



Common Council

Agenda Item

Cover Sheet

MEETING DATE: June 11, 2024

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

ITEM or ORDINANCE: #22-06-24

PRESENTED BY: Amy Steffens, Attorney Jim Shinaver

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

ORDINANCE NO. 22-06-24

**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. 2024-08752

This Ordinance (the “Branson Reserve PD Ordinance” or “PD Ordinance”) amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the “UDO”), enacted by the City of Noblesville (the “City”) under authority of Indiana Code § 36-7-4-600, et seq., as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on docket number LEGP 0071-2024 at its May 20, 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” which is also referred to herein as the “District”) and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the “Branson Reserve Preliminary Development Plan”, as further described in Section 4 below (the “Preliminary Development Plan”); and,

WHEREAS, the Plan Commission has sent a Favorable Recommendation for adoption of said amendment with a vote of ten (10) AYES and zero (0) NAYS to the Common Council of the City of Noblesville Hamilton County, Indiana (the “Common Council”);

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that it hereby adopts this Branson Reserve PD 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 (the "District") to read as follows:

Section 1. Applicability of Ordinance.

- A. The Zoning Map is hereby amended to change the zoning of the Real Estate from “R4” Residential to “R4/PD” Residential Planned Development, which is to be known as the Branson Reserve Planned Development (the "District").
- B. The District's underlying zoning district shall be R4 Residential (the "Underlying District"). Development in this District shall be governed entirely by (i) the provisions of this Branson Reserve 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. Cross-references to “Article”, “Part”, “Section” and “Subsection” in this Ordinance shall refer to the corresponding Article, Part, Section and Subsection as specified and referenced in the UDO.

- C. All provisions and representations of the UDO that conflict with the provisions of this Branson Reserve PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Branson Reserve 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. All uses permitted in the Underlying District shall be permitted within the District; however, the maximum number of Dwelling Units shall not exceed one hundred and forty-seven (147).
- 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 April 24, 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 replaced, modified and superseded by the below:

- A. The Minimum Lot Area: Six Thousand eight hundred and seventy-five (6,875) Square Feet

- B. Minimum Lot Width measured at the front building setback line:
Fifty-five (55) feet
- C. Minimum Street Frontage: Thirty-five (35) feet
- D. Maximum Building Height: Thirty-five (35) feet
- E. Minimum Front Yard Setback: Twenty-five (25) feet
- F. Minimum Side yard Setback: Five (5) feet
- G. Minimum Rear yard Setback: Fifteen (15) feet
- H. Maximum Floor Area Ratio: Not Applicable
- I. Minimum Living Area: Fifteen Hundred (1,500) Square Feet
- J. Maximum Lot Coverage: Fifty-five (55) percent

Section 6. **Architectural Standards.** The requirements included in Article 8, shall not apply, instead the following shall apply to the District:

- A. The approved elevations shall be the set of elevations on file with the City’s Planning and Development Department as submitted on March 20, 2024, as reviewed and approved by the City’s Architectural Review Board (the “Committee”), at its April 17, 2024 meeting (the “Approved Elevations”).
- B. The Approved Elevations are hereby incorporated and approved. All home elevations shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve 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 dwelling that substantially varies from an Approved Elevations 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** or require approval by the Committee, if not found in compliance with the standards included in **Exhibit C**. The Committee’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.
- D. Elevations (Dwelling Character Exhibits) are included under **Exhibit D** which are representative of the Approved Elevations.

- E. Corner Breaks shall be a minimum of 2' by 6' creating an additional roof line. A corner lot street side is required to have the same number of corner breaks as the front elevations of the home. An additional corner break is required on homes that back to Promise Road and are within fifty (50) feet of the Promise Road right-of-way.

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. All Lots shall be landscaped in accordance with the Architectural Review Board Standards (adopted on August 16, 2007). This standards shall only be applicable to the front of the dwelling including the front door on corner lots.
- B. Landscape Buffer Yards. Landscape Buffer Yards shall be provided as shown on the Preliminary Development Plan.
 - 1. North, West and South perimeter of the Real Estate: A minimum fifty (50) foot common area including a 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 within the buffer yard in addition to preservation of existing trees as shown on the Preliminary Development Plan.
 - 2. East Peripheral Yard: The east Peripheral Yard shall be a minimum of (30) feet of common area. Three trees, at least two (2) of which shall be shade trees, and thirty-three (33) shrubs, shall be provided per one-hundred (100) linear feet of road frontage.
- C. Open Space. Open Space shall be provided substantially in the size, configuration and locations depicted on the Preliminary Development Plan.
 - 1. Amenities shall include a shelter, seating area, playground and path/sidewalk connections to surrounding sidewalk.
- D. 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 except as noted below:

- A. The minimum distance between the street centerline and the driveway for lots which front more than one public street shall be fifty (50) feet and the driveways are not required to be placed 7.5' from the lot line furthest from the intersection.

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 on either side of 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 E.**

Section 11. **Site Design and Infrastructure Standards.** Unless otherwise stated within this Branson Reserve 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. Corner lots shall be permitted at a minimum of twenty-five (25) percent larger than the minimum lot area.
- B. The Centerline Radii for Residential Minor Collectors reduced from 225 feet to 150 feet.

Section 12. **Procedures:**

- A. Detailed Development Plan: Approval of any Detailed Development Plan ("DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification:
 - 1. The Director of Planning and Zoning shall approve a Minor Change; and
 - 2. If a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, The Major Change shall be reviewed and approved by the Technical Advisory Committee and the Plan Commission based upon compliance with the Governing Standards set forth herein and shall be compatible and consistent with the intended quality and character of the District.
- B. Secondary Plat: A Secondary Plat shall be submitted for review and approval as part of any approved DDP.
- C. Major Change. For purposes of this PD Ordinance, a "Major Change" shall mean:

(i) a substantial change to the location of a perimeter entrance as shown on the Preliminary Development Plan; and (ii) significant changes to the drainage management systems, including, but not limited to, BMP's and legal drains.

D. Minor Change. For purposes of this PD Ordinance, a “Minor Change” shall mean any change that: (i) is not a Major Change; and (ii) is consistent with the intent of this Ordinance and consistent with the quality and character represented in this Branson Reserve Ordinance for the District.

Section 13. **Effective Date.** This Branson Reserve 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 |
|-----|------------------|-----|---------|
| | Mark Boice | | |
| | Michael J. Davis | | |
| | Evan Elliott | | |
| | David M. Johnson | | |
| | Darren Peterson | | |
| | Pete Schwartz | | |
| | Aaron Smith | | |
| | Todd Thurston | | |
| | Megan G. Wiles | | |

ATTEST: _____
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2024 at _____ .M.

 Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

Branson Reserve - 2024 PD Ordinance 4 052024

EXHIBIT A

Legal Description

(Page 1 of 1)

Part of the West Half of the Northwest Quarter of Section 28, and part of the Southwest Quarter of the Southwest Quarter of Section 21, all in Township 19 North, Range 5 East of the Second Principal Meridian, in Noblesville Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2023-371, more particularly described as follows:

BEGINNING at the northeast corner of the West Half of the Northwest Quarter of said Section 28, marked by a Harrison monument; thence South 00 degrees 02 minutes 59 seconds East (grid bearing, Indiana Geospatial Coordinate System, "Hamilton County" Zone) along the east line of said Half-Quarter Section a distance of 666.76 feet to the northeast corner of Roudebush Woods, Section 4, the plat of which is recorded in Plat Cabinet 3, Slide 108 as Instrument Number 200200095881 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 07 minutes 09 seconds West along the north line of said Roudebush Woods, Section 4, and along the north line of Roudebush Woods, Section 2, the plat of which is recorded in Plat Cabinet 2, Slide 520 as Instrument Number 200000060265 in said Recorder's Office, and along the westerly extension thereof, a distance of 1314.16 feet to the east line of Meadows Knoll, Section 4, the plat of which is recorded in Plat Cabinet 2, Slide 373 as Instrument Number 199909971659 in said Recorder's Office; thence North 00 degrees 03 minutes 35 seconds East along said east line a distance of 669.12 feet to the northwest corner of the Northwest Quarter of said Section 28, marked by a 5/8-inch rebar with illegible cap; thence North 00 degrees 06 minutes 41 seconds East along the east line of said Meadows Knoll, Section 4, along the east line of Meadows Glen, Section 5, the plat of which is recorded in Plat Cabinet 2, Slide 437 as Instrument Number 200000025367 in said Recorder's Office, and along the east line of Meadows Glen, Section 4, the plat of which is recorded in Plat Cabinet 2, Slide 221 as Instrument Number 199909905519 in said Recorder's Office, a distance of 1070.80 feet to a 5/8-inch rebar with yellow cap stamped "HWC ENGINEERING FIRM #0114"; thence North 88 degrees 55 minutes 21 seconds East a distance of 1288.92 feet to the west line of a right-of-way grant described in Instrument Number 200400023359 in said Recorder's Office, the following two (2) courses being along the west and south lines thereof; (1) thence South 00 degrees 17 minutes 24 seconds East a distance of 168.39 feet; (2) thence North 89 degrees 42 minutes 36 seconds East a distance of 16.50 feet to the east line of the Southwest Quarter of the Southwest Quarter of said Section 21; thence South 00 degrees 17 minutes 24 seconds East along said east line a distance of 908.90 feet to the POINT OF BEGINNING, containing 52.354 acres, more or less.

EXHIBIT A

Depiction of Legal Description
(Page 2 of 2)



EXHIBIT B

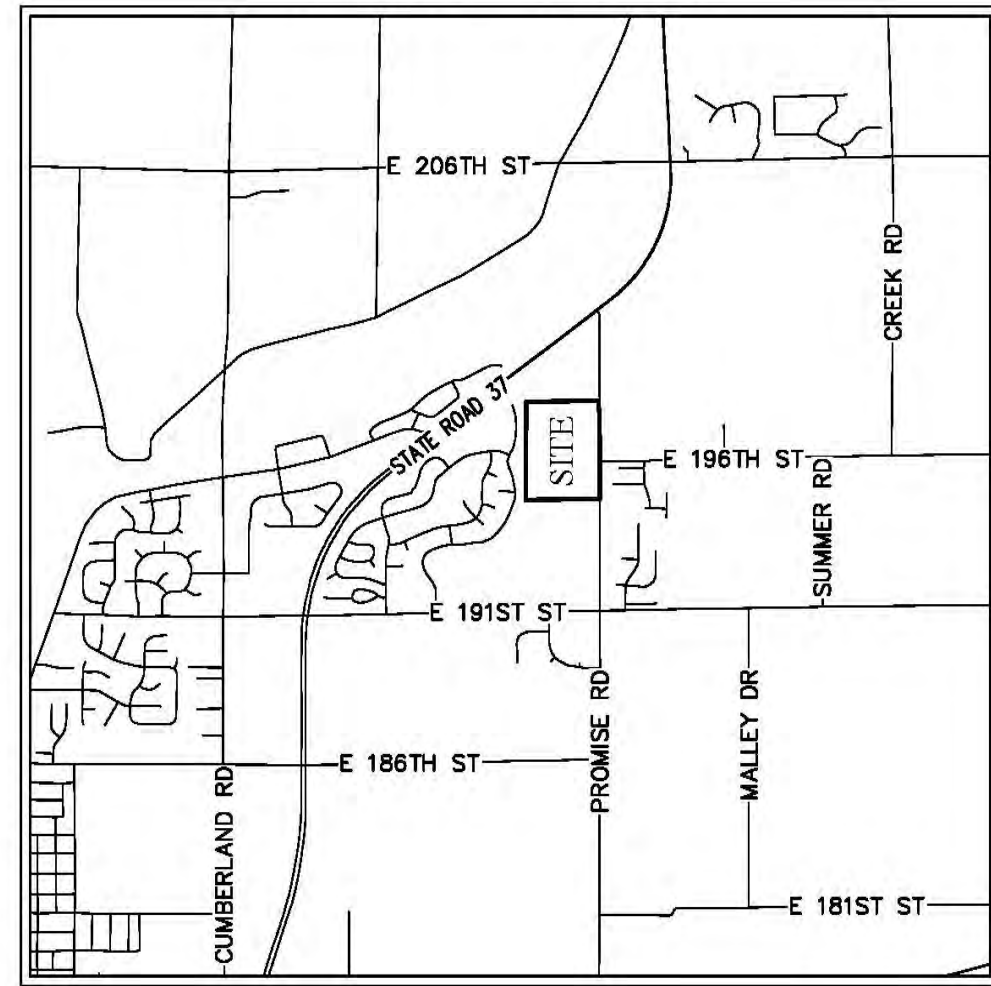
PRELIMINARY DEVELOPMENT PLAN



(See following 17 pages which are a subset of the PDP plan set on file with Noblesville Planning)

Plot Date: May 21, 2024 Plot Time: 11:37am File Name: W:\Ml Homes\2023-371 Ml Homes - Holland Property - Noblesville\Design\CAD\Primary Plc\23371.PP COVER SHEET.dwg, Layout: 1.0 Bp: jcoyle

VICINITY MAP
Noblesville, IN - NOT TO SCALE



BRANSON RESERVE PRELIMINARY DEVELOPMENT PLAN

A PART OF THE W. 1/2, NW. 1/4, SEC. 28 & PART OF THE SW. 1/4, SW. 1/4, SEC. 21, T. 19 N., R. 5 E.,
CITY OF NOBLESVILLE, NOBLESVILLE TWP., HENDRICKS CO., INDIANA

OWNER(S):
PARCEL #29-07-28-000-001.000-012
PARCEL # 29-07-21-000-034.000-012
RICHARD A. FISHER AND MIRIAM L. FISHER, TRUSTEES
THE RICHARD A. AND MIRIAM L. FISHER LIVING TRUST,
DATED NOVEMBER 17, 1992 (1/2 INTEREST)
WARRANTY DEED - INST. #2023048456
LINDA J. HOLLAND (1/2 INTEREST)
AFFIDAVIT OF SURVIVORSHIP - INST. #2019010728

ADDRESS:
19609 PROMISE RD.
NOBLESVILLE, IN 46060

APPLICANT / DEVELOPER:
M/I HOMES OF INDIANA, L.P.
ATTN: JONATHAN ISAACS
DIRECTOR OF LAND ACQUISITION
8425 WOODFIELD CROSSING BLVD., SUITE 100W
INDIANAPOLIS, IN 46240

AGENT / SURVEYOR:
HWC ENGINEERING
ATTN: R. JASON COYLE, PS
135 N. PENNSYLVANIA, SUITE 2800
INDIANAPOLIS, IN 46204
PH: (317) 757-9344
EMAIL: JCOYLE@HWCENGINEERING.COM

OVERALL LAND DESCRIPTION:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, BASED ON AN ALTAZANS LAND TITLE SURVEY PREPARED BY MICHAEL G. JUDT, PROFESSIONAL SURVEYOR NUMBER 21500017, HWC ENGINEERING JOB NUMBER 2023-371, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28, MARKED BY A HARRISON MONUMENT; THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST (GRID BEARING, INDIANA GEOSPATIAL COORDINATE SYSTEM, "HAMILTONCOUNTY" ZONE) ALONG THE EAST LINE OF SAID HALF-QUARTER SECTION A DISTANCE OF 666.76 FEET TO THE NORTHEAST CORNER OF ROUDEBUSH WOODS, SECTION 4, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 3, SLIDE 108 AS INSTRUMENT NUMBER 200700095881 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 07 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID ROUDEBUSH WOODS, SECTION 4, AND ALONG THE NORTH LINE OF ROUDEBUSH WOODS, SECTION 2, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 2, SLIDE 520 AS INSTRUMENT NUMBER 20000060265 IN SAID RECORDER'S OFFICE, AND ALONG THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 1314.16 FEET TO THE EAST LINE OF MEADOWS KNOLL, SECTION 4, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 2, SLIDE 373 AS INSTRUMENT NUMBER 199909971659 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 669.12 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28, MARKED BY A 5/8-INCH REBAR WITH ILLEGIBLE CAP; THENCE NORTH 00 DEGREES 06 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID MEADOWS KNOLL, SECTION 4, ALONG THE EAST LINE OF MEADOWS GLEN, SECTION 5, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 2, SLIDE 437 AS INSTRUMENT NUMBER 200000025367 IN SAID RECORDER'S OFFICE, AND ALONG THE EAST LINE OF MEADOWS GLEN, SECTION 4, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET 2, SLIDE 221 AS INSTRUMENT NUMBER 199909905519 IN SAID RECORDER'S OFFICE, A DISTANCE OF 1070.80 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "HWC ENGINEERING FIRM #0114"; THENCE NORTH 88 DEGREES 55 MINUTES 21 SECONDS EAST A DISTANCE OF 1288.92 FEET TO THE WEST LINE OF A RIGHT-OF-WAY GRANT DESCRIBED IN INSTRUMENT NUMBER 200400023359 IN SAID RECORDER'S OFFICE, THE FOLLOWING TWO (2) COURSES BEING ALONG THE WEST AND SOUTH LINES THEREOF: (1) THENCE SOUTH 00 DEGREES 17 MINUTES 24 SECONDS EAST A DISTANCE OF 168.39 FEET; (2) THENCE NORTH 89 DEGREES 42 MINUTES 36 SECONDS EAST A DISTANCE OF 16.50 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 17 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 908.90 FEET TO THE POINT OF BEGINNING, CONTAINING 52.354 ACRES, MORE OR LESS.

