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Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-23-2005 At 10:14 am.
ORDINANCE 23.00

ORDINANCE NUMBER 80-10-05

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, A PART OF THE MASTER PLAN OF THE CITY OF NOBLESVILLE, INDIANA, ESTABLISHING THE TWIN OAKS PLANNED DEVELOPMENT DISTRICT, AND APPROVING PRELIMINARY DEVELOPMENT PLAN

Cross-References: EST #15-985A, 965424, 320-816A, 353-325

An Ordinance to Amend the Unified Development Ordinance of 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 (the "Commission") has conducted a public hearing as required by law in regard to Application #05J-15-1447 for a change of zone district designation filed by the Indiana Land Group, ("ILG") for the real estate containing approximately 150 acres, legally described on Exhibit "A" attached hereto, and located in Noblesville Township, Noblesville, Indiana (the "Real Estate").

WHEREAS, an Application has been filed to establish an Ordinance to amend the Zoning Ordinance to establish on the Real Estate a residential planned development district, to include an amenities facility which shall include an indoor and outdoor pool complex, to be known as Twin Oaks Planned Development District (the "District").

WHEREAS, an Application has been filed for approval of a Preliminary Development Plan, Overall Landscaping Plan, and Architectural Building Requirements for the District, attached hereto as Exhibits "B", "C" and "D-1", "D-2", and "D-3".

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") has conducted a public hearing on such applications, and has, by a vote of 9-0, sent a favorable recommendation relating to such application to the Common Council dated the 17th day October, 2005.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and the Zone Maps of the Ordinance are hereby amended as follows.

Section 1. Zoning. The Real Estate is hereby designated as a Residential Planned Development District known as the Twin Oaks Residential Planned Development District.

Section 2. Legislative Intent. Having given reasonable regard to the City's Comprehensive Master Plan and the other matters specified in Article VIII of the Zoning Ordinance, and specifically to Section 4, the intent of the Council in adopting this Ordinance is to encourage a more creative approach in land and building site planning; encourage an efficient, aesthetic, and desirable use of open space; promote variety in the physical development pattern of the community; and permit special consideration of property with unique features.

Section 3. Applicability of Ordinance.

3.1 Development in the District shall be governed entirely by the provisions of this Ordinance with the exception that provisions of the Zoning Ordinance specifically referenced within this Ordinance shall also apply.

Section 4. Definitions. Unless otherwise stated, the following words shall, for the purpose of this Ordinance, have the meaning herein indicated. Any word used in this Ordinance which is not defined herein and which is defined in Article II of the Zoning Ordinance shall, for the purpose of this Ordinance, have the meaning defined therein, unless the context otherwise requires.

Application. The application filed with the Director of Planning and Development for the City of Noblesville to establish a Planned Development District for the Real Estate and includes all plans, documents, and supporting information filed therewith.

Architectural Building Requirements. The criteria and guidelines, including illustrative material, presented to and approved by the City of Noblesville Architectural Review Board outlining the architectural character of Residences and attached hereto as Exhibits "D-1", "D-2", and "D-3".

Department. The Department of Planning and Development of the City of Noblesville, Indiana.

Developer. Indiana Land Group and its successors and assigns engaged in development of one or more residential phases of Twin Oaks of Noblesville.

Development Plan. Except where the context refers to the Preliminary Development Plan filed with and as a part of the Application approved by the Commission and Council, the Detailed Development Plan for the District, as the same may be modified from time to time pursuant to Section 5.

Modification. A change to the Development Plan approved pursuant to Section 5.

Open Space. A parcel, or parcels, of land, an area of water, or a combination of land and water, within the District designed and intended for the use and enjoyment of some or all of the residents of the District.

Zoning Ordinance. The Unified Development Ordinance for the City of Noblesville, Indiana as it existed on August 12, 2005.

Section 5. Modification of Development Plan. The Commission may, upon petition of the Developer, modify the Development Plan and development standards specified in this Ordinance.

Section 6. Permitted Uses; Maximum Density; Accessory Uses.

6.1 The uses permitted in the District or parts thereof are (i) those permitted in the “R-1” District of the City of Noblesville, listed in Appendix C, Use Matrix, of the Zoning Ordinance, (ii) an amenities facility which may include an indoor and outdoor pool complex (the “Amenities Facility”) and (ii) temporary real estate sales office. The maximum number of Residences permitted in the District is three hundred and thirty-four (334), which computed as provided in the Zoning Ordinance is a maximum density of 2.4 dwelling units per acre.

6.2 The accessory uses permitted in the District or parts thereof are those permitted in the “R-1” District of the City of Noblesville, listed in Appendix C, Use Matrix, of the Zoning Ordinance.

Section 7. Residential Bulk Requirements.

7.1 Area “A”

A. Minimum Lot Area per Residence: 10,500 square feet

B. Minimum Lot Width: Ninety (90) feet

C. Minimum Yard Dimensions:

Front yard: Twenty-five (25) feet, twenty (20) feet for lots on cul-de-loop streets, twenty (20) feet for one of the two front yards on a corner lot provided that the driveway intersect the street at the twenty-five foot setback yard.

Side yard: 15 feet total, but with a minimum on either side of the residence of five (5) feet

Rear yard: Twenty (20) feet, fifteen (15) for lots adjacent to common areas

D. Maximum building height: Thirty-five (35) feet

E. Minimum Floor Area (one story residence): 2,000 square feet

F. Minimum Floor Area (two story residence): 2,700 square feet

G. Maximum Floor Area Ratio: 0.6

7.2 Area “B”

A. Minimum Lot Area per Residence: 7,500 square feet

B. Minimum Lot Width: Seventy-five (70) feet

C. Minimum Yard Dimensions:

Front yard: Twenty-five (25) feet, twenty (20) feet for lots on cul-de-loop streets, twenty (20) feet for one of the two front yards on a corner lot provided that the driveway intersect the street at the twenty-five foot setback yard.

