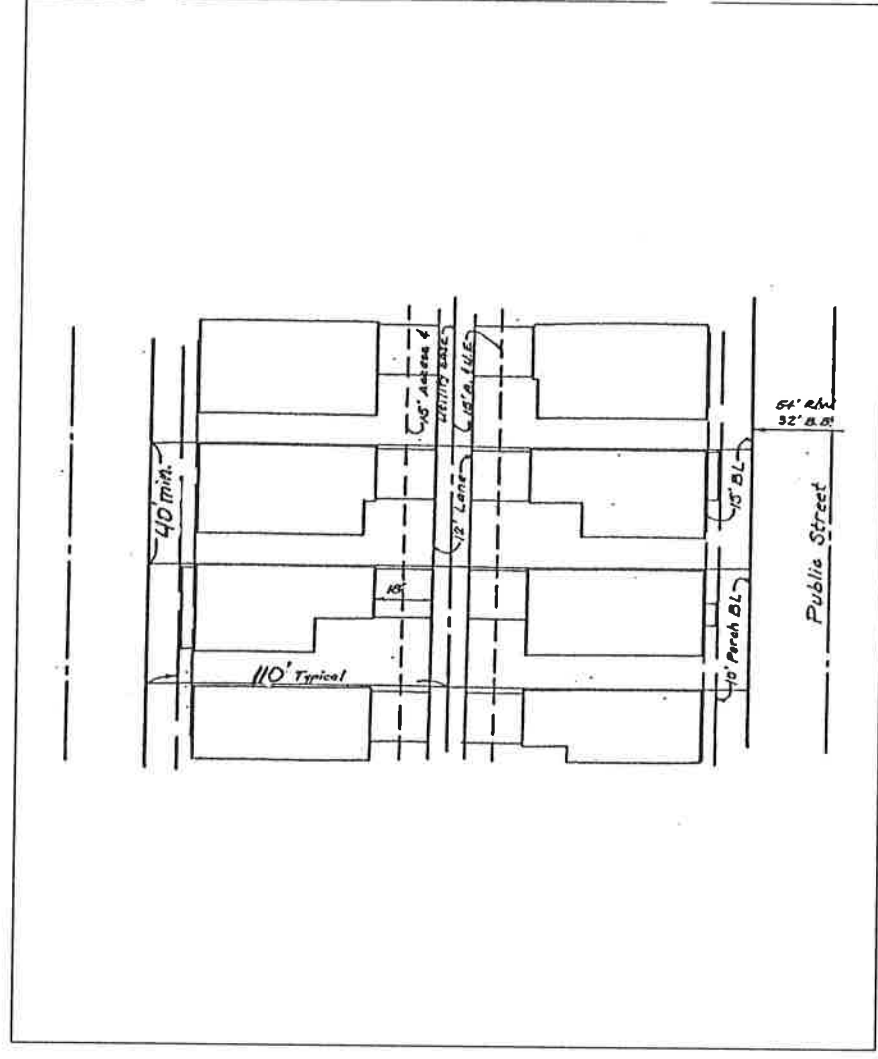
Architectural Standards for rear load garage homes

All residences will have a 12 inch overhang on all sides.

Various brick options will be offered on each of the elevations attached for the buyer to select.

A minimum of three sides of the home will have a window or door provided.

The front façade windows will feature shutters painted in primary colors that contrast with the dominant siding color.



Parking

Lane Accessed Homes

- Driveways on the homes shall be a minimum of 18' in length.
- On-street Parking shall be provided on one side of all internal streets within these sections of the development (for a rate of approximately 2 spaces/lot).

Street Accessed Homes

- The product has two-car garages, with driveways a minimum of 17' in width. On-street Parking shall be provided on one side of all internal streets within these sections of the development (for a rate of approximately 2 spaces/lot).

