

APPROVED

31.00  
10

1.00 ORDINANCE NO. 16-5-99

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, A PART OF THE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA.

An ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Land Rush Development Services, Inc. for Larry Cronkleton and Robert Lunsford and has approved the Preliminary Development Plan attached hereto as Exhibit A; and

WHEREAS, the Plan Commission has sent its recommendation to the Noblesville common Council in the following manner: Favorable by a vote of 11 in favor, 0 opposed and abstention;

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 for said City and the Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. That the common location of the subject real estate is as follows: approximately one hundred and one (101) acres located on the south side of State Road 38 approximately 1/2 mile East of Promise Road in Noblesville Township; that said real estate, all of which is located in the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from an R-1 Classification to M-PD Classification, as designated in said City of Noblesville, Indiana Zoning Ordinance, and said real estate is more particularly described as follows:


9909936685  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
MARY L CLARK  
On 06-18-1999 At 03:08:57 pm.  
ORDINANCE 31.00



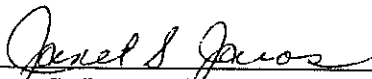
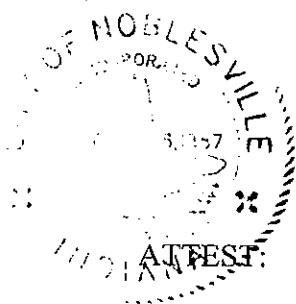
An Ordinance to Amend the Zoning Ordinance,  
A Part of the Master Plan of the City of Noblesville,  
Hamilton County, Indiana

Page 3

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County,  
Indiana, this 14<sup>TH</sup> day of JUNE, 1999.



Dennis R. Redick, Mayor  
City of Noblesville, Indiana



Janet S. Jaros, Clerk-Treasurer  
City of Noblesville, Indiana

This instrument prepared by Douglas B. Floyd, Attorney at Law, 970 Logan St., Noblesville, IN 46060

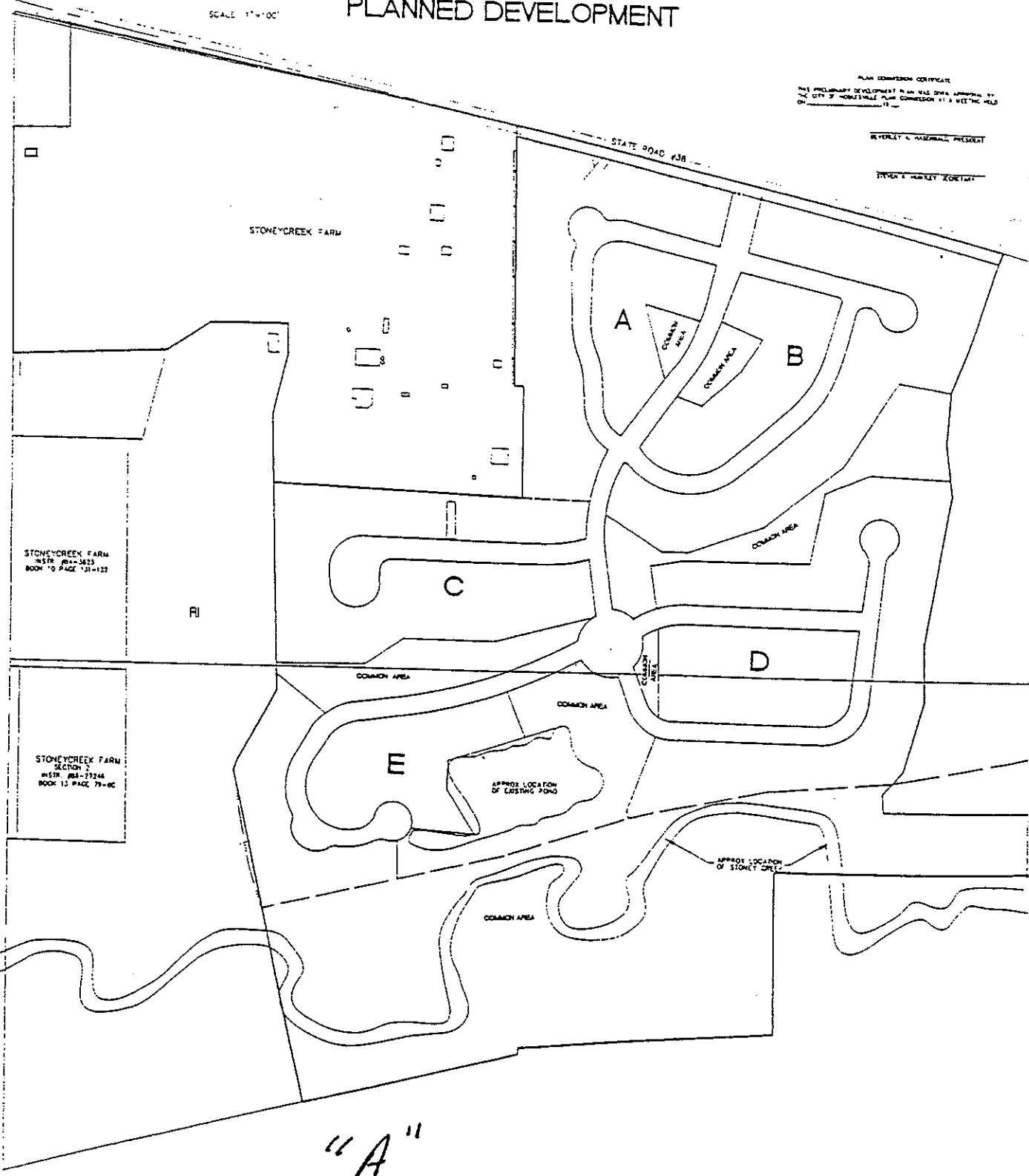
# STONEY CREEK PLANNED DEVELOPMENT

SCALE 1"=100'

