

# Branson Reserve

## Rezone and PD Ordinance Request

CITY OF NOBLESVILLE, INDIANA

May 28, 2024

Noblesville City Council

Applicant: MI Homes of Indiana, L.P.

Attorneys: Nelson & Frankenberger, LLC

Jim Shinaver, Attorney

Jon C. Dobosiewicz, Land Use Professional

(317) 844-0106

## **TABLE OF CONTENTS**

1. Explanation of Request
2. Site Location Map/Aerial Photograph; Zoning Map and Comp Plan Map
3. Color Site Plan
4. Home Elevation Exhibits
5. Entry Sign Details
6. Branson Reserve Preliminary Development Plan
7. Rezone Ordinance (R1 to R4 Residential)
8. Branson Reserve PD Ordinance (R4/PD)

# **TAB 1**

## **BRANSON RESERVE PROJECT DESCRIPTION**

This request was supported by the Planning Staff and on May 20, 2024 it received a ten (10) to zero (0) Positive Recommendation for approval from the Plan Commission. Below is the project description included with the Plan Commission information submittal.

The applicant, MI Homes of Indiana, L.P., (“MI”), is seeking rezone approval and preliminary development plan approval (collectively the “Request”) for two (2) parcels of real estate that consist of approximately 52 acres which parcels are generally located on the west side of Promise Road at the intersection of 196<sup>th</sup> Street, which parcels are identified by the Hamilton County, Indiana’s Auditor’s Office as Tax Parcel Identification Numbers 10-07-28-00-00-001.000 and 10-07-21-00-00-034.000 (collectively, “Real Estate”). The Real Estate is shown on the Site Location Map included behind Tab 2.

The Real Estate is currently zoned R1 - Residential District and the Request seeks to rezone the Real Estate to the “Branson Reserve Planned Development Ordinance” which will have R4/PD as the underlying zoning classification in order to develop a single-family detached, for-sale residential community to be known as “Branson Reserve”.

Uses and zoning classifications that surround the Real Estate include: (i) to the east is a larger parcel with a single family home which is zoned R3/PD; (ii) to south is the Roudebush Woods community and to the southeast is the Roudebush Farms community, both of which are zoned R2/PD; (iii) to the west is the Meadows Knoll community which is zoned R1/PD; and, (iv) to the north are individual parcels that are zoned R1.

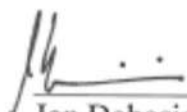
As depicted on the Color Site Plan included behind Tab 3, Branson Reserve will consist of approximately one hundred and forty-seven (147) for-sale, single-family detached homes from MI’s “Smart Product Line Up” series of homes. This residential community will consist of a mix of home types, including ranch homes, 2-story homes and split-level homes with square footages ranging from approximately 1,500 square feet to 2,900 square feet. Exterior building materials will generally consist of Masonry and Hardi-plank Siding. MI anticipates that average sales prices may range from \$380,000 to \$430,000, depending on the home size and buyer amenity selections. Included behind Tab 4 are the Home Elevation Exhibits. MI also anticipates that the overall investment in this community upon build-out to be approximately 58 million dollars.

Also associated with the Branson Reserve PD Ordinance request, is proposed entry monument signage (see Tab 5) and the Preliminary Development Plan (See Tab 6), including the landscape plan.

Finally, behind Tab 7 and Tab 8, respectively, are the Rezone Ordinance and the Branson Reserve PD Ordinance.

We look forward to presenting this request at the City Council meeting on May 28, 2024.

Respectfully submitted,

  
\_\_\_\_\_  
Jon Dobosiewicz

  
\_\_\_\_\_  
Jim Shihaver


# **TAB 2**

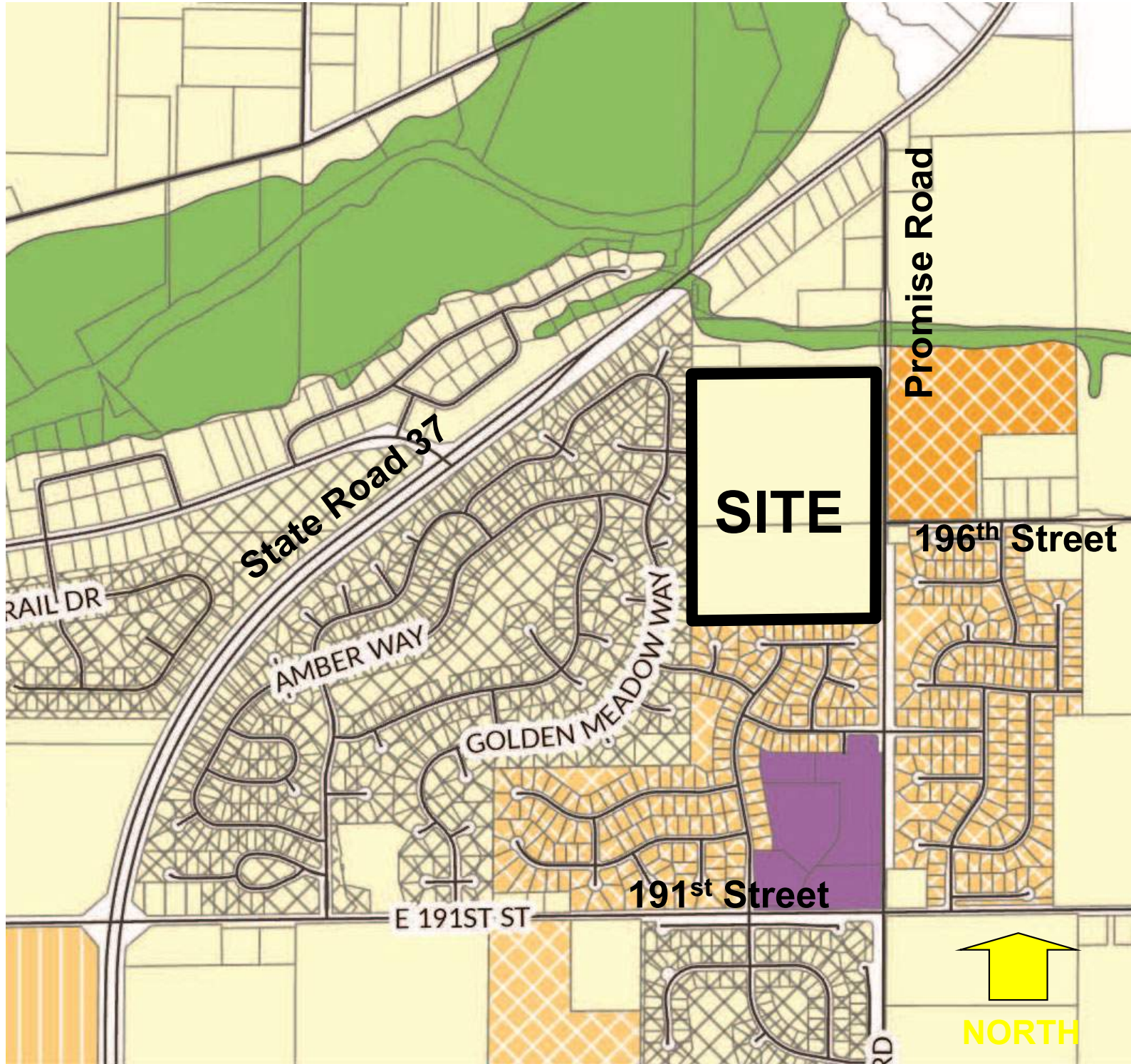


**SITE LOCATION MAP**

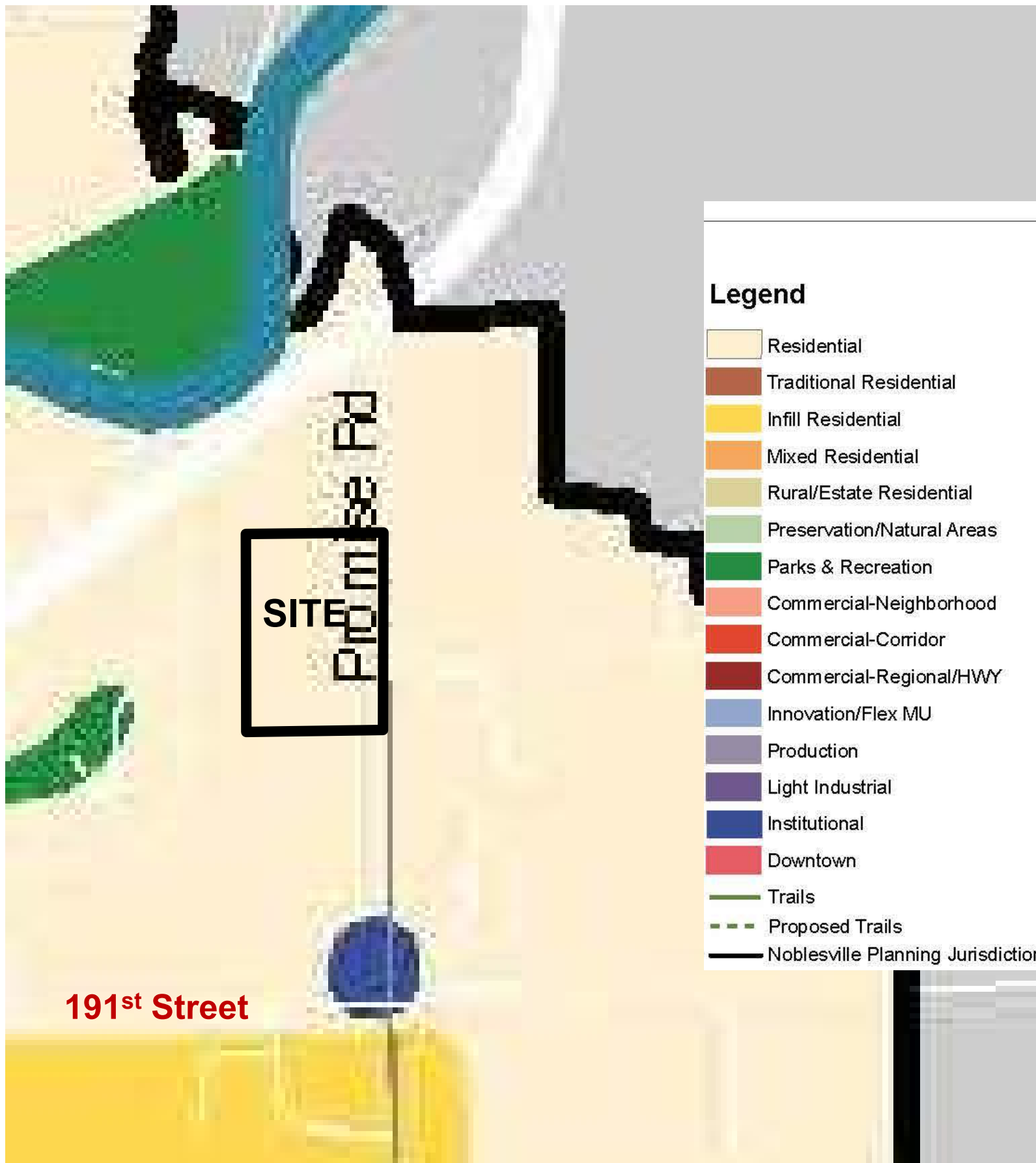
**Noblesville Zoning Districts**

-  SR - Low Density Single Family Suburban Residential
-  R1 - Low Density Single Family Residential
-  R2 - Low to Moderate Density Single Family Residential
-  R3 - Moderate to High Density Single Family Residential
-  R4 - Moderate to High Density Single Family Residential/Two Family
-  R5 - Multi-Family Residential

-  GB - General Business
-  PB - Planned Business
-  DT - Downtown
-  B-PD - Business/PD
-  I-1 - Light Industrial
-  I-2 - Heavy Industrial



**SITE ZONING**



**Noblesville Comprehensive Plan Map**



# **TAB 3**

# BRANSON RESERVE



# TAB 4

# 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

# **TAB 5**



# Branson

Reserve

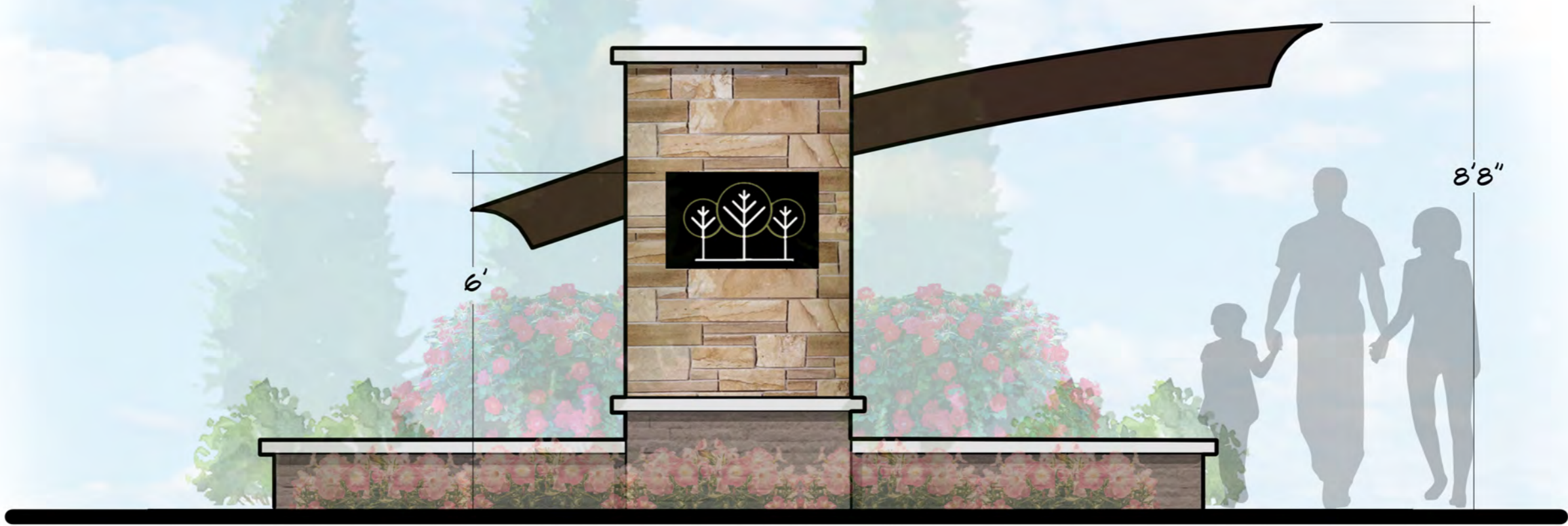


M/I HOMES



  
**Branson**  
Reserve

  
M/I HOMES



BRANSON RESERVE  
ENTRY LAYOUT

PROMISE ROAD

139

138

10' OFFSET

ROW

ROW

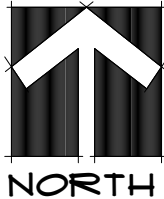
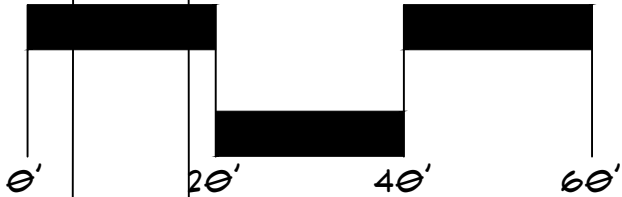
10' OFFSET

19.0'

2

1

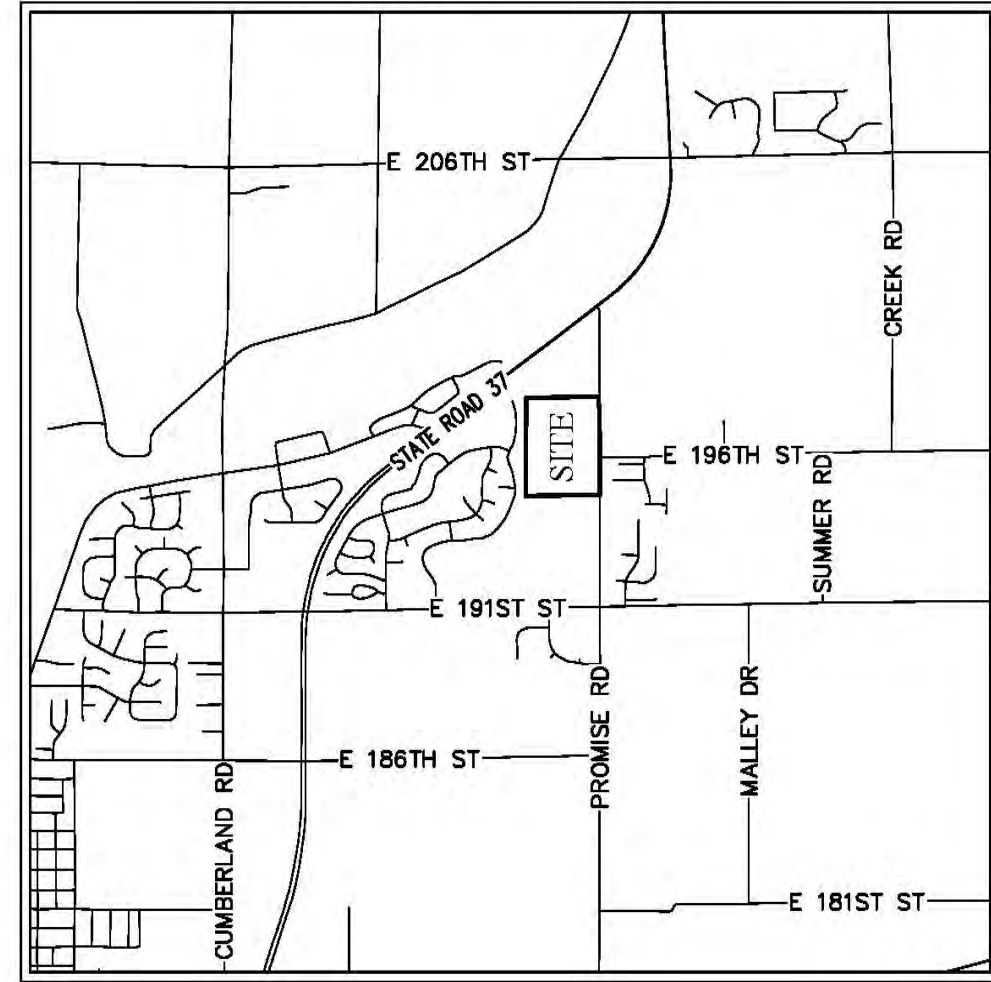
SCALE: 1" = 20'



# TAB 6

Plot Date: May 21, 2024 Plot Time: 11:37am File Name: W:\Ml Homes\2023-371 Ml Homes - Holland Property - Noblesville\Design\CAD\Primary Plat\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 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.

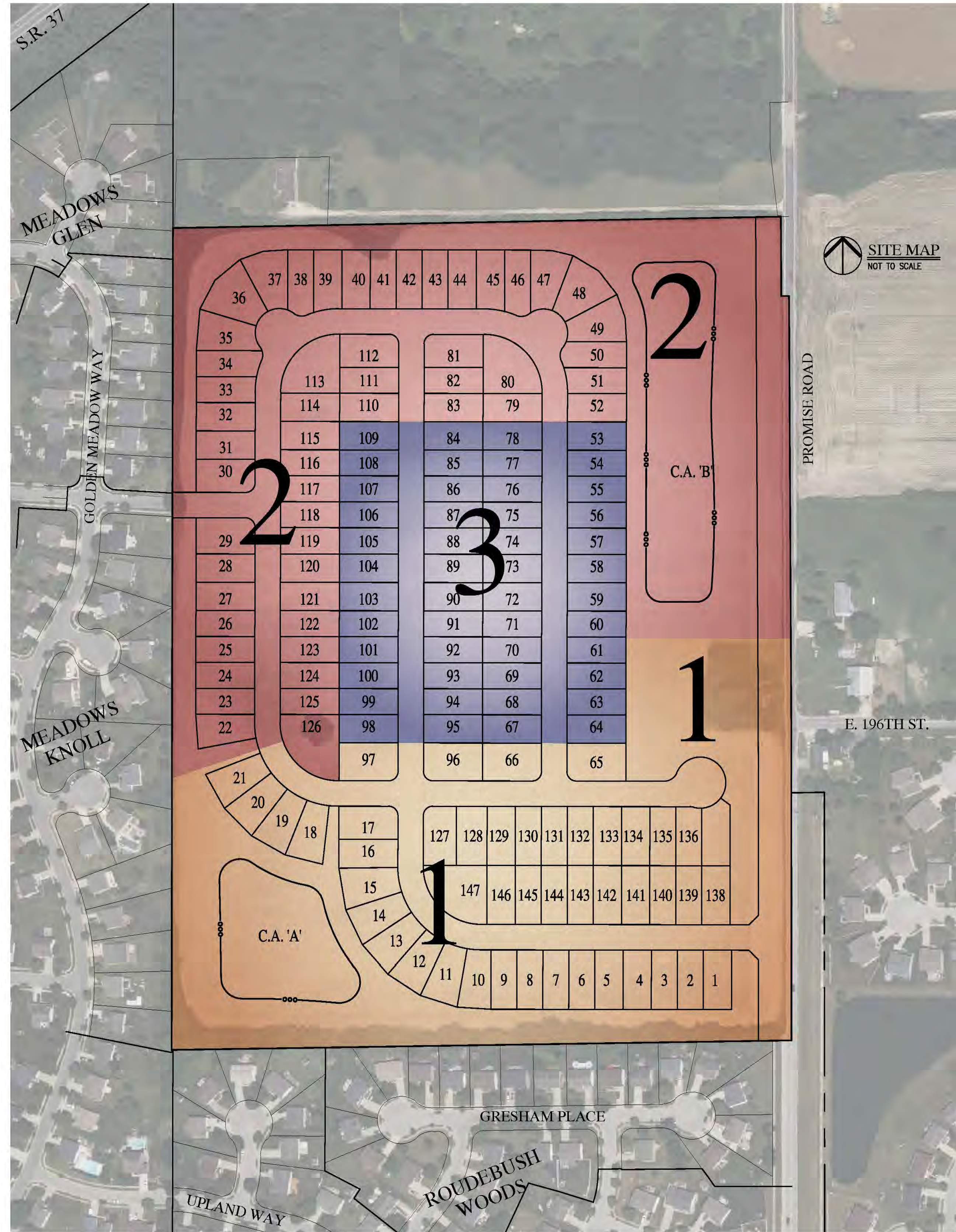
### FLOOD HAZARD STATEMENT:

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

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

**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

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

**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

**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

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

### 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 81' TO 54'	RJC



BRANSON RESERVE - PROMISE ROAD  
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET  
TITLE / COVER SHEET



Robert J. Coyle

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

1.0

TITLE / COVER SHEET



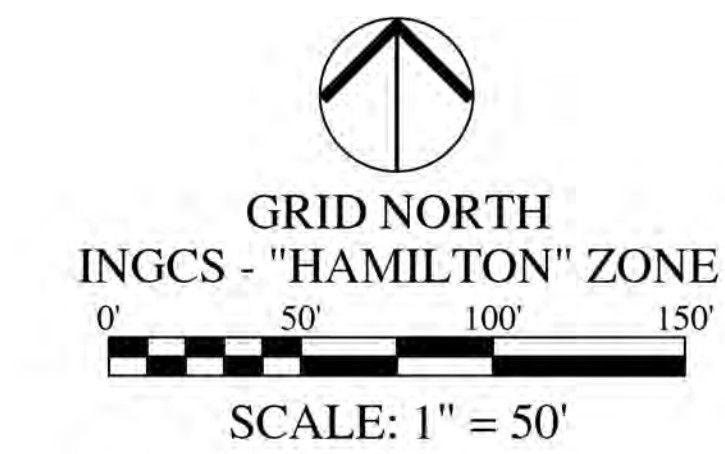
Plot Date: May 21, 2024 Plot Time: 11:38am File Name: W:\M\Homes\2023-371 MI Homes - Holland Property - Noblesville\Design\CAD\Primary Plan\23371.PP DEVELOPMENT PLAN.dwg Layout: 4.0 By: jcoyle

FOR CONTINUATION SEE SHEET 4.5

WITH THE CONSTRUCTION OF THE DEVELOPMENT.

A 1.5" OVERLAY ON FULL ROADWAY WIDTH.

E 196TH ST. (PUBLIC ROADWAY)

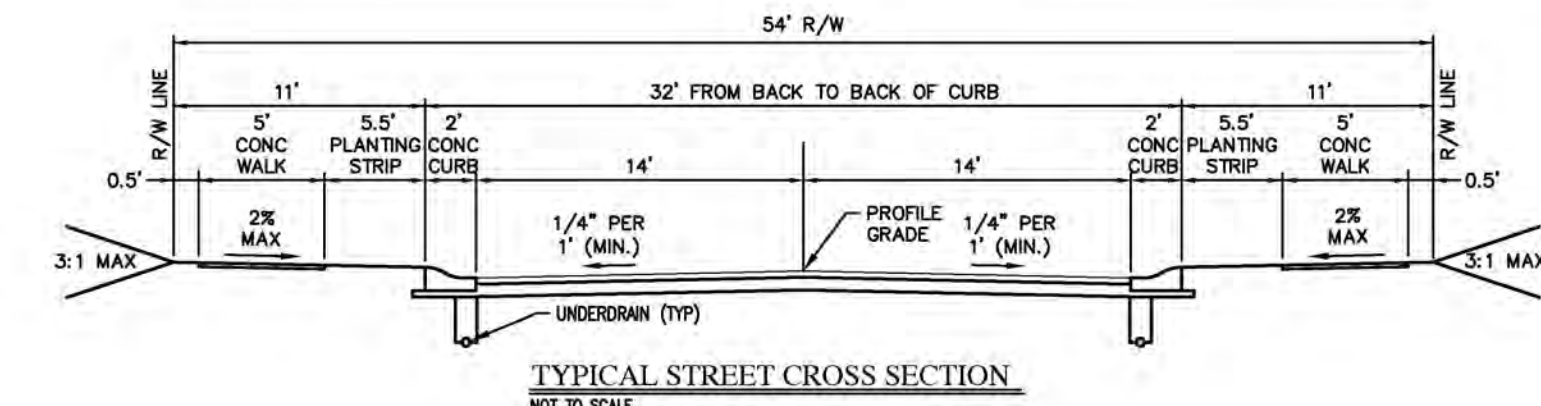


PROPOSED LEGEND:

- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- CONTOUR, MAJOR
- CONTOUR, MINOR
- SWALE / FLOWLINE
- SANITARY SEWER LINE & MANHOLE
- STORM SEWER LINE & MANHOLE
- STORM INTERSECTION & INLETS
- SUBSURFACE DRAIN
- WATER LINE
- FIRE HYDRANT
- LIGHT POLE
- CHANGE IN STREET NAME
- RIGHT-OF-WAY
- COMMON AREA
- SQUARE FEET
- ACRES, MORE OR LESS
- D.&A.U.E.
- S.S.E.
- B.S.L.
- L.S.B.Y.
- CL
- N.P.
- BC
- VAR.
- R.
- 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" OR FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

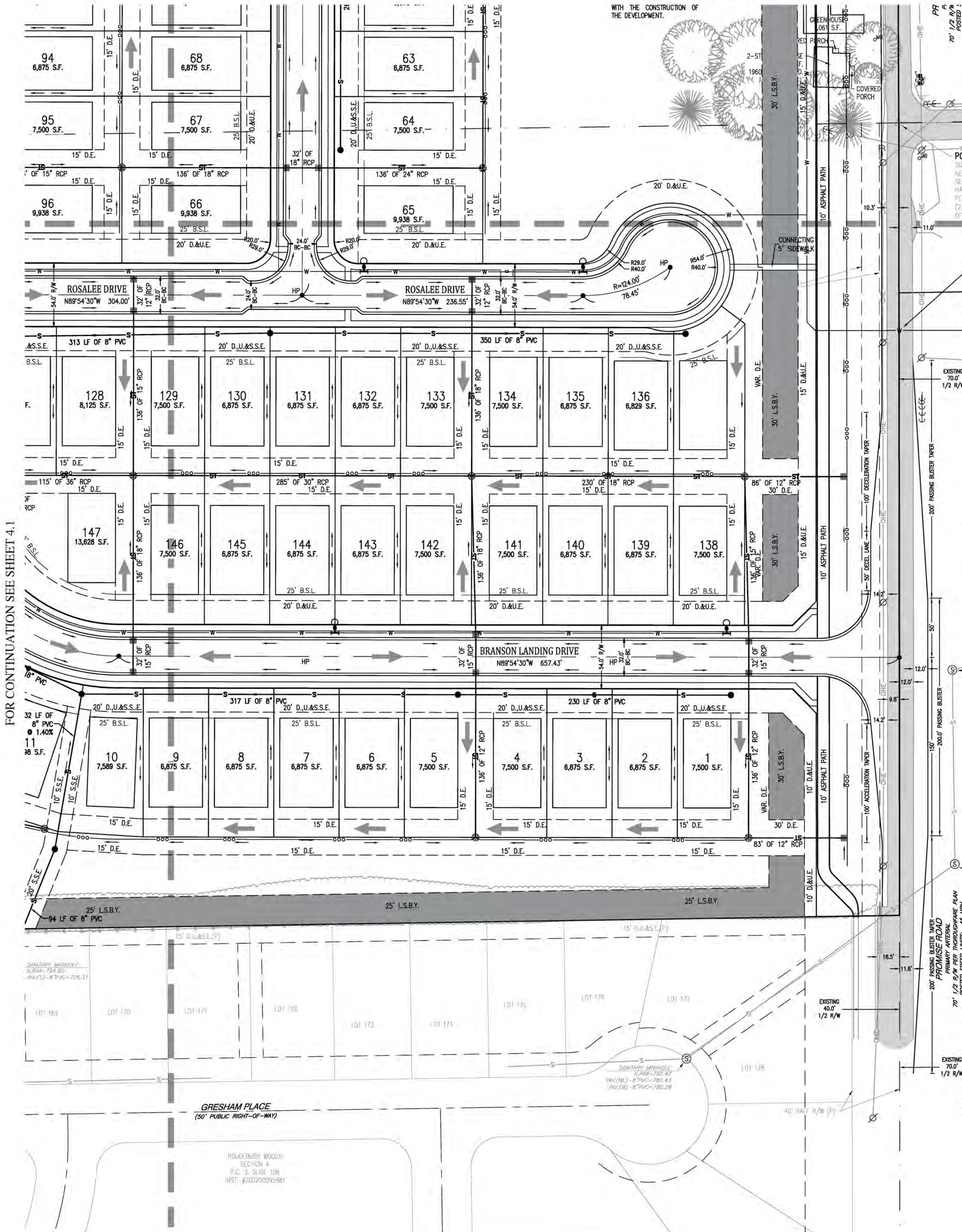


S.R. 37

PROMISE RD.