Side yard: Five (5) feet

Rear yard: Fifteen (15) feet, ten (10) feet for lots adjacent to a peripheral yard

- D. Maximum building height: Thirty-five (35) feet
- E. Minimum Floor Area (one story residence): 1,600 square feet
- F. Minimum Floor Area (two story residence): 2,100 square feet
- G. Maximum Floor Area Ratio: 0.8

7.3 Accessory uses such as public utility installations, private walks, driveways, retaining walls, mail boxes, nameplates, lighting fixtures, patios at grade, birdbaths and structures of a like nature are permitted in any required front, side or rear yard.

7.4 Fences may be located in any side or rear yard subject to the provisions of Section 14 of this Planned Development District Ordinance.

Section 8. Amenities Facility Development Requirements.

8.1 Unless otherwise approved by the Commission, the Amenities Facility will be located substantially as shown in the Preliminary Development Plan.

8.2 Without the approval of the Commission, (i) permanent above ground buildings that are part of the Amenities Facility shall not exceed 2,500 square feet in size and (ii) the Amenities Facility shall not exceed thirty-five (35) feet in height.

8.3 No building that is part of the Amenities Facility will be located within six hundred (600) feet of the external boundaries of the District.

8.4 No off-street parking area shall be closer than ten (10) feet to the boundaries of the Amenities Facility and/or park common area. Off-street parking areas shall include perimeter landscaping subject to Article 12, Landscaping and Screening, of the Zoning Ordinance.

8.5 Parking shall be provided at a minimum of one space per 500 sq. ft. of water and deck area.

8.6 Lighted areas shall not infringe upon other properties, pursuant to Article 13, Environmental Performance Standards, of the Zoning Ordinance. Street lighting shall be installed per the Zoning Ordinance provided that a reduced number of street lights will be installed within 500' of the east property line per the approval of the City Engineer.

8.7 Noise shall comply with the provisions of Article 13, Environmental Performance Standards, of the Zoning Ordinance.

Section 9. Open Space; Peripheral Yard. Open space shall be provided substantially in the size and configuration and in the locations depicted on the Preliminary Development Plan, provided that in no event shall less than twenty-eight and one-quarter percent (28.25%) of the Real Estate be open space. Open space shall be used for social, recreational, and/or environmental preservation purposes. Recreational buildings, structures, and improvements (for example, picnic structures, playground equipment and gazebos) may be constructed in the open space. A fifty (50) foot wide peripheral yard as required by the Zoning Ordinance shall be provided along the perimeter of the District, except that the peripheral yard shall be a minimum of thirty (30) feet wide along the southern and western boundary of the District adjoining lots in area "B" excluding the area along Hazel Dell Road which shall be a minimum of fifty (50) feet in width, all as depicted on Exhibit "B" attached hereto.

Section 10. Streets and Sidewalks.

10.1 The streets and street layout within the District (including rights-of-way) shall be substantially as indicated on the Preliminary Development Plan, adapted as appropriate to the topography, unique natural features and environmental constraints of the Real Estate.

10.2 Streets within the District shall be dedicated to the public.

10.3 Sidewalks shall be provided substantially as shown on the Preliminary Development Plan.

10.4 Streets depicted on the Preliminary Development Plan may be eliminated or relocated as part of the approved Detailed Development Plan so long as there is no materially adverse affect on traffic flow within the District.

Section 11. Signs. The provisions of the Zoning Ordinance shall apply to any signs within the District.

Section 12. Lot Landscaping. Each Residence within the District shall be landscaped in accordance with the Architectural Building Requirements.

Section 13. Architectural Building Requirements. Each Home within the District shall be constructed in accordance with the Architectural Building Requirements described on Exhibit D-1 and Exhibit D-2, attached hereto. The pool house amenity shall be constructed in accordance with the Architectural Building Requirements described on Exhibit D-3, attached hereto.

Section 14. Fences and Walls.

14.1 Fences shall not be permitted in the front yard of any Residence.

14.2 Fences in all other yards shall be no taller than six (6) feet in height. Fences shall be measured from the topmost point thereof to the ground adjacent to the fence; provided, however, that decorative caps or spires which extend above the highest horizontal member of a fence shall not be included in the measurement of height.

14.3 No fence shall be constructed within a drainage easement so as to obstruct the flow of water therein.

14.4 No fences or structures shall be constructed within any common areas or the Peripheral Yard except as depicted on the Preliminary Development Plan.

Section 15. Preliminary Development Plan. The Preliminary Development Plan for the District is approved. The approved Preliminary Development Plan for the District shall include the overall landscaping plan and architectural building requirements presented to the Plan Commission on October 17, 2005.

Section 16. Detailed Development Plan. Detailed development plan approval may be granted in phases. Approval of a detailed development plan is subject to the requirements of Article 8, Part E, Section 4, of the Zoning Ordinance. A Detailed Development Plan shall be considered to meet the filing, review, and approval requirements of a final plat for administration purposes. The provisions of Article 5, Part B Section 2E of the Zoning Ordinance shall not apply to any approved Detailed Development Plan.

Section 17. Certification and Recordation of the Development Plan.

17.1 Promptly upon approval thereof, the Director of the Department shall sign a mylar copy of each approved Detailed Development Plan, record the signed Detailed Development Plan in the Office of the Recorder of Hamilton County, Indiana and deliver a copy of the signed Detailed Development Plan to the Developer. The Recorder shall return the originally recorded Development Plan to the Department.

17.2 The Department shall record approved modifications of the Detailed Development Plan in the Office of the Recorder of Hamilton County, Indiana, promptly following the approval of such modification. Subsequent to recordation, the Department shall deliver a copy of the recorded modification to the Developer.

Section 18. Improvement Location Permits

18.1 The provisions of the Zoning Ordinance shall apply to the issuance of improvement location permits in the District.



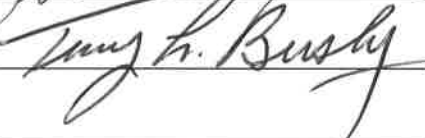

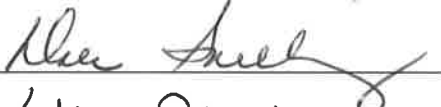

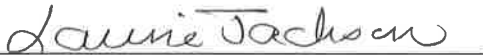
Section 19. Temporary Real Estate Sales Office Use See requirements attached hereto as Exhibit "E".