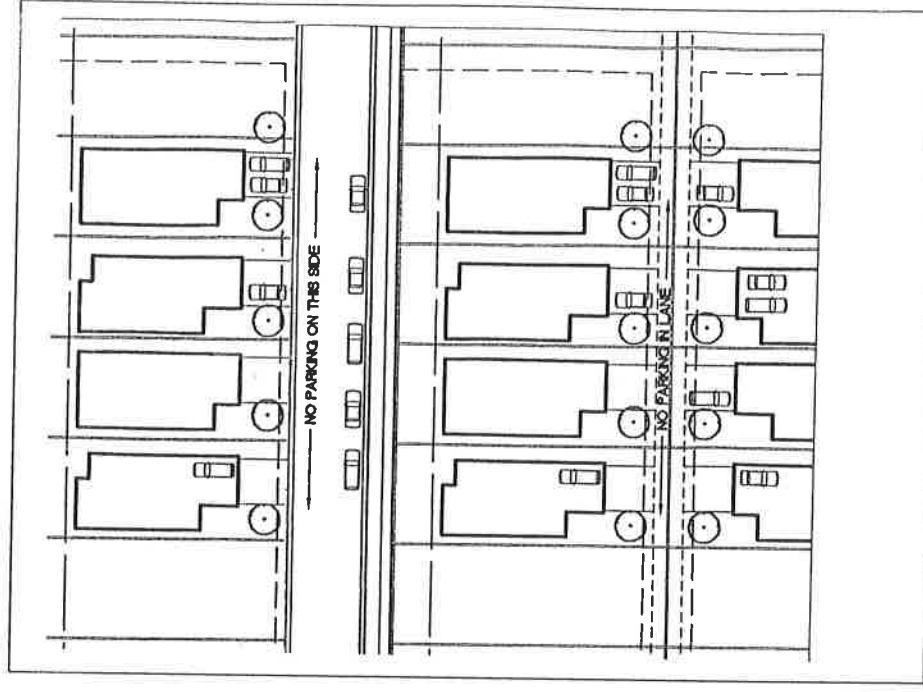


Illustration of the parking provided for homes in Waterman Farms

Perimeter Buffers and Entrances

- Perimeter buffering for the residential portion of the site will be provided by a 50' minimum common area/open space. Spruce trees, shade trees, ornamentals and shrubs to be varied throughout the buffer will be installed by the developer within the perimeter buffer at interval as shown on the landscape/buffer details. Where applicable, existing tree lines will be preserved and used as additional perimeter buffering.

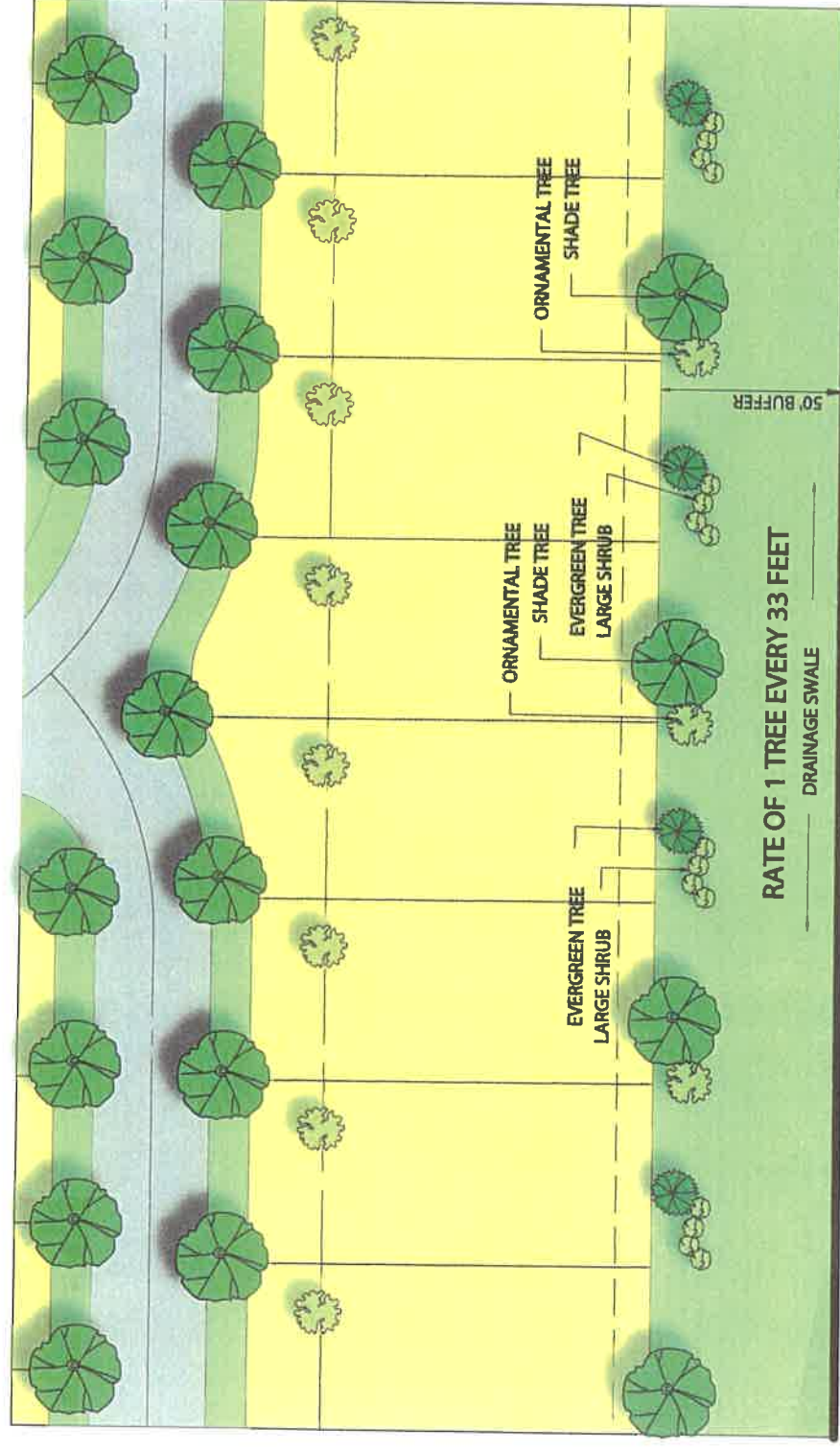
Additional Perimeter Buffering:

Promise Road and Greenfield Avenue: The perimeter segments of Waterman Farms that are adjacent Promise Road and Greenfield Avenue will receive additional buffering treatment. The common area/open space depth will vary with an average depth of 50'. A rolling 4'-5' earthen berm at a 3:1 slope will be installed by the developer which will be supplemented with landscaping as shown on the landscape/buffer details. The use of earthen berming will be limited to the portions of the Promise Road and Greenfield Avenue buffers that are not adjacent to the ponds within the development (see Perimeter Buffer Detail 4).



Landscape Buffer Detail 1: Office/Residential Buffer (typical 200' Section)

NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance.

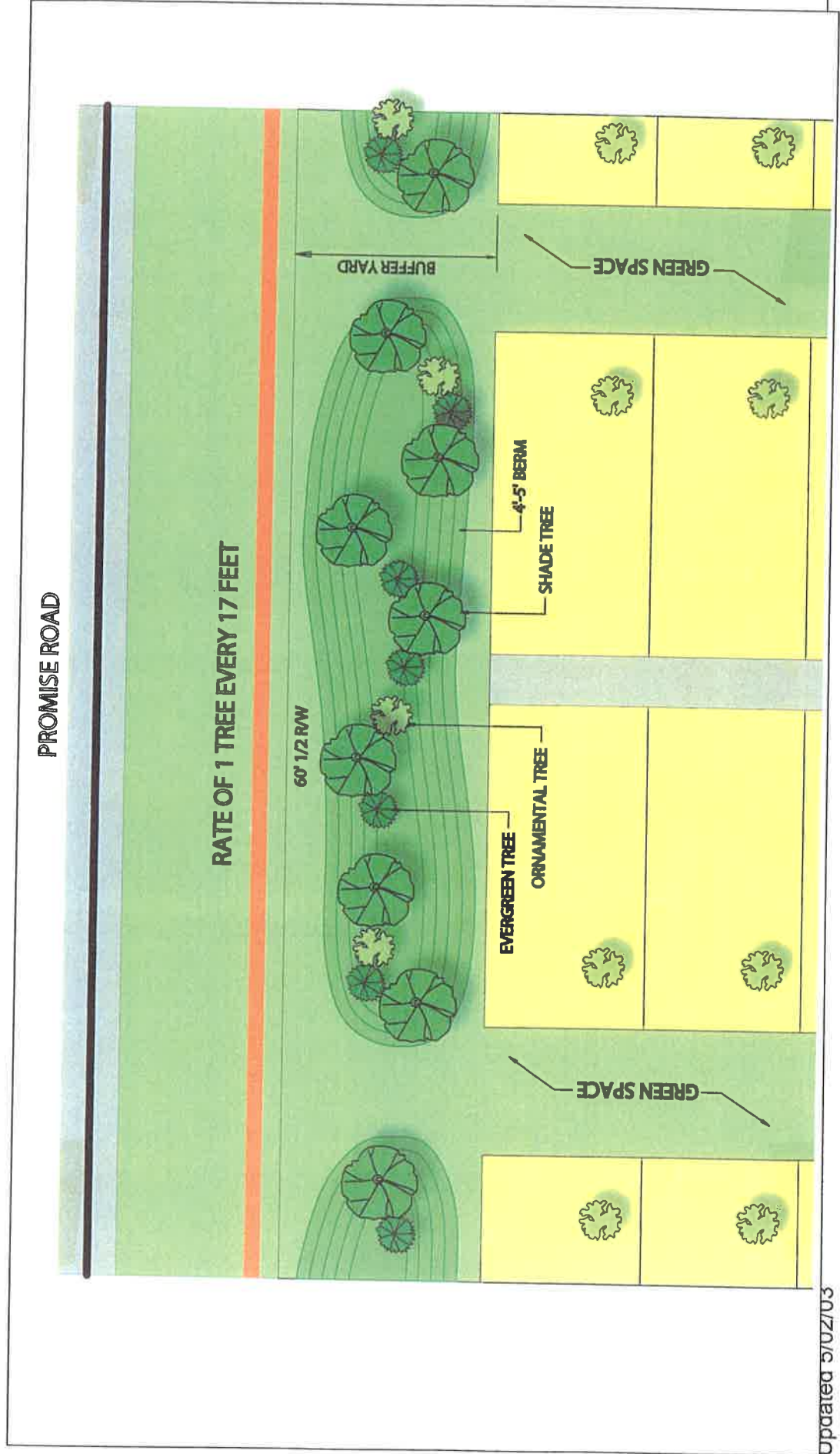


Waterman Farms

Development Standards

Landscape Buffer/Mound Detail 2: Promise and Greenfield Avenue (typical 200' Section)

NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance.