E. 196th ST.

PROMISE RD.



FOR CONTINUATION SEE SHEET 4.1

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

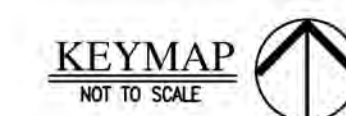


**BRANSON RESERVE - PROMISE ROAD**  
**CITY OF NOBLESVILLE, INDIANA**  
**PRELIMINARY DEVELOPMENT PLAN SET**  
**DEVELOPMENT PLAN**

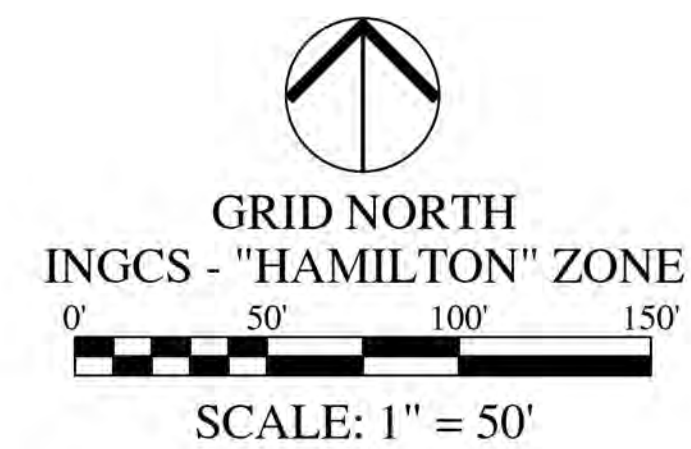
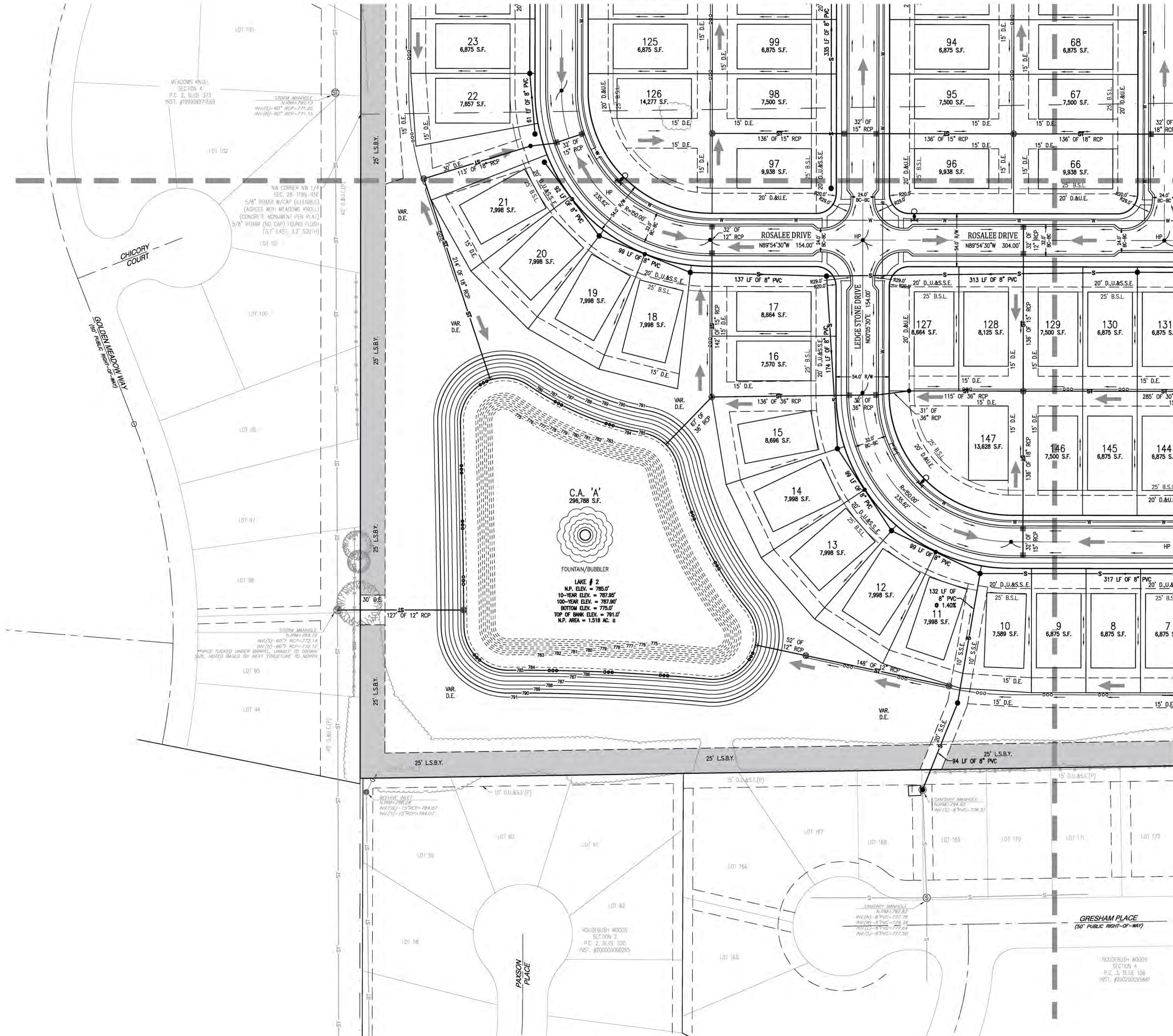


Robert Cole  
 DRAWN BY RJC  
 CHECKED BY RJC  
 DATE MARCH 20, 2024  
 SCALE AS SHOWN  
 SHEET

**4.0**  
 DEVELOPMENT PLAN



FOR CONTINUATION SEE SHEET 4.2



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

- PROPOSED LEGEND:**
- EASEMENT LINE
  - SETBACK LINE
  - CENTERLINE
  - CONTOUR, MAJOR
  - CONTOUR, MINOR
  - SWALE / FLOWLINE
  - SANITARY SEWER LINE & MANHOLE
  - STORM SEWER LINE & MANHOLE
  - STORM ENDOSECTION & INLETS
  - SUBSURFACE DRAIN
  - WATER LINE
  - FIRE HYDRANT
  - LIGHT POLE
  - RIGHT-OF-WAY
  - COMMON AREA
  - SQUARE FEET
  - ACRES, MORE OR LESS
  - D.U.&S.E.
  - S.S.E.
  - B.S.L.
  - LANDSCAPE BUFFER YARD (SHADDED)
  - 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 4.0

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*

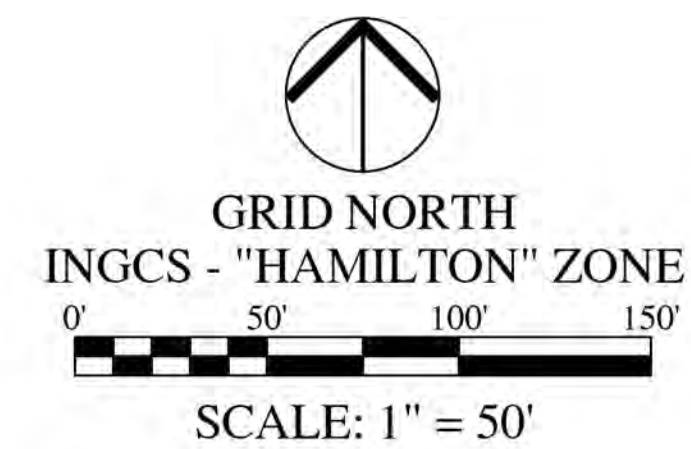
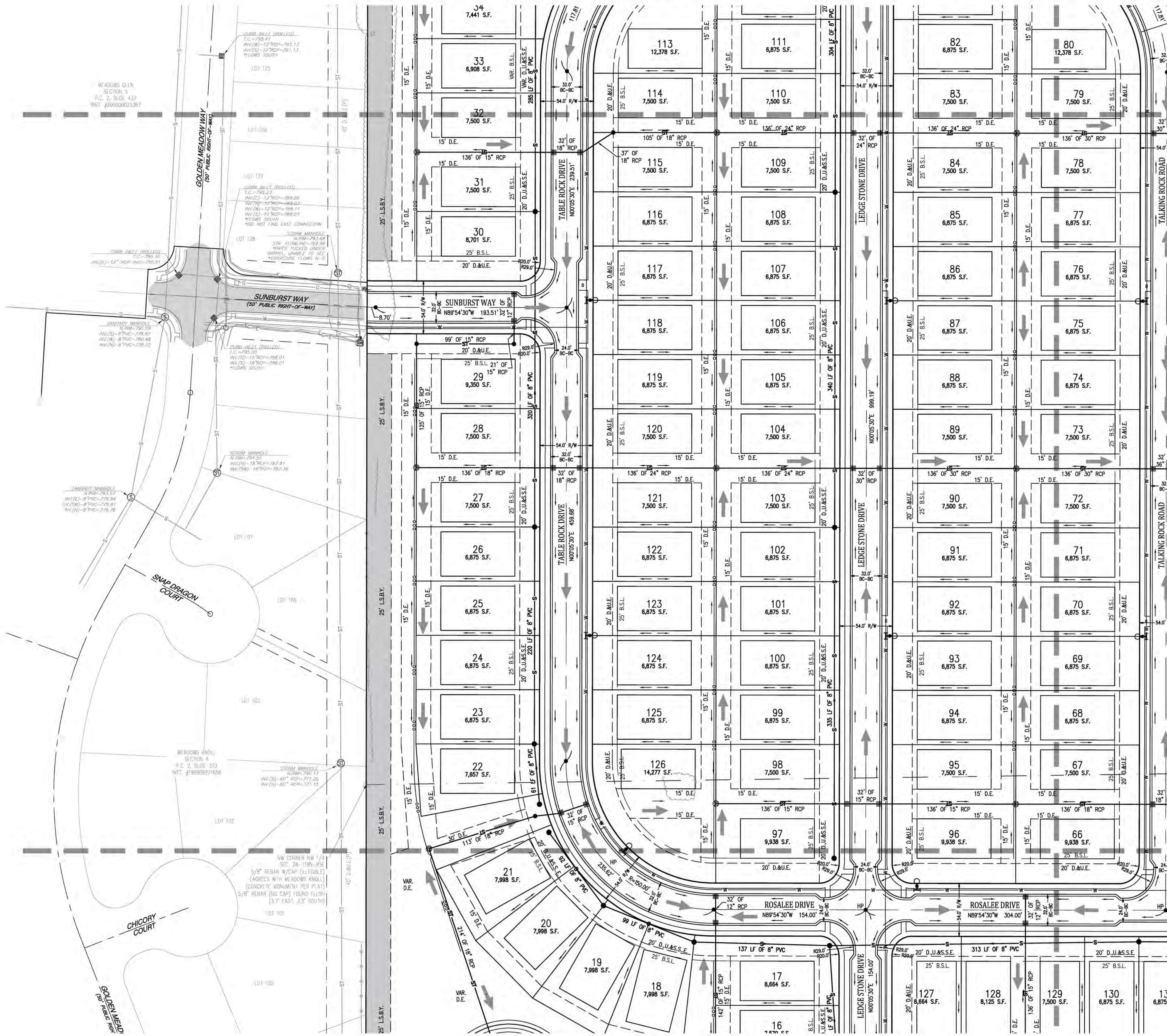
<b>DRAWN BY</b> RJC	<b>JOB NUMBER</b> 23371
<b>CHECKED BY</b> RJC	
<b>DATE</b> MARCH 20, 2024	
<b>SCALE</b> AS SHOWN	

**4.1**

PRIMARY PLAT PLAN

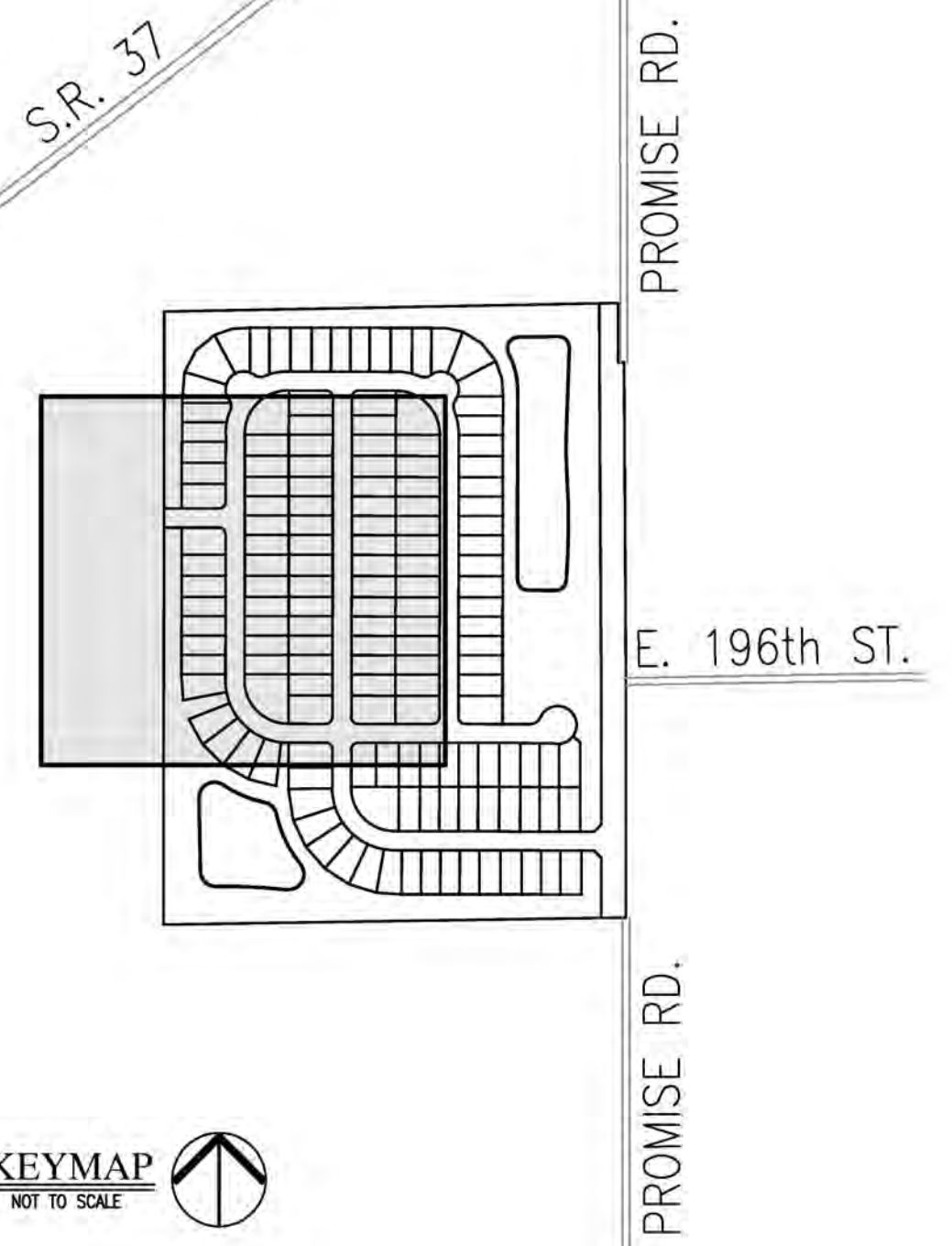
FOR CONTINUATION SEE SHEET 4.3

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**
- 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 #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



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**

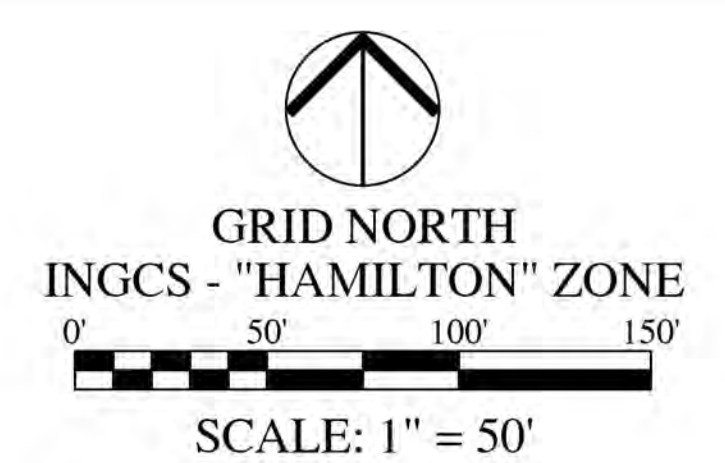
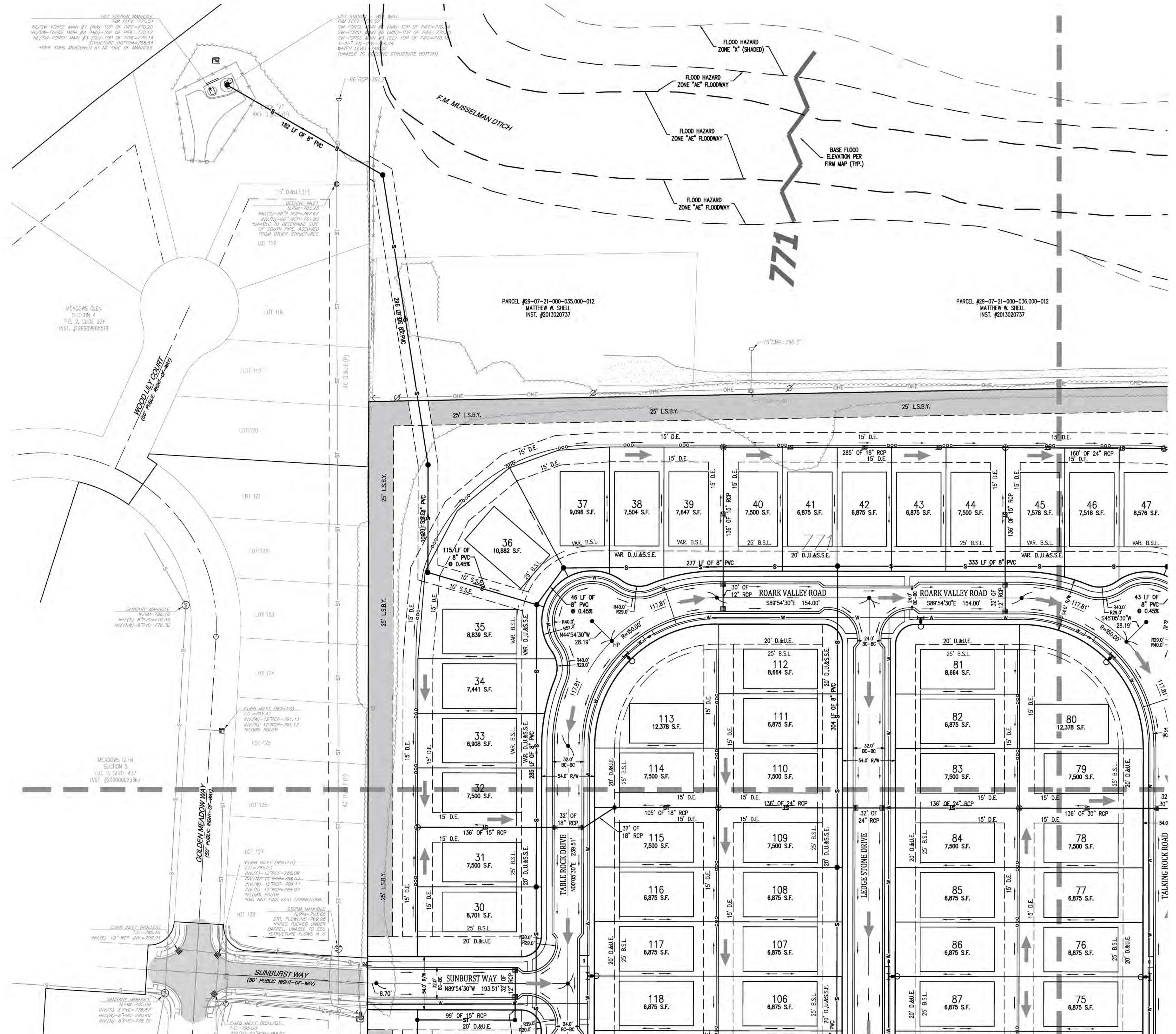


*Robert Jason Cole*

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



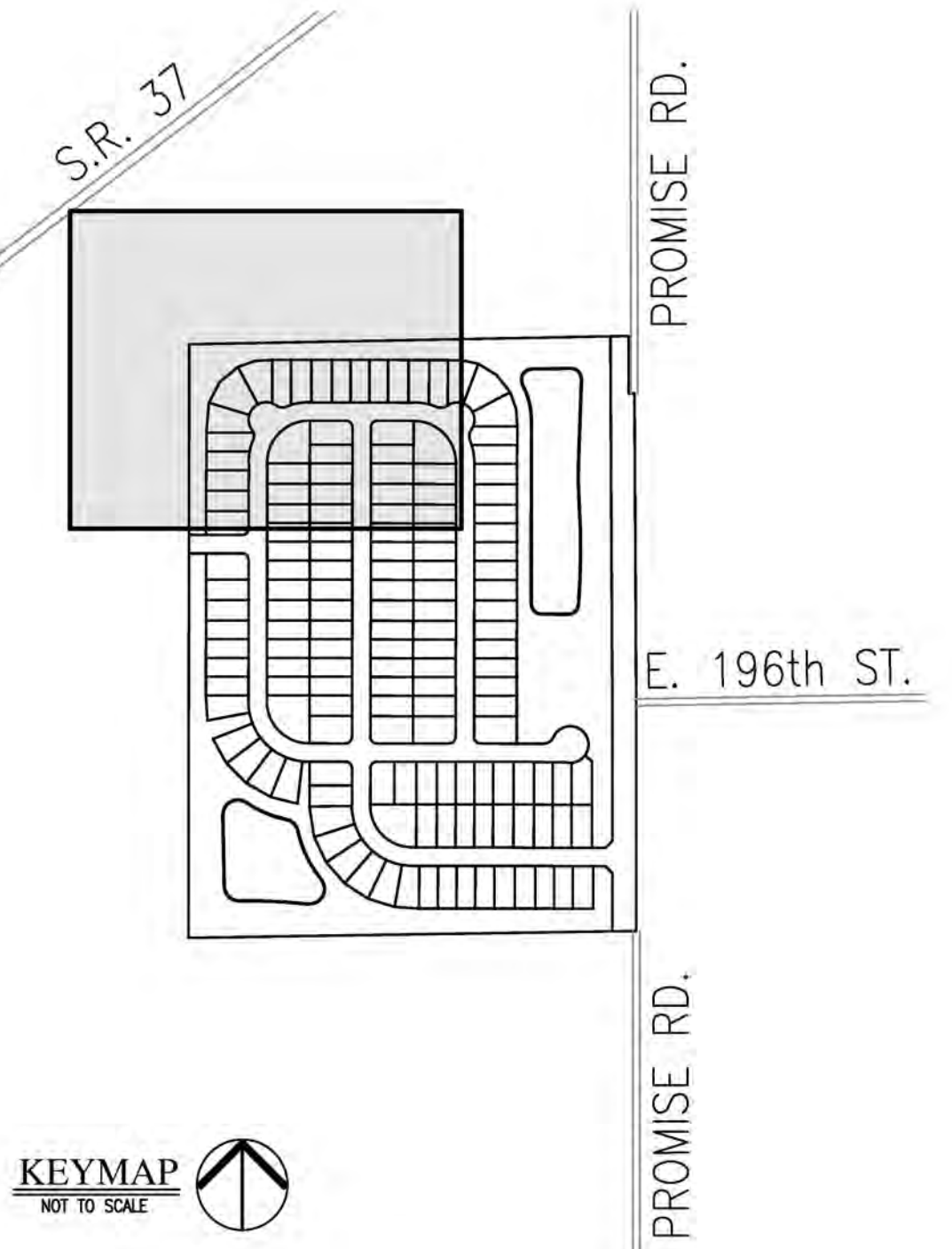
**PROPOSED LEGEND:**

	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

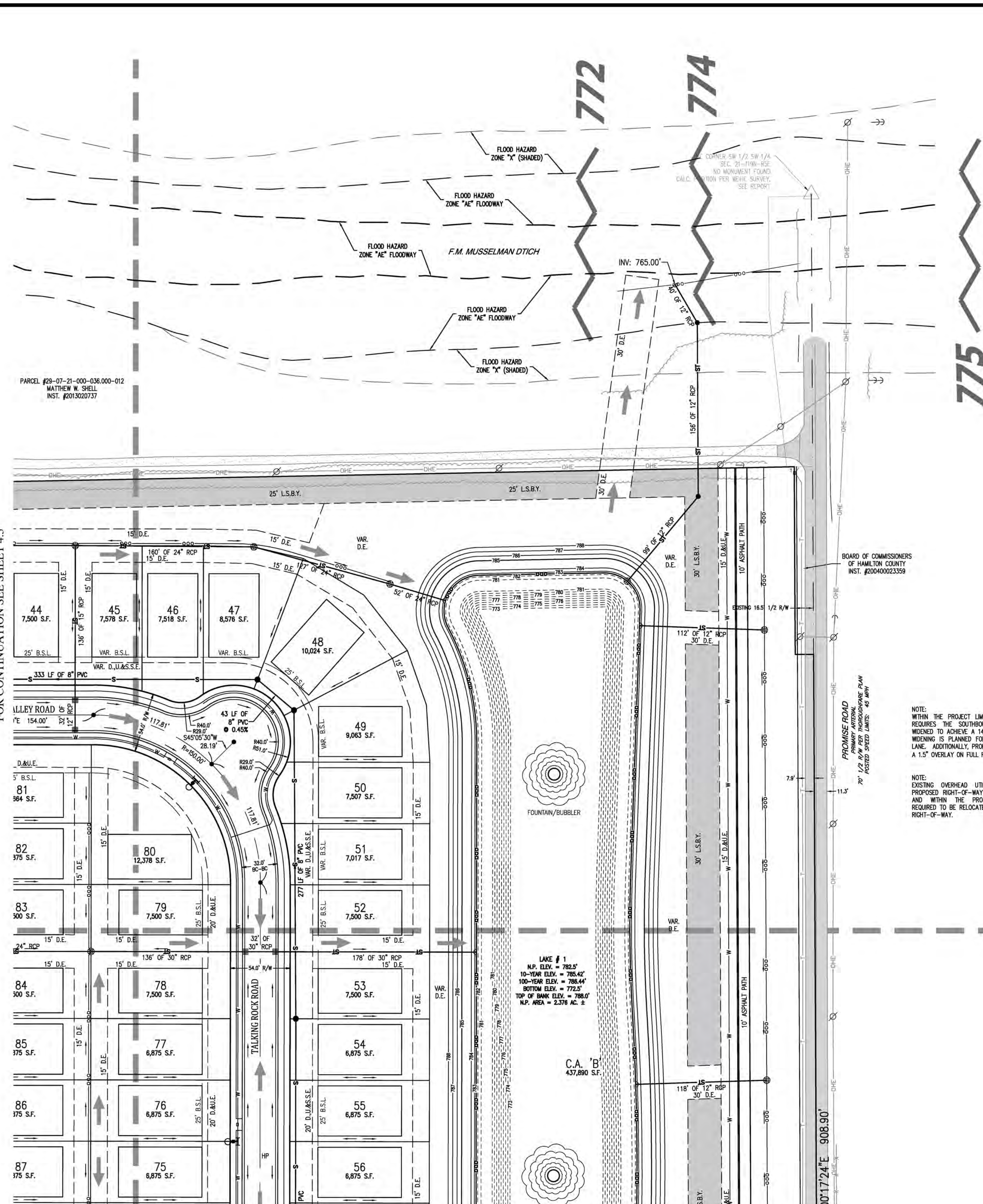
**SHEET**

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

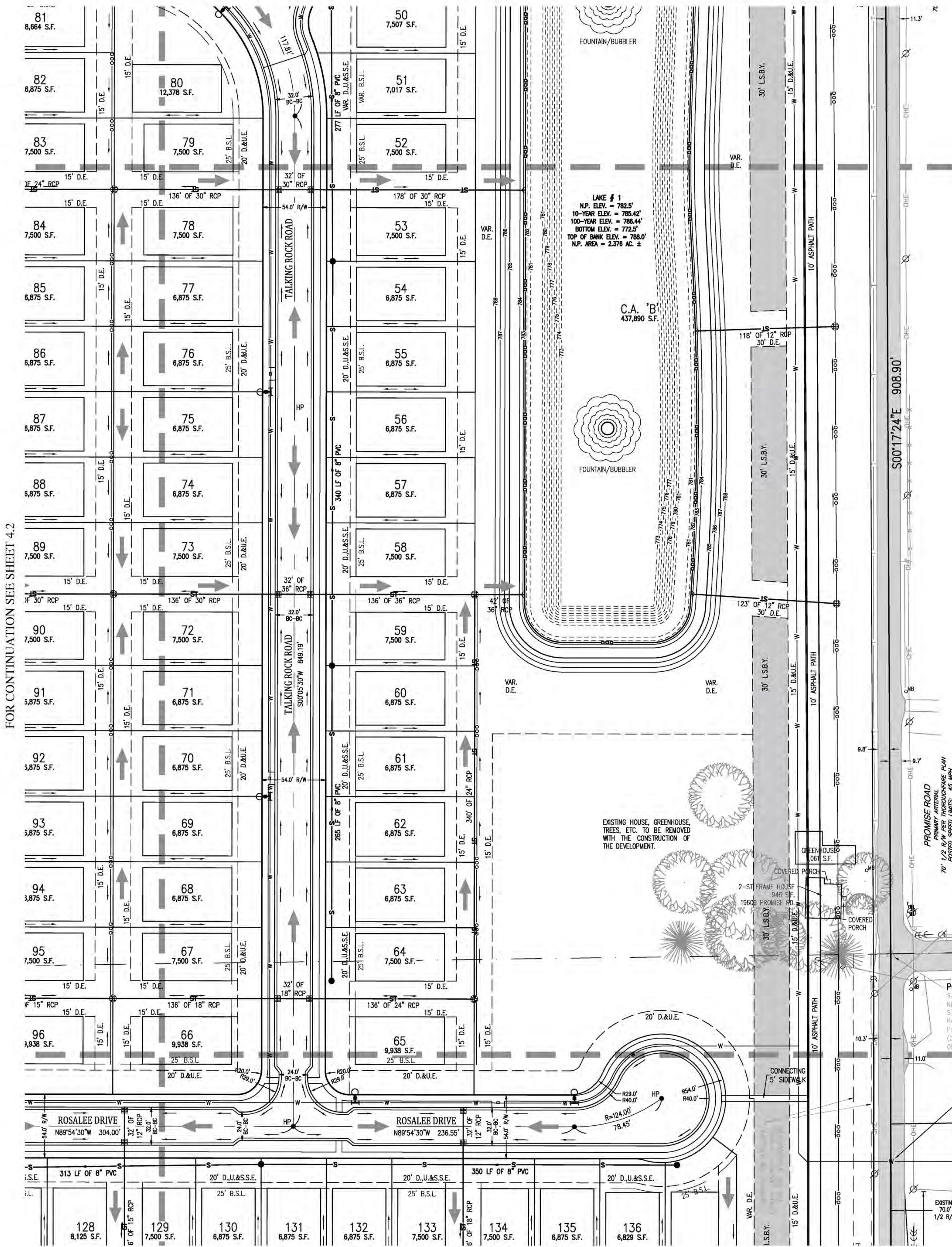
JOB NUMBER  
23371

4.4  
PRIMARY PLAT PLAN

© 2024

Plot Date: May 21, 2024 Plot Time: 11:38am File Name: W:\M\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