PLAN COMMISSION CERTIFICATE  
THE PRELIMINARY DEVELOPMENT PLAN HAS BEEN APPROVED BY  
THE CITY OF HUNTSVILLE PLAN COMMISSION AT A MEETING HELD  
ON \_\_\_\_\_ 19\_\_\_\_

WYOMY & ASSOCIATES, PREPARED

TYSON E. HANLEY, REGISTERED



STONECREEK FARM  
MSTR. #64-3825  
BOOK 9 PAGE 31-122

STONECREEK FARM  
SECTION 1  
MSTR. #64-29246  
BOOK 13 PAGE 79-80

"A"

EXHIBIT "B"

STONE CREEK

Part of the East Half of Section 4, Township 18 North, Range 5 East in Noblesville Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section; thence South 00 degrees 24 minutes 00 seconds West (assumed bearing) along the East line of said Quarter Section 342.63 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 24 minutes 00 seconds West along said East line 156.40 feet; thence North 89 degrees 59 minutes 57 seconds West parallel with the South line of said Quarter Section 660.00 feet; thence South 00 degrees 24 minutes 00 seconds West parallel with said East line 419.68 feet; thence South 85 degrees 28 minutes 25 seconds West 662.44 feet; thence South 00 degrees 24 minutes 03 seconds West parallel with said East line 16.26 feet; thence South 76 degrees 09 minutes 51 seconds West 572.27 feet; thence North 11 degrees 31 minutes 16 seconds West 873.31 feet; thence North 18 degrees 42 minutes 30 seconds East 28.18 feet; thence North 28 degrees 52 minutes 29 seconds East 211.10 feet; thence North 01 degrees 00 minutes 54 seconds West 538.35 feet; thence South 87 degrees 29 minutes 24 seconds East 637.22 feet; thence North 00 degrees 37 minutes 48 seconds East 292.94 feet; thence North 89 degrees 22 minutes 12 seconds West 25.00 feet; thence North 00 degrees 37 minutes 48 seconds East 669.30 feet to a point on the centerline of State Route 38; thence South 76 degrees 51 minutes 57 seconds East along said centerline 1286.49 feet; thence South 18 degrees 20 minutes 29 seconds West 194.69 feet; thence South 21 degrees 07 minutes 25 seconds West 119.62 feet; thence South 21 degrees 19 minutes 44 seconds West 73.76 feet; thence South 04 degrees 51 minutes 09 seconds West 138.39 feet; thence South 06 degrees 25 minutes 19 seconds East 137.70 feet; thence South 10 degrees 29 minutes 59 seconds West 389.33 feet; thence South 00 degrees 04 minutes 54 seconds West 155.85 feet; thence South 16 degrees 16 minutes 56 seconds West 186.00 feet; thence South 41 degrees 29 minutes 11 seconds West 82.55 feet; thence South 02 degrees 55 minutes 57 seconds East 45.50 feet; thence South 89 degrees 41 minutes 49 seconds East 381.26 feet to the place of beginning, containing 75.120 acres, more or less.

"B"

STONE CREEK FARM  
ZONING DESCRIPTION

Part of the East Half of Section 4, Township 18 North, Range 5 East, Noblesville Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 4; thence North 00 degrees 12 minutes 29 seconds East along the West line of said Section 800.05 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 12 minutes 29 seconds East along said West line 584.25 feet; thence South 90 degrees 00 minutes 00 seconds East 152.50 feet; thence North 00 degrees 12 minutes 29 seconds East parallel with said West line 268.17 feet to a point in the center of State Highway No. 38; thence South 78 degrees 12 minutes 01 seconds East along said centerline 1070.73 feet; thence South 77 degrees 02 minutes 01 seconds East 119.42 feet; thence South 00 degrees 37 minutes 48 seconds West 669.30 feet; thence South 89 degrees 22 minutes 12 seconds East 25.00 feet; thence South 00 degrees 37 minutes 48 seconds West 292.94 feet; thence North 87 degrees 29 minutes 24 seconds West 637.22 feet; thence North 01 degrees 00 minutes 54 seconds West 180.00 feet; thence North 14 degrees 14 minutes 21 seconds East 158.80 feet; thence North 00 degrees 00 minutes 00 seconds East 82.61 feet; thence North 90 degrees 00 minutes 00 seconds West 200.00 feet; thence South 57 degrees 34 minutes 01 seconds West 137.46 feet; thence South 87 degrees 57 minutes 29 seconds West 418.00 feet to the place of beginning, containing 25.875 acres more or less. Subject to all legal highways, rights-of-way, easements and restrictions of record.

EXCEPT

A cemetery bounded as follows:

Beginning at a point 1306.8 feet North and 29.5 feet East of the center of said Section; run thence East 33.4 feet; thence North 20.0 feet; thence West 33.4 feet; thence South 20.0 feet to the place of beginning, containing 668 square feet, more or less.

This legal is for Zoning purposes only.

