



Common Council

Agenda Item

Cover Sheet

MEETING DATE: April 23, 2024

- ☐ Previously Discussed Ordinance
- ☐ Proposed Development Presentation
- ☒ New Ordinance for Discussion
- ☐ Miscellaneous
- ☐ Transfer

ITEM or ORDINANCE: #17-04-24

PRESENTED BY: Joyceann Yelton, Attorney Jim Shinaver

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets

ORDINANCE NO. 17-04-24

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, AND
THE NOBLE WEST PD ORDINANCE AND ALL AMENDMENTS THERETO,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

Document Cross Reference No. 2022053599

WHEREAS, the Common Council of the City of Noblesville, Hamilton County, Indiana, (the “Common Council”) on the 14th day of January 2003, adopted the Noble West PD Ordinance as Ordinance Number 59-12-02 and the Noble West Ordinance was recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 2003-00008624; and

WHEREAS, the Common Council on the 10th day of June 2003, as Ordinance Number 37-5-03, adopted an Amended and Restated Ordinance Number 59-12-02 and the Amended and Restated Ordinance Number 59-12-02 was recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 2003-00058881, as amended (the “Noble West PD”); and

WHEREAS, this Ordinance (the “Noble West PD – 2023 Multi-Family Area 2 PD Amendment Ordinance” which is also referred to herein as “this Ordinance”) amends (i) the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the “UDO”) enacted by the City of Noblesville, Indiana (the “City”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended and (ii) the Noble West PD; and

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on Application Number LEGP 0158-2023 at its April 15, 2024 meeting, as required by law, in regard to the application concerning amendments to the Noble West PD as it pertains to certain property described in **Exhibit A** attached hereto (the “Real Estate” which is also referred to herein as the “District”) and the adoption of an amended preliminary development plan to be known, collectively with attached Exhibits, as the “Noble West PD - 2023 Multi-Family Area 2 Preliminary Development Plan”, as further described in Section 3 below (the “Preliminary Development Plan”); and

WHEREAS, the Plan Commission has sent a **Favorable Recommendation** for adoption of said amendment with a vote of nine (9) AYES and zero (0) NAYS to the Common Council;

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that it adopts this Noble West PD - 2023 Multi-Family Area 2 PD Amendment Ordinance as an amendment to the Noble West PD including all zoning commitments and all amendments thereto, the UDO and the Official City of Noblesville Zoning Map, as follows:

Section 1. Applicability of Ordinance.

- A. The Location Plan of the Noble West PD is amended to designate the portion of the Real Estate identified as Retail Area on **Exhibit B** (the “Location/Area Plan”) as Retail Area per the terms of the Noblesville West PD, unless otherwise amended by this Ordinance. All portions of the Real Estate not identified as Retail Area shall remain subject to the Multi-Family Area standards of the Noble West PD, unless otherwise amended by this Ordinance. These areas include the area identified as Townhome Area and Multi-Family Area on **Exhibit B**, (the “Townhome Area”) and (the “Multi-Family Area”) respectively, as further regulated by the terms of this Ordinance.
- B. Development of the Real Estate shall be governed entirely by (i) the provisions of this Ordinance and its exhibits, (ii) those provisions of the UDO applicable to the Noble West PD, and (iii) the Noble West PD, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the “Governing Standards”). The Governing Standards shall be as provided in Section 2 thru Section 11 of this Ordinance.
- C. All provisions and representations of the UDO and Noble West PD 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.

Section 2. Permitted Uses.

- A. All uses as permitted in the Noble West PD, as applicable by Area, shall be permitted, except as modified below:
 - 1. Multi-Family Area: The permitted and maximum number of Dwelling Units in the Multi-Family Area shall not exceed two hundred and eighty-four (284).
 - 2. Townhome Area: Only Townhome Dwellings shall be permitted in the Townhome Area and the permitted and maximum number of Dwelling Units in the Townhome Area shall not exceed one hundred and fifty (150).
 - 3. Retail Area:
 - a. All Uses permitted in the Planned Business (PB) Zoning District of the UDO shall be permitted, except (i) the following Uses and (ii) the Uses included on **Exhibit I** of this Ordinance, which shall be prohibited within the Retail Area:
 - i. Automobile Fuel Station,
 - ii. Automobile Sales including Service and Storage,
 - iii. Automobile Service and Repair (Indoor), and
 - iv. Marine Craft Sales, Repair, and Service.
 - b. The maximum square footage provisions of Section 6.3 the Noble West PD shall not apply to the Retail Area, rather the maximum

square footage of Gross Floor Area for Uses with the Retail Area shall be thirty thousand (30,000) square feet.

- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

Section 3. **Preliminary Development Plan.**

- A. A full sized, scaled Preliminary Development Plan is on file with the City's Planning and Development Department with a revision date of March 28, 2024. What is attached hereto as **Exhibit C** is a general representation of the full sized plans and **Exhibit C**, together with the full sized plans, shall be collectively referred to as the "Preliminary Development Plan".
- B. The Preliminary Development Plan is hereby incorporated herein 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/waivers from the Governing Standards.
- C. Preliminary Development Plan approval shall be satisfied for the Real Estate by the approval of the Preliminary Development Plan included as **Exhibit C**.
- D. Detailed Development Plan approval as required under Section 11 of this Ordinance shall be required prior to the issuance of an improvement location permit or the construction of any building(s) within all three (3) Areas on the Location Plan.

Section 4. **Bulk Standards.** The bulk requirements of the Noble West PD applicable to the Real Estate including, but not limited to, (i) Section 7 and any amendments thereto and (ii) **Exhibit G** of the Noble West PD, shall be modified and superseded by the below:

- A. Townhome Area and Multi-Family Area Bulk Requirements Table:

Requirements	Townhome Area	Multi-Family Area
Minimum Lot Area per Dwelling	1,400 sq. ft./unit	Not applicable
Minimum Lot Width	20 ft. per dwelling unit	Not applicable
Maximum Building Height	37 ft.	56 ft.
Minimum Front Yard Setback	10 ft. 40 ft. along Hazel Dell	40 ft. 0 ft. private drive and 10 ft. internal street
Minimum Side Yard Setback (separation between buildings)	15 ft.	20 ft.
Minimum Rear Yard Setback	20 ft. as measured from back of Alley curb	20 ft. 5 ft. for Accessory Structure
Floor Area Ratio shall not exceed:	Not applicable	Not applicable
Minimum Floor Area (per dwelling unit)	1,400 sq. ft.	*600 sq. ft.
Maximum Lot Coverage	Not applicable	Not applicable

* As many as 12 units may have a minimum floor area of 515 square feet.

B. Retail Area Bulk Requirements: The requirements applicable to the Retail Area included in Section 7.2 of the Noble West PD shall apply to the Retail Area as illustrated on **Exhibit B**, except as modified below or elsewhere in this Ordinance:

1. The Bufferyard along Hazel Dell Parkway shall be as required under Section 6.C of this ordinance.
2. Required Minimum Setbacks: Front Yard: Twenty (20) feet; Side Yard: Ten (10) feet; Rear Yard: Ten (10) feet.
3. Parking and Loading shall comply with Section 7 of this Ordinance.

C. Lot Standards applicable to the Townhome Area:

1. Lot Area may include a portion of an alley easement.
2. Lots that do not front on a public right of way are permitted. In this case, the front lot line shall be opposite and parallel to the alley and the rear lot line shall be in the center of the alley.
3. Corner Lot standards of the UDO shall not apply to Townhome Dwellings.

Section 5. Architectural Standards. The Noble West PD, as it applies to architecture and/or architectural standards shall be modified and superseded by the below:

A. Multi-family Area:

1. The approved elevations shall be the set of elevations on file with the City's Planning and Development Department as submitted on March 1, 2024 and approved by the Architectural Review Board on March 20, 2024 (the "Multi-Family Approved Elevations"). Color illustrations of the Approved Elevations are included under **Exhibit D** of this Ordinance.
2. The Multi-family Approved Elevations are hereby incorporated and approved. All Multi-family buildings shall be substantially consistent with the Multi-Family Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve multi-family elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Multi-family Approved Elevations.
3. The elevations of any multi-family building that substantially varies from the Multi-Family Approved Elevations shall be submitted for review and approval by the Director of Planning and Development to determine if they are in general conformance with the character of multi-family buildings hereby incorporated in the Multi-Family Approved Elevations or require approval by the Architectural Review Board if not found in conformance with the elevations

included in **Exhibit D**. The Architectural Review Board's review of said multi-family building elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the Multi-family Approved Elevations.

B. Townhome Area:

1. The approved elevations shall be the set of elevations on file with the City's Planning and Development Department as submitted on March 1, 2024 and approved by the Architectural Review Board on April 10, 2024 (the "Townhome Elevations and Perspectives"). Final building elevations submitted for building permits shall be in substantial compliance with the Townhome Elevations and Perspectives illustrated **Exhibit E**.
2. The Townhome Elevations and Perspectives are hereby incorporated and approved. All Townhome buildings shall be substantially consistent with the Townhome Elevations and Perspectives. The Director of Planning and Development, including his or her designees, shall review and approve townhome elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Townhome Elevations and Perspectives.
3. The elevations of any townhome building that substantially varies from the Townhome Elevations and Perspectives shall be submitted for review and approval by the Director of Planning and Development to determine if they are in general conformance with the character of multi-family buildings hereby incorporated in the Townhome Elevations and Perspectives or require approval by the Architectural Review Board if not found in conformance with the elevations included in **Exhibit E**. The Architectural Review Board's review of said townhome building elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the Townhome Elevations and Perspectives.

C. Retail Area: All buildings in the Retail Area shall be subject to the Retail Commercial Architectural Building Requirements of the Noble West PD, except as modified below:

1. The City's Architectural Review Board may approve modifications to the Commercial Architectural Building Requirements of the Noble West PD.
2. The Architectural Review Board's review of said retail building elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of buildings included in the Retail and Commercial Architectural Building Requirements of the Noble West PD, included as **Exhibit G** to this Ordinance, for reference.

Section 6. **Landscaping and Open Space Standards.** The standards of the Noble West PD and of the UDO, as applicable to the Noble West PD, shall apply, except as modified below:

- A. Multi-Family Area. All Landscaping within the Multi-Family Area shall be as provided on the Preliminary Development Plan. The number of trees planted along Edenshall Lane shall be seventy-five percent (75%) greater than the number required by the UDO.
- B. Townhome Area. All townhome Lots shall be landscaped in accordance with the following:
 - 1. Front yard landscaping: One (1) shade Tree is required. Two (2) additional shade or ornamental tree are required adjacent to end units where those units abut a street or internal drive. Trees shall be placed in the adjacent Common Area or Right-of-Way. A total of six (6) Shrubs per Lot shall be required.
- C. Landscape Buffer Yards. Landscape Buffer Yards shall be provided as shown on the Preliminary Development Plan and subject to the following:
 - 1. The Bufferyard adjacent to Hazel Dell Parkway shall have a minimum width of ten (10) feet.
 - 2. Screening and buffering along Hazel Dell may be achieved through walls, fences and/or landscaping and shall be a minimum of three (3) feet in height.
 - 3. No buffer yards shall be required (i) between the Uses internal to the District and (ii) adjacent to other parcels within the Noble West PD.
- D. Open Space.
 - 1. The minimum area required for Open Space shall be substantially in the size, configuration and locations depicted on the Preliminary Development Plan.
 - 2. The Open Space standard of the Noble West PD shall not apply to the Retail Area and the Townhome Area.
 - 3. The Tree Preservation Area as identified in Ordinance 21-6-13, Section 3.D shall be amended by the Tree Preservation Plan included under **Exhibit H** which apply to existing trees within the Tree Preservations Plan except that trees may be removed to accommodate required site infrastructure as identified on **Exhibit H**. Existing trees outside of the Tree Preservation Plan, as shown on **Exhibit H**, may be removed to accommodate site infrastructure, necessary grading and building construction.

Section 7. Parking and Loading Standards. The standards of Noble West PD shall apply, except as modified below. Article 10 of the UDO shall not apply unless noted below:

- A. Parking shall be permitted within a front, side or rear yard and shall provide (i) a minimum five (5) foot setback from side yards and streets internal to the District, (ii) a minimum ten (10) setback from Hazel Dell Parkway, (iii) and a minimum twenty (20) foot setback from Edenshall Road. In no case shall parking encroach into a required Bufferyard.
- B. Article 10, Off-Street Parking and Loading, of the UDO shall apply if application of the UDO minimum number of required parking spaces is less than the minimum required under the Noble West PD.
- C. The number of required parking spaces shall for multi-family dwelling shall meet the standard included in Article 10, Off-Street Parking and Loading, of the UDO.

Section 8. Lighting Standards. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply, except as modified below:

- A. Townhome Area: Light fixtures shall be required (i) between garage doors and (ii) adjacent to each front door. Photocell control shall be required for lights between garage doors.

Section 9. Sign Standards. Signs shall comply with Article 11 of the UDO as applicable to the Noble West PD, except as modified below:

- A. Multi-Family Area:
 - 1. A sign location plan for the Multi-family Area is attached hereto and incorporated by reference as **Exhibit F**.
 - 2. The three (3) ground signs as illustrated in **Exhibit F** shall be permitted on the Real Estate and shall meet the height and size requirements of the UDO.

Section 10. Infrastructure Standards. Unless otherwise stated within this Ordinance or on the Preliminary Development Plan, all public infrastructure within the Real Estate shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved:

- A. Streets may be Public or Private.
- B. Utility easements shall be a minimum of ten (10) feet wide.

Section 11. Detailed Development Plan.

- A. 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. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 12. Effective Date. This Noble West PD – 2023 Multi-Family Area 2 Amendment 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
	Darren Peterson		
	Meghan Wiles		
	Pete Schwartz		
	Evan Elliott		
	Michael J. Davis		
	Todd Thurston		
	Aaron Smith		
	Mark Boice		
	David Johnson		

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.

Noble West - 2023 PD Multi-family Amendment Ordinance 8 041624

EXHIBIT A

Legal Description

(Page 1 of 3)

The Land referred to herein below is situated in the County of Hamilton, State of Indiana, and is described as follows:

A part of the Southwest Quarter and a part of the Northwest Quarter of Section 15, Township 18 North, Range 4 East, Noblesville Township, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 15, Township 18 North, Range 4 East; thence North 00 degrees 00 minutes 00 seconds (Assumed Bearing) 2,622.39 feet along the West line of said Southwest Quarter to its point of intersection with Southwesterly extension of the Northwestern boundary of the 14.87 acre tract of land described in Exhibit A of the warranty deed recorded as Instrument Number [200400012796](#) by the Recorder of Hamilton County, Indiana; thence North 66 degrees 18 minutes 54 seconds East 76.44 feet along the Southwesterly extension of the Northwestern boundary of said 14.87 acre tract of land to a point being 70.00 feet East (By perpendicular measure) of the West line of Northwest Quarter of Section 15, Township 18 North, Range 4 East and to the point of beginning of this description; thence North 66 degrees 18 minutes 54 seconds East 368.49 feet along the Southwesterly extension of the Northwestern boundary of said 14.87 acre tract of land to the terminus of the Northwestern boundary of said 14.87 acre tract of land on the approximate centerline of the Kirkendall Drain, the following Twelve (12) courses are along the Western boundary of said 14.87 acre tract of land which meanders said centerline; 1) thence South 54 degrees 28 minutes 16 seconds East 49.04 feet; 2) thence South 79 degrees 50 minutes 33 seconds East 96.80 feet; 3) thence North 67 degrees 19 minutes 12 seconds East 69.37 feet; 4) thence North 88 degrees 19 minutes 15 seconds East 253.37 feet; 5) thence South 62 degrees 25 minutes 03 seconds East 183.11 feet; 6) thence South 34 degrees 18 minutes 28 seconds East 51.60 feet; 7) thence South 35 degrees 01 minute 21 seconds East 66.32 feet; 8) thence South 42 degrees 35 minutes 08 seconds East 91.34 feet; 9) thence South 07 degrees 39 minutes 21 seconds East 102.72 feet; 10) thence South 18 degrees 32 minutes 45 seconds West 72.01 feet; 11) thence South 84 degrees 16 minutes 10 seconds East 62.42 feet; 12) thence South 02 degrees 22 minutes 20 seconds East 72.78 feet (computed, 72.54 feet deeded) to the Southwestern corner of said 14.87 acre tract of land and to the Northwestern corner of the 14.80 acre tract of land described in Exhibit A of the warranty deed recorded as Instrument Number [200300110451](#) by said recorder, the following Six (6) courses are along the Western boundary of said 14.80 acre tract of land which meanders the centerline of the Kirkendall Drain; 1) thence South 02 degrees 31 minutes 09 seconds East 86.71 feet; 2) thence South 62 degrees 09 minutes 23 seconds East 51.86 feet; 3) thence South 30 degrees 24 minutes 58 seconds East 44.15 feet; 4) thence South 00 degrees 11 minutes 46 seconds West 95.58 feet; 5) thence South 16 degrees 16 minutes 35 seconds East 140.35 feet; 6) thence South 25 degrees 03 minutes 05 seconds East 16.77 feet to the currently (November 2006) proposed Northern right-of-way line for 148th Street (30-foot half right-of-way), the following Five (5) courses are along said proposed Northern right-of-way line; 1) thence South 52 degrees 13 minutes 32 seconds West 39.12 feet to the point of curvature of a curve to the right, said point

EXHIBIT A

Legal Description

(Page 2 of 3)

of curvature being South 37 degrees 46 minutes 28 seconds East 969.99 feet from the radius point of said curve; 2) thence Southwesterly 211.02 feet along said curve to its point of tangency, said point of tangency being South 25 degrees 18 minutes 36 seconds East 969.99 feet from the radius point of said curve; 3) thence South 64 degrees 41 minutes 24 seconds West 603.99 feet to the point of curvature of a curve to the right, said point of curvature being South 25 degrees 18 minutes 36 seconds East 1,170.00 feet from the radius point of said curve; 4) thence Southwesterly and Westerly 513.29 feet along said curve to its point of tangency, said point of tangency being South 00 degrees 10 minutes 25 seconds East 1,170.00 feet from the radius point of said curve; 5) thence South 89 degrees 49 minutes 23 seconds West 2.12 feet to a point being 70.00 feet from (Measured perpendicularly in an Easterly direction) the West line of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds 1,259.87 feet parallel with the West line of said Southwest Quarter; thence North 00 degrees 10 minutes 04 seconds West 0.57 feet parallel with the West line of said Northwest Quarter to the point of beginning containing 31.066 acres, more or less.