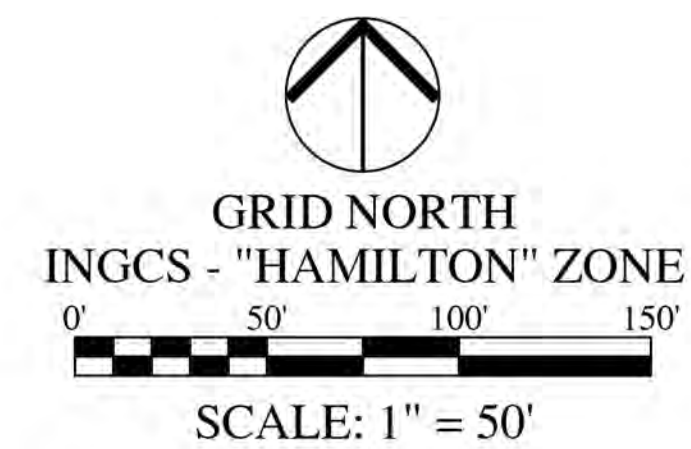
EXISTING OVERHEAD UTILITIES WITHIN THE PROPOSED RIGHT-OF-WAY OF PROMISE ROAD AND WITHIN THE PROJECT LIMITS, ARE REQUIRED TO BE RELOCATED TO THE BACK OF RIGHT-OF-WAY.

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.

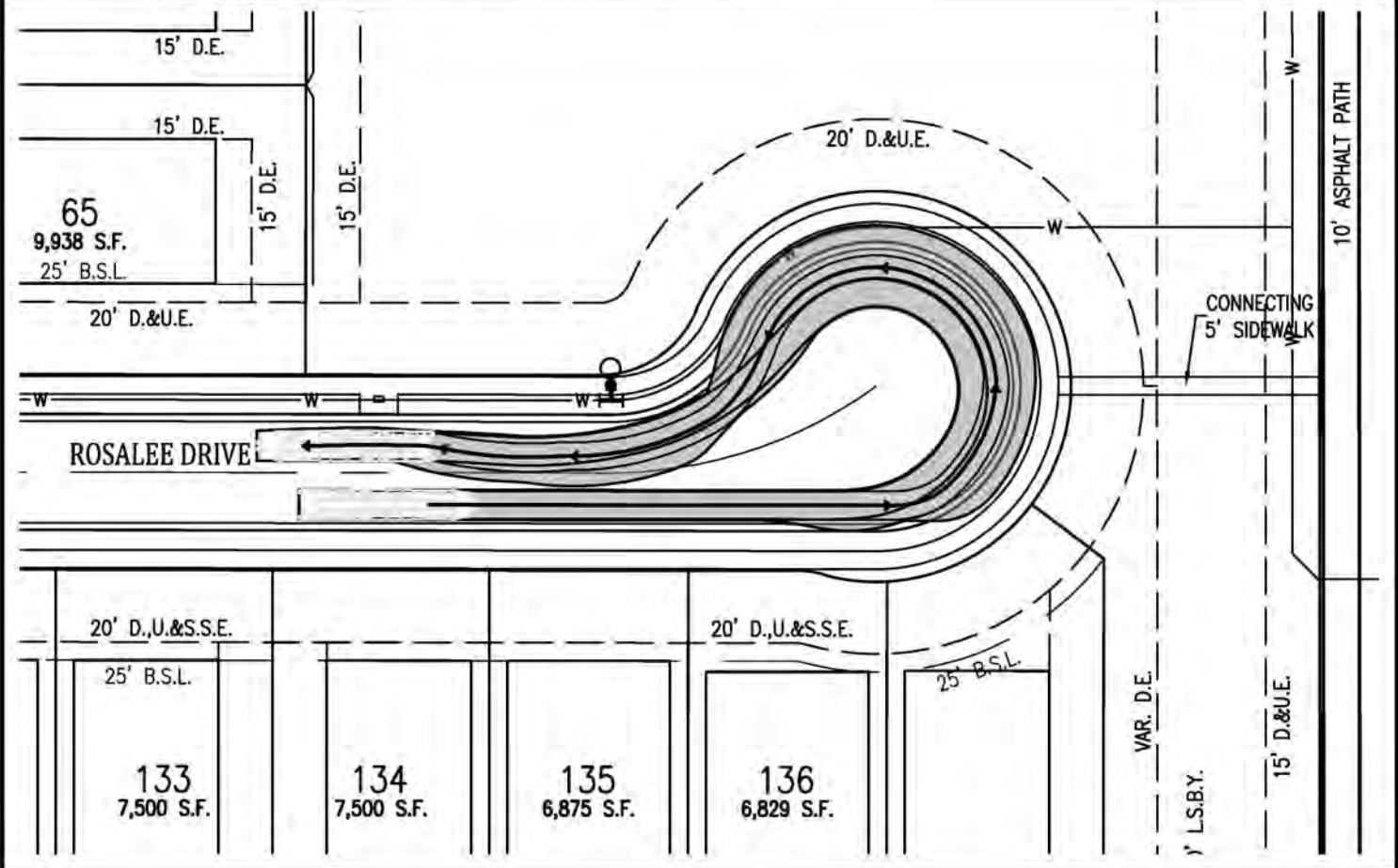
NOTE: WITHIN THE PROJECT LIMITS, PROMISE ROAD REQUIRES THE SOUTHBOUND LANE TO BE WIDENED TO ACHIEVE A 14.5-FOOT LANE. NO WIDENING IS PLANNED FOR THE NORTHBOUND LANE. ADDITIONALLY, PROMISE ROAD REQUIRES A 1.5" OVERLAY ON FULL ROADWAY WIDTH.

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. 80) - 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.

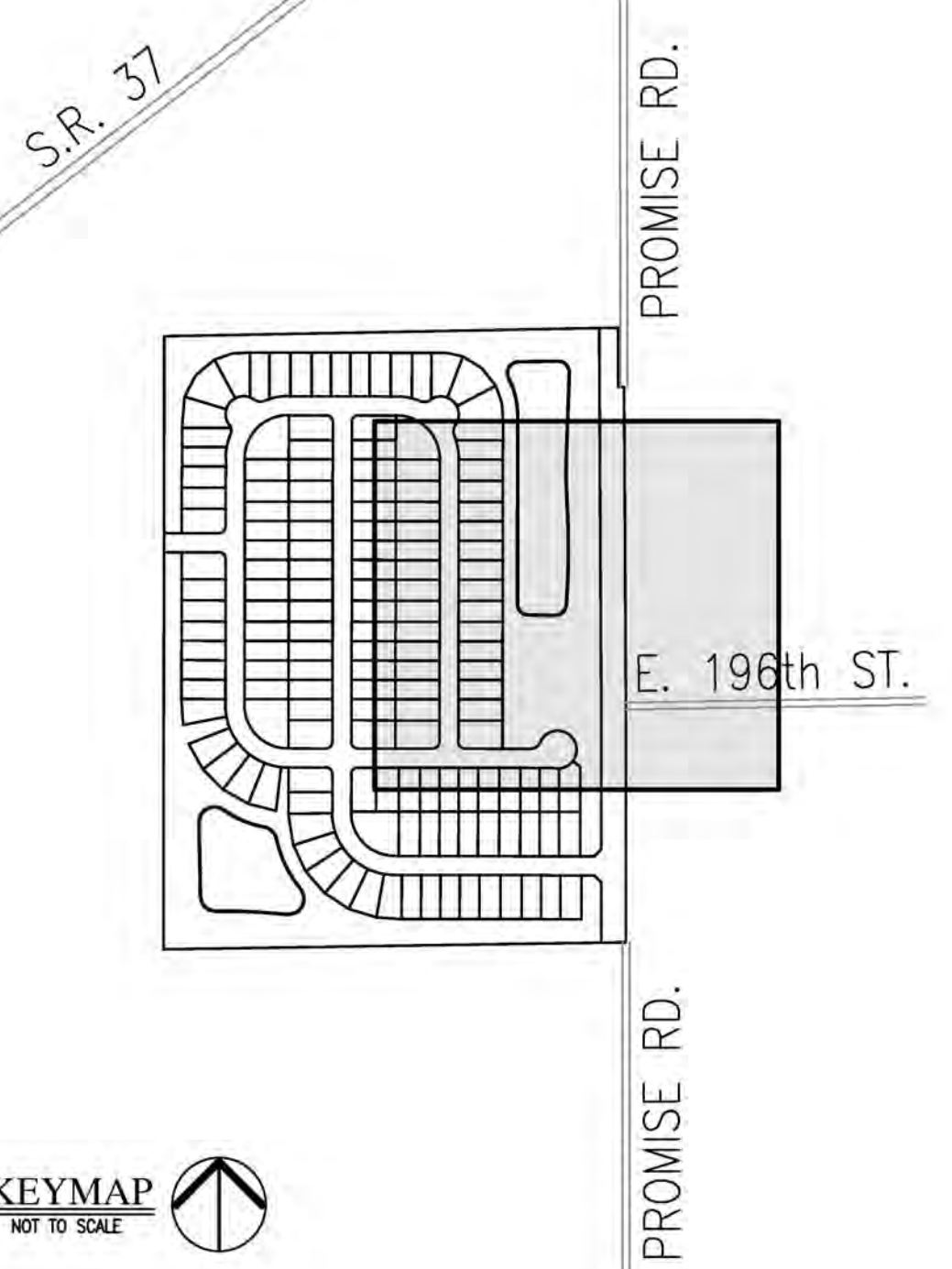
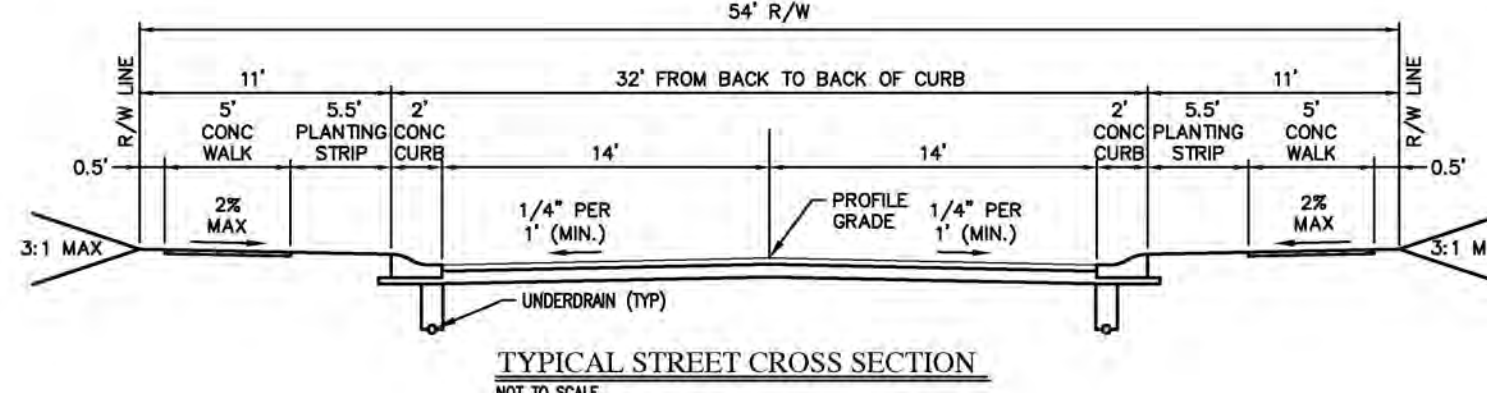


TURNING MOVEMENT EXHIBIT  
NOBLESVILLE FIRE DEPARTMENT - APPARATUS SPECIFICATIONS



- PROPOSED LEGEND:**
- EASEMENT LINE
  - - - SETBACK LINE
  - CENTERLINE
  - CONTOUR, MAJOR
  - CONTOUR, MINOR
  - SWALE / FLOWLINE
  - SANITARY SEWER LINE & MANHOLE
  - STORM SEWER LINE & MANHOLE
  - STORM INTERSECTION & 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**
- 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.



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

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


<b>LED</b> (Light-emitting diode)	50 watts
<b>Mounting height</b>	12' - 17'
<b>Color</b>	Black Green
<b>Pole</b>	Style A Style B Style C Style D Style E Style F

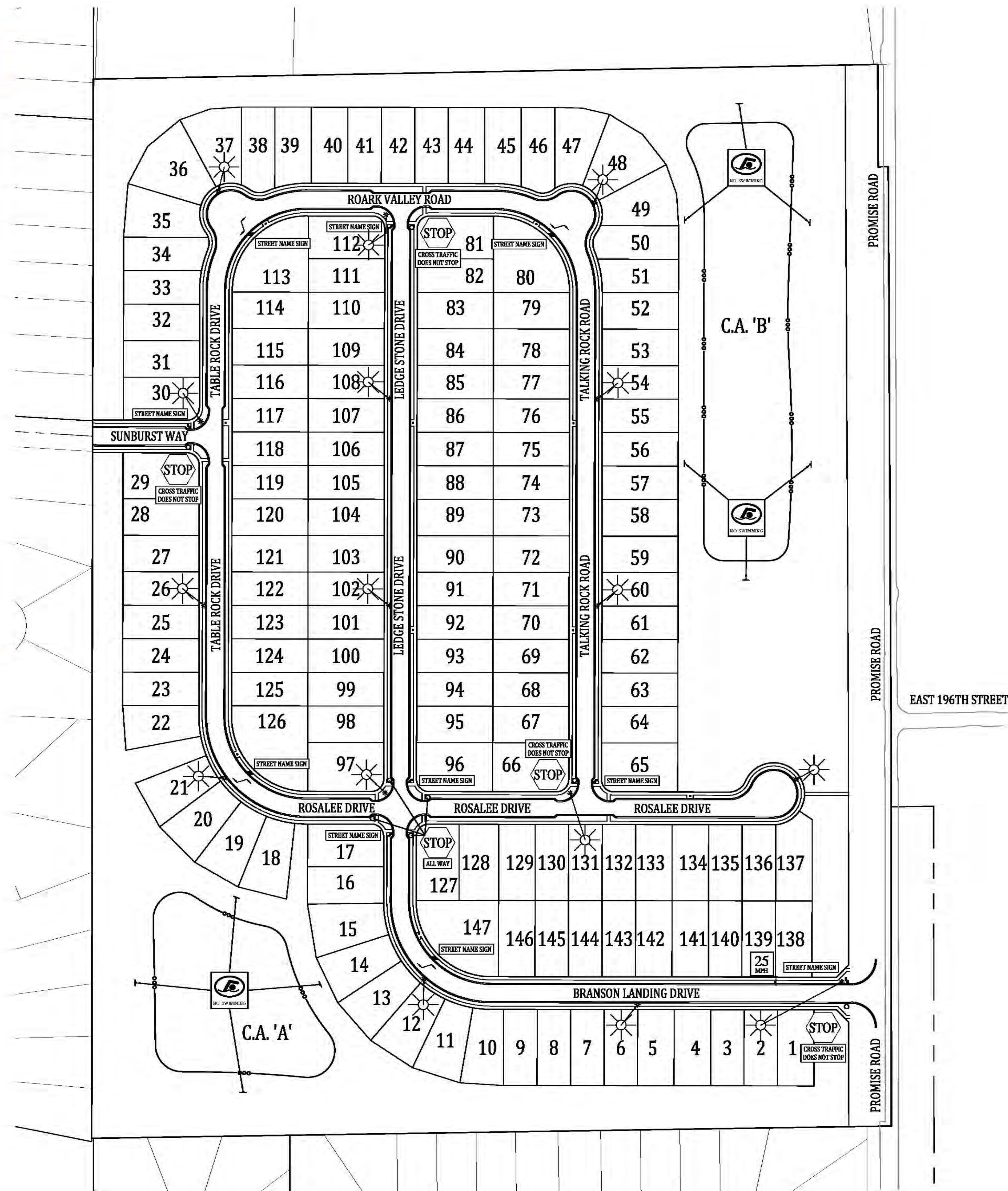
  


<b>POLE AVAILABLE</b>	<b>MOUNTING HEIGHT</b>	<b>FOUNDATION</b>
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base
Style C	12'	Anchor Base
Style D	12'	Anchor Base
Style E	12'	Anchor Base
Style F	12'	Anchor Base

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


© 2023 Duke Energy Corporation 1525.14.11.09








GRID NORTH  
INGCS - "HAMILTON" ZONE


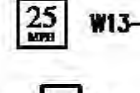
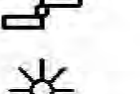




SCALE: 1" = 100'



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

**SIGNAGE LEGEND:**

- STOP SIGN 
- SPEED LIMIT SIGN 
- 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



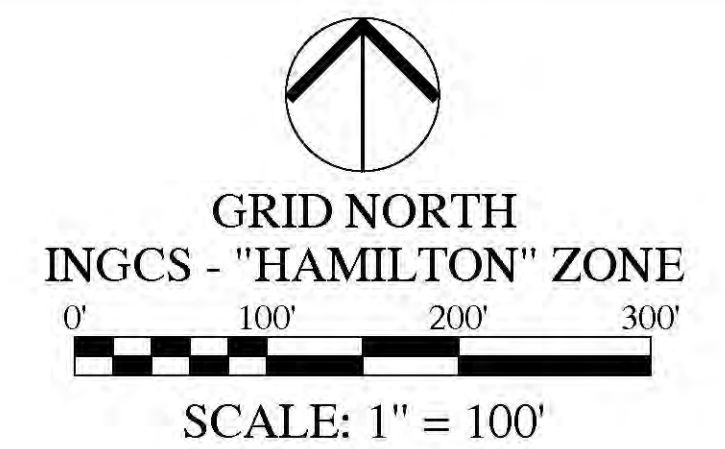
Robert J. Cole

DRAWN BY RJC	JOB NUMBER 23371
CHECKED BY RJC	
DATE MARCH 20, 2024	5.0
SCALE AS SHOWN	
SHEET	

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.  
32.25% =

REVISIONS		
DATE	DESCRIPTION	BY
04/24/24	REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS	RJC



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



*Robert J. Cole*

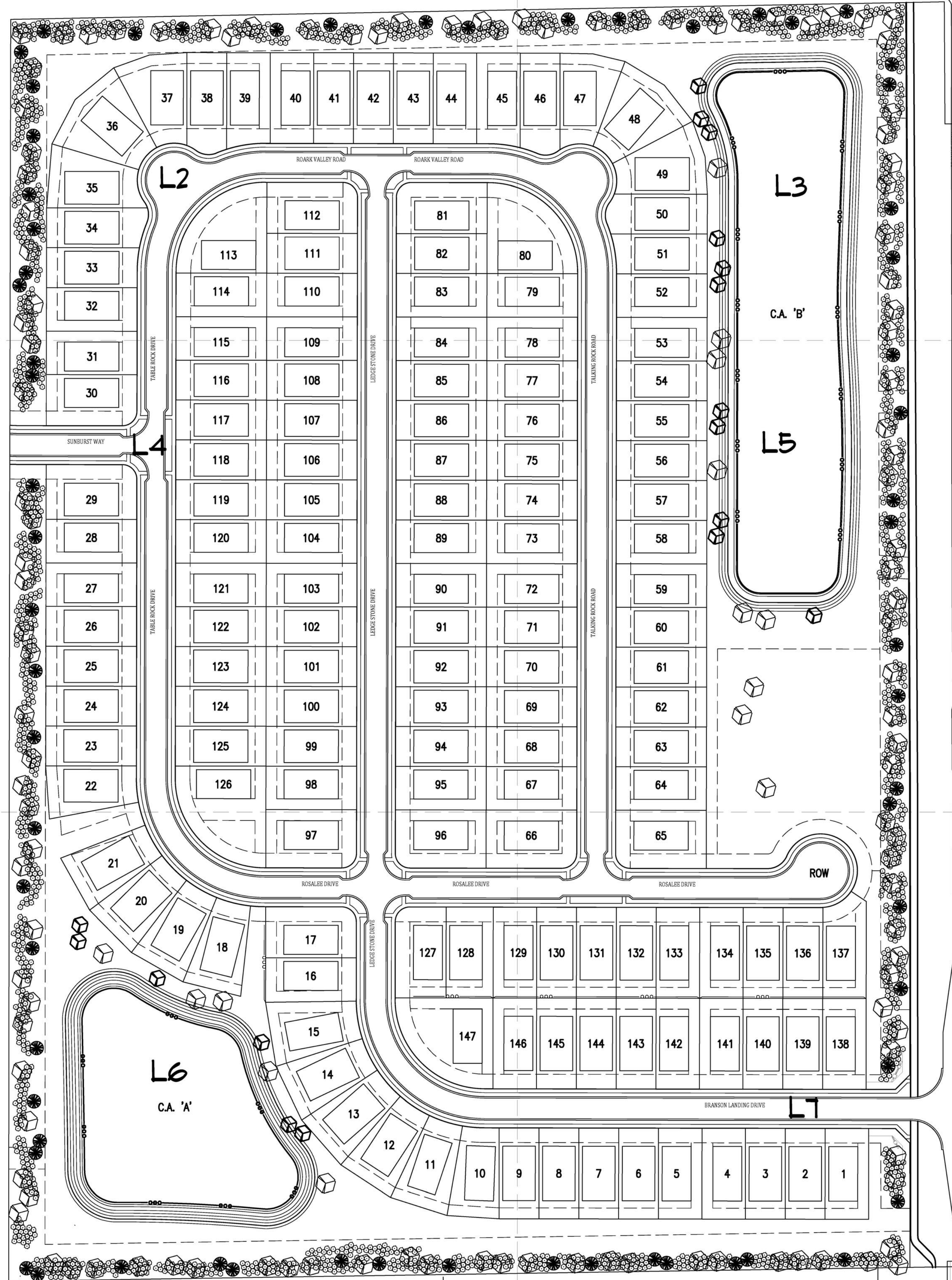
DRAWN BY RJC	JOB NUMBER 23371
CHECKED BY RJC	
DATE MARCH 20, 2024	
SCALE AS SHOWN	
SHEET	