Upon motion duly made and seconded, this ordinance was fully passed by the members of the Common Council this 15th day of November, 2005.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE


Aye

Nay


<u></u>	Brian Ayer	_____
<u></u>	Mary Sue Rowland	_____
<u></u>	Terry Busby	_____
_____	Alan Hinds	<u></u>
<u></u>	Dale Snelling	_____
<u></u>	Kathie Stretch	_____
<u></u>	Laurie Jackson	_____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 15th day of November, 2005.




John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:


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

ALL EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE CLERK-TREASURER'S OFFICE.

This ordinance prepared by Jon C. Dobosiewicz, Indiana Land Group, 23 South 8th Street, Noblesville, Indiana 46060.

Exhibit "A"
OVERALL LAND DESCRIPTION

The Southwest Quarter of Section 10, Township 18 North, Range 4 East, Noblesville Township, Hamilton County, Indiana.

EXCEPT:

A certain tract of parcel of land in Hamilton County, in the State of Indiana, described as follows:

A part of the Southwest Quarter of Section 10, Township 18 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 10, Township 18 North, Range 4 East; thence North 00 degrees 49 minutes 19 seconds East (assumed bearing) 953.00 feet on and along the West line of said Southwest Quarter; thence South 89 degrees 27 minutes 07 seconds East a distance of 457.08 feet parallel with the South line of Said Southwest Quarter; thence South 00 degrees 49 minutes 19 seconds West 953.00 feet parallel with the West line of said Southwest Quarter to a point on the South line of said Southwest Quarter; thence North 89 degrees 27 minutes 07 seconds West a distance of 457.08 feet to the Point of Beginning.

The entire parcel contains 150.08 acres more or less.

Exhibit “B”
PRELIMINARY DEVELOPMENT PLAN

See Tab 5 of the informational booklet for Application #05J-15-1447. A copy of the informational booklet was provided to City Council prior to the October 25, 2005 meeting date and is contained in the application file noted above in the office of the Noblesville Planning Department.

Exhibit “C”
OVERALL LANDSCAPE CONCEPT PLAN

See Tab 4 of the informational booklet for Application #05J-15-1447. A copy of the informational booklet was provided to City Council prior to the October 25, 2005 meeting date and is contained in the application file noted above in the office of the Noblesville Planning Department.

Exhibit “D-1”
**ARCHITECTURAL BUILDING REQUIREMENTS – TWO STORY
HOMES**

See Tab 6 of the informational booklet for Application #05J-15-1447. A copy of the informational booklet was provided to City Council prior to the October 25, 2005 meeting date and is contained in the application file noted above in the office of the Noblesville Planning Department.

Exhibit “D-2”
**ARCHITECTURAL BUILDING REQUIREMENTS – RANCH
HOMES**

See Tab 8 of the informational booklet for Application #05J-15-1447. A copy of the informational booklet was provided to City Council prior to the October 25, 2005 meeting date and is contained in the application file noted above in the office of the Noblesville Planning Department.

Exhibit “D-3”
**ARCHITECTURAL BUILDING REQUIREMENTS – POOL HOUSE
& AMENITY**

See Tab 10 of the informational booklet for Application #05J-15-1447. A copy of the informational booklet was provided to City Council prior to the October 25, 2005 meeting date and is contained in the application file noted above in the office of the Noblesville Planning Department.

EXHIBIT D-1:
ARCHITECTURAL BUILDING REQUIREMENTS
TWIN OAKS: TWO STORY HOMES

Section 1. Definitions.

- A. Ridge line. The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
- B. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.
- C. Overhang. The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
- D. Masonry. Brick, limestone, natural stone, cultural stone, stucco and EIFS or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass.
- E. Natural Materials. Brick, wood, limestone, concrete fiber board (Hardiplank or similar materials), or natural stone.
- F. Corner Lot. A Lot having frontage on two (2) public streets.

Section 2. Architectural Standards.

A. STRUCTURAL, LANDSCAPING, ARCHITECTURAL

1. RIDGE LINES:

- a. A two story home shall have a minimum of four (4) ridge lines.

2. CORNER BREAKS:

- a. A two story home shall have a minimum of three (3) corner breaks on the four facades of the structure. In any instance where this requirement is not met on a rear or side façade a ridge line and minimum of eight (8) windows will be provided on the rear façade.

3. WINDOWS:

- a. A two story home shall have a minimum of four (4) windows on the front facade of the structure.
(Corner Lots): the side (non front door) facades abutting the public roadway shall have a minimum of three (3) windows.

- b. A two story home shall have a minimum of three (3) windows on each of the two side facades.
- c. A two story home shall have a minimum of six (6) windows on the rear facade of the structure.
- d. A two story home shall have a minimum aggregate of eighteen (18) windows.

4. FOUNDATION:

- a. Exposed concrete or block foundations are limited to four (4) inches or the minimum required by the applicable building code, whichever is greater.

5. GARAGE DOOR PERCENTAGE (OF FAÇADE):

- a. Two story homes with front facing garage doors shall have a maximum garage door façade covering of 20%. For the purposes of this calculation, doors and windows shall count toward the overall façade square footage. The percentage may be exceeded only on a home with a 3-stall garage option as long as the 2-stall garage door façade conforms to the maximum.

6. FRONT LOAD GARAGE:

- a. Garages with front facing doors must be on a separate plane from the main body of the residence. The garage must be recessed or projected from the main house plane a minimum of four (4) feet and a maximum of twelve feet. In an instance where this requirement is not met an additional ridge line will be provided on the front facing façade.

7. FRONT PORCHES:

- a. One front covered landing, stoop or porch is required on all homes. The minimum size shall be 30 square feet and no less than four (4) feet in width or depth.

