

Common Council

Agenda Item

Cover Sheet

MEETING DATE: May 14, 2024

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

ITEM or ORDINANCE: #19-05-24

PRESENTED BY: Joyceann Yelton, Attorney Jim Shinaver

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

ORDINANCE NO. 19-05-24

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

*Document Cross Reference Nos. Deed Book 312, Page 92, Instrument # 8313223, Book 339, Page 552, and
Instrument # 2007-61496*

This Ordinance (the “Village at Trail Crossing PD Ordinance”) amends 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.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on docket number LEGP 0041-2024 at its April 15, 2024 meeting, as required by law, in regard to the application (the “Petition”) filed by MI Homes of Indiana, an Indiana limited partnership (the “Developer”) concerning a change of zoning of certain property described in **Exhibit A** attached hereto (the “Real Estate”) and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the “Village at Trail Crossing Preliminary Development Plan”, as further described in Section 3 below (the “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 of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that it adopts this Village at Trail Crossing PD Ordinance as an amendment to the UDO and the Official City of Noblesville Zoning Map (the “Zoning Map”), as follows:

Section 1. Applicability of Ordinance.

- A. The Zoning Map is hereby amended to change the zoning of the Real Estate from “R5” Residential to “R5/PD” Residential Planned Development, which is to be known as the Village at Trail Crossing Planned Development (the "District").

- B. The District's underlying zoning district shall be R5 Residential (the "Underlying District"). Development in this District shall be governed entirely by (i) the provisions of this Village at Trail Crossing PD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance,

and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the “Governing Standards”).

- C. All provisions and representations of the UDO that conflict with the provisions of this Village at Trail Crossing PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Village at Trail Crossing PD Ordinance.

Section 2. Definitions. 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. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.

Section 3. Permitted Uses.

- A. Only the development of Townhome Dwellings shall be permitted within the District. The maximum number of Dwelling Units shall not exceed One Hundred Eighty (180).
- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

Section 4. Preliminary Development Plan.

- A. Full sized, scaled development plans are on file with the City’s Planning and Development Department with a revision date of March 28, 2024. What is attached hereto as **Exhibit B** is a general representation of the full sized plans and **Exhibit B**, 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 Underlying District and layout of the District.

Section 5. Bulk Standards. The bulk requirements applicable to the Underlying District shall be modified and superseded by the below:

Requirements	Village at Trail Crossing PD Standards
Minimum Lot Area per Dwelling Unit	Not applicable
Minimum Lot Width	Not applicable
Maximum Building Height	35 ft. or 3-stories measured to midpoint of a pitched/hip roof
Minimum Front Yard Setback	5 ft.

	30' setback from Midland Trail and south property line (porch or stoop may encroach into the setback)
Minimum Side Yard Setback	Not Applicable (20 ft. building separation required between buildings)
Minimum Rear Yard Setback	10 ft.
Floor Area Ratio shall not exceed:	Not applicable
Minimum Floor Area (per dwelling unit)	1,300 sq. ft.
Maximum Lot Coverage	Not applicable

*Each Townhouse Dwelling shall provide a driveway with a minimum length of (twenty (20) feet measured from the garage door to the edge of pavement or curb of the alley/private drive.

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

- A. The approved elevations shall be the set of home elevations on file with the City’s Planning and Development Department as submitted on February 21, 2024 (the “Approved Elevations”). Color Illustrations of the Approved Elevations are included under **Exhibit D** of this Village at Trail Crossing PD Ordinance.
- B. The Approved Elevations are hereby incorporated and approved. All townhome dwellings shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve home elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Approved Elevations.
- C. The elevations of any townhome dwelling that substantially varies from the Approved Elevation shall be submitted for review and approval by the Director of Planning and Development if in Compliance with the Architectural Standards hereby incorporated under **Exhibit C**. The Director’s review of said 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 Elevations.

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

- A. Lot Landscaping. The Front and Side Yard (area along the front and side building elevations) landscaping shall be substantially compliant to the landscaping as depicted in **Exhibit E**.
- B. Landscape Buffer Yards. Landscape Buffer Yards shall be provided as shown on the Preliminary Development Plan. The Establishment of a Peripheral Yard, as set forth in Article 8, Part H, Section 3.F.2 of the UDO, shall apply as shown on the Preliminary Development Plan subject to the following:

1. North and West perimeter of the Real Estate (Adjacent to the Midland Trail): A minimum twenty-five (25) foot buffer yard shall be required as shown on the Preliminary Development Plan. Four (4) shade trees, fifteen (15) large deciduous shrubs, and six (6) large evergreen shrubs shall be provided per two-hundred (200) linear feet of building frontage within the buffer yard in addition to preservation of existing trees as shown on the Preliminary Development Plan.
 2. East perimeter of the Real Estate: A minimum twenty-five (25) foot buffer yard shall be provided along the east perimeter of the Real Estate adjacent to Hazel Dell Rd. Tree and shrub plantings shall be required as shown on the Preliminary Development Plan. Grass pavers, sidewalks and the top of bank of the pond shall be permitted in the buffer yard as shown on the Preliminary Development Plan.
 3. South perimeter of the Real Estate: A minimum twenty-five (25) foot buffer yard shall be required as shown on the Preliminary Development Plan. The preservation of existing trees shall satisfy all minimum tree planting requirements and no shrub plantings shall be required due to additional natural area preservation. Emergency access grass paver shall be permitted in the buffer yard as shown on the Preliminary Development Plan.
- C. Additional Screening. Additional landscaping, designed to screen headlights, shall be provided in areas identified on the Landscape Plan pages of the Preliminary Development Plan subject to the following:
1. Two (2) areas along the south perimeter of the Real Estate shall include a minimum of six (6) trees and shrubs planted at a rate of one (1) shrub per three (3) feet across the length of the planting area as shown on the Landscape Plan.
 2. The length of the emergency access drive shall be screened with shrubs planted at a rate of one (1) shrub per three (3) feet along the length of the drive as shown on the Landscape Plan.
 3. Landscaping shall be provided along the alley adjacent to the park area including a minimum of six (6) trees and shrubs planted at a rate of one (1) shrub per three (3) feet along the length of the alley as shown on the Landscape Plan.
- D. Open Space. A minimum of eight (8) acres of Open Space shall be provided substantially in the size, configuration and locations depicted on the Preliminary Development Plan.
- E. Tree Preservation. The requirements of Article 12, Section 13.B (Tree Preservation) of the UDO shall be applicable to the Real Estate in areas specified as Tree Preservation Easements on the Preliminary Development Plan and notice

of the regulation of such standards shall be included in the Declaration of Covenants and Restriction that will be applicable to the Real Estate.

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, except as modified below:

- A. Photocell controlled light fixtures shall be required between garage doors.

Section 10. Sign Standards. The District's signs shall comply with Article 11 of the UDO, except as modified below:

- A. Two (2) signs shall be permitted at the entrance to the subdivision which flank the entrance as depicted in **Exhibit H.**

Section 11. Infrastructure Standards. Unless otherwise stated within this Village at Trail Crossing PD Ordinance, all public infrastructure within the District shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved:

- A. The maximum block length shall be as shown on the Preliminary Development Plan.
- B. The subdivision (platting) of lots on a private easement (without street frontage) shall be permitted.
- C. Road Geometric Standards shall be shown on the Preliminary Development Plan.
- D. Five (5) foot sidewalks shall be required on both sides of the street except where there are no buildings on one side of the street.

Section 12. Additional Standards. The following additional standards shall be applicable to the Real Estate and the regulation of such standards shall be included in the Declaration of Covenants and Restriction that will be applicable to the Real Estate.

- A. Common Area Enhancements –
 - 1. The common areas shall include mounding, landscaping, seating areas, and walking paths as generally depicted on the Preliminary Development Plan and in **Exhibit F** which includes illustrative examples of common area enhancements.
 - 2. A fountain shall be required in the Detention Pond along Hazel Dell Road as illustrated on the Preliminary Development Plan.

- B. Dog Park – A dog park may be provided within the area labeled “Dog Park” on the Preliminary Development Plan. A general depiction of the dog park is shown in **Exhibit G**.

Section 13. Detailed Development Plan. Approval of a Detailed Development Plan (“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, of the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 14. Effective Date. This Village at Trail Crossing PD 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 Petersen		
	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
Printed Name of Declarant

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.

Village at Trail Crossing - 2024 PD Ordinance 4 041624

EXHIBIT A

Legal Description (Page 1 of 2)

Parcel 1:

A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, in Hamilton County, Indiana, described as follows: Begin at the Southeast corner of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, run thence west on and along a fence line, said line being the south line of the said North Half, 1339.5 feet to an iron stake and corner post; thence north parallel with the East line of said Northeast Quarter, 436.3 feet to an iron stake; thence east parallel with the south line of said North Half, 1339.5 feet to intersection with the east line of said North Half; thence south on and along the said East line, 436.3 feet to the place of beginning.

EXCEPTING THEREFROM That part deeded to the City of Noblesville, Hamilton County, Indiana by deed recorded October 30, 2007 as Document No. 2007061494 described as follows:

A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, in Hamilton County, Indiana, described as follows: Beginning of the southeast corner of said half-quarter-quarter section; thence North 89 degrees 44 minutes 05 seconds west 74.97 feet along the south line of said half-quarter-quarter section; thence North 0 degrees 02 minutes 18 seconds west 435.38 feet; thence Northerly 0.92 feet along an arc to the left having a radius of 9925.00 feet and subtended by a long chord having a bearing of North 0 degrees 02 minutes 26 seconds West and a length of 0.92 feet to the north line of the grantor's land; thence South 89 degrees 44 minutes 05 seconds East 74.96 feet along said north line to the east line of said Northeast Quarter; thence South 0 degrees 02 minutes 24 seconds East 436.30 feet along said east line to the point of beginning.

Parcel 2:

A part of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, being bounded as follows: Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 228.11 feet on and along the East line of said Northeast Quarter to the Northeast corner of the 13.42 acre exception described in Instrument Number 160 and recorded in Deed Record 180, Page 65 in the records of Hamilton County, Indiana; thence North 89 degrees 31 minutes 24 seconds West 334.93 feet on and along the North line of said 13.42 acre tract of land to the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 00 seconds 227.85 feet parallel with the East line of said Northeast Quarter to the North line of the Southeast Quarter of said Northeast Quarter; thence North 89 degrees 33 minutes 55 seconds West 995.97 feet on and along the North line of the Southeast Quarter of said Northeast Quarter to the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 00 degrees 06 minutes 36 seconds west 227.11 feet on and along the West line of the Southeast Quarter of said Northeast Quarter to its point of intersection with the Westerly extension of the North line of said 13.42 acre tract of land; thence South 89 degrees 31 minutes 24 seconds East 1,006.41 feet on and along the north line of said 13.42 acre tract of land to the POINT OF BEGINNING.

EXHIBIT A

Legal Description (Page 2 of 2)

Parcel 3:

A part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 04 East, Noblesville Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 97780OLF, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 02 minutes 07 seconds East, along the East line of said Quarter-Quarter Section, a distance of 22.29 feet to a point 20.00 feet South of the centerline of the Midland Trace Trail; thence North 89 degrees 45 minutes 57 seconds West, along a line parallel with and 20.00 feet South of said centerline, a distance of 77.57 feet to the West Right-of-Way line of Hazel Dell Road, as described in Instrument Number 2007064496 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING of this description; said point also being a point on a non-tangent curve concave easterly, the radius point of which bears North 89 degrees 49 minutes 55 seconds East a distance of 9925.00 feet; thence southerly, along said curve, an arc length of 205.85 feet to the North line of the land described in Deed Book 312, Page 92 in said Recorder's Office; thence North 89 degrees 43 minutes 49 seconds West, along said line, a distance of 269.97 feet to the West line of the land described in Instrument Number 200000029961 in said Recorder's Office; thence North 00 degrees 02 minutes 07 seconds West, along said line, a distance of 205.65 feet to the South line of the land described in Instrument Number 2017042701 in said recorder's Office; thence South 89 degrees 45 minutes 57 seconds East, along said line, a distance of 267.35 feet to the Point of Beginning, Containing 1.267 acres, more or less.

EXHIBIT A

Depiction of Legal Description
(Page 3 of 3)

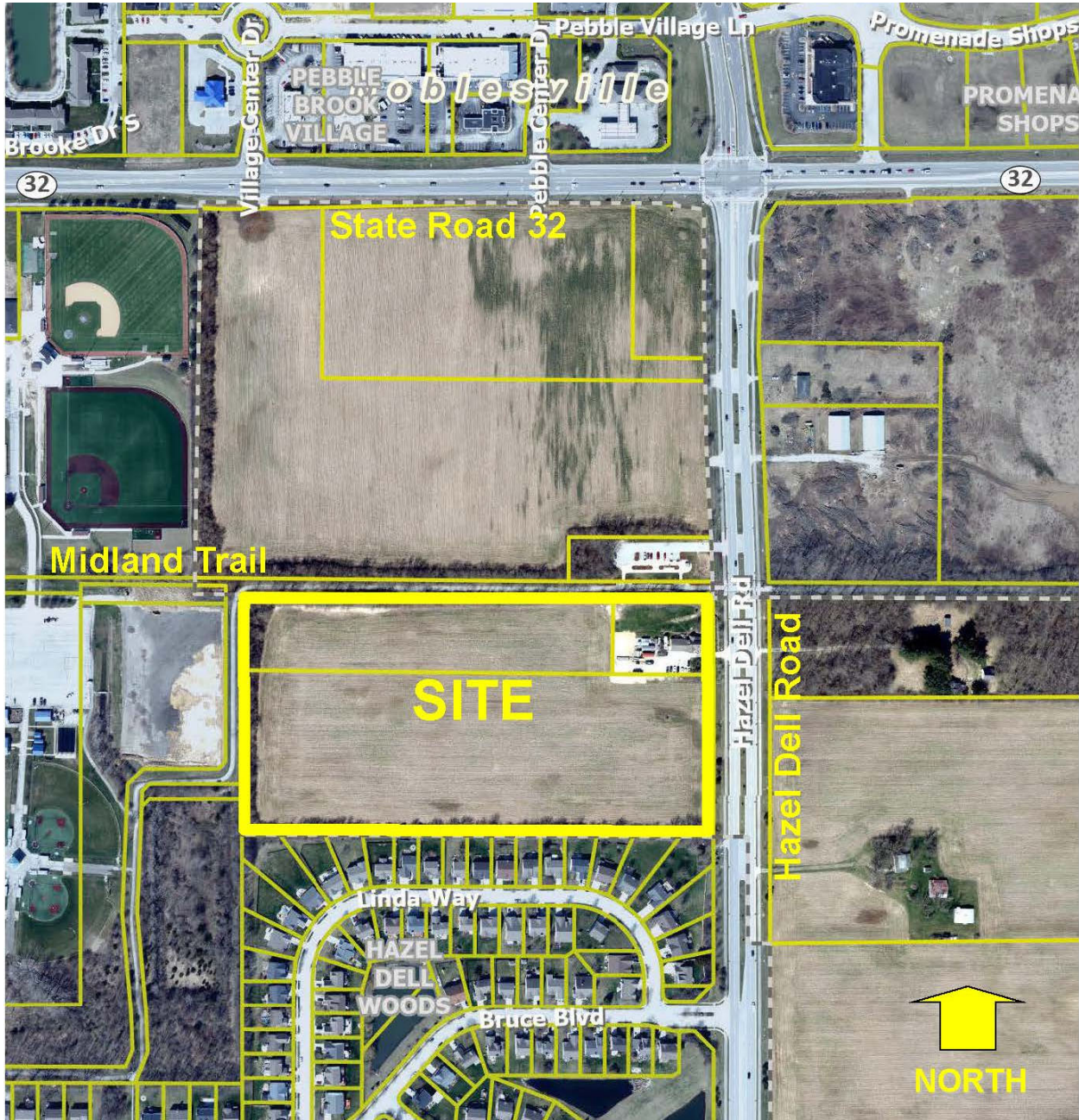


EXHIBIT B

PRELIMINARY DEVELOPMENT PLAN



(See following 11 pages including PDP and Landscape Plan)

PD Development Standards:
 Lot Area - 1,235 sq. ft. min.
 Lot Width - 18.33' min.
 Front Setback - 5' min.
 Side Yard - 0' min.
 Rear Yard - 5' min.