6.0

OPEN SPACE PLAN

© 2024

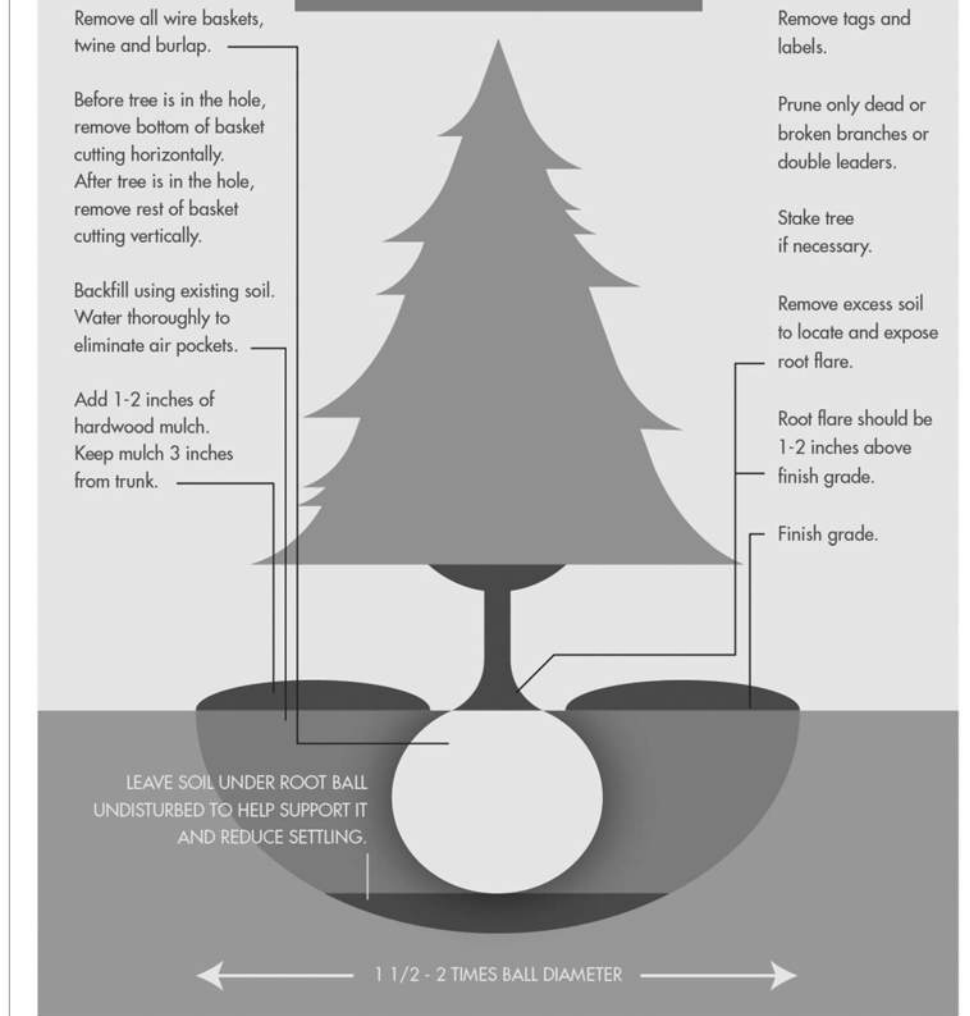




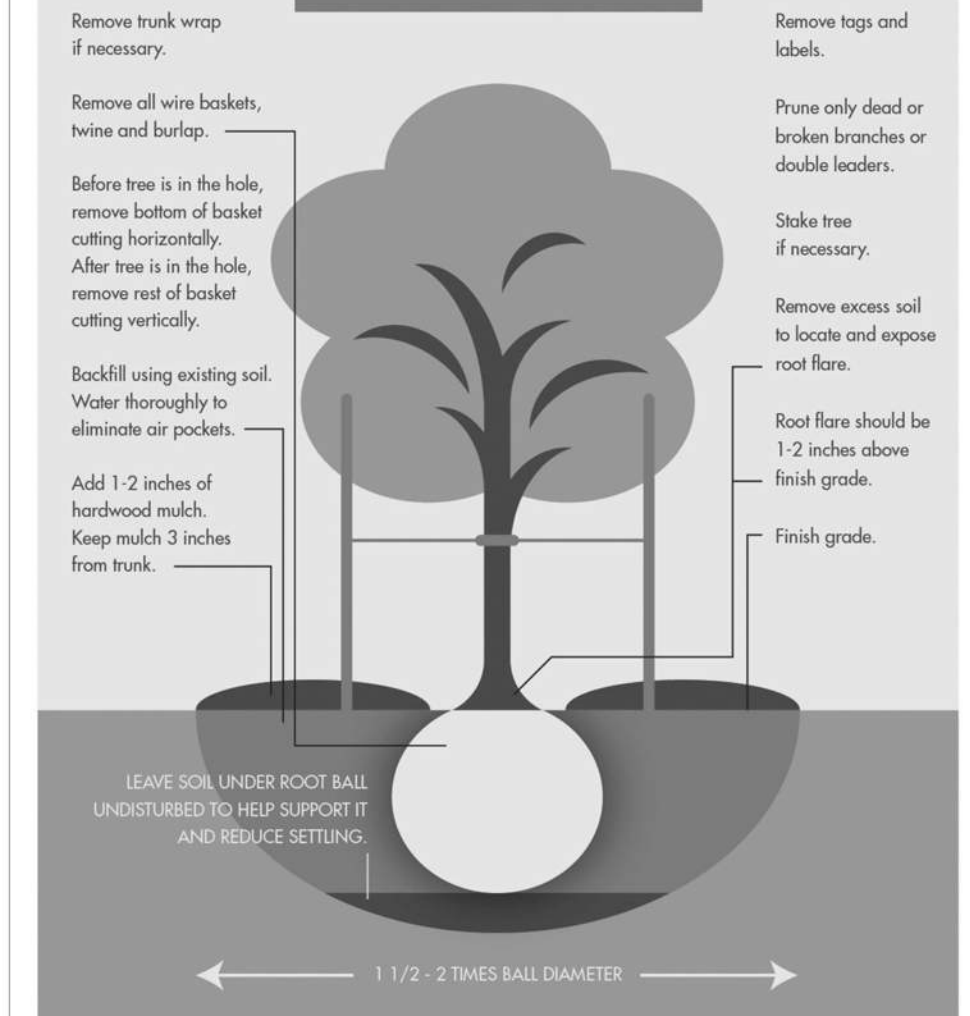
NOT TO SCALE



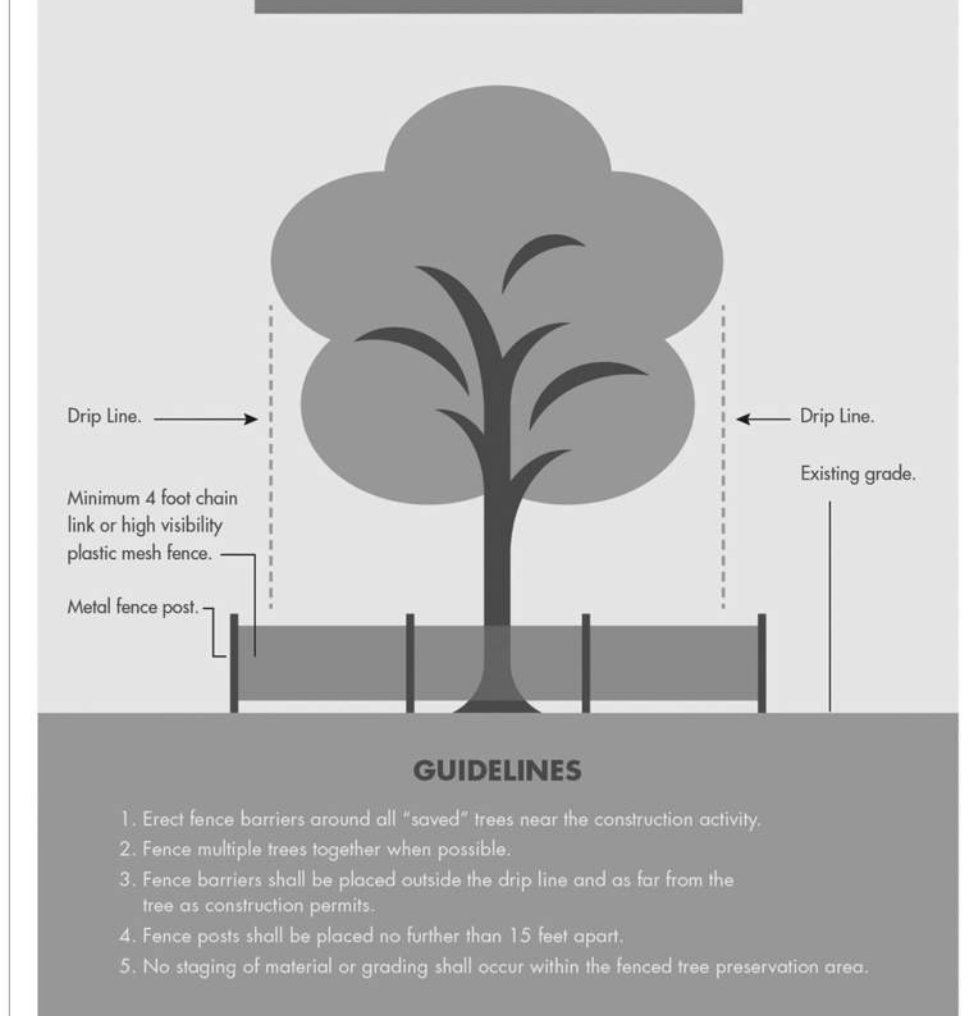
### CONIFEROUS TREE PLANTING DETAIL



### DECIDUOUS TREE PLANTING DETAIL



### TREE PRESERVATION DETAIL

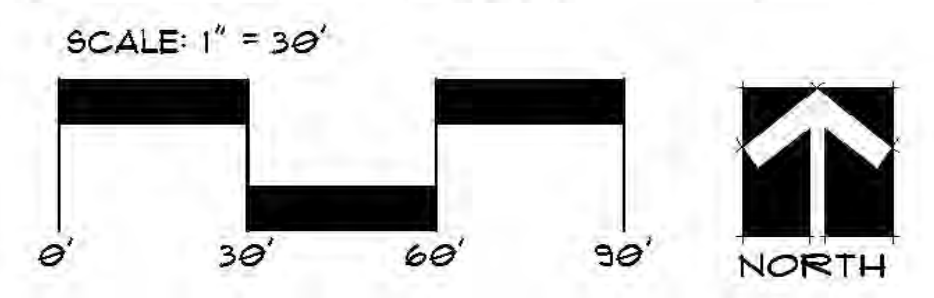


**PLANT SCHEDULE**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
<b>SHADE TREES</b>					
	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
<b>ORNAMENTAL TREES</b>					
	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
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORICA	6'	34
<b>SHRUBS</b>					
	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
<b>EAST BUFFER: 1,144' FRONTAGE LENGTH</b>		
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	576	576
<b>NORTH BUFFER: 1,280' BUFFER LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	425	425
<b>WEST BUFFER: 1,148' FRONTAGE LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	576	576
<b>SOUTH BUFFER: 1,314' FRONTAGE LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	434	434



MATCHLINE L2  
 MATCHLINE L4

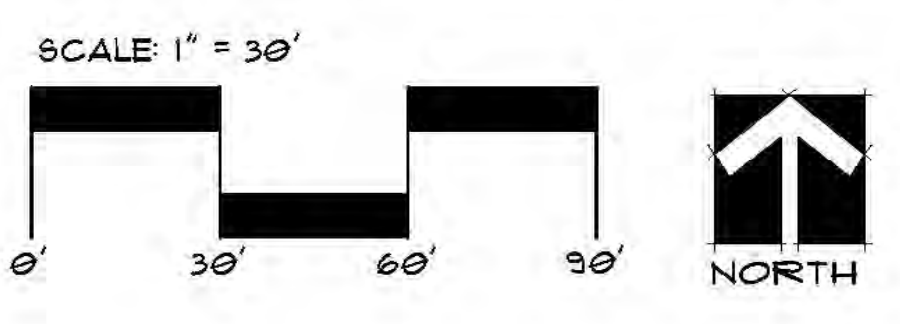
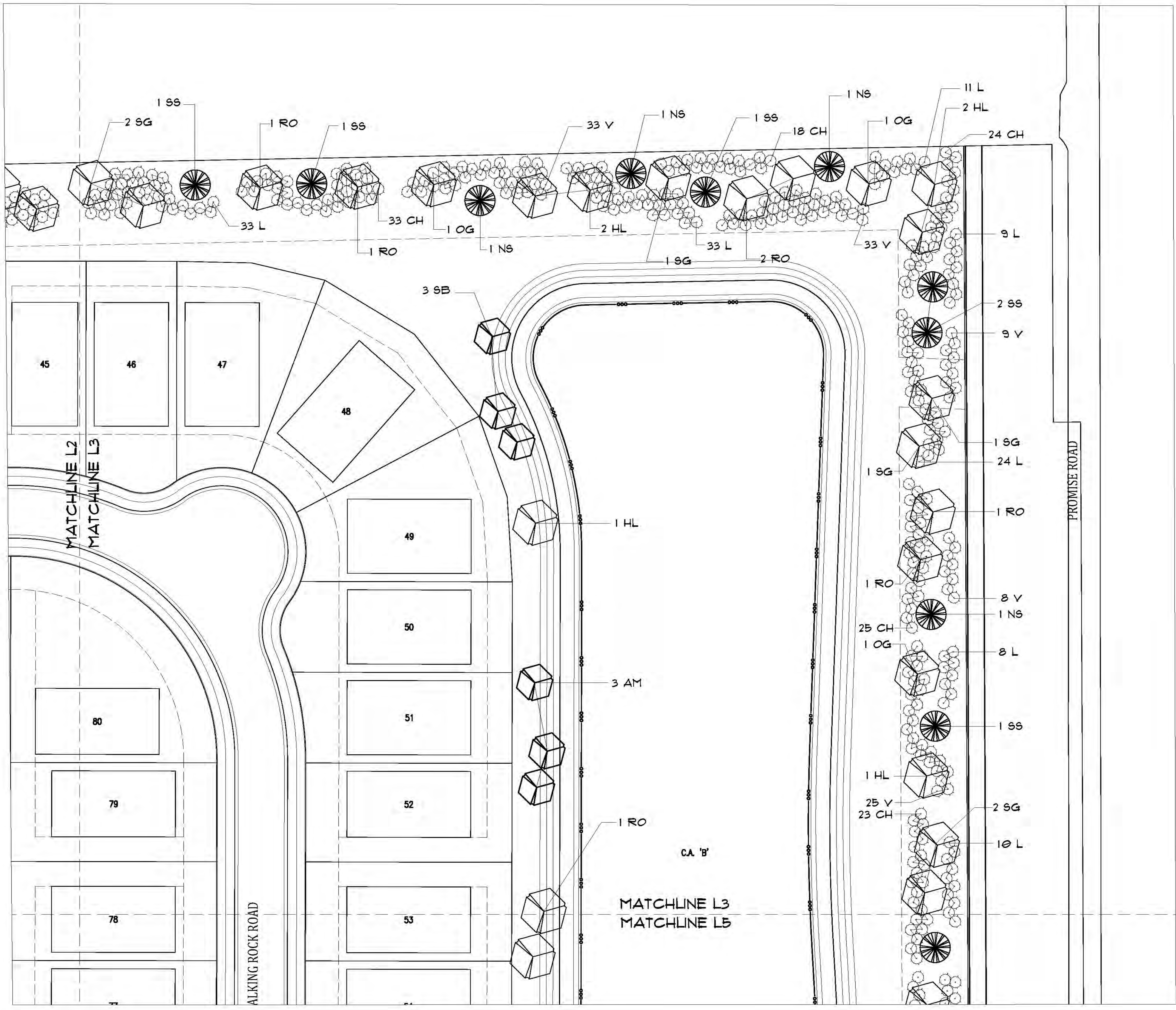
MATCHLINE L2  
 MATCHLINE L3

**PLANT SCHEDULE**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
<b>SHADE TREES</b>					
	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 STRYCIPLUA 'HAPPIDAZE'	2-1/2"	32
<b>ORNAMENTAL TREES</b>					
	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
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	34
<b>SHRUBS</b>					
	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

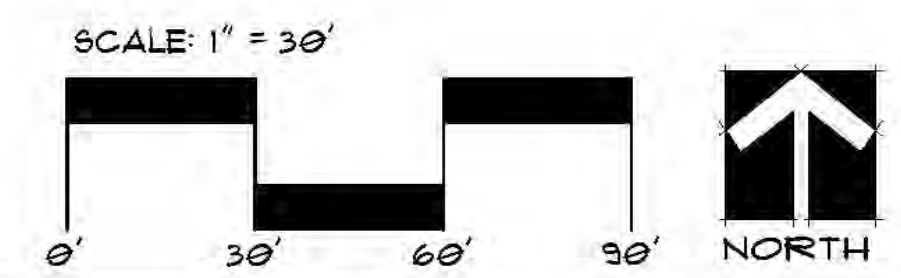
**LANDSCAPE ORDINANCE REQUIREMENTS**

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
<b>SHADE TREES</b>				
	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	LIQUIDAMBAR STRYACIFLUA HAPPIDAZE	2-1/2" 32
<b>ORNAMENTAL TREES</b>				
	AM	FLAME AUTUMN MAPLE	ACER TATARICUM SSP 'FLAME'	1-3/4" 8
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHER X GRANDIFLORA 'AUTUMN BRILL'	1-3/4" 9
<b>EVERGREEN TREES</b>				
	NS	NORWAY SPRUCE	PICEA ABIES	6' 31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6' 34
<b>SHRUBS</b>				
	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBURIFOLIA 'BRILLIANTISSIMA'	18" 626
	L	DWARF KOREAN LLAC	SYRINGA MEYER 'PALBIN'	18" 726
	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

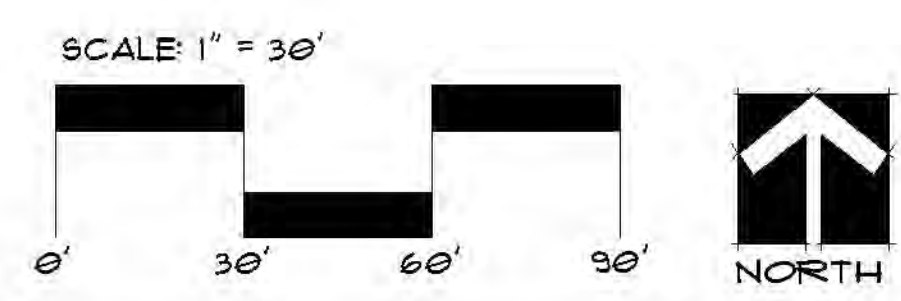
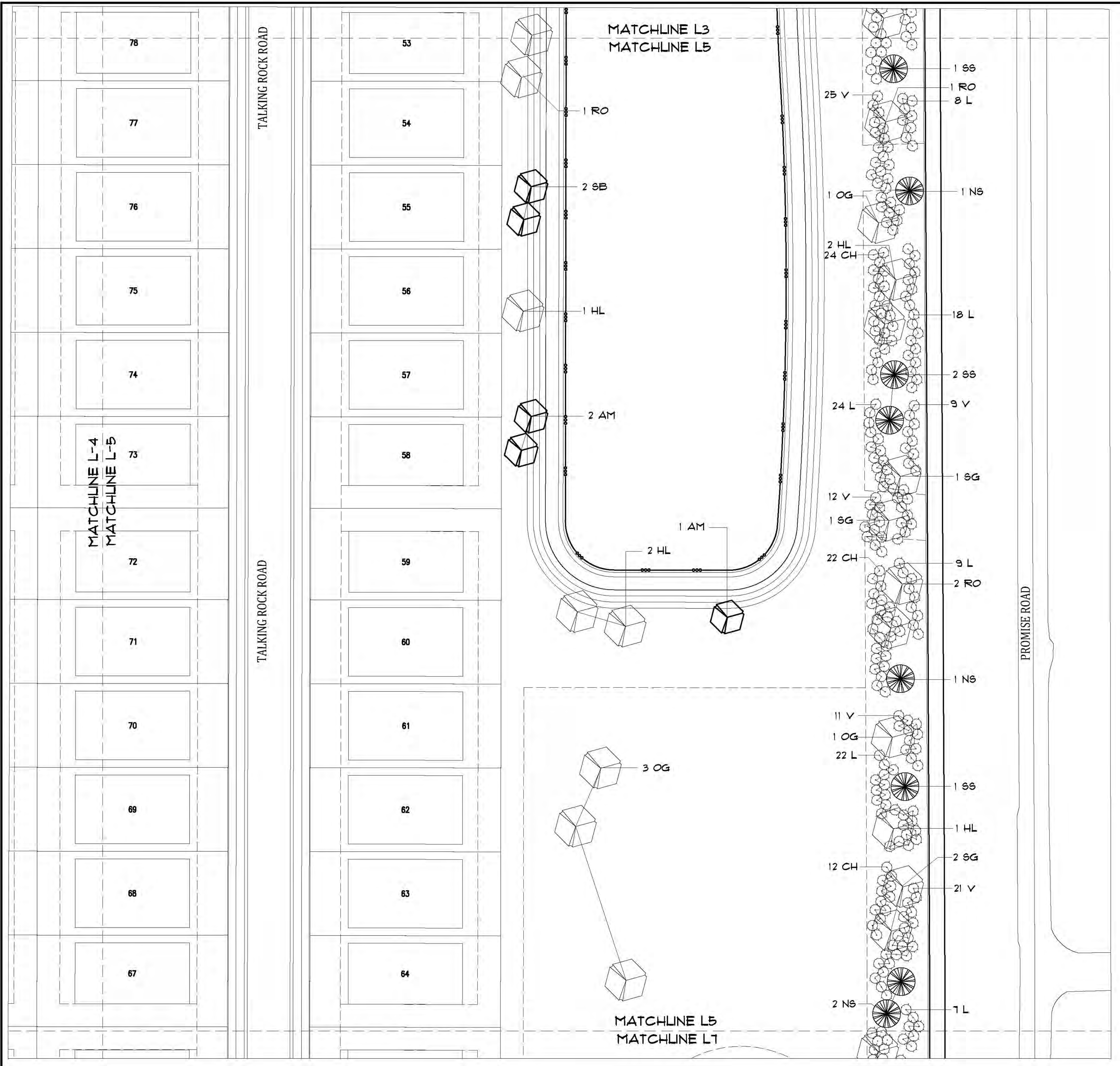


MATCHLINE L4  
 MATCHLINE L5

MATCHLINE L4  
 MATCHLINE L6

PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
<b>SHADE TREES</b>				
	HL	HONEYLOCUST 'SHADEMASTER'	GLIEDTSA 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
<b>ORNAMENTAL TREES</b>				
	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
<b>EVERGREEN TREES</b>				
	NS	NORWAY SPRUCE	PICEA ABIES	6' 31
	SB	SERBIAN SPRUCE	PICEA OMORICA	6' 34
<b>SHRUBS</b>				
	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		
<b>EAST BUFFER: 1,144' FRONTAGE LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	576	576
<b>NORTH BUFFER: 1,206' BUFFER LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	429	429
<b>WEST BUFFER: 1,745' FRONTAGE LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	576	576
<b>SOUTH BUFFER: 1,314' FRONTAGE LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	434	434



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

PROJECT NAME  
**BRANSON RESERVE**  
 NOBLESVILLE, IN

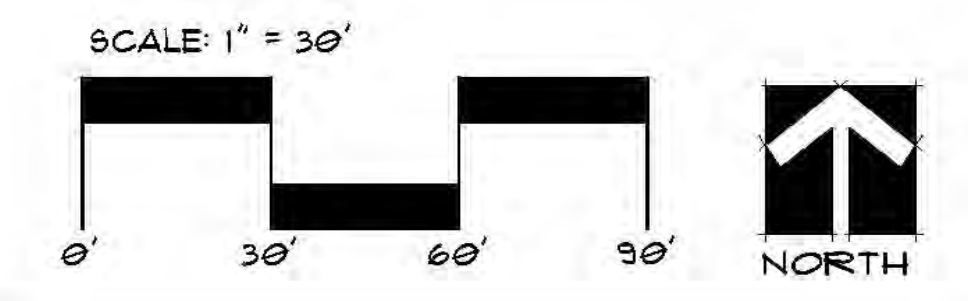
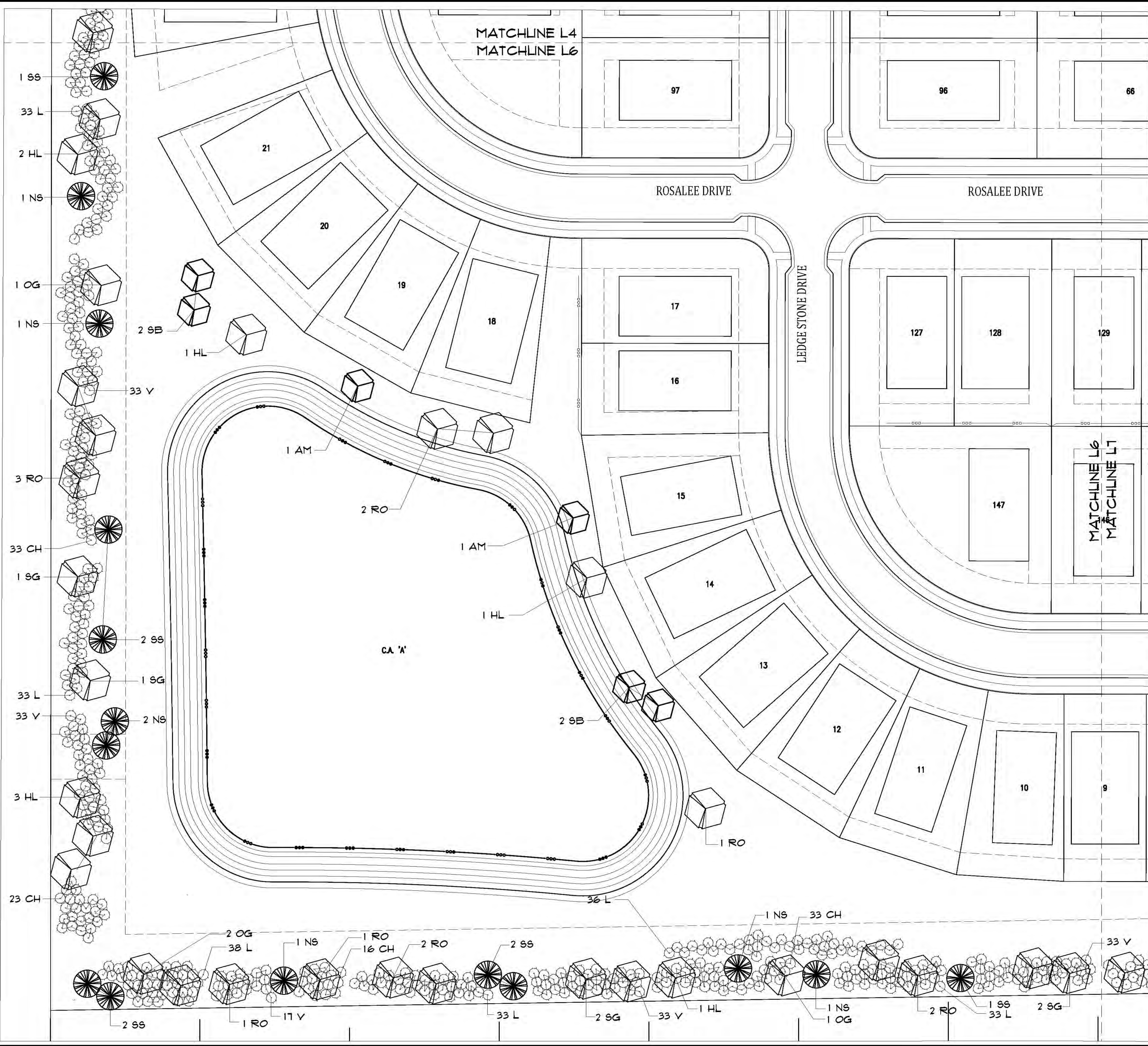
SHEET NAME  
**LANDSCAPE PLAN**

DESIGNER  
**TF**  
 DATE APRIL 24, 2024

SHEET  
**16**

PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
<b>SHADE TREES</b>					
	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 STYRACFLUA 'HAPPIDAZE'	2'-1/2"	32
<b>ORNAMENTAL TREES</b>					
	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
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SE	SERBIAN SPRUCE	PICEA OMORICA	6'	34
<b>SHRUBS</b>					
	CH	BRIGHT RED CHOCOBERRY	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	18"	626
	L	DWARF KOREAN LLAC	SYRINGA MEYERI 'PALBIN'	18"	131
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	104

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
EAST BUFFER: 1,144' FRONTAGE LENGTH		
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	516	516
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'	516	516
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
<b>SHADE TREES</b>					
	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'	LIGUDAMBAR STRYACIFLUA 'HAPPIDAZE'	2-1/2"	32
<b>ORNAMENTAL TREES</b>					
	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
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	34
<b>SHRUBS</b>					
	CH	BRIGHT RED CHOCHEBERRY	ARONIA ARBUTICOLA 'BRIGHTISSIMA'	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



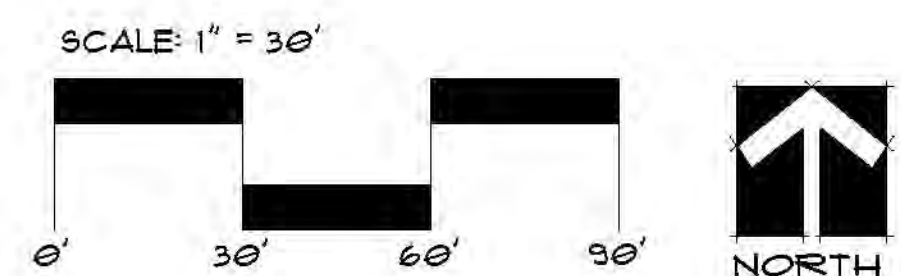
DESIGNED FOR  
 14 HOMES OF INDIANA  
 8415 WOODFIELD CROSSING  
 BLVD, SUITE 1000  
 INDIANAPOLIS, IN 46240

PROJECT NAME  
**BRANSON RESERVE**  
 NOBLESVILLE, IN

SHEET NAME  
**LANDSCAPE PLAN**

DESIGNER  
**TF**  
 DATE: APRIL 24, 2024

SHEET



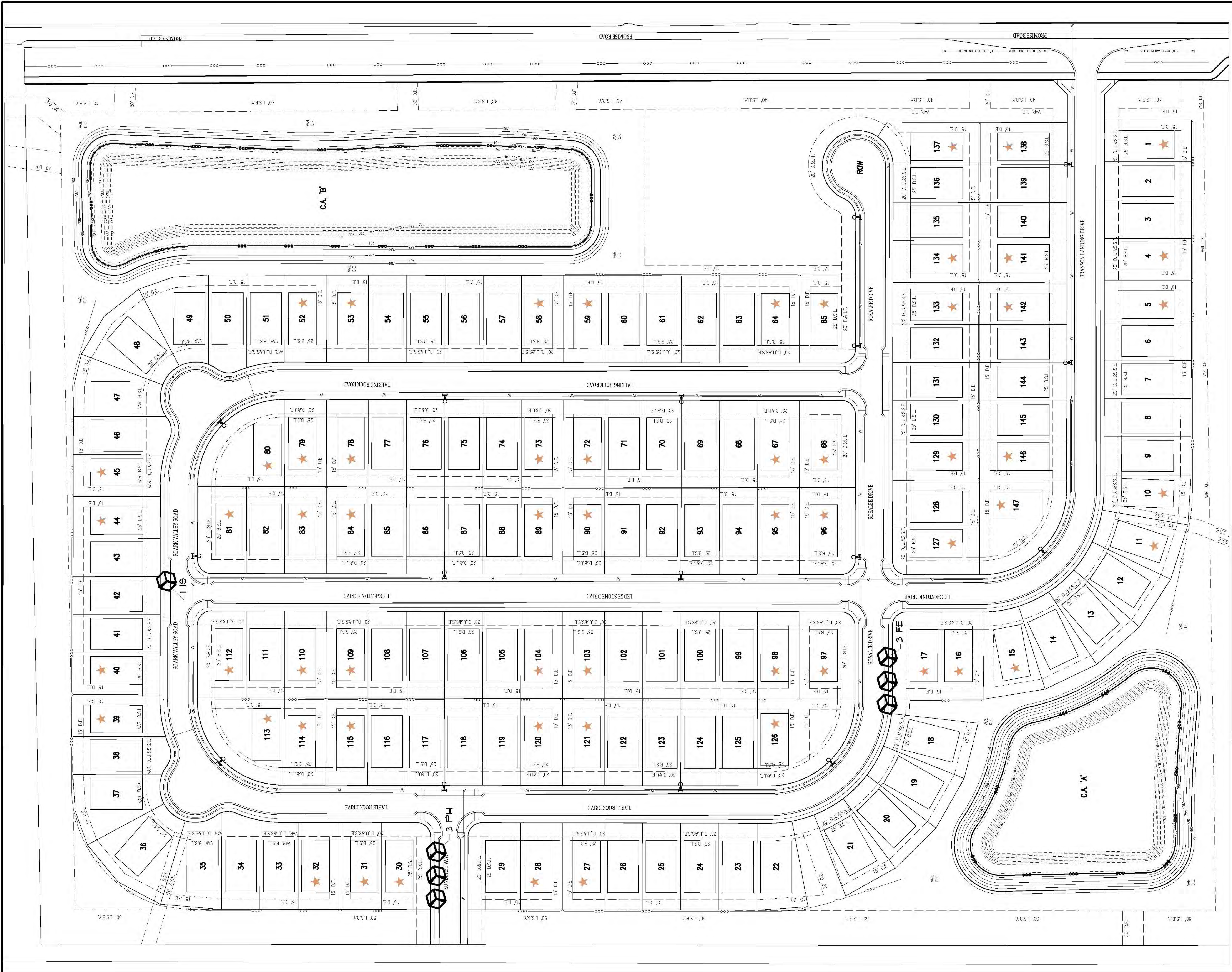
DESIGNED FOR  
 M HOPES OF INDIANA  
 8425 WOODFIELD CROSSING  
 BLVD. STATE ROAD 100  
 INDIANAPOLIS, IN 46249

