Common Council Agenda Item

Cover Sheet

MEETING DATE: June 12, 2018

☐ Previously Discussed Ordinance

☒ Proposed Development Presentation

☐ New Ordinance for Discussion

☐ Miscellaneous

☐ Transfer

ITEM or ORDINANCE #: 2

INITIATED BY: STEVE HARDIN

☒ Information Attached

☐ Bring Paperwork from Previous Meeting

☐ Verbal

☐ No Paperwork at Time of Packets

Brooks Farm

Planned Development

gradison design•build

NOBLESVILLE INDIANA

PRESENTED BY
STEVEN D. HARDIN, ESQ.

FAEGRE BAKER DANIELS

City Council Introductory Meeting | June 12, 2018

Applicant:
Mark Gradison

Gradison Land Development, Inc.
6330 E. 75th Street, Suite 156
Indianapolis, IN 46250

Attorney:
Steven D. Hardin, Esq.
Samuel E. Swafford, Esq.
Mark R. Leach, Land Use Planner

Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240

Telephone: 317.569.9600
Fax: 317.569.4800

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TAB 1

EXECUTIVE SUMMARY

BROOKS FARM PD

Gradison Land Development, Inc. ("Gradison") is pleased to introduce its newest Noblesville mixed-residential community: Brooks Farm. Brooks Farm, named for the long-time Noblesville family and current property owner, is comprised of 124 +/- acres located at the northwest corner of 156th Street and Summer Road (please see the Aerial Location Exhibit at Tab 2).

About the Development:

Below is a summary of the proposed community:

- 46 paired single-story villa homes.
  - Built by Lennar (formerly CalAtlantic), illustrative elevations may be found at Tab 6 and constructed examples of these homes may be found at Chapel Villas [located on the east side of Union Chapel Road, just north of Greenfield Avenue]. These homes are expected to average $275,000.
- 268 single-family homes.
  - 140 homes by Pulte
    - The illustrative elevations may be found at Tab 5. These homes are expected to average $325,000.
  - 128 homes by Lennar
    - The illustrative elevations may be found at Tab 5. These homes are expected to average $300,000.
- Approximately 1.5 miles of paved walking/biking trails (in addition to over 5 miles of sidewalks) creating and connecting a walkable community both internally and to and from adjacent neighborhoods.
- Over 38 acres of common area, including a linear trail network bisecting the neighborhood.
- A farmhouse-style amenity center known as "Brooks Barn" will be the focal point for Brooks Farm. Brooks Barn is carefully designed to hold various neighborhood events and serve as a neighborhood gathering center, while also celebrating Noblesville's strong farming heritage.
- Meets the goals and objectives of the Housing Study.
- Landscaped perimeter with mounds, trees and shrubs.

About the Homes:

The recent housing study commissioned by the City identified that the existing housing supply within the City of Noblesville consists of a predominately homogenous community of single family homes on typically larger lots. Going forward, the housing study encourages compact development and diverse housing types, meet the growing demand for walkable neighborhoods, expand the market, appeal to a broader demographic, and support households as they move along the housing continuum. Consistent with that guidance, Gradison has worked with the City to propose an appropriate mix of housing types (including paired villas attractive for empty nesters and single family homes designed for families built by two different single-family homebuilders interspersed throughout the neighborhood).

If approved, Gradison expects development activities to begin spring of 2019.

Thank you for your consideration.

TAB 2

AERIAL LOCATION EXHIBIT

BROOKS FARM PD

TAB 3

CONCEPT PLAN

BROOKS FARM PD

AREA 'A' - Single Family

AREA 'B' - Single Family

AREA 'C' - Paired Villas

STOEPPELWERTH

TAB 4

PEDESTRIAN AND BICYCLE CONNECTIVITY

BROOKS FARM PD

5' concrete sidewalk

8' ashpalt path

STOEPPELWERTH

TAB 5

ILLUSTRATIVE HOME ELEVATIONS

BROOKS FARM PD

AREA C (LENNAR) - TWO-FAMILY ATTACHED

ILLUSTRATIVE HOME ELEVATIONS

BROOKS FARM PD

AREA B (PULTE) - SINGLE-FAMILY DETACHED

ILLUSTRATIVE HOME ELEVATIONS

BROOKS FARM PD

AREA A (LENNAR) - SINGLE-FAMILY DETACHED

TAB 5

AMENITY AREA EXHIBIT

BROOKS FARM PD

TAB 6

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

This is an ordinance (the "Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing as required by law regarding application number _____ (the "Petition"), filed by Gradison Land Development, Inc., an Indiana corporation, for a request in change of zoning; and

WHEREAS, the Plan Commission sent a _____ recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana (the "City Council"), by a vote of _____ (__) in favor and _____ (__) opposed.

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, that the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") are hereby amended as follows:

Section 1. That the subject real estate containing approximately one hundred twenty-four (124) acres, located generally at the northwest corner of E. 156th Street and Summer Road, Noblesville, Indiana, which real estate is more particularly described in **Exhibit A**, attached hereto, is hereby rezoned from the R-1 (Low Density Single Family Residential) classification to: (i) the R-3 (Moderate to High Density Single Family Residential District) classification, as designated in the UDO, for Areas A and B, as depicted in **Exhibit B**, attached hereto; and (ii) the R-4 (Moderate to High Density One and Two-Family Residential District) classification, as designated in the UDO, for Area C, as depicted in **Exhibit B**, attached hereto.