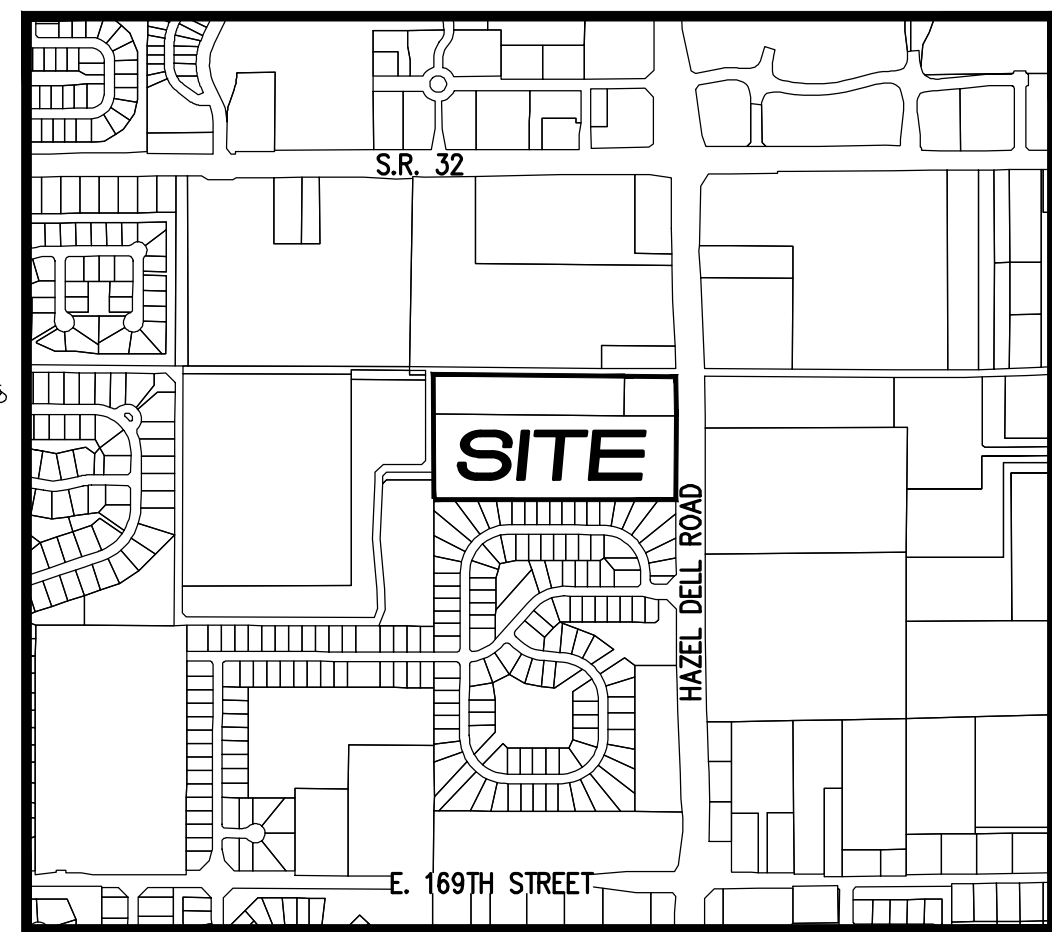
PRELIMINARY DEVELOPMENT PLAN

THE VILLAGE AT TRAIL CROSSING

NOBLESVILLE, INDIANA

PD ZONING

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	83.12'	200.00'	42.17'	S78°03'30"W	82.53'	23°48'47"
C2	63.05'	150.00'	32.00'	N78°11'35"E	62.59'	24°04'58"
C3	46.02'	40.00'	25.94'	N56°48'25"W	43.52'	65°55'02"



LOCATION MAP
SCALE: 1"=1000'



FLOOD STATEMENT
 NO portion of the subject property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panel No. 18857C0137G of the Flood Insurance Rate Maps (published by the Federal Emergency Management Agency - FEMA) dated November 19, 2014. The subject property is located in Zone X - unshaded (Area of minimal flood hazard)

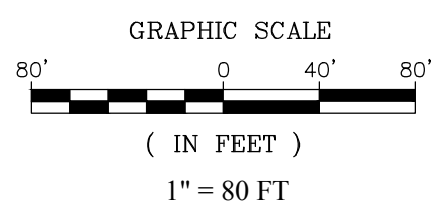
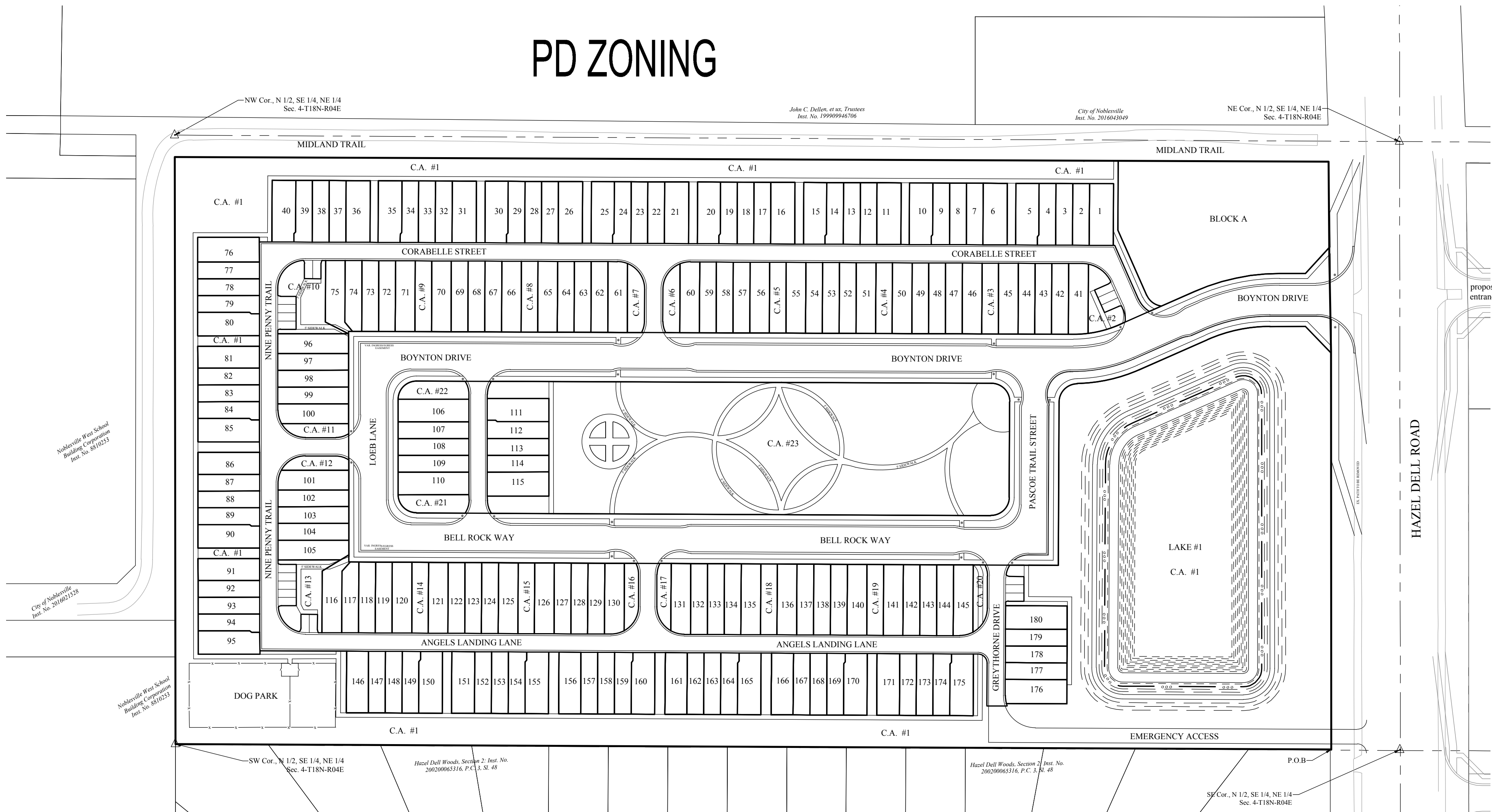


SOILS MAP
SCALE: 1"=500'

Map Unit Symbol	Map Unit Name
Br	Brookston silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmB2	Miami silt loam, 2 to 8 percent slopes, eroded
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded
YbVA	Brookston silty clay loam, Urban land complex, 0 to 2 percent slopes
YdA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes
YmB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded
YmC2	Miami silt loam-Urban land complex, 6 to 12 percent slopes, eroded

REVISIONS

SHT.	DESCRIPTION
ALL	REVISE PER TAC COMMENTS 3/28/24 GDK



PROJECT SUMMARY

Total Site Area	18.60 Ac.±	
Internal Right-of-Way	2.69 Ac.±	
Total Site Area After Right-of-Way	15.91 Ac.±	
Common Area Used for Detention	1.20 Ac.±	
Net Site Area	14.71 Ac.±	
Total Units	180	
Density	12.24 Units/Ac.	
Total Common Area/Open Space	8.450 Ac.±	
Common Areas	C.A.#1	5.361 Ac.±
	C.A.#2	0.036 Ac.±
	C.A.#3	0.032 Ac.±
	C.A.#4	0.032 Ac.±
	C.A.#5	0.032 Ac.±
	C.A.#6	0.028 Ac.±
	C.A.#7	0.028 Ac.±
	C.A.#8	0.032 Ac.±
	C.A.#9	0.032 Ac.±
	C.A.#10	0.070 Ac.±
	C.A.#11	0.023 Ac.±
	C.A.#12	0.023 Ac.±
	C.A.#13	0.057 Ac.±
	C.A.#14	0.032 Ac.±
	C.A.#15	0.032 Ac.±
	C.A.#16	0.023 Ac.±
	C.A.#17	0.023 Ac.±
	C.A.#18	0.032 Ac.±
	C.A.#19	0.032 Ac.±
	C.A.#20	0.023 Ac.±
	C.A.#21	0.033 Ac.±
	C.A.#22	0.033 Ac.±
	C.A.#23	1.720 Ac.±
BLOCK A	0.680 Ac.±	
Net Open Space Percentage	57.45 % (8.450ac / 14.71ac)	
Gross Open Space Percentage	45.43 % (8.450ac / 18.60ac)	

SHT.	DESCRIPTION
C001	COVER SHEET
C100-C101	PRELIMINARY PLANNED DEVELOPMENT PLANS
C102-C103	UTILITY LAYOUT
C104-C105	AUTOTURN EXHIBIT
L1-L4	PRELIMINARY LANDSCAPE PLAN

A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 04 East, Noblesville Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoepelwerth and Associates, Inc. as part of Project 97780MI, being more particularly described as follows:

Commencing at the Southeast corner of said Half Quarter-Quarter Section; thence North 89 degrees 43 minutes 55 seconds West, along the South line thereof, a distance of 74.96 feet to the West Right-of-Way line of Hazel Dell Road as described in Instrument Number No. 2007061494 in the Office of the Hamilton County Recorder and the POINT OF BEGINNING of this description; thence continuing along said line North 89 degrees 43 minutes 55 seconds West, a distance of 1262.62 feet to the Southwest corner of said Half Quarter-Quarter Section; thence North 90 degrees 04 minutes 10 seconds West, along the West line of said Half Quarter-Quarter Section, a distance of 641.33 feet to the South line of the land described in Instrument Number 2016009904 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East, along said line and the North line of the land described in Instrument Number 20000029961 in said Recorder's Office, a distance of 1260.38 feet to a point on a non-tangent curve concave easterly, the radius point of which bears North 89 degrees 50 minutes 13 seconds East, a distance of 9925.00 feet from said point, said point being on the West Right-of-Way line of Hazel Dell Road as described in Instrument Number No. 2007061494 in said Recorder's Office; thence southerly along said curve and the West Right-of-Way line of Hazel Dell Road as described in the aforementioned Instrument Number No. 2007061494, an arc length of 206.77 feet to said curve, said curve being South 88 degrees 38 minutes 36 seconds West, a distance of 9925.00 feet from the radius point of said curve; thence South 00 degrees 02 minutes 07 seconds East, along said line, a distance of 435.34 feet to the Point of Beginning, Containing 18.595 acres, more or less.

UTILITY CONTACTS

Cable:
 Comcast Cable
 5330 East 65th Street
 Indianapolis, Indiana 46220
 Ph: (317) 275-6493

Electric:
 Duke Energy Indiana
 100 South Mill Creek Road
 Noblesville, Indiana 46062
 Ph: (317) 776-5327

Fiber Optic:
 McLeod USA
 6400 C Street SW
 P.O. Box 3177
 Cedar Rapids, IA 52406
 Ph: (317) 697-2863

Gas:
 Vectren Energy Delivery
 16000 Allisonville Road
 Noblesville, Indiana 46060
 Ph: (317) 776-5537

Sanitary:
 City of Noblesville
 Department of Engineering
 16 South 10th Street, Suite 155
 Noblesville, Indiana 46060
 Ph: (317) 776-6230

Storm Sewer:
 City of Noblesville
 Department of Engineering
 16 South 10th Street, Suite 155
 Noblesville, Indiana 46060
 Ph: (317) 776-6330

Streets:
 City of Noblesville
 Department of Engineering
 16 South 10th Street, Suite 155
 Noblesville, Indiana 46060
 Ph: (317) 776-6330

Telephone:
 AT&T
 5858 North College
 Indianapolis, Indiana 46220
 Ph: (317) 252-4267

Water:
 Citizens Energy Group
 2020 North Meridian Street
 Indianapolis, Indiana 46202
 Ph: (317) 927-4315

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 E. 106TH STREET, FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 CONTACT PERSON: GORDAN KRITZ
 EMAIL: GKRTZ@STOEPPELWERTH.COM

D.D.O.
 DENNIS D. OLMSTEAD DATE 02/21/24
 REGISTERED LAND SURVEYOR
 NO. 900012



LOCAL ROAD

BOYNTON DRIVE	1,132.47 L.F.
BELL ROCK DRIVE	721.09 L.F.
PASCOE TRAIL STREET	198.53 L.F.
LOEB LANE	198.10 L.F.
TOTAL	2,250.19 L.F.

ALLEY

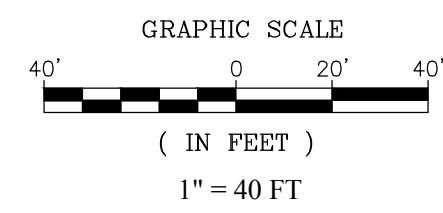
CORABELLE STREET	1,013.66 L.F.
NINE PENNY TRAIL	426.71 L.F.
ANGELS LANDING LANE	794.41 L.F.
GREYTHORNE DRIVE	180.97 L.F.
KIRRLY DRIVE	198.16 L.F.
TOTAL	2,613.91 L.F.

STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 M/I HOMES OF INDIANA, L.P.
 8425 WOODFIELD CROSSING BLVD. 100W
 INDIANAPOLIS, IN 46240
 CONTACT: JONATHAN ISAACS
 PHONE: (317) 693-0448

CURRENT LANDOWNER:
 CHARLES L. & LINDA J. HOLLAND
 350 WESTMINSTER DR.
 NOBLESVILLE, IN 46060

BONNIE AND TERRY SZIMORE
 17365 HAZEL DELL ROAD
 NOBLESVILLE, IN 46060



PRELIMINARY DEVELOPMENT PLAN

THE VILLAGE AT TRAIL CROSSING

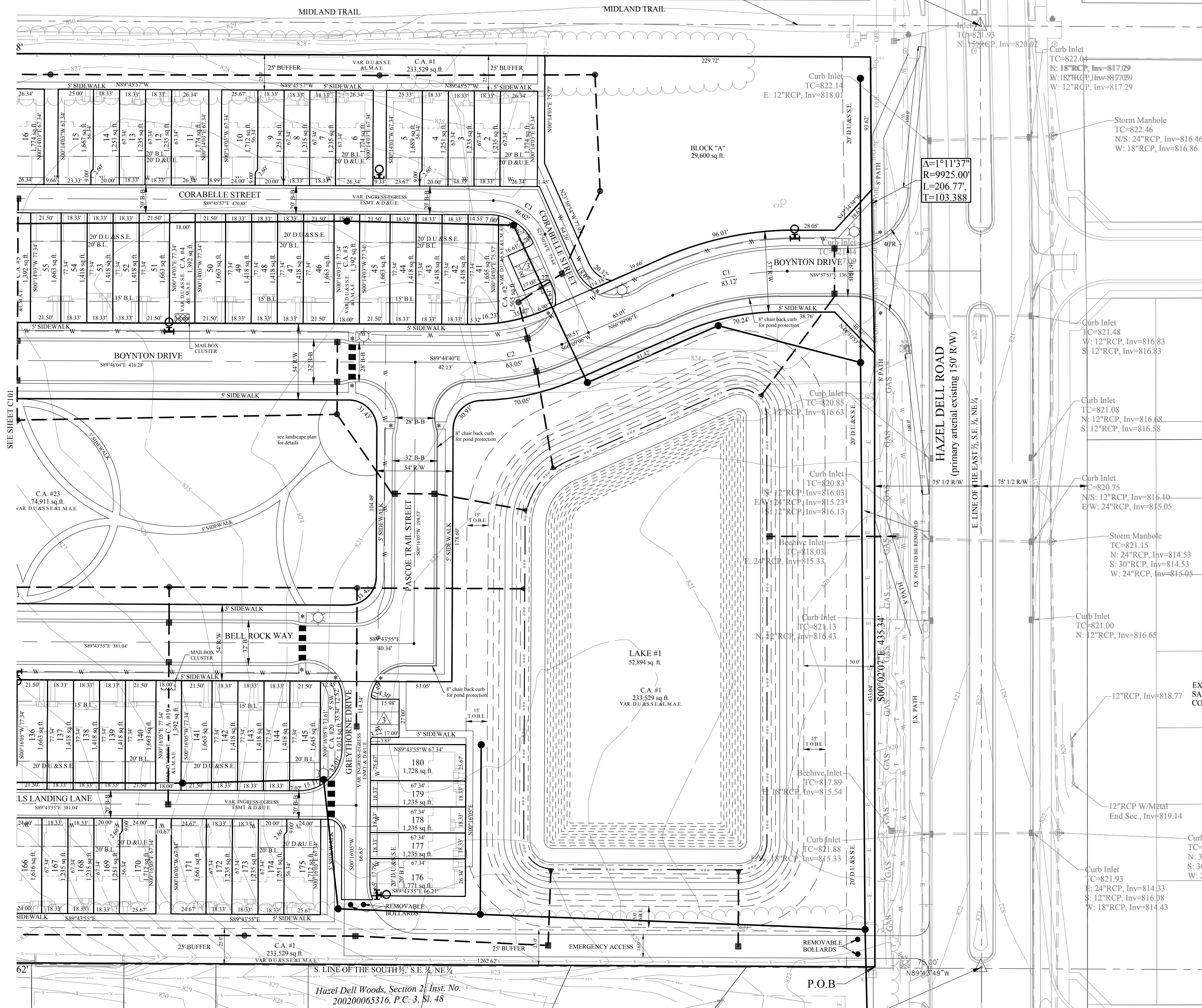
NOBLESVILLE, INDIANA

PD ZONING

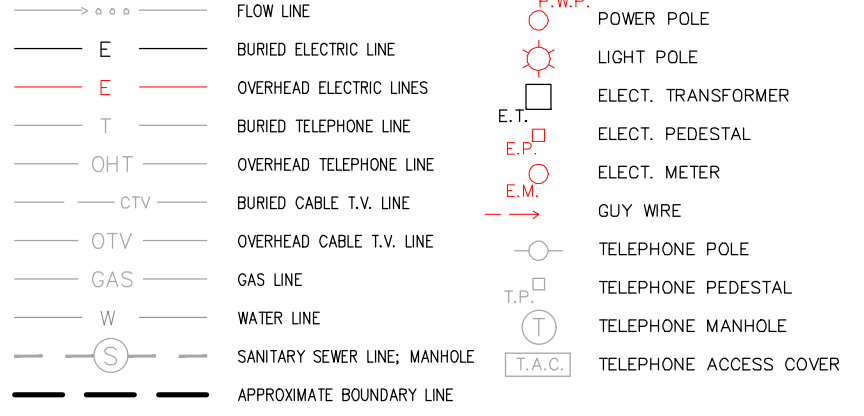
John C. Dellen, et ux, Trustees
 Inst. No. 199909946706