8. ROOF PITCH:

- a. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

9. EQUIPMENT VENTS:

- a. Vents shall be located to the rear half of the home. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

10. OVERHANGS:

- a. The roof overhangs shall be a minimum of 12". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

11. FRONT LANDSCAPING:

- a. Street trees shall be provided 40' to 60' on center along all interior street frontages.

- b. Two (2) shade trees, and twelve (12) shrubs shall be placed in the front of the home.
- c. A planting bed (minimum 2' width) will be provided along 100% of the front facade unless adjacent to garage doors.
- d. **(Corner Lots):** the side (non front door) facades abutting the public roadway shall be subject to the requirements of subparagraph b. and c. of this section unless the façade contains the garage door in which case this requirement is superseded by requirement A.12. Side Landscaping below.

12. SIDE LANDSCAPING:

- a. A minimum of one (1) ornamental tree and ten (10) shrubs shall be planted in each side yard.
- b. A planting bed (minimum 2' width) will be provided along 100% of each side facade unless adjacent to a garage door.

13. REAR LANDSCAPING:

- a. Each home shall have a minimum rear landscape package containing one (1) tree.

14. NATURAL MATERIALS:

- a. Each home shall have a minimum of 50% of the front façade containing masonry materials (not including doors and windows). The following plan numbers shall be required less masonry as approved by the ARB: 40-2220 C, 40-2220 D, 40-2705 A, 40-2705 C, 40-3072 A, 40-3072 C, 40-3072 D.
(Corner Lots): this requirement applies to both facades abutting the public roadway.
- b. Each home shall have a minimum of 100% of the remaining façade area containing natural materials (not including doors and windows). Architectural Classics II Shake vinyl siding shall be a permitted material on the front façade.

15. SHUTTERS AND/OR ARCHITECTURAL REQUIREMENTS:

- a. All windows shall have either shutters and/or architectural treatment. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick façade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.

B. SITE DEVELOPMENT

- 1. Ponds within the subdivision have been designed as a neighborhood amenity. While less formal in character both provide visual interest within their respective settings. Both have been landscaped to enhance the quality of the space by defining the edge between common areas and private lots. The pond located adjacent to the amenity center is also intended to serve as a backdrop to the pool house.

2. Entrance Treatments will establish the character of the neighborhood which will be carried throughout the large park, Swim Club, perimeter roadway buffers, and interior streetscapes.
3. Corner lots have received additional treatments on the side of the home and yard adjacent to the street as specifically noted in the requirements of Section A. above.

C. GENERALLY RELATED ITEMS

1. All windows shall have either shutters and/or architectural treatment.
2. In counting windows, a double window will count as two windows and a sliding glass patio door will count as a window and the permanent glass adjacent to a door will count as a window. Except as noted in this section one window for the purposes of calculating the required number of windows shall have a minimum area of eight (8) square feet. Windows of less than eight (8) square feet shall count towards the requirements only when their aggregate is greater than eight (8) square feet in area. (example: Three six (6) square foot windows, 18 square feet total, would equal two windows for the purposes of calculating the required number of windows.
3. The minimum caliper of street trees shall be 2-1/2", measured at 12" above grade.
4. Shade trees shall have a minimum caliper of 2-1/2" measured at 12" above grade.
5. The minimum caliper of ornamental trees shall be 1-1/2" measured at 12" above grade or for multi-trunk trees, 10' tall planted.
6. Shrubs shall be a minimum of 24" tall at planting.
7. 25% of required shrubs may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

D. SPECIFICALLY RELATED ITEMS

1. Covered, but non-enclosed, porches shall count toward the ridgeline requirement if the roof extends to the main roofline of the residence or if the gable end of the porch covering has architectural treatment.
2. Corner breaks shall only be counted if they form "exterior" corners along the façade. The "exterior" corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet shall count toward this requirement.
3. Any façade area within a dormer projecting from a roof area shall not be counted in the calculation for the percent of masonry required on a front elevation.
4. No two homes of the same plan number and elevation may be constructed next door to or directly across the street from one another.

Section 3. Administration.

- A. The City of Noblesville Planning Staff has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

EXHIBIT D-2:
ARCHITECTURAL BUILDING REQUIREMENTS
TWIN OAKS: RANCH HOMES

Section 1. Definitions.

- A. Ridge line. The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
- B. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.
- C. Overhang. The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
- D. Masonry. Brick, limestone, natural stone, cultural stone, stucco and EIFS or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass.
- E. Natural Materials. Brick, wood, limestone, concrete fiber board (Hardiplank or similar materials), or natural stone.
- F. Corner Lot. A Lot having frontage on two (2) public streets.

Section 2. Architectural Standards.

- A. **STRUCTURAL, LANDSCAPING, ARCHITECTURAL**
 - 1. **RIDGE LINES:**
 - a. A one story home shall have a minimum of 3 ridge lines.
 - 2. **CORNER BREAKS:**
 - a. A one story home shall have a minimum of three (3) corner breaks on the four facades of the structure. In any instance where this requirement is not met on a rear or side façade a ridge line and minimum of five (5) windows will be provided on the rear façade.
 - 3. **WINDOWS:**
 - a. A one story home shall have a minimum of one (1) window on the front facade of the structure. Each home lacking a minimum of three (3) windows on the front façade shall have one additional tree planted in the front yard. Plan #: 40-04 (1690) Elevation "C" shall require 2 (two) windows on the front elevation.

(Corner Lots): the side (non front door) facades abutting the public roadway shall meet the requirements of this section, unless the façade contains the garage door in which case this requirement is superseded by requirement A.3.b. below.

- b. A one story home shall have a minimum of two (2) windows on the each of the two side facades with a minimum aggregate of five (5) windows on the two side facades.
- c. A one story home shall have a minimum of five (5) windows on the rear facade of the structure.
- d. A one story home shall have a minimum aggregate of ten (10) windows.

4. FOUNDATION:

- a. Exposed concrete or block foundations are limited to four (4) inches or the minimum required by the applicable building code, whichever is greater.