Section 2. That the Official Zoning Map for the City of Noblesville, referred to in Article 7 of the UDO, shall be updated concurrently to reflect the changes referred to in Section 1 above. A copy of the Official Zoning Map shall be located in the Office of the Clerk-Treasurer of the City of Noblesville.

Section 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the City Council this _____ day of _____, 2018.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE		NAY
_____	Christopher Jensen	_____
_____	Brian Ayer	_____
_____	Wil Hampton	_____
_____	Mark Boice	_____
_____	Roy Johnson	_____
_____	Gregory P. O'Connor	_____
_____	Mary Sue Rowland	_____
_____	Rick L. Taylor	_____
_____	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this ___ day of _____, 2018.

_____
John Ditslear, Mayor
City of Noblesville, IN

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: Steven D. Hardin.

Prepared by: Steven D. Hardin, Esq. | Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

EXHIBIT A
REAL ESTATE

Parcel I:

A part of the Northeast Quarter and a part of the Southeast Quarter of Section 9, Township 18 North, Range 5 East, Hamilton County, Indiana, described as follows:

Begin at a point 1413.0 feet North of the Southeast corner of the Southeast Quarter of Section 9, Township 18 North, Range
5 East: thence West 1334.3 feet to a corner post; thence South 80.0 feet to a corner post; thence West 1333.7 feet to a corner post; thence Northerly 1996.6 feet to a corner post; thence East 1329.3 feet to a point; thence South 726.4 feet to a point, said point being 1332.0 feet West of the East line of said Southeast Quarter; thence East 1332.0 feet to the Intersection with the east line of said Quarter Section; thence South on and along said East line 1188.4 feet to the place of beginning.

EXCEPT: A part of the Southeast Quarter of Section 9 Township 18 North, Range 5 East located in Noblesville Township, Hamilton County, Indiana, being bounded as follow:

Beginning at a point on the east line of the Southeast Quarter of Section 9, Township 18 North, Range 5 East 1413 feet
North of the Southeast corner of said Southeast Quarter; thence West 217.80 feet; thence North 200.00 feet parallel with the east line of said Southeast Quarter; thence East 217.80 feet to the east line of said Southeast Quarter, thence South 200.00 feet on and along said East line to the POINT OF BEGINNING.

ALSO EXCEPT: A part of the Southeast Quarter of Section 9, Township 18 North Range 5 East, located in Noblesville
Township, Hamilton County, Indiana, being bounded as follows:

Beginning at a point on the east line of the Southeast Quarter of Section 9, Township 18 North, Range 5 East, said point being North 00 degrees 11 minutes 25 seconds West (assumed bearing) 2401.40 feet from the Southeast corner of the Southeast Quarter; thence South 89 degrees 28 minutes 45 seconds West 217.80 feet parallel with the north line of said Southeast Quarter; thence North 00 degrees 11 minutes 25 seconds West 200.00 feet parallel with the east line of said Southeast Quarter to the north line of a 97.4 acre tract of land described in Instrument Number 9586 and recorded in Deed Record 152 page 398 in the records of Hamilton County, Indiana; thence North 89 degrees 28 minutes 45 seconds East
217.80 feet parallel with the north line of said Southeast Quarter and along the north line of said 97.4 acre tract of land to its northeast corner; thence South 00 degrees 11 minutes 25 seconds East 200.00 feet along the east line of said Southeast Quarter to the POINT OF BEGINNING.

ALSO EXCEPT: Part of the West Half of the Northeast Quarter of Section 9, Township 18 North, Range 5 East of the
Second Principal Meridian in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 9, marked by a

railroad spike (down 3 inches); thence South 89 degrees 33 minutes 19 seconds West (bearings based on NAD83 State Plane Coordinates - East Zone) along the North line of the said Northeast Quarter 1332.72 feet to a MAG Nail marking the Northeast corner of the West Half of the said Northeast Quarter Section; thence South 00 degrees 15 minutes 41 seconds East along the East line of said Half Quarter Section 1998.22 feet to the POINT OF BEGINNING, marked by a 5/8" diameter rebar with plastic yellow cap stamped "P.I. Cripe, Inc," (hereinafter referred to as a "rebar") thence continuing South 00 degrees 15 minutes 41 seconds East along the said East line 657.76 feet to a "Rebar" marking the Southeast corner of the West Half of the said Northeast Quarter Section; thence South 89 degrees 29 minutes 04 seconds West along the South line of the said Northeast Quarter Section 1334.84 feet to a "rebar" marking the Southwest corner of the said Northeast Quarter Section; thence North 00 degrees 12 minutes 58 seconds West along the West line of the said Northeast Quarter Section 659.41 feet to a "rebar"; thence North 89 degrees 33 minutes 19 seconds East parallel with the North line of the said Northeast Quarter Section
1334.31 feet to the POINT OF BEGINNING.