City of Noblesville
 Inst. No. 2016043049

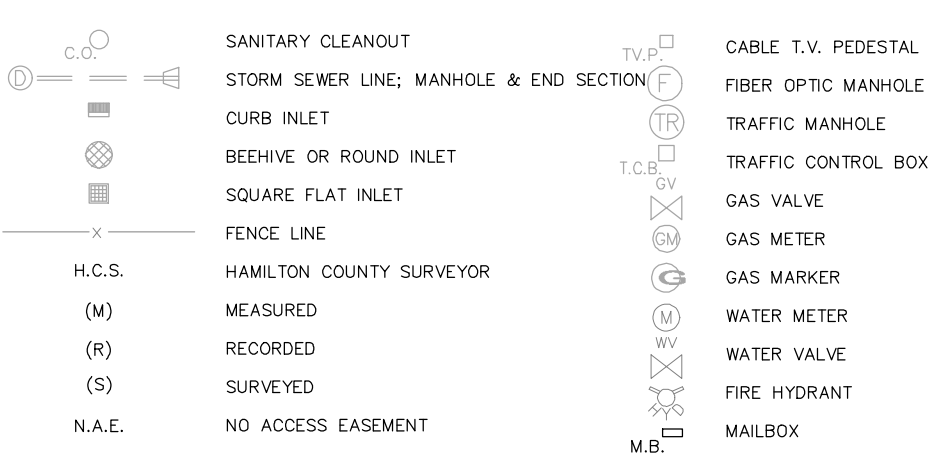
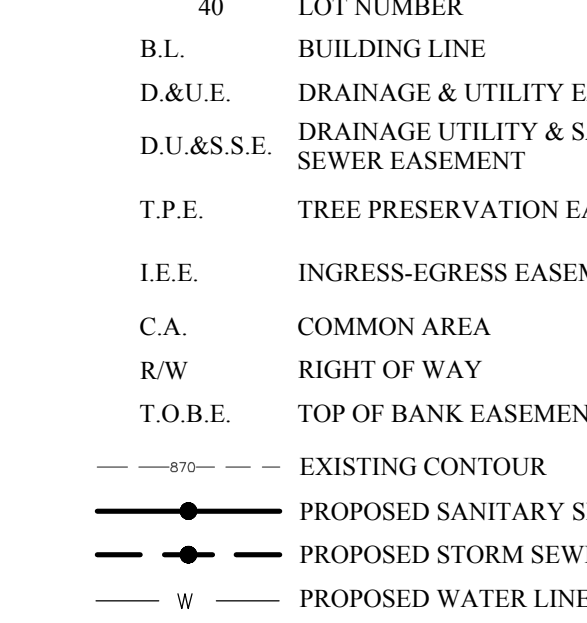
NE Cor., N 1/2, SE 1/4, NE 1/4
 Sec. 4-T18N-R04E



EXISTING LEGEND



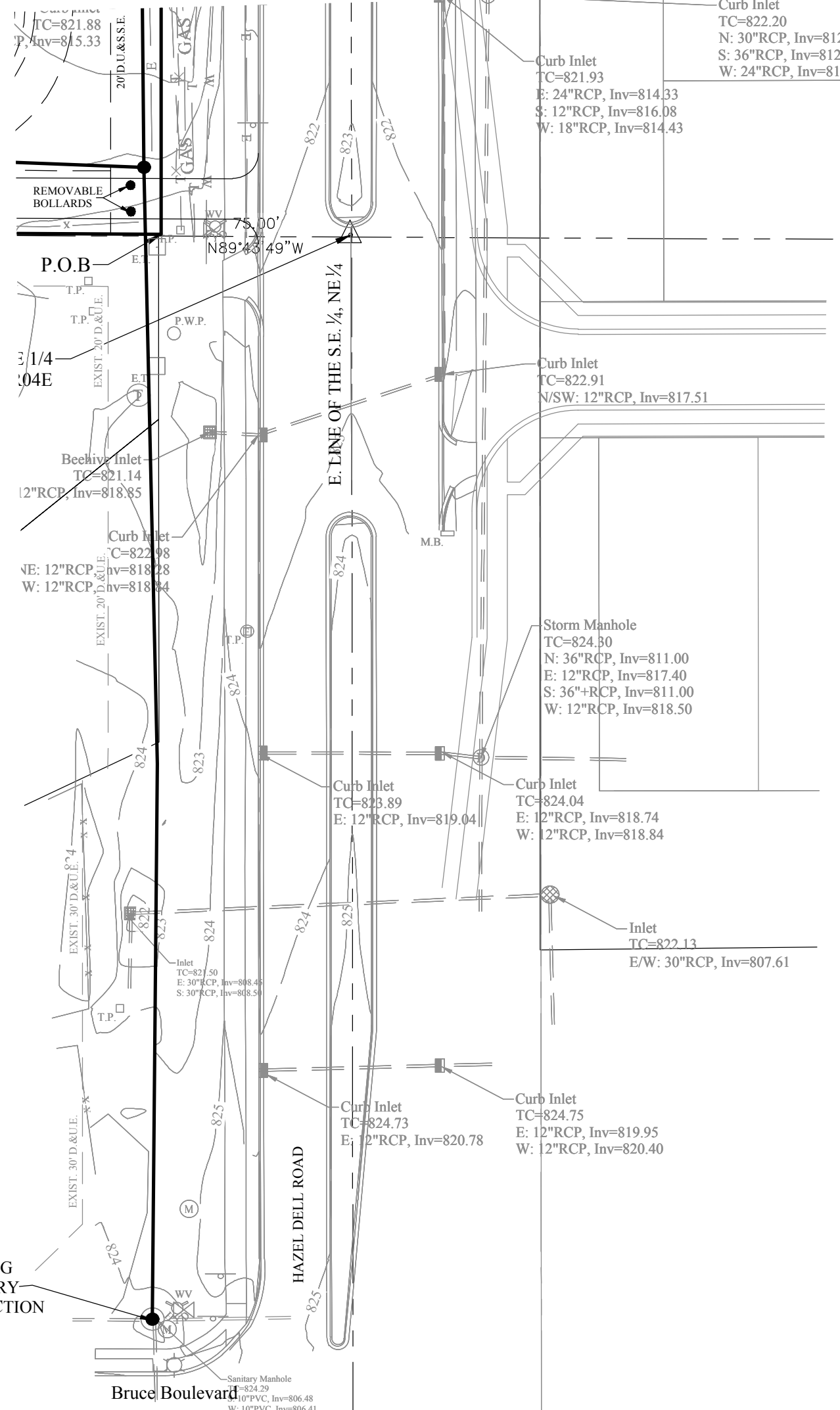
LEGEND



PROPOSED STREET LIGHT
 NOTE: EXACT STREET LIGHT STYLE HAS NOT BEEN DETERMINED, HOWEVER, THE STYLE SELECTED SHALL COMPLY WITH THE CITY OF NOBLESVILLE STANDARDS

NUMBER OF PARKING SPACES

HANDICAP RAMP



THIS DRAWING IS NOT INTENDED TO BE ORIGINAL BOUNDARY SURVEY REPORT. ORIGINAL BOUNDARY SURVEY REPORT OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 02/21/24

REGISTERED LAND SURVEYOR

STATE OF INDIANA

No. 900012

DENNIS D. OLMSTEAD

REVISIONS

DATE	MARK	REVISIONS	BY
3/28/24		Revise per TAC comments	GDK

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942

PRELIMINARY PLANNED DEVELOPMENT PLAN

THE VILLAGE AT TRAIL CROSSING

NOBLESVILLE TOWNSHIP

HAMILTON COUNTY, INDIANA

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. C100

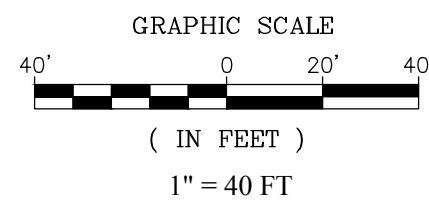
S & A JOB NO. 92780MI

STOEPPEL WERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 104TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 M4 HOMES OF INDIANA, L.P.
 8425 WOODFIELD CROSSING BLVD. 100W
 INDIANAPOLIS, IN 46240
 CONTACT: JONATHAN ISAACS
 PHONE: (317) 693-0448

CURRENT LANDOWNER:
 CHARLES L. & LINDA J. HOLLAND
 350 WESTMINSTER DR.
 NOBLESVILLE, IN 46060

BONNIE AND TERRY SZEMORE
 17365 HAZEL BELL ROAD
 NOBLESVILLE, IN 46060



PRELIMINARY DEVELOPMENT PLAN

THE VILLAGE AT TRAIL CROSSING

NOBLESVILLE, INDIANA

PD ZONING

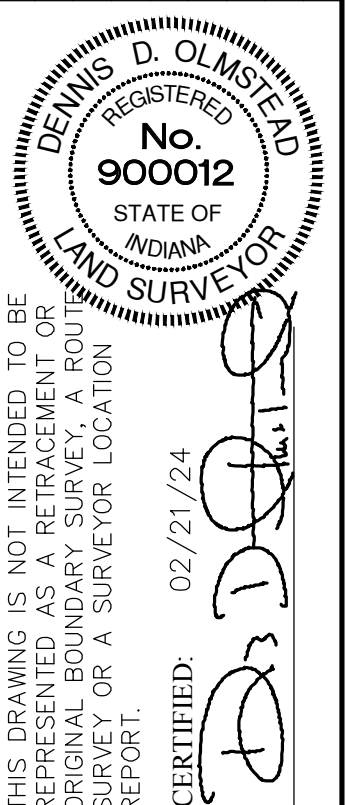
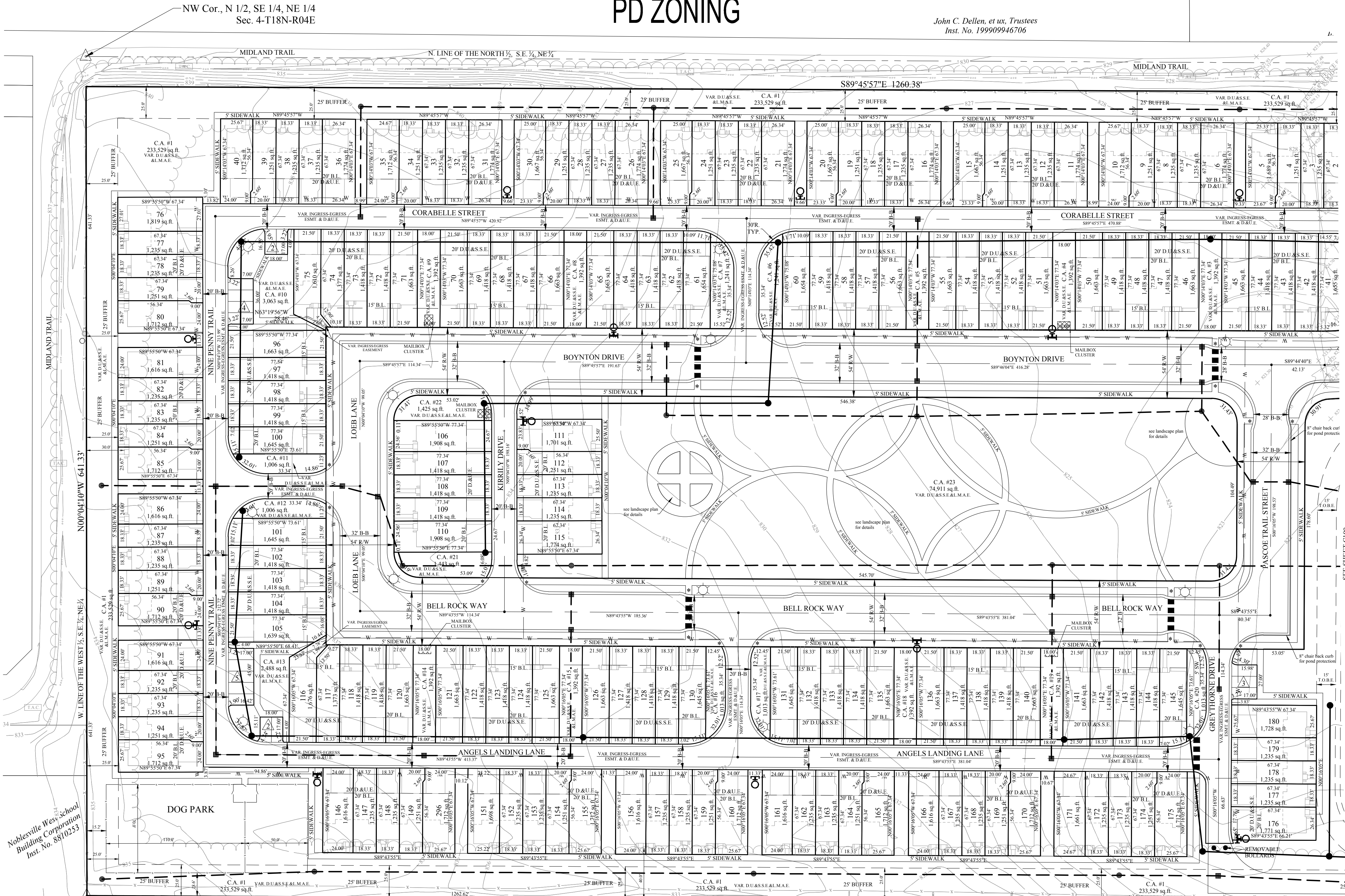
John C. Dellen, et ux, Trustees
 Inst. No. 19990946706

EXISTING LEGEND

- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- BURIED CABLE T.V. LINE
- OVERHEAD CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE, MANHOLE
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE ACCESS COVER
- SANITARY CLEANOUT
- STORM SEWER LINE, MANHOLE & END SECTION
- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- H.C.S.
- (M)
- (R)
- (S)
- N.A.E.
- CABLE T.V. PEDESTAL
- FIBER OPTIC MANHOLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS MARKER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

LEGEND

- 40 LOT NUMBER
- B.L. BUILDING LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- I.E.E. INGRESS-EGRESS EASEMENT
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- T.O.B.E. TOP OF BANK EASEMENT
- EXISTING CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED STREET LIGHT
- NOTE: EXACT STREET LIGHT STYLE HAS NOT BEEN DETERMINED, HOWEVER, THE STYLE SELECTED SHALL COMPLY WITH THE CITY OF NOBLESVILLE STANDARDS
- NUMBER OF PARKING SPACES
- * HANDICAP RAMP



STOEPPEL WERTH
 ALWAYS ON
 7965 East 104th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942

PRELIMINARY PLANNED DEVELOPMENT PLAN
 THE VILLAGE AT TRAIL CROSSING
 NOBLESVILLE TOWNSHIP
 HAMILTON COUNTY, INDIANA

DRAWN BY: LAF
 CHECKED BY: GDK
 SHEET NO. C101
 S & A JOB NO. 92780MI

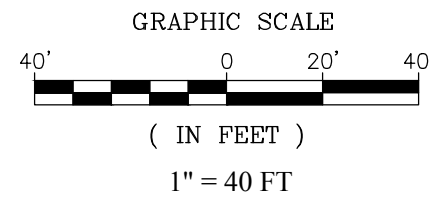
DATE	3/28/24
REVISIONS	
BY	GDK
MARK	

STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 M4 HOMES OF INDIANA, L.P.
 8425 WOODFIELD CROSSING BLVD. 100W
 INDIANAPOLIS, IN 46240
 CONTACT: JONATHAN ISAACS
 PHONE: (317) 693-0448

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 350 WESTMINSTER DR.
 NOBLESVILLE, IN 46060

BONNIE AND TERRY SZEMORE
 17365 HAZEL BELL ROAD
 NOBLESVILLE, IN 46060



PRELIMINARY DEVELOPMENT PLAN

THE VILLAGE AT TRAIL CROSSING

NOBLESVILLE, INDIANA

PD ZONING

John C. Dellen, et ux, Trustees
 Inst. No. 19990946706

EXISTING LEGEND

- | | | | |
|---|------------------------------|---|--------------------------|
| — | FLOW LINE | — | POWER POLE |
| — | BURIED ELECTRIC LINE | — | LIGHT POLE |
| — | OVERHEAD ELECTRIC LINES | — | ELECT. TRANSFORMER |
| — | BURIED TELEPHONE LINE | — | ELECT. PEDESTAL |
| — | OVERHEAD TELEPHONE LINE | — | ELECT. METER |
| — | OTV | — | QUY WIRE |
| — | BURIED CABLE T.V. LINE | — | TELEPHONE POLE |
| — | OVERHEAD CABLE T.V. LINE | — | TELEPHONE PEDESTAL |
| — | GAS LINE | — | TELEPHONE MANHOLE |
| — | WATER LINE | — | TELEPHONE ACCESS COVER |
| — | SANITARY SEWER LINE, MANHOLE | — | H.C.S. |
| | | — | HAMILTON COUNTY SURVEYOR |
| | | — | MEASURED |
| | | — | RECORDED |
| | | — | SURVEYED |
| | | — | N.A.E. |
| | | | NO ACCESS EASEMENT |