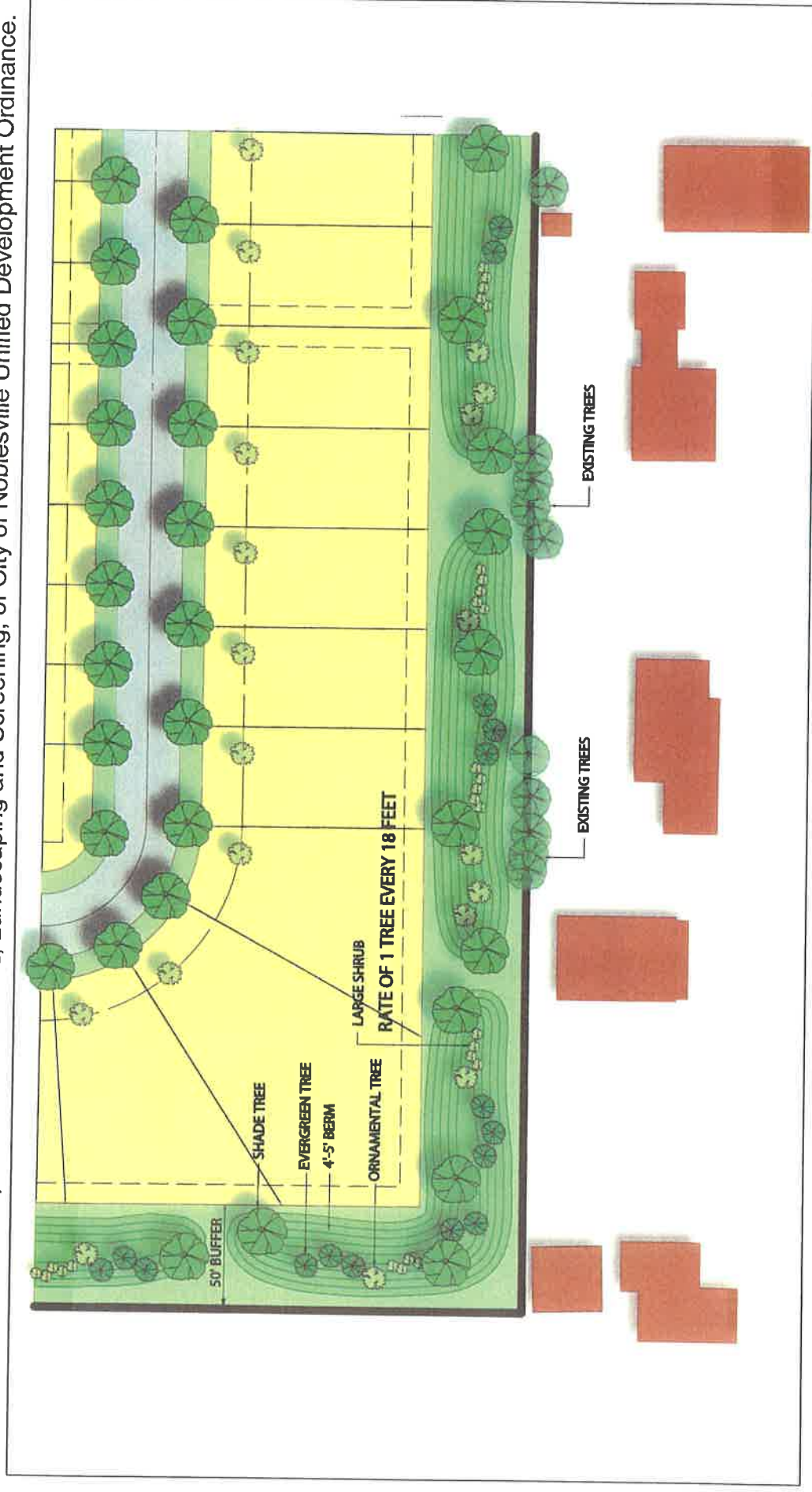
Landscape Buffer/Mound South Detail 3: Property Line with Adjacent Residence

Waterman Farms

Development Standards

(typical 200' Section)

NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance.