ALSO EXCEPT: Part of the Southeast Quarter of Section 9, Township 18 North, Range 5 East in Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 9; thence South 00 degrees 10 minutes 48 seconds East (bearing assumed) 265.50 feet along the East line of said Southeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 10 minutes 48 seconds East 358.37 feet along said East line; thence South 89 degrees 32 minutes 15 seconds West 2,669.26 feet to the West line of the Southeast Quarter, of said Section 9; thence North 00 degrees 12 minutes 57 seconds West 621.49 feet to the Northwest corner of the Southeast Quarter of said Section
9, which point lies on the south line of Sagamore, Section 4, a subdivision in Hamilton County, Indiana, the plat of which is
recorded as Instrument Number 2002-075771, Plat Cabinet 3, Slide 64, in the Office of the Recorder, Hamilton County, Indiana; thence North 89 degrees 29 minutes 12 seconds East 1,334.84 feet along the North line of said Southeast Quarter to the West line of the 19.195 acre parcel owned by Gradison-Merion Investment, LLC, recorded in Instrument No.
2016016661 in said Recorders Office; thence the next two (2) courses are along the West and South lines: (1) South 00 degrees 10 minutes 48 seconds East 65.49 feet; (2) North 89 degrees 29 minutes 12 seconds East 1,117.03 feet to the Northwest corner of the 1.00 acre parcel owned by John A. Christopher et ux, recorded in Instrument No. 2015045147 in said Recorders Office; thence the next two courses are along the West and South line of said 1.00 acre parcel (1) South 00 degrees 10 minutes 48 seconds East 200.00 feet; (2) North 89 degrees 29 minutes 12 seconds East 217.80 feet to the East line of said Southeast Quarter and the place of beginning, containing 35.152 acres, more or less.

PARCEL II:

A part of the Southeast Quarter of Section 9, Township 18 North, Range 5 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 00 degrees 13

minutes 24 seconds West along the West line of said Quarter Section a distance of 1331,66 feet to the Northwest corner of the real estate described in Instrument Number 97-12561 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence along the North lines of said real estate by the next three (3) calls; 1) North 89 degrees 30 minutes
50 seconds East 1,334.15 feet; 2) North 00 degrees 12 minutes 01 seconds West 71.87 feet; 3) North 89 degrees 32 minutes 39 seconds East 2.58 feet to an existing woven wire fence and an East line of the real estate described in Deed Record 152 page 398 in said Recorders Office; thence along said East line and the South line of said real estate by the next two (2) calls; 1) South 01 degrees 31 minutes 27 seconds West 76.48 feet; 2) South 89 degrees 31 minutes 27 seconds West 76.48 feet; 2) South 89 degrees 31 minutes 41 seconds West 1,334.43 feet to the West line of said Quarter Section; thence North 00 degrees 13 minutes 24 seconds West along said West line 4.24 feet to the place of Beginning.

PARCEL III:

A part of the East half of the Southeast quarter of Section 9, Township 18 North, Range 5 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said half quarter section; thence South 89 degrees 32 minutes 39 seconds West (assumed bearing) along the South line of said half quarter section 1085.45 feet to the East line of the West 8 acres of the South 43 acres of said half quarter section; thence North 00 degrees 12 minutes 01 seconds West along said East line and parallel with the West line of said half quarter section 1404.24 feet to the North line of the South 43 acres of said half quarter section; thence North 89 degrees 32 minutes 39 seconds East along said North line and parallel with the South Line of said half quarter section 1086.01 feet to the East line of said half quarter section; thence South 00 degrees 10 minutes 38 seconds East along said East line 1404.24 feet to the Place of Beginning.

PARCEL IV:

The Southwest Quarter of the Southeast Quarter of Section Nine (9), Township Eighteen (18) North, Range Five (5) East, containing forty (40) acres, more or less.

ALSO, eight (8) acres off the West end of forty-three (43) acres off the South end of the East Half of the Southeast Quarter in Section Nine (9), Township Eighteen (18) North, Range Five (5) East, all in Hamilton County, Indiana.

EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN

TAB 7

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

This is an ordinance (the "Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing as required by law regarding application number _____ (the "Petition"), filed by Gradison Land Development, Inc., an Indiana corporation, for a request in change of zoning; and

WHEREAS, the Plan Commission sent a _____ recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana (the "City Council"), by a vote of _____ (__) in favor and _____ (__) opposed.

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, that it hereby adopts this Ordinance as an amendment to the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") to establish this Planned Development Overlay District to read as follows:

Section 1. Applicability of Ordinance.

1.1 The Zoning Map is hereby changed to designate the subject real estate generally located at the northwest corner of E. 156th Street and Summer Road, Noblesville, Indiana, which real estate is more particularly described in **Exhibit A**, attached hereto (the "Real Estate"), as a Planned Development Overlay District to be known as **Brooks Farm Planned Development** (the "District").

1.2 The District's underlying zoning districts shall be the **R-3 Residential District** for Areas A and B, as shown in **Exhibit B**, and the **R-4 Residential District** for Area C, as shown in **Exhibit B** (the "Underlying Districts"). Development in the Underlying Districts shall be governed entirely by (i) the provisions of this Ordinance and the Exhibits attached hereto, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying Districts, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 All provisions and representations of the UDO 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. Definitions.

2.1 The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Capitalized terms not defined in this Ordinance but defined in the UDO shall be interpreted in accordance with the UDO definition.

2.2 "Approved Illustrative Elevations" shall mean the set of illustrative elevations set forth in **Exhibit C-1**, **Exhibit C-2**, and **Exhibit C-3**, each of which is attached hereto.

2.3 "Architectural and Landscaping Standards" shall mean the standards set forth in **Exhibit D-1** and **Exhibit D-2**, both of which are attached hereto.

2.4 "Preliminary Development Plan" shall mean the oversized, scaled development plans on file with the City of Noblesville's Planning and Development Department dated _____, 2018. The exhibit attached hereto as **Exhibit B** is a general representation of the oversized plans (collectively, the "Preliminary Development Plan").

Section 3. Permitted Uses.