5. GARAGE DOOR PERCENTAGE (OF FAÇADE):

- a. One story homes with front facing garage doors shall have a maximum garage door façade covering of 33%. For the purposes of this calculation, doors and windows shall count toward the overall façade square footage. The percentage may be exceeded only on a home with a 3-stall garage option as long as the 2-stall garage door façade conforms to the maximum.

6. FRONT LOAD GARAGE:

- a. Garages with front facing doors must be on a separate plane from the main body of the residence. The garage must be recessed or projected from the main house plane a minimum of three (3) feet and a maximum of twelve feet. In any instance where this requirement is not met a ridge line will be provided above the garage offset.

7. FRONT PORCHES:

- a. One front covered landing, stoop or porch is required on all homes. The minimum size shall be 30 square feet and no less than four (4) feet in width or depth.

8. ROOF PITCH:

- a. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

9. EQUIPMENT VENTS:

- a. Vents shall be located to the rear half of the home. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

- 10. OVERHANGS:**
 - a. The roof overhangs shall be a minimum of 12". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

- 11. FRONT LANDSCAPING:**
 - a. Street trees shall be provided 40' to 60' on center along all interior street frontages.
 - b. Two (2) shade trees, and twelve (12) shrubs shall be placed in the front of the home.
 - c. A planting bed (minimum 2' width) will be provided along 100% of the front facade unless adjacent to garage doors.
 - d. **(Corner Lots):** the side (non front door) facades abutting the public roadway shall be subject to the requirements of subparagraph b. and c. of this section unless the façade contains the garage door in which case this requirement is superseded by requirement A.12. Side Landscaping below.

- 12. SIDE LANDSCAPING:**
 - a. A minimum of one (1) ornamental tree and ten (10) shrubs shall be planted in each side yard.
 - b. A planting bed (minimum 2' width) will be provided along 100% of each side facade unless adjacent to a garage door.

- 13. REAR LANDSCAPING:**
 - a. Each home shall have a minimum of one (1) tree in the rear yard.

- 14. NATURAL MATERIALS:**
 - a. Each home shall have a minimum of 50% of the front façade containing masonry materials (not including doors and windows).
(Corner Lots): this requirement applies to both facades abutting the public roadway.
 - b. Each home shall have a minimum of 100% of the remaining façade area containing natural materials (not including doors and windows). Architectural Classics II Shake vinyl siding shall be a permitted material on the front façade.

- 15. SHUTTERS AND/OR ARCHITECTURAL REQUIREMENTS:**
 - a. All windows shall have either shutters and/or architectural treatment. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick façade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.

B. SITE DEVELOPMENT

1. Ponds within the subdivision have been designed as a neighborhood amenity. While less formal in character both provide visual interest within their respective settings. Both have been landscaped to enhance the quality of the space by defining the edge between common areas and private lots. The pond located adjacent to the amenity center is also intended to serve as a backdrop to the pool house.
2. Entrance Treatments will establish the character of the neighborhood which will be carried throughout the large park, Swim Club, perimeter roadway buffers, and interior streetscapes.
3. Corner lots have received additional treatments on the side of the home and yard adjacent to the street as specifically noted in the requirements of Section A. above.

C. GENERALLY RELATED ITEMS

1. All windows shall have either shutters and/or architectural treatment.
2. Except for bathroom windows, utility room windows, and windows located above a kitchen sink all windows shall be a minimum of eight (8) square feet in order to count towards the requirements. In a bathroom, utility room, or above a kitchen sink a window shall have a minimum of six (6) square feet in order to count towards the requirements.
3. In counting windows, a double window will count as two windows and a sliding glass patio door will count as a window and the permanent glass adjacent to a door will count as a window. A door on a side elevation may be counted as the equivalent of one window for the purposes of calculating the number of required windows.
4. The minimum caliper of street trees shall be 2-1/2", measured at 12" above grade.
5. Shade trees shall have a minimum caliper of 2-1/2" measured at 12" above grade.
6. The minimum caliper of ornamental trees shall be 1-1/2" measured at 12" above grade or for multi-trunk trees, 10' tall planted.
7. Shrubs shall be a minimum of 24" tall at planting.
8. 25% of required shrubs may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

D. SPECIFICALLY RELATED ITEMS

1. Covered, but non-enclosed, porches shall count toward the ridgeline requirement if the roof extends to the main roofline of the residence or if the gable end of the porch covering has architectural treatment.
2. Corner breaks shall only be counted if they form "exterior" corners along the façade. The "exterior" corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet shall count toward this requirement.
3. Any façade area within a dormer projecting from a roof area shall not be counted in the calculation for the percent of masonry required on a front elevation.
4. No two homes of the same plan number and elevation may be constructed next door to or directly across the street from one another.

Section 3. Administration.

- A.** The City of Noblesville Planning Staff has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

ARB - Ranch 092205.doc

EXHIBIT D-3:
ARCHITECTURAL BUILDING REQUIREMENTS
TWIN OAKS: POOL HOUSE AND AMENITIES

Section 1. Definitions.

- A. Ridge line. The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
- B. Natural Materials. Brick, wood, limestone, concrete fiber board (Hardiplank or similar materials), or natural stone.
- C. Overhang. The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
- D. Masonry. Brick, limestone, natural stone, cultural stone, stucco and EIFS or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass.

Section 2. Architectural Standards.