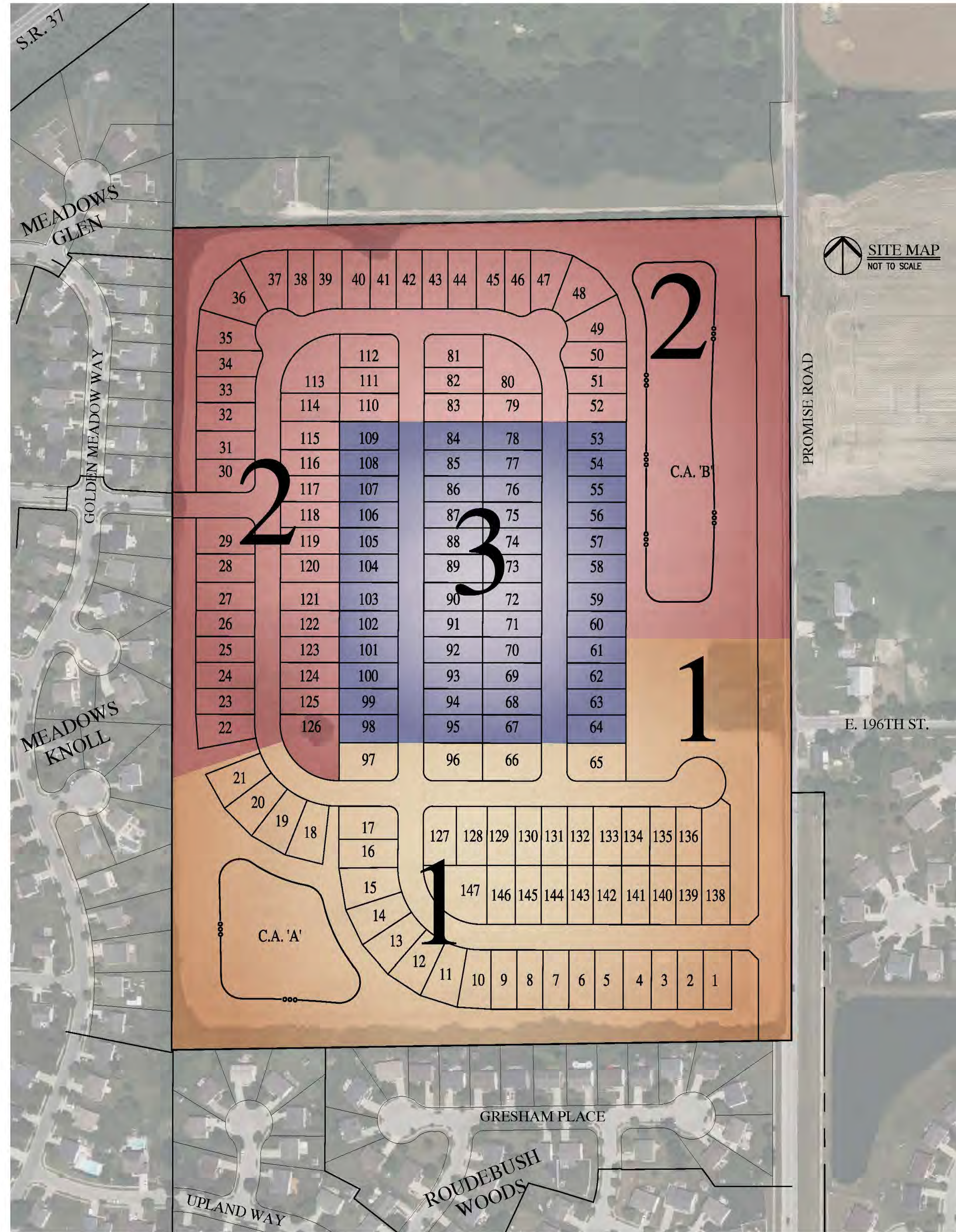
FLOOD HAZARD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTIES IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "X" (UNSHADED); AS SAID TRACT PLOTS BY SCALE ON MAP NUMBER 18057C0153G OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

THE NOBLESVILLE STANDARDS SHALL BE INCORPORATED BY REFERENCE INTO THESE PLANS

NO ALTERNATE SPECIFICATIONS OR MATERIALS OR NEW MATERIALS MAY BE USED WITHOUT THE EXPRESS WRITTEN APPROVAL FROM THE CITY OF NOBLESVILLE PRIOR TO THE COMPLETION OF THE WORK.

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR/OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.



SITE MAP
NOT TO SCALE

SHEET LIST TABLE

| Sheet Title | Sheet Description |
|-------------|----------------------------------|
| C1.0 | TITLE / COVER SHEET |
| 2.0 - 2.5 | EXISTING CONDITIONS PLAN |
| 3.0 - 3.5 | PRELIMINARY PLAT PLANS |
| 4.0 - 4.5 | PRELIMINARY DEVELOPMENT PLANS |
| 4.6 | INTERSECTION SIGHT DISTANCE PLAN |
| 5.0 | LIGHTING AND SIGNAGE PLAN |
| 5.1 | CLUSTER MAILBOX PLAN |
| 6.0 | OPEN SPACE PLAN |
| 6.1 | PHASING PLAN & NARRATIVE |
| L1-L7 | LANDSCAPE PLANS & DETAILS |
| L8 | STREET TREE PLAN |

DEVELOPMENT STANDARDS

BRANSON RESERVE
ZONING DISTRICT: PLANNED UNIT DEVELOPMENT
UNDERLYING ZONING DISTRICT: R4 RESIDENTIAL
TOTAL LOTS: 147
SECTION 1: 46
SECTION 2: 53
SECTION 3: 48

MIN. LOT AREA 6,875 S.F.
MIN. LOT WIDTH 55'
MIN. LOT FRONTAGE 35'
MIN. FRONT YARD SETBACK 25'
MIN. REAR YARD SETBACK 15' (MIN.)
MIN. SIDE YARD SETBACK 5'
MIN. LIVING AREA: 1,500 S.F.
MAX. LOT COVERAGE 55%
MAX. BUILDING HEIGHT 35'

DEVELOPMENT SITE PLAN SUMMARY

TOTAL AREA: 52.354 Ac. ±
TOTAL NUMBER OF LOTS: 147
DENSITY (GROSS - UNITS PER ACRE): 2.81
DENSITY (NET - UNITS PER ACRE): 3.80
TOTAL LOT AREA: 28,706 Ac. ± (49.1%)
TOTAL COMMON AREA: 16,877 Ac. ± (32.2%)
TOTAL RIGHT-OF-WAY AREA: 9,780 Ac. ± (18.7%)
SUBDIVISION STREET WIDTH: 32'
SUBDIVISION STREET R/W WIDTH: 54'
TOTAL LENGTH OF STREETS MEASURED ALONG CENTERLINE: 5584.7'
THOROUGHFARE ROAD CLASSIFICATIONS
PROMISE ROAD - PRIMARY (140' TOTAL / 70' HALF)
POND AREA AT NORMAL POOL: 3.894 Ac. ±

UTILITY CONTACT INFORMATION:

NOBLESVILLE ENGINEERING
JIM HELLMANN
16 SOUTH STREET
NOBLESVILLE, IN 46060
JHELLMANN@NOBLESVILLE.IN.US
P: (317) 776-6330

DUKE ENERGY (TRANSMISSION)
DAVID MRSZAROS
139 E 4TH ST
CINCINNATI, OH 45202
DAVID.MRSZAROS@DUKE-ENERGY.COM
P: (740) 891-7566

NOBLESVILLE POSTMASTER
NAOMI CARLTON
100 FLEASANT ST
NOBLESVILLE, INDIANA 46060
NAOMI.K.CARLTON@USPS.GOV
P: (317) 773-9775

HAMILTON COUNTY SURVEYORS OFFICE
STEVE CASH
1 N 8TH STREET, SUITE 188
NOBLESVILLE, INDIANA 46060
P: (317) 776-8495
STEVE.CASH@HAMILTONCOUNTY.IN.GOV

HAMILTON COUNTY HIGHWAY DEPARTMENT
DAVID LUCAS
1700 S 10TH STREET
NOBLESVILLE, INDIANA 46060
P: (317) 773-7770
DAVID.LUCAS@HAMILTONCOUNTY.IN.GOV

DUKE ENERGY (ELECTRIC)
MARC DILLER
100 S MILL CREEK RD
NOBLESVILLE, IN 46060
MARC.DILLER@DUKE-ENERGY.COM
P: (317) 349-1144

CENTERPOINT ENERGY (GAS)
KIM KELLY
1600 ALLISONVILLE ROAD
NOBLESVILLE, INDIANA 46061
KIM.KELLY@CENTERPOINTENERGY.COM
P: (317) 736-2915
CHAD.MILLER@CENTERPOINTENERGY.COM

INDIANA AMERICAN WATER
TRACY WHITE
1527 HERDMAN BLVD
NOBLESVILLE, IN 46060
P: (317) 885-2426
TRACY.S.WHITE@AMWATER.COM

COMCAST (TRANSMISSION)
EARL SMALL JR
3350 E 85TH STREET
INDIANAPOLIS, IN 46220
EARL_SMALL@CABLE.COMCAST.COM
P: (317) 982-1161

METRONET
MARC HILL
12415 OLD MERIDIAN STREET
CARMEL, IN 46032
MARC.HILL@METRONETINC.COM
P: (317) 670-7995

AT&T
ROOSEVELT SOLOMON
8970 N COLLEGE
AVE INDIANAPOLIS, INDIANA 46220
RS3866@ATT.COM
P: (317) 525-1499

JOSHUA COX
JOSHUA.COX@AMWATER.COM

| REVISIONS | | |
|-----------|--|-----|
| DATE | DESCRIPTION | BY |
| 04/24/24 | REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS | RJC |
| 05/21/24 | REVISED CUL-DE-SAC RIGHT-OF-WAY FIELDS FROM 51' TO 54' | RJC |



BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA
PRELIMINARY DEVELOPMENT PLAN SET
TITLE / COVER SHEET



Robert J. Coyle

| | |
|------------------------|---------------------|
| DRAWN BY RJC | JOB NUMBER 23371 |
| CHECKED BY RJC | |
| DATE MARCH 20, 2024 | SCALE AS SHOWN |
| SHEET | |

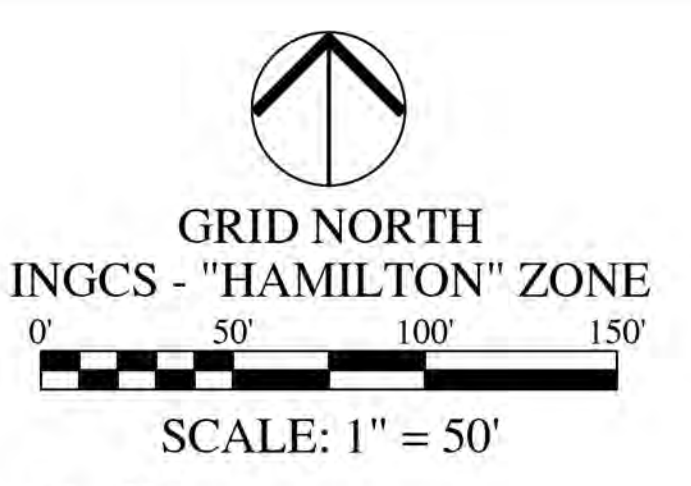
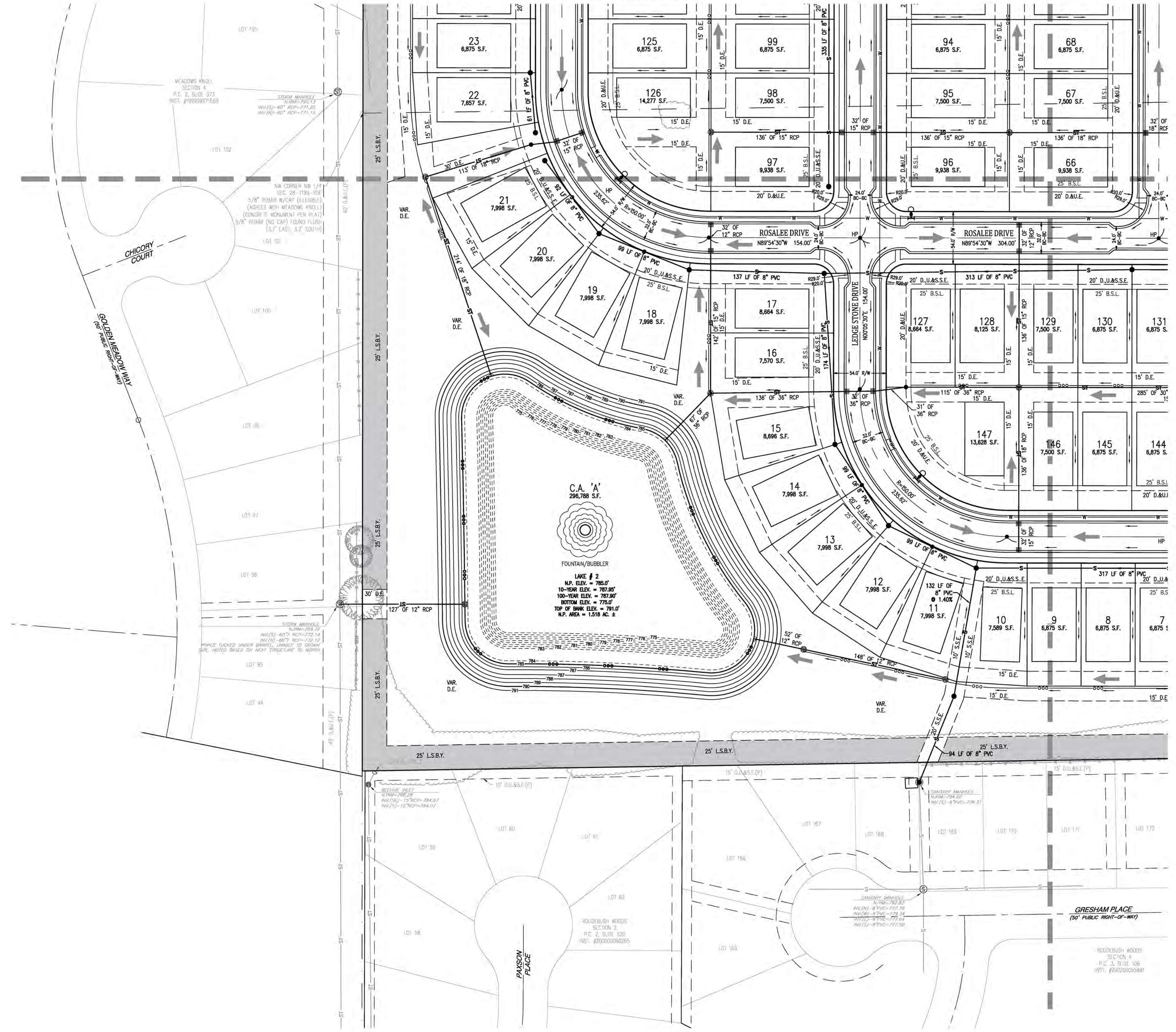
1.0

TITLE / COVER SHEET

PLANS PREPARED BY:
HWC Engineering
135 N. Pennsylvania, Suite 2800
Indianapolis, IN 46204
(317) 347-3665

Plot Date: May 21, 2024 Plot Time: 11:38am File Name: W:\MI_Homes\2023-371 MI Homes - Holland Property - Noblesville\Design\CAD\Primary_Plot\23371_PP_DEVELOPMENT_PLAN.dwg Layout: 4.1 By: jcoyle

FOR CONTINUATION SEE SHEET 4.2



- PROPOSED LEGEND:**
- EASEMENT LINE
 - SETBACK LINE
 - CENTERLINE
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - SWALE / FLOWLINE
 - SANITARY SEWER LINE & MANHOLE
 - STORM SEWER LINE & MANHOLE
 - STORM ENDSECTION & INLETS
 - SUBSURFACE DRAIN
 - WATER LINE
 - FIRE HYDRANT
 - LIGHT POLE
 - CHANGE IN STREET NAME
 - COMMON AREA
 - SQUARE FEET
 - ACRES, MORE OR LESS
 - DRAINAGE AND UTILITY EASEMENT
 - SANITARY SEWER EASEMENT
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER YARD (SHADED)
 - CENTERLINE
 - NORMAL POOL (ELEVATION)
 - BACK OF CURB
 - VARIABLE
 - RADIUS
 - EMERGENCY FLOOD ROUTE
- SUBDIVISION MONUMENTS**
- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
 - DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING" FROM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

FOR CONTINUATION SEE SHEET 4.0



| REVISIONS | | |
|-----------|---|-----|
| DATE | DESCRIPTION | BY |
| 04/24/24 | REVISION PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS | RJC |
| 05/21/24 | REVISED CUL-DE-SAC RIGHT-OF-WAY RADII FROM 51' TO 54' | RJC |
| | | |
| | | |
| | | |



BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA
PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN



DRAWN BY
 RJC
 CHECKED BY
 RJC
 DATE
 MARCH 20, 2024
 SCALE
 AS SHOWN
 SHEET

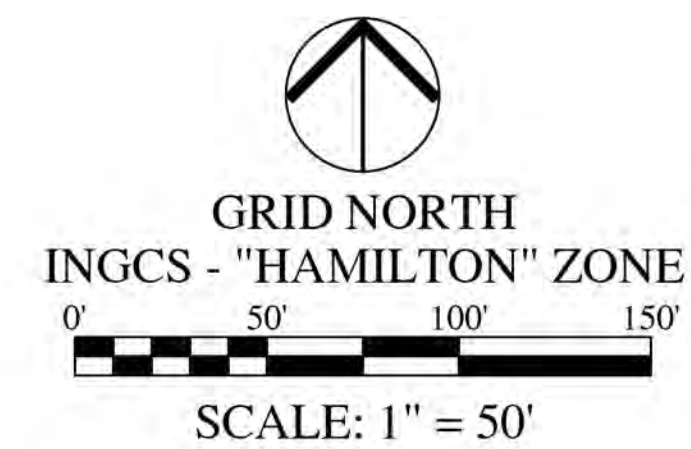
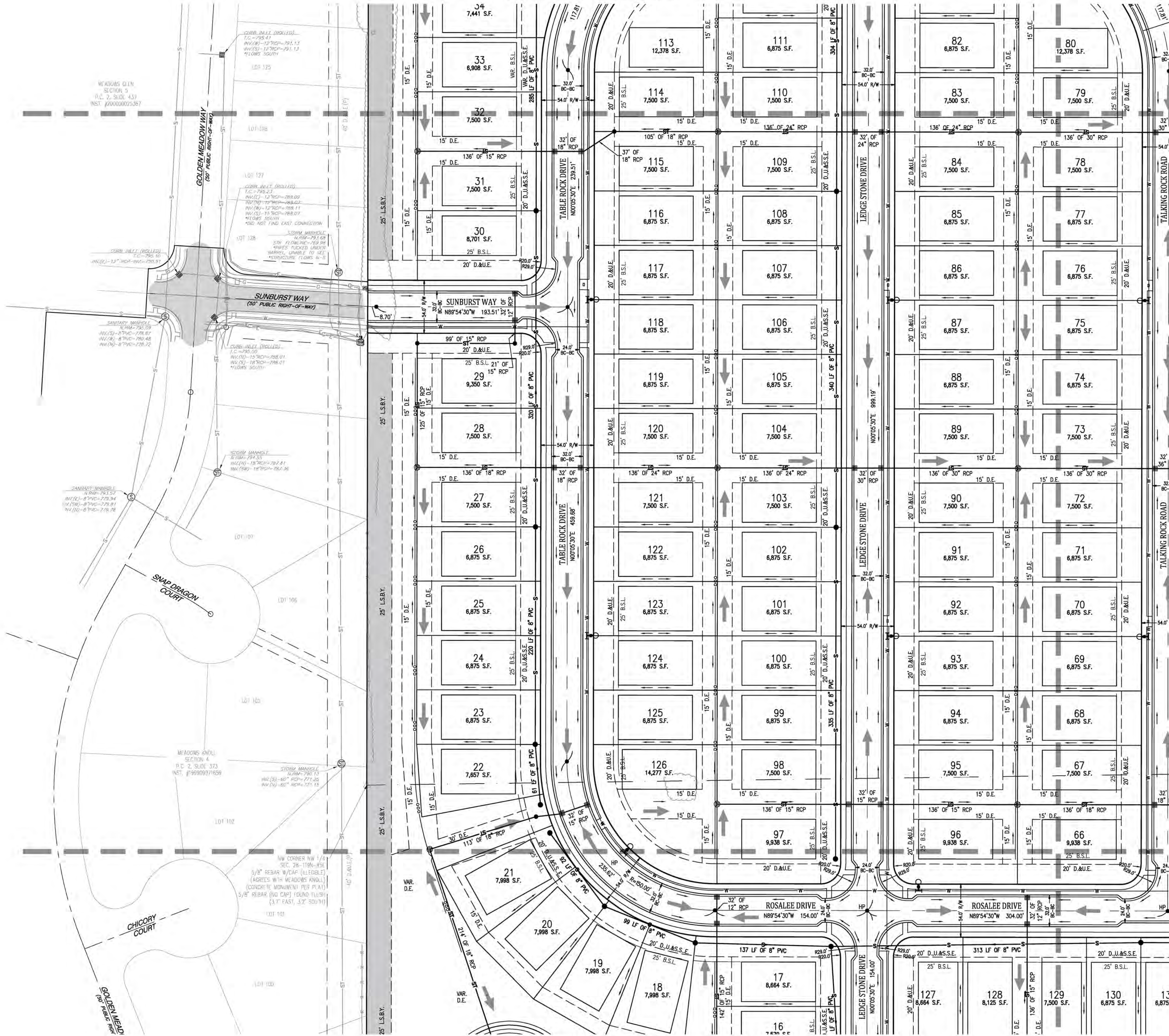
4.1

PRIMARY PLAT PLAN

Plot Date: May 21, 2024 Plot Time: 11:38am File Name: W:\MI_Homes\2023-371 MI Homes - Holland Property - Noblesville\Design\CAD\Primary Plot\33371_PP_DEVELOPMENT_PLAN.dwg Layout: 4.2 By: jcoyle

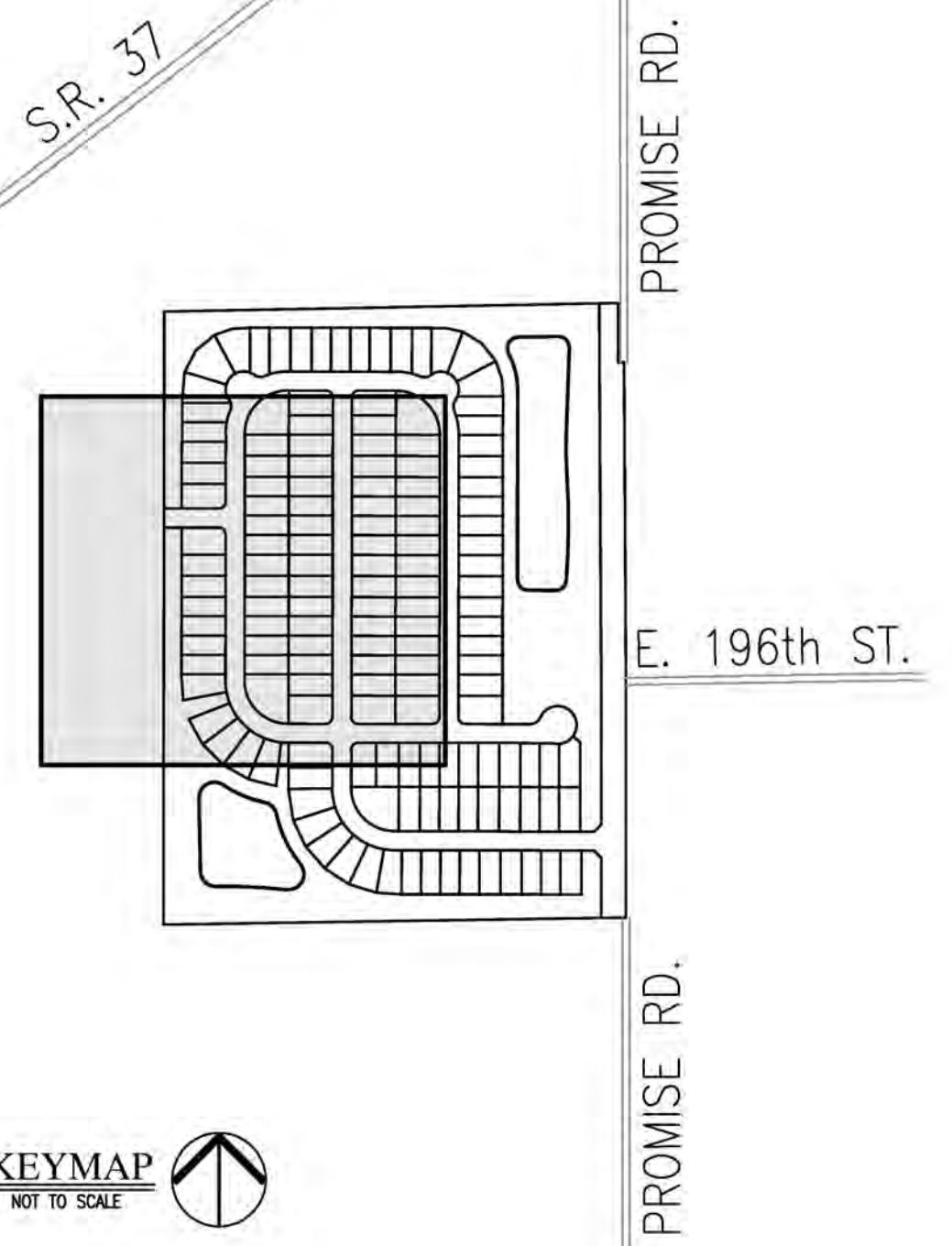
FOR CONTINUATION SEE SHEET 4.3

FOR CONTINUATION SEE SHEET 4.1



- PROPOSED LEGEND:**
- EASEMENT LINE
 - SETBACK LINE
 - CENTERLINE
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - SWALE / FLOWLINE
 - SANITARY SEWER LINE & MANHOLE
 - STORM SEWER LINE & MANHOLE
 - STORM ENDSECTION & INLETS
 - SUBSURFACE DRAIN
 - WATER LINE
 - FIRE HYDRANT
 - LIGHT POLE
 - CHANGE IN STREET NAME
 - RIGHT-OF-WAY
 - COMMON AREA
 - SQUARE FEET
 - ACRES, MORE OR LESS
 - DRAINAGE AND UTILITY EASEMENT
 - SANITARY SEWER EASEMENT
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER YARD (SHADED)
 - CENTERLINE
 - NORMAL POOL (ELEVATION)
 - BACK OF CURB
 - VARIABLE
 - RADIUS
 - EMERGENCY FLOOD ROUTE
- SUBDIVISION MONUMENTS**
- -
 -
 -

FOR CONTINUATION SEE SHEET 4.5



| REVISIONS | | |
|-----------|--|-----|
| DATE | DESCRIPTION | BY |
| 04/24/24 | REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS | RJC |
| 05/21/24 | REVISED CUL-DE-SAC RIGHT-OF-WAY RADIUS FROM 51' TO 54' | RJC |



**BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA**

**PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN**

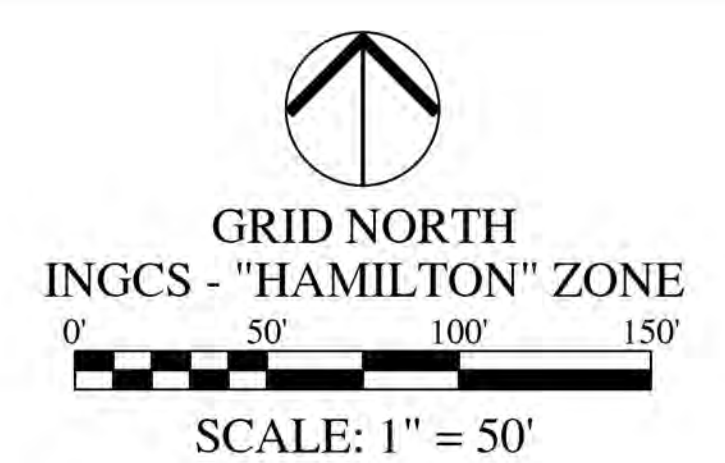
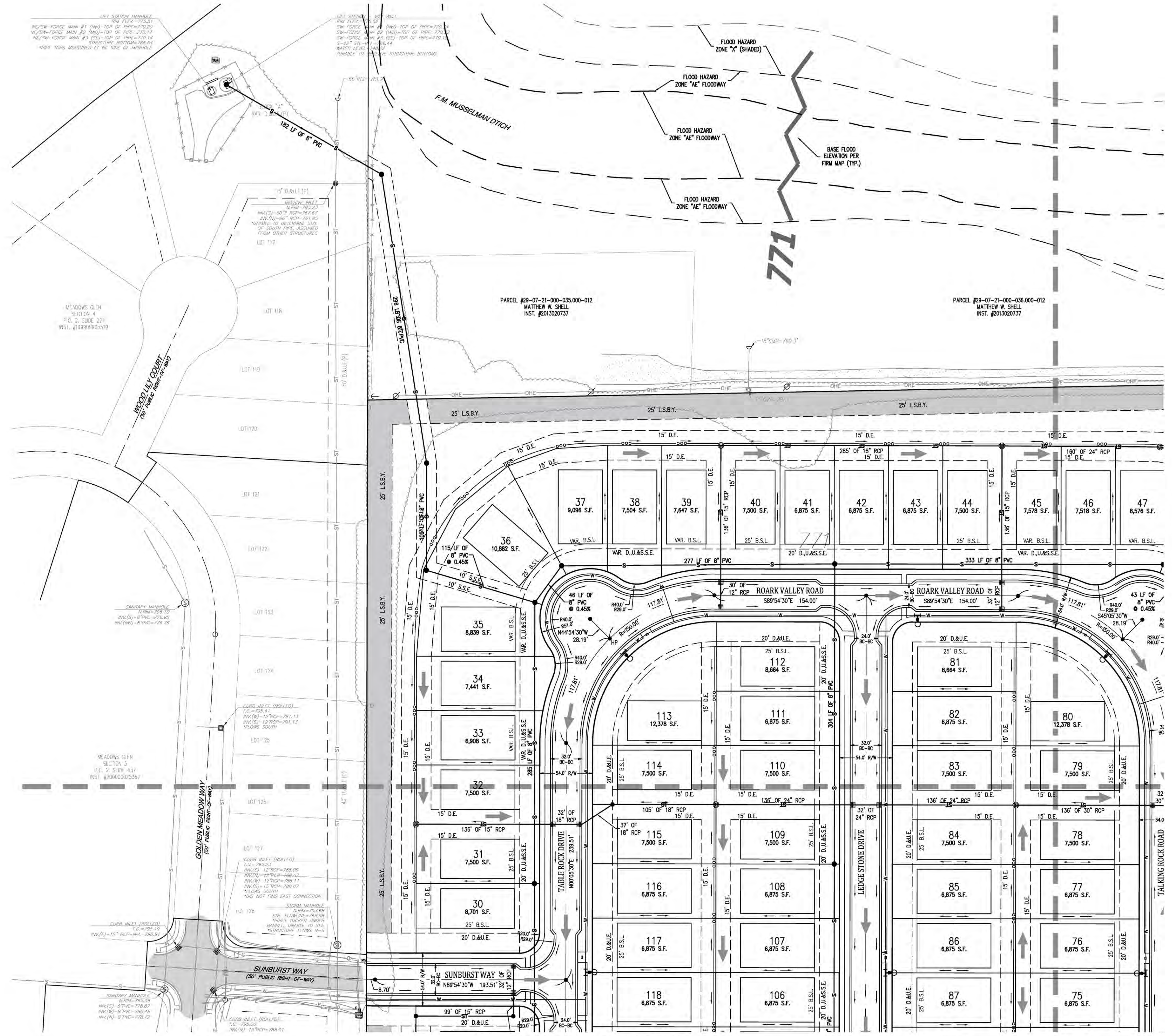


Robert Jason Cole

| | |
|------------------------|---------------------|
| DRAWN BY RJC | CHECKED BY RJC |
| DATE MARCH 20, 2024 | SCALE AS SHOWN |
| SHEET | JOB NUMBER 23371 |

4.2
PRIMARY PLAT PLAN

Plot Date: May 21, 2024 Plot Time: 11:35am File Name: W:\MI_Homes\2023-371 MI Homes - Holland Property - Noblesville\Design\CAD\Primary Plot\23371_PP_DEVELOPMENT_PLAN.dwg Layout: 4.3 By: jcoyle