EXHIBIT A

Depiction of Legal Description (Page 3 of 3)

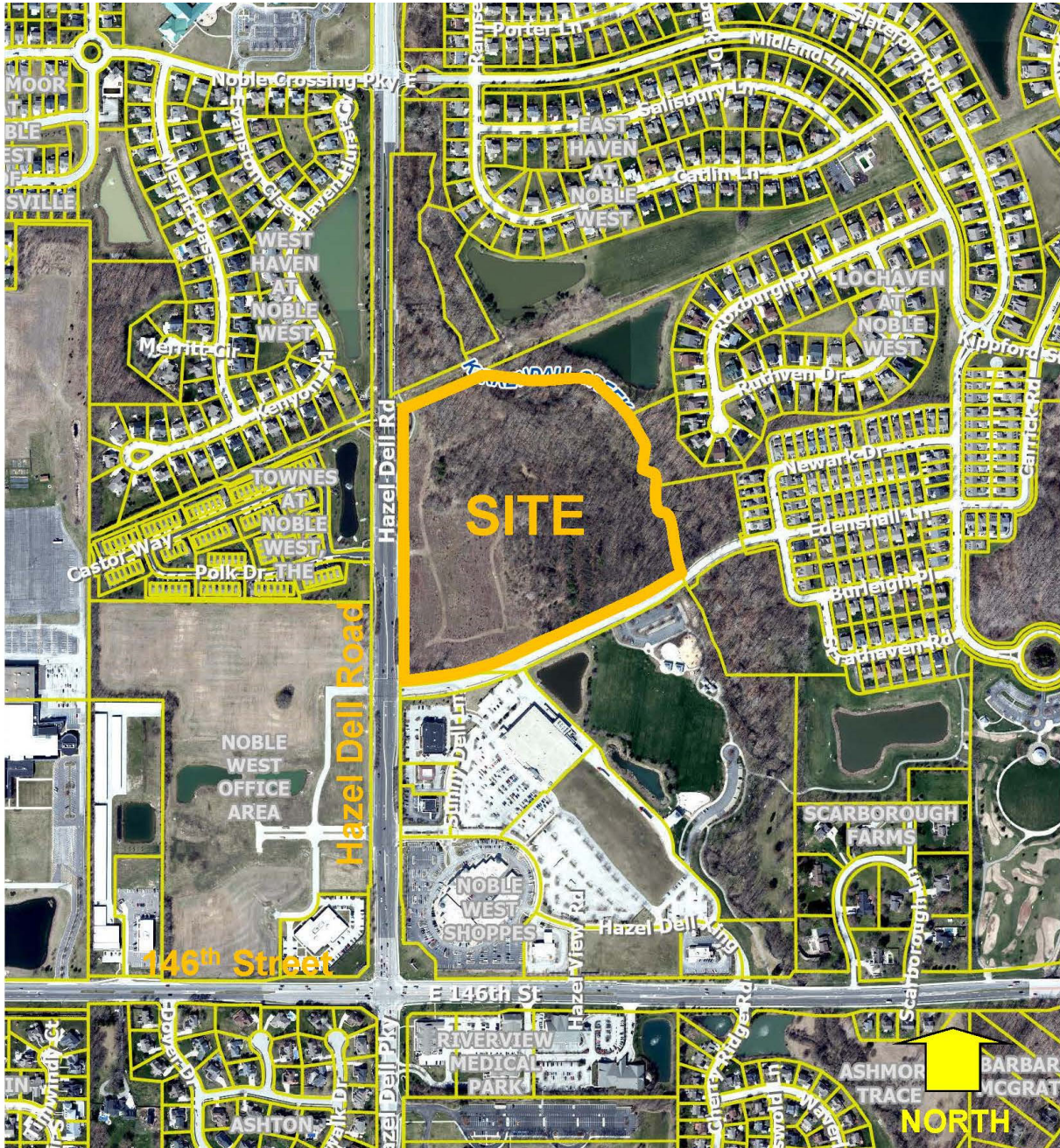
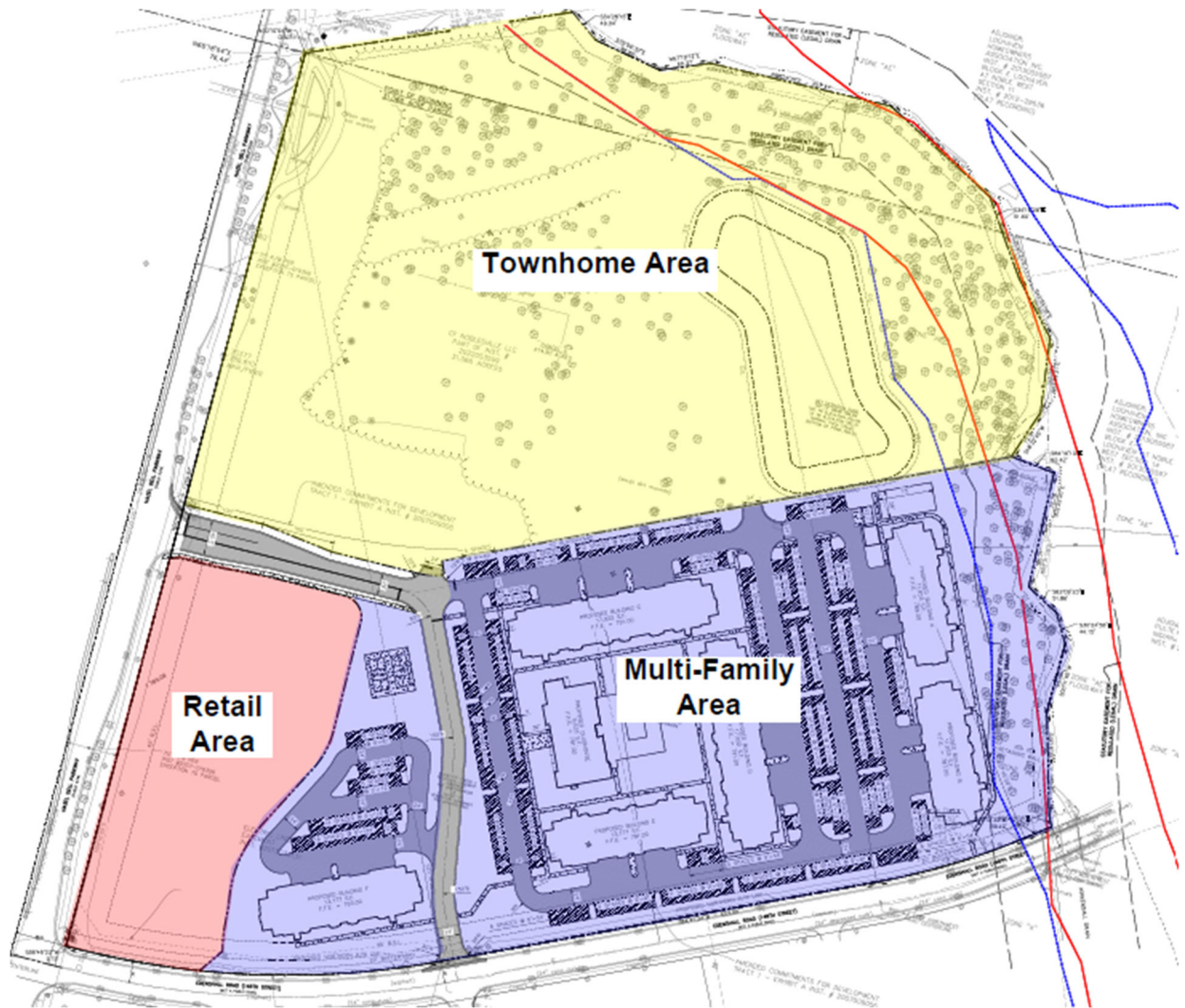


EXHIBIT B
(LOCATION/AREA PLAN)



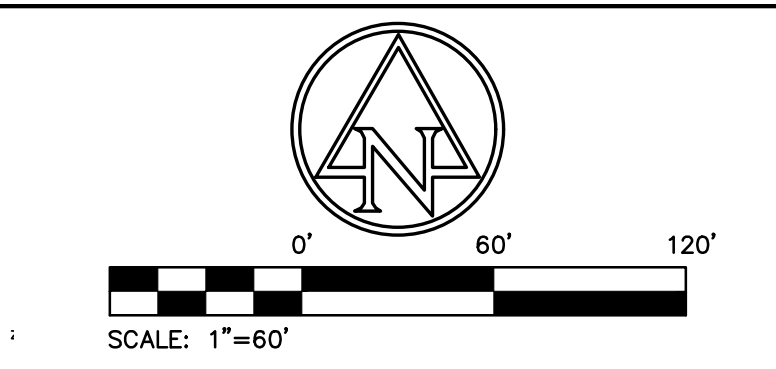
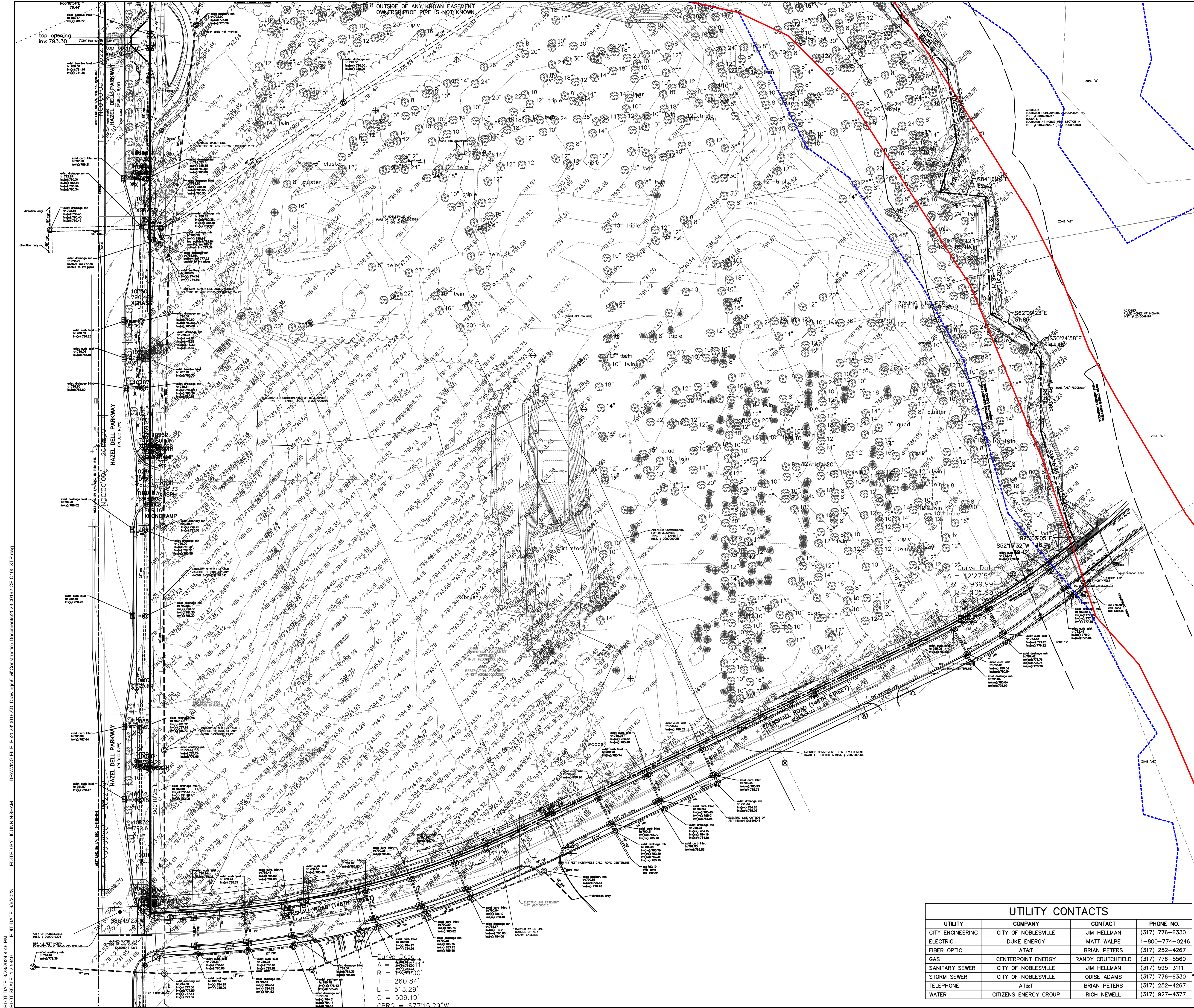
LEGEND

Yellow: Townhome Area
Red: Retail Area
Purple: Multi-Family Area

EXHIBIT C
(PRELIMINARY DEVELOPMENT PLAN)



- See following 6 pages (Engineered Preliminary Development Plan)



EXISTING LEGEND	
	o Stand Pipe

BENCHMARK INFORMATION (NAVD 1988 DATUM)

TBM 250
CHISELLED "X" FOUND ON SOUTHWEST BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF HAZEL DELL ROAD AND EDENSHALL ROAD.
ELEVATION = 793.98'

TBM 713
CHISELLED BOX FOUND ON NORTH SIDE OF LIGHT POLE BASE, SOUTH SIDE OF EDENSHALL ROAD, BETWEEN THE KROGER ENTRANCES.
ELEVATION = 793.12'

TBM 710
CHISELLED BOX SET ON NORTH SIDE OF LIGHT POLE BASE, SOUTH SIDE OF EDENSHALL ROAD BEING EAST OF THE DILLON PARK ENTRANCE.
ELEVATION = 788.97'

TBM 711
CHISELLED "X" SET ON THE SOUTHWEST BOLT OF FIRE HYDRANT, LOCATED AT THE NORTHEAST CORNER OF HAZEL DELL ROAD AND FUTURE SITE ENTRANCE.
ELEVATION = 790.43'

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.

**APPROVAL PENDING
NOT FOR CONSTRUCTION**
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

ISSUANCE INDEX	
DATE:	9/6/2023
PROJECT PHASE:	PRELIMINARY DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

EXISTING TOPOGRAPHY PLAN

C100

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CITY ENGINEERING	CITY OF NOBLESVILLE	JIM HELLMAN	(317) 776-6330
ELECTRIC	DUKE ENERGY	MATT WALPE	1-800-774-0246
FIBER OPTIC	AT&T	BRIAN PETERS	(317) 252-4267
GAS	CENTERPOINT ENERGY	RANDY CRUTCHFIELD	(317) 776-5560
SANITARY SEWER	CITY OF NOBLESVILLE	JIM HELLMAN	(317) 595-3111
STORM SEWER	CITY OF NOBLESVILLE	ODISE ADAMS	(317) 776-6330
TELEPHONE	AT&T	BRIAN PETERS	(317) 252-4267
WATER	CITIZENS ENERGY GROUP	RICH NEWELL	(317) 927-4377

**CITYSCAPE
RESIDENTIAL**

10 W. CARMEL DRIVE
SUITE 200
CARMEL, IN 46032

AMERICAN
STRUCTUREPOINT
INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**Noble West
Multi-Family
Development**

15122 Hazel Dell Road
Noblesville, Indiana 46062

CERTIFIED BY

ISSUANCE INDEX

DATE:
9/6/2023

PROJECT PHASE:
PRELIMINARY DEVELOPMENT PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2023.00192

**EXISTING
TOPOGRAPHY PLAN**

C100

PLOT DATE: 3/28/2024 4:50 PM
 PLOT SCALE: 1"=60'
 EDIT DATE: 3/28/2024
 EDIT BY: J. RODGERS
 DRAWING FILE: P:\2023\001920 - Drawing\Civil\Construction Documents\2023.00192.CE C200.SP.dwg



0' 60' 120'

SCALE: 1"=60'

EXISTING LEGEND

Air Conditioner	Stand Pipe
Beehive Inlet	Stump
Bush	Telephone Pedestal
Combination Pole	Telephone Pole
Electric Meter Box	Temporary Bench Mark
Fire Hydrant	Test Hole
Gas Marker	Transformer
Guard Post	Tree
Guy Wire	Water Marker
Light Pole	Water Valve
Mail Box	Well
Pine Tree	Buried Telephone Line
Post	Overhead Electric Line
Power Pole	Overhead Electric Line
Sanitary MH	Regulatory Floodway per FEMA Zone "AE"
Satellite	100 Year Floodplain per FEMA Zone "AE"
Sign	

SITE LEGEND

	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	PD
PROJECT AREA:	31.07± ACRES
BUILDING AREA:	SEE PLANS
SITE IMPERVIOUS AREA:	± ACRES
STANDARD PARKING (9'x20'):	404
ADA PARKING PROVIDED:	14
(INCLUDES 14 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	418

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.