3.1 All uses permitted in the R-3 Residential District shall be permitted within Areas A and B, as depicted in **Exhibit B**. All uses permitted in the R-4 Residential District shall be permitted within Area C, as depicted in **Exhibit B**.

3.2 Accessory Uses and Accessory Structures customarily incidental to any of the permitted uses shall be permitted.

Section 4. Preliminary Development Plan.

4.1 The Preliminary Development Plan is hereby incorporated 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 Underlying Districts and layout of the District.

4.2 The configuration, location, and number of lots within the Real Estate may vary to account for changing market conditions so long as the number of Dwelling Units on the Real Estate does not exceed three hundred fourteen (314).

Section 5. Bulk Standards. The bulk requirements applicable to the Underlying Districts shall apply except as noted otherwise below:

Area	R3 Requirement Under UDO	R4 Requirement Under UDO	Area A (R3)	Area B (R3)	Area C (R4)
Min. Lot Area	8,000 sq. ft.	Two-Family: 4,000 sq. ft./unit	7,020 sq. ft.	8,060 sq. ft.	4,600 sq. ft.
Min. Lot Width	70'	60'	54'	62'	28' per unit
Maximum Building Height	35'	35'	35'	35'	35'
Min. Front Yard Setback	30' for local and collector streets; 40' for arterial streets	30' for local and collector streets; 40' for arterial streets	20'[1]	20'[1]	20'[1]
Min. Side Yard Setback[1]	Minimum of twenty percent (20%) of lot width in total side yards and a minimum setback on either side of the structure of 6'	Minimum of twenty percent (20%) of lot width in total side yards and a minimum setback on either side of the structure of 5'	5'	5'	5'
Min. Rear Yard Setback	Primary Structure: 20' Accessory Structure: 5'	Primary Structure: 20' Accessory Structure: 5'	15'[2]	15'[2]	15'[2]
Floor Area Ratio (Shall not Exceed)	35%	Two-Family: 50%	N/A	N/A	N/A
Min. Floor Area	1,000 sq. ft.	800 sq. ft.	1,400 sq. ft.	1,600 sq. ft.	1,500 sq. ft.
Maximum Lot Coverage	45%	Two-Family: 55%	57%	57%	57%

1. For all streets internal to the Real Estate.
2. For Primary Structures.

Section 6. **Architectural Standards.** The following standards shall apply.

6.1 The Approved Illustrative Elevations are hereby incorporated and approved. All Single-Family Detached Dwellings located in Areas A and B (as such areas are depicted in **Exhibit B**) shall be substantially consistent with the Approved Illustrative Elevations or otherwise comply with the standards set forth in **Exhibit D-1**, attached hereto. All Two-Family Dwellings located in Area C (as such area is depicted in **Exhibit B**) shall be substantially consistent with the Approved Illustrative Elevations or otherwise comply with the standards set forth in **Exhibit D-2**, attached hereto. The Director of Planning and Development, including his/her designees (the "Director"), shall review and approve home elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance.

6.2 If a home elevation does not comply with Section 6.1, then the proposed home elevation(s) shall be submitted for review and approval by the Director. The Director's review of the home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Illustrative Elevations.

Section 7. **Landscaping and Open Space Standards.** The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as noted below.

7.1 Lot Landscaping. Individual lots shall be landscaped in accordance with the Architectural and Landscaping Standards approved by the City Council.

7.2 Landscape Buffer Yards. The Establishment of a Peripheral Yard, as set forth in Article 8, Part H, Section 3.F.2 of the UDO, shall apply only where and as shown on the Preliminary Development Plan.

7.3 Open Space. The size, configuration and locations of Open Space may vary as long as the standards set forth in the UDO and this Ordinance are met.

Section 8. **Parking and Loading Standards**. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply.

Section 9. **Lighting Standards**. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply. In addition to the foregoing, each Dwelling Unit shall have at least two (2) Dusk to Dawn lights on the front of the home that are controlled by a photocell.

Section 10. **Sign Standards.** The District's signs shall comply with Article 11 of the UDO.

Section 11. **Site Design and Improvement Standards.** The standards of Article 6, Site Design and Improvement Standards, of the UDO shall apply, except as noted below:

11.1 Infrastructure. All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City.

11.2 Corner Lots. Corner lots shall be a minimum of twenty-five (25) percent larger than the minimum lot area.

11.3 Horizontal Alignment. The minimum centerline radii for horizontal curves, as described in Article 6, Part D, Section 1.D.5.c of the UDO, shall be one hundred feet (100') within Area C, as depicted in **Exhibit B**.

Section 12. **Procedures**.

12.1 **Detailed Development Plan.** Approval of a Detailed Development Plan (a "DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning and Zoning shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, Part H, Section 3, of the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 13. **Waivers.**

13.1 A wall or fence may be allowed within the Common Area/Landscape Buffer.

Approval. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this ___ day of _____, 201__.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE		**NAY**
_____	Christopher Jensen	_____
_____	Brian Ayer	_____
_____	Wil Hampton	_____
_____	Mark Boice	_____
_____	Roy Johnson	_____
_____	Gregory P. O'Connor	_____
_____	Mary Sue Rowland	_____
_____	Rick L. Taylor	_____
_____	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this ___ day of _____, 201__.