Metes/32562Z  
April 15, 1999

STONE CREEK  
DEVELOPMENT GUIDELINES

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A PLANNED COMMUNITY  
NOBLESVILLE, INDIANA

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LARRY CRONKLETON, ROBERT LUNSFORD

## SECTION I. STATEMENT OF PURPOSE AND INTENT

- A. Stoney Creek is a planned community of residential neighborhoods and residential, associated open space and recreational land uses to complement a rural lifestyle. Stoney Creek Farm continues as a part of this planned development to maintain a unique flavor to the east side at Noblesville.
- B. The Stoney Creek development standards are intended to carry out the design goals of this planned community. They are written to ensure a unified, quality development and continuity in design among the various land uses. Through creativity in design, sensitivity to the natural features of the site and compatibility of land uses, a commitment is made to the future of the community.
- C. The following principles will be used in guiding development toward a planned community which can respond to changing market conditions. The Stoney Creek PD shall:
  - 1. Encourage a more creative approach in land and building site planning;
  - 2. Encourage an efficient, aesthetic, and desirable use of open space;
  - 3. Encourage a mixed-use, master planned community providing for residential, recreational, and community services;
  - 4. Achieve flexibility and provide incentives for development which will produce a wider range of choice in satisfying the changing urban needs;
  - 5. Permit special consideration of the unique features of Stoney Creek, such as historical significance, unusual topography, landscape amenities, size, and shape and maximize the unique physical features.
  - 6. Create development patterns and project design that further the goals and policies of the City of Noblesville.
  - 7. Provide appropriate transitions between land uses while encouraging an overall community focus.
  - 8. Promote variety in the physical development pattern of the community, and provide for both land use type and density to be transferred between parcels.



## SECTION II. AUTHORITY

These standards shall apply to all property contained within Stoney Creek Planned Development as described herein. These regulations and requirements shall provide the governing standards for review, approval, and modification of all land use and development activities occurring at Stoney Creek. Provisions of these guidelines shall prevail and govern the development of Stoney Creek, superseding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulations of the appropriate governmental entity shall apply if the provisions of these guidelines do not address a specific subject, or if the Noblesville Plan Commission or Common Council adopt amendments to these guidelines, which they may do from time to time as necessary.

## SECTION III. LAND USE

- A. There are three primary land use categories within the Stoney Creek conceptual Planned Unit Development, broken down as follows:

<u>USE</u>	<u>AREA</u>	<u>% TOTAL</u>	<u>PARCELS</u>
Residential	49.0 ± Ac.	48.5%	A,B,C,D,E
Commercial	26.0 ± Ac.	25.7%	Stoney Creek Farm
Open Space*	26.0 ± Ac.	25.7%	included in A,B,C,D,E and Floodway
<b>TOTAL</b>	<u>101.0 ± Ac.</u>	<u>100%</u>	

\* Includes the Perimeter Yard

- B. Parcels denoted "Residential" in these Guidelines and on the Preliminary Development Plan, shall allow institutional and ancillary land uses that are typically found in or adjacent to residential land uses. Such institutional and ancillary land uses shall include, without limitation, a clubhouse, library, school, day-care facility, or church, and shall be subject to detailed development plan review by the Noblesville Plan Commission.
- C. Stoney Creek Farm is included in the Commercial Category although that use has recreational, entertainment and tourism characteristics. The uses allowed in the Stoney Creek Farm Parcel are all uses in existence on the date of adoption of these Development Guidelines by the Noblesville Common Council.

## SECTION IV. RESIDENTIAL DEVELOPMENT DENSITY

- A. Each of the individual Parcels of real estate that comprise the entire Stoney Creek Planned Development are denoted on the attached Preliminary Development Plan and are

defined hereinafter. Each Parcel shall be allowed a maximum density expressed in a ratio of total dwelling units per gross acre. when all residential Parcels are added together, the total number of dwelling units shall not be greater than 129. The maximum density per parcel and the total of 129 dwelling units for Stoney Creek shall not be exceeded without a formal amendment to the Planned Development. Modifications of up to ten percent (10%) of gross area of parcel boundaries shall be permitted when Detailed Development Plans of individual phases of the are submitted for the Plan Commission's consideration. Transfer of densities between parcels shall be permitted for flexibility in layout and design, and response to changing market conditions.

- B. Individual residential land use parcels shall be categorized as follows:

TABLE I - PARCEL DENSITY

PARCEL	SIZE	LAND USE	MAX DENSITY	ZONING
Stoney Creek Farms	26 acres	Commercial	N/A	Stoney Creek Farm
A	9 acres	Residential	18 lots	R-1
B	13 acres	Residential	23 lots	R-1
C	7.5 acres	Residential	20 lots	R-2
D	13 acres	Residential	36 lots	R-2
E	6.5 acres	Res/attached dwellings	32 dwellings	R-4
F	8 acres	Open Space/Recreation		
G	18 acres	Open Space/Floodplain		

Total project acreage 101 ± acres

- C. For the purposes of predicting population size and maintaining public service capacities within the Stoney Creek PD, the maximum number of lots in this PD district and in each parcel of the PD district will be limited. Development densities as set forth in Table I for each individual parcel shall determine the maximum number of lots for the individual residential Parcels.
- D. If one or more of the individual Parcels reaches its maximum development density, then the density of another parcel or other parcels may have to be reduced to keep the total number of residential living units from exceeding the maximum number established herein (129).

## SECTION V. RESIDENTIAL DEVELOPMENT STANDARDS

- A. The following Tables shall establish certain developmental standards for the construction

of improvements for the residential parcels within the Stoney Creek Planned Development. Minimum lot sizes, minimum lot widths, and maximum lot coverage will be regulated by the standards in Table II. References to the residential Parcels established in Table I are used to describe land use and identify general development standards.