!! 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 -

CITYSCAPE RESIDENTIAL

10 W. CARMEL DRIVE
 SUITE 200
 CARMEL, IN 46032

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
 TEL 317.547.5580 | FAX 317.543.0270
 www.structurepoint.com

Noble West Multi-Family Development

15122 Hazel Dell Road
 Noblesville, Indiana 46062

APPROVAL PENDING NOT FOR CONSTRUCTION

IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX

DATE:	3/28/2024
PROJECT PHASE:	PRELIMINARY DEVELOPMENT PLANS

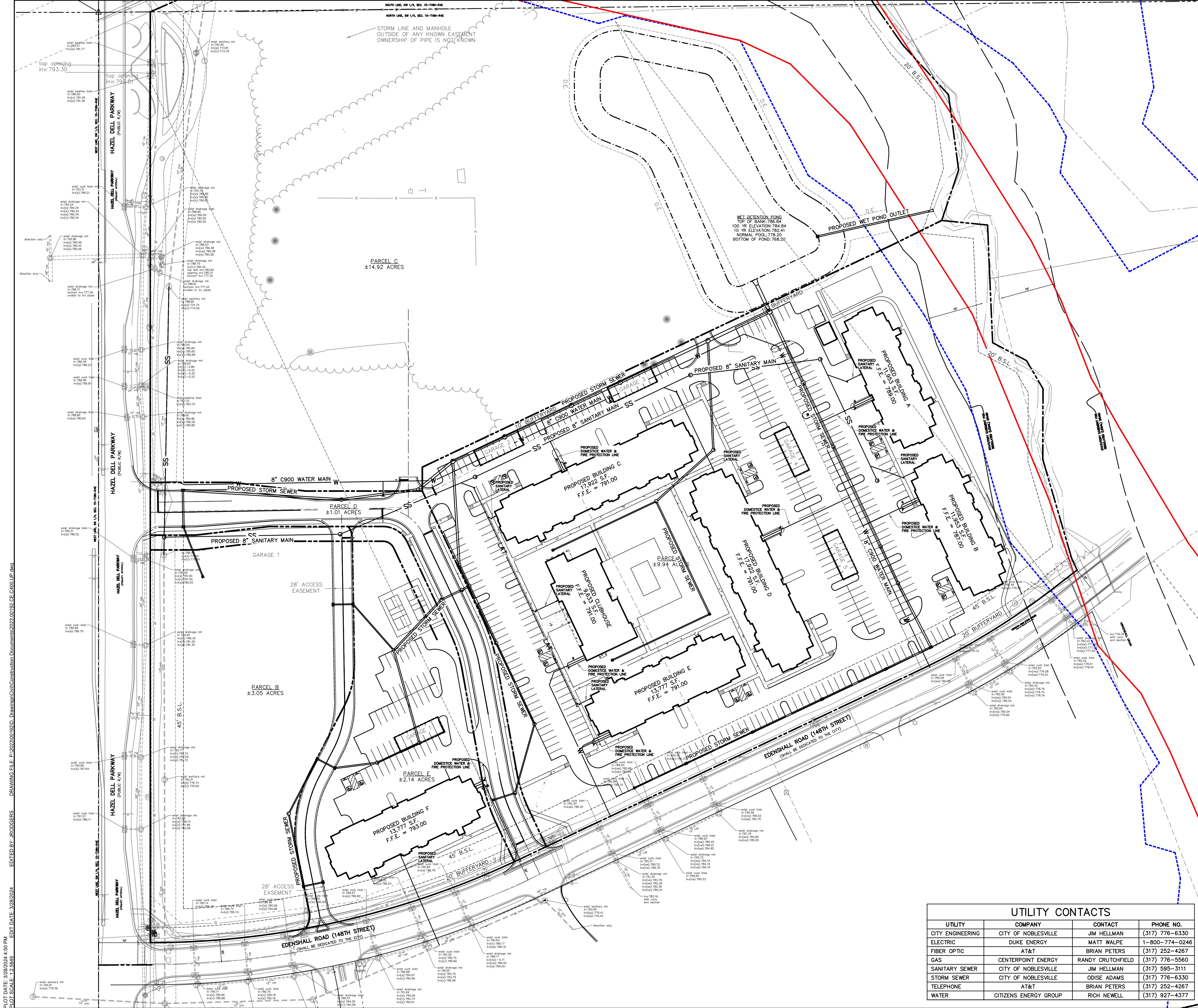
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2023.00192

SITE PLAN

C200



EXISTING LEGEND

	Air Conditioner		Stand Pipe
	Beehive Inlet		Stump
	Bush		Telephone Pedestal
	Combination Pole		Telephone Pole
	Electric Meter Box		Temporary Bench Mark
	Fire Hydrant		Test Hole
	Gas Marker		Transformer
	Guard Post		Tree
	Guy Wire		Water Marker
	Light Pole		Water Valve
	Mail Box		Well
	Pine Tree		Buried Telephone Line
	Post		Overhead Electric Line
	Power Pole		Overhead Telephone Line
	Sanitary MH		Regulatory Floodway per FEMA Zone "AE"
	Satellite		100 Year Floodplain per FEMA Zone "AE"
	Sign		

UTILITY LEGEND

	ETC		ELECTRIC / TELECOMMUNICATIONS LINE
	WATER LINE		FIRE PROTECTION LINE
	FIRE PROTECTION LINE		ROOF DRAIN LINE
	ROOF DRAIN LINE		GAS LINE
	GAS LINE		SANITARY SEWER LINE
	SANITARY SEWER LINE		STORM SEWER LINE
	PAVEMENT UNDERDRAIN		GAS METER
	ELECTRICAL TRANSFORMER		VALVE
	WATER FITTINGS		WATER METER PIT
	FIRE HYDRANT W/ ASSEMBLY		

CITYSCOPE RESIDENTIAL

10 W. CARMEL DRIVE
SUITE 200
CARMEL, IN 46032

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

Noble West Multi-Family Development

15122 Hazel Dell Road
Noblesville, Indiana 46062

APPROVAL PENDING NOT FOR CONSTRUCTION

IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX		
DATE:	3/28/2024	
PROJECT PHASE:	PRELIMINARY DEVELOPMENT PLANS	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2023.00192

UTILITY PLAN

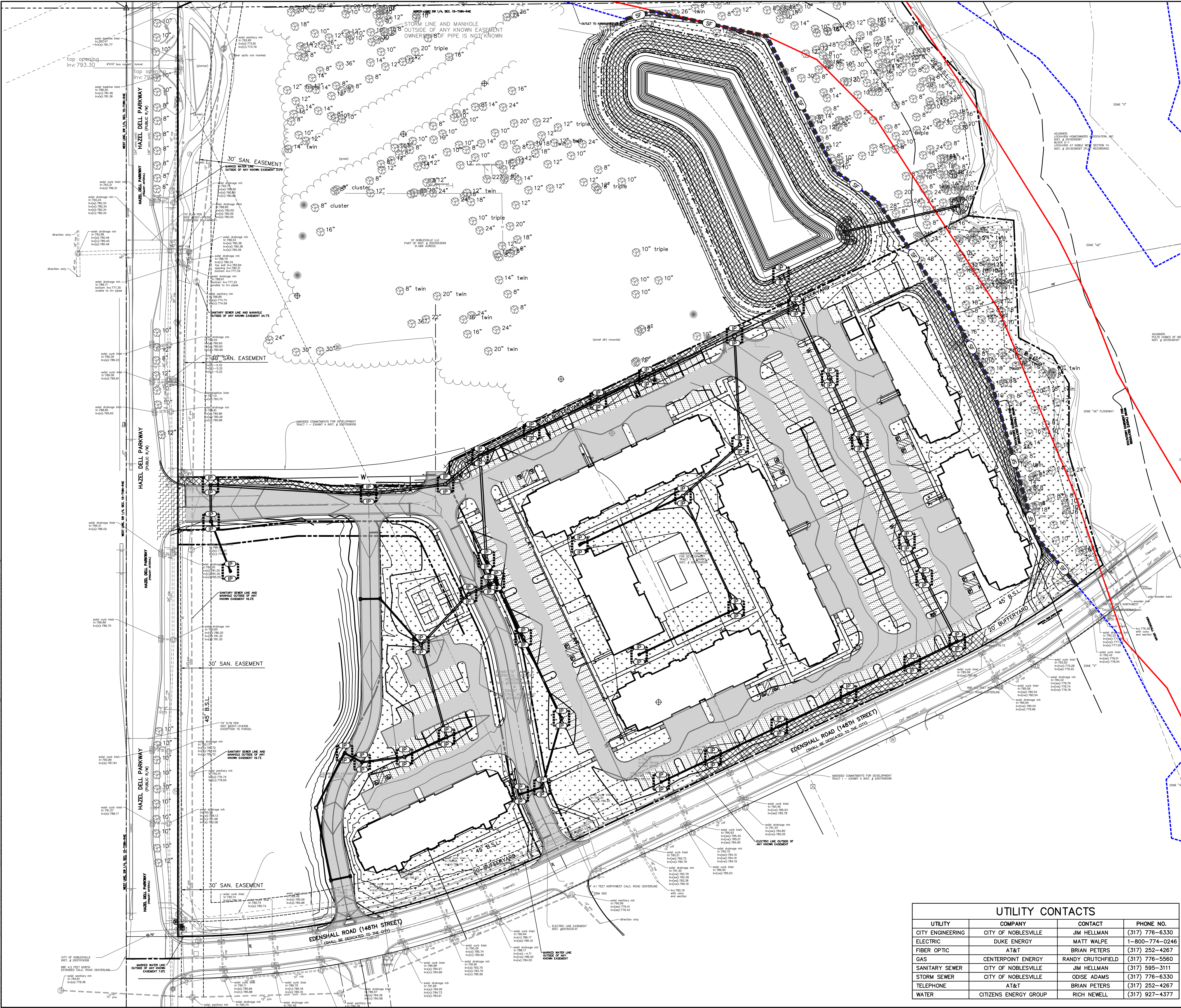
UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CITY ENGINEERING	CITY OF NOBLESVILLE	JIM HELLMAN	(317) 776-6330
ELECTRIC	DUKE ENERGY	MATT WALPE	1-800-774-0246
FIBER OPTIC	AT&T	BRIAN PETERS	(317) 252-4267
GAS	CENTERPOINT ENERGY	RANDY CRUTCHFIELD	(317) 776-5560
SANITARY SEWER	CITY OF NOBLESVILLE	JIM HELLMAN	(317) 595-3111
STORM SEWER	CITY OF NOBLESVILLE	ODISE ADAMS	(317) 776-6330
TELEPHONE	AT&T	BRIAN PETERS	(317) 252-4267
WATER	CITIZENS ENERGY GROUP	RICH NEWELL	(317) 927-4377

!! 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 -

PLOT DATE: 3/28/2024 4:50 PM
PLOT SCALE: 1"=60'
DRAWING FILE: P:\2023\00192\0 Drawing\Civil\Construction Documents\2023.00192 CE C400 LP.dwg
EDIT DATE: 3/28/2024
EDITED BY: J. RODGERS



SCALE: 1"=60'

EXISTING LEGEND

	Air Conditioner		Stand Pipe
	Beehive Inlet		Stump
	Bush		Telephone Pedestal
	Combination Pole		Telephone Pole
	Electric Meter Box		Temporary Bench Mark
	Fire Hydrant		Test Hole
	Gas Marker		Transformer
	Guard Post		Tree
	Guy Wire		Water Marker
	Light Pole		Water Valve
	Mail Box		Well
	Pine Tree		Buried Telephone Line
	Post		Overhead Electric Line
	Power Pole		Overhead Telephone Line
	Sanitary MH		Regulatory Floodway per FEMA Zone "AE"
	Satellite		100 Year Floodplain per FEMA Zone "AE"
	Sign		

EROSION CONTROL LEGEND

	SILT FENCE (SILT FENCE AT BOUNDARY OF THE SITE IS THE CONSTRUCTION LIMITS)
	CONSTRUCTION LIMITS
	INLET PROTECTION
	AREA SUBJECT TO TEMPORARY SEEDING DURING CONSTRUCTION AND PERMANENT SEEDING AFTER CONSTRUCTION IS COMPLETE (REFER TO LANDSCAPE PLANS)
	EROSION CONTROL BLANKET WITH SEEDING
	GRAVEL CONSTRUCTION ENTRANCE
	STAGING AREA
	CONCRETE WASHOUT
	DUMPSTER / RECYCLING AREA
	PORT-O-LET
	N.O.I. SIGN POSTING
	OUTLET PROTECTION
	ROCK DONUT
	ROCK CHECK DAM

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.

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
CITY ENGINEERING	CITY OF NOBLESVILLE	JIM HELLMAN	(317) 776-6330
ELECTRIC	DUKE ENERGY	MATT WALPE	1-800-774-0246
FIBER OPTIC	AT&T	BRIAN PETERS	(317) 252-4267
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SANITARY SEWER	CITY OF NOBLESVILLE	JIM HELLMAN	(317) 595-3111
STORM SEWER	CITY OF NOBLESVILLE	ODISE ADAMS	(317) 776-6330
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 - INDIANA UNDERGROUND -

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CERTIFIED BY

ISSUANCE INDEX

DATE:	3/15/2024
PROJECT PHASE:	PRELIMINARY DEVELOPMENT PLANS

REVISION SCHEDULE

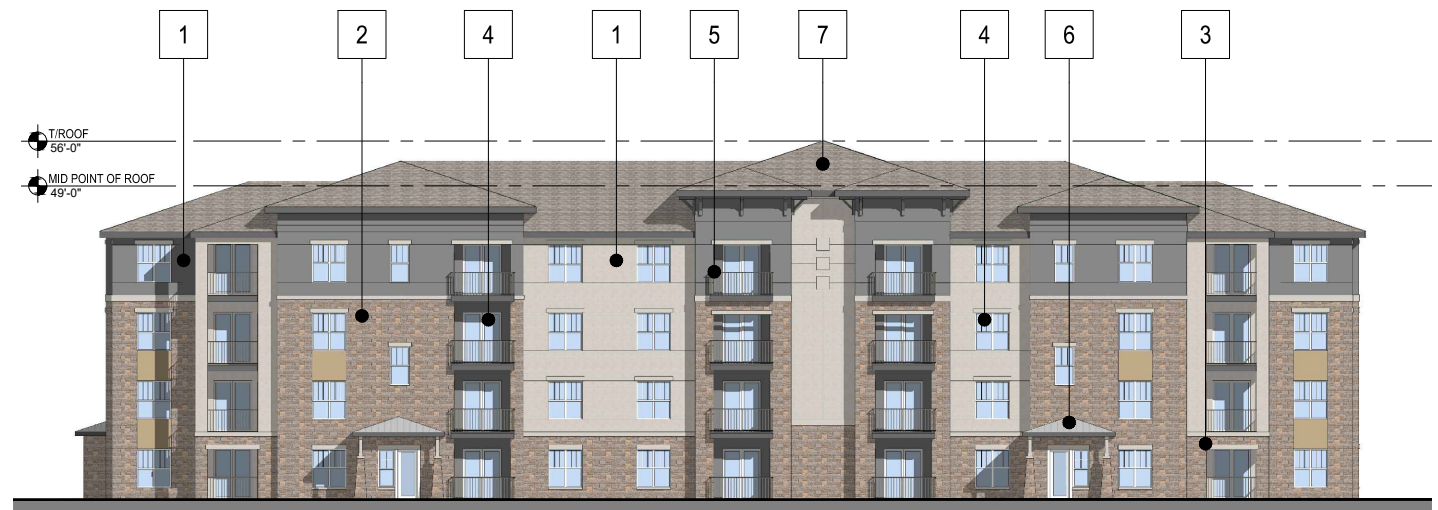
NO.	DESCRIPTION	DATE

Project Number 2023.00192

EXHIBIT D

MULTI-FAMILY APPROVED ELEVATIONS

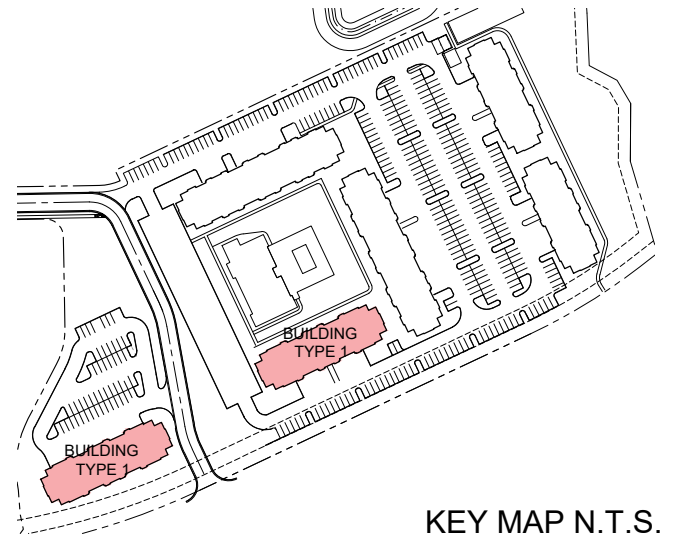
(See following 6 pages)