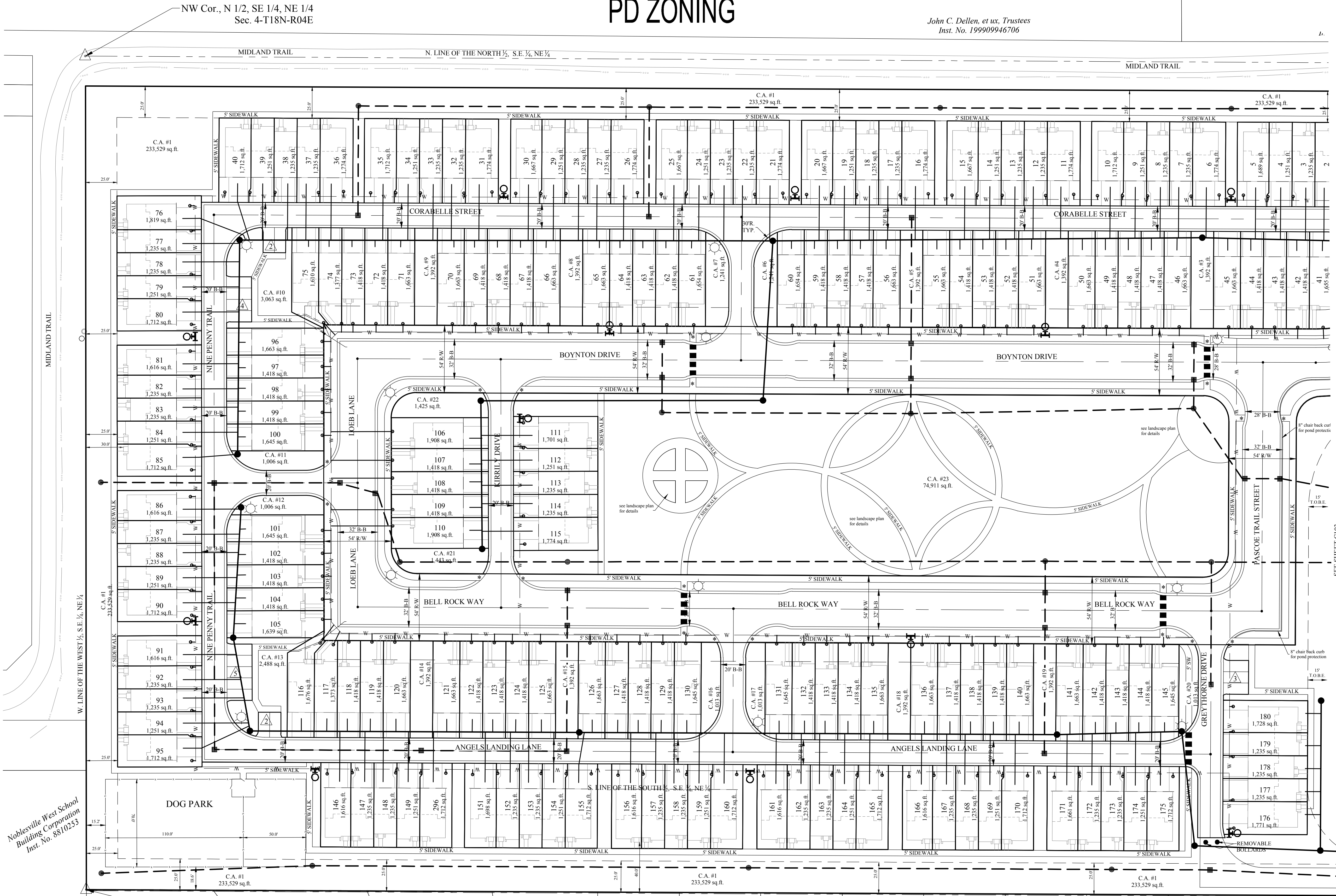
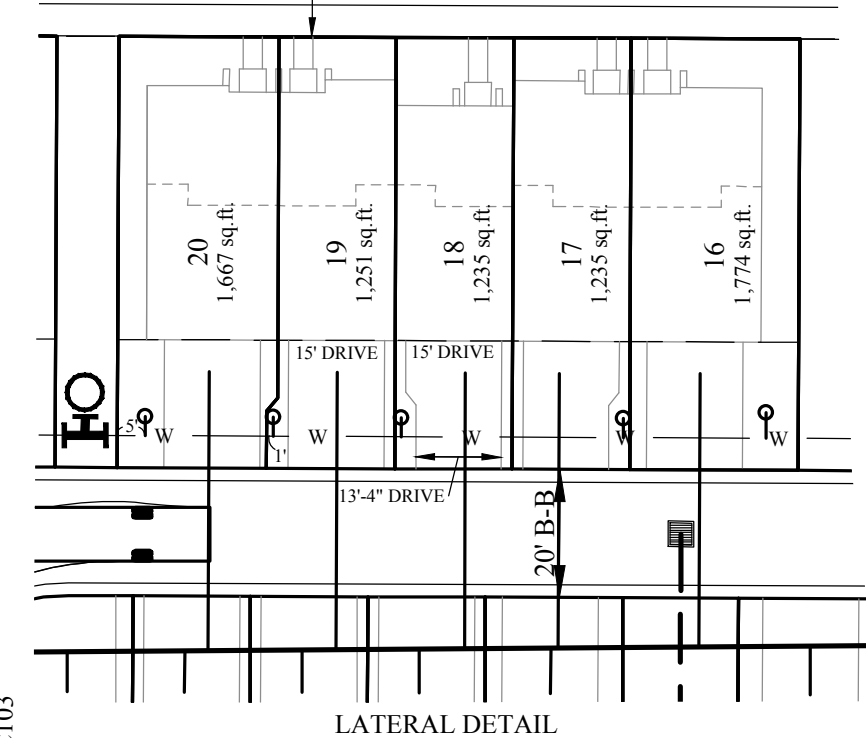
LEGEND

- 40 LOT NUMBER
- B.L. BUILDING LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
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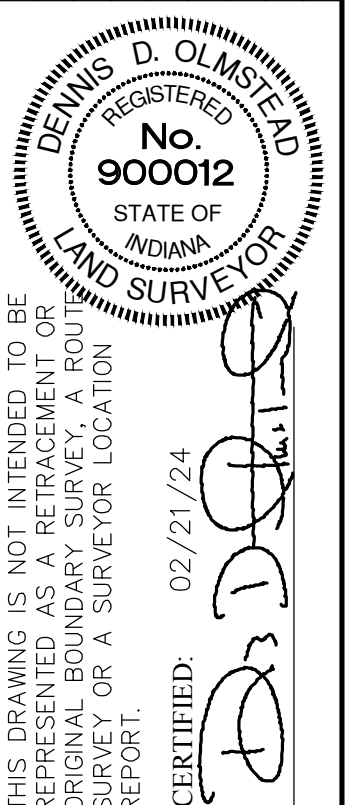


Noblesville West School Building Corporation
 Inst. No. 8810253

SW Cor., N 1/2, SE 1/4, NE 1/4
 Sec. 4-T18N-R04E

Hazel Dell Woods, Section 2, Inst. No. 200200065316, P.C. 3, Sl. 48

Hazel Dell Woods, Section 2, Inst. No. 200200065316, P.C. 3, Sl. 48



STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942

UTILITY LAYOUT
 THE VILLAGE AT TRAIL CROSSING
 NOBLESVILLE TOWNSHIP
 HAMILTON COUNTY, INDIANA

DRAWN BY: LAF
 CHECKED BY: GDK
 SHEET NO. C102
 S & A JOB NO. 92780MI

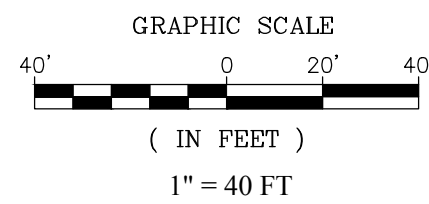
DATE	3/28/24	REVISIONS	GDK	BY
DATE				

STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
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 CONTACT: JONATHAN ISAACS
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BONNIE AND TERRY SZYMORE
 17365 HAZEL BELL ROAD
 NOBLESVILLE, IN 46060



PRELIMINARY DEVELOPMENT PLAN

THE VILLAGE AT TRAIL CROSSING

NOBLESVILLE, INDIANA

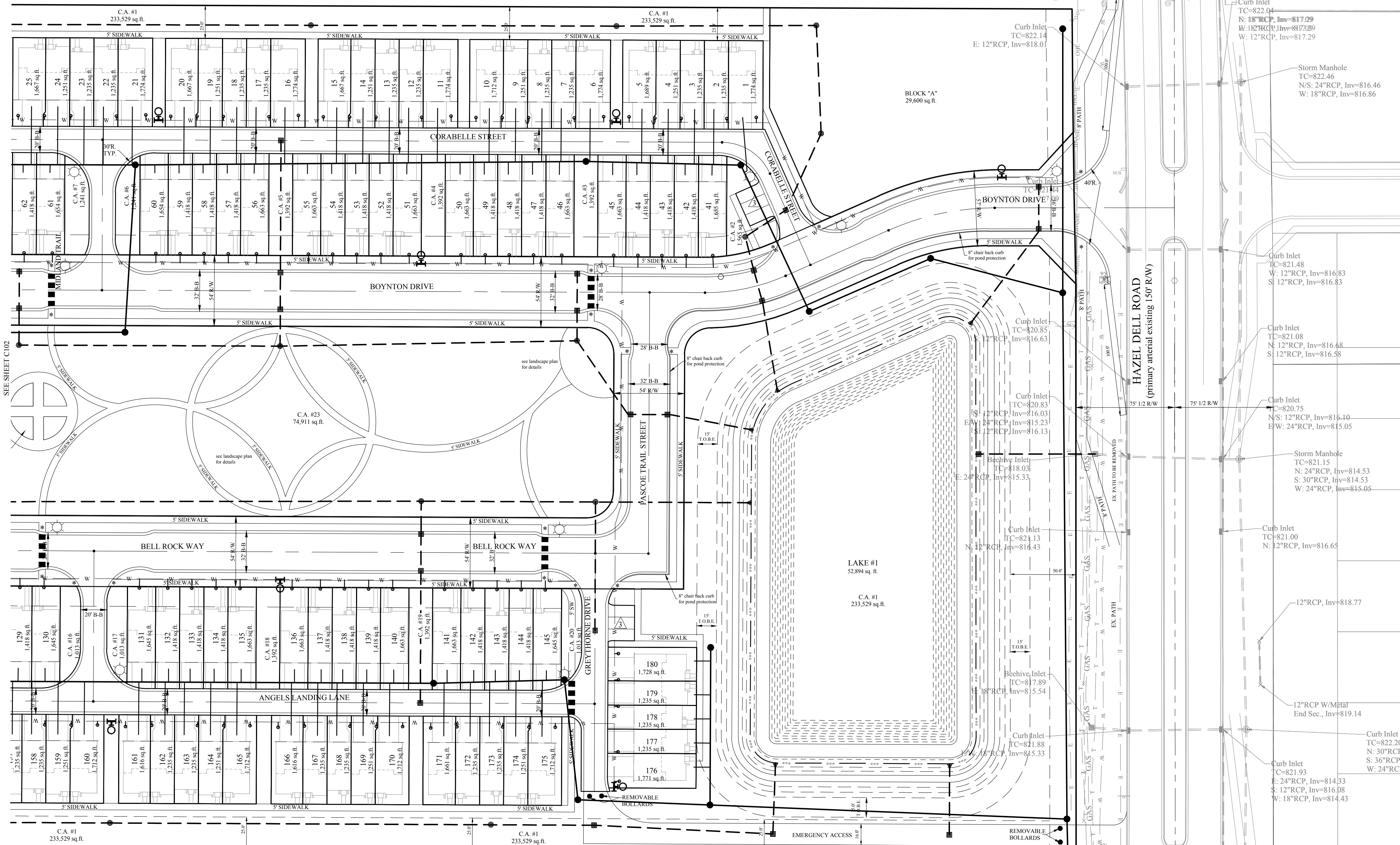
PD ZONING

City of Noblesville
 Inst. No. 2016043049

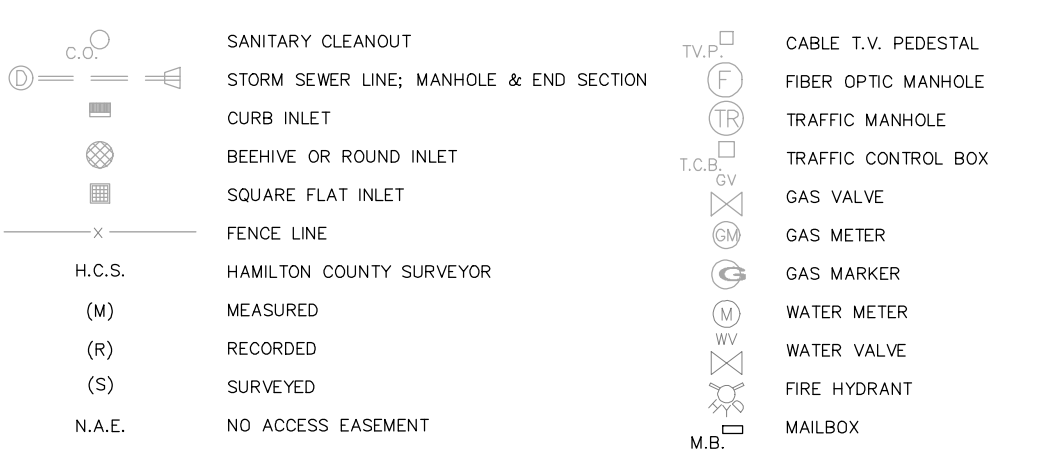
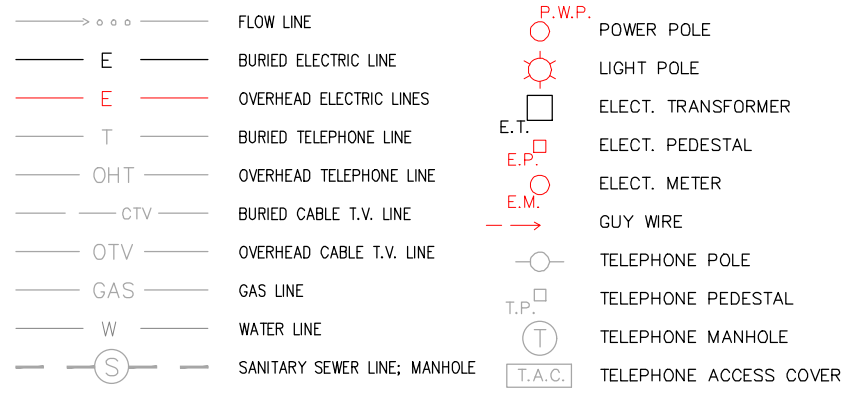
John C. Dellen, et ux, Trustees
 Inst. No. 199909946706

MIDLAND TRAIL N. LINE OF THE NORTH 1/2, S.E. 1/4, NE 1/4

MIDLAND TRAIL

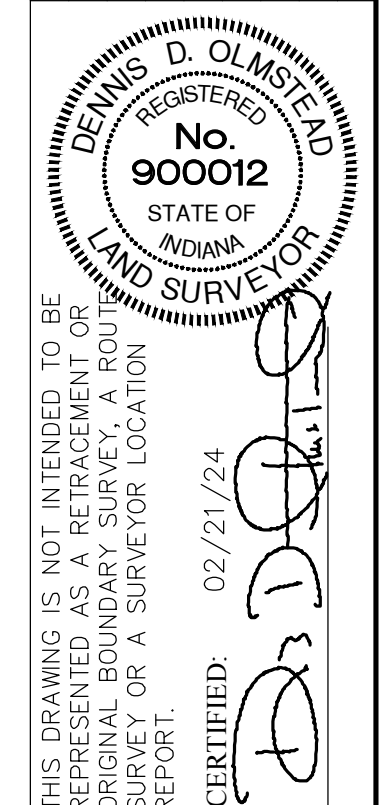
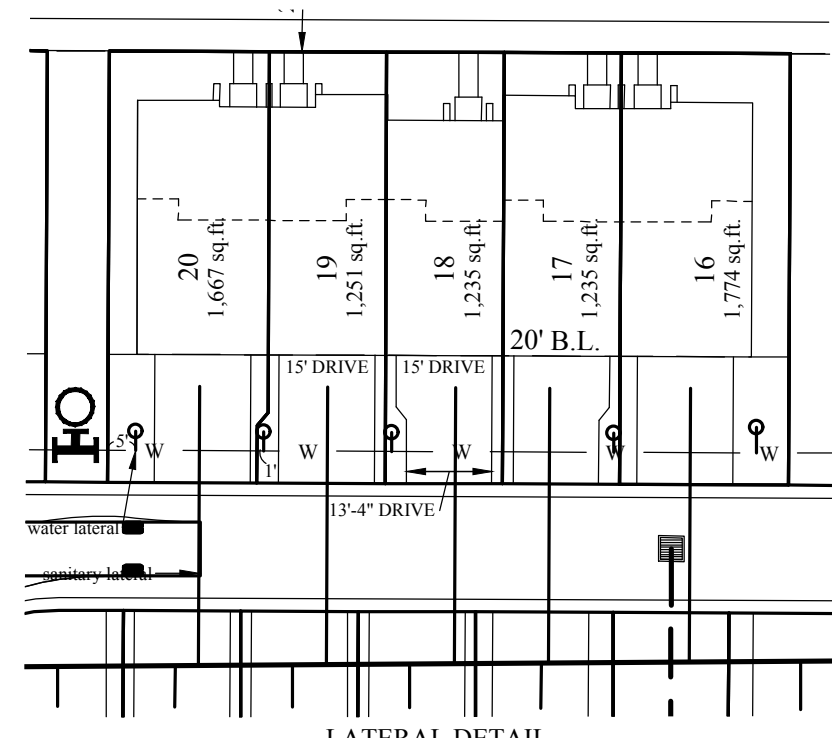