PROJECT NAME  
**BRANSON RESERVE**  
 NOBLESVILLE, IN

SHEET NAME  
**STREET TREE PLAN**

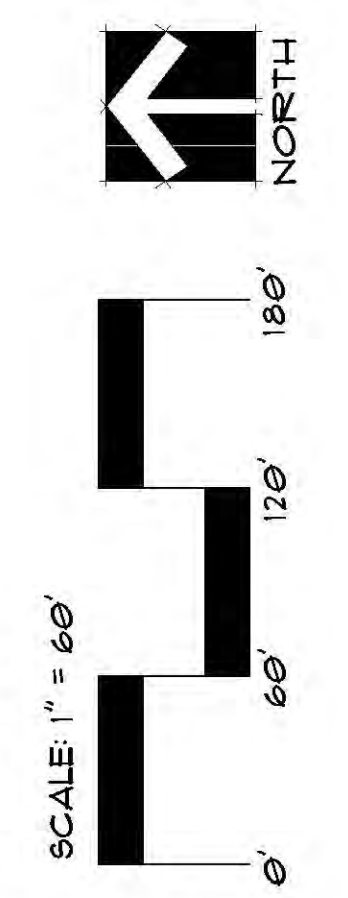
DESIGNER  
**TF**  
 DATE: MARCH 18, 2024

SHEET  
**50**



**PLANT SCHEDULE**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
<b>SHADE TREES</b>					
☐	FE	FRONTIER ELM	ULMUS FRONTER	2-1/2"	3
☐	IB	IVORY BLK LILAC	SYRIGA RETICULATA IVORY B.L.C.	2-1/2"	1
☐	PH	PYRAMIDAL HORSEBEAN	CARANUS BELLUS PYRAMIDATA	2-1/2"	3





# **TAB 7**

**ORDINANCE NO.     -24**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND OFFICIAL ZONING MAP, ALL PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross Reference Nos. 2024-08752*

This 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-0070-2024 at its May 20, 2024 meeting as required by law concerning a change of zoning of certain property described in **Exhibit A** attached hereto (the “Real Estate”) containing approximately 52.354 acres, and depicted in **Exhibit B** attached hereto; 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;

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Official Zoning Map, are hereby amended as follows:

- Section 1.** The Official Zone Map is hereby amended to change the zoning of the parcel legally described in **Exhibit A** and depicted in **Exhibit B** from the R1 Residential District to the R4 Residential District;
- Section 2.** That the Zoning map shall be updated concurrently to reflect the changes referred to in Section 1.
- Section 3.** This 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 Rezone Ordinance 4 052124

## 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 B**

Depiction of Legal Description  
(Page 1 of 1)



# TAB 8

**ORDINANCE NO.      -      -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**

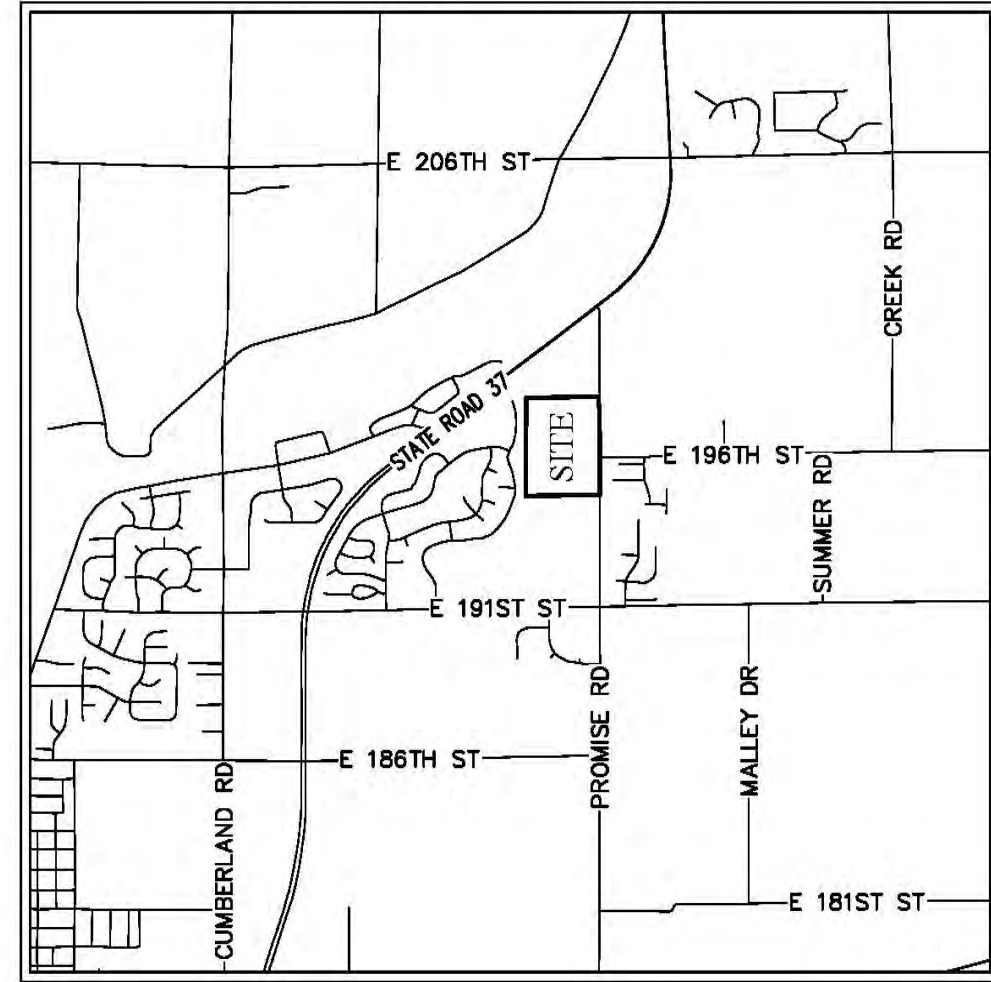
**PRELIMINARY DEVELOPMENT PLAN**



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

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

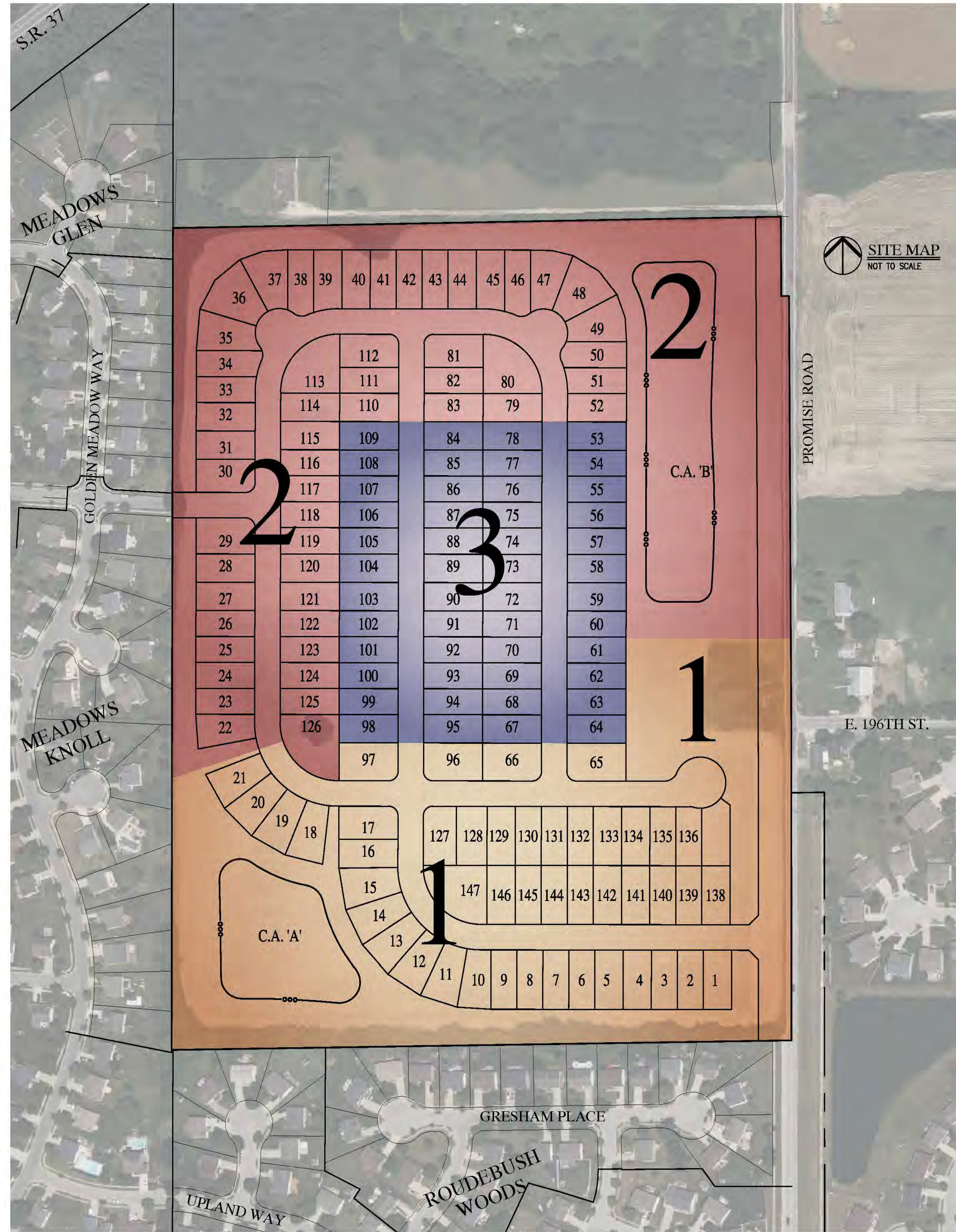
### FLOOD HAZARD STATEMENT:

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.



### 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

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

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

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

**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

**RYAN DAUGHERTY**  
2727 CENTRAL AVE  
COLUMBUS, IN  
RYAN.DAUGHERTY@DUKE-ENERGY.COM  
P: (812) 375-2021

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

**METRONET**  
MARC HILL  
12415 OLD MERIDIAN STREET  
CARMEL, IN 46032  
MARC.HILL@METRONETINC.COM  
P: (317) 678-7995

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

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

**JOSHUA COX**  
JOSHUA.COX@AMWATER.COM

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

### 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 81' TO 94'	RJC



BRANSON RESERVE - PROMISE ROAD  
CITY OF NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN SET  
TITLE / COVER SHEET

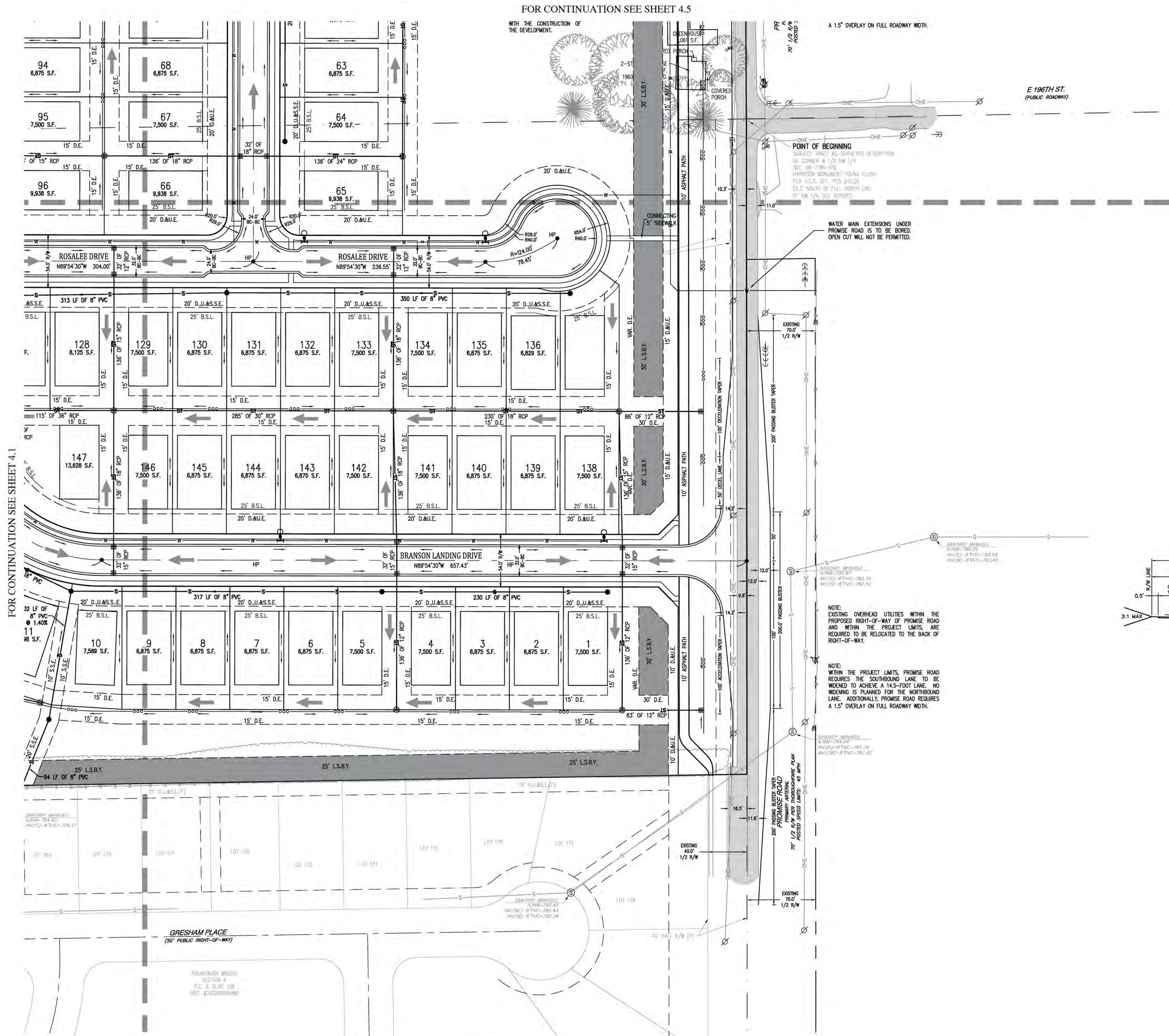


Robert J. Coyle

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

1.0  
TITLE / COVER SHEET

Plot Date: May 21, 2024 Plot Time: 11:38am File Name: W:\M\Homes\2023-371 MI Homes - Holland Property - Noblesville\Design\CAD\Primary Plot\23371.PP DEVELOPMENT PLAN.dwg Layout: 4.0 By: jcoyle



FOR CONTINUATION SEE SHEET 4.5

WITH THE CONSTRUCTION OF THE DEVELOPMENT.

A 1.5" OVERLAY ON FULL ROADWAY WIDTH.

E 196TH ST. (PUBLIC ROADWAY)

POINT OF BEGINNING  
SUBJECT TRACT AS SURVEYED DESCRIPTION:  
NE CORNER W 1/2 NW 1/4  
SEC. 28-1194-125  
(HARRISON MONUMENT) FOUND FLUSH  
PER H.C.S. REF. TIES FIELD  
(2.4' SOUTH OF FULL NORTH LINE  
OF NW 1/4, SEE REPORT)

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

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.



GRID NORTH  
INGCS - "HAMILTON" ZONE  
0' 50' 100' 150'  
SCALE: 1" = 50'



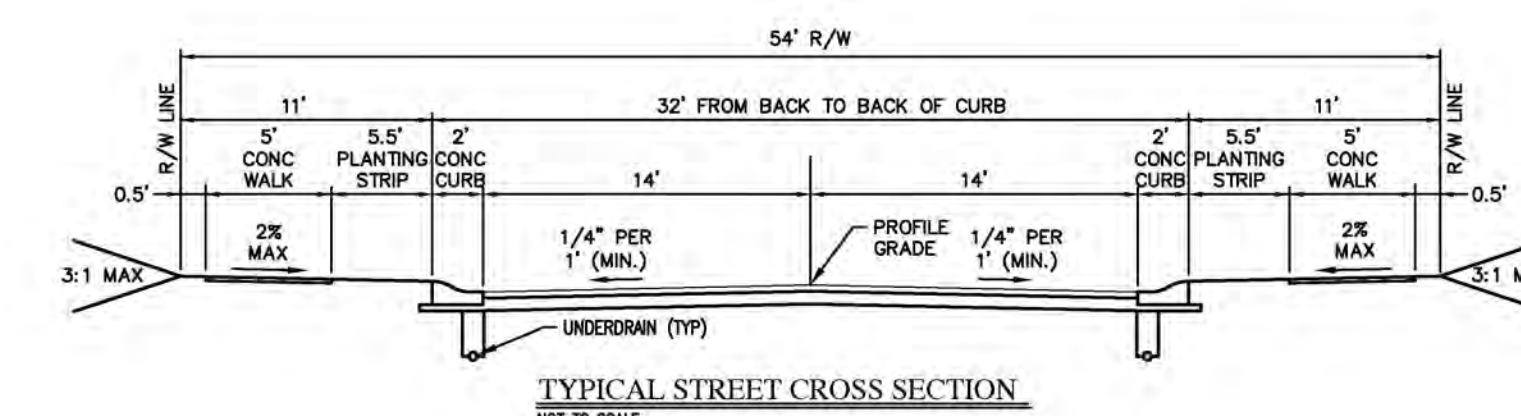
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
Call 811 or 800-382-5544 Before you Dig!

PROPOSED LEGEND:

- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- CONTOUR, MAJOR
- CONTOUR, MINOR
- SWALE / FLOWLINE
- SANITARY SEWER LINE & MANHOLE
- STORM SEWER LINE & MANHOLE
- STORM INTERSECTION & INLETS
- SUBSURFACE DRAIN
- WATER LINE
- FIRE HYDRANT
- LIGHT POLE
- CHANGE IN STREET NAME
- RIGHT-OF-WAY
- COMMON AREA
- SQUARE FEET
- ACRES, MORE OR LESS
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.S.L. BUILDING SETBACK LINE
- L.S.B.Y. LANDSCAPE BUFFER YARD (SHADED)
- CL. CENTERLINE
- N.P. NORMAL POOL (ELEVATION)
- BC. BACK OF CURB
- VAR. VARIABLE
- R. 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" OR FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



S.R. 37

PROMISE RD.

E. 196th ST.

PROMISE RD.

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



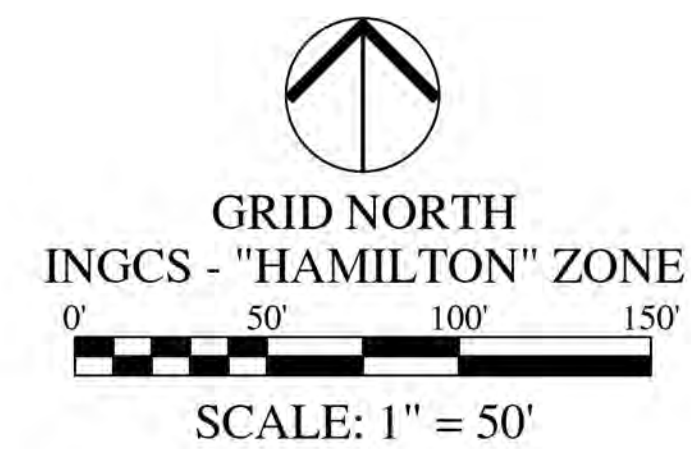
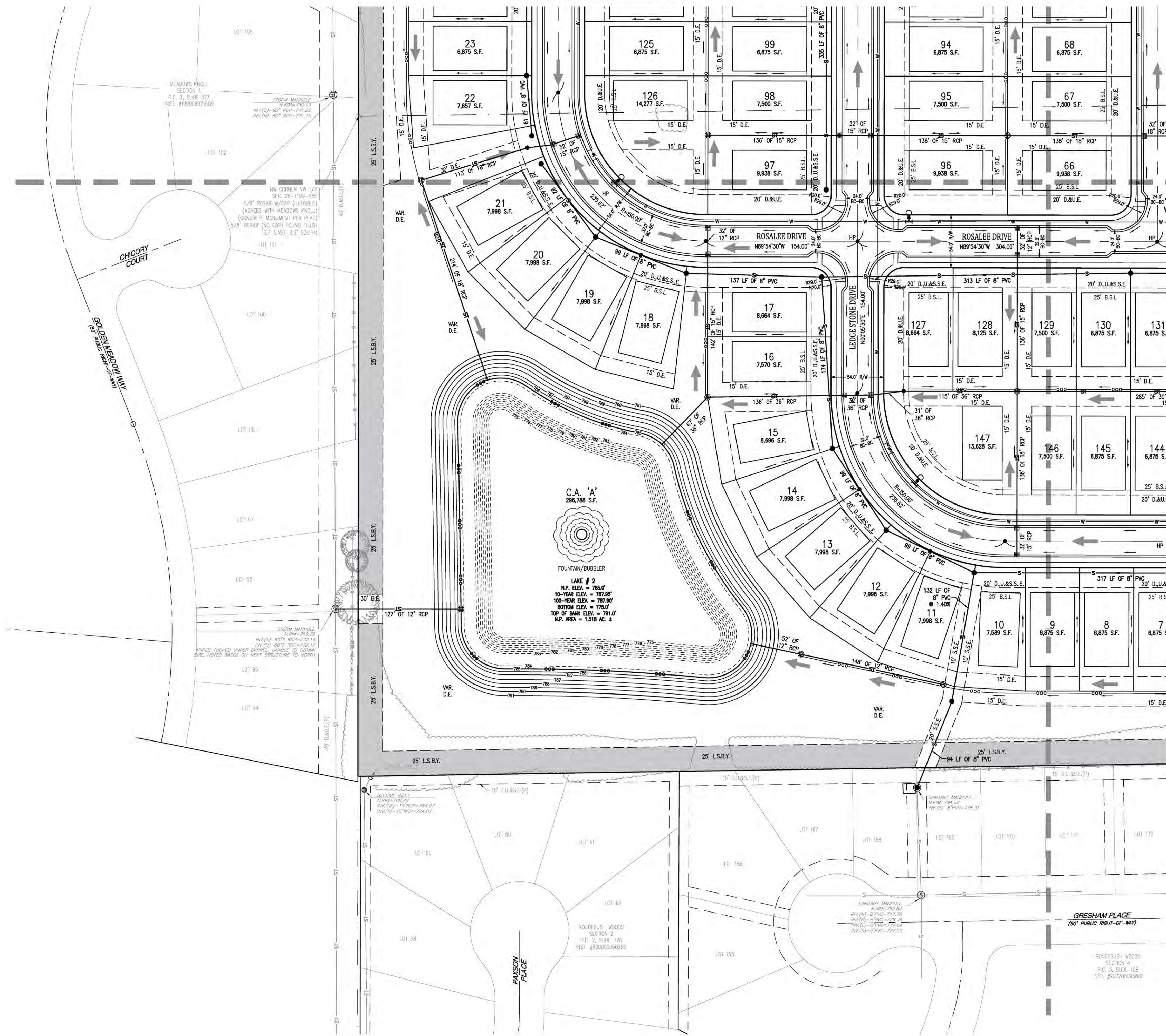
Robert J. Cole

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

4.0  
DEVELOPMENT 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\23371\_PP\_DEVELOPMENT\_PLAN.dwg Layout: 4.1 By: jcoyle

FOR CONTINUATION SEE SHEET 4.2



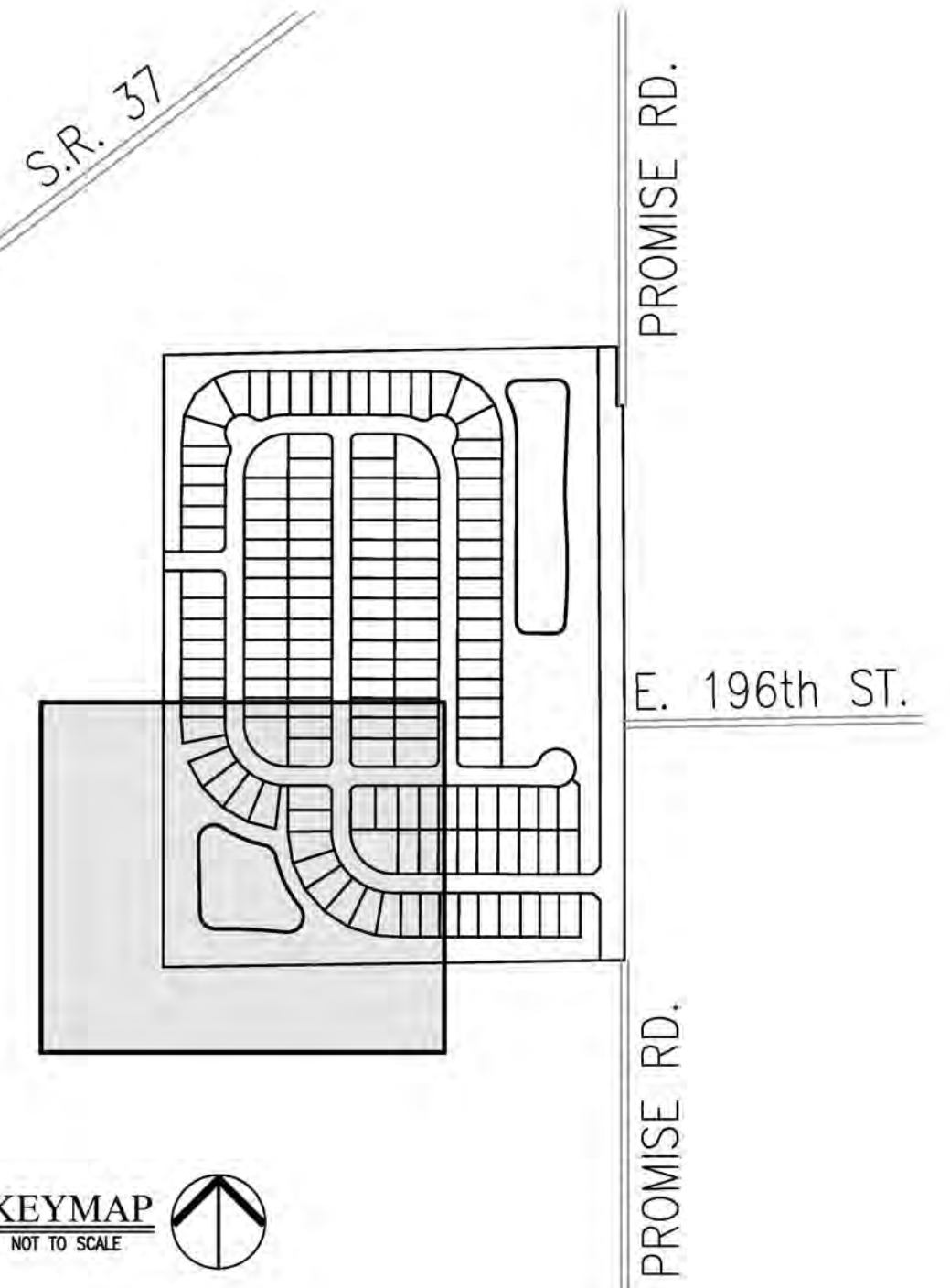
Call 811 or 800-382-5544 Before you Dig!