FRONT ELEVATION

SCALE: 1" = 30'

1



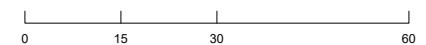
REAR (PARKING) ELEVATION

SCALE: 1" = 30'

2

MATERIAL LEGEND

1. EIFS
2. MASONRY
3. CAST STONE
4. VINYL WINDOWS & DOORS
5. METAL RAILING
6. METAL STANDING SEAM ROOF
7. ASPHALT SHINGLE ROOF
8. THRU WALL CONDENSING UNITS
9. GARAGE DOOR
10. POTENTIAL CONDENSER LOCATIONS



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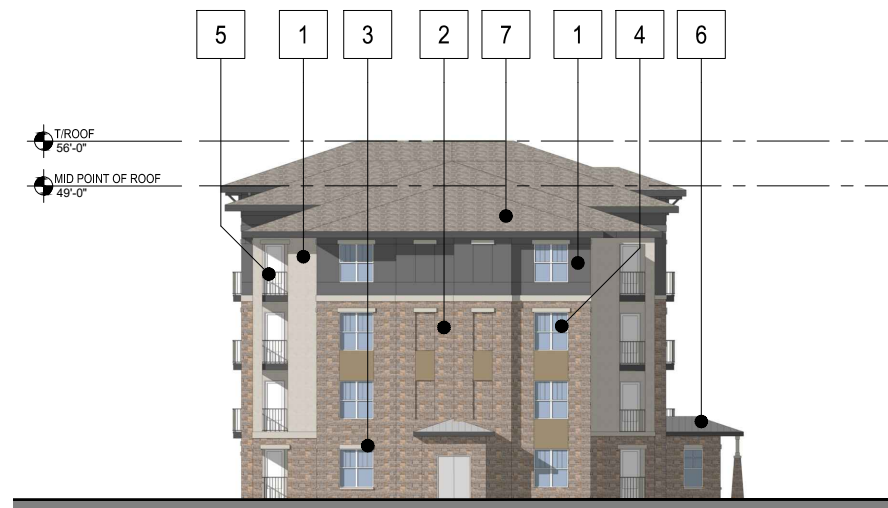


HAZEL DELL - SOUTH
NOBLESVILLE, IN # 2022-1103

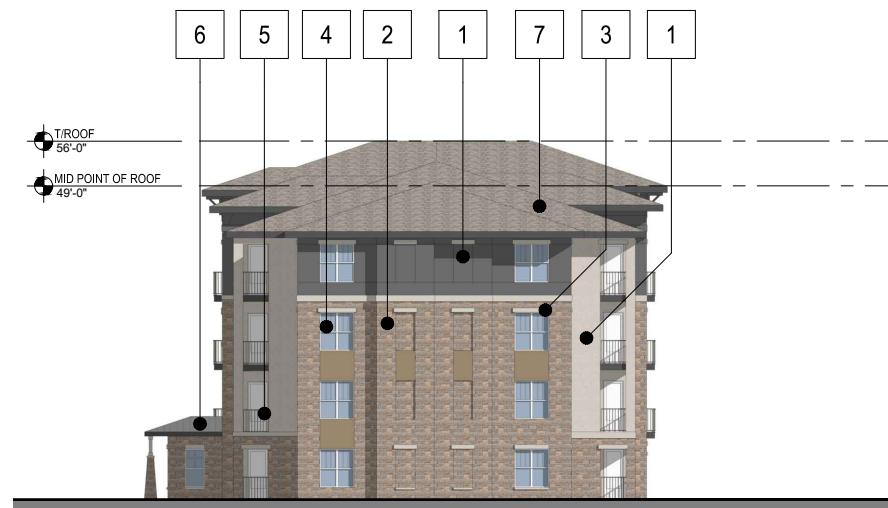
CONCEPT DESIGN
JANUARY 5, 2024

ELEVATIONS
BUILDING TYPE 1 - 37 DU

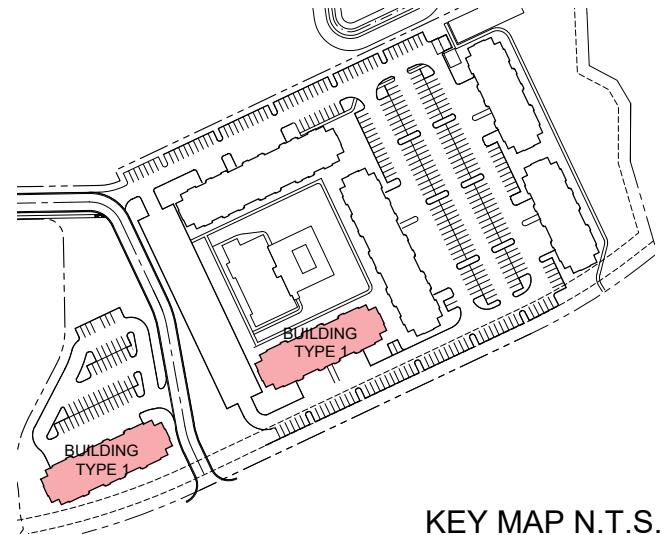
A3-0



LEFT SIDE ELEVATION	SCALE: 1" = 30'	1
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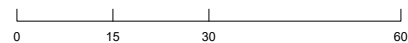
RIGHT SIDE ELEVATION	SCALE: 1" = 30'	2
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KEY MAP N.T.S.

MATERIAL LEGEND

- 1. EIFS
- 2. MASONRY
- 3. CAST STONE
- 4. VINYL WINDOWS & DOORS
- 5. METAL RAILING
- 6. METAL STANDING SEAM ROOF
- 7. ASPHALT SHINGLE ROOF
- 8. THRU WALL CONDENSING UNITS
- 9. GARAGE DOOR
- 10. POTENTIAL CONDENSER LOCATIONS



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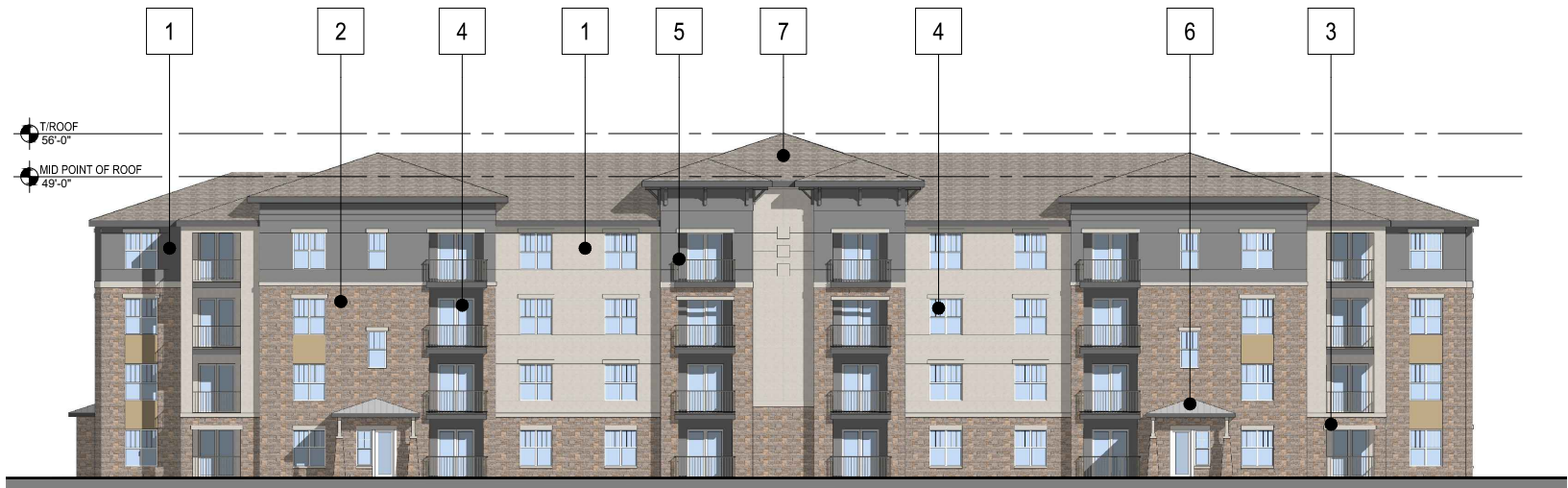


HAZEL DELL - SOUTH
NOBLESVILLE, IN # 2022-1103

CONCEPT DESIGN
JANUARY 5, 2024

ELEVATIONS
BUILDING TYPE 1 - 37 DU

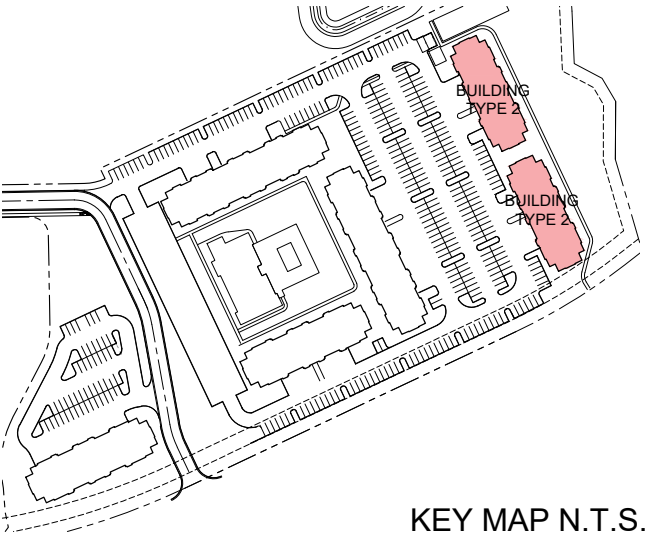
A3-1



FRONT ELEVATION

SCALE: 1" = 30'

1



KEY MAP N.T.S.



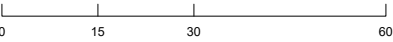
REAR (PARKING) ELEVATION

SCALE: 1" = 30'

2

MATERIAL LEGEND

- 1. EIFS
- 2. MASONRY
- 3. CAST STONE
- 4. VINYL WINDOWS & DOORS
- 5. METAL RAILING
- 6. METAL STANDING SEAM ROOF
- 7. ASPHALT SHINGLE ROOF
- 8. THRU WALL CONDENSING UNITS
- 9. GARAGE DOOR
- 10. POTENTIAL CONDENSER LOCATIONS



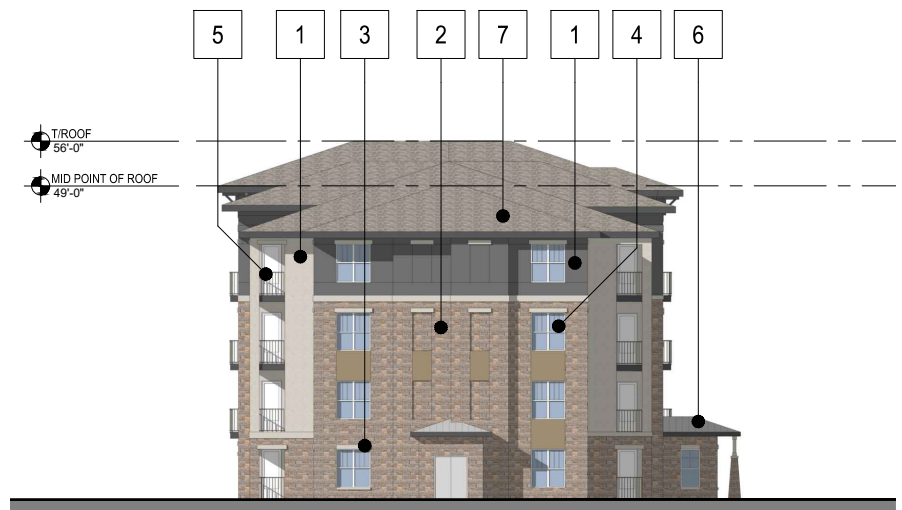
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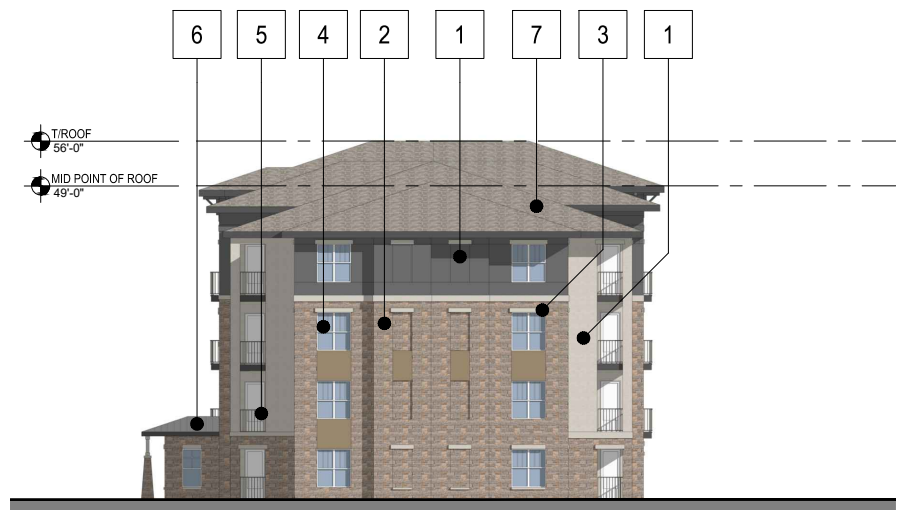
HAZEL DELL - SOUTH
NOBLESVILLE, IN # 2022-1103

CONCEPT DESIGN
JANUARY 5, 2024

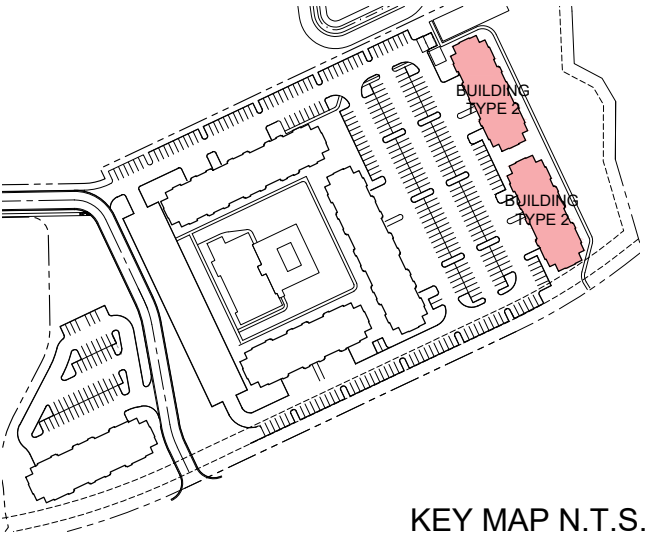
ELEVATIONS
BUILDING TYPE 2 - 44 DU



LEFT SIDE ELEVATION	SCALE: 1" = 30'	1
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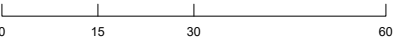
RIGHT SIDE ELEVATION	SCALE: 1" = 30'	2
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KEY MAP N.T.S.