_____
John Ditslear, Mayor
City of Noblesville, IN

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: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney-At-Law, Faegre Baker Daniels, LLP
600 East 96th Street, Suite 600, Indianapolis, Indiana 46032 | (317) 569-9600

EXHIBIT A
REAL ESTATE

Parcel I:

A part of the Northeast Quarter and a part of the Southeast Quarter of Section 9, Township 18 North, Range 5 East, Hamilton County, Indiana, described as follows:

Begin at a point 1413.0 feet North of the Southeast corner of the Southeast Quarter of Section 9, Township 18 North, Range
5 East: thence West 1334.3 feet to a corner post; thence South 80.0 feet to a corner post; thence West 1333.7 feet to a corner post; thence Northerly 1996.6 feet to a corner post; thence East 1329.3 feet to a point; thence South 726.4 feet to a point, said point being 1332.0 feet West of the East line of said Southeast Quarter; thence East 1332.0 feet to the Intersection with the east line of said Quarter Section; thence South on and along said East line 1188.4 feet to the place of beginning.

EXCEPT: A part of the Southeast Quarter of Section 9 Township 18 North, Range 5 East located in Noblesville Township, Hamilton County, Indiana, being bounded as follow:

Beginning at a point on the east line of the Southeast Quarter of Section 9, Township 18 North, Range 5 East 1413 feet
North of the Southeast corner of said Southeast Quarter; thence West 217.80 feet; thence North 200.00 feet parallel with the east line of said Southeast Quarter; thence East 217.80 feet to the east line of said Southeast Quarter, thence South 200.00 feet on and along said East line to the POINT OF BEGINNING.

ALSO EXCEPT: A part of the Southeast Quarter of Section 9, Township 18 North Range 5 East, located in Noblesville
Township, Hamilton County, Indiana, being bounded as follows:

Beginning at a point on the east line of the Southeast Quarter of Section 9, Township 18 North, Range 5 East, said point being North 00 degrees 11 minutes 25 seconds West (assumed bearing) 2401.40 feet from the Southeast corner of the Southeast Quarter; thence South 89 degrees 28 minutes 45 seconds West 217.80 feet parallel with the north line of said Southeast Quarter; thence North 00 degrees 11 minutes 25 seconds West 200.00 feet parallel with the east line of said Southeast Quarter to the north line of a 97.4 acre tract of land described in Instrument Number 9586 and recorded in Deed Record 152 page 398 in the records of Hamilton County, Indiana; thence North 89 degrees 28 minutes 45 seconds East
217.80 feet parallel with the north line of said Southeast Quarter and along the north line of said 97.4 acre tract of land to its northeast corner; thence South 00 degrees 11 minutes 25 seconds East 200.00 feet along the east line of said Southeast Quarter to the POINT OF BEGINNING.

ALSO EXCEPT: Part of the West Half of the Northeast Quarter of Section 9, Township 18 North, Range 5 East of the
Second Principal Meridian in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 9, marked by a railroad spike (down 3 inches); thence South 89 degrees 33 minutes 19 seconds West (bearings based on NAD83 State Plane Coordinates - East Zone) along the North line of the said Northeast Quarter 1332.72 feet to a MAG Nail marking the Northeast corner of the West Half of the said Northeast Quarter Section; thence South 00 degrees 15 minutes 41 seconds East along the East line of said Half Quarter Section 1998.22 feet to the POINT OF BEGINNING, marked by a 5/8" diameter rebar with plastic yellow cap stamped "P.I. Cripe, Inc," (hereinafter referred to as a "rebar") thence continuing South 00 degrees 15 minutes 41 seconds East along the said East line 657.76 feet to a "Rebar" marking the Southeast corner of the West Half of the said Northeast Quarter Section; thence South 89 degrees 29 minutes 04 seconds West along the South line of the said Northeast Quarter Section 1334.84 feet to a "rebar" marking the Southwest corner of the said Northeast Quarter Section; thence North 00 degrees 12 minutes 58 seconds West along the West line of the said Northeast Quarter Section 659.41 feet to a "rebar"; thence North 89 degrees 33 minutes 19 seconds East parallel with the North line of the said Northeast Quarter Section 1334.31 feet to the POINT OF BEGINNING.

ALSO EXCEPT: Part of the Southeast Quarter of Section 9, Township 18 North, Range 5 East in Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 9; thence South 00 degrees 10 minutes 48 seconds East (bearing assumed) 265.50 feet along the East line of said Southeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 10 minutes 48 seconds East 358.37 feet along said East line; thence South 89 degrees 32 minutes 15 seconds West 2,669.26 feet to the West line of the Southeast Quarter, of said Section 9; thence North 00 degrees 12 minutes 57 seconds West 621.49 feet to the Northwest corner of the Southeast Quarter of said Section 9, which point lies on the south line of Sagamore, Section 4, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2002-075771, Plat Cabinet 3, Slide 64, in the Office of the Recorder, Hamilton County, Indiana; thence North 89 degrees 29 minutes 12 seconds East 1,334.84 feet along the North line of said Southeast Quarter to the West line of the 19.195 acre parcel owned by Gradison-Merion Investment, LLC, recorded in Instrument No. 2016016661 in said Recorders Office; thence the next two (2) courses are along the West and South lines: (1) South 00 degrees 10 minutes 48 seconds East 65.49 feet; (2) North 89 degrees 29 minutes 12 seconds East 1,117.03 feet to the Northwest corner of the 1.00 acre parcel owned by John A. Christopher et ux, recorded in Instrument No. 2015045147 in said Recorders Office; thence the next two courses are along the West and South line of said 1.00 acre parcel (1) South 00 degrees 10 minutes 48 seconds East 200.00 feet; (2) North 89 degrees 29 minutes 12 seconds East 217.80 feet to the East line of said Southeast Quarter and the place of beginning, containing 35.152 acres, more or less.