A. STRUCTURAL, LANDSCAPING, ARCHITECTURAL

- 1. RIDGE LINES:**
 - a. The pool house shall have a minimum of three (3) ridge lines.
- 2. CORNER BREAKS:**
 - a. The pool house shall have a minimum of three (3) corner breaks on the four facades of the structure.
- 3. WINDOWS:**
 - a. The pool house shall have a minimum aggregate of four (4) windows.
- 4. FOUNDATION:**
 - a. Exposed concrete foundations are not permitted.
- 5. GARAGE DOOR PERCENTAGE (OF FAÇADE):**
Not applicable.
- 6. FRONT LOAD GARAGE:**
Not applicable.
- 7. FRONT PORCHES:**

- a. One front covered landing, stoop or porch a minimum of 30 square feet shall be provided.
- 8. ROOF PITCH:**
- a. The minimum roof pitch of the main roof shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
- 9. EQUIPMENT VENTS:**
- a. Vents shall be located to the rear half of the structure. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- 10. OVERHANGS:**
- a. The roof overhangs shall be a minimum of 12" for all facades. Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- 11. FRONT LANDSCAPING:**
- a. Street trees shall be provided 40' to 60' on center along all interior street frontages.
 - b. Two (2) shade trees, and ten (10) shrubs shall be placed in the front of the pool house.
 - c. A planting bed (minimum 2' width) will be provided along 100% of the front facade unless adjacent to doors.
- 12. SIDE LANDSCAPING:**
- a. A minimum of two (2) ornamental trees and eighteen (18) shrubs shall be planted in each side yard.
 - b. A planting bed (minimum 2' width) will be provided along 100% of each side facade unless adjacent to a door.
 - c. A planting bed (minimum 2' width) will be provided along 100% of each side of the pool fence unless adjacent to a gate.
- 13. REAR LANDSCAPING:**
- a. The pool area shall have a minimum rear landscape package containing ten (10) trees and twenty (20) shrubs.
 - b. A planting bed (minimum 2' width) will be provided along 100% of the rear of the pool fence unless adjacent to a gate.
- 14. NATURAL MATERIALS:**
- a. The pool house shall have a minimum of 40% of the front and 30% of the side façades containing masonry materials (not including doors and windows).
 - b. The remainder of the pool house façades shall contain natural materials (not including doors and windows).
- 15. SHUTTERS AND/OR ARCHITECTURAL REQUIREMENTS:**
- a. All windows shall have either shutters and/or architectural treatment. The treatment shall be of natural or masonry materials and be applied to the sill,

header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.

B. SITE DEVELOPMENT

1. Ponds within the subdivision have been designed as a neighborhood amenity. While less formal in character both provide visual interest within their respective settings. Both have been landscaped to enhance the quality of the space by defining the edge between common areas and private lots.

C. GENERALLY RELATED ITEMS

1. Shade trees shall have a minimum caliper of 2-1/2" measured at 12" above grade.
2. The minimum caliper of street trees shall be 2-1/2", measured at 12" above grade.
3. The minimum caliper of ornamental trees shall be 1-1/2" measured at 12" above grade or for multi-trunk trees, 10' tall planted.
4. Shrubs shall be a minimum of 24" tall at planting.
5. 25% of required shrubs may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

D. SPECIFICALLY RELATED ITEMS

1. Corner breaks shall be counted if they form corners along the façade.

Section 3. Administration.

- A. The City of Noblesville Planning Staff has the authority to determine the pool house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

Exhibit "E"
TEMPORARY REAL ESTATE SALES OFFICE USE

The Temporary real estate sales office use will consist of an office operated from temporary structure, and a maximum of seven (7) accessory model homes. Such use shall require a permit by the Director and such permit shall be valid for the duration of home sales within the subdivision.

This use shall also be subject to the following conditions:

- A. The use shall be located near the entrance of the development, on a combination of lots 1,2,3 and lots 327 thru 334, so as to avoid undue traffic through the developing site.
- B. Two (2) off-street parking spaces shall be provided and maintained for each structure proposed for a sales use.
- C. The use shall be required to install a sign indicating the location of off-street parking. Said sign shall be a maximum of four square feet in size.
- D. An American flag and the corporate flag of the builder shall be permitted.
- E. Each model home and the temporary sales office in Twin Oaks shall be permitted, a sign indicating model name and other incidental information.

The temporary structure shall be required to meet the following standards:

- A. Meet all building setback requirements of the respective district.
- B. Landscaping at a minimum rate of 12 shrubs and 2 trees per. All landscaping shall be installed in compliance with the type standards required by Article 12 of the Unified Development Ordinance.
- C. Skirting shall be installed around 360 degrees of the structure.
- D. Must have indoor plumbing.
- E. The structure shall be removed upon completion of home sales within the subdivision.



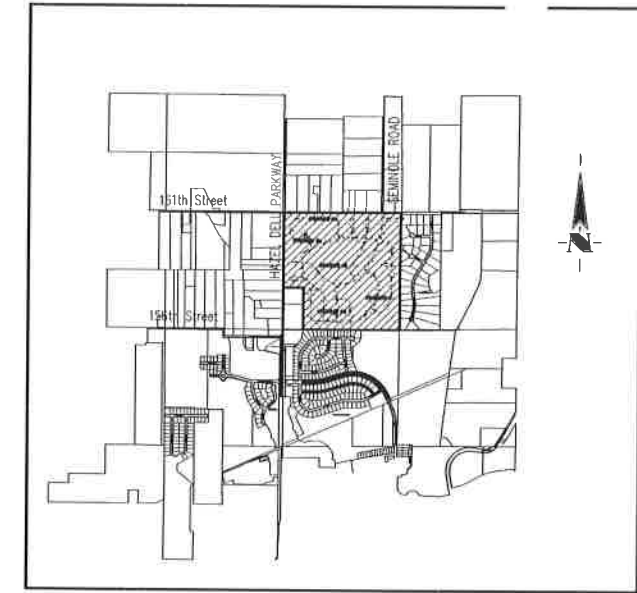
ELEMENTS

- ① Main Entrance - Hazel Dell
- ② Secondary Entrance - 161st Street
- ③ Model Homes
- ④ 90' Lots
- ⑤ 70' Lots
- ⑥ Water Feature
- ⑦ Weir Structure
- ⑧ Dry Detention
- ⑨ Existing Vegetation
- ⑩ Landscape Buffer
- ⑪ Street Trees
- ⑫ Park
- ⑬ Round-A-Bout
- ⑭ Twin Oaks Swim Club
- ⑮ Recreational Amenity Area
- ⑯ Trail
- ⑰ Seating Area
- ⑱ Signature Landscape Feature @161st & Hazel Dell
- ⑲ Typical Landscaped Median



PRELIMINARY DEVELOPMENT PLAN for TWIN OAKS

NOBLESVILLE, INDIANA
PROPOSED R1/PD ZONING



AREA MAP
SCALE: 1" = 2000'

ASSUMED NORTH
SCALE: 1"=150'



LAND DESCRIPTION

OVERALL LAND DESCRIPTION (BASED ON DEEDS)
TWIN OAKS PD - NOBLESVILLE, INDIANA

The Southwest Quarter of Section 10, Township 18 North, Range 4 East, Noblesville Township, Hamilton County, Indiana.