MATERIAL LEGEND

- 1. EIFS
- 2. MASONRY
- 3. CAST STONE
- 4. VINYL WINDOWS & DOORS
- 5. METAL RAILING
- 6. METAL STANDING SEAM ROOF
- 7. ASPHALT SHINGLE ROOF
- 8. THRU WALL CONDENSING UNITS
- 9. GARAGE DOOR
- 10. POTENTIAL CONDENSER LOCATIONS



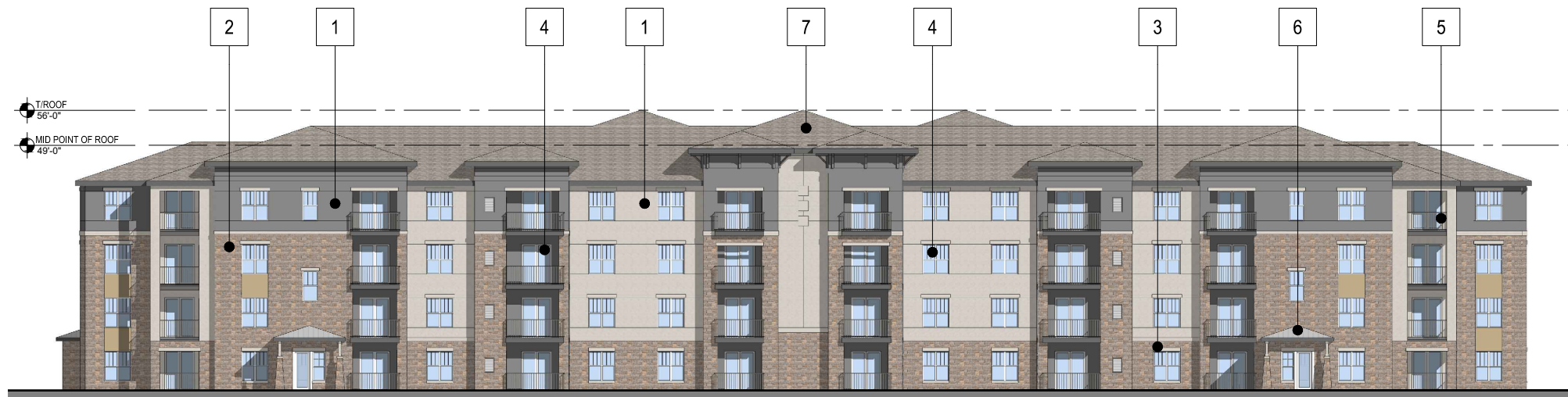
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HAZEL DELL - SOUTH
 NOBLESVILLE, IN # 2022-1103

CONCEPT DESIGN
 JANUARY 5, 2024

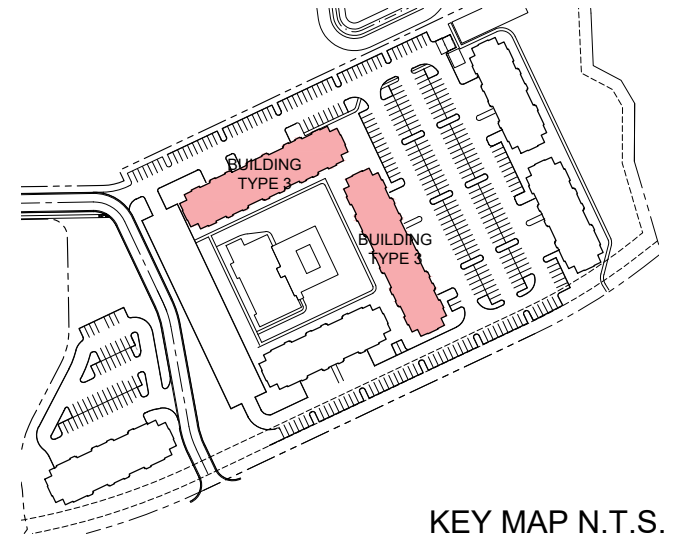
ELEVATIONS
 BUILDING TYPE 2 - 44 DU



FRONT ELEVATION

SCALE: 1" = 30'

1



KEY MAP N.T.S.



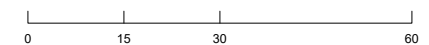
REAR (PARKING) ELEVATION

SCALE: 1" = 30'

2

MATERIAL LEGEND

1. EIFS
2. MASONRY
3. CAST STONE
4. VINYL WINDOWS & DOORS
5. METAL RAILING
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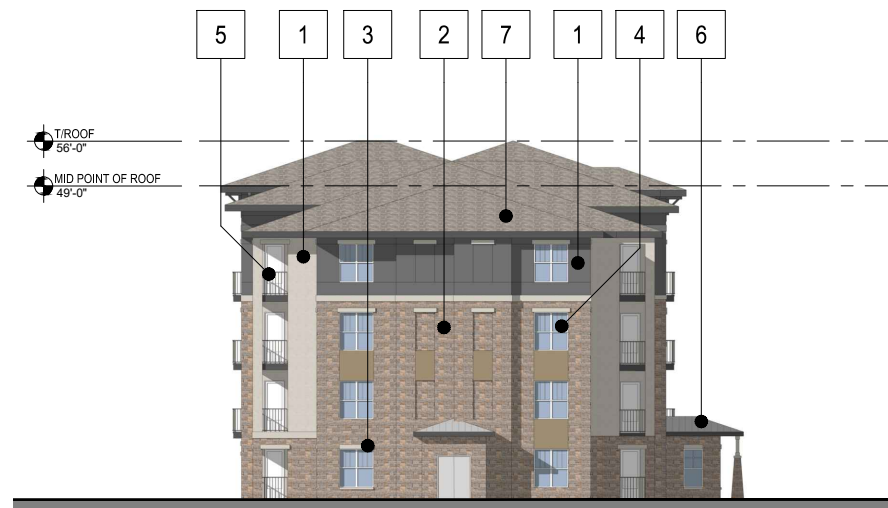


HAZEL DELL - SOUTH
NOBLESVILLE, IN # 2022-1103

CONCEPT DESIGN
JANUARY 5, 2024

ELEVATIONS
BUILDING TYPE 3 - 58 DU

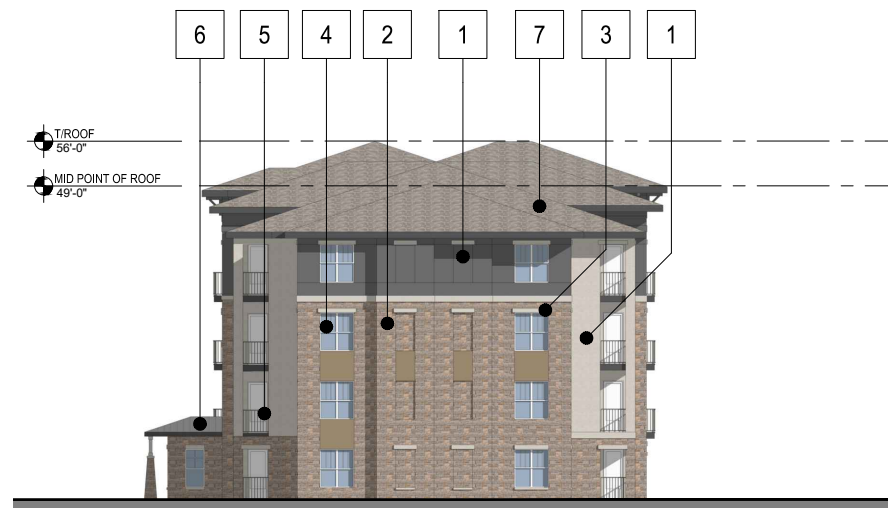
A3-4



LEFT SIDE ELEVATION

SCALE: 1" = 30'

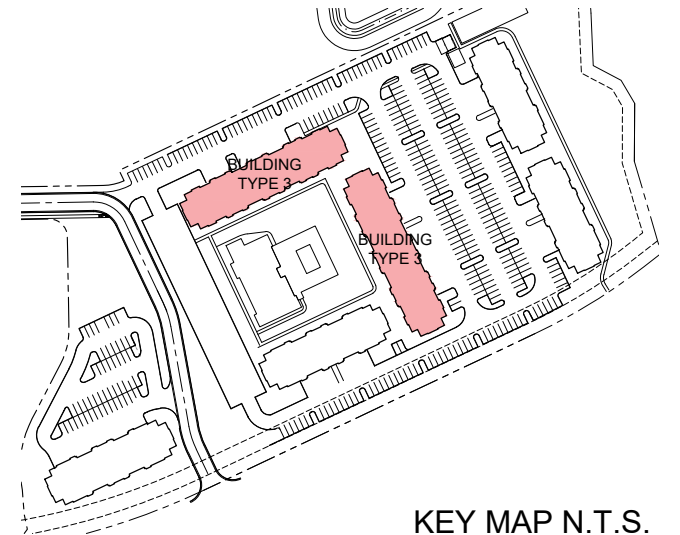
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RIGHT SIDE ELEVATION

SCALE: 1" = 30'

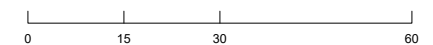
2



KEY MAP N.T.S.

MATERIAL LEGEND

1. EIFS
2. MASONRY
3. CAST STONE
4. VINYL WINDOWS & DOORS
5. METAL RAILING
6. METAL STANDING SEAM ROOF
7. ASPHALT SHINGLE ROOF
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HAZEL DELL - SOUTH
NOBLESVILLE, IN # 2022-1103

CONCEPT DESIGN
JANUARY 5, 2024

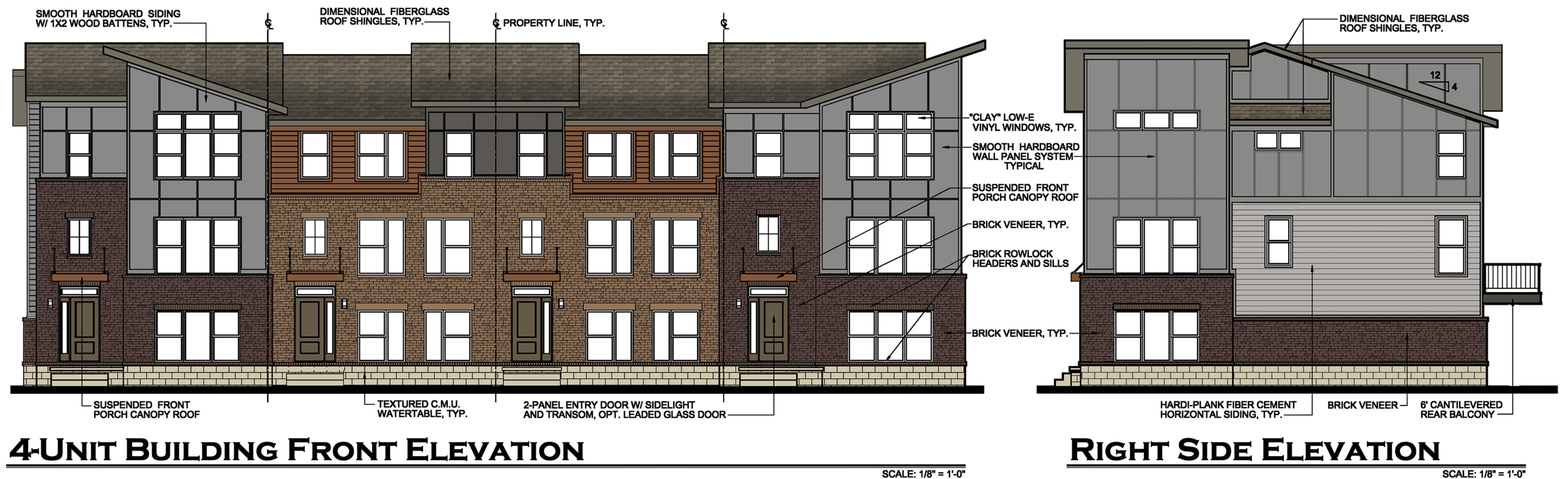
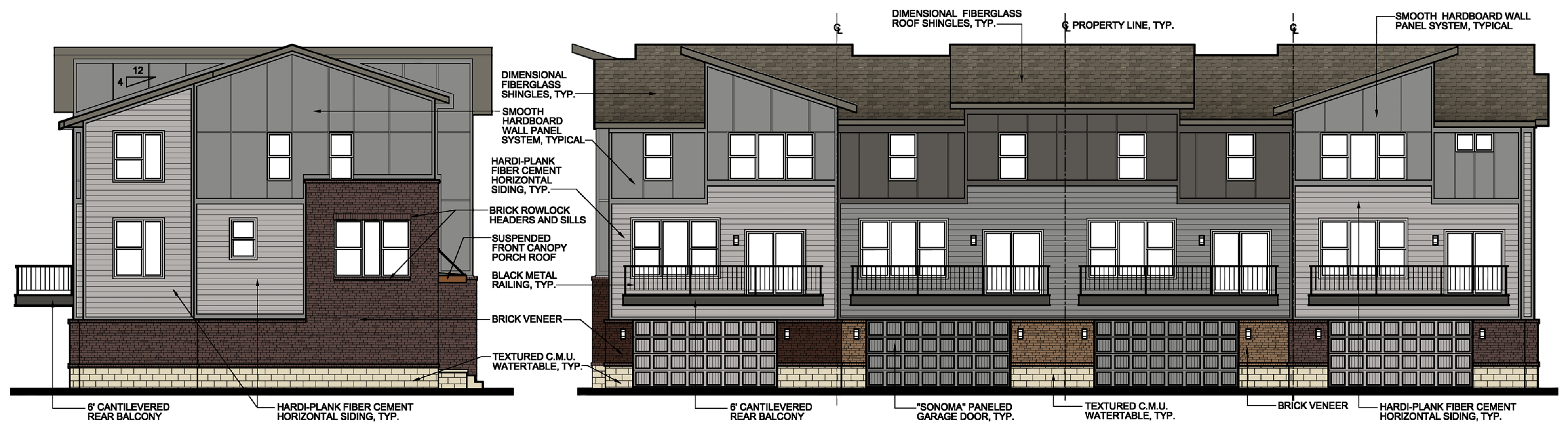
ELEVATIONS
BUILDING TYPE 3 - 58 DU

A3-5

EXHIBIT E

TOWNHOME ELEVATIONS AND PERSPECTIVES

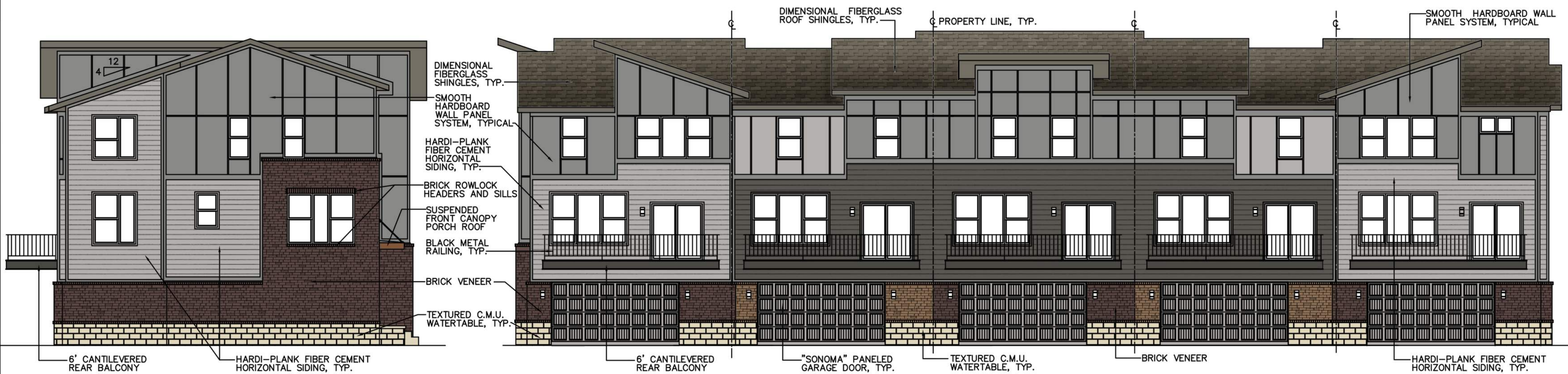
(See following 16 pages)



PRELIMINARY ELEVATION DESIGN

116TH STREET TOWNHOMES - FISHERS

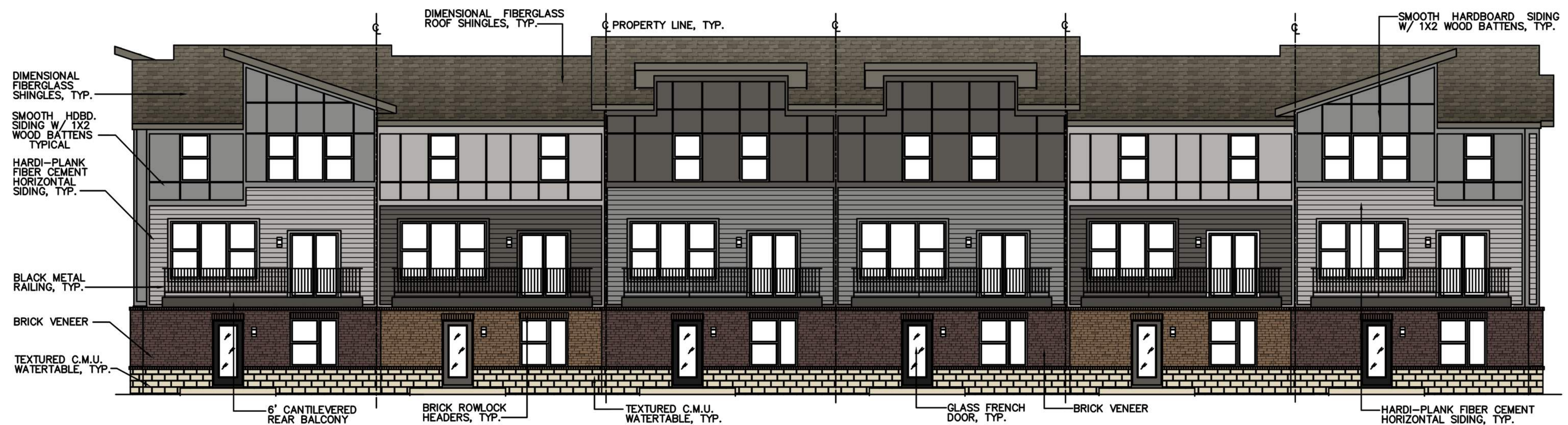
LENNAR
INDIANAPOLIS DIVISION



PRELIMINARY ELEVATION DESIGN

116TH STREET TOWNHOMES - FISHERS

LENNAR[®]
INDIANAPOLIS DIVISION



6-UNIT BUILDING REAR ELEVATION

SCALE: 1/8" = 1'-0"



6-UNIT BUILDING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: SEE 4-UNIT AND 5-UNIT DRAWINGS FOR SIDE ELEVATIONS (SIMILAR)