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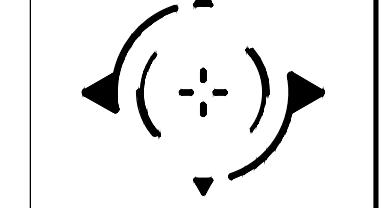


LEGEND

- 40 LOT NUMBER
- B.L. BUILDING LINE
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- * HANDICAP RAMP



STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942



UTILITY LAYOUT
 THE VILLAGE AT TRAIL CROSSING
 HAMILTON COUNTY, INDIANA
 NOBLESVILLE TOWNSHIP

DRAWN BY: LAF
 CHECKED BY: GDK
 SHEET NO. C103
 S & A JOB NO. 92780MI

Hazel Dell Woods, Section 2, Inst. No. 200200065316, P.C. 3, Sl. 48

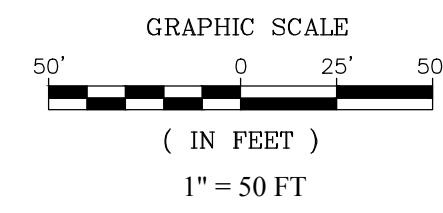
DATE	REVISIONS	BY
3/28/24	Revise per TAC comments	GDK

STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSFELD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 M/I HOMES OF INDIANA, L.P.
 8425 WOODFIELD CROSSING BLVD. 100W
 INDIANAPOLIS, IN 46240
 CONTACT: JONATHAN ISAACS
 PHONE: (317) 693-0448

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 350 WESTMINSTER DR.
 NOBLESVILLE, IN 46060

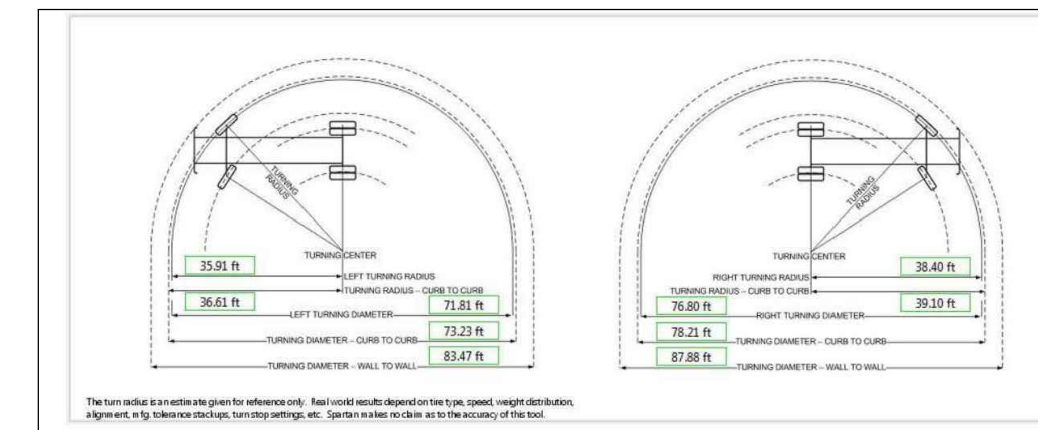
BONNIE AND TERRY Sizemore
 17365 HAZEL DELL ROAD
 NOBLESVILLE, IN 46060



PRELIMINARY DEVELOPMENT PLAN THE VILLAGE AT TRAIL CROSSING

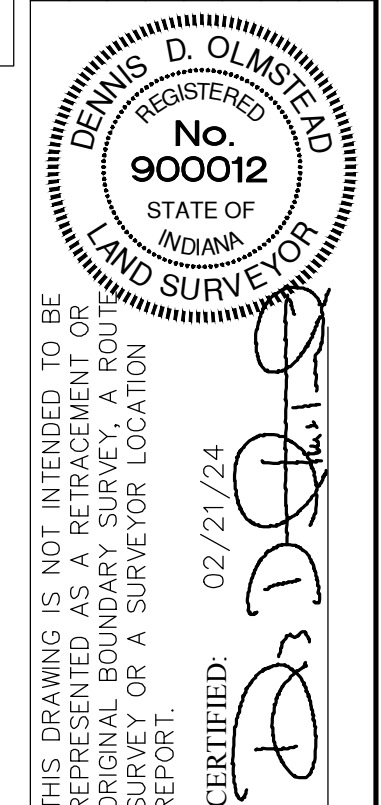
NOBLESVILLE, INDIANA

PD ZONING

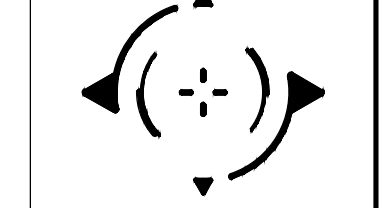


Apparatus Specifications for Auto Turn Exhibit

- Gross Vehicle Weight (GVW): 84,422 Pounds
- Overall Width of Tires (center of tire to center of tire): 86 inches (86")
- Overall Track (Vehicle Width): 110 inches (110")
- Overall Height (Vehicle Height): 12 feet, 3 inches (12' 3")
- Full Bumper to Bumper Length: 49 feet, 10 inches (49' 10")
- Front of platform to Center of Front Wheel: 12 feet, 5 inches (12' 5")
- Front of platform to Center of Tandem Axles: 34 feet (34')
- Curb to curb turning radius: 40 feet
- Wall to wall turning radius: 44 feet
- Angle of approach: 8 degrees (8°)
- Angle of departure: 9 degrees (9°)

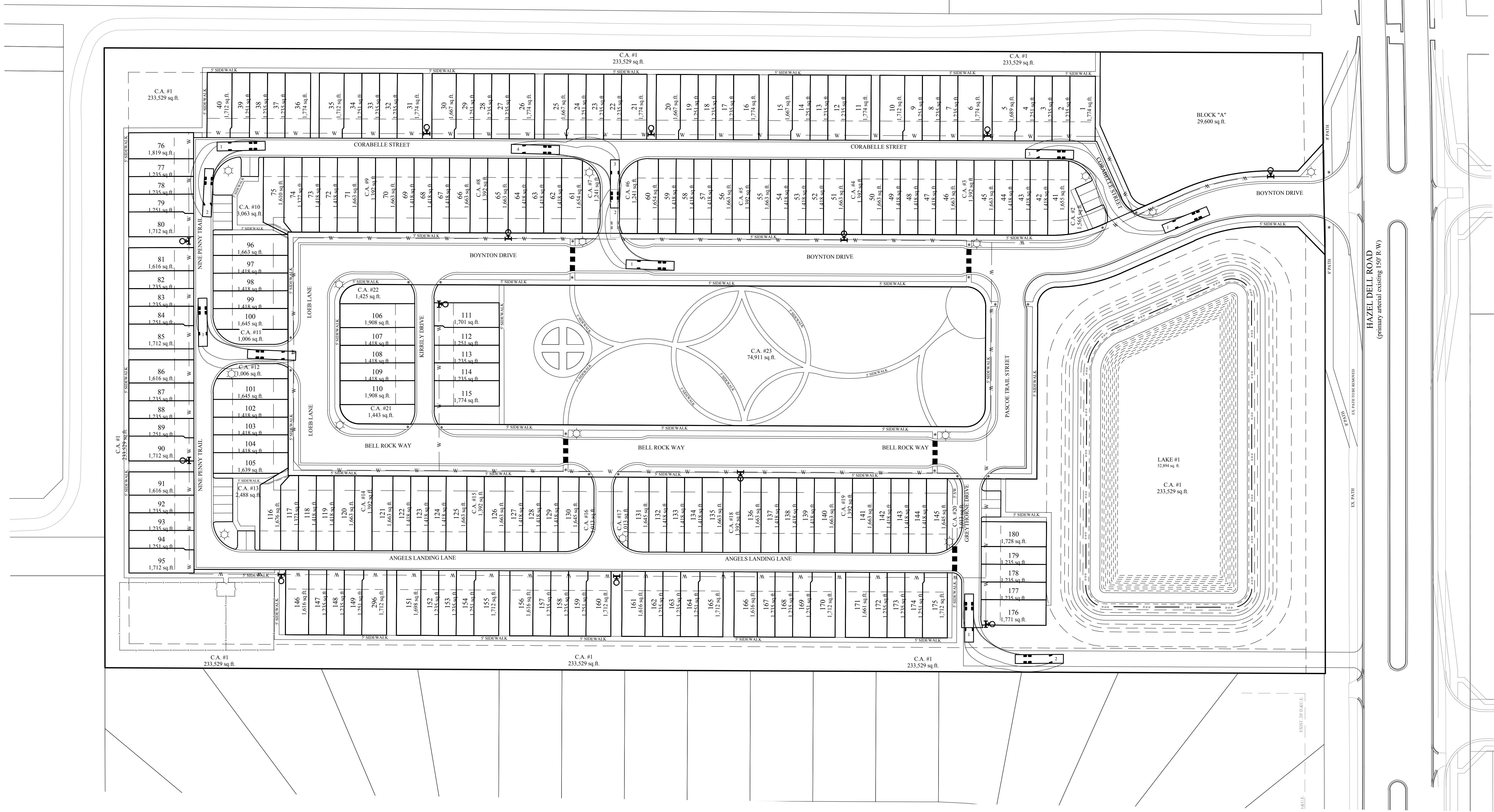


STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942



AUTURN EXHIBIT – NFD Aerial Truck
 THE VILLAGE AT TRAIL CROSSING
 NOBLESVILLE TOWNSHIP
 HAMILTON COUNTY, INDIANA

DRAWN BY: LAF
 CHECKED BY: GDK
 SHEET NO: C104
 S & A JOB NO: 97780MI



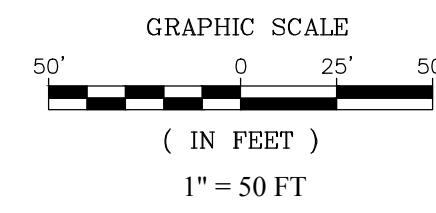


STOEPPELWERTH & ASSOCIATES, INC.
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 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

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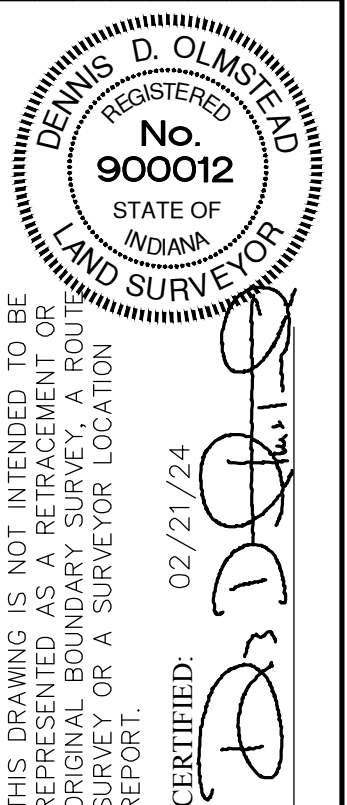
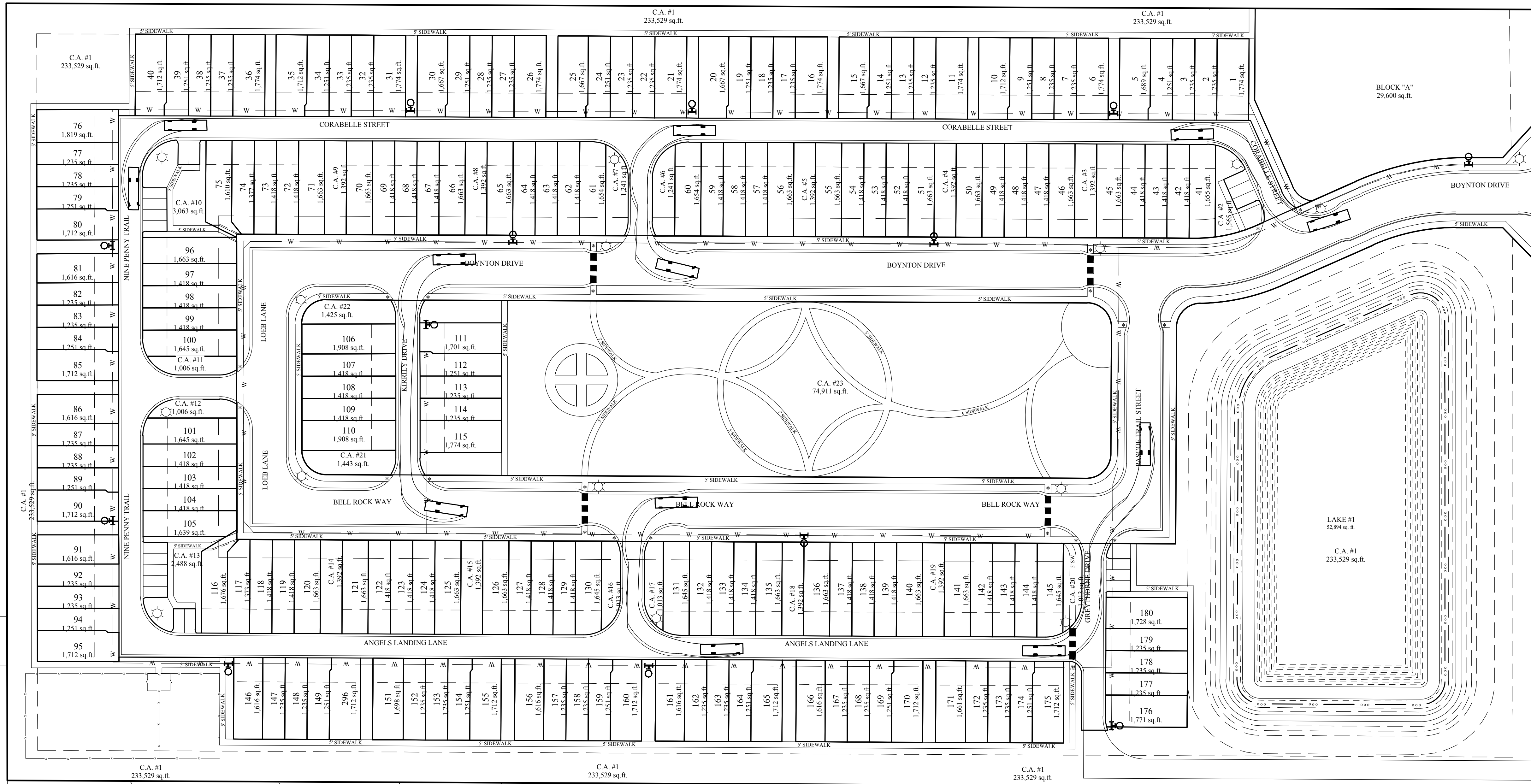


PRELIMINARY DEVELOPMENT PLAN

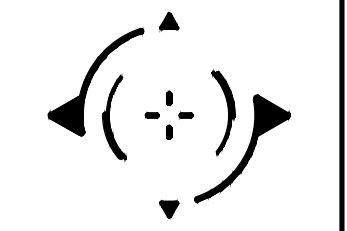
THE VILLAGE AT TRAIL CROSSING

NOBLESVILLE, INDIANA

PD ZONING



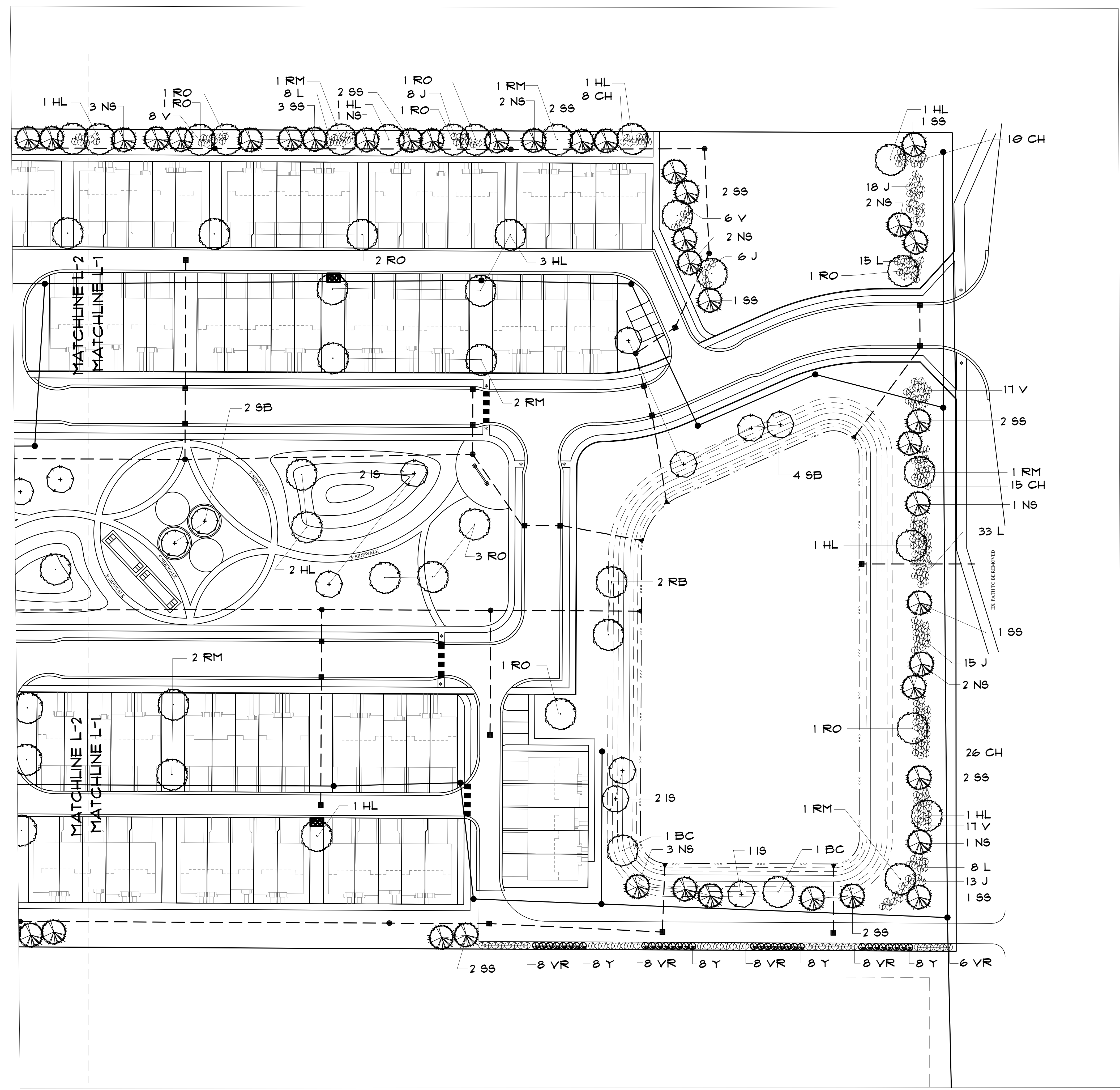
STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942