**PROPOSED LEGEND:**

	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	CONTOUR, MAJOR
	CONTOUR, MINOR
	SWALE / FLOWLINE
	SANITARY SEWER LINE & MANHOLE
	STORM SEWER LINE & MANHOLE
	STORM ENSECTION & INLETS
	SUBSURFACE DRAIN
	WATER LINE
	FIRE HYDRANT
	LIGHT POLE
	RIGHT-OF-WAY
	CHANGE IN STREET NAME
	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 4.0

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

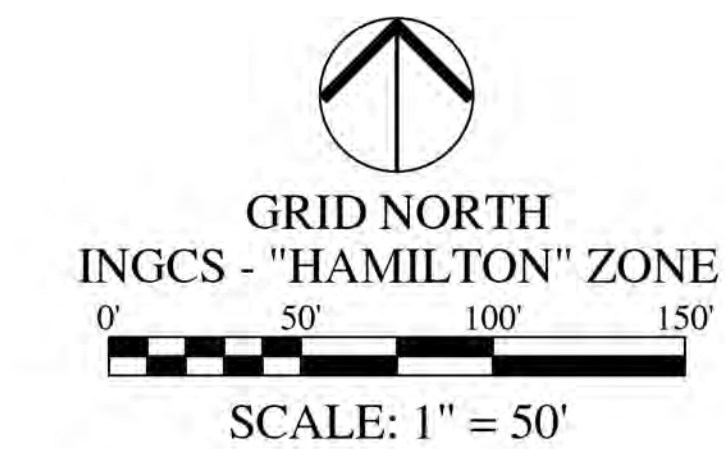
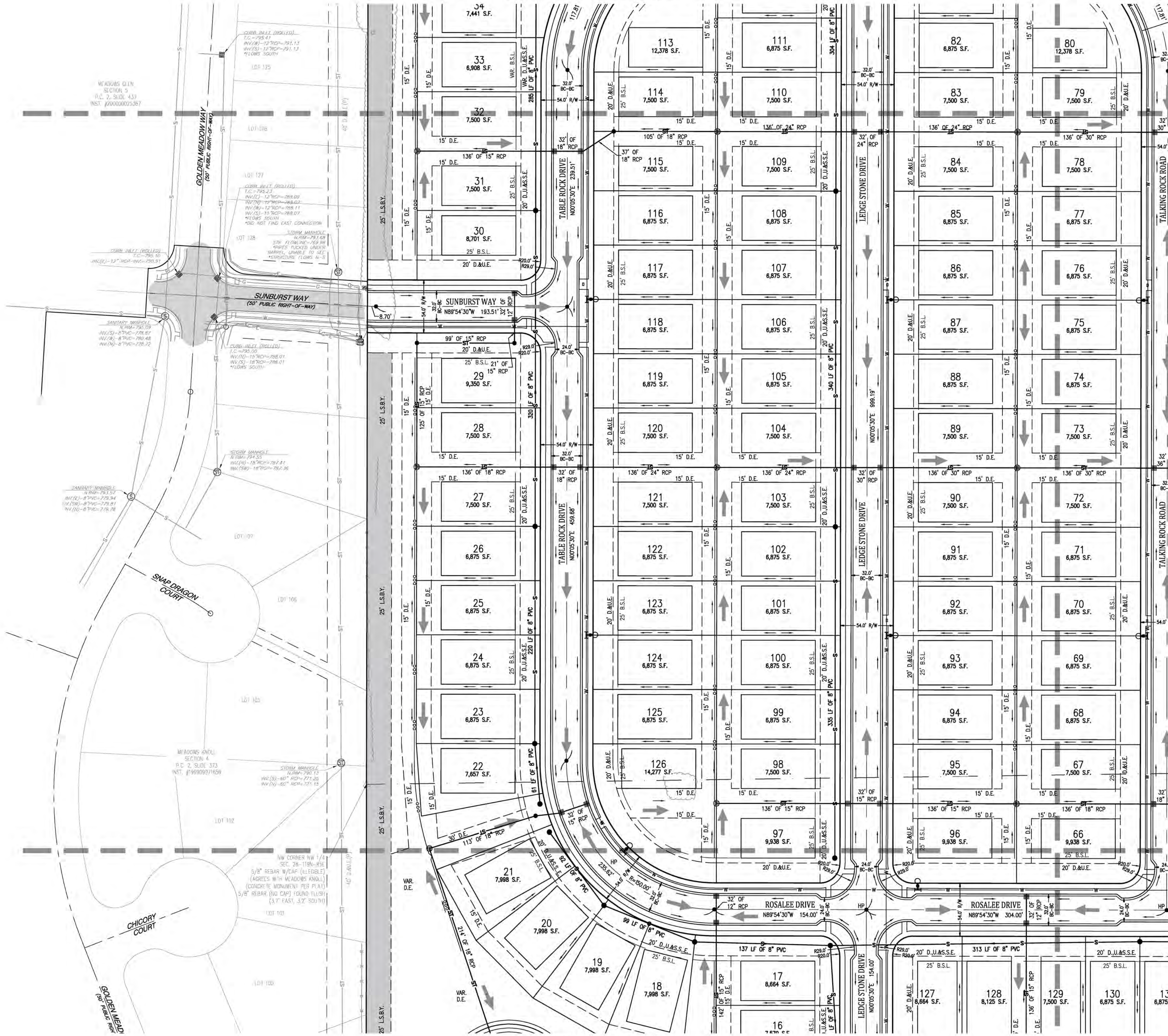
**4.1**  
PRIMARY PLAT PLAN

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\23371\_PP\_DEVELOPMENT\_PLAN.dwg Layout: 4.2 By: jcoyle

FOR CONTINUATION SEE SHEET 4.3

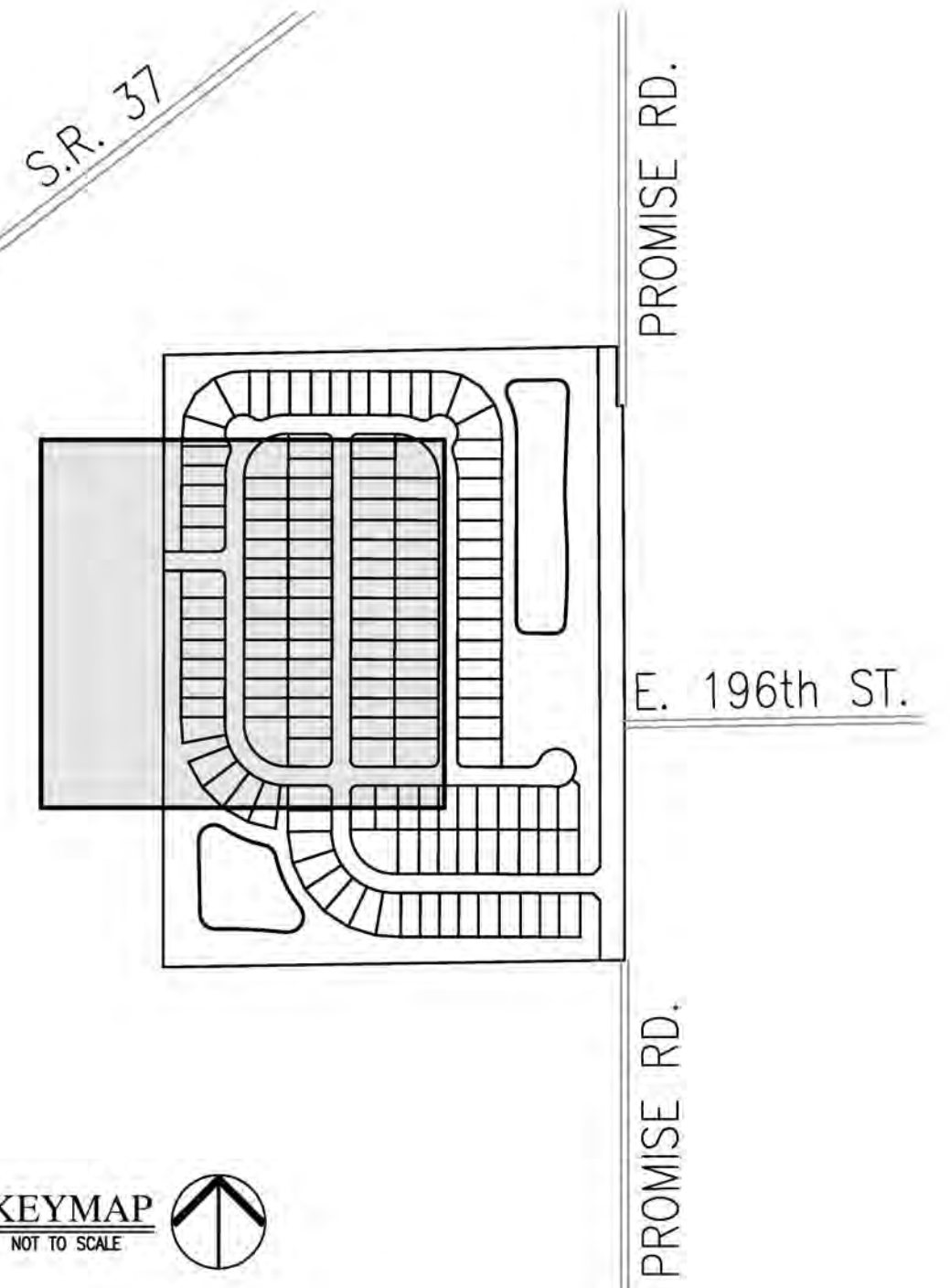
FOR CONTINUATION SEE SHEET 4.1

FOR CONTINUATION SEE SHEET 4.5



- 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**
- - 
  -



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**

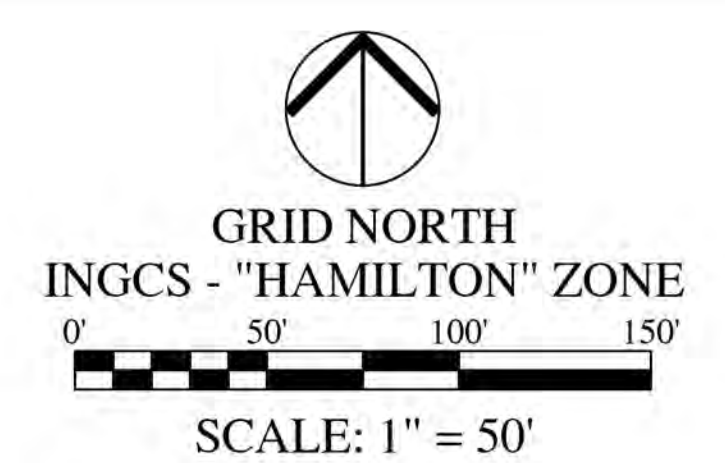
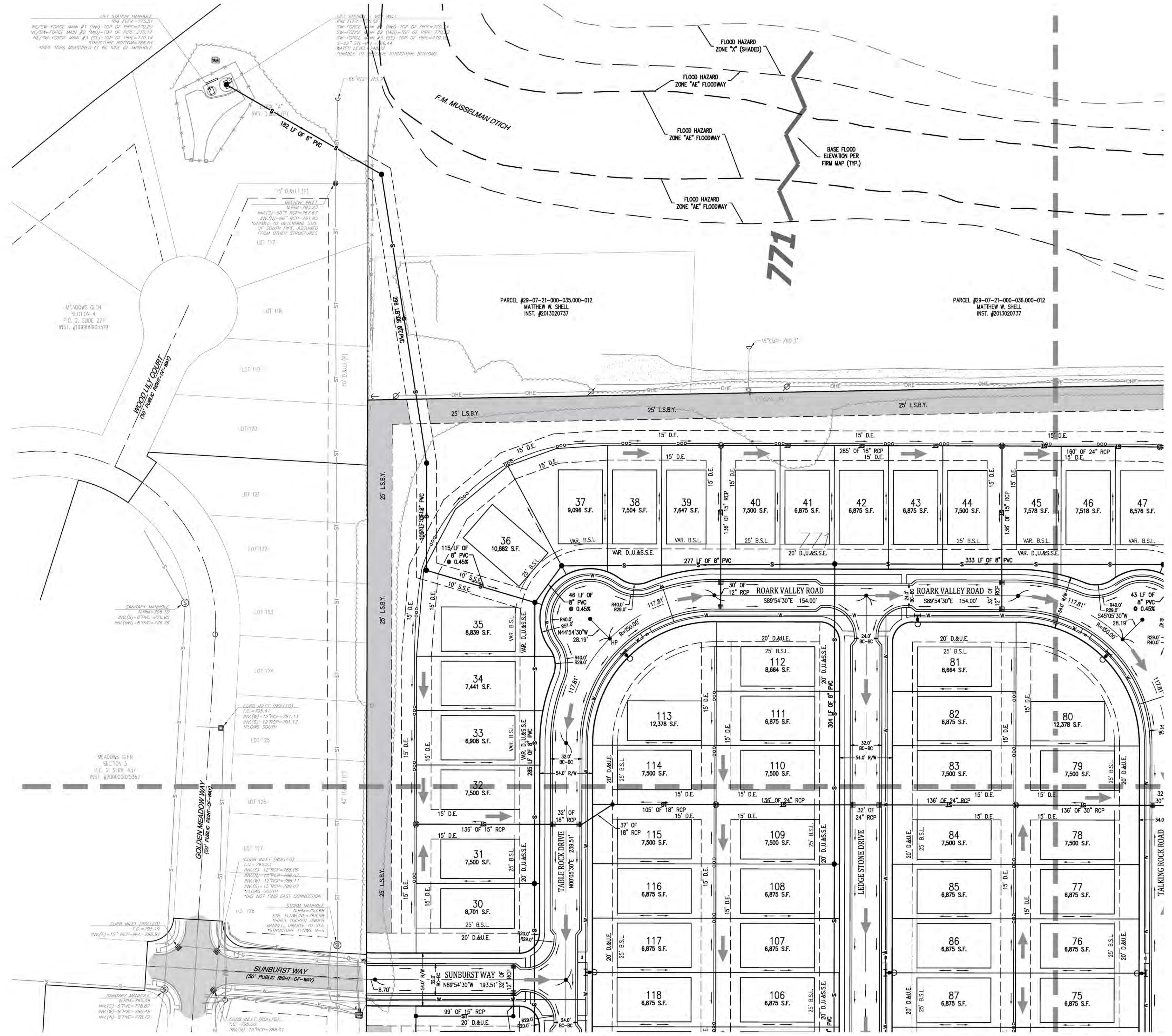


*Robert Jason Cole*

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



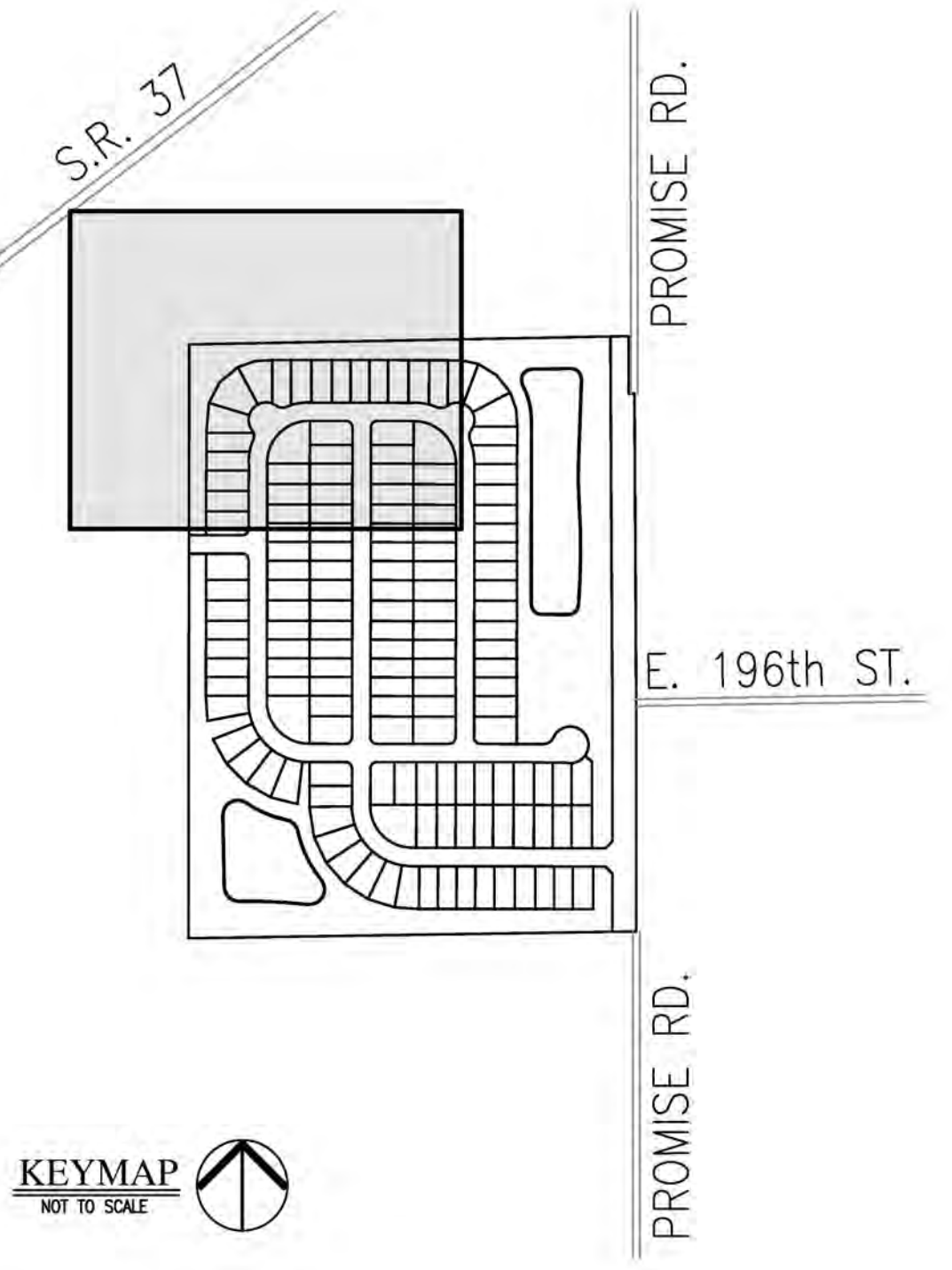
**PROPOSED LEGEND:**

	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

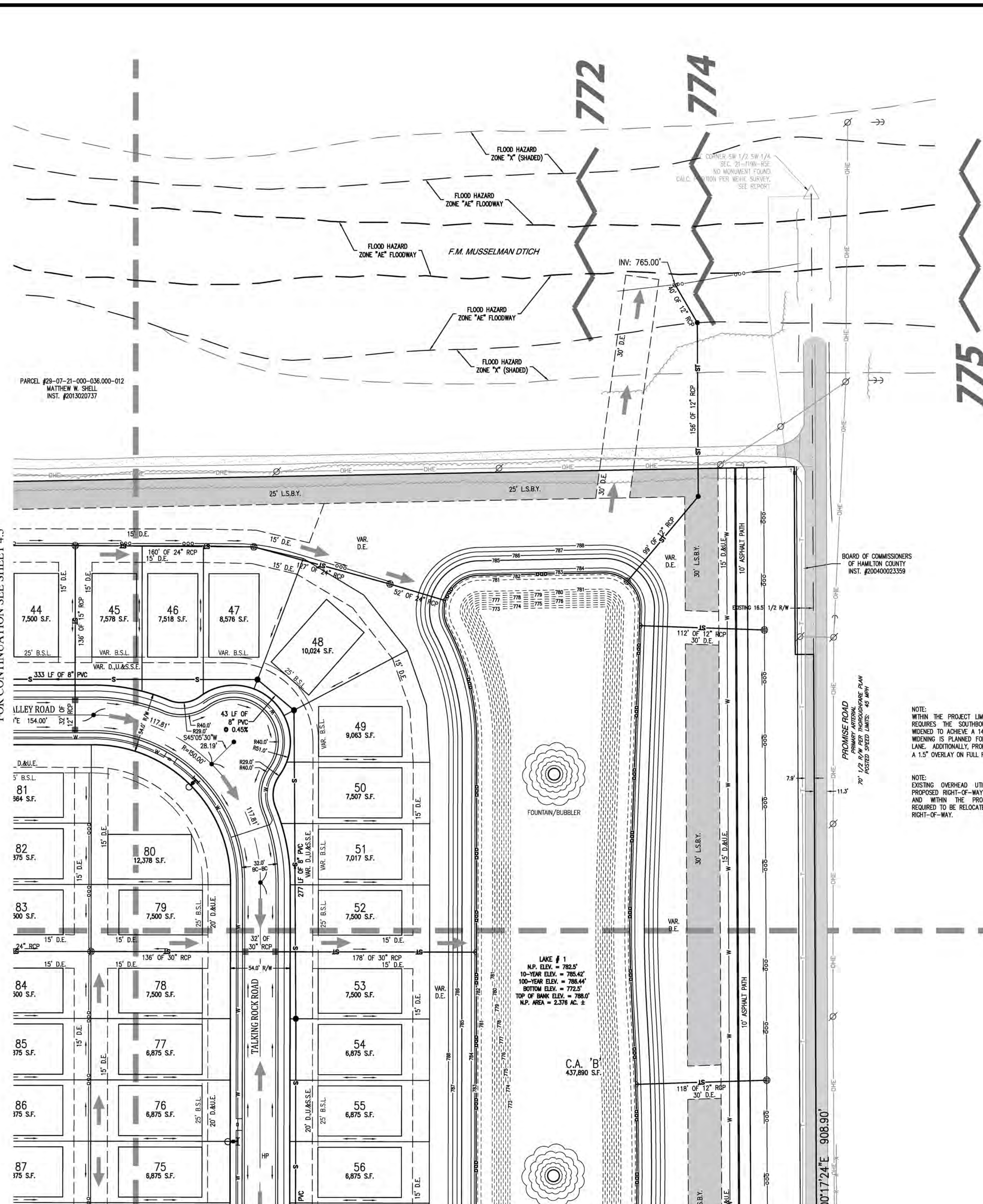
**SHEET**

**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

JOB NUMBER  
23371

4.4  
PRIMARY PLAT PLAN

© 2024



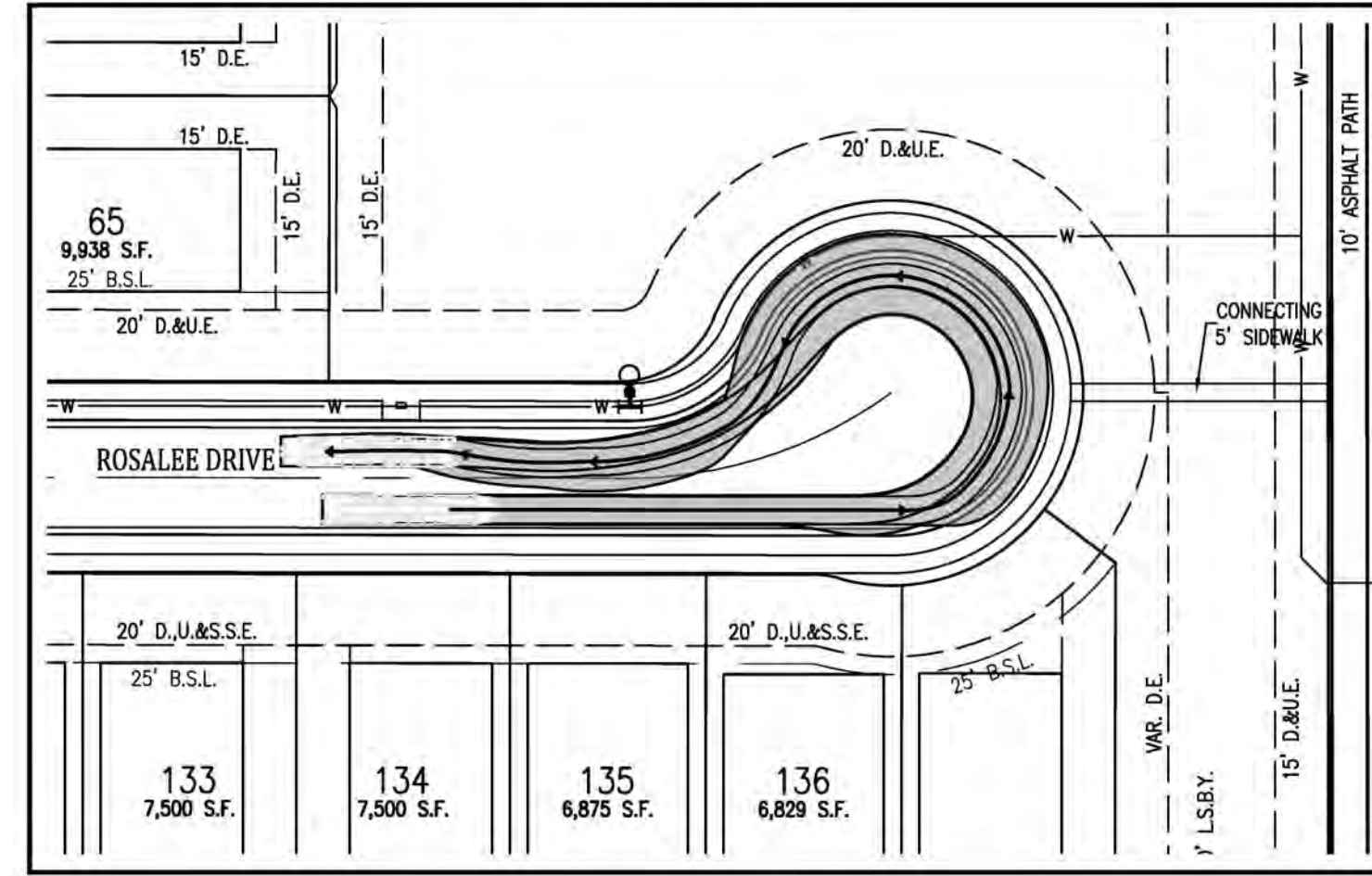


Plot Date: May 21, 2024 Plot Time: 11:38am File Name: W:\M\Homes\2023-371 MI Homes - Holland Property - Noblesville\Design\CAD\Primary Plat\23371.PP DEVELOPMENT PLAN.dwg Layout: 4.5 By: jcoyle

FOR CONTINUATION SEE SHEET 3.4

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.

TURNING MOVEMENT EXHIBIT  
NOBLESVILLE FIRE DEPARTMENT - APPARATUS SPECIFICATIONS

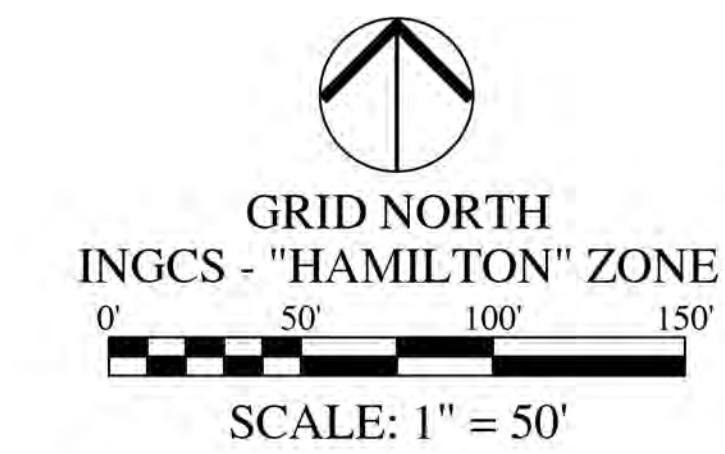


NOTE: EXISTING OVERHEAD UTILITIES WITHIN THE PROPOSED RIGHT-OF-WAY OF PROMISE ROAD AND WITHIN THE PROJECT LIMITS, ARE REQUIRED TO BE RELOCATED TO THE BACK OF RIGHT-OF-WAY.