EXCEPT:
A certain tract of parcel of land in Hamilton County, in the State of Indiana, described as follows:

A part of the Southwest Quarter of Section 10, Township 18 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Southwest corner of the Southwest Quarter of Section 10, Township 18 North, Range 4 East; thence North 00 degrees 49 minutes 18 seconds East (assumed bearing) 553.00 feet to and along the West line of said Southwest Quarter; thence South 89 degrees 27 minutes 07 seconds East a distance of 457.08 feet parallel with the South line of said Southwest Quarter; thence South 00 degrees 49 minutes 18 seconds West 953.00 feet parallel with the West line of said Southwest Quarter to a point on the South line of said Southwest Quarter; thence North 89 degrees 27 minutes 07 seconds West a distance of 457.08 feet to the Point of Beginning.

The entire parcel contains 150.08 acres more or less.

UTILITIES - NOBLESVILLE

- Gas: Indiana Gas Company, 15900 Allisonville Road, Noblesville, Indiana 46060, (317)776-5534
- Electric: Cinergy (PS), 100 South Mill Creek Road, Noblesville, Indiana 46060, (317)776-5316
- Water: Westfield Utilities, 2706 E 171st Street, Westfield, IN 46074, 317-896-9452
- Storm Sewer/Sanitary Sewer: City of Noblesville, Dept. of Engineering, 14701 Cumberland Rd. (Suite 300), Noblesville, Indiana 46060, (317)776-6330
- Telephone: Ameritech, 5858 North College, Indianapolis, Indiana 46220, 1-800-382-5544
- Cable Television: Inlight Communications Co., 15229 Stoney Creek Way, Noblesville, Indiana 46060, (317)776-0660
- Streets: City of Noblesville, Dept. of Engineering, 14701 Cumberland Rd. (Suite 300), Noblesville, Indiana 46060, (317)776-6330
- Fiber Optic: McLeod USA, 6400 C Street SW, PO Box 3177, Cedar Rapids, IA 52406, (317) 697-2863 Steve

Utility Hotline: within Indiana 1-800-382-5544
outside Indiana 1-800-428-5200

Note:
The nature, size and location of utilities are per plans and locations provided by the respective utility companies. The above list constitutes same, if not all of the utility companies which may provide service to the area of, and adjacent to, the subject project, based upon the information available through such plans and locations, and any recipient should inspect. An utility company should be notified prior to any excavation for field location of services and verification of size and nature of services.

DEVELOPER:
INDIANA LAND GROUP, LLC
23 SOUTH 8th STREET
NOBLESVILLE, IN 46060
(317) 428-8393
FAX: (317) 776-1867

INDEX	
SHEET No.	DESCRIPTION
PDP101	COVER SHEET
PDP102-103	PRELIMINARY DEVELOPMENT PLANS
PDP-104	SITE PLAN

DEVELOPMENT SUMMARY		
NO. OF LOTS	DESCRIPTION	MIN. LOT AREA
74	90' WIDE LOTS (Lots 1-74)	10,500 S.F.
260	70' WIDE LOTS (LOTS 75-334)	7,500 S.F.
334	TOTAL	

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
No. 10100357
STATE OF INDIANA
DATE: 06/29/2005
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Geotechnical Services
GIS + US
Home Builder Services
Interior Design
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Landscape Architecture
Transportation Engineering

TWIN OAKS
RES. PLANNED DEVELOPMENT
HAMILTON COUNTY, NOBLESVILLE, INDIANA
INDIANA LAND GROUP, LLC
23 South 8th Street, Noblesville, IN 46060

DATE: 08/29/2005 PROJECT NO.: 5497.001
DRAWN BY: KMS CHECKED BY: MJD
SHEET TITLE: OVERALL PRELIMINARY DEVELOPMENT PLAN
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SHEET NO.:
PDP101

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Subsurface Drain
- Existing Contour
- Water Main
- 4-Foot Wide Concrete Sidewalk
- 8-Foot Wide Multi-Use Asphalt Path

DEVELOPER:
 INDIANA LAND GROUP, LLC
 23 SOUTH 8th STREET
 NOBLESVILLE, IN 46060
 (317) 428-8393
 FAX: (317) 776-1867



ASSUMED NORTH
 SCALE: 1"=100'

**PRELIMINARY
 DEVELOPMENT PLAN
 for
 TWIN OAKS**

NOBLESVILLE, INDIANA
 PROPOSED R1/PD ZONING



REVISIONS:

DATE: 08/29/2005
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TWIN OAKS
 RES. PLANNED DEVELOPMENT
 HAMILTON COUNTY, NOBLESVILLE, INDIANA
 INDIANA LAND GROUP, LLC
 23 South 8th Street, Noblesville, IN 46060

DATE: 08/29/2005 PROJECT NO: 5497.001
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 SHEET NO: PDP102

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Subsurface Drain
- Existing Contour
- Water Main
- 4-Foot Wide Concrete Sidewalk
- 8-Foot Wide Multi-Use Asphalt Path