AUTOTURN EXHIBIT - Garbage Truck
 THE VILLAGE AT TRAIL CROSSING
 NOBLESVILLE TOWNSHIP
 HAMILTON COUNTY, INDIANA

DRAWN BY: LAF
 CHECKED BY: GDK
 SHEET NO: **C105**
 S & A JOB NO. 97780MI

DATE	MARK	REVISIONS	BY



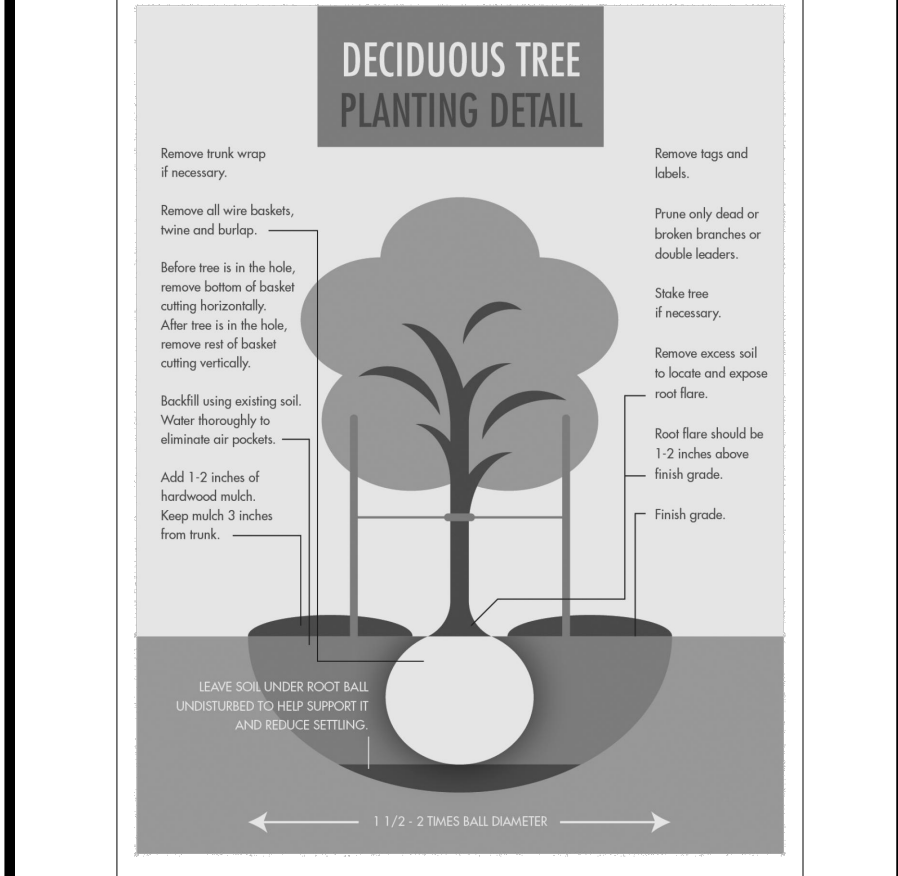
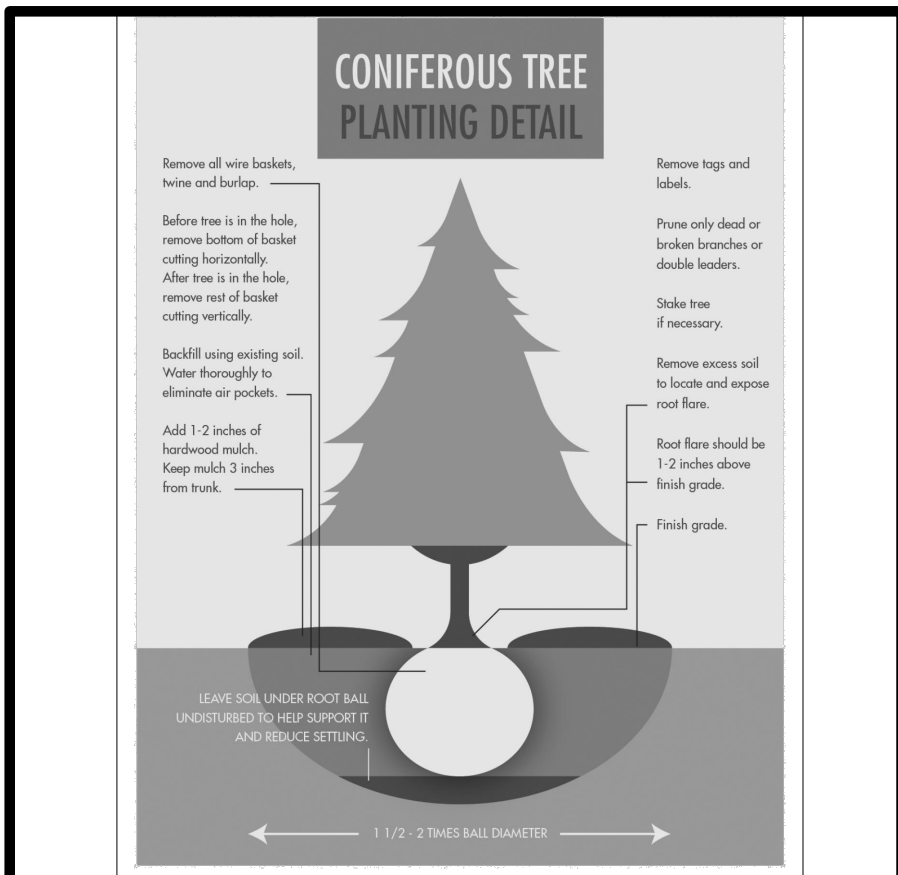
PLANT SCHEDULE				
SYMBOL KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES				
BC	BALD CYPRESS	TAXODIUM DISTICHUM	2-1/2"	2
HL	HONEYLOCUST 'SHADEMASTER'	GLEDTISIA TRICANTHOS 'SHADEMASTER'	2-1/2"	21
RB	RIVERBIRCH	BETULA NIGRA	10'GL	2
RM	REDPOINTE MAPLE	ACER RUBRUM 'FRANK JR'	2-1/2"	32
RO	RED OAK	QUERCUS RUBRA	2-1/2"	28

ORNAMENTAL TREES				
IB	IVORY BILK LILAC	SYRINGA RETICULATA 'IVORY BILK'	1-1/2"	8
SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-1/2"	9

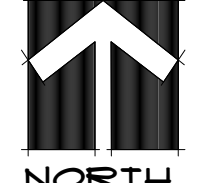
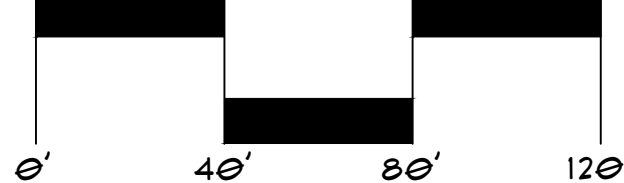
EVERGREEN TREES				
NS	NORWAY SPRUCE	PICEA ABIES	6-1"	36
SS	SERBIAN SPRUCE	PICEA OMORICA	6-1"	40

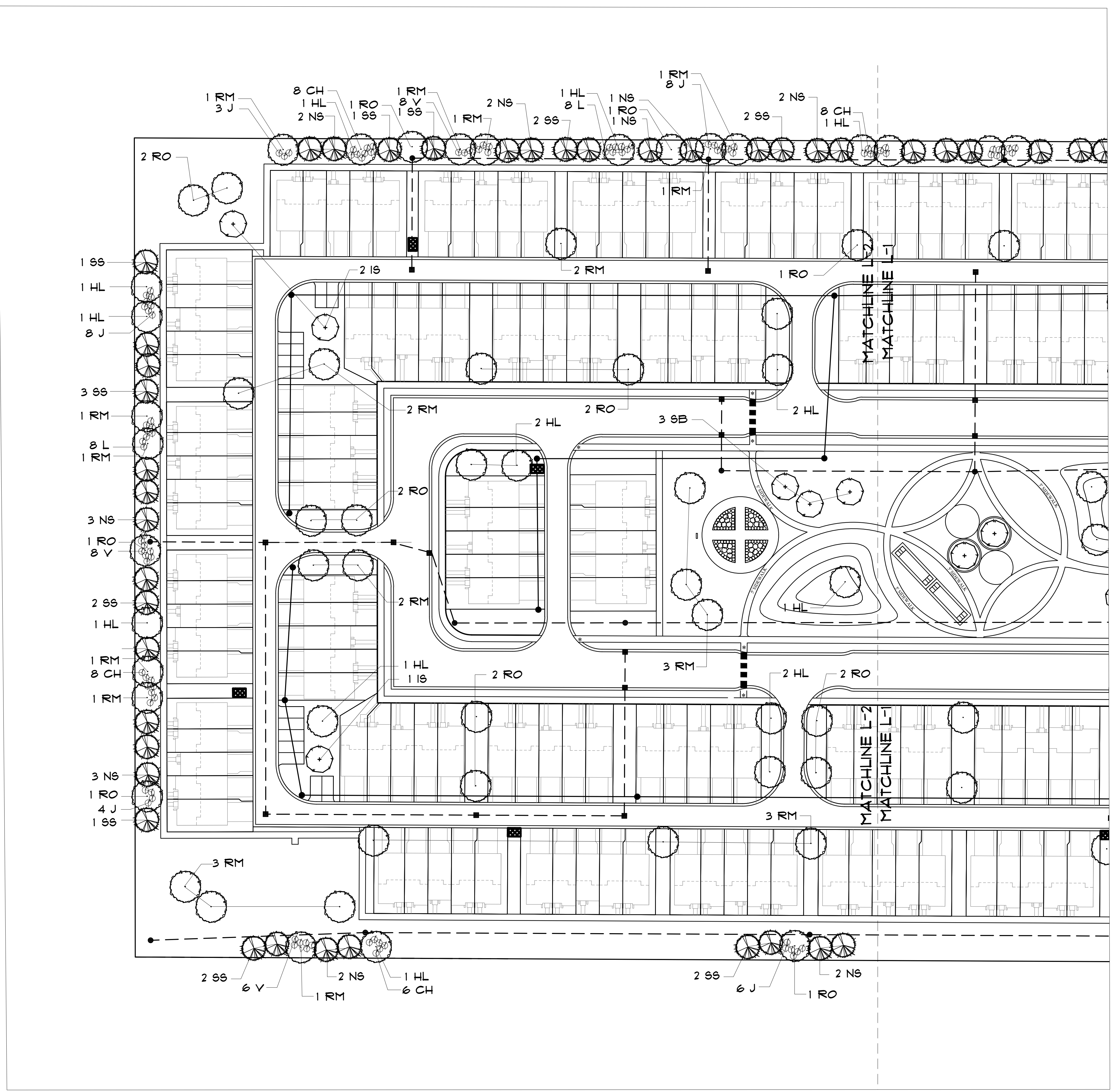
SHRUBS				
CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRIGHT RED'	18"	91
J	SEA GREEN JUNIFER	JUNIFERUS CHINENSIS 'SEA GREEN'	18"	99
L	DWARF KOREAN LILAC	SYRINGA MEYER 'PALIDIN'	18"	60
V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID 'ALLEGHENY'	18"	10
VR	BAILEY'S COMPACT VIBURNUM	VIBURNUM TRILOBUM 'BAILEY COMPACT'	18"	38
Y	HICKS YEW	TAXUS X MEDIA 'HICKS'	18"	32

BUFFER REQUIREMENTS				
HAZEL DELL PKWY				
TOTAL U FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
910'	1 SHADE TREE, 2 EVERGREEN, 33 SHRUBS PER 100'	6	12	135
	SHADE TREE	6	1	
	EVERGREEN	12	13	
	SHRUBS	189	135	
MIDLAND TRAIL				
TOTAL U FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
1315'	4 SHADE TREE, 6 EVERGREEN, 19 SHRUBS PER 100'	28	41	111
	SHADE TREE	28	28	
	EVERGREEN	41	41	
	SHRUBS	193	111	



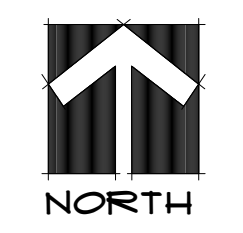
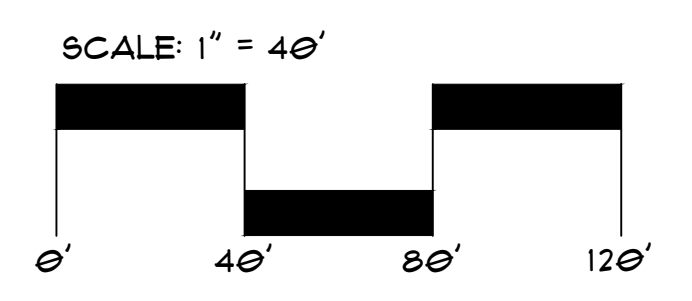
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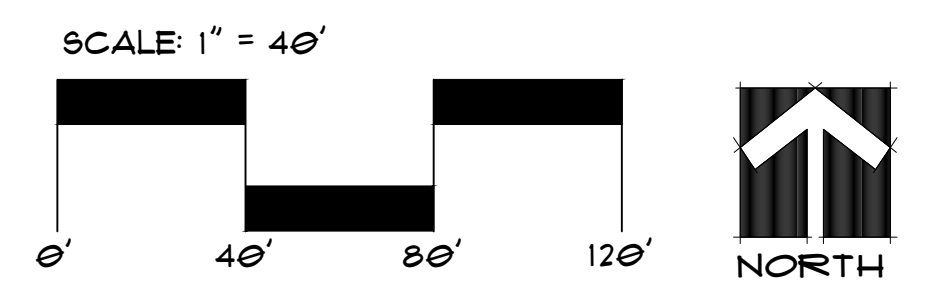
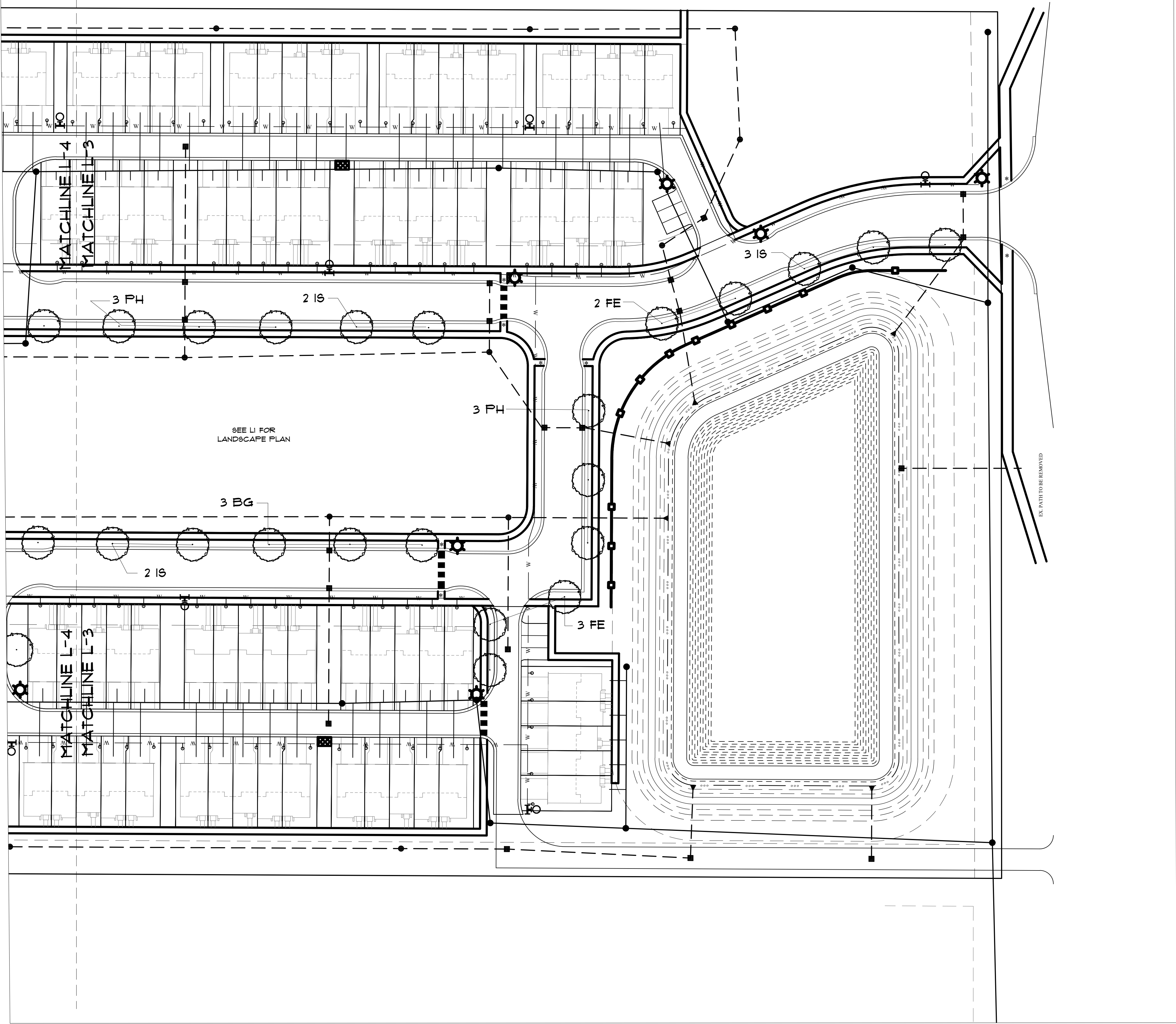
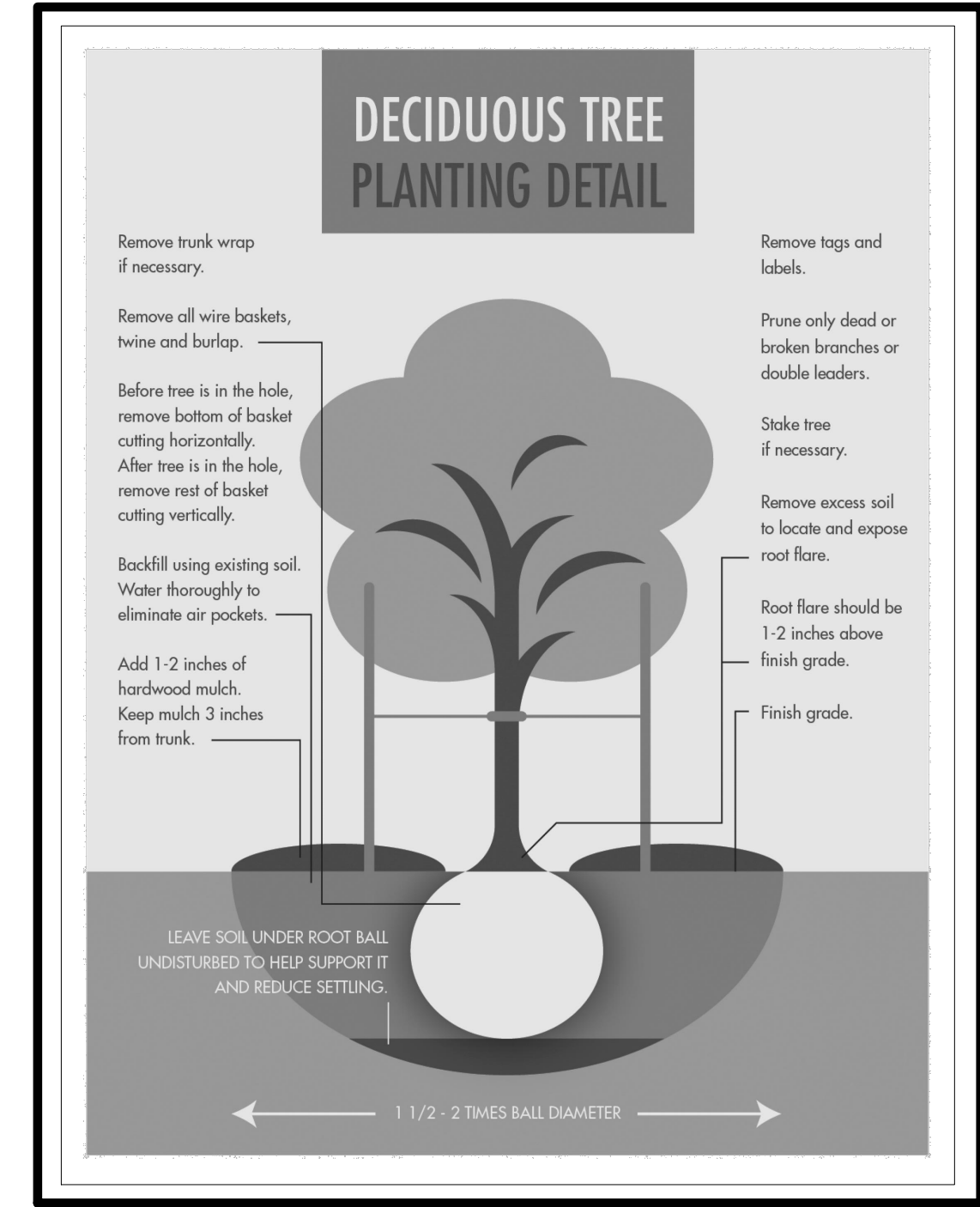


PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
BC	●	BALD CYPRESS	TAXODIUM DISTICHUM	2-1/2" 2
HL	●	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2-1/2" 21
RB	●	RIVERBIRCH	BETULA NIGRA	10" CL 2
RM	●	REDPONTE MAPLE	ACER RUBRUM 'FRANK JR'	2-1/2" 32
RO	●	RED OAK	QUERCUS RUBRA	2-1/2" 28
ORNAMENTAL TREES				
IS	●	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	1-1/2" 8
SB	●	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1-1/2" 9
EVERGREEN TREES				
NS	●	NORWAY SPRUCE	PICEA ABIES	6'-1" 36
SS	●	SERBIAN SPRUCE	PICEA OMORICA	6'-1" 40
SHRUBS				
CH	○	BRILLIANT RED CHOCOBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18" 91
J	○	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" 93
L	○	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALUBIN'	18" 80
V	○	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18" 10
VR	○	BAILEY'S COMPACT VIBURNUM	VIBURNUM TRILOBUM 'BAILEY COMPACT'	18" 38
Y	○	HICKS YEW	TAXUS X MEDIA 'HICKSII'	18" 32

BUFFER REQUIREMENTS			
HAZEL DELL PKWY			
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
510'	1 SHADE TREE, 2 EVERGREEN, 33 SHRUBS PER 100'		
	SHADE TREE	6	1
	EVERGREEN	12	13
	SHRUBS	183	195
MIDLAND TRAIL			
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
1,375'	4 SHADE TREE, 6 EVERGREEN, 15 SHRUBS PER 200'		
	SHADE TREE	28	28
	EVERGREEN	41	41
	SHRUBS	103	111



PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	BG	BLACK TUPELO	NYSSA SYLVATICA	2-1/2"	9
	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2-1/2"	10
	IS	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	2-1/2"	10
	PH	PYRAMIDAL HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2-1/2"	9



PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	BG	BLACK TUPELO	NYSSA SYLVATICA	2-1/2"	9
	FE	FRONTIER ELM	ULMUS 'FRONTIER'	2-1/2"	10
	IS	IVORY SILK LILAC	SYRINGA RETICULATA 'IVORY SILK'	2-1/2"	10
	PH	PYRAMIDAL HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2-1/2"	9

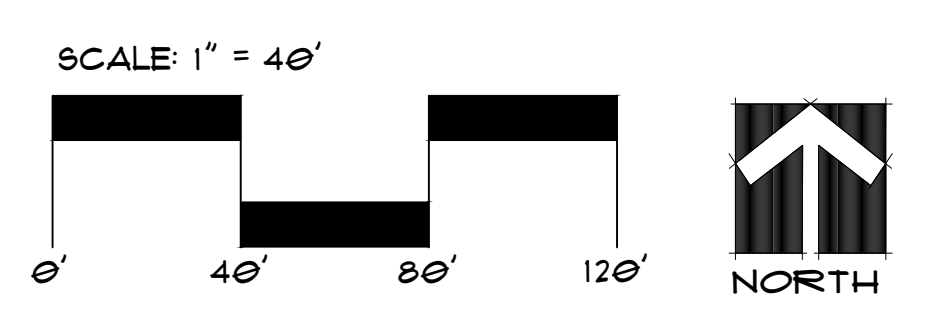
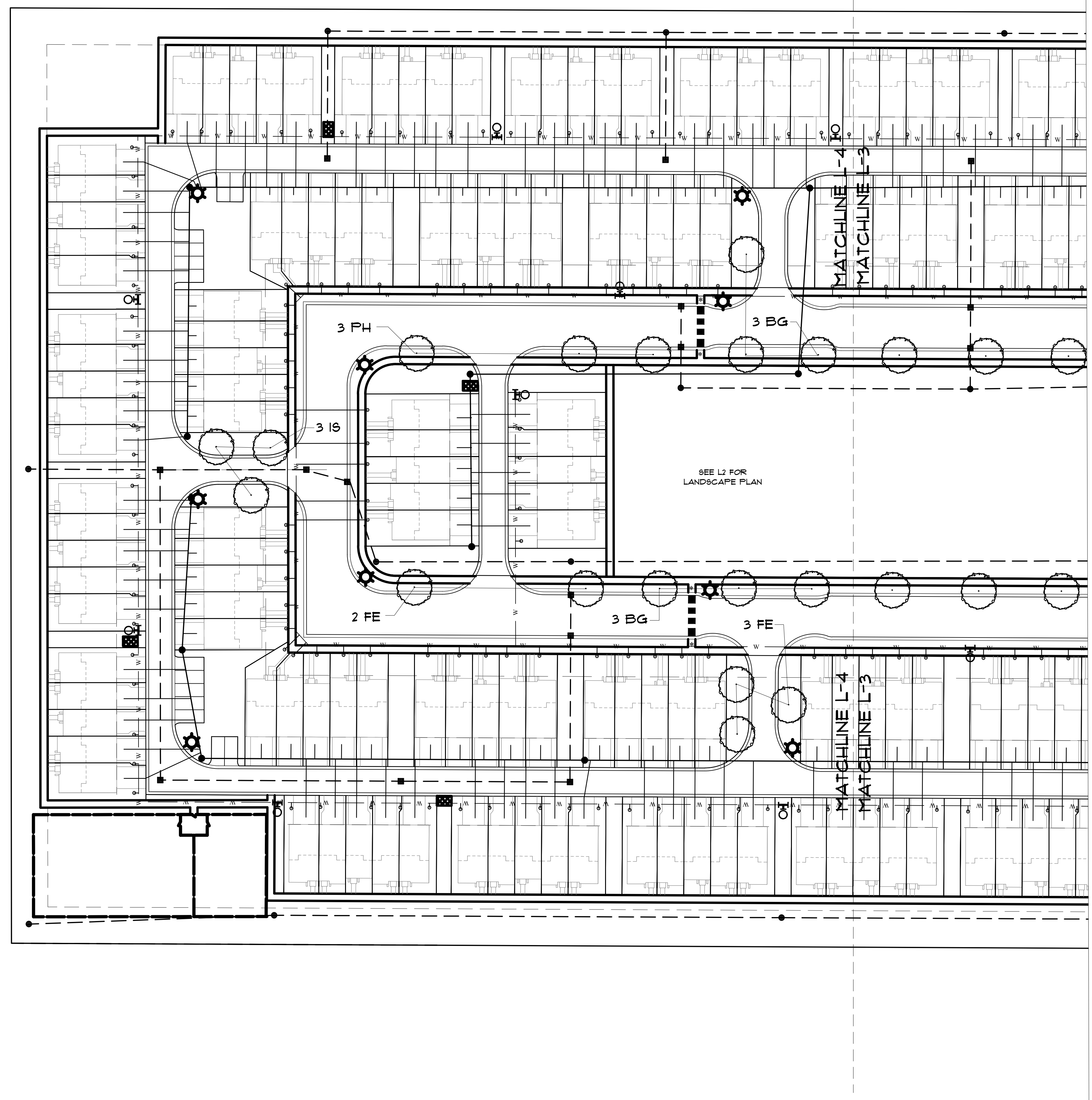
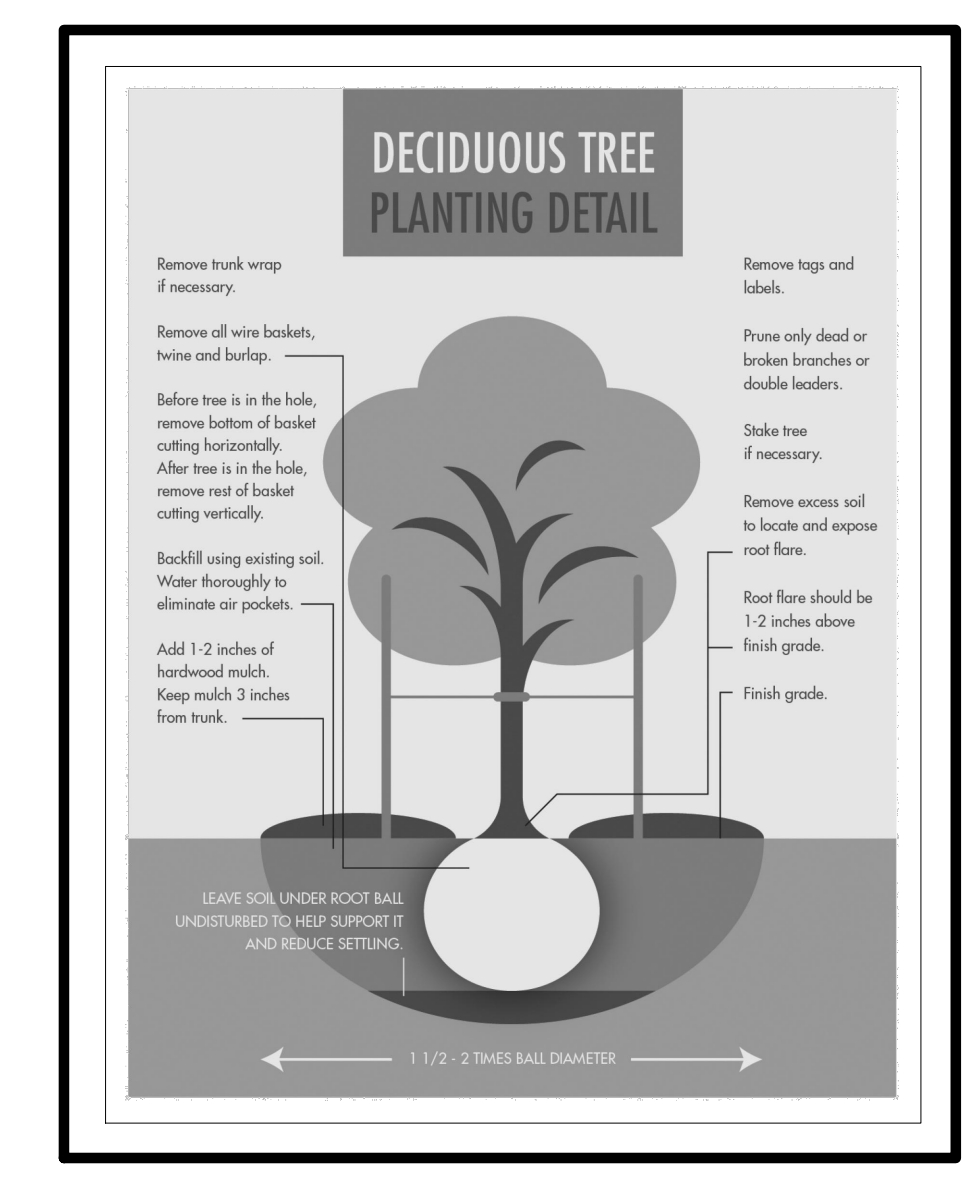


EXHIBIT C

ARCHITECTURAL STANDARDS

(Page 1 of 1)

Architectural Feature	Standard
Minimum Square Footage	1,300 sq. ft.
Corner Breaks (minimum)	5 per building
Front Façade Masonry (minimum)	24" wainscot – See Exhibit D
Secondary Façade Masonry (minimum)	n/a
Prohibited Siding Materials	Vinyl and Aluminum
Roof Pitch (minimum)	6:12 Secondary roof elements shall be 4.5:12 minimum
Roof Overhang (minimum inches measured from framing)	12"
Number of Windows – Primary Façade (minimum)	No less than 3 windows per dwelling unit. Amount of Windows are shown on the Dwelling Character Exhibits. Note there can be 3 to 6 units per building
Number of Windows – Secondary Façade (minimum)	No less than 2 windows per side of each building.
NO Monotony Code	All buildings may have similar architecture and can be same exterior colors

EXHIBIT D

DWELLING CHARACTER EXHIBITS



EXHIBIT E

LOT LANDSCAPING

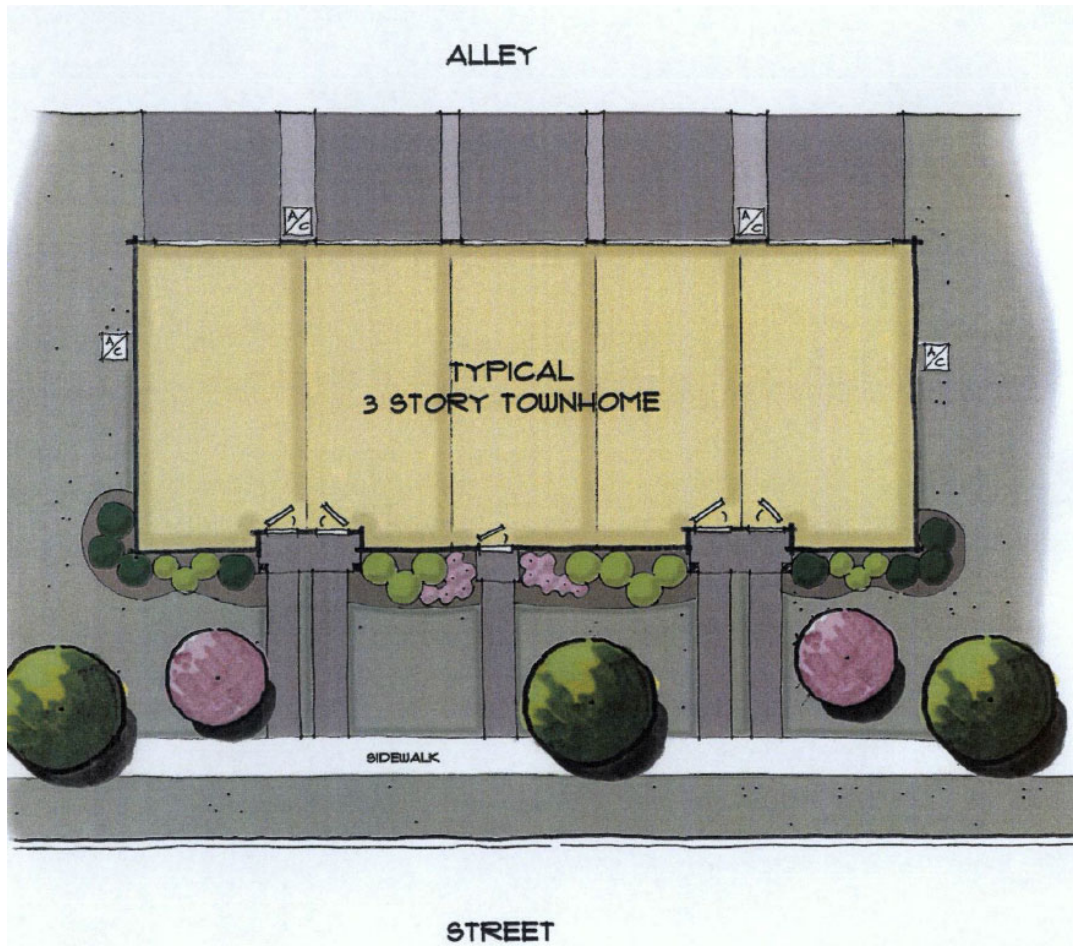


EXHIBIT F

COMMON AREA ENHANCEMENTS

(page 1 of 3)