PARCEL II:

A part of the Southeast Quarter of Section 9, Township 18 North, Range 5 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 00 degrees 13

minutes 24 seconds West along the West line of said Quarter Section a distance of 1331,66 feet to the Northwest corner of the real estate described in Instrument Number 97-12561 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence along the North lines of said real estate by the next three (3) calls; 1) North 89 degrees 30 minutes
50 seconds East 1,334.15 feet; 2) North 00 degrees 12 minutes 01 seconds West 71.87 feet; 3) North 89 degrees 32 minutes 39 seconds East 2.58 feet to an existing woven wire fence and an East line of the real estate described in Deed Record 152 page 398 in said Recorders Office; thence along said East line and the South line of said real estate by the next two (2) calls; 1) South 01 degrees 31 minutes 27 seconds West 76.48 feet; 2) South 89 degrees 31 minutes 27 seconds West 76.48 feet; 2) South 89 degrees 31 minutes 41 seconds West 1,334.43 feet to the West line of said Quarter Section; thence North 00 degrees 13 minutes 24 seconds West along said West line 4.24 feet to the place of Beginning.

PARCEL III:

A part of the East half of the Southeast quarter of Section 9, Township 18 North, Range 5 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said half quarter section; thence South 89 degrees 32 minutes 39 seconds West (assumed bearing) along the South line of said half quarter section 1085.45 feet to the East line of the West 8 acres of the South 43 acres of said half quarter section; thence North 00 degrees 12 minutes 01 seconds West along said East line and parallel with the West line of said half quarter section 1404.24 feet to the North line of the South 43 acres of said half quarter section; thence North 89 degrees 32 minutes 39 seconds East along said North line and parallel with the South Line of said half quarter section 1086.01 feet to the East line of said half quarter section; thence South 00 degrees 10 minutes 38 seconds East along said East line 1404.24 feet to the Place of Beginning.

PARCEL IV:

The Southwest Quarter of the Southeast Quarter of Section Nine (9), Township Eighteen (18) North, Range Five (5) East, containing forty (40) acres, more or less.

ALSO, eight (8) acres off the West end of forty-three (43) acres off the South end of the East Half of the Southeast Quarter in Section Nine (9), Township Eighteen (18) North, Range Five (5) East, all in Hamilton County, Indiana.

EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN

EXHIBIT C-1

AREA A

EXHIBIT C-2

AREA B

EXHIBIT C-3

AREA C

EXHIBIT D-1
ARCHITECTURAL AND LANDSCAPING STANDARDS – SINGLE FAMILY DETACHED DWELLINGS (AREAS A AND B)

Brooks Farm PD

All terms used shall have the meaning ascribed to them in the definitions section at the end of this exhibit.

I. ROOF RIDGELINES

All homes required to provide a minimum of two (2) roof ridgelines visible from the front entry of the home.

II. CORNER BREAKS Front

Elevations

All homes required to provide a minimum of three (3) corner breaks on each front elevation.

Side Elevations

Any side elevation with street frontage required to provide a minimum of three (3) corner breaks.

Rear Elevations

All homes on corner lots and those homes with rear elevations visible from the 156th Street and Summer Road public right-of-way are required to provide a minimum of three (3) corner breaks on each Rear Elevation.

Single-Level architectural features must project a minimum of four (4) feet from the adjacent architectural plane.

Multiple-Level architectural features must project a minimum of three (3) feet from the adjacent architectural plane.

Architectural features located above the ground level are counted as corner breaks subject to the minimum corner break projection regulations.

III. WINDOWS

Single-Level homes required to provide a minimum of two (2) Windows on each architectural plane.

Multiple-Level homes required to provide a minimum of three (3) Windows on each architectural plane.

A service door providing access to a front-load garage may be installed on a side elevation in lieu of a required side-elevation Window once per home.

A grouping of Windows containing individual Windows less than 8 square feet may be considered a Window for the purposes of calculation when the Windows comprising the grouping:

- Are identical in height or width to one another;AND
- Are individually at least 4 square feet in size; AND
- Are located on the same architectural plane, in the same interior room; OR are located within 24 inches of an adjacent Window within the same grouping; AND
- Have a combined aggregate size of at least 8 square feet

Window Treatment is required on all windows on the front facade.

IV. GARAGE DOOR PERCENTAGE

Single-Level homes with front-load garages cannot exceed maximum garage door percentage of 35%.

Multiple-Level homes with front-load garages cannot exceed maximum garage door percentage of 20%.

Applies only to two-car front-load garages.

V. FRONT ENTRY & PORCH

All homes must provide a Porch of at least 30 square feet at the front entry.

VI. ROOF PITCH

All homes are required to provide a minimum roof pitch of 5/12 along the main roof ridgeline.

The Director of Planning and Development, including his/her designee(s), may approve homes with a lower roof pitch if compatible with certain architectural or historical styles on a case-by-case basis.

VII. ROOF OVERHANG

All homes are required to provide a minimum roof overhang of 11 inches, measured from framing, on all architectural planes.

VIII. APPROVED EXTERIOR CLADDING STYLES

The exterior of all architectural planes must utilize only materials from the City's Approved Exterior Cladding Styles list:

1. Board and Batten Siding
2. Horizontal Siding
3. Shake Shingles
4. Brick
5. Manufactured Stone

6. Solid/Natural Stone
7. Stucco (Synthetic Stucco/EIFS Prohibited)

Architectural styles utilizing cladding styles not included in the Approved Exterior Cladding Styles list may be approved by the Director of Planning and Development on a case-by-case basis.