Landscape Buffer/Detail 4: at Ponds (typical 200' Section)

Waterman Farms Development Standards

NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance

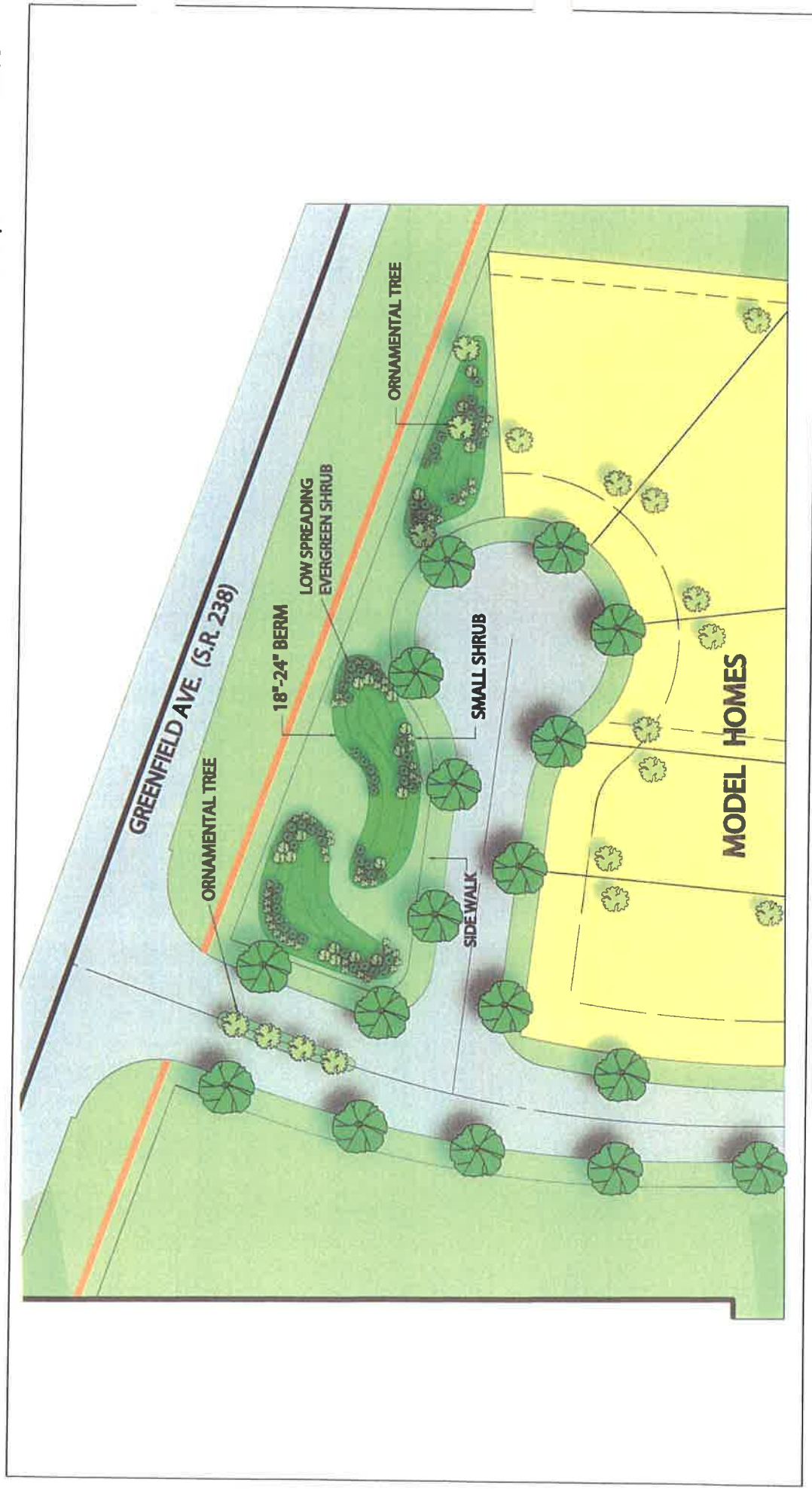


Landscape Buffer/Mound Detail 5: at Entrance

Waterman Farms

Development Standards

NOTE: All plant sizes are pursuant to Article 12, Landscaping and Screening, of City of Noblesville Unified Development Ordinance



Updated 5/02/03

Common Area/Open Space

- With the addition of the fountains, benches, and overlook structure that are incorporated with the lakes of Waterman Farms, the acreage of the lakes and the area of land that surrounds them are part of the usable open space for this Planned Development.

1. Tree Preservation. Area
2. Gazebo and Path Connection
3. Sidewalk Adjacent to Park
4. Fountain
5. Playground/Open Space
6. Fitness Walking Trail



Residential Common Area/Open Space (cont'd) Playground/Amenity Area

Waterman Farms

Development Standards



Community Amenities

Community amenities will include: picnic shelter with tables and outdoor grills, hard surface basketball court, multi-use commercial playground, integrated community bike and jogging trail and at the option of the developer, either (i) a gated pool house with changing rooms, swimming pool with fenced deck area and children's wading pool, or (ii) one or more selected alternative active amenities such as soccer field, play field, tennis court, etc.