PRELIMINARY ELEVATION DESIGN

116TH STREET TOWNHOMES - FISHERS

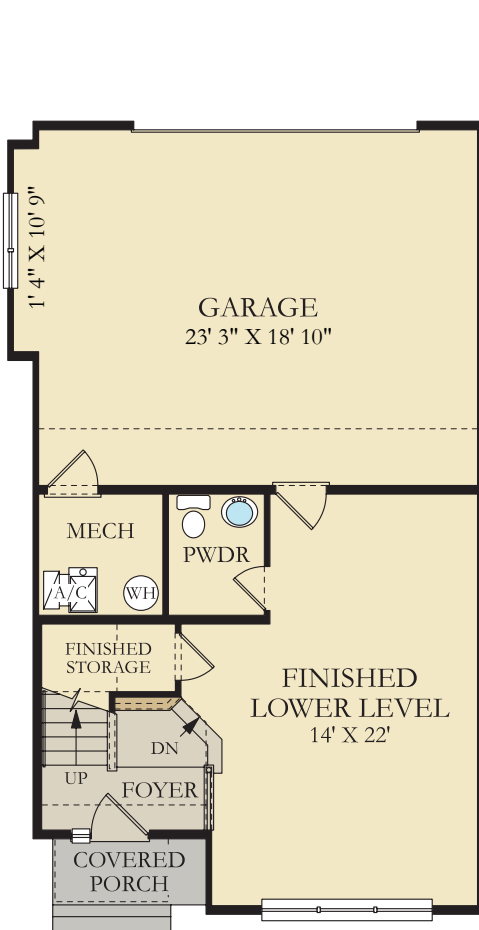
LENNAR[®]
INDIANAPOLIS DIVISION

116 Towns | Talbott

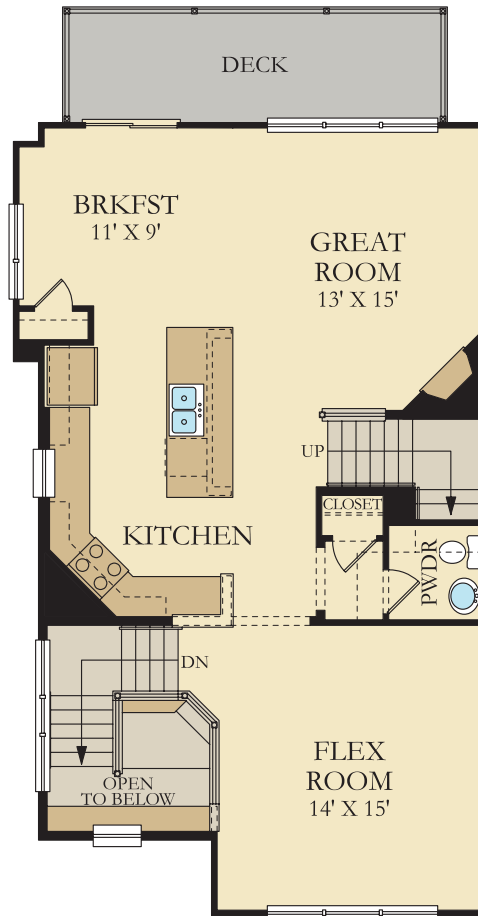


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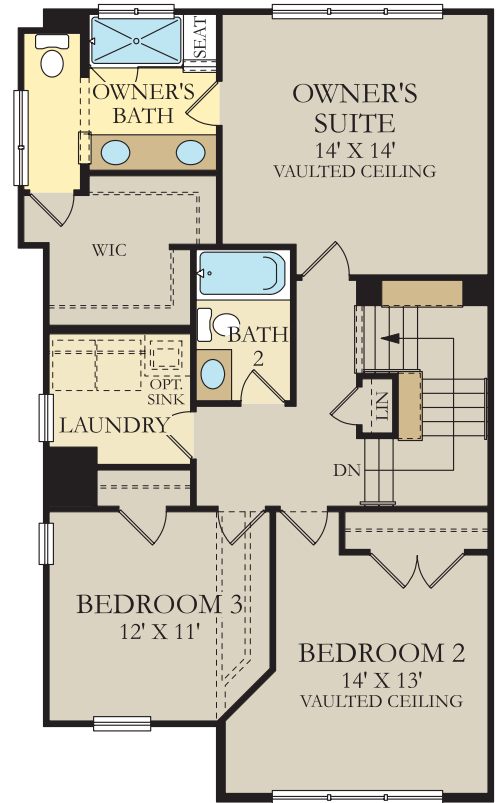
116 Towns | Talbott



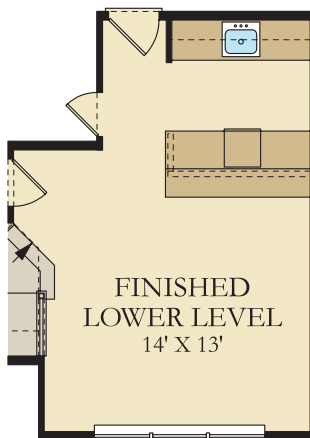
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



OPT. WET BAR

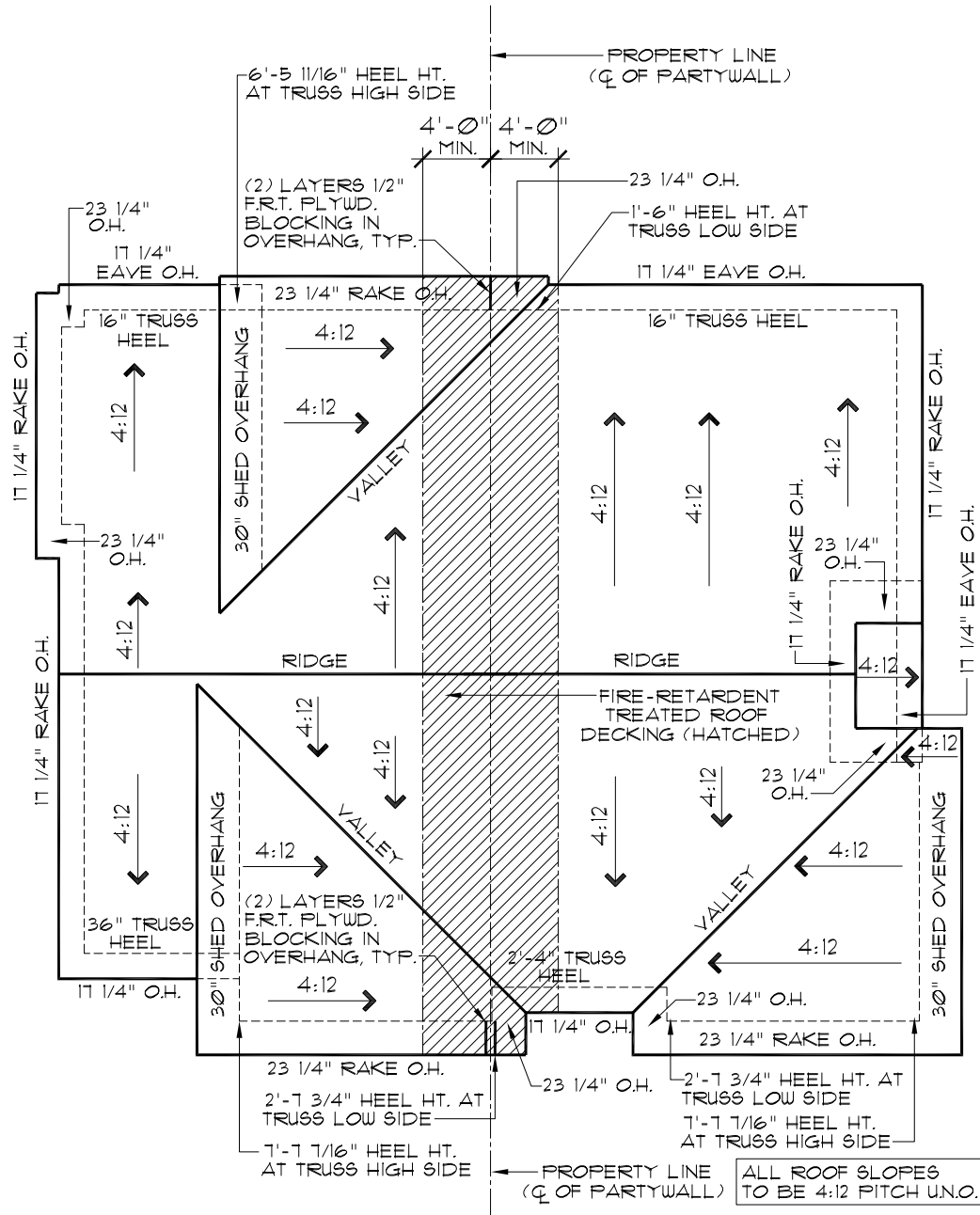


NOTE:
NO PLUMBING OR HVAC ROOF PENETRATIONS SHALL BE LOCATED ON THE FRONT SIDE OF ROOF RIDGE OR THROUGH F.R.T. ROOF DECKING

NOTE:
SEE TALBOTT AND MERIDIAN INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

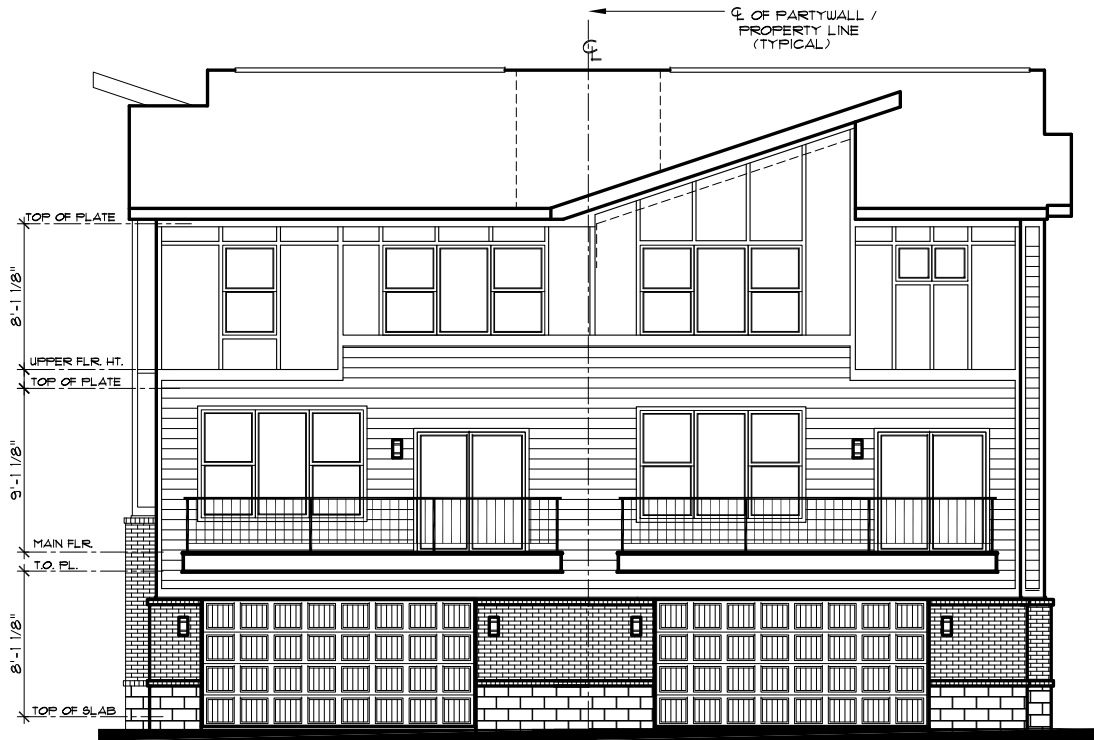
NOTE:
NOTE: 2-HR. FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING

NOTE:
2-HR. FIRE-RATED CORE WALL EXTENDS OUT TO FURTHEST WALL AT PLAN OFFSET CONDITIONS BETWEEN UNITS AT FIRE-SEPARATION LINE (PROPERTY LINE) AT FRONT AND REAR OF BUILDING. SEE STANDARD DETAIL 03, SHEET D-2)



TALBOTT A **MERIDIAN A**
2-UNIT BUILDING ROOF PLAN

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



MERIDIAN A **TALBOTT A**
2-UNIT BUILDING REAR ELEVATION

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



TALBOTT A **MERIDIAN A**
2-UNIT BUILDING FRONT ELEVATION

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

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REMARKS					
DATE	1/4/22				
REV. NO.	1	2	3	4	5

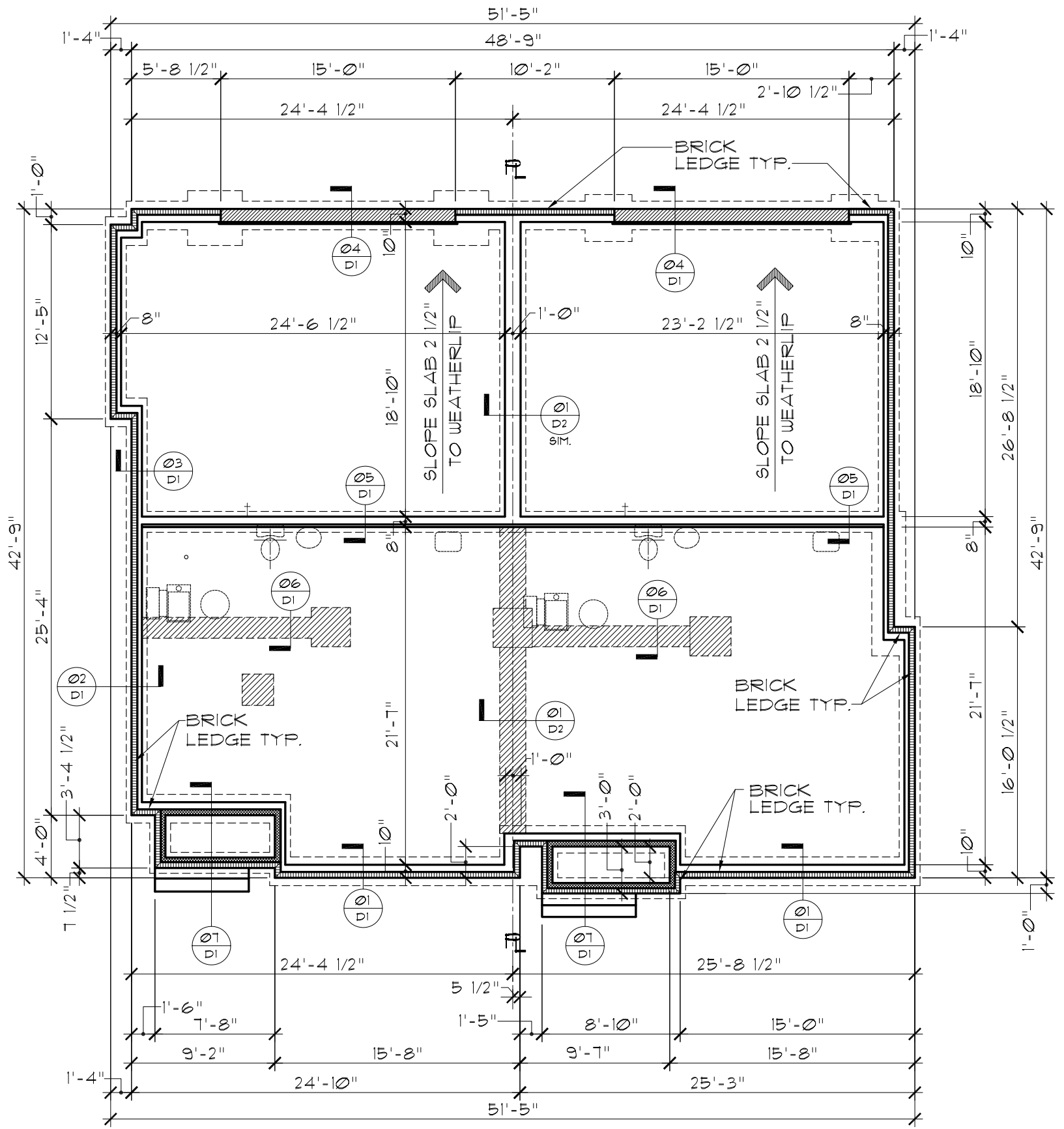
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MODEL	SET NO.	DRAWN BY	COLLECTION	TOWNHOMES
2-UNIT BUILDING		SAM		
DRAWING TITLE				
CONTROL ELEV.'S, ROOF				
OPTION DESCRIPTION				

SHEET NO.

C1-2



TALBOTT A MERIDIAN A

CONTROL FOUNDATION PLAN 2-UNIT BUILDING

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

**EVERYTHING'S INCLUDED®**

REV. NO.	DATE	REMARKS
1	2/15/19	RE-ISSUE FOR SAXONY AND 116 TOWNS
2		
3		
4		
5		

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MODEL
2-UNIT BUILDING

DRAWING TITLE
CONTROL FNDTN. PLAN

OPTION DESCRIPTION
SAXONY AND 116 TOWNHOMES

SET NO.

DRAWN BY
SAM

COLLECTION
TOWNHOMES

SHEET NO.