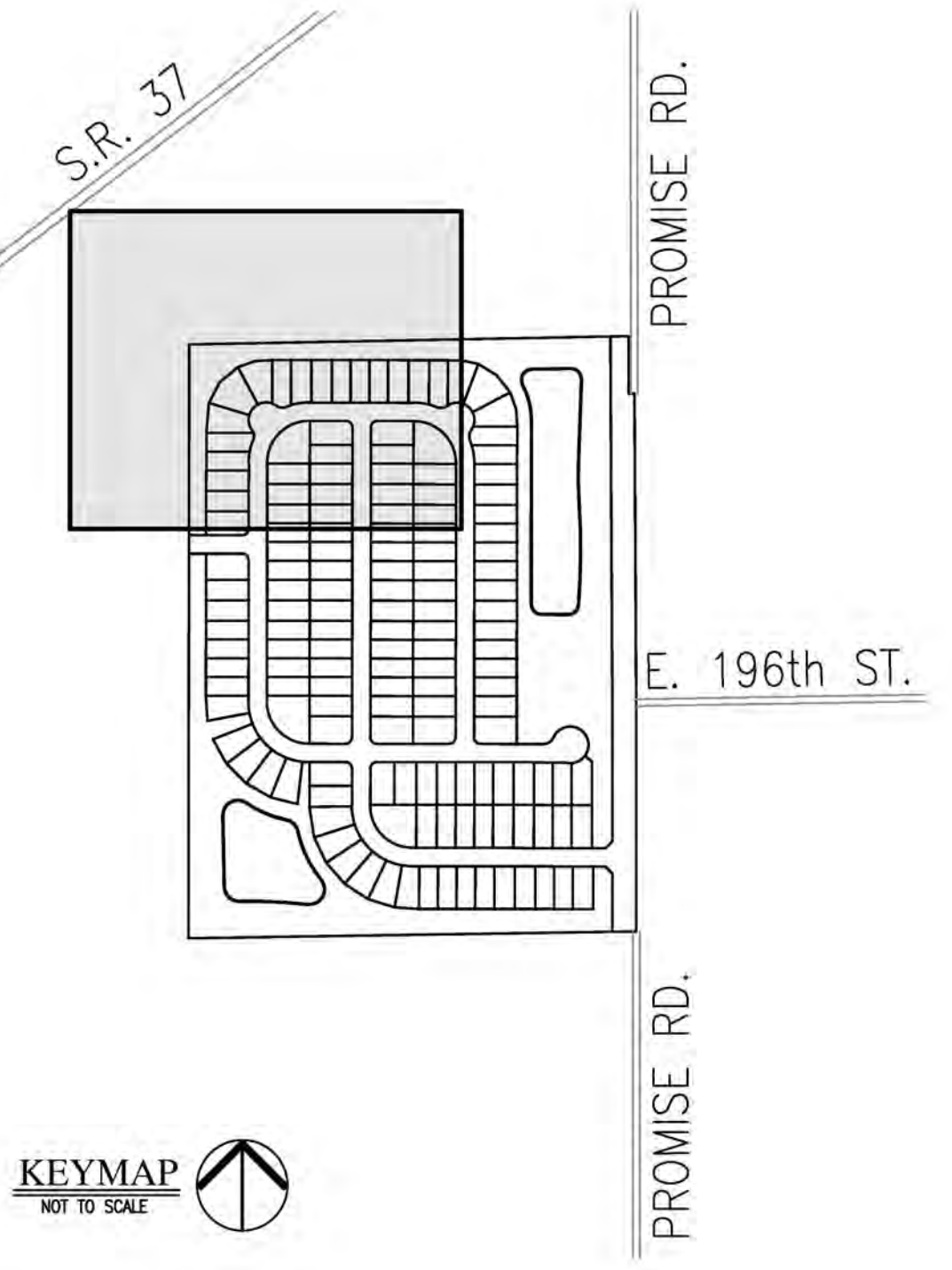
PROPOSED LEGEND:

| | |
|--|--------------------------------|
| | EASEMENT LINE |
| | SETBACK LINE |
| | CENTERLINE |
| | CONTOUR, MAJOR |
| | CONTOUR, MINOR |
| | SWALE / FLOWLINE |
| | SANITARY SEWER LINE & MANHOLE |
| | STORM SEWER LINE & MANHOLE |
| | STORM ENDSECTION & INLETS |
| | SUBSURFACE DRAIN |
| | WATER LINE |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | RIGHT-OF-WAY |
| | CHANGE IN STREET NAME |
| | COMMON AREA |
| | SQUARE FEET |
| | ACRES, MORE OR LESS |
| | DRAINAGE AND UTILITY EASEMENT |
| | SANITARY SEWER EASEMENT |
| | BUILDING SETBACK LINE |
| | LANDSCAPE BUFFER YARD (SHADED) |
| | CENTERLINE |
| | NORMAL POOL (ELEVATION) |
| | BACK OF CURB |
| | VARIABLE RADIUS |
| | EMERGENCY FLOOD ROUTE |

SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

FOR CONTINUATION SEE SHEET 4.4



FOR CONTINUATION SEE SHEET 4.2

| REVISIONS | | |
|-----------|--|-----|
| DATE | DESCRIPTION | BY |
| 04/24/24 | REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS | RJC |
| 05/21/24 | REVISED CUL-DE-SAC RIGHT-OF-WAY RADIUS FROM 51' TO 54' | RJC |



**BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA**

**PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN**



Robert Jason Cole

DRAWN BY
RJC

CHECKED BY
RJC

DATE
MARCH 20, 2024

SCALE
AS SHOWN

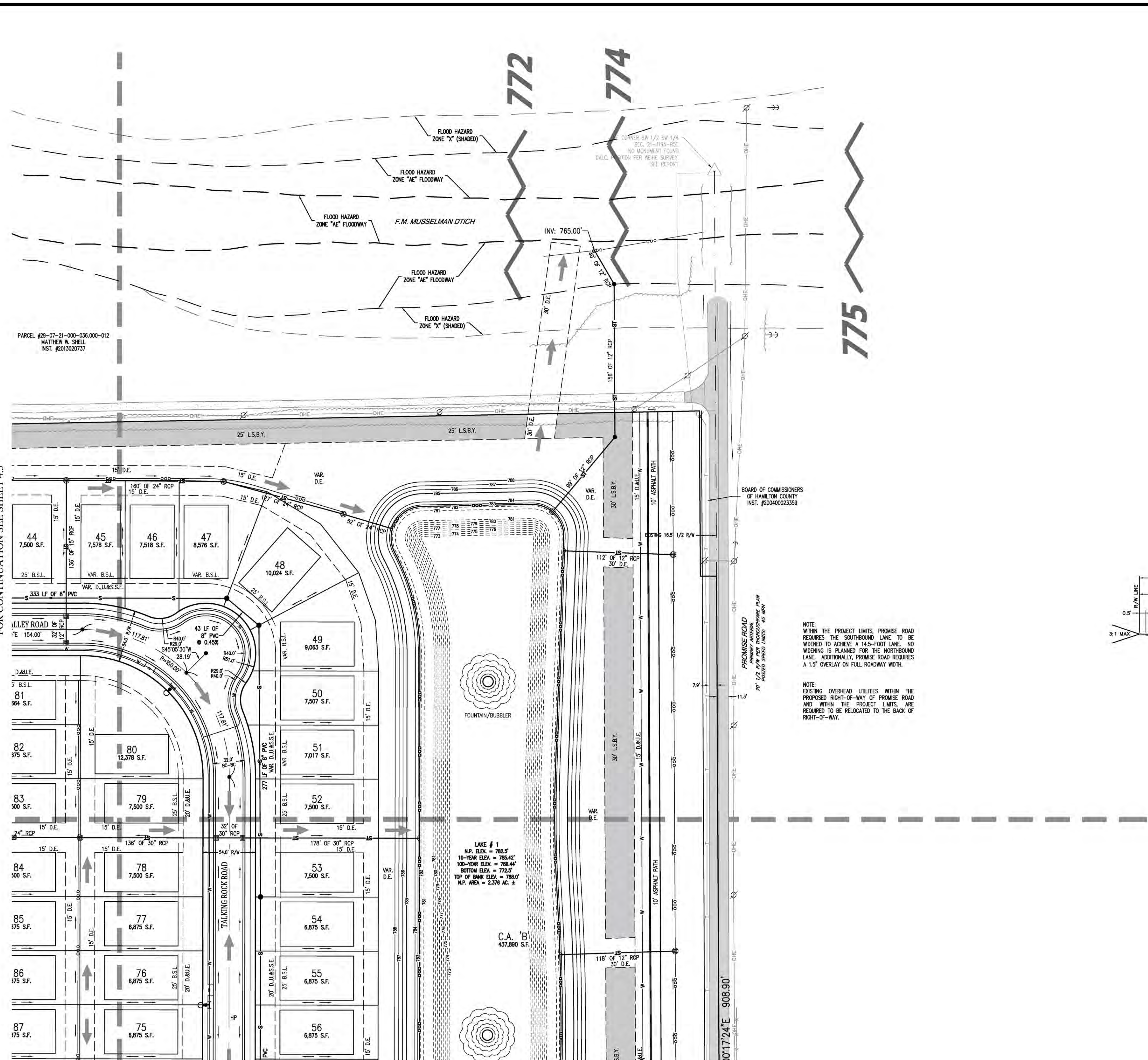
SHEET

4.3

PRIMARY PLAT PLAN

JOB NUMBER
23371

Plot Date: May 21, 2024 Plot Time: 11:38am File Name: W:\MI_Homes\2023-371 MI Homes - Holland Property - Noblesville\Design\CAD\Primary Plot\23371_PP_DEVELOPMENT_PLAN.dwg Layout: 4.4 By: jcoyle



| REVISIONS | | |
|-----------|--|-----|
| DATE | DESCRIPTION | BY |
| 04/24/24 | REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS | RJC |
| 05/21/24 | REVISED CUL-DE-SAC RIGHT-OF-WAY RADII FROM 51' TO 54' | RJC |



BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN



Robert Jason Cole

DRAWN BY
RJC

CHECKED BY
RJC

DATE
MARCH 20, 2024

SCALE
AS SHOWN

SHEET

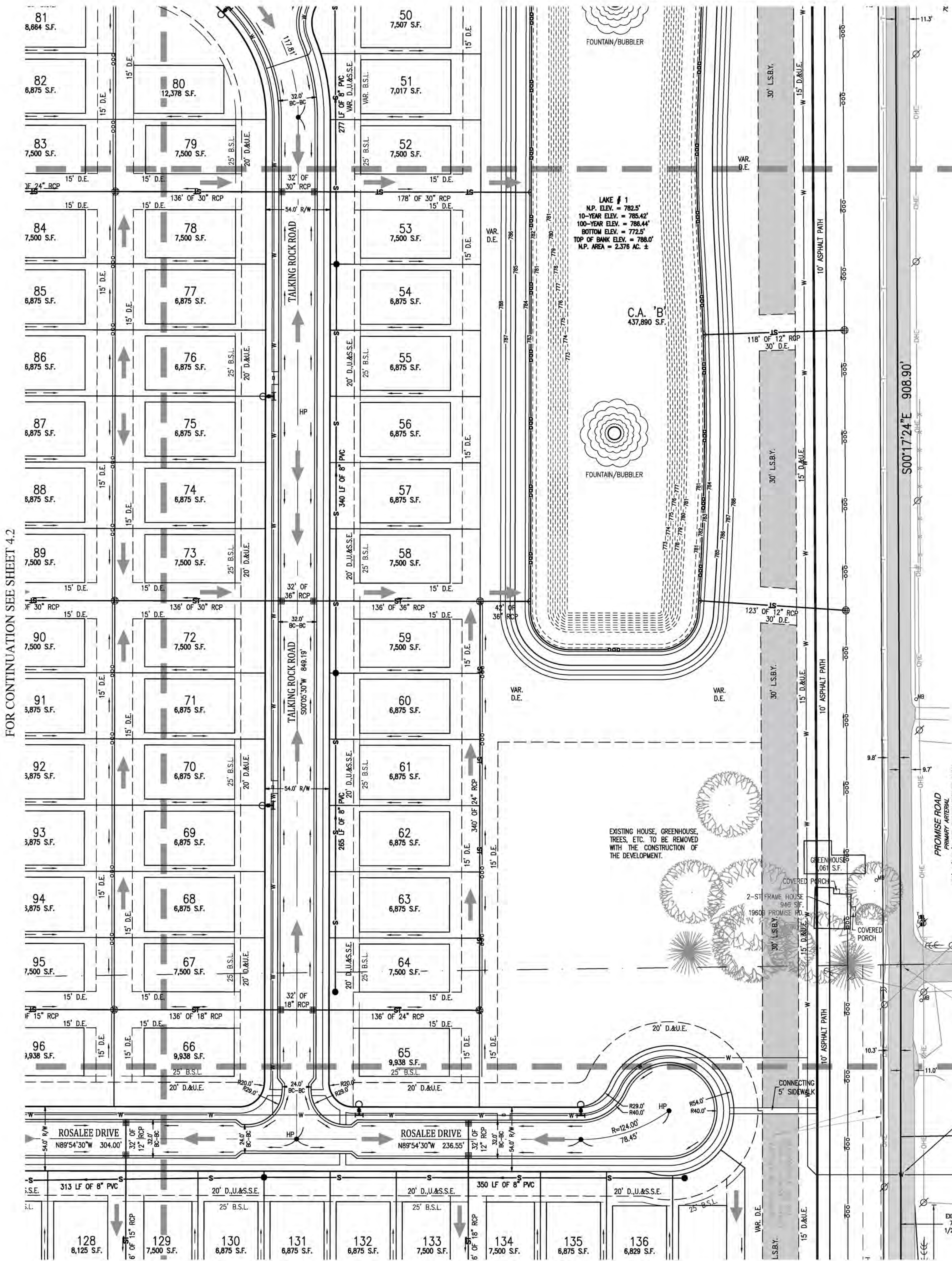
4.4
PRIMARY PLAT PLAN

JOB NUMBER
23371



Plot Date: May 21, 2024 Plot Time: 11:38am File Name: W:\Ml Homes\2023-371 MI Homes - Holland Property - Noblesville\Design\CAD\Primary Plat\23371.PP DEVELOPMENT PLAN.dwg Layout: 4.5 By: jcoyle

FOR CONTINUATION SEE SHEET 3.4



FOR CONTINUATION SEE SHEET 4.0

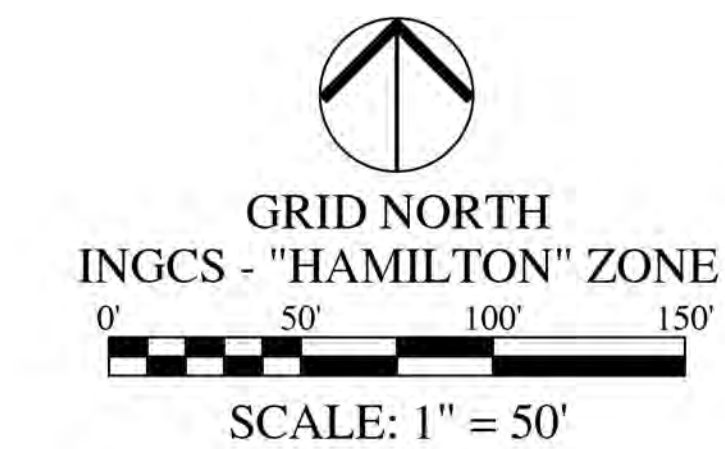
EXISTING OVERHEAD UTILITIES WITHIN THE PROPOSED RIGHT-OF-WAY OF PROMISE ROAD AND WITHIN THE PROJECT LIMITS, ARE REQUIRED TO BE RELOCATED TO THE BACK OF RIGHT-OF-WAY.

NOTE: EXISTING OVERHEAD UTILITIES WITHIN THE PROPOSED RIGHT-OF-WAY OF PROMISE ROAD AND WITHIN THE PROJECT LIMITS, ARE REQUIRED TO BE RELOCATED TO THE BACK OF RIGHT-OF-WAY.

NOTE: WITHIN THE PROJECT LIMITS, PROMISE ROAD REQUIRES THE SOUTHBOUND LANE TO BE WIDENED TO ACHIEVE A 14.5-FOOT LANE. NO WIDENING IS PLANNED FOR THE NORTHBOUND LANE. ADDITIONALLY, PROMISE ROAD REQUIRES A 1.5" OVERLAY ON FULL ROADWAY WIDTH.

POINT OF BEGINNING
SUBJECT TRACT AS SURVEYED DESCRIPTION:
NE CORNER 1/2 NW 1/4 SEC. 28-10N-95E HARRISON MONUMENT FOUND (LUSH PR. A.C.S. 807) THIS (1/4) (2.3' SOUTH OF FULL-NORTH LINE OF NW 1/4, SEC. 28-10N-95E)