TABLE II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

		Parcels <u>A, B</u>	Parcel <u>C, D</u>	Parcel <u>E</u>
Front Yard Setback-		25'	25'	25'
Side Yard Setback -		7.5'	7.5'	5'
	Aggregate	15'	15'	10'
Rear Yard Setback -		20'	20'	20'
Maximum Building Height				
	Primary	35'	35'	35'
	Accessory	14'	14'	14'
Minimum Floor Area (Excluding garages, porches, etc.)	One-story	1,200'	1,200'	1,200'/dwelling unit
	Two-story	1,400'	1,400'	1,400'
Minimum Lot Area		12,500'	9,000'	9,900'
Minimum Lot Width		90"	75"	90"

- B. A Perimeter Yard which has a minimum width of 30' along the perimeter of the entire planned development, shall be developed and maintained abutting the perimeter of residential land uses at Stoney Creek. The Perimeter Yard may be owned as a common facility by the property owners' association or it may exist in the form of landscape easements on individual lots that shall run with the land. It shall be landscaped and maintained as an aesthetic amenity to Stoney Creek and as a transitional yard and landscape buffer with respect to adjoining land uses. The dimensions and typical planting of the Perimeter Yard shall be as denoted on the Preliminary Development Plan.
- C. The underlying zone district classification for each of the parcels included in the Stoney Creek PD are expressed in Table I. Unless modified herein, said underlying district guidelines shall govern construction within the Planned Development. When there is a conflict between the standards of these Development Guidelines and the existing or amended Noblesville Unified Development Code, these Guidelines shall rule.

## SECTION VI. PRESERVED OPEN SPACE

- A. As part of the integrated community design, two significant areas of Open Space have

been planned at Stoney Creek. They are identified on the Preliminary Development Plan and referred to as follows:

Floodway along Stoney Creek - 18 ± acres  
Central Open Space, Lake and Private Parks - 8 acres

- B. For the purposes of these Guidelines, "Open Space" shall be defined as land set aside to be commonly maintained and enjoyed as permanent open space by the residents, the Developer, the Property Owners Association, or the City of Noblesville, or some combination thereof. It may be developed with landscaping or such active and passive recreational and cultural features and facilities as are necessary to serve the residents of Stoney Creek. Any land so designated shall be restricted from development with residential, commercial, office, institutional, or other such land uses which are inconsistent with the concept of Preserved Open Space.

## RESIDENTIAL DEVELOPMENT STANDARDS

- A. The following tables shall establish certain developmental standards for the construction of improvements for the residential parcels (neighborhoods) within the Stoney Creek Planned Community. Minimum lot sizes, minimum lot widths, and maximum lot coverage will not be regulated, but will be determined by the parcel (neighborhood) development density setback requirements. References to the residential parcels (neighborhoods) established in Table I of Section IV of the Project Description which is part of EXHIBIT 3 are used to describe land use and identify general development standards.

TABLE II - SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

	Parcels A & B	Parcels C & D	Parcel E
Front Yard Setback	25 ft.	25 ft.	25 ft.
Side Yard Setback	7.5 ft.	7.5 ft.	5 ft.
Aggregate Side Yard Setback	15 ft.	15 ft.	10 ft.
Rear Yard Setback	20 ft.	20 ft.	20 ft.
Maximum Building Height			
Primary	35 ft.	35 ft.	35 ft.
Accessory	14 ft.	14 ft.	14 ft.
Minimum Floor Areas Excluding Garages, Porches, etc.			
One Story Buildings	1,200 sf	1,200 sf	1,200 sf per dwelling unit
Two Story Buildings	1,400 sf	1,400 sf	1,400 sf per dwelling unit
Minimum Lot Area	12,500 sf	9,000 sf	9,900 sf per lot

## PROJECT DESCRIPTION

### SECTION I :

#### STATEMENT OF PURPOSE AND INTENT

- A. Stoney Creek will be a planned community consisting of a total of 101+/- acres. Of this area, 25.88 acres will consist of the existing Stoney Creek Farm operation and 75.12 acres will be the residential area of the planned community.
- B. Stoney Creek Farm (25.88 acres) will continue its existing operation as part of the planned development to maintain a unique flavor to the east side of Noblesville.
- C. Stoney Creek Residential (75.12 acres) : The residential area of the planned community will consist of residential neighborhoods and residential open space to complement a rural lifestyle. The residential development standards are intended to carry out a mixed use residential planned community providing for three (3) distinct types of upscale housing to meet the demands of the Noblesville housing market. As will be later described in Section VI of the Project Description , the type of housing to be built in Stoney Creek will be move-up housing for traditional family housing and housing for the empty nester market which is seeking high quality standards of construction but seeking smaller square footage.
- D. The following principles will be used in the residential planned community of Stoney Creek. The Stoney Creek planned community shall:
  - 1. Use the existing topography of the site to create neighborhoods to provide a varied type of housing product but provide for a compatibility of housing when it comes to quality standards which will maintain property values throughout.
  - 2. Make use of existing wooded acres to create common open areas which will eventually be owned and maintained by a homeowners association.
  - 3. By making use of the open areas and existing topography, the neighborhoods will create a varied type of housing without creating more lots than could be obtained by a grid layout if the subject residential area of the development were developed using typical RI development standards.
  - 4. Make use of existing floodway area along Stoney Creek (18 +/- acres) to create a unique environmental open area to be used by the homeowners as passive recreation areas for walking, bird watching and other outdoor activities. This unique open area will also be owned and maintained by the homeowners association.