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-05E  
HARRISON MONUMENT FACING FLUSH  
PR. & C.S. 801' THIS (1/4)  
(2.3' SOUTH OF FULL-NORTH LINE  
OF NW 1/4, SEC. 28-10N-05E)

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

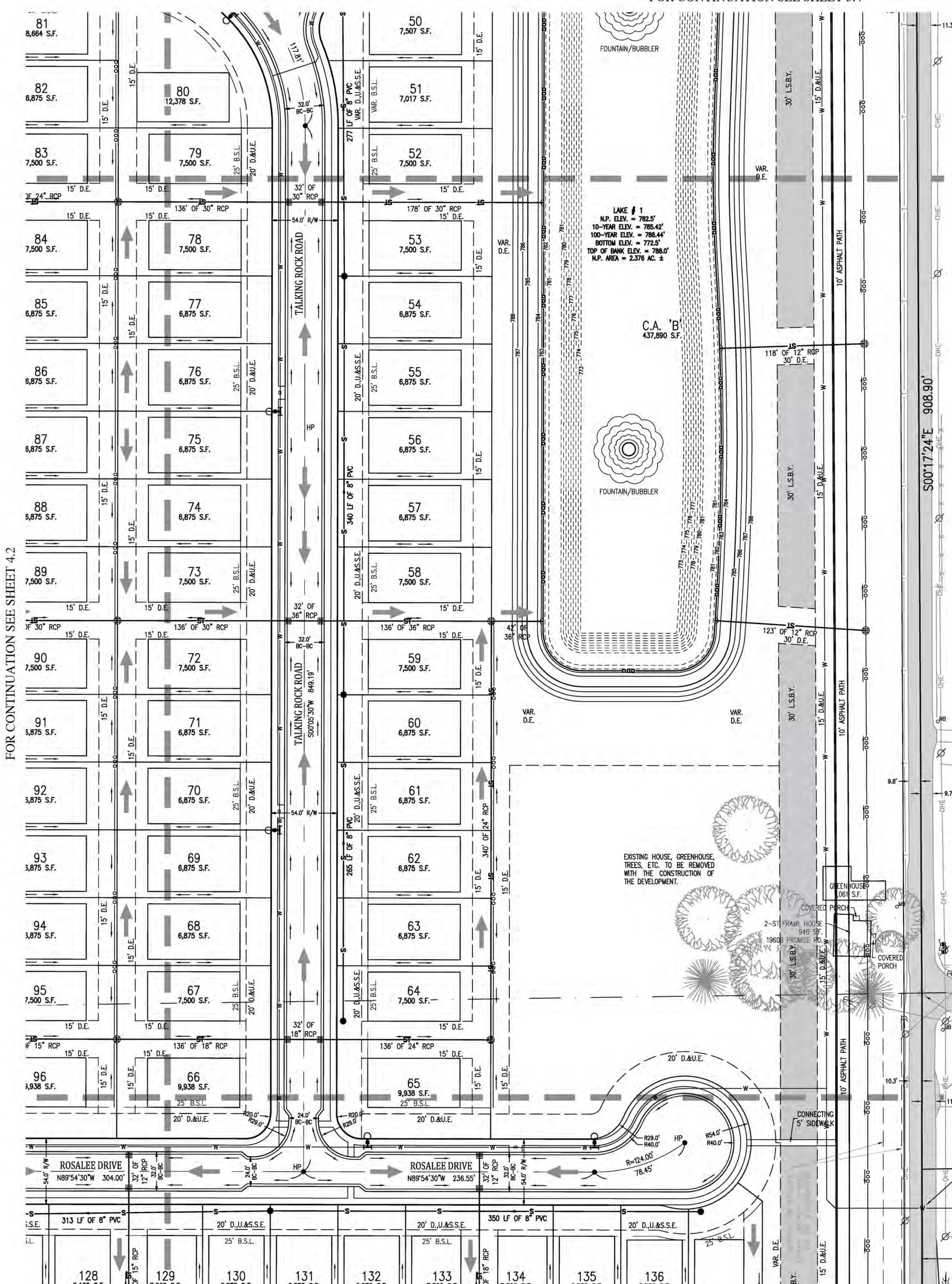
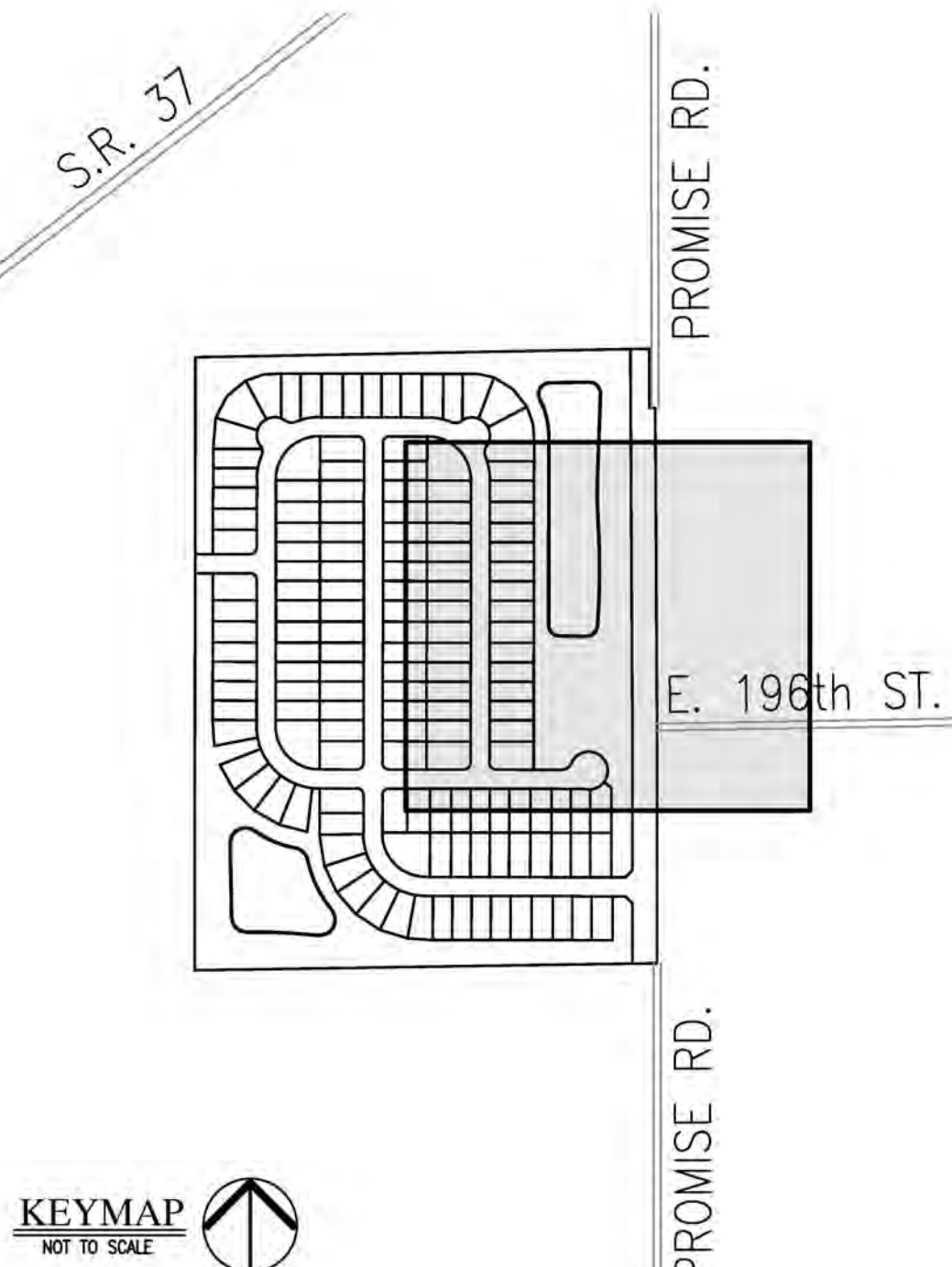
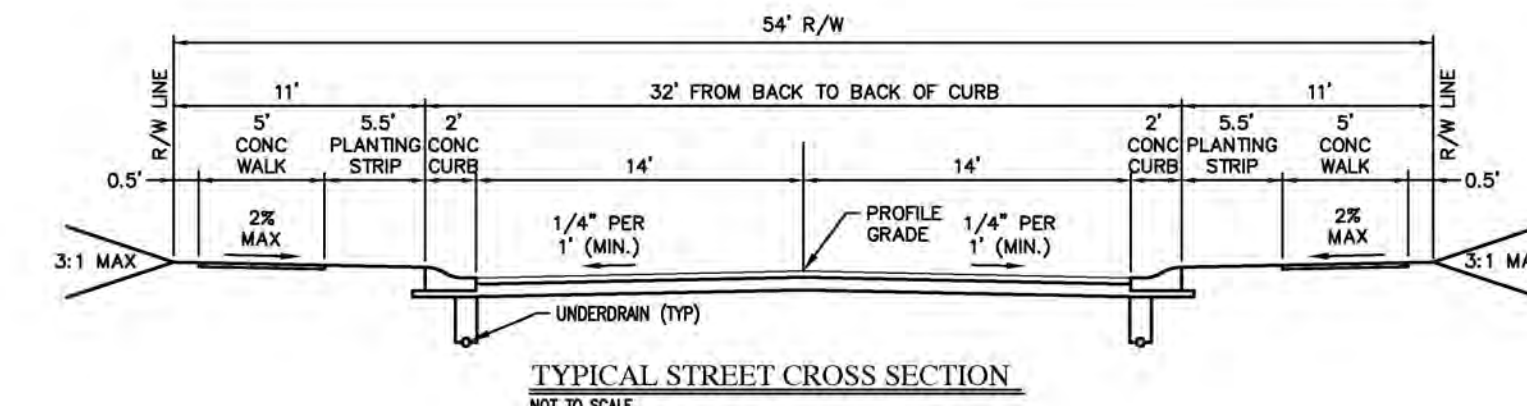


PROPOSED LEGEND:

- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- CONTOUR, MAJOR
- CONTOUR, MINOR
- SWALE / FLOWLINE
- SANITARY SEWER LINE & MANHOLE
- STORM SEWER LINE & MANHOLE
- STORM INTERSECTION & INLETS
- SUBSURFACE DRAIN
- WATER LINE
- FIRE HYDRANT
- LIGHT POLE
- CHANGE IN STREET NAME
- RIGHT-OF-WAY
- R/W
- C.A.
- S.F.
- AC. ±
- D.&U.E.
- S.S.E.
- B.S.L.
- L.S.B.Y.
- CL
- N.P.
- BC
- VAR.
- R.
- 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" OR FIRM #0114" LONG TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



FOR CONTINUATION SEE SHEET 4.0

REVISIONS table with columns: DATE, DESCRIPTION, BY. Includes revisions from 04/24/24 and 05/21/24.



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

4.5  
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

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

<b>LED</b> (Light-emitting diode)	50 watts
<b>Mounting height</b>	12' - 17'
<b>Color</b>	Black Green
<b>Pole</b>	Style A Style B Style C Style D Style E Style F

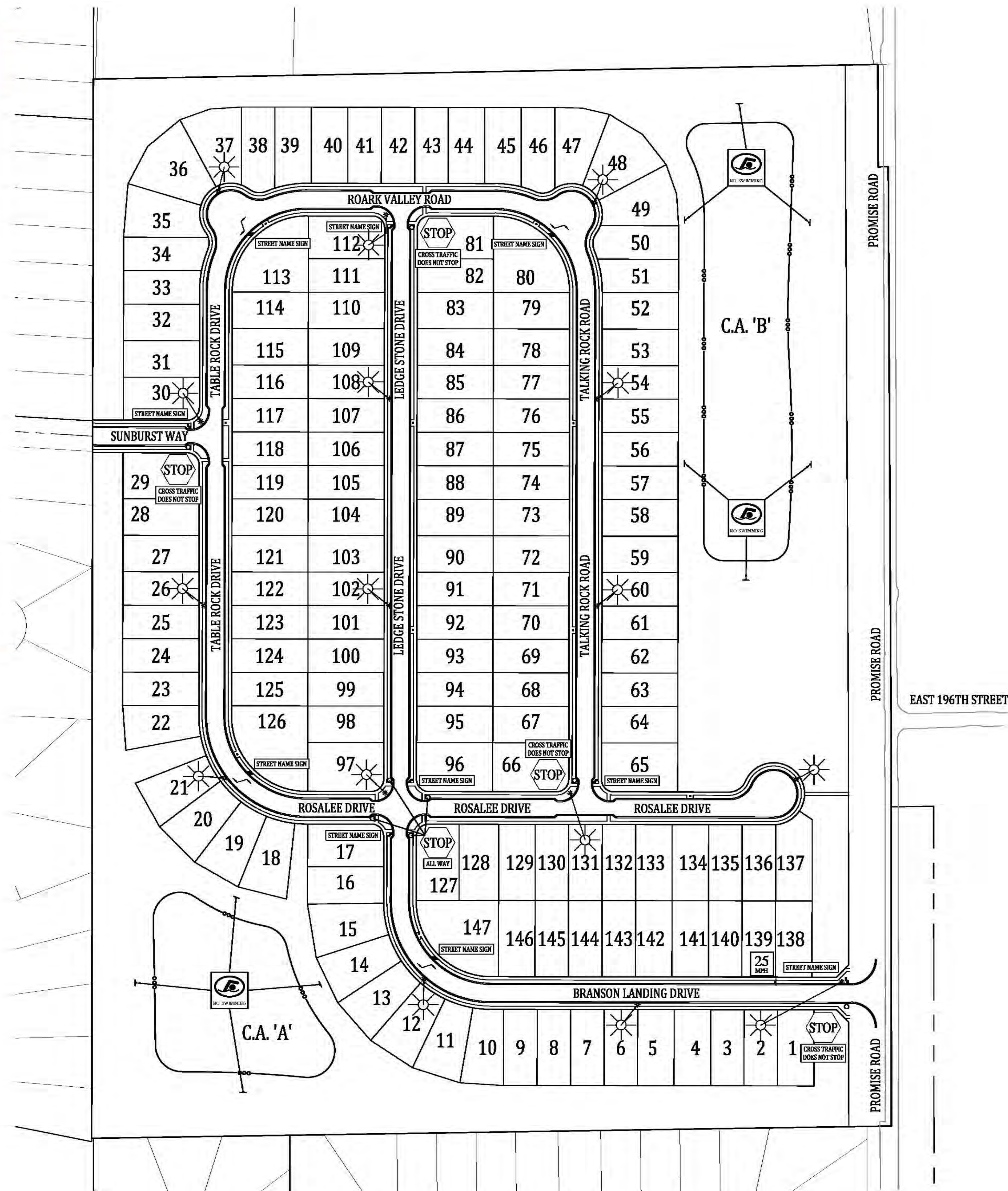
  


<b>POLE AVAILABLE</b>	<b>MOUNTING HEIGHT</b>	<b>FOUNDATION</b>
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base
Style C	12'	Anchor Base
Style D	12'	Anchor Base
Style E	12'	Anchor Base
Style F	12'	Anchor Base

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


© 2023 Duke Energy Corporation 1525.14.11.09








GRID NORTH  
INGCS - "HAMILTON" ZONE


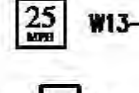
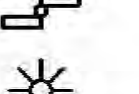




SCALE: 1" = 100'



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

**SIGNAGE LEGEND:**

- STOP SIGN 
- SPEED LIMIT SIGN 
- 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

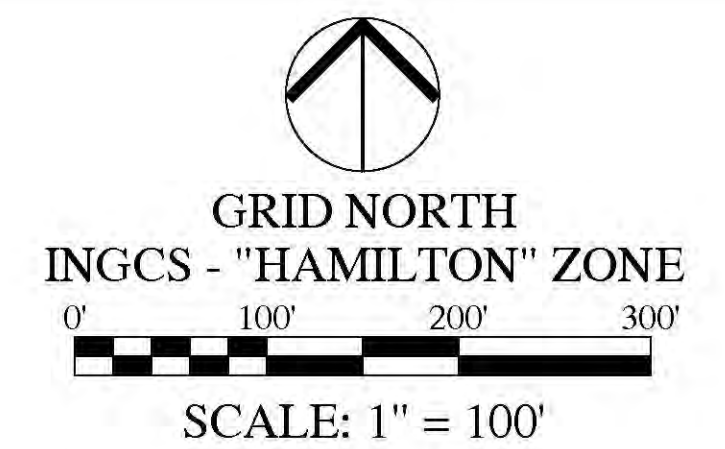
PRELIMINARY DEVELOPMENT PLAN SET  
LIGHTING & SIGNAGE PLAN



Robert J. Cole

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

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.  
32.25% =

REVISIONS		
DATE	DESCRIPTION	BY
04/24/24	REVISIONS PER NOBLESVILLE REVIEW COMMENTS - SEE COMMENT RESPONSE LETTERS	RJC



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



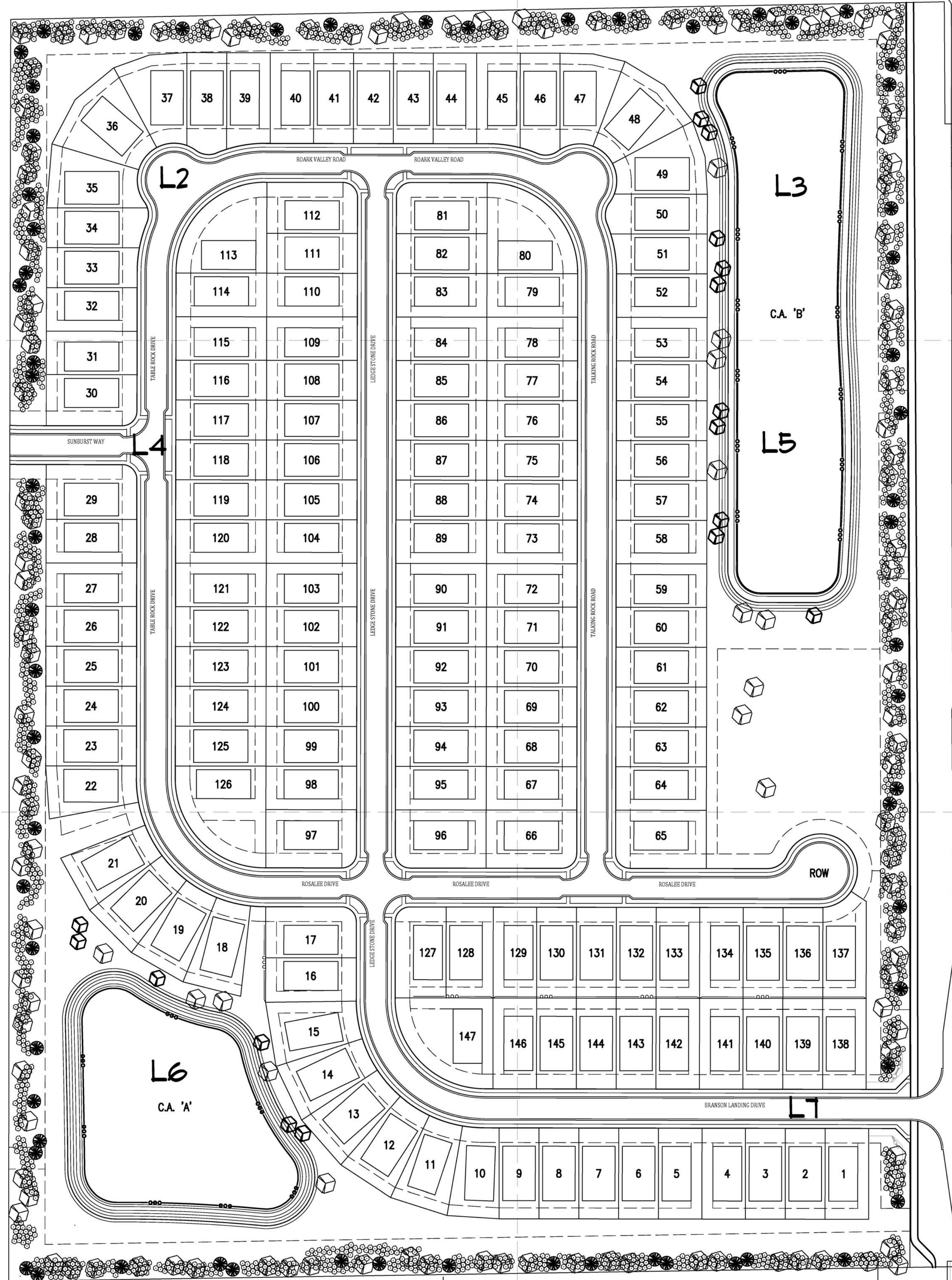
*Robert Jason Cole*

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

6.0

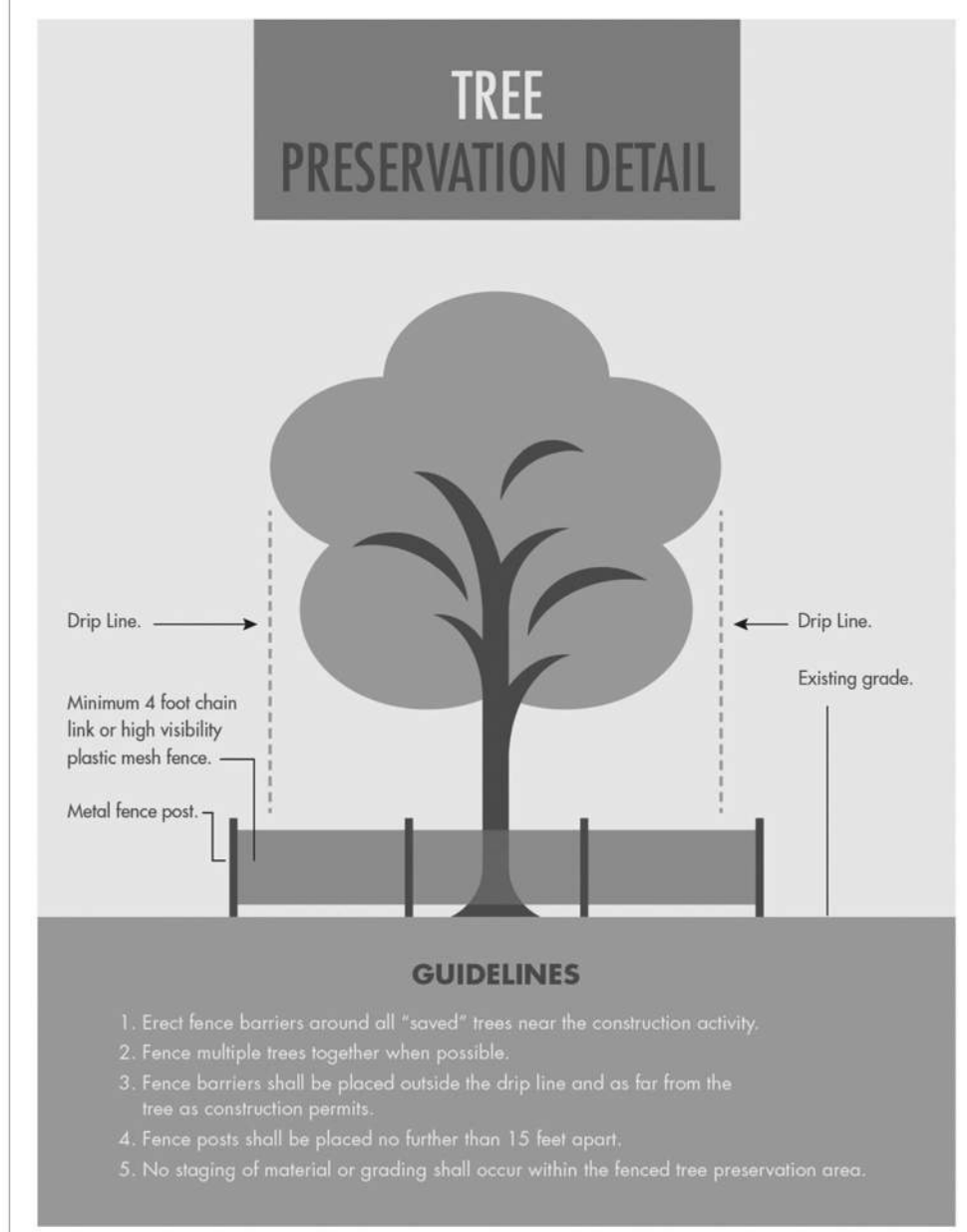
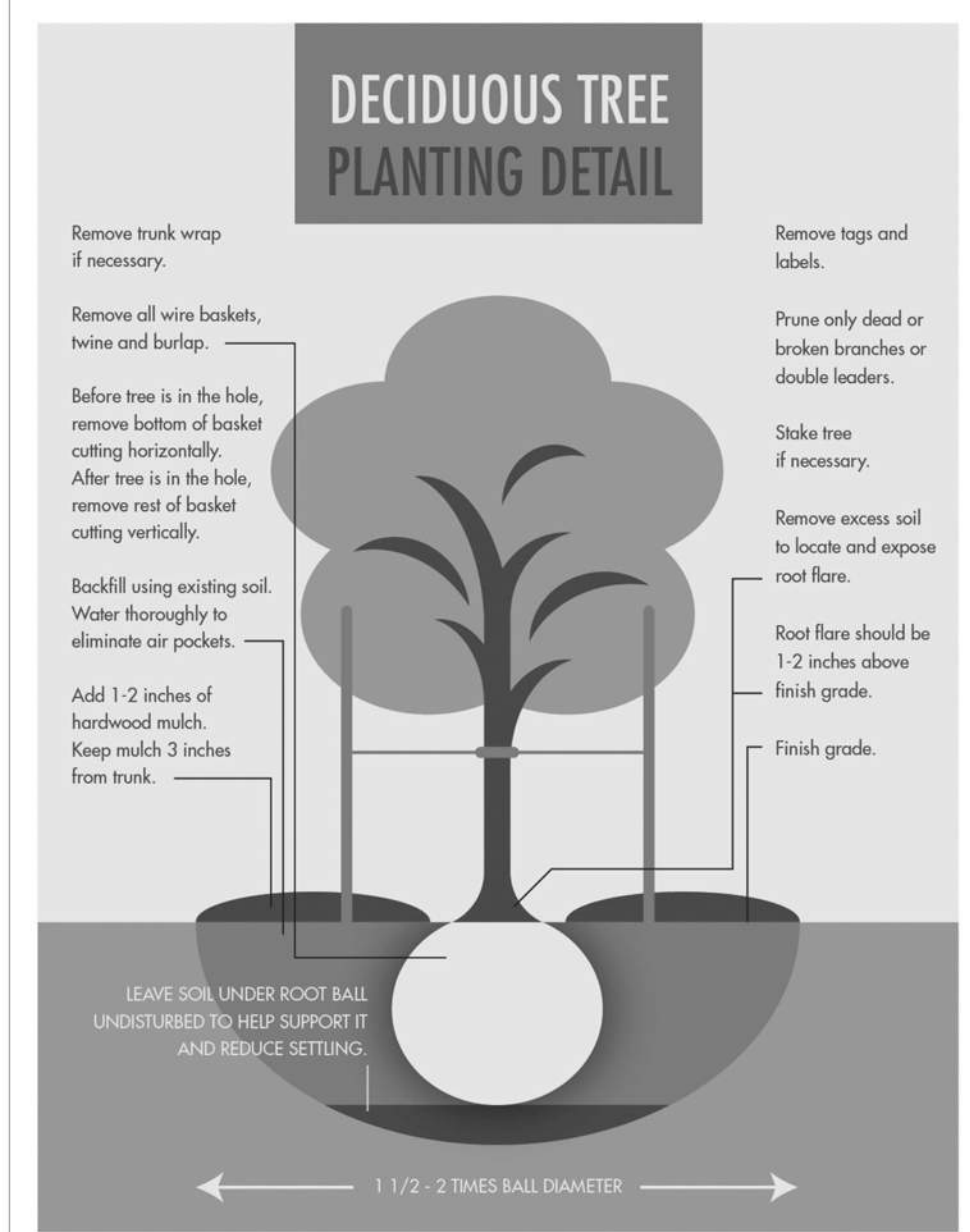
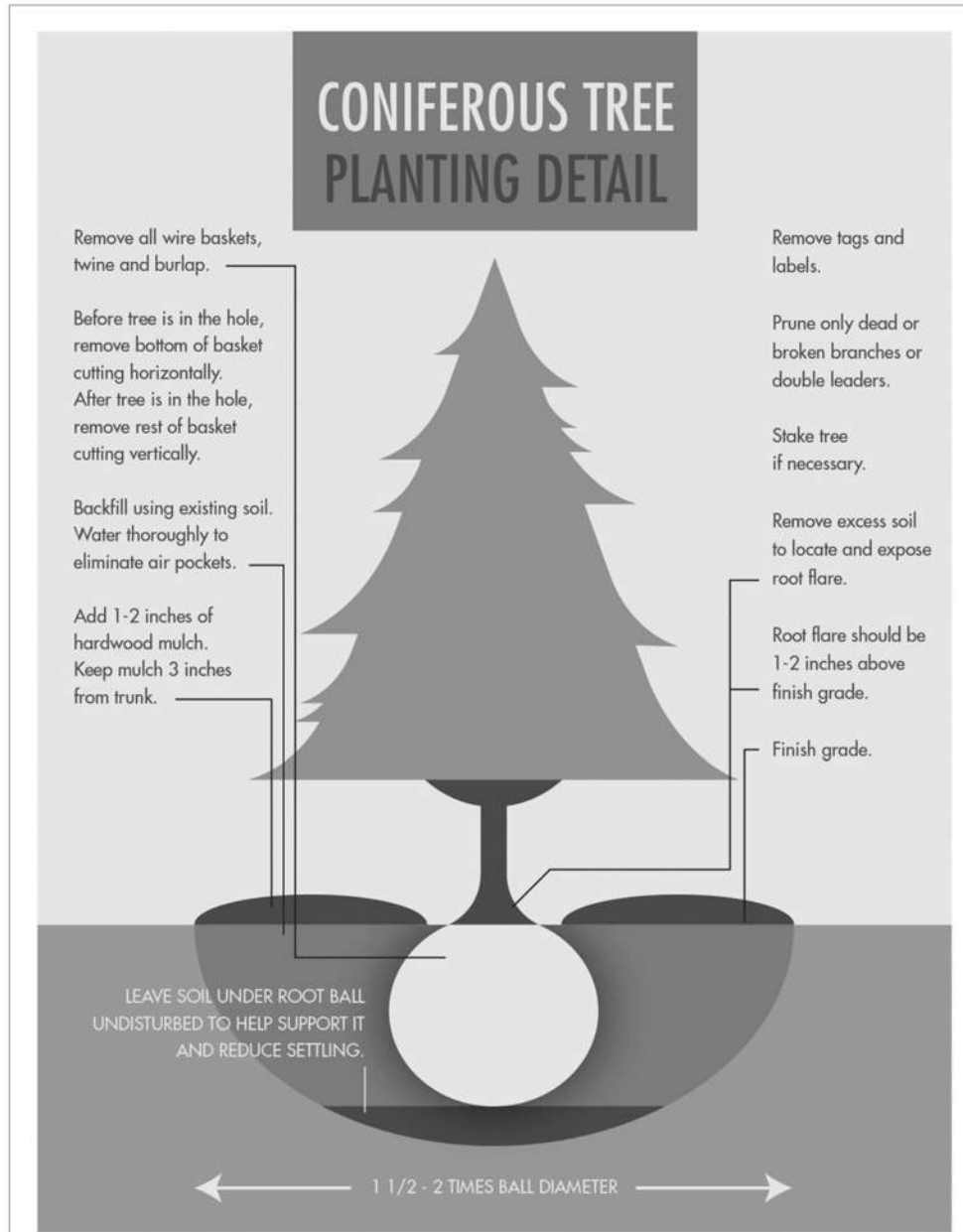
OPEN SPACE PLAN