C2-3

NOTE:
NO PLUMBING OR HVAC ROOF PENETRATIONS SHALL BE LOCATED ON THE FRONT SIDE OF ROOF RIDGE OR THROUGH F.R.T. ROOF DECKING

NOTE:
SEE TALBOTT AND MERIDIAN INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

NOTE:
NOTE: 2-HR. FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING

NOTE:
2-HR. FIRE-RATED CORE WALL EXTENDS OUT TO FURTHEST WALL AT PLAN OFFSET CONDITIONS BETWEEN UNITS AT FIRE-SEPARATION LINE (PROPERTY LINE) AT FRONT AND REAR OF BUILDING. SEE STANDARD DETAIL 03, SHEET D-2)

NOTE:
BUILDING CONTROL ELEVATIONS ARE PROVIDED TO DEPICT GENERAL BUILDING CONFIGURATION ONLY. SEE INDIVIDUAL UNIT PLAN AND ELEVATION DRAWINGS, WHICH SUPERSEDE ANY INFORMATION SHOWN ON CONTROL ELEVATIONS.

INDIANAPOLIS DIVISION



REV. NO.	DATE	REMARKS
1	2/15/19	RE-ISSUE FOR SAXONY AND 116 TOWNS
2		
3		
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5		

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MERIDIAN A MADISON C TALBOTT A
3-UNIT BUILDING REAR ELEVATION



TALBOTT A MADISON C MERIDIAN A
3-UNIT BUILDING FRONT ELEVATION

MODEL	SET NO.	DRAWN BY	COLLECTION	TOWNHOMES
3-UNIT BUILDING		SAM		
DRAWING TITLE	OPTION DESCRIPTION			
CONTROL ELEVATIONS	SAXONY AND 116 TOWNHOMES			

SHEET NO.

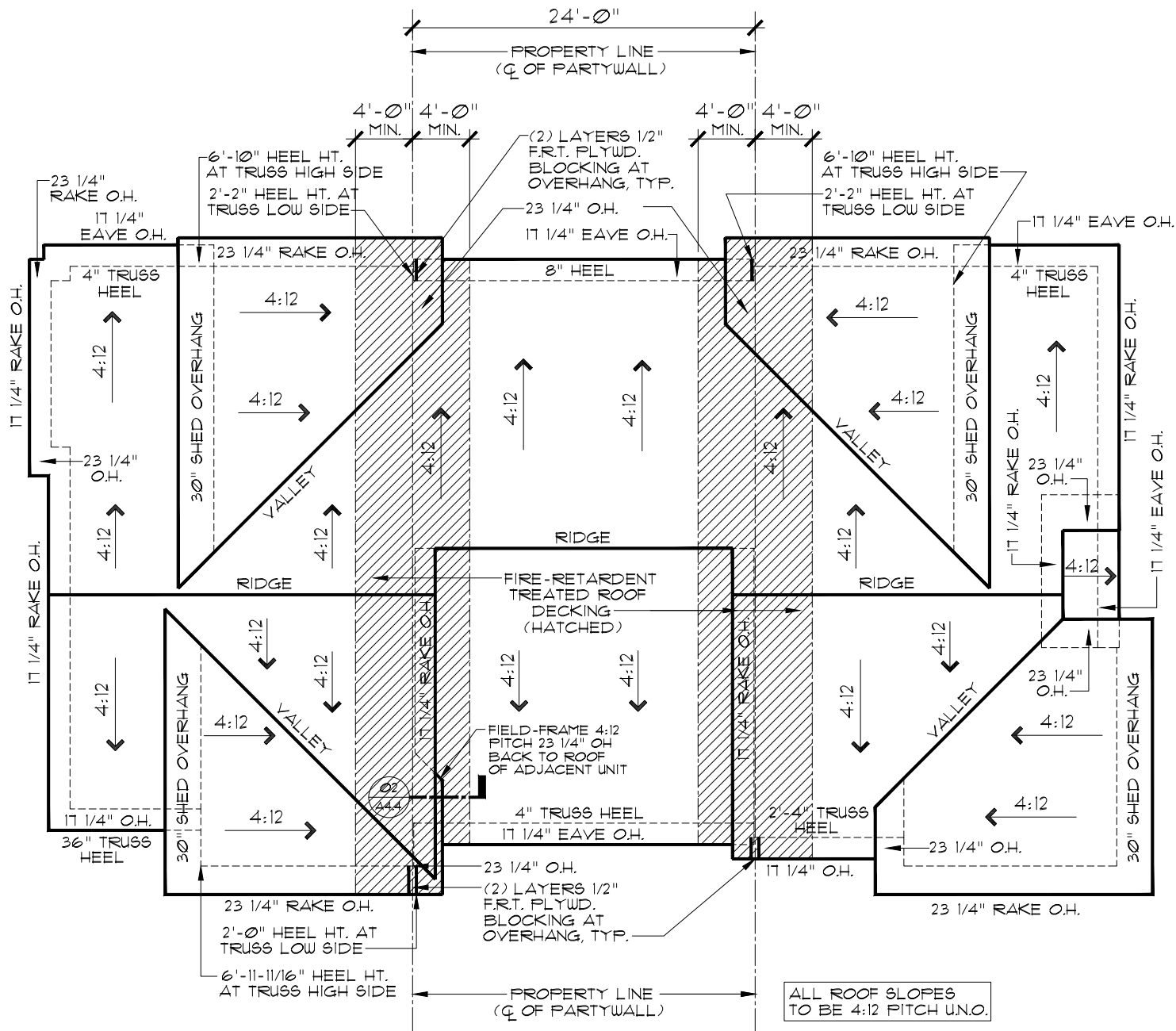
C 1-B

NOTE:
NO PLUMBING OR HVAC ROOF PENETRATIONS SHALL BE LOCATED ON THE FRONT SIDE OF ROOF RIDGE OR THROUGH F.R.T. ROOF DECKING

NOTE:
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TALBOTT A MADISON C MERIDIAN A
3-UNIT BUILDING ROOF PLAN

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

INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED®

REMARKS	
DATE	2/15/19
REV. NO.	1
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MODEL	SET NO.	DRAWN BY	COLLECTION	TOWNHOMES
3-UNIT BUILDING		SAM		
DRAWING TITLE				
CONTROL ROOF PLAN				
OPTION DESCRIPTION				
SAXONY AND 116 TOWNHOMES				

SHEET NO.

C2-3

NOTE:
NO PLUMBING OR HVAC ROOF PENETRATIONS SHALL BE LOCATED ON THE FRONT SIDE OF ROOF RIDGE OR THROUGH F.R.T. ROOF DECKING

NOTE:
SEE TALBOTT AND MERIDIAN INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

NOTE:
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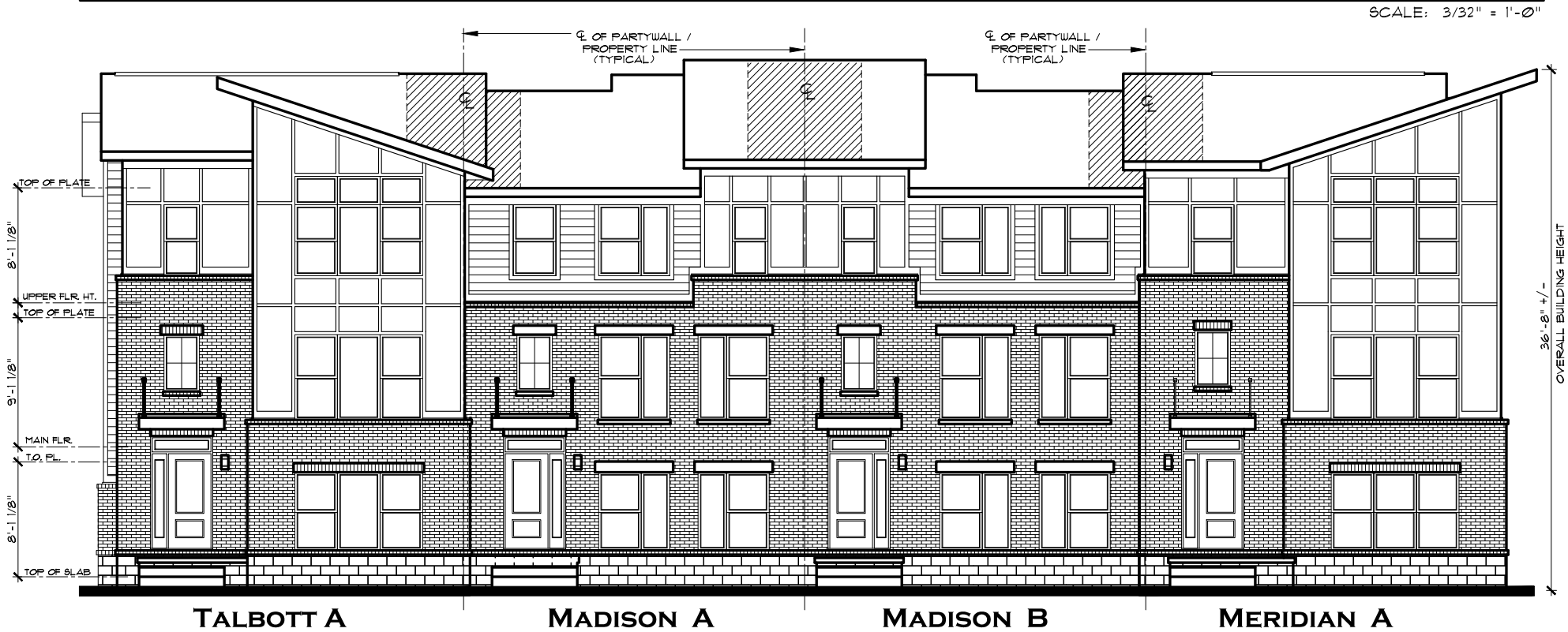
REV. NO.	DATE	REMARKS
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4-UNIT BUILDING REAR ELEVATION



4-UNIT BUILDING FRONT ELEVATION

MODEL	SET NO.	DRAWN BY	COLLECTION	TOWNHOMES
4-UNIT BUILDING		SAM		
DRAWING TITLE	OPTION DESCRIPTION			
CONTROL ELEVATIONS	SAXONY AND 116 TOWNHOMES			

SHEET NO.

C1-4

NOTE:
NO PLUMBING OR HVAC ROOF PENETRATIONS SHALL BE LOCATED ON THE FRONT SIDE OF ROOF RIDGE OR THROUGH F.R.T. ROOF DECKING

NOTE:
SEE TALBOTT AND MERIDIAN INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

NOTE:
NOTE: 2-HR. FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING

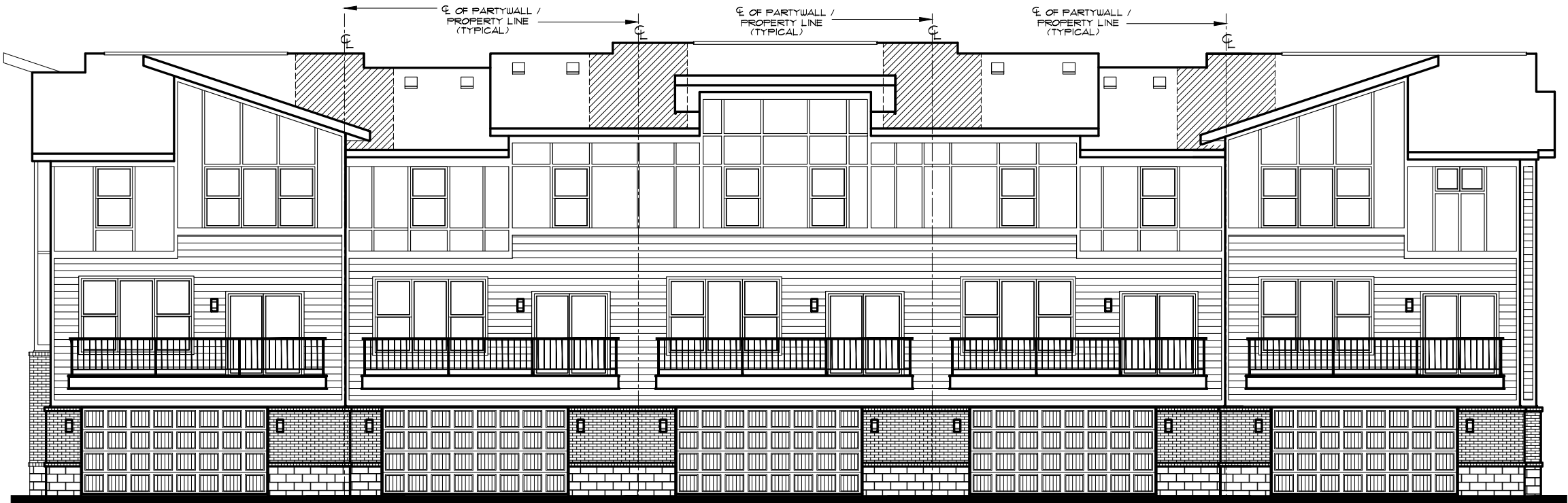
NOTE:
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NOTE:
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EVERYTHING'S INCLUDED®



MERIDIAN A

MADISON C

MADISON D

MADISON C

TALBOTT A

5-UNIT BUILDING REAR ELEVATION

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



TALBOTT A

MADISON C

MADISON D

MADISON C

MERIDIAN A

5-UNIT BUILDING FRONT ELEVATION

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

REMARKS

DATE

REV. NO.

RE-ISSUE FOR SAXONY AND 116 TOWNS

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LENNAR

SET NO.

DRAWN BY

SAM

COLLECTION

TOWNHOMES

5-UNIT BUILDING

DRAWING TITLE

CONTROL ELEVATIONS

OPTION DESCRIPTION

SAXONY AND 116 TOWNHOMES

SHEET NO.

C1-5

NOTE:
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NOTE:
SEE TALBOTT AND MERIDIAN INDIVIDUAL UNIT ELEVATIONS FOR LEFT AND RIGHT SIDE ELEVATIONS

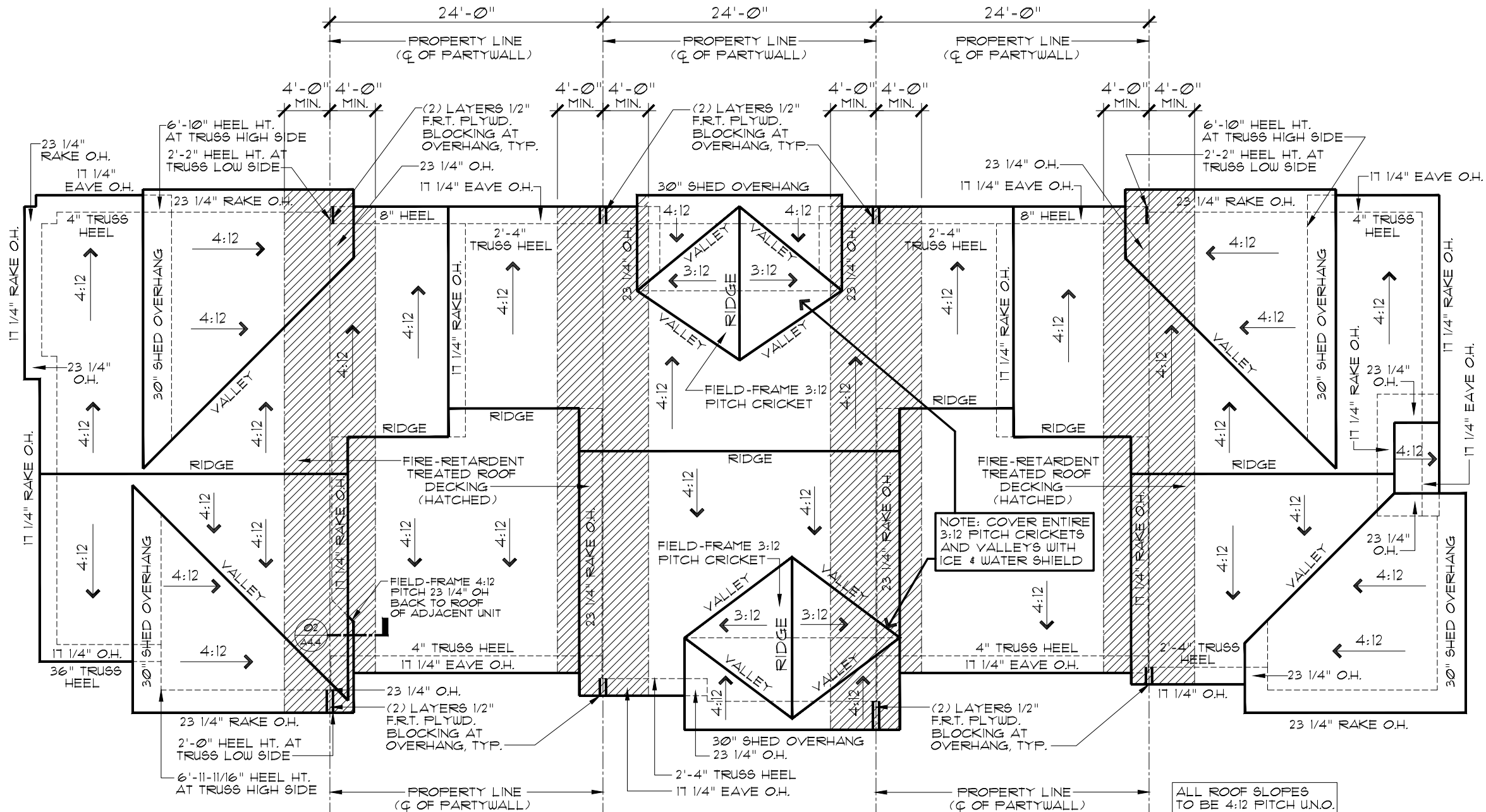
NOTE:
NOTE: 2-HR. FIRE-RATED CORE WALL EXTENDS ALL THE WAY UP TO THE UNDERSIDE OF F.R.T. ROOF DECKING