### SECTION II :

#### AUTHORITY

The development standards which are shown in EXHIBIT 2 shall apply to all property contained within the Stoney Creek Planned Community. These regulations shall become part of the Planned Development Ordinance and shall provide the governing standards for review, approval and modification of all land use and development activities occurring at Stoney Creek. Provisions of these guidelines shall prevail and govern the development of Stoney Creek, superseding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulation of the appropriate governmental entity shall apply if the provisions of these guidelines do not address a specific subject, or if the Noblesville Plan Commission or Common Council adopt amendments to these guidelines, which they may do from time to time as necessary.

## PROJECT DESCRIPTION

### SECTION III : LAND USE

- A. There are three primary land use categories within the Stoney Creek conceptual Planned Community, broken down as follows:

USE	AREA	% TOTAL	PARCELS
Commercial	26 +/- Acres	25.7 %	Stoney Creek Farm
Residential	49 +/- Acres	48.5 %	A,B,C,D,E
Open Space	26 +/- Acres	25.7 %	Floodway and open areas in A,B,C,D,E
TOTAL	101 +/- Acres	100%	

- B. Parcels denoted "Residential" in these Guidelines and on the Preliminary Development Plan, shall allow institutional and ancillary land uses that are typically found in or adjacent to residential land uses. Such institutional and ancillary land uses shall include , without limitation, a clubhouse, library, school, daycare facility, or church, and shall be subject to detailed development plan review by the Noblesville Plan Commission.
- C. Stoney Creek Farm is included in the Commercial Category although that use has recreational, entertainment and tourism characteristics.

### SECTION IV : RESIDENTIAL DEVELOPMENT DENSITY

- A. Each of the individual parcels (neighborhoods) of real estate that comprise the entire Stoney Creek Planned Development is denoted on the enclosed preliminary development plan shown EXHIBIT 5. Each parcel (neighborhood) shall be allowed a maximum density expressed in a ratio of total dwelling unites per gross acre. When all residential parcels (neighborhoods) are added together the total number of dwelling units shall not be greater than 129 dwelling units. The maximum density per parcel and the total 129 dwelling units for Stoney Creek shall not be exceeded without a formal amendment to the Stoney Creek Planned Development. Modification of up to ten percent (10%) of gross area of parcels (neighborhoods) boundaries shall be permitted when Detailed Development Plans of individual parcels (neighborhoods) are submitted for the Plan Commission's review and approval. Transfer of densities between parcels (neighborhoods) shall be permitted for flexibility in layout and design and response to changing market conditions.

**PROJECT DESCRIPTION**

- B. Individual residential land use parcels (neighborhoods) shall be categorized as follows:

TABLE I - PARCEL DENSITY

PARCEL (Neighborhood)	ACREAGE	LAND USE	MAX. DENSITY	ZONING
Stoney Creek Farms	25.8 Acres	Commercial	N/A	PB/I-1
A	9 Acres	Single Family	18 Lots	R1
B	13 Acres	Single Family	23 Lots	R1
C	7.5 Acres	Single Family	20 Lots	R2
D	13 Acres	Single Family	36 Lots	R2
E	6.5 Acres	Res./Attached	32 Dwelling Units	R4
OPEN SPACE	8 Acres	Open Space		
FLOODWAY	18 Acres	Open/Floodway		

Total	101 Acres		
Residential Acres	49 Acres		
Total Units	129 Units		
Actual Density	2.6 Units/Acre		
Open Area	8 Acres		
Density including open areas	2.3 Units/Acre		
Floodways	18 Acres		
Density including all Residential Acres	129 units/75.12 Acres = 1.7 Units/Acre		

- C. For the purposes of predicting population size and maintaining public service capacities within the Stoney Creek Planned Community, the maximum number of dwelling units in this PD district and in each parcel (neighborhood) of the PD will be limited. Development densities as set forth in Table I above for each individual parcel (neighborhood) shall determine the maximum number of dwelling units for the individual residential parcel (neighborhood). However, the maximum number of dwelling units for the entire PD shall not exceed 129 dwelling units.
- D. If one or more of the individual parcels (neighborhoods) exceeds its maximum number of dwelling units, then the number of dwelling units of another parcel (neighborhood) may have to be reduced to keep the total number of residential dwelling units from exceeding the maximum number of 129 dwelling units established herein.

**SECTION V :  
RESIDENTIAL DEVELOPMENT STANDARDS**

The residential development standards for the Stoney Creek residential planned community are shown in EXHIBIT 2.



## PROJECT DESCRIPTION

### SECTION VI : NEIGHBORHOOD DESCRIPTIONS

The following descriptions are for types of housing to be constructed in each parcel (neighborhood). There are three (3) distinct product types:

1. Neighborhoods "The Green at Stoney Creek" (A) and "The Overlook at Stoney Creek" (B) : These two neighborhoods are designed for 90 foot wide lots to accommodate both custom ranch and custom 2-story plans. It is anticipated the homes built in these neighborhoods will range from 2200 to 4500 square feet with a price range of \$250,000 to \$450,000.

The homes to be built in these neighborhoods are targeted to the family and will include basements in both neighborhoods with many walkout basements in "The Overlook at Stoney Creek" neighborhood. These homes will also have screened porches, 3-car garages, bonus rooms, etc.

EXHIBIT 7 has photos of the types of housing to be built in these two neighborhoods.