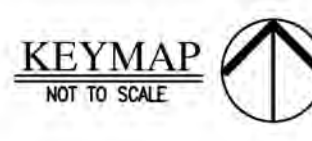
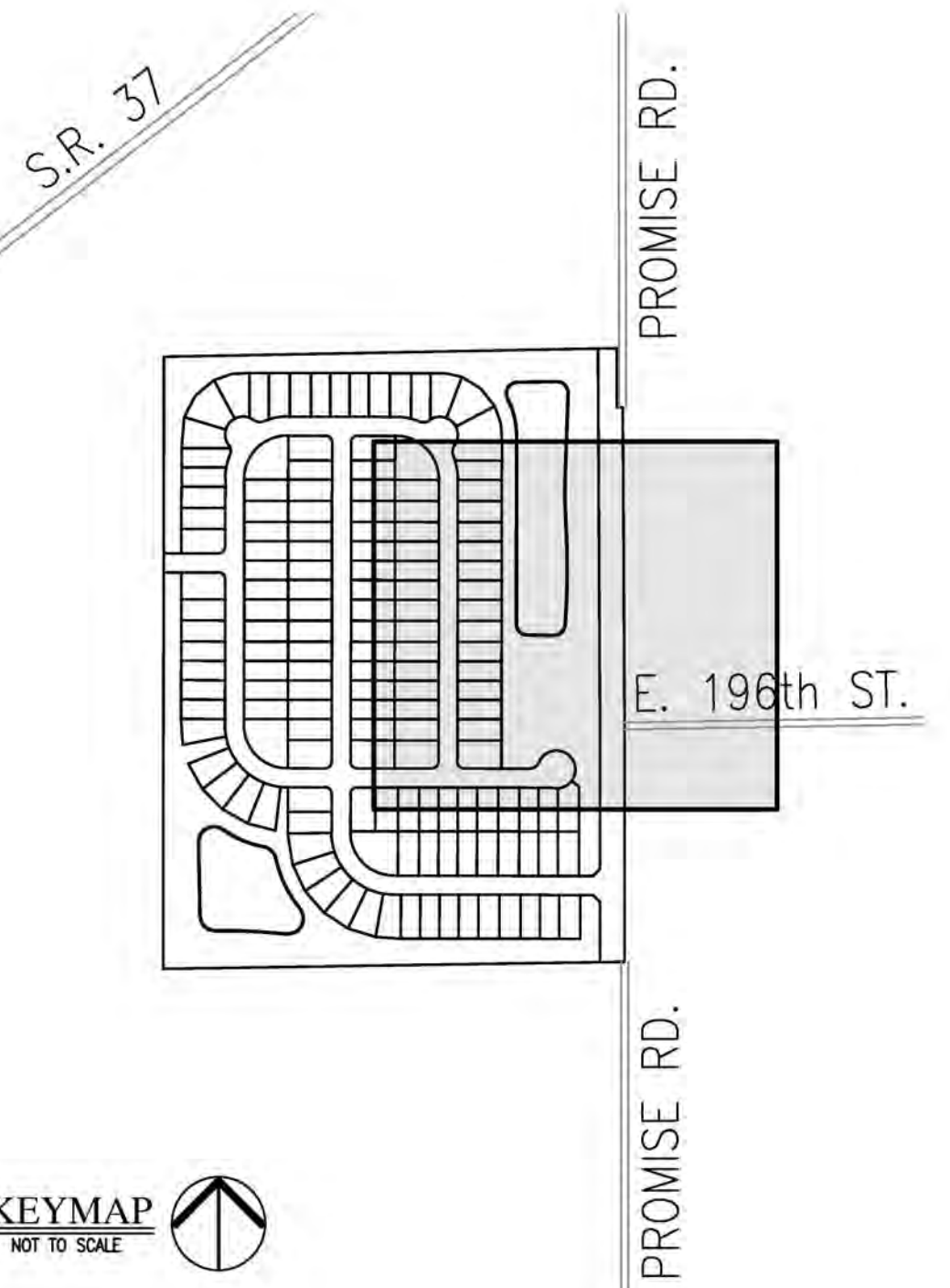
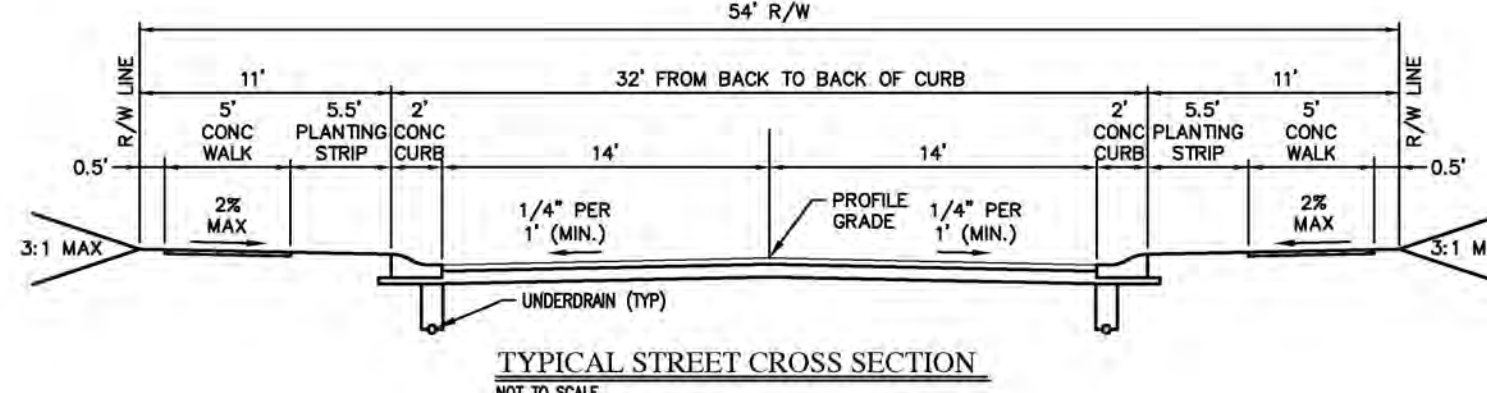
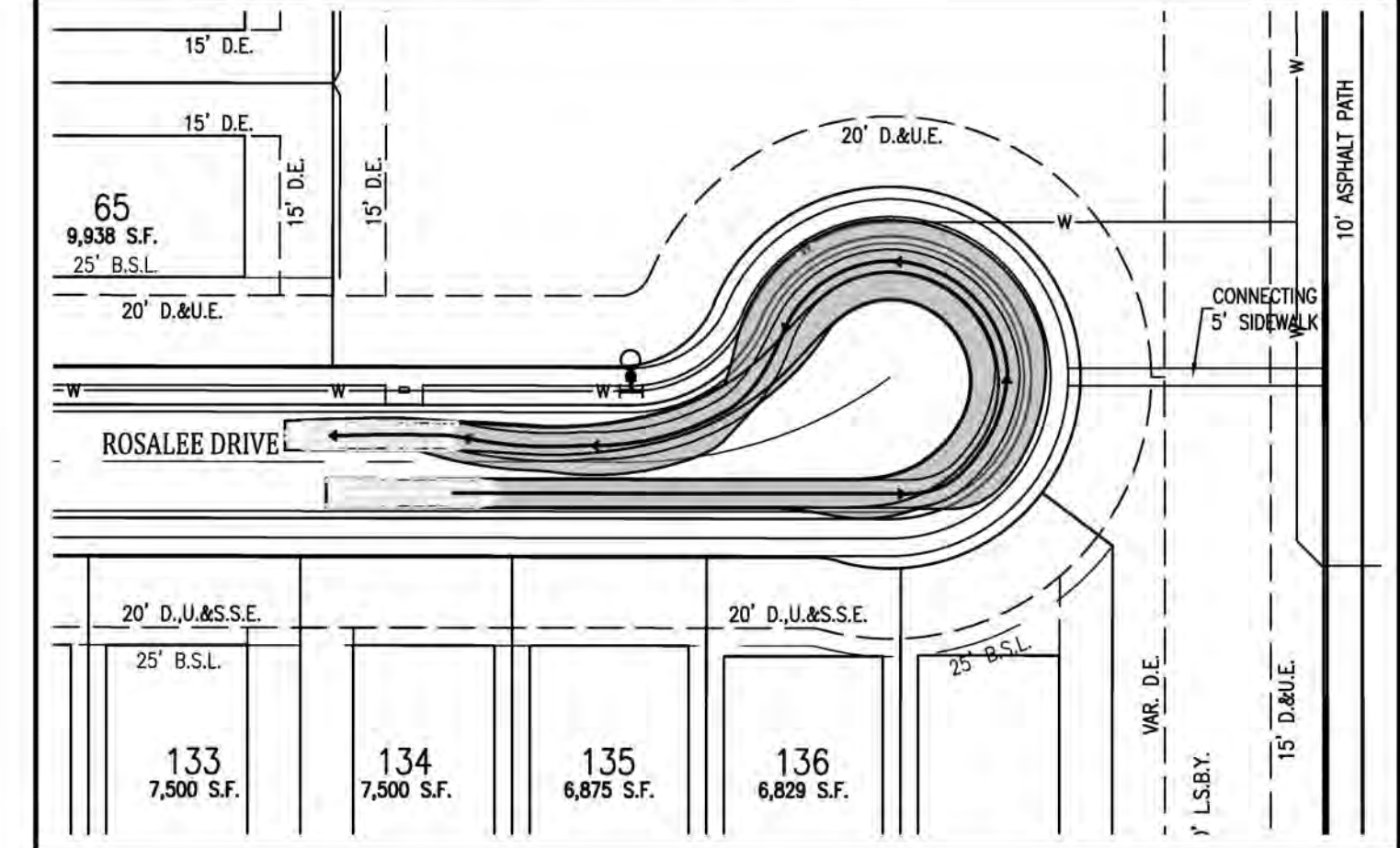
WATER MAIN EXTENSIONS UNDER PROMISE ROAD IS TO BE BORED. OPEN CUT WILL NOT BE PERMITTED.



- PROPOSED LEGEND:**
- EASEMENT LINE
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 - STORM SEWER LINE & MANHOLE
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- SUBDIVISION MONUMENTS**
- DENOTES A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET WITH THE FINISH STREET SURFACE.
 - DENOTES A 5/8" REBAR 30" WITH CAP MARKED "HWC ENGINEERING" OR FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

TURNING MOVEMENT EXHIBIT
NOBLESVILLE FIRE DEPARTMENT - APPARATUS SPECIFICATIONS



| REVISIONS | | |
|-----------|---|-----|
| DATE | DESCRIPTION | BY |
| 04/24/24 | REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LISTINGS | RJC |
| 05/21/24 | REVISED CUL-DE-SAC RIGHT-OF-WAY RADIUS FROM 51' TO 54' | RJC |



BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA
PRELIMINARY DEVELOPMENT PLAN SET
DEVELOPMENT PLAN




DRAWN BY: RJC
 CHECKED BY: RJC
 DATE: MARCH 20, 2024
 SCALE: AS SHOWN
 SHEET: 4.5

JOB NUMBER: 23371
 PRIMARY PLAT PLAN

Plot Date: Apr 24, 2024 Plot Time: 12:20pm File Name: W:\Ml Homes\2023-371 Ml Homes - Holland Property - Noblesville\Design\CAD\Primary\Plat\23371.PP LIGHTING & SIGNAGE PLAN.dwg, Layout: 5.0 By: jcoyle

Outdoor Lighting ACORN LED



ACORN LED

LED (Light-emitting diode) 50 watts

Mounting height 12' - 17'


Color Black
Green

Pole Style A
Style B
Style C
Style D
Style E
Style F

IESNA cutoff classification: Non-cutoff
Color temperature: 3,000K Primary
4,000K Available

| FIXTURE | WATTS | LUMENS | PATTERN | BUG RATING |
|---------|-------|--------|---------|------------|
| Acorn | 50 | 6,588 | III | B2-U4-G4 |

LIGHT DISTRIBUTION PATTERNS

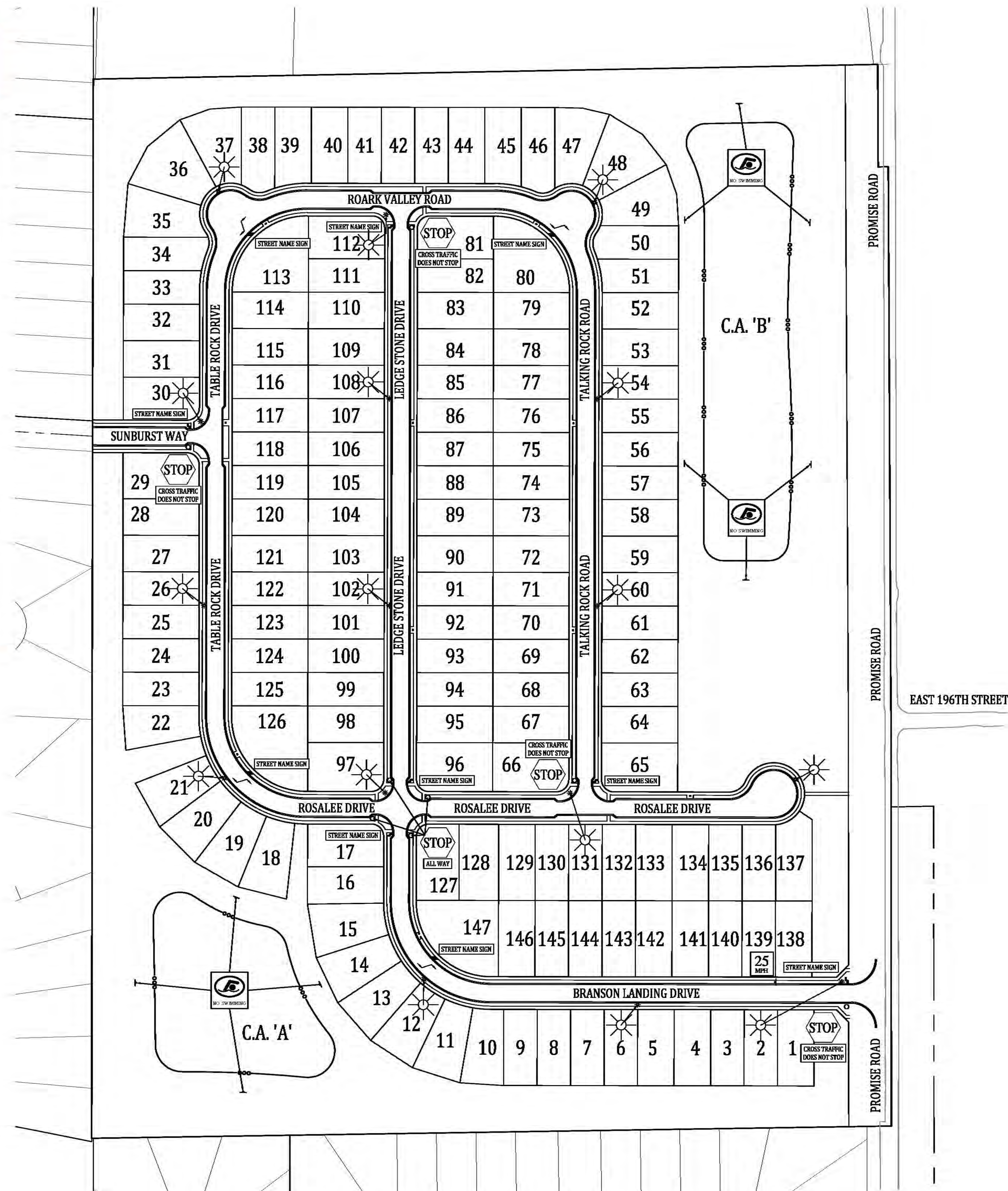





light distribution patterns

| POLE AVAILABLE | MOUNTING HEIGHT | FOUNDATION |
|----------------|-----------------|--------------------------|
| Style A | 12', 15', 17' | Direct Bury, Anchor Base |
| Style B | 12', 17' | Anchor Base |
| Style C | 12' | Anchor Base |
| Style D | 12' | Anchor Base |
| Style E | 12' | Anchor Base |
| Style F | 12' | Anchor Base |


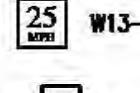
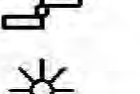


For additional information, contact us at ODLMidwest@duke-energy.com.

DUKE ENERGY




 GRID NORTH
 INGCS - "HAMILTON" ZONE

 SCALE: 1" = 100'

 KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG.
 Call 811 or 800-382-5544 Before you Dig!

SIGNAGE LEGEND:

- STOP SIGN  STOP R1-1
- SPEED LIMIT SIGN  25 W13-1P
- STREET NAME SIGN 
- STREET LIGHT 
- POND SAFETY SIGN 

SEE THIS SHEET FOR DUKE ACORN LED STREET LIGHT CUT SHEETS

| REVISIONS | | |
|-----------|--|-----|
| DATE | DESCRIPTION | BY |
| 04/24 | REVISION PER NOBLESVILLE PERMITS COMMENTS - SET COMMENT RESPONSE LETTERS | RJC |
| | | |
| | | |
| | | |



BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA
PRELIMINARY DEVELOPMENT PLAN SET
LIGHTING & SIGNAGE PLAN

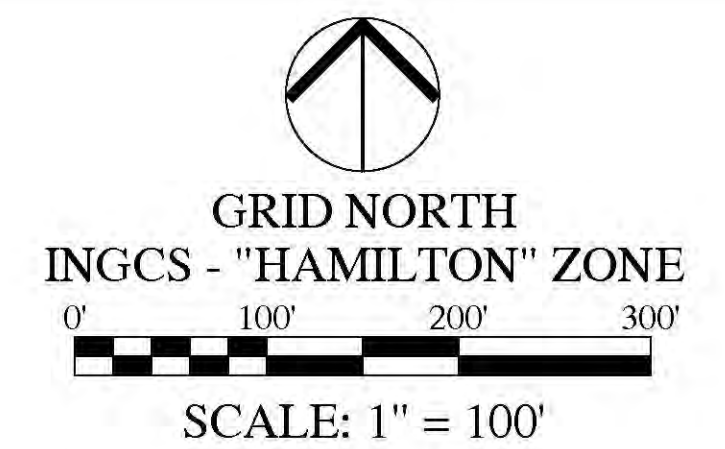


Robert Jason Cole

| | |
|--------------------------------|---------------------|
| DRAWN BY RJC | JOB NUMBER 23371 |
| CHECKED BY RJC | |
| DATE MARCH 20, 2024 | SHEET |
| SCALE AS SHOWN | |
| 5.0 LIGHTING & SIGNAGE PLAN | |

© 2024

Plot Date: Apr 24, 2024 Plot Time: 12:21pm File Name: W:\Ml Homes\2023-371 Ml Homes - Holland Property - Noblesville\Design\CAO\Primary Plot\23371.PP OPEN SPACE PLAN.dwg Layout: 6.0 By: jcoyle



OPEN SPACE RATIO
OPEN SPACE = 16,877 Ac.
TOTAL ACREAGE = 52,354 Ac.