© 2024



NOT TO SCALE

NORTH

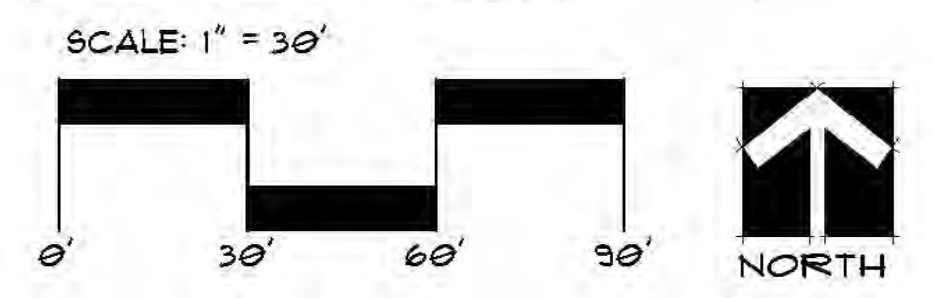


**PLANT SCHEDULE**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
<b>SHADE TREES</b>					
	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
<b>ORNAMENTAL TREES</b>					
	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
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORICA	6'	34
<b>SHRUBS</b>					
	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
<b>EAST BUFFER: 1,144' FRONTAGE LENGTH</b>		
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	576	576
<b>NORTH BUFFER: 1,280' BUFFER LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	425	425
<b>WEST BUFFER: 1,148' FRONTAGE LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	576	576
<b>SOUTH BUFFER: 1,314' FRONTAGE LENGTH</b>	REQUIRED	PLANNED
3 SHADE/EVERGREEN TREES PER 100'	39	39
33 DECIDUOUS SHRUBS PER 100'	434	434

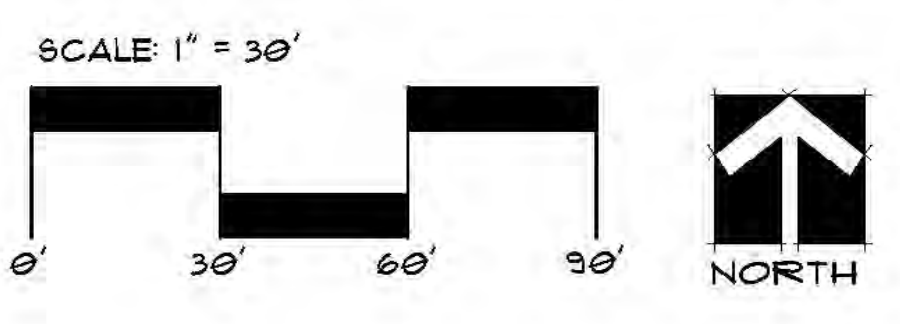
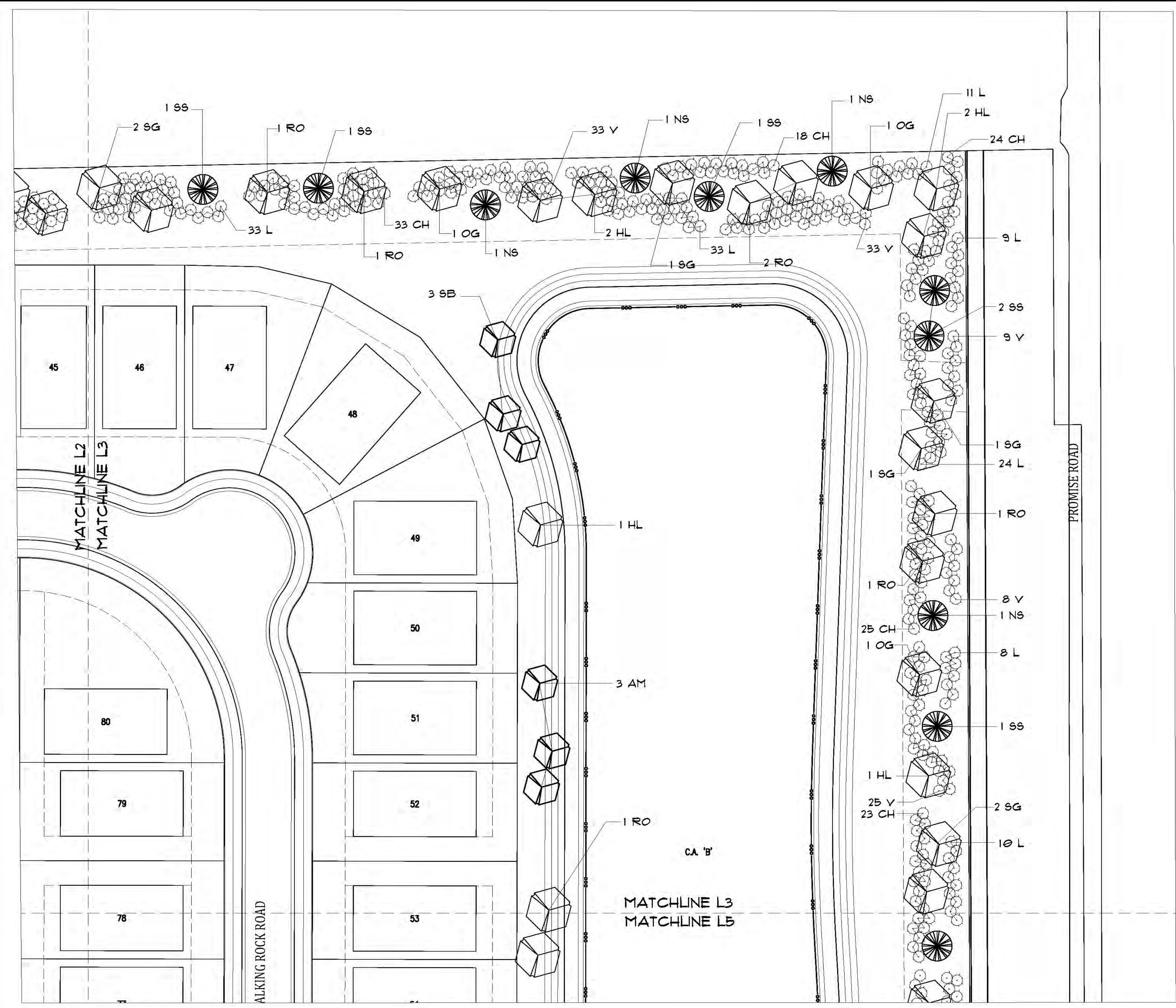


**PLANT SCHEDULE**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
<b>SHADE TREES</b>					
	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 STRYCIPLUA 'HAPPIDAZE'	2-1/2"	32
<b>ORNAMENTAL TREES</b>					
	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
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	34
<b>SHRUBS</b>					
	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	18"	636
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBI'	18"	126
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	104

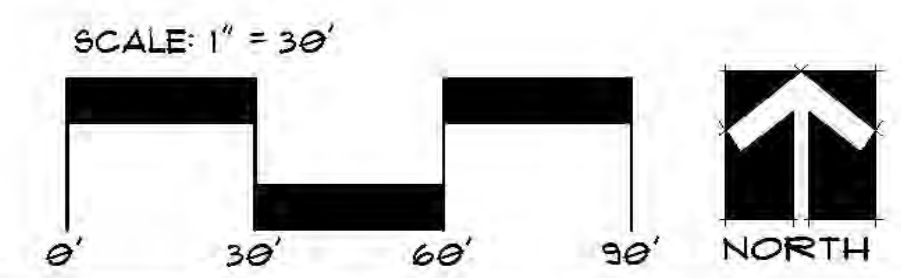
**LANDSCAPE ORDINANCE REQUIREMENTS**

BUFFER	FRONTAGE LENGTH	REQUIRED	PLANNED
EAST BUFFER: 1,144'	FRONTAGE LENGTH	52	52
	3 SHADE/EVERGREEN TREES PER 100'	576	576
NORTH BUFFER: 1,288'	FRONTAGE LENGTH	52	52
	3 SHADE/EVERGREEN TREES PER 100'	35	35
WEST BUFFER: 1,145'	FRONTAGE LENGTH	425	425
	3 SHADE/EVERGREEN TREES PER 100'	576	576
SOUTH BUFFER: 1,314'	FRONTAGE LENGTH	52	52
	3 SHADE/EVERGREEN TREES PER 100'	35	35
		434	434



PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
<b>SHADE TREES</b>				
	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 STRYACIFLUA 'HAPPIDAZE'	2-1/2" 32
<b>ORNAMENTAL TREES</b>				
	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
<b>EVERGREEN TREES</b>				
	NS	NORWAY SPRUCE	PICEA ABIES	6' 31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6' 34
<b>SHRUBS</b>				
	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUSTIFOLIA 'BRILLIANTISSIMA'	18" 626
	L	DWARF KOREAN LLAC	SYRINGA MEYERI 'PALBIN'	18" 726
	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

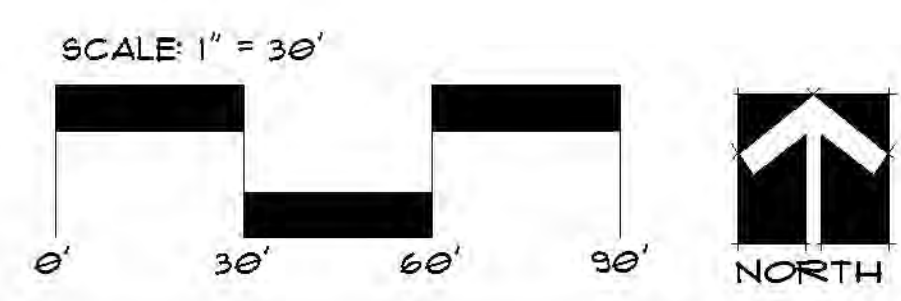
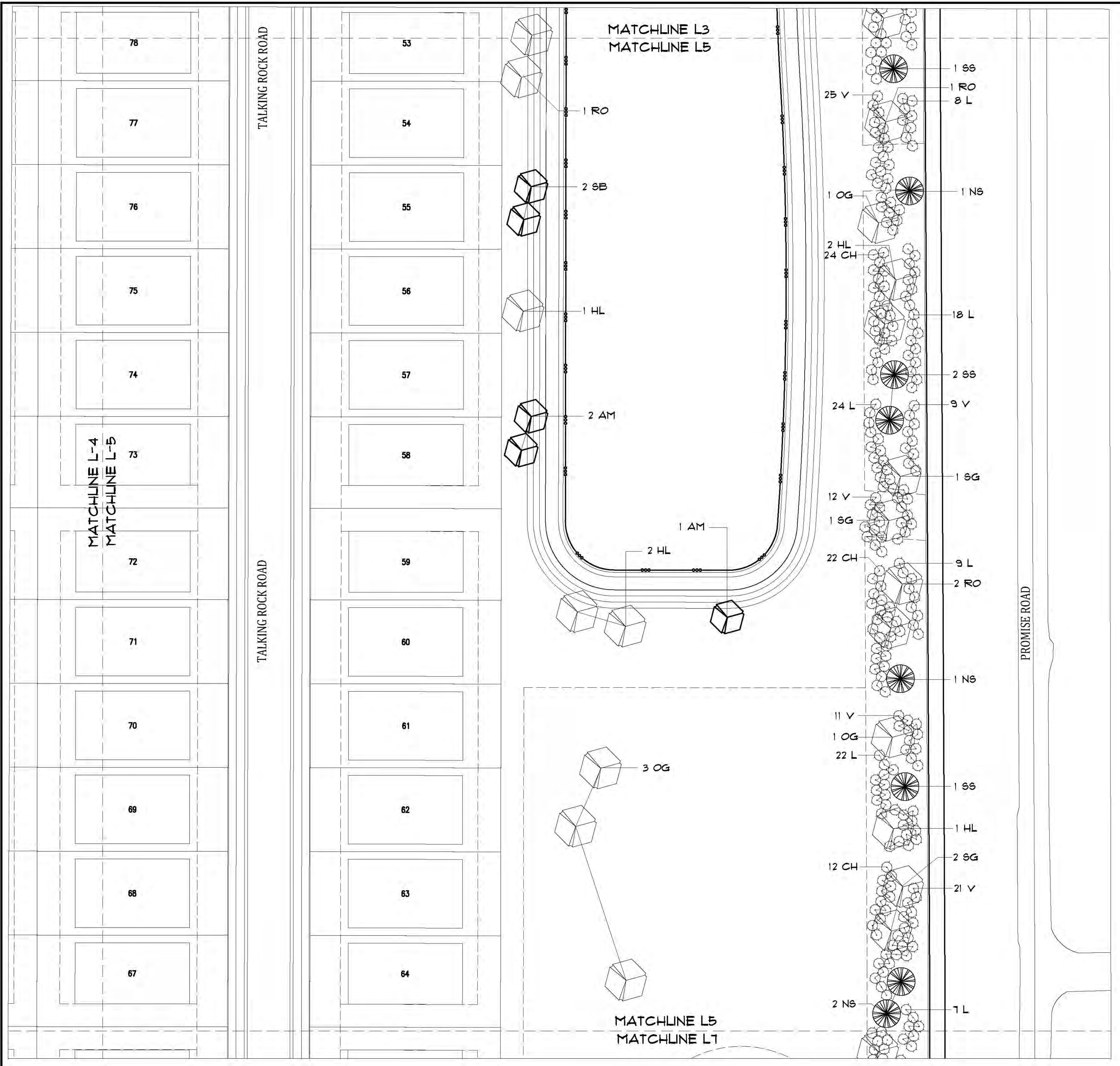


MATCHLINE L4  
 MATCHLINE L5

MATCHLINE L4  
 MATCHLINE L6

PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
<b>SHADE TREES</b>				
	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
<b>ORNAMENTAL TREES</b>				
	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
<b>EVERGREEN TREES</b>				
	NS	NORWAY SPRUCE	PICEA ABIES	6' 31
	SB	SERBIAN SPRUCE	PICEA OMORICA	6' 34
<b>SHRUBS</b>				
	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

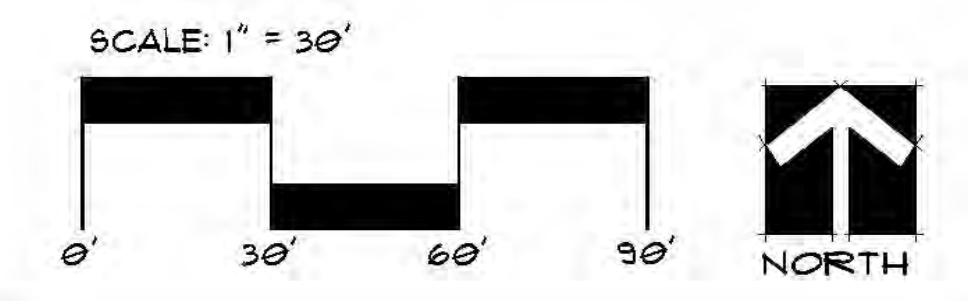
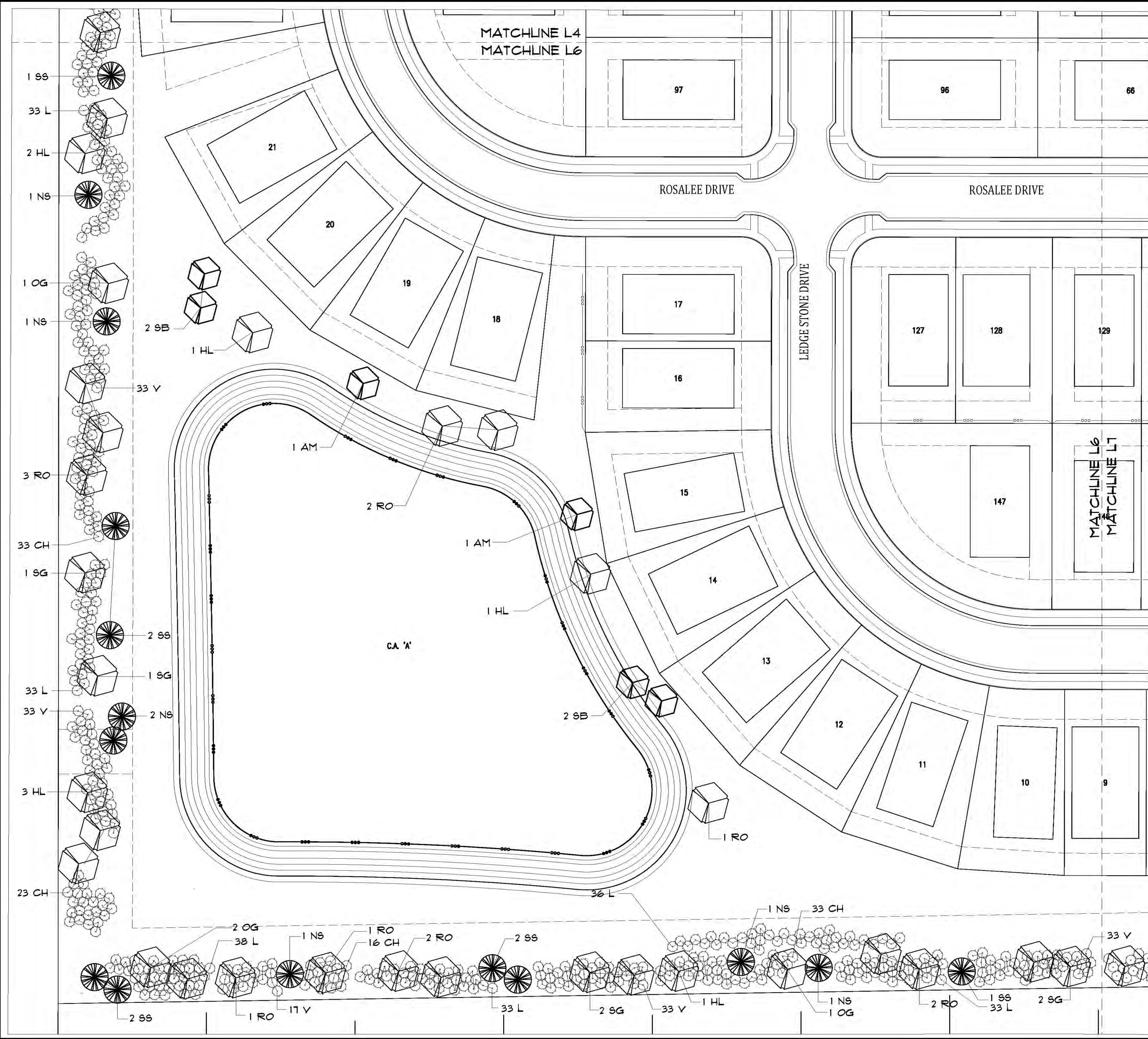
LANDSCAPE ORDINANCE REQUIREMENTS		
REQUIREMENT	REQUIRED	PLANNED
<b>EAST BUFFER: 114' FRONTAGE LENGTH</b>		
3 SHADE/EVERGREEN TREES PER 100'	52	52
33 DECIDUOUS SHRUBS PER 100'	576	576
<b>NORTH BUFFER: 120' BUFFER LENGTH</b>		
3 SHADE/EVERGREEN TREES PER 100'	33	33
33 DECIDUOUS SHRUBS PER 100'	425	425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





PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
<b>SHADE TREES</b>				
	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 STYRACFLIA 'HAPPIDAZE'	2-1/2" 32
<b>ORNAMENTAL TREES</b>				
	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
<b>EVERGREEN TREES</b>				
	NS	NORWAY SPRUCE	PICEA ABIES	6" 31
	SS	SERBIAN SPRUCE	PICEA OMORICA	6" 34
<b>SHRUBS</b>				
	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUSTIFOLIA 'BRIGHTISSIMA'	18" 628
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALBIN'	18" 131
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18" 104

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'	516	516
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'	516	516
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
<b>SHADE TREES</b>					
	HL	HONEYLOCUST 'SHADEMASTER'	GLIEDIA 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
<b>ORNAMENTAL TREES</b>					
	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
<b>EVERGREEN TREES</b>					
	NS	NORWAY SPRUCE	PICEA ABIES	6'	31
	SS	SERBIAN SPRUCE	PICEA OMORIKA	6'	34
<b>SHRUBS</b>					
	CH	BRIGHT RED CHOCHEBERRY	ARONIA ARBUTICOLA 'BRIGHTISSIMA'	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



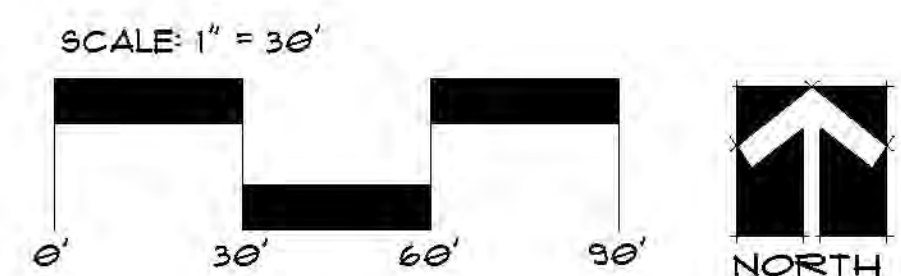
DESIGNED FOR  
 14 HOMES OF INDIANA  
 8415 WOODFIELD CROSSING  
 BLVD, SUITE 1000  
 INDIANAPOLIS, IN 46240

PROJECT NAME  
**BRANSON RESERVE**  
 NOBLESVILLE, IN

SHEET NAME  
**LANDSCAPE PLAN**

DESIGNER  
**TF**  
 DATE: APRIL 24, 2024

SHEET



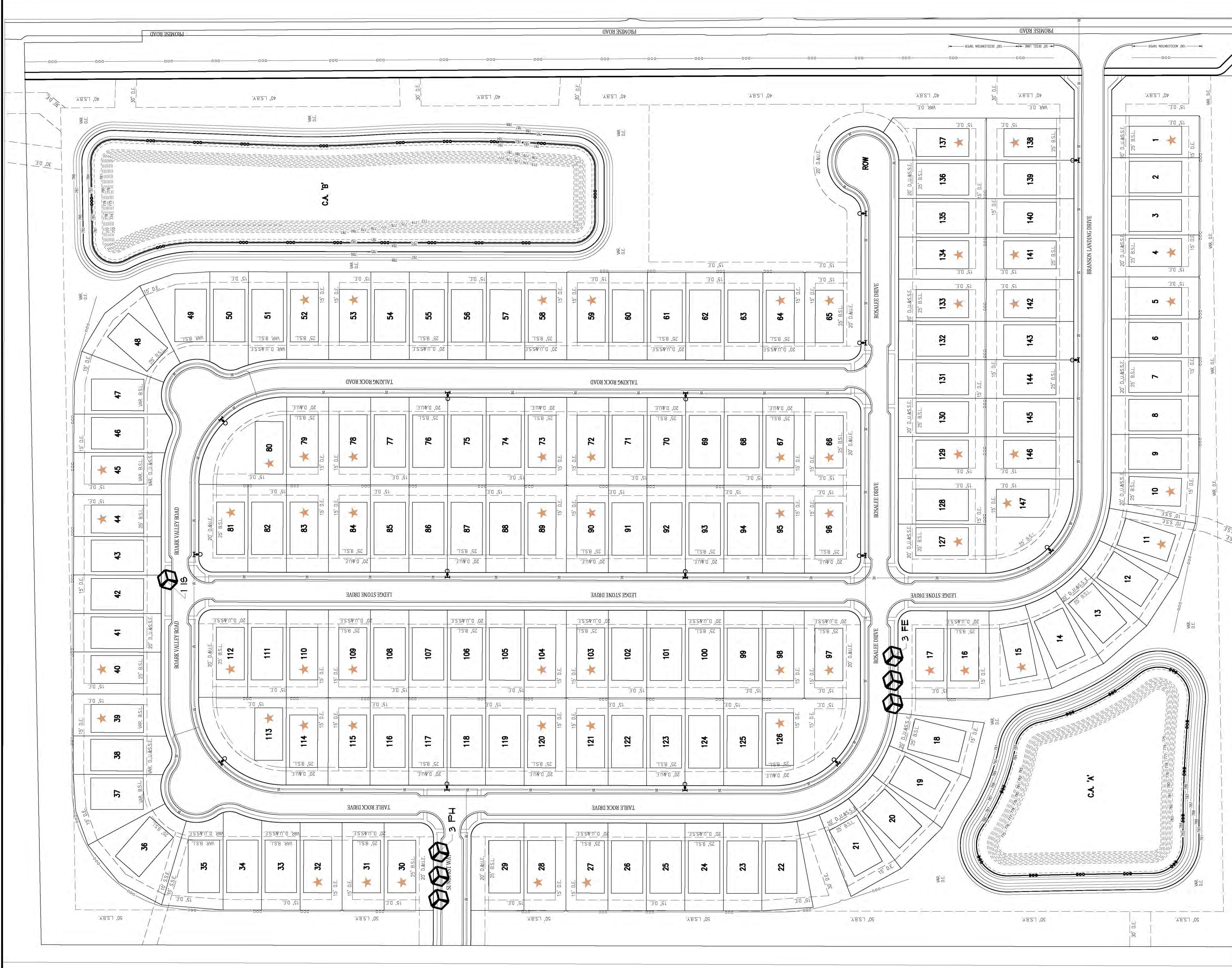
DESIGNED FOR  
 M HOPES OF INDIANA  
 8425 WOODFIELD CROSSING  
 BLVD. STATE ROAD 100W  
 INDIANAPOLIS, IN 46249

PROJECT NAME  
**BRANSON RESERVE**  
 NOBLESVILLE, IN

SHEET NAME  
**STREET TREE PLAN**

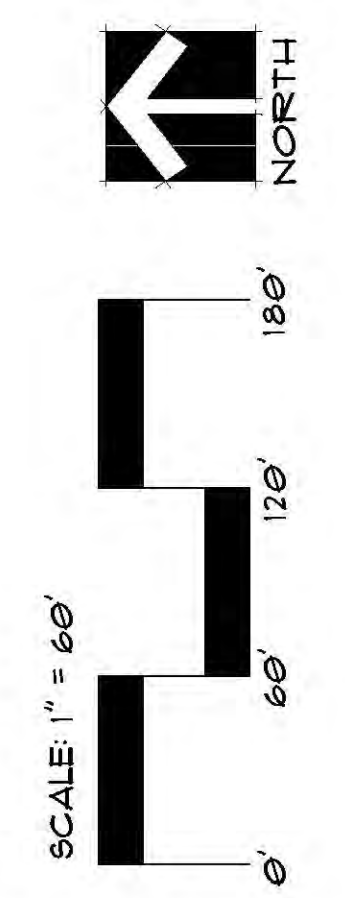
DESIGNER  
**TF**  
 DATE: MARCH 18, 2024

SHEET  
**50**



**PLANT SCHEDULE**

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
(Star)	FE	FRONTIER ELM	ULMUS FRONTER	2-1/2"	3
(Circle with dot)	IB	IVORY BLK LILAC	SYRIGA RETICULATA IVORY B.L.C.	2-1/2"	1
(Circle with cross)	PH	PYRAMIDAL HORSEBEAN	CARANUS BELLUS PYRAMIDATA	2-1/2"	3



**EXHIBIT C**  
**ARCHITECTURAL STANDARDS**

(Page 1 of 2)

<b>Architectural Standards - [Branson]</b>			
<b>General/ Miscellaneous</b>	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	
<b>Materials</b>	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		
<b>Roof</b>	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	
<b>Windows</b>	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	
<b>Garage</b>	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)



## **EXHIBIT F**

### **Waivers**

The below is a list of Waivers (intended to summarize the text of the PD Ordinance) from the underlying UDO standards.

- A. Modification of Minimum lot width, street frontage, setbacks, floor area, and lot coverage bulk standards (see Section 5).
- B. Reduction the Buffer Yard and Peripheral Yard:
  - \* North, West and South: 50' common area and 25' buffer yard / 4 trees-21 shrubs per 200'
  - \* Peripheral Yard along Promise Road: 30' common area
- C. Open space as illustrated on the Preliminary Development Plan.
- D. Amended sign standards to permit signs flanking entrance.
- E. Reduced Centerline Radius to 150' for minor collector.