2. Neighborhoods "The Village at Stoney Creek" (C) and "Creekside at Stoney Creek" (D) : These two neighborhoods are designed for 75 foot wide lots to accommodate custom ranch plans to be marketed to the empty nester and to provide a high quality of construction for those residents looking to move into smaller square footage, but still desire to have up-graded finishes and house amenities to which they have been accustomed. It is anticipated these homes will range from 1900 to 3100 square feet with an additional 1000 square feet of basement area which can be finished. Prices will range from \$230,000 to \$320,000. These homes are designed to be virtually maintenance free with all elevations containing brick.

EXHIBIT 8 shows photos of the types of housing to be built in these neighborhoods.

3. Neighborhood "Lakeside At Stoney Creek" (E) : This neighborhood is designed for 90 foot wide lots with each lot having one (1) building consisting of two (2) dwelling units. These units are designed to be marketed to empty nesters or single people who desire to have maintenance free living. These units will be "for sale" units and it is anticipated this neighborhood will be established so that all lawn care will be provided.

These units will have approximately 1400 square feet of livable area per side and will be in the \$130,000 to \$140,000 price range per living unit.

EXHIBIT 9 shows conceptual elevations and floor plans for those dwelling units to be built in this neighborhood.

## PROJECT DESCRIPTION

### SECTION VII : PRESERVED OPEN SPACE

- A. As part of the integrated community design for the Stoney Creek Planned Community, two significant areas of open space have been planned. These areas are identified on the Preliminary Development Plan and referred to as follows :
1. Floodway along Stoney Creek consisting of 18 +/- acres.
  2. Central open space within the residential neighborhoods consisting of lakes and private parks consisting of 8 +/- acres.
- B. For the purpose of these Guidelines, "Open Space" shall be defined as land set aside to be commonly maintained and enjoyed as permanent open space by the residents, the Developer, the Homeowners Association, the City of Noblesville, or some combination thereof. The "Open Space" may be developed with landscaping or such active and passive recreational and cultural features and facilities as are necessary to serve the residents of the Stoney Creek Planned Community. Any land so designated as open space shall be restricted from development with residential, commercial, office, institutional, or other such land uses which are inconsistent with the concept of the Preserved Open Space.

### SECTION VIII : HOMEOWNERS ASSOCIATION

The Stoney Creek Planned Community will have a homeowners association created to manage the affairs of the community. In addition, the association will be deeded all common areas and will have powers to control any activities which will occur in these common areas.

### SECTION IX : UTILITIES

The Stoney Creek Planned Development will be serviced by the following:

1. Sanitary Sewer - Served by the Stoney Creek Interceptor which is currently on site. This interceptor sewer is under the control of the City of Noblesville wastewater utility.
2. Water - The water utility will be extended to the site and will be part of the Indiana American Water Utility.
3. Gas - Indiana Gas
4. Electric - Cinergy