IX. NUMBER OF EXTERIOR CLADDING STYLES PER ARCHITECTURAL PLANE

Front Elevations

Each front elevation is required to utilize a combination of different materials from the City's Approved Exterior Materials list:

1. One (1) construction material if 100% masonry is used on the architectural plane; or
2. Two (2) different construction materials entire front elevation has brick wainscot up to sill of lowest first floor window; or
3. Three (3) construction materials.

Secondary Architectural Planes

Single-Level Homes:

Each Secondary Architectural Plane is required to utilize a one (1) material from the City's Approved Exterior Materials list.

Multiple-Level Homes:

On Corner Lots, each Secondary Architectural Plane is required to utilize a combination of different materials from the City's Approved Exterior Materials list:

1. Two (2) different construction materials
2. One (1) construction material if 100% masonry is used on the architectural plane

The Director of Planning and Development, including his/her designee(s), may approve homes with a lower roof pitch if compatible with certain architectural or historical styles on a case-by-case basis.

All Architectural Planes

For the purposes of calculation, an exterior cladding style must comprise at least 9% area of the architectural plane

Exterior cladding styles comprising less than 9% area of the architectural plane may only be counted:

- When installed under an entire roof gable, including all cladding between the roof peak and the bottom of the eaves; OR
- When masonry is installed as an accent material

X. MATERIAL COMPOSITION

Each approved Exterior Cladding Style must be composed from materials from the City's Approved Material Compositions list, which varies among approved construction materials:

1. Board and Batten Siding
    a. Wood
    b. Engineered Wood
    c. Fiber Cement

2. Horizontal Siding
    a. Wood
    b. Engineered Wood
    c. Fiber Cement

3. Shake Shingles
    a. Wood
    b. Engineered Wood
    c. Fiber Cement
    d. Clay
    e. Vinyl/Composite (minimum thickness forthcoming)

XI. MASONRY PERCENTAGE

Each Primary Architectural Plane required to contain at least one (1) exterior material composed of masonry in accordance with the Exterior Cladding Style calculation requirements - the following exterior materials and/or compositions are considered masonry for the purposes of this calculation:

1. Shake Shingles composed of clay
2. Brick
3. Manufactured Stone
4. Solid/Natural Stone
5. Stucco

XII. HOMOGENEITY

Exterior design details, including but not limited to: exterior cladding styles, material compositions, number and style of windows, window placement, trim detailing, and roof design must logically transition onto adjacent architectural planes to be consistent with the intended architectural style of the structure.

XIII. ANTI-MONOTONY

FACADE VARIETY CODE

1	**Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package. Home cannot be mirrored or flipped elevation.**
2	**Home may be of the same plan and elevation as the Subject home, but must be a different color package.**
3	**May be identical to Subject home.**

XIV. LANDSCAPING

Front Yard Landscaping

In addition to Street Trees, each front yard required to contain a minimum of:

- Two (2) shade trees (2.5" minimum trunk diameter) OR one (1) shade tree (2.5" minimum trunk diameter) AND one (1) ornamental tree (2.5" minimum trunk diameter)

- Ten (10) shrubs (24" minimum height)

RESIDENTIAL ARCHITECTURAL STANDARDS DEFINITIONS

Architectural Plane, Primary: Any architectural plane with frontage on a street or roadway. Corner lots are considered to have multiple primary architectural planes.

Architectural Plane, Secondary: Any architectural plane that is not considered to be a primary architectural plane.

Architectural Plane: A two-dimensional surface defined by width and length

Building, Multi-Level: Any building containing more than one (1) story located above adjacent grade

Building, Single-Level: Any building containing exactly one (1) story located above adjacent grade

Corner Break: The position at which two architectural planes meet and form relief creating a third dimension, excluding all interior points.

Elevation: A two-dimensional scaled drawing of any side of a building or structure.

Exterior Cladding Percentage: The ratio of the area of an exterior cladding style divided by the sum of all other exterior cladding on an architectural plane, excluding the roof, windows, and doors.

Garage Door Percentage: The ratio of the area of a garage door divided by the total area of the architectural plane on which the garage door is located, including the roof, windows, and doors.

Masonry: Any exterior cladding style composed of brick, stone, stucco, terra cotta, or similar material.

Perimeter Lot: Any lot adjacent to a street, roadway, or publicly owned land for which no buildable lots are located between the lot and the roadway or publicly owned property.

Porch: A structure attached to a building that has a roof and that may or may not have walls.

Roof Overhang: The horizontal distance, excluding gutters, which the roof projects beyond the framing of the architectural plane immediately below.

Roof Pitch: The ratio of the slope of the main roof ridges, measured as rise divided by run.

Roof Ridgeline: The line of intersection formed between opposite slopes or sides of the main roof. Roof ridgelines must project from the main roof and do not include minor architectural features such as bay windows, dormers, turrets, garage eyebrows, or other similar features.

Story, Half: The portion of a building located above a story and under a sloping, gable, hip, or gambrel roof, the wall plates on at least two (2) opposite exterior walls of which are not more than three (3) feet above the floor level of such half-story.

Story: The portion of a building, above adjacent grade, between the surface of any floor and the surface of any floor next above it; or, if there is no floor above it, then the space between such floor and the ceiling next above it.