Residential Common Area/Open Space (cont'd)

Waterman Farms

Development Standards

The Corporate Campus Land Use and Subdistricts Map illustrate a potential hike/bike trail extending through the location of this Planned Development. The colored lines demonstrate where this trail will be accommodated within this site. The red lines represent trail improvements of an 8' wide asphalt surface.

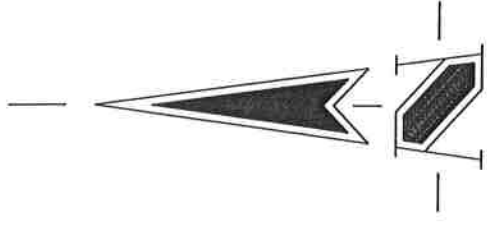


This Planned Development proposes to preserve several acres of wooded open space. The images above demonstrate how such an amenity may be successfully integrated into a development, creating a beautiful destination for community residences.

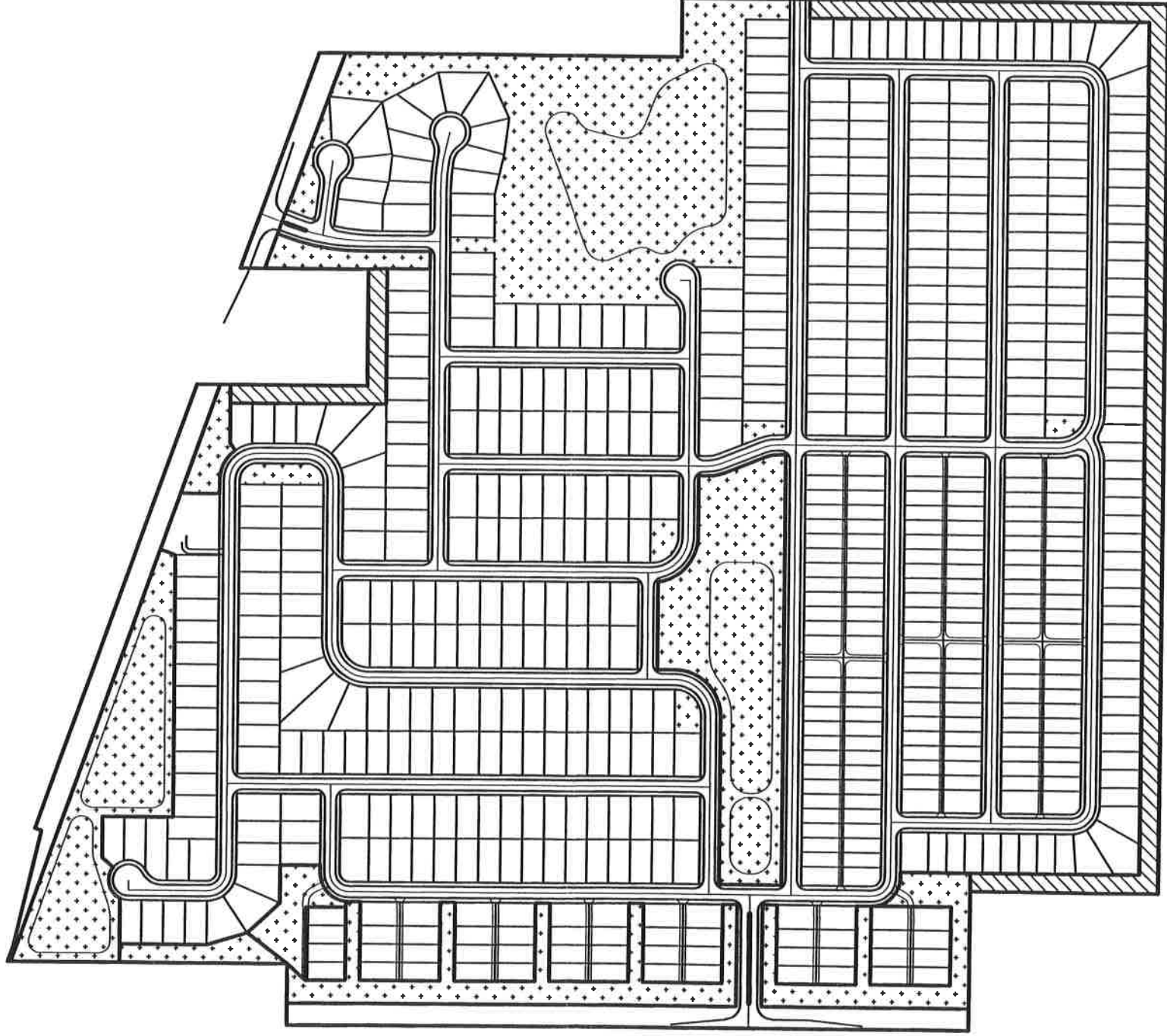


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ASSUMED NORTH
SCALE: 1" = 400'