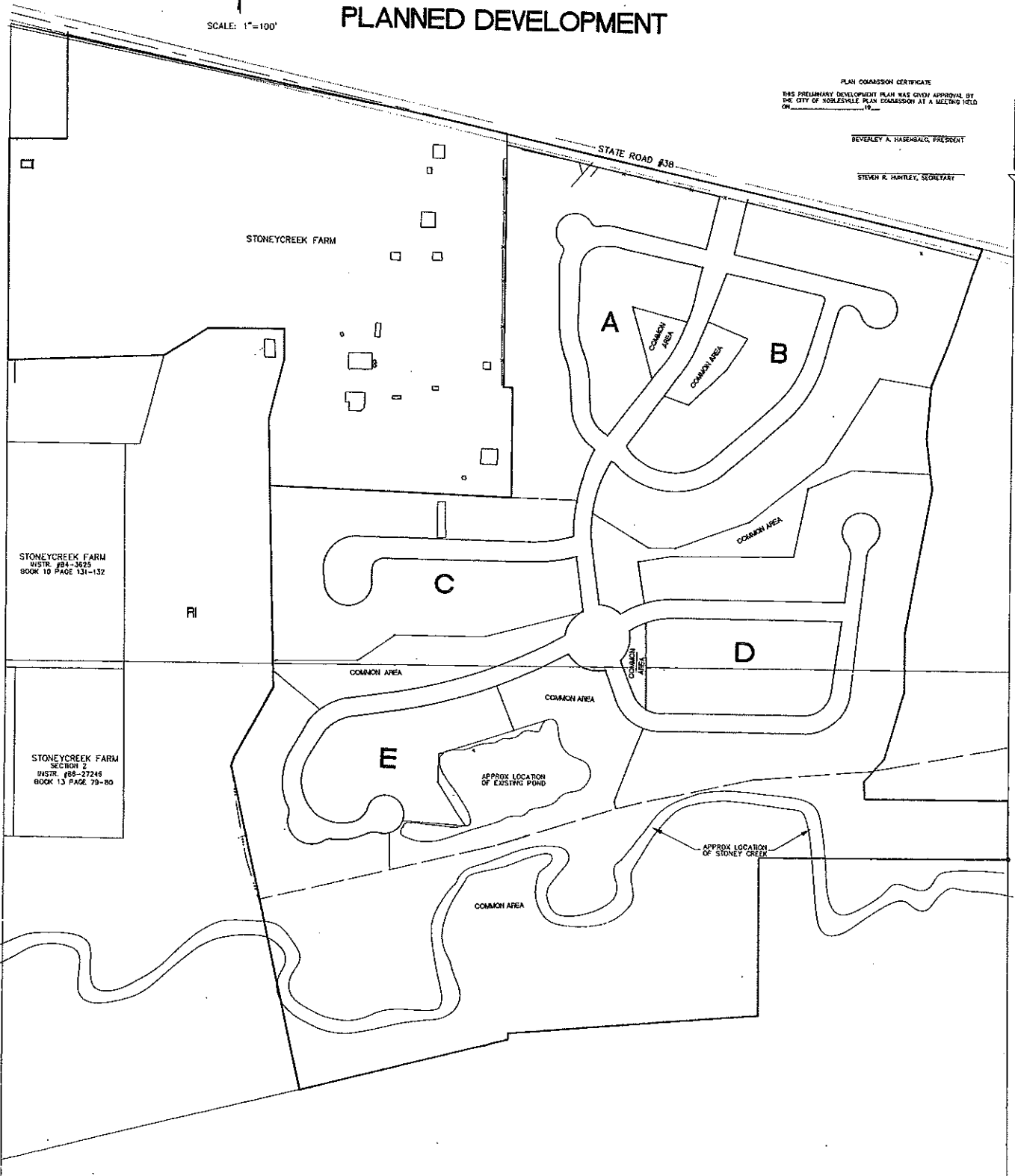
# STONEYCREEK PLANNED DEVELOPMENT

SCALE: 1"=100'

PLAN COMMISSION CERTIFICATE  
THIS PRELIMINARY DEVELOPMENT PLAN HAS GIVEN APPROVAL OF  
THE CITY OF NOBLESVILLE PLAN COMMISSION AT A MEETING HELD  
ON \_\_\_\_\_, 19\_\_\_\_.

BEVERLEY A. HASENBALG, PRESIDENT

STEVEN R. HARTLEY, SECRETARY



STONEYCREEK FARM  
WISTR. #84-3625  
BOOK 10 PAGE 131-132

STONEYCREEK FARM  
SECTION 2  
WISTR. #88-27246  
BOOK 13 PAGE 79-80













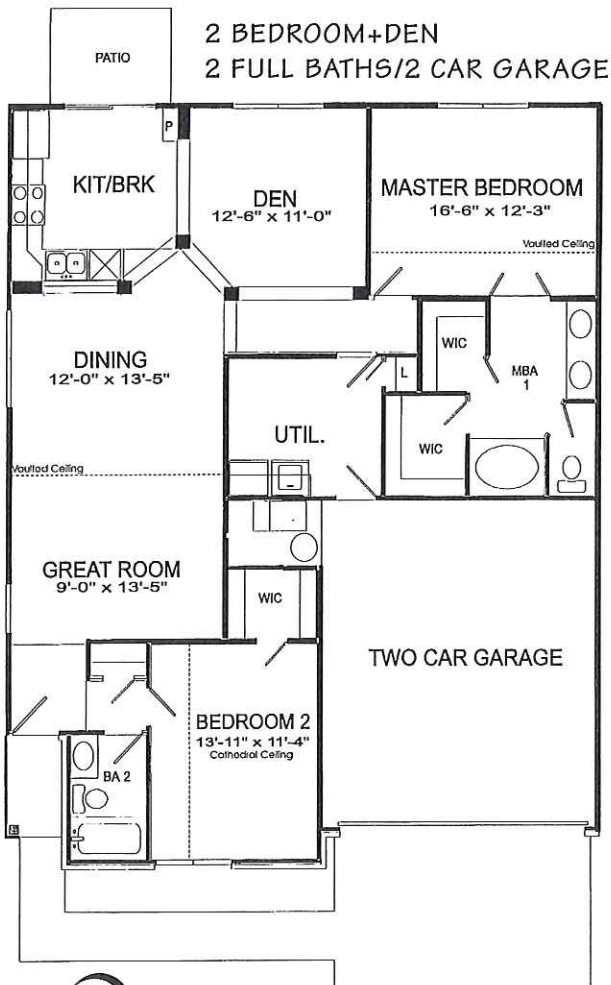




# THE CAMBRIDGE



Artist's concept only. See builder for actual details on rendering and floor plan.