| REVISIONS | | |
|-----------|--|-----|
| DATE | DESCRIPTION | BY |
| 04/24/24 | REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS | RJC |
| | | |
| | | |
| | | |
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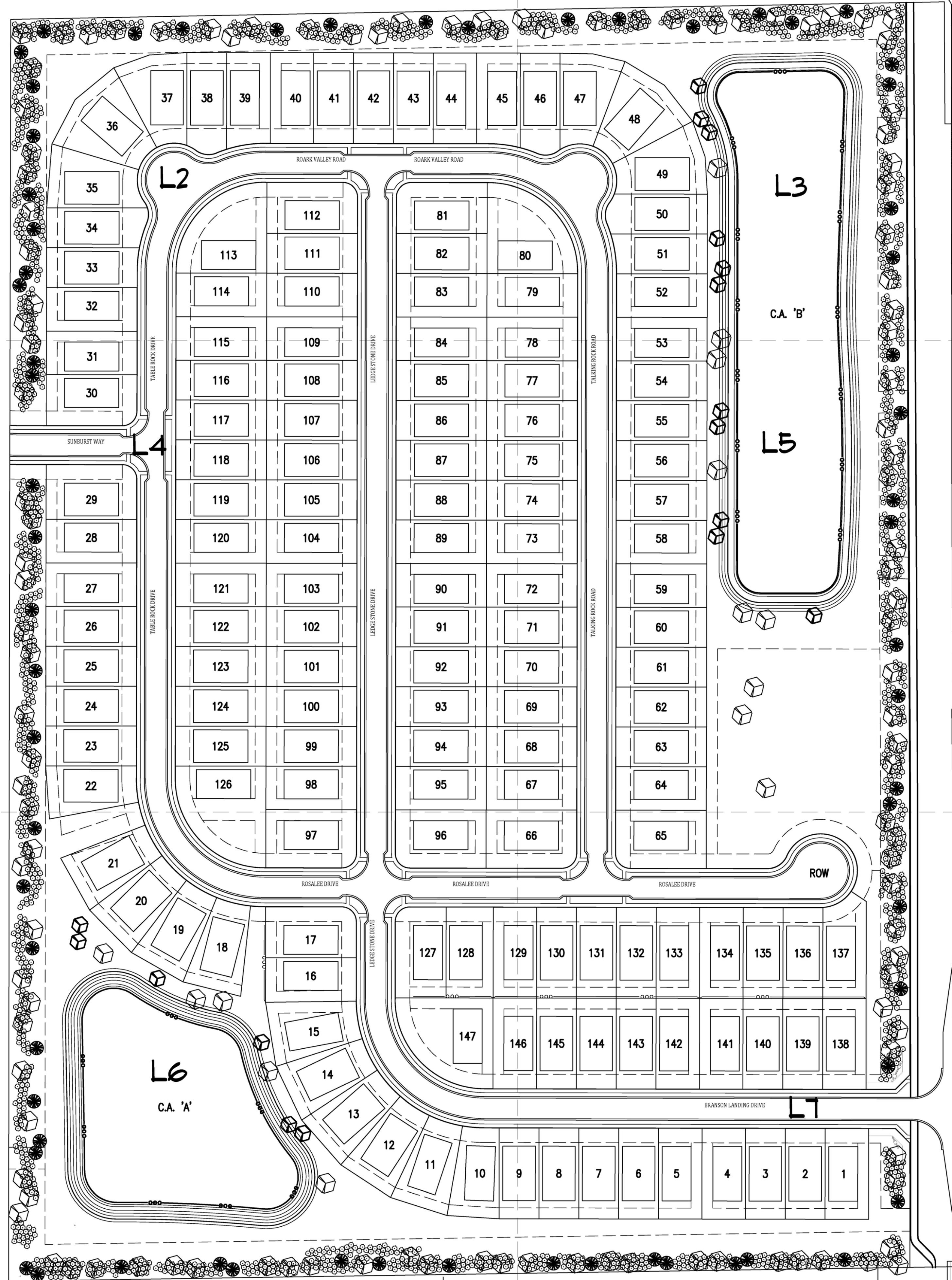
BRANSON RESERVE - PROMISE ROAD
CITY OF NOBLESVILLE, INDIANA
PRELIMINARY DEVELOPMENT PLAN SET
OPEN SPACE PLAN



Robert J. Cole

| | |
|------------------------|---------------------|
| DRAWN BY RJC | JOB NUMBER 23371 |
| CHECKED BY RJC | |
| DATE MARCH 20, 2024 | |
| SCALE AS SHOWN | |
| SHEET | |

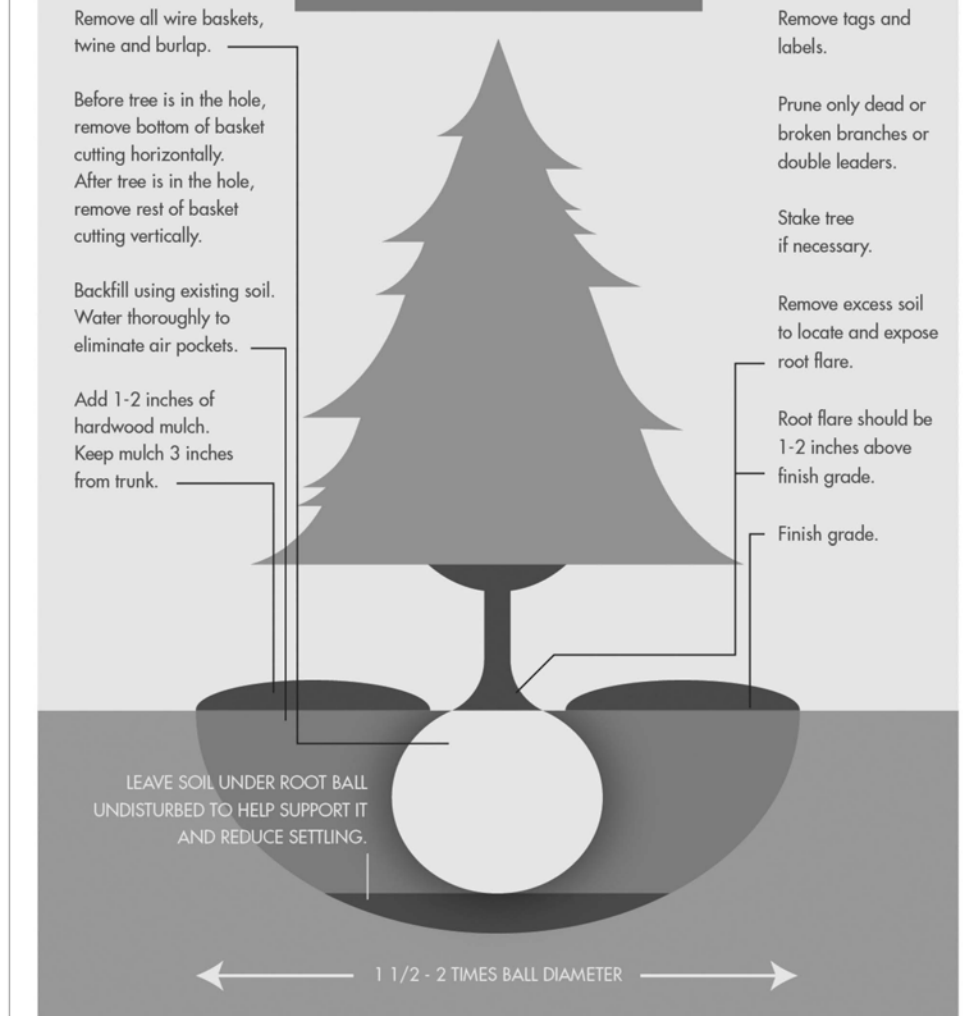
6.0
OPEN SPACE PLAN
© 2024



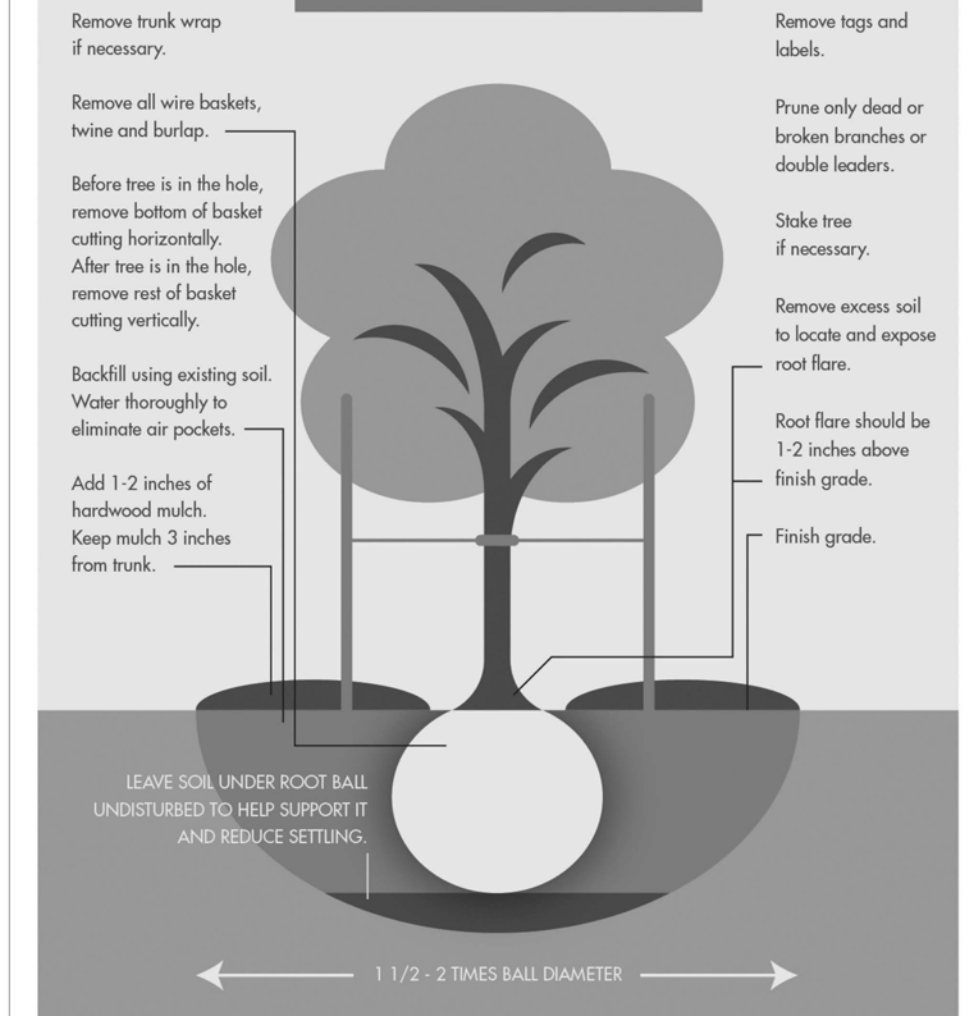
NOT TO SCALE



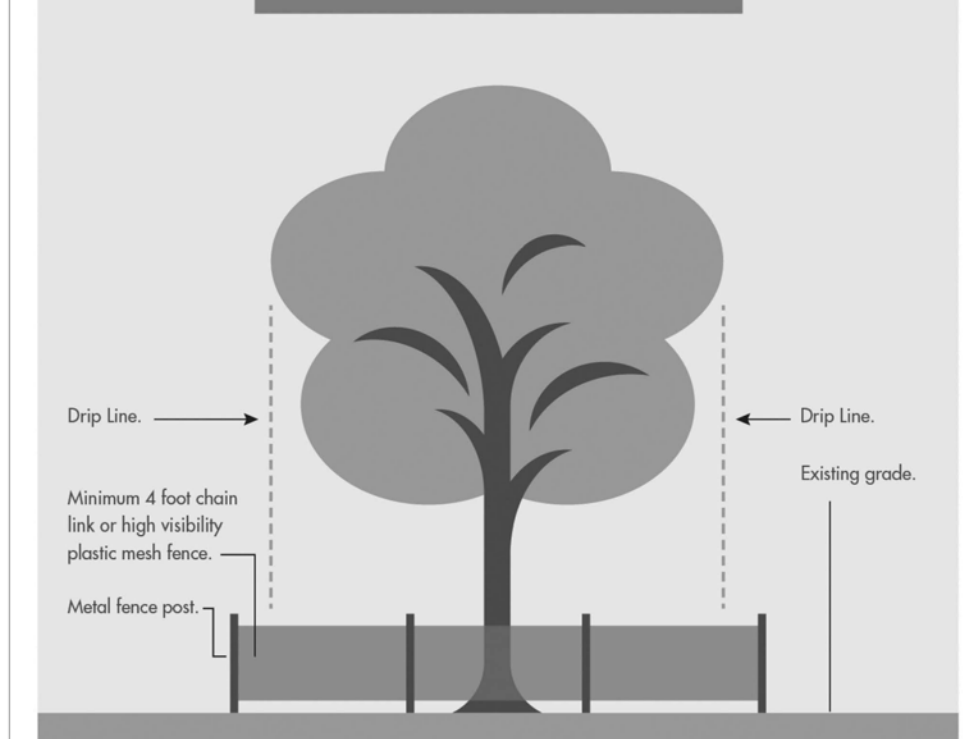
CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



TREE PRESERVATION DETAIL



GUIDELINES

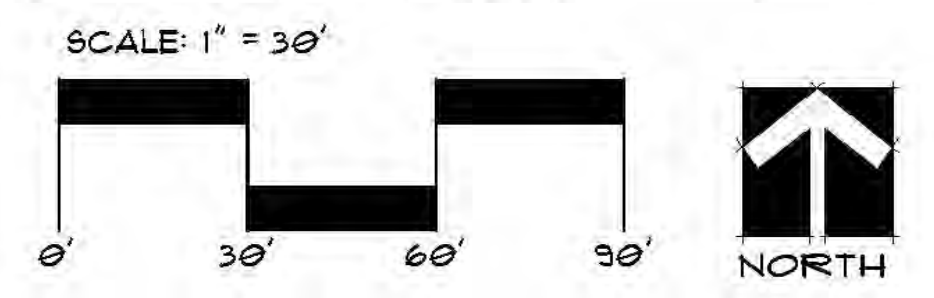
1. Erect fence barriers around all "saved" trees near the construction activity.
2. Fence multiple trees together when possible.
3. Fence barriers shall be placed outside the drip line and as far from the tree as construction permits.
4. Fence posts shall be placed no further than 15 feet apart.
5. No staging of material or grading shall occur within the fenced tree preservation area.

PLANT SCHEDULE

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | QUANT |
|-------------------------|-----|----------------------------------|--|--------|-------|
| SHADE TREES | | | | | |
| | HL | HONEYLOCUST 'SHADEMASTER' | GLEDISIA TRICANTHOS 'SHADEMASTER' | 2-1/2" | 38 |
| | OG | OCTOBER GLORY MAPLE | ACER RUBRUM 'OCTOBER GLORY' | 2-1/2" | 24 |
| | RO | RED OAK | QUERCUS RUBRA | 2-1/2" | 36 |
| | SG | SWEET GUM 'HAPPIDAZE' | LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE' | 2-1/2" | 32 |
| ORNAMENTAL TREES | | | | | |
| | AM | FLAME AMUR MAPLE | ACER TATARICUM SSP 'FLAME' | 1-3/4" | 8 |
| | SB | SERVICEBERRY 'AUTUMN BRILLIANCE' | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL' | 1-3/4" | 9 |
| EVERGREEN TREES | | | | | |
| | NS | NORWAY SPRUCE | PICEA ABIES | 6' | 31 |
| | SS | SERBIAN SPRUCE | PICEA OMORICA | 6' | 34 |
| SHRUBS | | | | | |
| | CH | BRILLIANT RED CHOKEBERRY | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' | 18" | 626 |
| | L | DWARF KOREAN LILAC | SYRINGA MEYER 'PALIBIN' | 18" | 726 |
| | V | LEATHERLEAF VIBURNUM | VIBURNUM X RHYTID. 'ALLEGHENY' | 18" | 704 |

LANDSCAPE ORDINANCE REQUIREMENTS

| | REQUIRED | PLANNED |
|---|----------|---------|
| EAST BUFFER: 1,144' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| NORTH BUFFER: 1,280' BUFFER LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 39 | 39 |
| 33 DECIDUOUS SHRUBS PER 100' | 425 | 425 |
| WEST BUFFER: 1,148' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| SOUTH BUFFER: 1,314' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 39 | 39 |
| 33 DECIDUOUS SHRUBS PER 100' | 434 | 434 |