Window Treatment: The application of shutters, masonry, or trim composed of wood (a minimum of 1"x4"), engineered wood (a minimum of 1"x4"), or fiber cement

installed around and immediately adjacent to a window frame.

Window: A framed opening on an architectural plane containing glass product.

<u>EXHIBIT D-2</u>
ARCHITECTURAL AND LANDSCAPING STANDARDS – TWO FAMILY DWELLINGS (AREA C)

[See Attached]

LINTEL SCHEDULE						
MAX. SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	3"
up to 8'-11"	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.31	∠5x3.5xØ.31	3"
up to 16'-11"	∠5x3.5xØ.3125	∠6x3.5xØ.3125	∠7x4xØ.375	∠7x4xØ.375	∠8x4xØ.5	4"

LINTEL SCHEDULE						
MAX. SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG.
3' to 6'	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	3"
up to 8'-11"	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠5x3.5x0.315	∠5x3.5x0.3125	3"
up to 16'-11"	∠5x3.5x0.3125	∠6x3.5x0.3125	∠7x4x0.375	∠7x4x0.375	∠8x4x0.5	4"

EXTERIOR TRIM KEY

1. 1x4
2. 1x6
3. 1x8
4. 1x10
5. VINYL CORNER BOARD

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Front Elevation

Building Style 4

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

REV. NO.	DATE	REMARKS
1		ISSUE DATE
2		
3		
4		
5		

WARNING

RYLAND HOMES®

MODEL: DUNBAR / AUBURN

DRAWING TITLE: ELEV. BLDG. STYLE 4

OPTION DESCRIPTION: BASE HOUSE

SHEET NO. A1.1D

EXTERIOR TRIM KEY

1. 1x4
2. 1x6
3. 1x8
4. 1x10
5. VINYL CORNER BOARD

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Front Elevation

Building Style 3

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

REV. NO.	DATE	REMARKS
1		ISSUE DATE
2		
3		
4		
5		

WARNING

RYLAND HOMES®

MODEL: DUNBAR / AUBURN

DRAWING TITLE: ELEV. BLDG. STYLE 3

OPTION DESCRIPTION: BASE HOUSE

SHEET NO. A1.1C

LINTEL SCHEDULE						
MAX. SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	3"
up to 8'-11"	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠5x3.5x0.315	∠5x3.5x0.3125	3"
up to 16'-11"	∠5x3.5x0.3125	∠6x3.5x0.3125	∠7x4x0.375	∠7x4x0.375	∠8x4x0.5	4"

EXTERIOR TRIM KEY

1. 1x4
2. 1x6
3. 1x8
4. 1x10
5. VINYL CORNER BOARD

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Dunbar B

Balsam B

Front Elevation

Building Style 6

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

REVISL	DATE	REMARKS
1		ISSUE DATE
2		
3		
4		
5		

WARNING

RYLAND HOMES®

SET NO. 9/28/2020

DRAWN BY 5/4/17 SLM

OPTION NO.

MODEL DUNBAR / BALSAM

DRAWING TITLE ELEV. BLDG. STYLE 6

OPTION DESCRIPTION BASE HOUSE

FILE NAME TEMPLATE

REF

SHEET NO. A1.1B

EXTERIOR TRIM KEY

1. 1x4
2. 1x6
3. 1x8
4. 1x10
5. VINYL CORNER BOARD

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Dunbar A

Balsam A

Front Elevation

Building Style 5

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

REVISL	DATE	REMARKS
1		ISSUE DATE
2		
3		
4		
5		

WARNING

RYLAND HOMES®

SET NO. 9/28/2020

DRAWN BY 5/4/17 SLM

OPTION NO.

MODEL DUNBAR / BALSAM

DRAWING TITLE ELEV. BLDG. STYLE 5

OPTION DESCRIPTION BASE HOUSE

FILE NAME TEMPLATE

REF

SHEET NO. A1.1A

LINTEL SCHEDULE						
MAX SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	3"
up to 8'-11"	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠5x3.5x0.3125	∠5x3.5x0.3125	3"
up to 16'-11"	∠5x3.5x0.3125	∠6x3.5x0.3125	∠7x4x0.375	∠7x4x0.375	∠8x4x0.5	4"

EXTERIOR TRIM KEY

1. 1x4
2. 1x6
3. 1x8
4. 1x10
5. VINYL CORNER BOARD

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Front Elevation

Building Style 8

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

REVISD	DATE	REMARKS
1		MAKE DATE
2		
3		
4		
5		

WARNING

RYLAND HOMES®

MODEL: CASCADE / BALSAM

DRAWING TITLE: ELEV. BLDG. STYLE 8

OPTION DESCRIPTION

SHEET NO. A11D

LINTEL SCHEDULE						
MAX SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	3"
up to 8'-11"	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠5x3.5x0.3125	∠5x3.5x0.3125	3"
up to 16'-11"	∠5x3.5x0.3125	∠6x3.5x0.3125	∠7x4x0.375	∠7x4x0.375	∠8x4x0.5	4"

EXTERIOR TRIM KEY

1. 1x4
2. 1x6
3. 1x8
4. 1x10
5. VINYL CORNER BOARD

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Front Elevation

Building Style 7

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

REVISD	DATE	REMARKS
1		MAKE DATE
2		
3		
4		
5		

WARNING

RYLAND HOMES®

MODEL: CASCADE / BALSAM

DRAWING TITLE: ELEV. BLDG. STYLE 7

OPTION DESCRIPTION: BASE HOUSE

SHEET NO. A11C