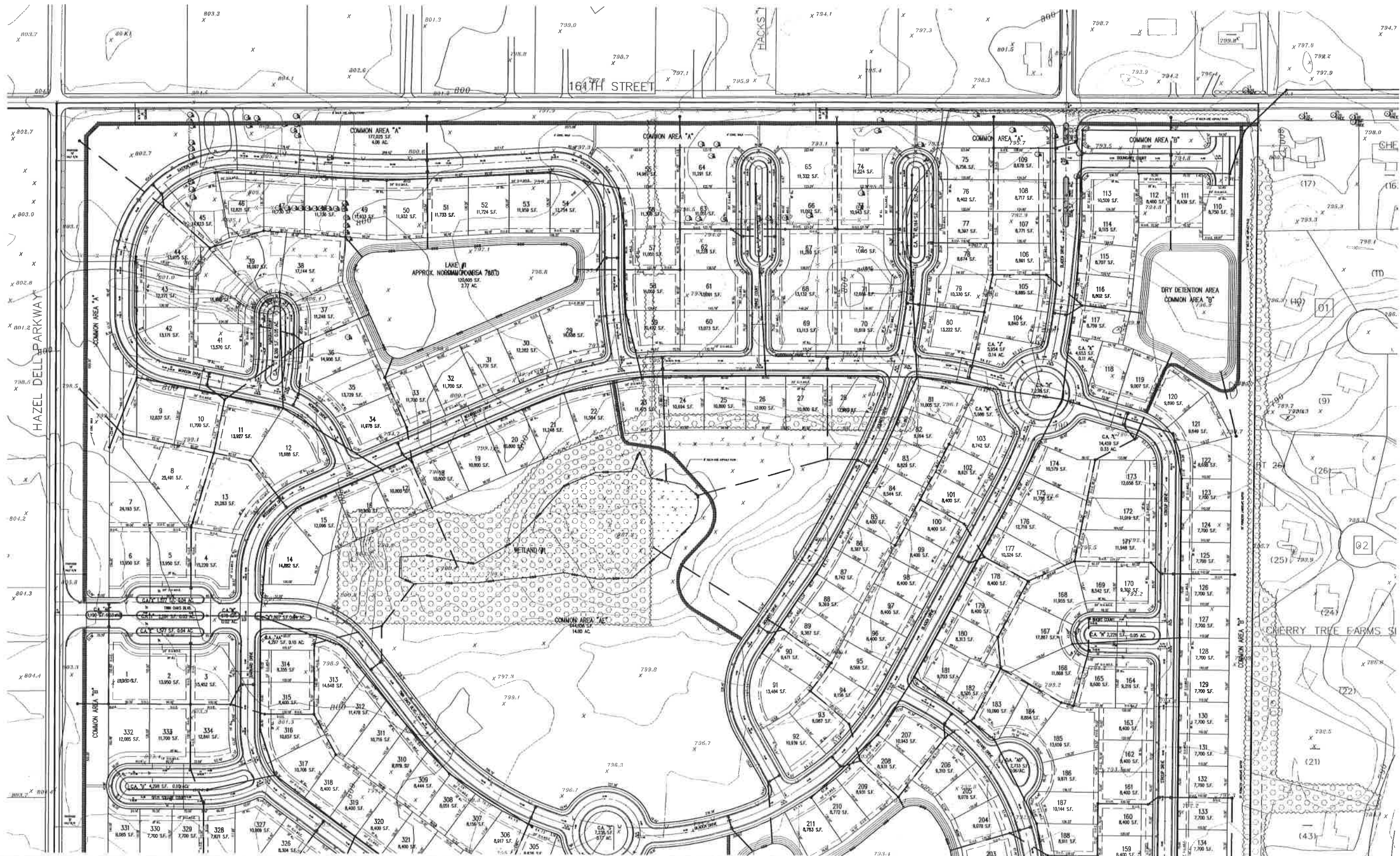
DEVELOPER:
 INDIANA LAND GROUP, LLC
 23 SOUTH 8th STREET
 NOBLESVILLE, IN 46060
 (317) 428-8393
 FAX: (317) 776-1867



ASSUMED NORTH
 SCALE: 1"=100'

**PRELIMINARY
 DEVELOPMENT PLAN
 for
 TWIN OAKS**

NOBLESVILLE, INDIANA
 PROPOSED R1/PD ZONING



REVISED

REGISTERED PROFESSIONAL ENGINEER
 No. 10100357
 STATE OF INDIANA
 MICHAEL JOHN DIAMANTE
 DATE: 08/29/2005
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TWIN OAKS
 RES. PLANNED DEVELOPMENT
 HAMILTON COUNTY, NOBLESVILLE, INDIANA
 INDIANA LAND GROUP, LLC
 23 South 8th Street, Noblesville, IN 46060

DATE: 08/29/2005 PROJECT NO: 5497.001
 DRAWN BY: BCG CHECKED BY: MJD
 SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
 SHEET NO: PDP103

PRELIMINARY DEVELOPMENT PLAN for TWIN OAKS

NOBLESVILLE, INDIANA
PROPOSED R1/PD ZONING



ASSUMED NORTH
SCALE: 1"=120'

DEVELOPER:
INDIANA LAND GROUP, LLC
23 SOUTH 8th STREET
NOBLESVILLE, IN 46060
(317) 428-8393
FAX: (317) 776-1867

DEVELOPMENT SUMMARY		
NO. OF LOTS	DESCRIPTION	MIN. LOT AREA
74	90' WIDE LOTS (Lots 1-74)	10,500 S.F.
260	70' WIDE LOTS (Lots 75-334)	7,500 S.F.
334	TOTAL	

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Subsurface Drain
- Existing Contour
- Water Main
- 4-Foot Wide Concrete Sidewalk
- 8-Foot Wide Multi-Use Asphalt Path
- 90' WIDE LOTS
- 70' WIDE LOTS
- 70' WIDE LOTS

REVISIONS:



M. Schaefer
DATE: 06/29/2005
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TWIN OAKS
RES. PLANNED DEVELOPMENT
HAMILTON COUNTY, NOBLESVILLE, INDIANA
INDIANA LAND GROUP, LLC
23 South 8th Street, Noblesville, IN 46060

DATE: 08/29/2005 PROJECT NO: 5497.001
DRAWN BY: KMS CHECKED BY: MJD
SHEET TITLE: SITE PLAN

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SHEET NO:
PDP104