**QUALITY BUILDERS WARRANTY**  
Backed by Aetna  
Casualty and Surety Co.



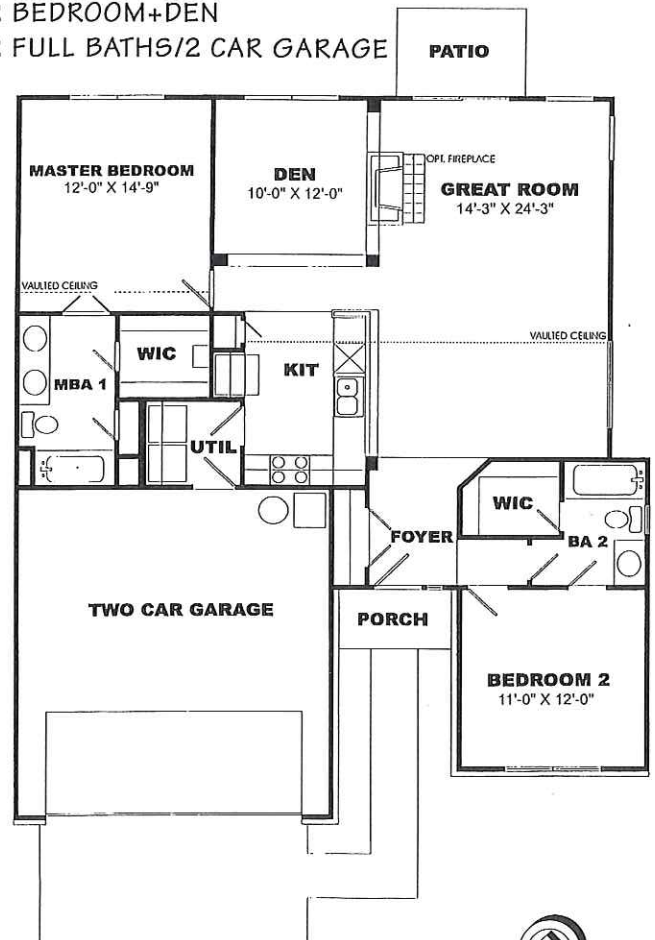
# THE DIPLOMAT



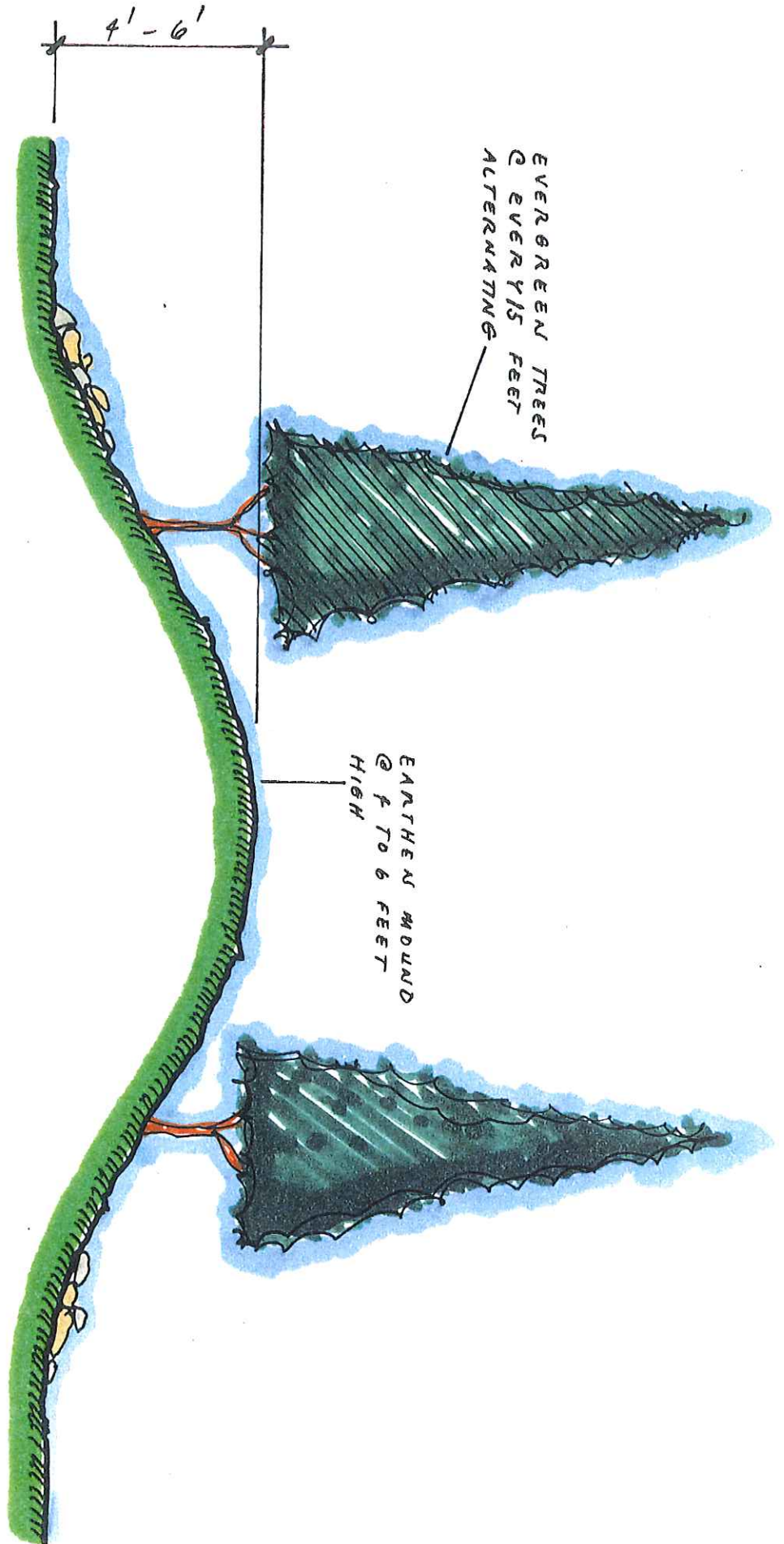
Artist's concept only. See builder for actual details on rendering and floor plan.

2 BEDROOM+DEN

2 FULL BATHS/2 CAR GARAGE



**QUALITY BUILDERS WARRANTY**  
Backed by Aetna  
Casualty and Surety Co.



# STONE Y CREEK FARMS

## BUFFER MOUND DETAIL

C. L. D. DEVELOPMENT  
 NOBLESVILLE, INDIANA  
 MAY 10, 1999

**BURLESON**  
**DESIGN GROUP**  
 ARCHITECTURE  
 PLANNING

8TH JOLLYVILLE ROAD  
 SUITE 218  
 AUSTIN, TEXAS 78758  
 PHONE 512 502 9416  
 FAX 512 502 9416





# STONEY CREEK FARMS

## PROJECT ENTRY MONUMENT

C. L. D. DEVELOPMENT  
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