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INDIANAPOLIS DIVISION



EVERYTHING'S INCLUDED*



TALBOTT A
MADISON C
MADISON D
MADISON C
MERIDIAN A

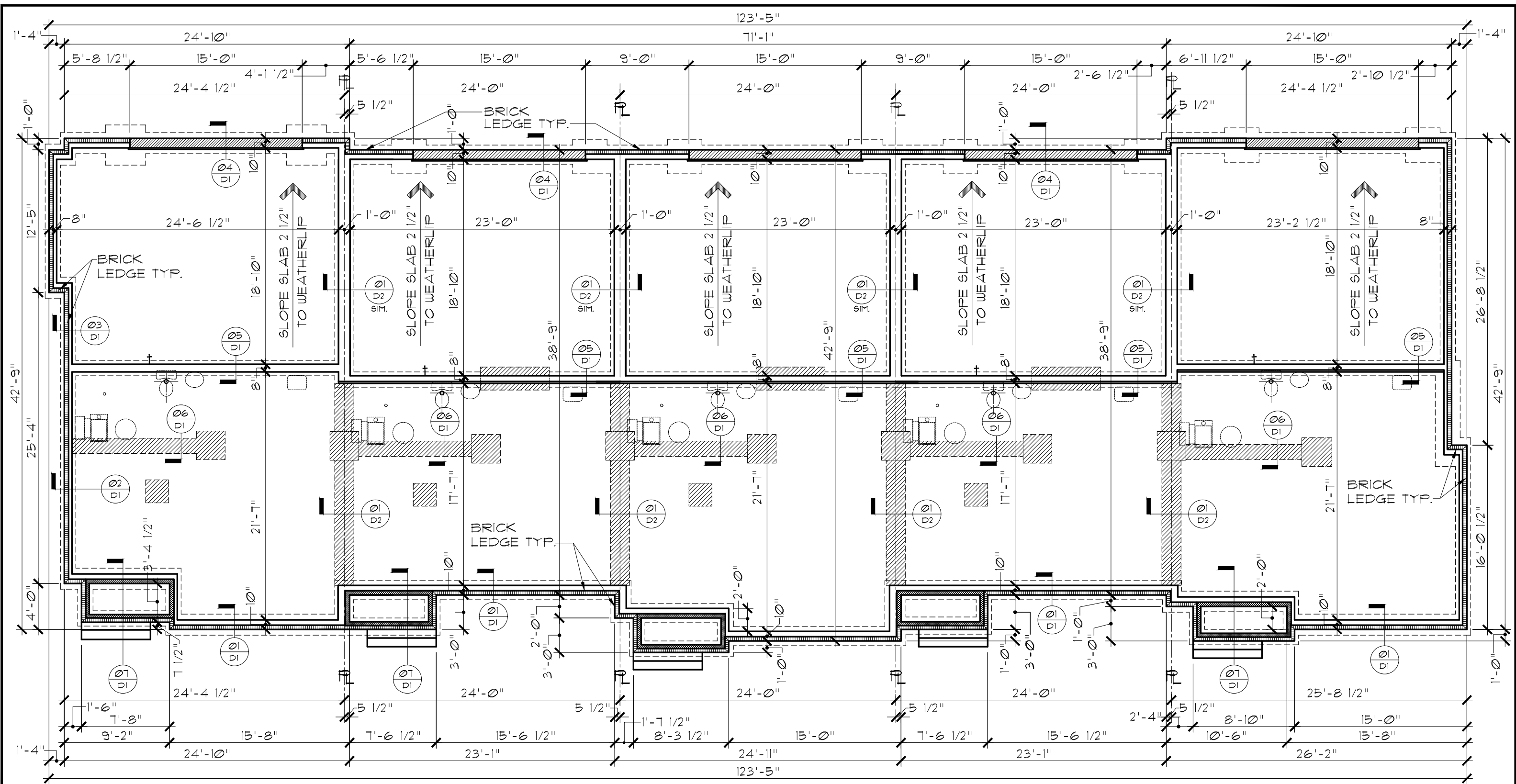
5-UNIT BUILDING ROOF PLAN

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

REMARKS	RE-ISSUE FOR SAXONY AND 116 TOWNS				
	DATE	2/15/15			
REV. NO.	1				
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	3				
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Lennar	SET NO.		DRAWN BY	SAM	TOWNHOMES
	5-UNIT BUILDING		COLLECTION		
MODEL	DRAWING TITLE	CONTROL ROOF PLAN			
	OPTION DESCRIPTION	SAXONY AND 116 TOWNHOMES			

SHEET NO.

C2-5



TALBOTT A MADISON C MADISON D MADISON C MERIDIAN A

**5-UNIT BUILDING
CONTROL FOUNDATION PLAN**

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

C3-15

SHEET NO.

LENNAR

MODEL
5-UNIT BUILDING

DRAWING TITLE
CONTROL FNDTN. PLAN

OPTION DESCRIPTION
SAXONY AND 116 TOWNHOMES

SET NO.

DRAWN BY
SAM

COLLECTION
TOWNHOMES

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EVERYTHING'S INCLUDED

EXHIBIT F **MULTI-FAMILY SIGN LOCATIONS**

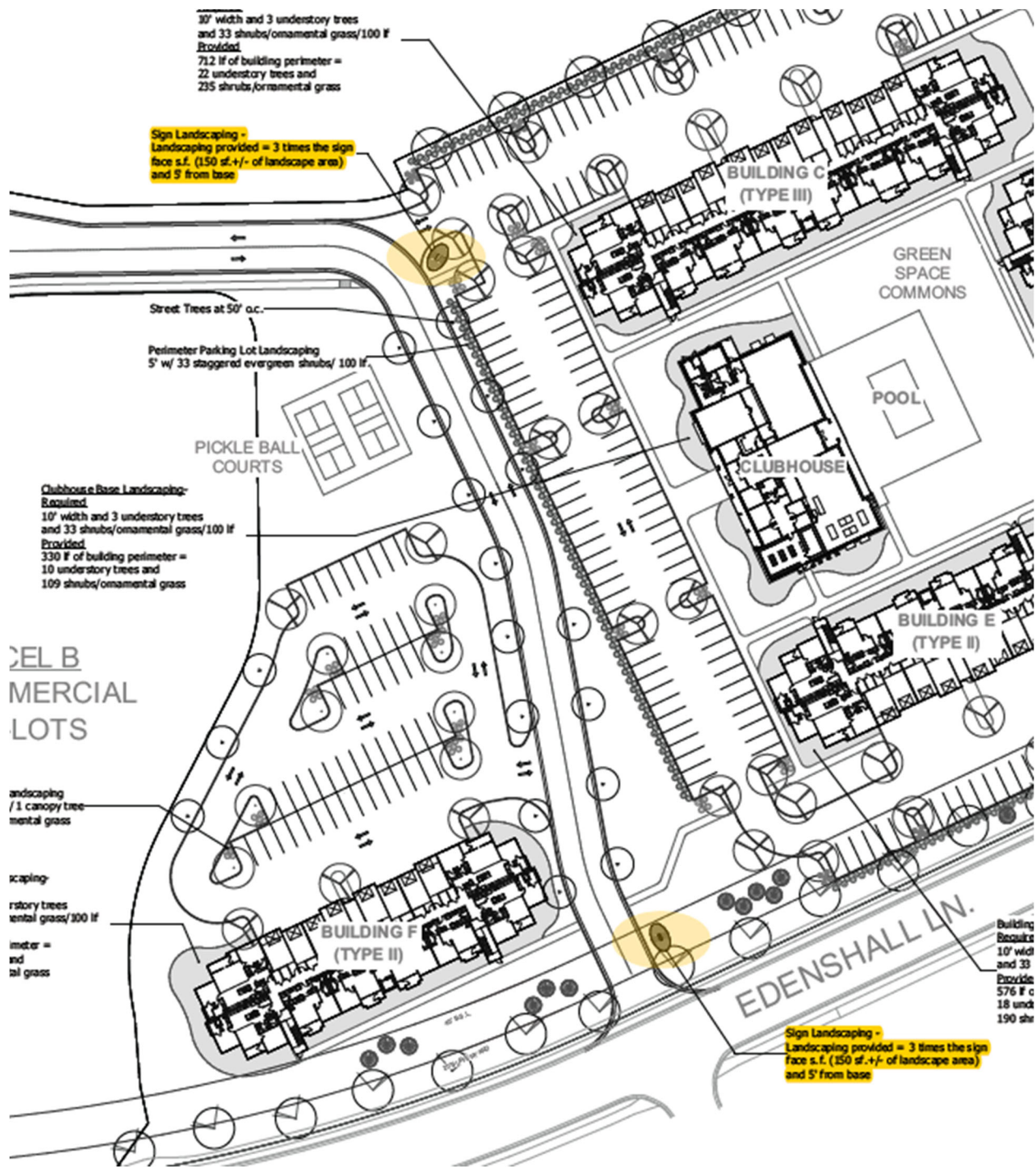


EXHIBIT G

COMMERCIAL ARCHITECTURAL BUILDING REQUIREMENTS

(See following 4 pages)

RETAIL COMMERCIAL
ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL DESIGN GOALS

The development of the commercial retail within Noble West is to reinforce the establishment of a mixed-use area that provides a special retail focal point and promotes pedestrian activity within the neighborhood and the community. The buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. The features and spaces should enhance the neighborhood retail component as a central, integral part of the Master Planned Community.

In order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size, the following general standards shall apply:

- 1a. On buildings along Hazel Dell Parkway or 146th Street, no wall that faces either of these two streets shall have a blank, uninterrupted length exceeding thirty (30) feet without including one of the following: change in plane, change in height, change in texture or masonry pattern; doors, windows, faux windows, trellis' with vines, or an equivalent element that subdivides the wall into human scale proportions.
- 1b. On all other exterior walls along a designated walkway, there shall not be a blank, uninterrupted length of wall that exceeds eighty-five (85) feet without including one (1) of the following: change in plane, change in height, change in texture or masonry pattern; doors, windows, faux windows, trellis' with vines, or an equivalent element that subdivides the wall into human scale proportions.
2. Side or rear walls along designated walkways may incorporate the use of false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall to break up the facade to meet the above mentioned requirements.
3. All sides of the building shall include design characteristics perceived to be generally consistent with those on the front. Buildings along Hazel Dell Parkway or 146th Street, shall have side and rear facades that are of the same materials and similarly detailed as the front elevation.
4. Buildings along Hazel Dell Parkway or 146th Street shall appear as one and one-half (1 ½) stories from the front and sides. The minimum height for the front facade of any building (facing either Hazel Dell Parkway or 146th Street) shall be twenty (20) feet, either at the roofline or at the top of the parapet wall. Minimum heights for other sides of the buildings shall be eighteen (18) feet, either at the roofline or at the top of the parapet wall.
5. The appearance of finished space above the retail first floor is required on the main building accenting the corner shop (see plan). The nighttime illumination of architectural

features, specifically windows, with the use of decorative lights that are consistent with the architectural character is required.

BUILDING BASE, BODY, AND CAP

All architectural elevations of principal buildings shall consist of a base, a body, and a cap.

Base: Building materials that are used to accentuate the transition from grade to a height consistent with requirements in this section. (For instance, materials different from those used in the body of the building – like textured concrete masonry. Or designs to accentuate materials used in the body of the building – like brick rowlocks or soldier courses.)

Body: Building materials and designs that make up the main proportion of the building (should be approximately 80% of the vertical height of the facade, but will vary in relationship to overall design character of each individual building).

Cap: Building materials that are used to accentuate the transition from the body to the top of the building, consistent with the requirements in this section. (For instance, a cornice, crown mold, eave or a sloped roof structure designs.)

1. The base shall occupy the lowest portion of the elevation, and shall have a height no less than five percent (5%) of the average wall height.
2. The body shall occupy the middle portion of the elevation, and shall have a height no less than fifty percent (50%) of the average wall height.
3. The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a height no less than five percent (5%) of the average wall height.
4. The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, sloped roof or eaves.
5. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

MATERIALS

Predominant exterior building materials must be of high quality, and be aesthetically pleasing and compatible with materials used in adjoining neighborhoods within and outside of the Master Planned Community. The following are permitted:

1. Building Body: Wood, brick, architectural cast stone, Quick-Brick (rear wall elevations only), EIFS (Synthetic Stucco) decorative tiles, and limestone shall be permitted as siding materials for the body of the building.

2. Building Base: Brick, architectural cast stone, limestone or textured concrete masonry units (Quick-Brick or Split Faced Units) shall be permitted as base finish materials.

The following body materials which are considered inappropriate may be permitted with the specific approval by the Planning Director on a case-by-case basis:

- a) Siding that imitates wood lap siding such as aluminum or vinyl siding,
- b) Sheet metal, corrugated metal, or other similar metal panels,
- c) Poured concrete, tilt-up concrete panels, panels with an aggregate surface, or other similar concrete siding.

3. Building Cap: Brick, architectural cast stone, limestone, textured concrete block, wood, metal coping or applied materials such as EIFS (Synthetic Stucco) or other synthetic materials (i.e. "Typon") are examples of materials permitted for the building cap. Materials not specifically mentioned may also be permitted with the specific approval of the Planning Director.

FAÇADE COLORS

The use of low reflectance, subtle, red brick, or earth tone colors as the predominant colors on the façade is generally acceptable. The use of high intensity colors, metallic colors, fluorescent colors or Black as the predominant façade color would have to be reviewed by the Planning Director on a case-by-case basis. However, building trim and accent areas may feature Black or brighter colors, including primary colors, but the use of neon tubing as a feature for building trim or accent area is not permitted.

ROOFS

In order to reduce the massive size of large structures, flat roofs should be enhanced through the utilization of parapets. The roof treatment should harmonize with the character of the surrounding residential neighborhoods and with the designs of the buildings adjacent to the structure. Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view to 146th Street.

1. Permitted roof styles shall include gable, mansard, and hip roofs. Flat roofs are permitted if sufficiently disguised through the use of parapet walls. Other roof styles shall require specific approval by the Planning Director on a case-by-case basis.
2. The height of any pitched roof shall not exceed one-half (1/2) of the overall building height.

3. Permitted materials for pitched roofs include wood, slate, fiberglass reinforced asphalt 3-D roof shingles, and standing seam or terne metal. Other roof materials shall require specific approval by the Planning Director on a case-by-case basis.

4. Flat canopies (such as those associated with convenience stores with gasoline sales) must be designed in such a manner to create a strong association with the building itself.

ADDITIONAL OUTLOT BUILDINGS GUIDELINES

Retail buildings with less than 8,000 leasable square feet should be oriented closer to Hazel Dell Parkway or 146th Street, subject to a 75' building setback line as measured from the improved rights-of-way.

Sidewalks areas in front of buildings should be no less than 5-feet in width. The use of specialty paving as an accent paving materials for cross-overs to connect sidewalks to the walk-ways along Hazel Dell Parkway and 146th Street is permitted and encouraged.

LANDSCAPING

Landscaping requirements shall conform to the overall City of Noblesville standards. Designs will be determined and shall be submitted to the Staff and Planning Director for their review and approval prior to construction.

AMENITIES

The development of the commercial retail must include the publicly accessible outdoor space as shown on the Site Development Plan. This pavilion shall be connected to the other pedestrian walkways within Noble West.

Brenwick\11.18.02\retail arb.doc

EXHIBIT I

Retail Area – Prohibited Use List

1. Tattoo parlor
2. Piercing studio
3. Nail salon (specifically not including nail services that are part of a high-end day spa or other similar use)
4. Massage parlor (specifically not including massage services that are part of a high-end day spa or other similar use)
5. Refund anticipation loan lenders, title loan businesses, short-term loan providers, cash for precious metal stores and pawn shops
6. Sexually-oriented business
7. Adult entertainment business, including retail; night club or cabaret; adult novelty shop or business (including bookstore or video store specializing in adult or sexually explicit material)
8. Discotheque or otherwise for musical/dance reviews or topless/nude shows
9. Tobacco shop, cigar lounge, hookah, head or other smoke shop
10. A facility for the sale or use of paraphernalia used for the ingestion or use of illicit or recreational drugs
11. Weapon dealers
12. Tavern, bar, nightclub, or other similar use the primary purpose of which is serving alcohol, excluding any restaurant having entertainment or serving alcohol so long as it generates the majority of its revenues from other than alcoholic beverages and devoting a majority of its customer area to sit down food and beverage service
13. Store the principal business of which is the sale of alcoholic beverages for consumption off premises
14. Gambling facility
15. Billiard or Pool Hall
16. Second hand or government surplus store
17. Mattress store
18. Non-profit or institutional use by any entity which is exempt from property taxation and causes any portion of the Property Location to be exempt from property taxes
19. Retail telecommunications store
20. A store selling or advertising primarily “dollar” merchandise
21. Flea market, consignment or used good store selling primarily distressed or damaged merchandise
22. Laundromat or dry cleaning processing plant
23. Animal clinic or pet stores
24. Businesses that emit noxious odors
25. Stand-alone fast-food restaurants
26. Businesses that may adversely affect the health, safety or community morals of the City