MATCHLINE L2
 MATCHLINE L4

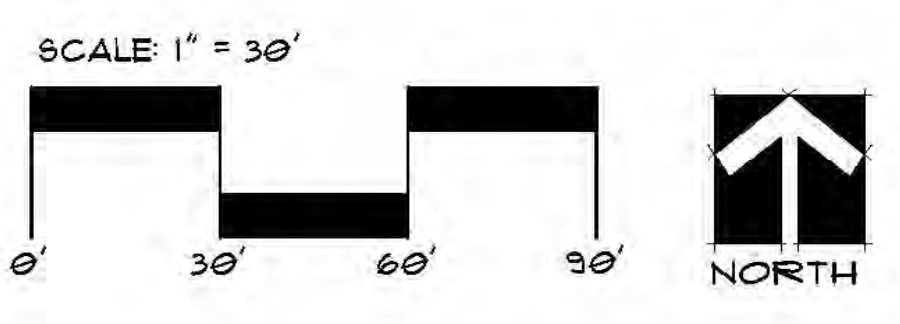
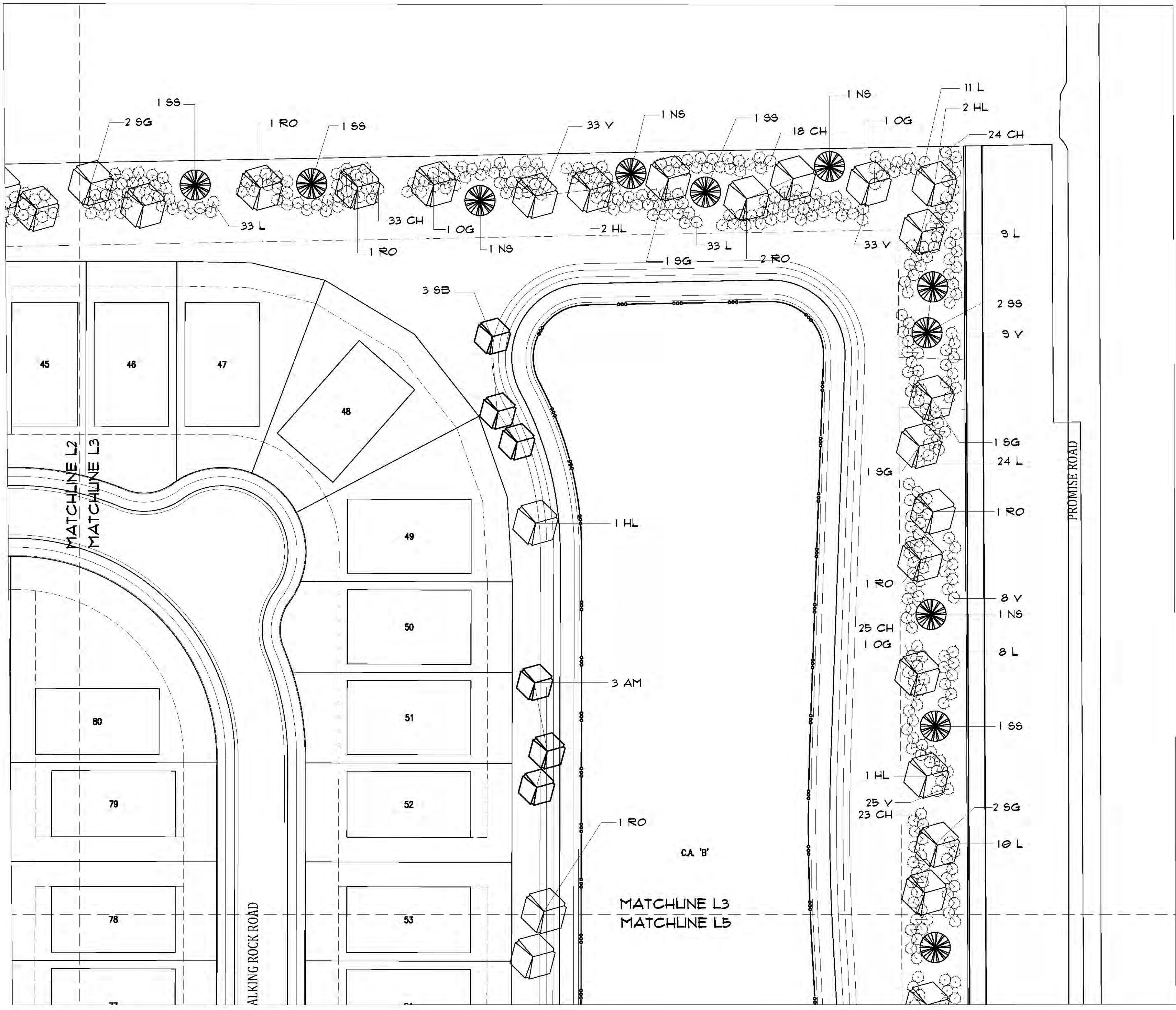
MATCHLINE L2
 MATCHLINE L3

PLANT SCHEDULE

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | QUANT |
|-------------------------|-----|----------------------------------|--|--------|-------|
| SHADE TREES | | | | | |
| | HL | HONEYLOCUST 'SHADEMASTER' | GLEDTISIA TRICANTHOS 'SHADEMASTER' | 2-1/2" | 38 |
| | OG | OCTOBER GLORY MAPLE | ACER RUBRUM 'OCTOBER GLORY' | 2-1/2" | 24 |
| | RO | RED OAK | QUERCUS RUBRA | 2-1/2" | 36 |
| | SG | SWEET GUM 'HAPPIDAZE' | LIQUIDAMBAR STRYCIPLUA 'HAPPIDAZE' | 2-1/2" | 32 |
| ORNAMENTAL TREES | | | | | |
| | AM | FLAME AMUR MAPLE | ACER TATARICUM SSP 'FLAME' | 1-3/4" | 8 |
| | SB | SERVICEBERRY 'AUTUMN BRILLIANCE' | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL' | 1-3/4" | 5 |
| EVERGREEN TREES | | | | | |
| | NS | NORWAY SPRUCE | PICEA ABIES | 6' | 31 |
| | SS | SERBIAN SPRUCE | PICEA OMORIKA | 6' | 34 |
| SHRUBS | | | | | |
| | CH | BRIGHT RED CHOKEBERRY | ARONIA ARBUTIFOLIA 'BRILLANTISSIMA' | 18" | 636 |
| | L | DWARF KOREAN LILAC | SYRINGA MEYERI 'PALIBEN' | 18" | 126 |
| | V | LEATHERLEAF VIBURNUM | VIBURNUM X RHYTID. 'ALLEGHENY' | 18" | 104 |

LANDSCAPE ORDINANCE REQUIREMENTS

| BUFFER | FRONTAGE LENGTH | REQUIRED | PLANNED |
|----------------------|----------------------------------|----------|---------|
| EAST BUFFER: 1,144' | 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| | 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| NORTH BUFFER: 1,288' | 3 SHADE/EVERGREEN TREES PER 100' | 35 | 35 |
| | 33 DECIDUOUS SHRUBS PER 100' | 425 | 425 |
| WEST BUFFER: 1,145' | 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| | 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| SOUTH BUFFER: 1,314' | 3 SHADE/EVERGREEN TREES PER 100' | 35 | 35 |
| | 33 DECIDUOUS SHRUBS PER 100' | 431 | 431 |



| PLANT SCHEDULE | | | | | |
|-------------------------|-----|----------------------------------|---|--------|-------|
| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | QUANT |
| SHADE TREES | | | | | |
| | HL | HONEYLOCUST SHADEMASTER | GLIEDISIA TRICANTHOS SHADEMASTER | 2-1/2" | 38 |
| | OG | OCTOBER GLORY MAPLE | ACER RUBRUM 'OCTOBER GLORY' | 2-1/2" | 24 |
| | RO | RED OAK | QUERCUS RUBRA | 2-1/2" | 36 |
| | SG | SWEET GUM 'HAPPIDAZE' | LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE' | 2-1/2" | 32 |
| ORNAMENTAL TREES | | | | | |
| | AM | FLAME AUTUMN MAPLE | ACER TATARICUM 65P 'FLAME' | 1-3/4" | 8 |
| | SB | SERVICEBERRY 'AUTUMN BRILLIANCE' | AMELANCHER X GRANDIFLORA 'AUTUMN BRILL' | 1-3/4" | 9 |
| EVERGREEN TREES | | | | | |
| | NS | NORWAY SPRUCE | PICEA ABIES | 6' | 31 |
| | SS | SERBIAN SPRUCE | PICEA OMORIKA | 6' | 34 |
| SHRUBS | | | | | |
| | CH | BRIGHT RED CHOKEBERRY | ARONIA ARBUSTIFOLIA 'BRILLIANTISSIMA' | 18" | 626 |
| | L | DWARF KOREAN LLAC | SYRINGA MEYER 'PALIBIN' | 18" | 126 |
| | V | LEATHERLEAF VIBURNUM | VIBURNUM X RHYTID. 'ALLEGHENY' | 18" | 104 |

| LANDSCAPE ORDINANCE REQUIREMENTS | | |
|------------------------------------|----------|---------|
| | REQUIRED | PLANNED |
| EAST BUFFER: 114' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| NORTH BUFFER: 128' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 39 | 39 |
| 33 DECIDUOUS SHRUBS PER 100' | 429 | 429 |
| WEST BUFFER: 114' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| SOUTH BUFFER: 134' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 39 | 39 |
| 33 DECIDUOUS SHRUBS PER 100' | 434 | 434 |

SCALE: 1" = 30'

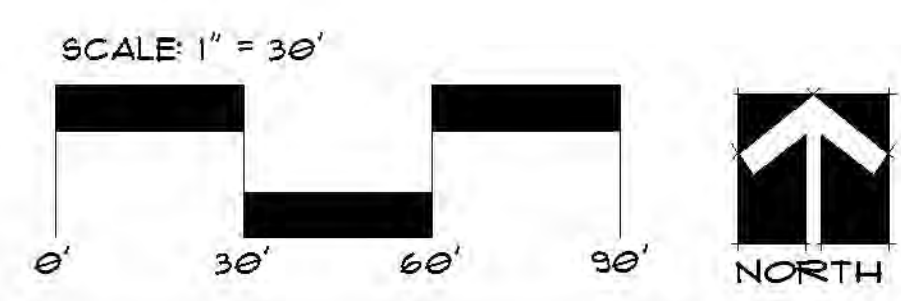
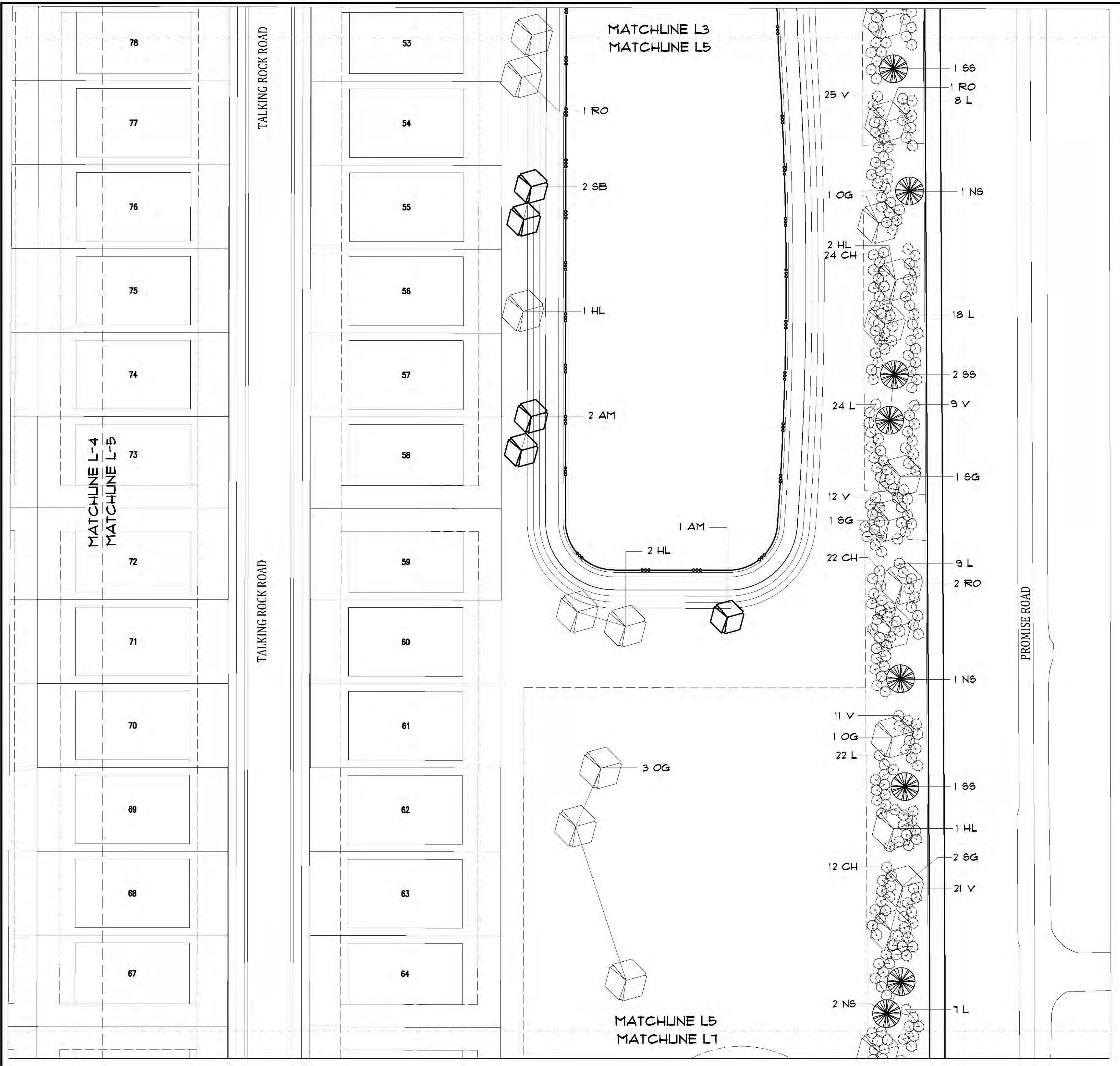


MATCHLINE L4
 MATCHLINE L5

MATCHLINE L4
 MATCHLINE L6

| PLANT SCHEDULE | | | | |
|-------------------------|-----|----------------------------------|--|------------|
| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE QUANT |
| SHADE TREES | | | | |
| | HL | HONEYLOCUST 'SHADEMASTER' | GLIEDTSIA TRICANTHOS 'SHADEMASTER' | 2-1/2" 38 |
| | OG | OCTOBER GLORY MAPLE | ACER RUBRUM 'OCTOBER GLORY' | 2-1/2" 24 |
| | RO | RED OAK | QUERCUS RUBRA | 2-1/2" 36 |
| | SG | SWEET GUM 'HAPPIDAZE' | LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE' | 2-1/2" 32 |
| ORNAMENTAL TREES | | | | |
| | AM | FLAME AMUR MAPLE | ACER TATARICUM SSP 'FLAME' | 1-3/4" 8 |
| | SB | SERVICEBERRY 'AUTUMN BRILLIANCE' | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL' | 1-3/4" 9 |
| EVERGREEN TREES | | | | |
| | NS | NORWAY SPRUCE | PICEA ABIES | 6' 31 |
| | SB | SERBIAN SPRUCE | PICEA OMORICA | 6' 34 |
| SHRUBS | | | | |
| | CH | BRIGHT RED CHOCHEBERRY | ARONIA ARBUTIFOLIA 'BRIGHTISSIMA' | 18" 626 |
| | L | DWARF KOREAN ULAC | SYRINGA MEYER 'PALBIN' | 18" 726 |
| | V | LEATHERLEAF VIBURNUM | VIBURNUM X RHYTID. 'ALLEGHENY' | 18" 704 |

| LANDSCAPE ORDINANCE REQUIREMENTS | | |
|--|----------|---------|
| REQUIREMENT | REQUIRED | PLANNED |
| EAST BUFFER: 114' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| NORTH BUFFER: 120' BUFFER LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 33 | 33 |
| 33 DECIDUOUS SHRUBS PER 100' | 425 | 425 |
| WEST BUFFER: 1745' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| SOUTH BUFFER: 1314' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 33 | 33 |
| 33 DECIDUOUS SHRUBS PER 100' | 434 | 434 |



DESIGNED FOR
 MI HOMES OF INDIANA
 8425 WOODFIELD CROSSING
 BLVD, SUITE 100W
 INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
 NOBLESVILLE, IN