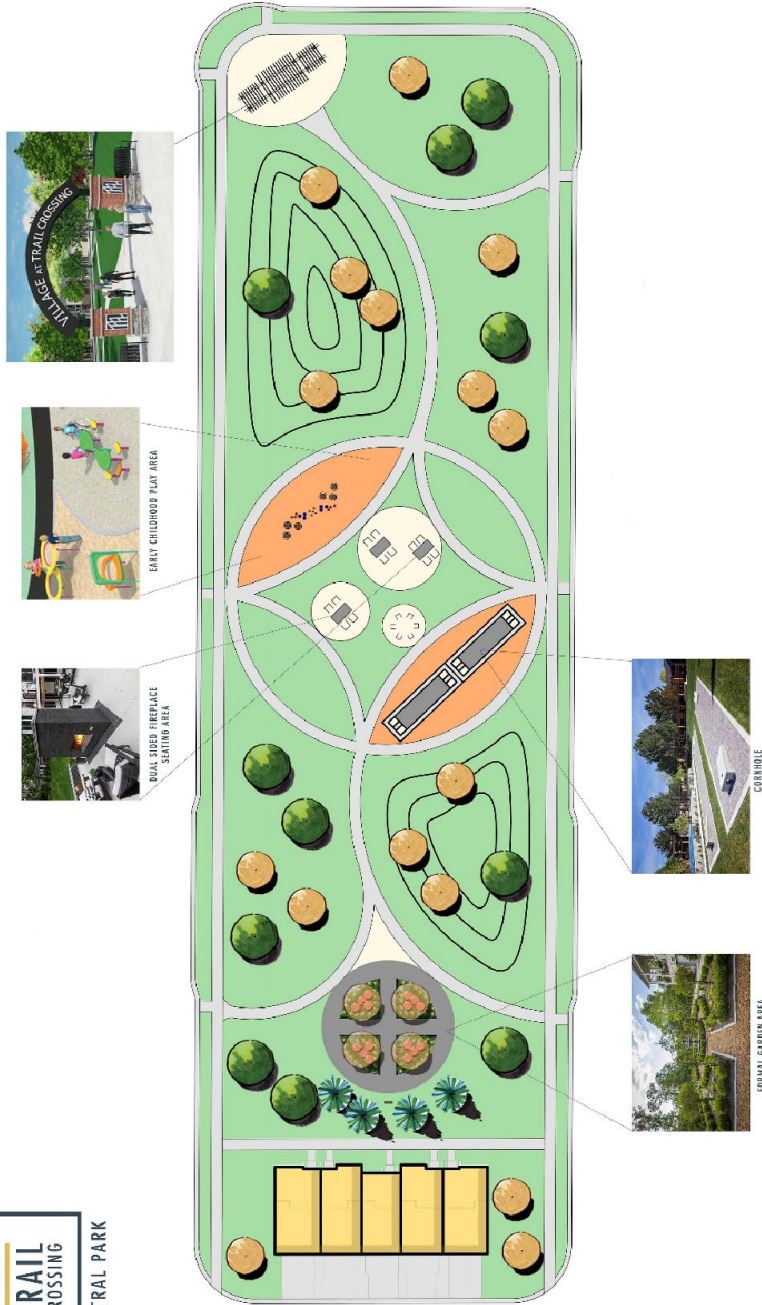


EXHIBIT F

COMMON AREA ENHANCEMENTS

(page 2 of 3)

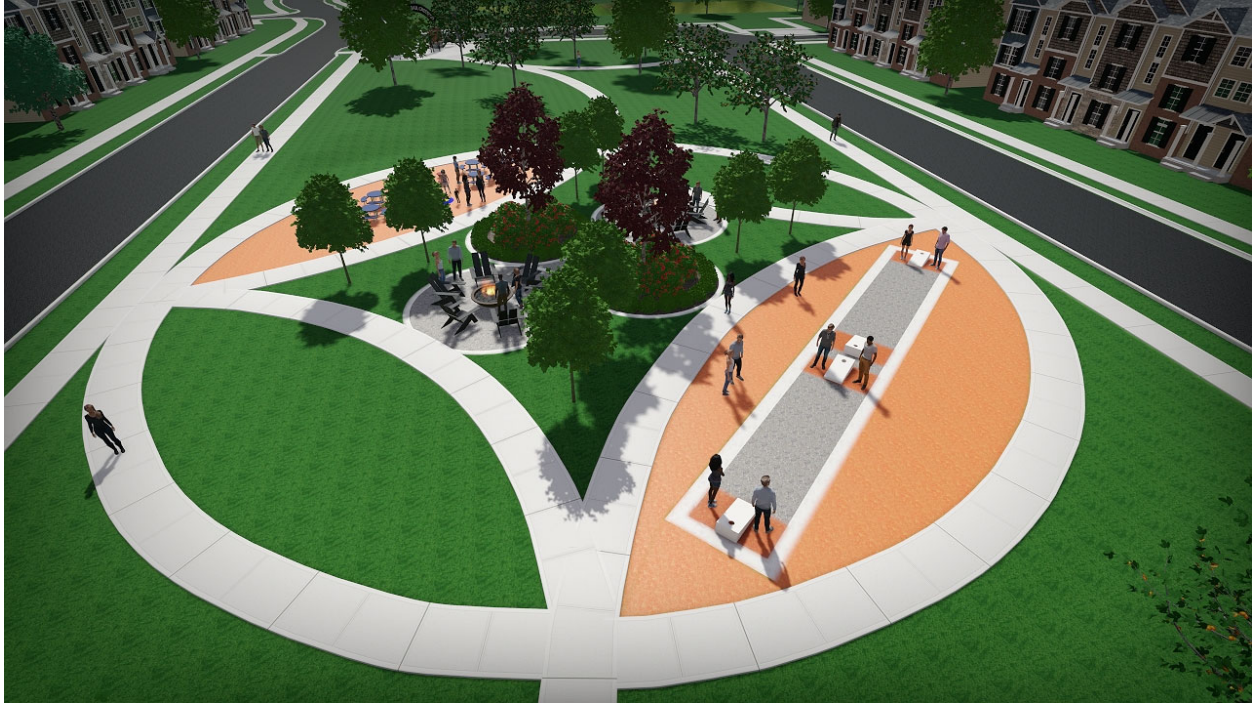


EXHIBIT F

COMMON AREA ENHANCEMENTS

(page 2 of 2)



EXHIBIT G

DOG PARK

(page 1 of 1)

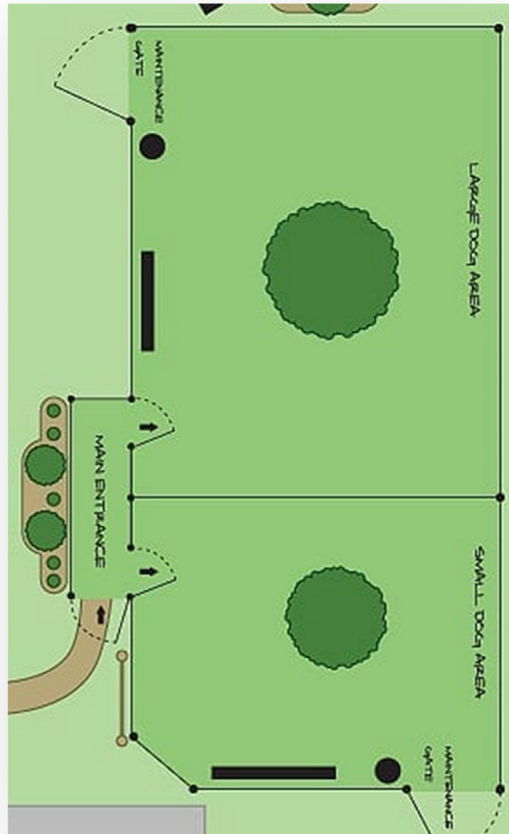


EXHIBIT H

Entrance Signage Exhibit
(page 1 of 1)

VILLAGE AT
**TRAIL
CROSSING**
OF NOBLESVILLE



EXHIBIT F

Waivers

The below is a list of Waivers (intended to summarize the text of the PD Ordinance) from the underlying UDO standards. Waivers are being requested to address townhome development in general which is proposed under the R5 Residential District of the UDO as directed by Staff.

- A. Modification of Minimum lot area per lot, Minimum lot width, front, side and rear yard setbacks, lot coverage bulk standards (see Section 5).
- B. Modification of lot/building landscaping for townhome dwelling format.
- C. Reduction the Buffer Yard and Peripheral Yard: north, west and south sides – 25’ and 25’ to address trial fronting and exterior facing townhome dwellings and tree preservation along the south perimeter of the site.
- D. 25’ Peripheral Yard planting area with significant setback from Hazel Dell Road.
- E. Open space as illustrated on the Preliminary Development Plan.
- F. Amended sign standards to permit unique column design signs flanking the neighborhood entrance.
- G. Infrastructure standards addressed to accommodate alley standards and road geometrics to accommodate central green and internal parking site format.

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference: Warranty Deed Recorded with the Hamilton County Recorder's Office on March 4, 2016, as Instrument No. 2016-09904; Warranty Deed Recorded with the Hamilton County Recorder's Office on October 30, 2007, as Instrument No. 2007-61494; and , Warranty Deed Recorded with the Hamilton County Recorder's Office on October 30, 2007, as Instrument No. 2007-61496.

WHEREAS, the Developer filed a petition under Docket Number LEGP 0040-2024 and LEGP 0041-2024 seeking rezone approval to a Planned Unit Development Ordinance to be known as the "Village at Trail Crossing" (the "Request") with the City of Noblesville's Plan Commission (the "Plan Commission") and the City of Noblesville's Common Council (the "Council") pertaining parcels of real estate that are identified by the Hamilton County, Indiana Auditor's Office as a portion of Tax Parcel Identification Numbers 10-10-04-00-00-007.001; 10-10-04-00-00-008.000; and, 10-10-04-00-00-007.000 (collectively, the "Real Estate"), which Real Estate is more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference;

WHEREAS, the Developer is requesting the Council to consider approval of the Request subject to the following commitments (the "Commitments");

NOW THEREFORE, the Developer makes the following Commitments to the Plan Commission regarding the use and development of the Real Estate:

Section 1. Commitments. The Real Estate is subject to the following Commitments:

- A. **Renting and Leasing:** The following text shall be included in the Covenants, Conditions and Restrictions (the "CCR's") that will be prepared and recorded with the Office of the Recorder of Hamilton County, Indiana which CCR's shall govern the townhome residential community that is the subject of the Request:

Renting and Leasing. An owner of a townhome unit (the "Residential Unit") shall not be permitted to lease their Residential Unit for income to a 3rd party until that owner has owned and resided in the subject Residential Unit for a period of at least twelve (12) months. After the twelve (12) month period has expired, the owner shall be permitted to lease the Residential Unit for income to a 3rd party; however, said lease term to any 3rd party is required to be for a period of at least twelve (12) months.

However, the above described Renting and Leasing limitation shall not be applicable in the event of either: (i) hardship as defined in this paragraph; or, (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the owner of a Residential Unit shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, significant financial harm shall occur to the Owner. The Owner must inform the

Homeowner's Association Board of the specific circumstances of the hardship, and provide the Homeowner's Association Board with a copy of the proposed lease.

All lease or rental agreements permitted by this Section 1 must be in writing and shall be provided to the Homeowner's Association Board.

Section 2. Definitions.

1. Developer. MI Homes of Indiana, L.P.
2. Director. The Director of Planning and Development for the City of Noblesville, Indiana.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Plan Commission in accordance with the City of Noblesville's Unified Development Ordinance.

Section 4. Effective Date. These Commitments shall be effective upon the City Council's approval of the Request.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer upon approval of the Request by the Council and Developer's acquisition of the Real Estate. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Director a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Director, the Department of Planning and/or the Plan Commission.

Section 7. Binding on Successors. These Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, MI Homes of Indiana, L.P., as the Developer, have caused these Commitments to be executed as of the dates identified below.

“Developer”

MI Homes of Indiana, L.P.

By:

[Handwritten Signature]

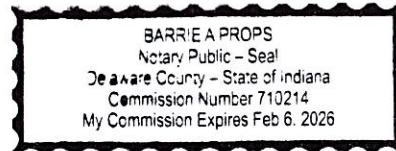
Name:

Jonathan Isaacs, Director of Land Acquisition

Date:

May 10, 2024

STATE OF INDIANA)
) SS.:
COUNTY OF Marion)



Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Jonathan Isaacs, Director of Land Acquisition of MI Homes of Indiana, L.P., as Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this 10th day of May, 2024 entity.

WITNESS my hand and Notarial Seal this 10th day of May, 2024.

My Commission Expires:

2-6-2026

[Handwritten Signature]
Notary Public

Residing in Daleville
County of Delaware

Barrie A. Props
Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A

Legal Description (Page 1 of 2)

Parcel 1:

A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, in Hamilton County, Indiana, described as follows: Begin at the Southeast corner of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, run thence west on and along a fence line, said line being the south line of the said North Half, 1339.5 feet to an iron stake and corner post; thence north parallel with the East line of said Northeast Quarter, 436.3 feet to an iron stake; thence east parallel with the south line of said North Half, 1339.5 feet to intersection with the east line of said North Half; thence south on and along the said East line, 436.3 feet to the place of beginning. EXCEPTING THEREFROM That part deeded to the City of Noblesville, Hamilton County, Indiana by deed recorded October 30, 2007 as Document No. 2007061494 described as follows:

A part of the North Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, in Hamilton County, Indiana, described as follows: Beginning of the southeast corner of said half-quarter-quarter section; thence North 89 degrees 44 minutes 05 seconds west 74.97 feet along the south line of said half-quarter-quarter section; thence North 0 degrees 02 minutes 18 seconds west 435.38 feet; thence Northerly 0.92 feet along an arc to the left having a radius of 9925.00 feet and subtended by a long chord having a bearing of North 0 degrees 02 minutes 26 seconds West and a length of 0.92 feet to the north line of the grantor's land; thence South 89 degrees 44 minutes 05 seconds East 74.96 feet along said north line to the east line of said Northeast Quarter; thence South 0 degrees 02 minutes 24 seconds East 436.30 feet along said east line to the point of beginning.

Parcel 2:

A part of the Northeast Quarter of Section 4, Township 18 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, being bounded as follows: Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 4 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 228.11 feet on and along the East line of said Northeast Quarter to the Northeast corner of the 13.42 acre exception described in Instrument Number 160 and recorded in Deed Record 180, Page 65 in the records of Hamilton County, Indiana; thence North 89 degrees 31 minutes 24 seconds West 334.93 feet on and along the North line of said 13.42 acre tract of land to the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 00 seconds 227.85 feet parallel with the East line of said Northeast Quarter to the North line of the Southeast Quarter of said Northeast Quarter; thence North 89 degrees 33 minutes 55 seconds West 995.97 feet on and along the North line of the Southeast Quarter of said Northeast Quarter to the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 00 degrees 06 minutes 36 seconds west 227.11 feet on and along the West line of the Southeast Quarter of said Northeast Quarter to its point of intersection with the Westerly extension of the North line of said 13.42 acre tract of land; thence South 89 degrees 31 minutes 24 seconds East 1,006.41 feet on and along the north line of said 13.42 acre tract of land to the POINT OF BEGINNING.

EXHIBIT A

Legal Description (Page 2 of 2)

Parcel 3:

A part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 18 North, Range 04 East, Noblesville Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 97780OLF, being more particularly described as follows:

Commencing at the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 02 minutes 07 seconds East, along the East line of said Quarter-Quarter Section, a distance of 22.29 feet to a point 20.00 feet South of the centerline of the Midland Trace Trail; thence North 89 degrees 45 minutes 57 seconds West, along a line parallel with and 20.00 feet South of said centerline, a distance of 77.57 feet to the West Right-of-Way line of Hazel Dell Road, as described in Instrument Number 2007064496 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING of this description; said point also being a point on a non-tangent curve concave easterly, the radius point of which bears North 89 degrees 49 minutes 55 seconds East a distance of 9925.00 feet; thence southerly, along said curve, an arc length of 205.85 feet to the North line of the land described in Deed Book 312, Page 92 in said Recorder's Office; thence North 89 degrees 43 minutes 49 seconds West, along said line, a distance of 269.97 feet to the West line of the land described in Instrument Number 200000029961 in said Recorder's Office; thence North 00 degrees 02 minutes 07 seconds West, along said line, a distance of 205.65 feet to the South line of the land described in Instrument Number 2017042701 in said recorder's Office; thence South 89 degrees 45 minutes 57 seconds East, along said line, a distance of 267.35 feet to the Point of Beginning, Containing 1.267 acres, more or less.

EXHIBIT A

Depiction of Legal Description
(Page 3 of 3)