GROSS AREA = 165.40 AC +/-

NET AREA = 159.82 AC. +/-



USABLE COMMON AREA = 25.91 AC. +/-

PERCENTAGE OF COMMON AREA PER GROSS ACRES = 16.77%

PERCENTAGE OF COMMON AREA PER NET ACRES = 19.57%



NON-USABLE COMMON AREA = 5.36 AC. +/-

WATERMAN FARMS

Rev.6/20/03

Single Family			
Total Area	165.40 Ac.		
Total Area less R/W	159.82 Ac.		
Total Units	653		
		Open Space	
Common Area	31.27 Ac.	Gross	Net
Total Useable C.A.	25.91 Ac.	16.77%	19.57%
Ponds	7.74 Ac.		
Unusable Common Area	5.36 Ac		
Density			
Right of Way	5.58 Ac.		
Total Pond Area	7.74 Ac		
Gross Density	3.94		
Net Density	4.29		

Additional Residential Streetscape Commitments

Waterman Farms

Development Standards

1. Standards for Uniform Streetlights, Mailboxes, Fencing and Sidewalks
 - a. Decorative "Acorn" style streetlights shall be used throughout the development.
 - b. Mailboxes shall be provided in the lanes where lanes are provided. Uniform mailboxes on one side of street. Street numbers shall be provided on the front of all homes.
 - c. Fencing: No fencing shall be installed on any Lot without the prior approval of the Architectural Control Committee of the Home Owner's Association.
 - d. Sidewalks shall be provided on both sides of all streets in accordance with the Noblesville Unified Development Code.
2. Street Trees and Landscape Package:
 - a. Street trees: Street trees shall be provided between the curb and sidewalk in accordance with the City of Noblesville Street Tree Ordinance. Street trees shall be provided at a rate of one per lot or a maximum of every 40 to 60 feet. Pursuant to the Street Tree Ordinance, street trees shall be a minimum of 2" caliper.
 - b. Lane Accessed Homes: One shade tree shall be located in the rear yard, which tree shall be a minimum of 2" caliper pursuant to Article 12, Landscaping and Screening, of the City of Noblesville Unified Development Ordinance. Ten (10) shrubs shall be located along the front of the home and along 6-feet of the non-zero setback side of the home, shrubs shall be a minimum of 24" in height pursuant to Article 12. One Additional front yard tree will be planted within the utility easement behind the right of way pending the approval of the Noblesville Engineering Department and the appropriate utility companies occupying the easements.
 - c. Street Accessed Homes on 50' Lots: One (1) shade tree shall be located in the front yard, which shall be a minimum of 2 1/2" caliper pursuant to Article 12. Ten (10) shrubs shall be located along the front home and along 6-feet of the side of the home opposite the garage; shrubs shall be a minimum of 24" in height pursuant to Article 12. In addition one (1) shade tree shall be located in the rear yard, which shall be a minimum of 2 1/2" caliper pursuant to Article 12.
 - d. Street Accessed Homes on 60' Lots: Two (2) shade trees shall be located in the front yard, which shall be a minimum of 2 1/2" caliper pursuant to Article 12. Ten (10) shrubs shall be located along the front home and along 6-feet of the side of the home opposite the garage; shrubs shall be a minimum of 24" in height pursuant to Article 12. In addition one (1) shade tree shall be located in the rear yard, which shall be a minimum of 2 1/2" caliper pursuant to Article 12.

Additional Residential Streetscape Commitments (cont'd)

Waterman Farms

Development Standards

3. Street Standards:

- a. Right-of-way shall be dedicated for Promise and Greenfield Avenue. The amount and location of right-of-way and the design of the streets shall be subject to the Master Plan and Ordinances of the City of Noblesville and the interpretation of the City Engineer.
- b. Curves in the interior streets of Waterman Farms shall be constructed with a minimum centerline radius of 50-feet.
- c. All lanes shall be private drives. One-way lanes shall have a minimum of 12' of pavement. Cross-alleys shall have a minimum of 16' of pavement for two-way traffic.

4. Additional Standards:

- a. No exterior walls that face a public street shall be blank (without a window or door). Any rear or side exterior wall facing a public street shall receive the special standards for corner lots as explained in the following section.
- b. Only one (1) model of each product type used by the builder for marketing purposes may be constructed in an all vinyl exterior. The others shall have a range of brick, per the elevations approved by the ARB.
- c. The foundation exposure for each residence shall not exceed six (6) inches.