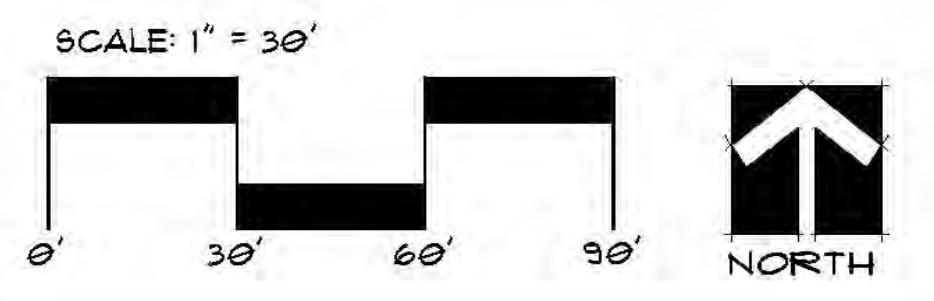
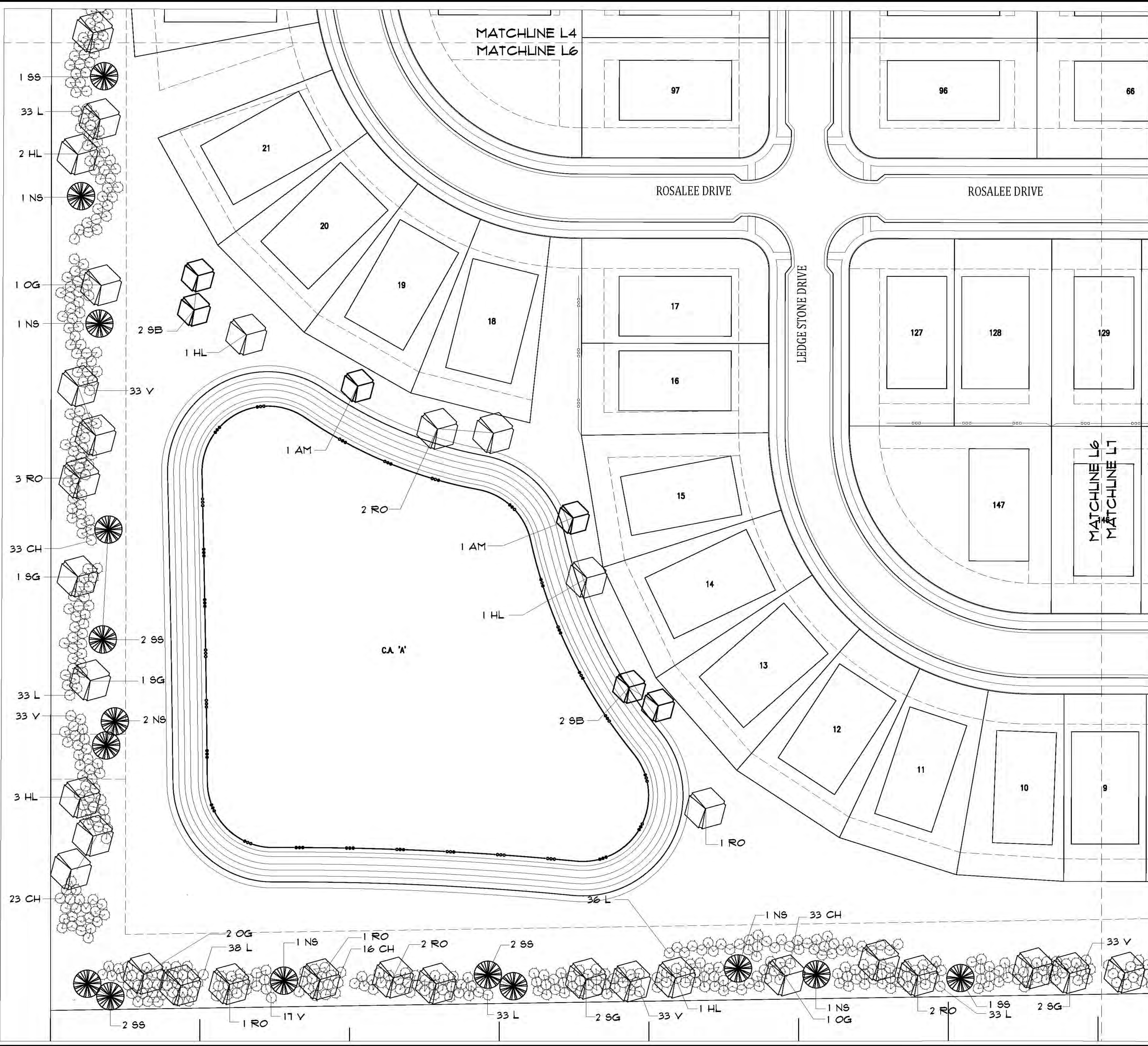
SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF
 DATE APRIL 24, 2024

SHEET
16

| PLANT SCHEDULE | | | | |
|-------------------------|-----|----------------------------------|--|------------|
| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE QUANT |
| SHADE TREES | | | | |
| | HL | HONEYLOCUST 'SHADEMASTER' | GLEDTISIA TRICANTHOS 'SHADEMASTER' | 2-1/2" 38 |
| | OG | OCTOBER GLORY MAPLE | ACER RUBRUM 'OCTOBER GLORY' | 2-1/2" 24 |
| | RO | RED OAK | QUERCUS RUBRA | 2-1/2" 36 |
| | SG | SWEET GUM 'HAPPIDAZE' | LIQUIDAMBAR STYRACFLIA 'HAPPIDAZE' | 2-1/2" 32 |
| ORNAMENTAL TREES | | | | |
| | AM | FLAME AMUR MAPLE | ACER TATARICUM SSP 'FLAME' | 1-3/4" 8 |
| | SB | SERVICEBERRY 'AUTUMN BRILLIANCE' | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL' | 1-3/4" 8 |
| EVERGREEN TREES | | | | |
| | NS | NORWAY SPRUCE | PICEA ABIES | 6" 31 |
| | SS | SERBIAN SPRUCE | PICEA OMORICA | 6" 34 |
| SHRUBS | | | | |
| | CH | BRIGHT RED CHOKEBERRY | ARONIA ARBUSTIFOLIA 'BRIGHTNESS' | 18" 626 |
| | L | DWARF KOREAN LILAC | SYRINGA MEYERI 'PALBIN' | 18" 137 |
| | V | LEATHERLEAF VIBURNUM | VIBURNUM X RHYTID. 'ALLEGHENY' | 18" 164 |

| LANDSCAPE ORDINANCE REQUIREMENTS | | |
|--------------------------------------|----------|---------|
| REQUIREMENT | REQUIRED | PLANNED |
| EAST BUFFER: 1,144' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| NORTH BUFFER: 1,288' BUFFER LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 39 | 39 |
| 33 DECIDUOUS SHRUBS PER 100' | 425 | 425 |
| WEST BUFFER: 1,145' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| SOUTH BUFFER: 1,314' FRONTAGE LENGTH | | |
| 3 SHADE/EVERGREEN TREES PER 100' | 39 | 39 |
| 33 DECIDUOUS SHRUBS PER 100' | 434 | 434 |





PLANT SCHEDULE

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | QUANT |
|-------------------------|-----|----------------------------------|---|--------|-------|
| SHADE TREES | | | | | |
| | HL | HONEYLOCUST 'SHADEMASTER' | GLEDITSIA TRICANTHOS 'SHADEMASTER' | 2-1/2" | 38 |
| | OG | OCTOBER GLORY MAPLE | ACER RUBRUM 'OCTOBER GLORY' | 2-1/2" | 24 |
| | RO | RED OAK | QUERCUS RUBRA | 2-1/2" | 36 |
| | SG | SWEET GUM 'HAPPIDAZE' | LIGUDAMBAR STRYACIFLUA 'HAPPIDAZE' | 2-1/2" | 32 |
| ORNAMENTAL TREES | | | | | |
| | AM | FLAME AMUR MAPLE | ACER TATARICUM SSP 'FLAME' | 1-3/4" | 8 |
| | SB | SERVICEBERRY 'AUTUMN BRILLIANCE' | AMELANCHER X GRANDIFLORA 'AUTUMN BRILL' | 1-3/4" | 8 |
| EVERGREEN TREES | | | | | |
| | NS | NORWAY SPRUCE | PICEA ABIES | 6' | 31 |
| | SS | SERBIAN SPRUCE | PICEA OMORIKA | 6' | 34 |
| SHRUBS | | | | | |
| | CH | BRIGHT RED CHOCHEBERRY | ARONIA ARBUTICOLA 'BRIGHTSISMA' | 18" | 626 |
| | L | DWARF KOREAN LILAC | SYRINGA MEYERI 'PALBIN' | 18" | 131 |
| | V | LEATHERLEAF VIBURNUM | VIBURNUM X RHYTID 'ALLEGHENY' | 18" | 104 |

LANDSCAPE ORDINANCE REQUIREMENTS

| BUFFER | FRONTAGE LENGTH | REQUIRED | PLANNED |
|----------------------|----------------------------------|----------|---------|
| EAST BUFFER: 1,144' | 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| | 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| NORTH BUFFER: 1,288' | 3 SHADE/EVERGREEN TREES PER 100' | 39 | 39 |
| | 33 DECIDUOUS SHRUBS PER 100' | 425 | 425 |
| WEST BUFFER: 1,145' | 3 SHADE/EVERGREEN TREES PER 100' | 52 | 52 |
| | 33 DECIDUOUS SHRUBS PER 100' | 576 | 576 |
| SOUTH BUFFER: 1,314' | 3 SHADE/EVERGREEN TREES PER 100' | 39 | 39 |
| | 33 DECIDUOUS SHRUBS PER 100' | 434 | 434 |



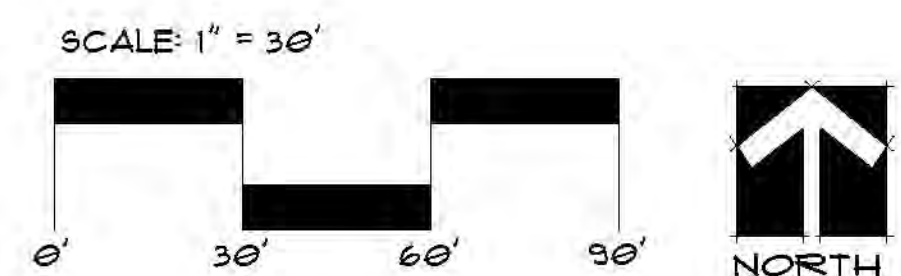
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 8415 WOODFIELD CROSSING
 BLVD, SUITE 1000
 INDIANAPOLIS, IN 46240

PROJECT NAME
BRANSON RESERVE
 NOBLESVILLE, IN

SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF
 DATE: APRIL 24, 2024

SHEET



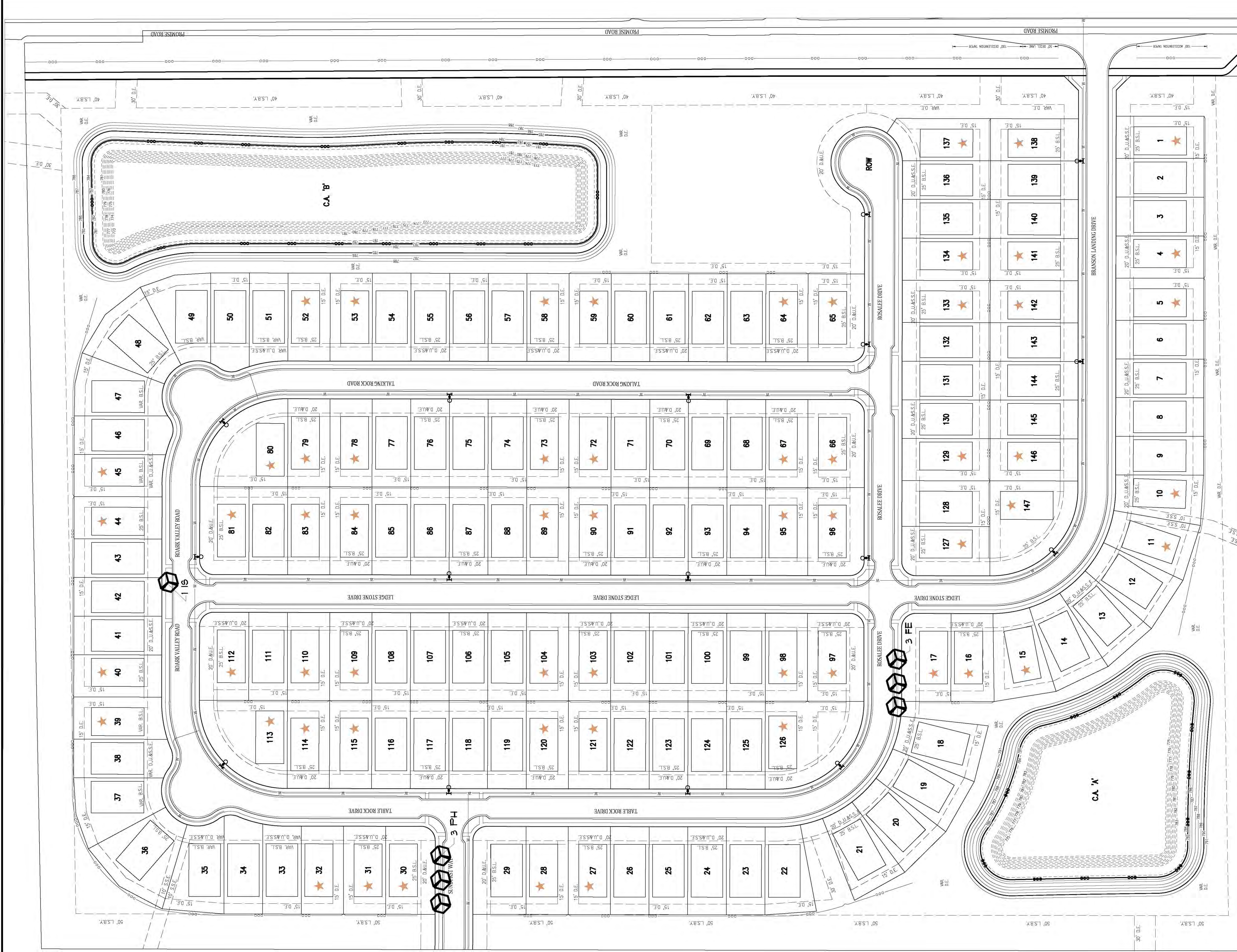
DESIGNED FOR
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 8425 WOODFIELD CROSSING
 BLVD. STATE ROAD 100
 INDIANAPOLIS, IN 46249

PROJECT NAME
BRANSON RESERVE
 NOBLESVILLE, IN

SHEET NAME
STREET TREE PLAN

DESIGNER
TF
 DATE: MARCH 18, 2024

SHEET
50



PLANT SCHEDULE

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | QUANT |
|---------------------|-----|---------------------|--------------------------------|--------|-------|
| (Star) | FE | FRONTIER ELM | ULMUS FRONTERI | 2-1/2" | 3 |
| (Circle with dot) | IB | IVORY BILK LILAC | SYRIGA RETICULATA 'IVORY BILK' | 2-1/2" | 1 |
| (Circle with cross) | PH | PYRAMIDAL HORSEBEAN | CARANUS BELLUS 'PYRAMIDAL' | 2-1/2" | 3 |

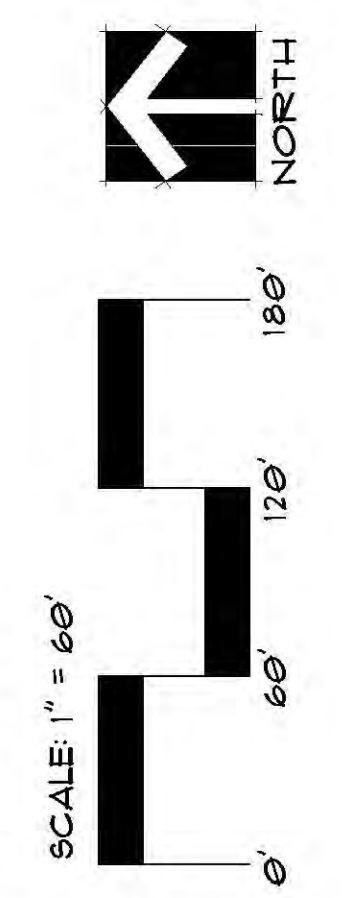


EXHIBIT C
ARCHITECTURAL STANDARDS

(Page 1 of 2)

| Architectural Standards - [Branson] | | | |
|--|------------------------------------|---|---------------------------|
| General/ Miscellaneous | Floor Area/Dwelling Unit (Minimum) | One-Story | 1,500 sf |
| | | Two-Story | 1,700 sf |
| | Building Height (Maximum) | | 35 feet |
| | Corner Breaks (Minimum) | Primary Architectural Plane | 3 |
| | | Secondary Architectural Plane | 2 |
| | Porch | Required | No, |
| Area (Minimum) | | 20 sf when provided | |
| Materials | Masonry Percentage (Minimum) | Primary Architectural Plane | 15% |
| | | Secondary Architectural Plane | - |
| | Approved Materials (Non-Masonry) | Fiber Cement Board | Y |
| | | Stucco | Y |
| | | Wood | Y |
| | | Vinyl (.048 gauge minimum) | N |
| | | Aluminum | N |
| Soffits and Rake Boards Vinyl or aluminum | Y | | |
| Roof | Roof Pitch (Minimum) | Primary Ridge unless architecture style suggests less. | 6/12 |
| | Roof Ridgelines (Minimum) | One-Story | 2 |
| | | Two-Story | 3 |
| | Roof Overhang (Minimum) | All Architectural Planes | 12 inches |
| | Allowable Vent Location (Roof) | Primary Architectural Plane | Y |
| Secondary Architectural Plane | | Y | |
| Windows | Window Size (Minimum) | Standard Window | 8 sf |
| | | Accent Window (accent windows adding to 8 SF equals 1 window) | 4 sf |
| | Number of Windows (Minimum) | Primary Architectural Plane | Ranch = 2 2-story = 4 |
| | | Secondary Architectural Plane | Ranch = 1 2-story = 2 |
| | | Total Aggregate (doors count as windows) | Ranch = 8 2-story = 10 |
| | Window Treatment Required | Primary Architectural Plane | Y |
| Secondary Architectural Plane | | N | |
| Garage | Garage Location | Primary Architectural Plane | Y |
| | | Primary Architectural Plane (Corner Lot) | Y |
| | | Secondary Architectural Plane | Y |

| | | | |
|--|---|-----------|-----|
| | Garage Door Percentage, Primary Architectural (4) | One-Story | 50% |
| | | Two-Story | 50% |
| | Garage Windows Required | | N |

Applicable Footnotes:

- (1) Window Treatment includes shutters, wood trim wrap, or brick detail surround.
- (2) Ridge vent not included in restricted vent type on primary architectural plane.
- (3) Overhang may be 8” in masonry areas.
- (4) Third car garage does not count against Garage Door percentage

EXHIBIT D

DWELLING CHARACTER EXHIBITS

(See following 7 Pages)

Mackey II



A



B



D



E

Ashton



A



B



C



D

Irvington



A



B



C



D

Findlay



A



B



C



D

Akerman (McKinley)



A



B



C



D

Foster



A



B



C



D

Fairbanks



A



C



D



E

EXHIBIT E

Entrance Signage Exhibit

(Page 1 of 1)