Additional Residential Streetscape Commitments (cont'd)

Waterman Farms

Development Standards

Special Standards for Corner Lots

40' and 50' (see Illustration A – Blue lots)

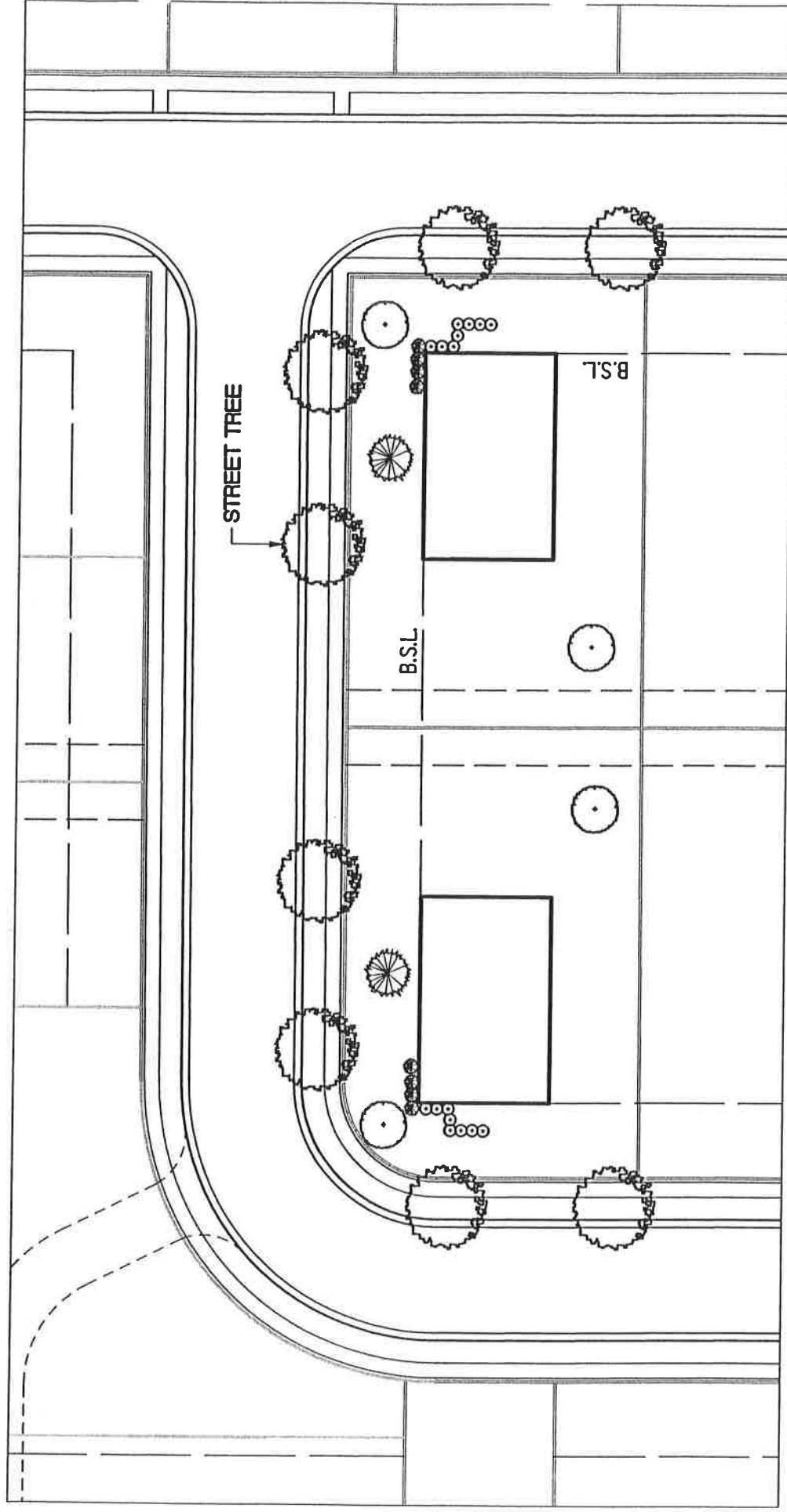
- All corner lots will include a second landscape package in the side yard for one (1) large (8') evergreen tree and 4 additional shrubs, in addition to the street trees.
- Both the front yard and the side yard which is exposed to the street will be sodded.
- A total of four (4) street trees will be planted in the right-of-way on each lot.
- The driveway will be handed in the opposite side from the corner.



Additional Residential Streetscape Commitments (cont'd)

Waterman Farms

Development Standards



Updated 5/02/03

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EXHIBIT I

Elevations of Street Accessed Homes

NOTE: The Elevations of Street Accessed Homes were too voluminous to include in this packet and, as such, were separately filed with the Noblesville Department of Planning and Development and identified as the Street Accessed Homes, Exhibit I to the Waterman Farms Planned Unit Development Ordinance No. 45-6-03.

EXHIBIT J

Elevations of Lane Accessed Homes

NOTE: The Elevations of Lane Accessed Homes were too voluminous to include in this packet and, as such, were separately filed with the Noblesville Department of Planning and Development and identified as the Lane Accessed Homes, Exhibit J to the Waterman Farms Planned Unit Development Ordinance No. 45-6-03.