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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 53-11-17, As Amended

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

This is an Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "UDO"), 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 "Plan Commission") conducted a public hearing on application number 0145-2017 (the "Petition") at its October 16, 2017, meeting as required by law in regard to the application filed by Boomerang Development, LLC (the "Developer") for a request in change of zoning (the "Petition"); and

WHEREAS, the Plan Commission sent a favorable Recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, (the "City Council") by a vote of seven (7) in favor and one (1) opposed;

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, it hereby adopts this ordinance (the "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.

- 1.1 The Zoning Map is hereby changed to designate the subject real estate generally located east of the intersection of State Road 32 and State Road 38, more particularly described in **Exhibit A**, attached hereto (the "Real Estate"), as a Planned Development Overlay District to be known as **The Crossroads Planned Development** (the "District").
- 1.2 The District's underlying zoning districts shall be the **R-2 Residential District** for Areas A and B as shown on **Exhibit B**, the **R-5 Residential District** for Area C, as shown on **Exhibit B**, and the **Planned Business District** for Area D, as shown on **Exhibit B**, (the "Underlying Districts"). Development in the Underlying Districts shall be governed entirely by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the "Governing Standards").

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and representations of the UDO that conflict with the provisions of this Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions.

- 2.1 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.
- 2.2 “Approved Elevations” shall mean the set of single-family and multi-family elevations on file with the City of Noblesville’s Planning and Development Department, as reviewed and approved by the City’s Architectural Review Board at its September 20, 2017, meeting. The exhibit attached hereto as **Exhibit C** is a sampling and general representation of those approved elevations (collectively, the “Approved Elevations”).
- 2.3 “Architectural and Landscaping Standards” shall mean the standards set forth in **Exhibit D**, attached hereto.
- 2.4 “Preliminary Development Plan” shall mean the oversized, scaled development plans on file with the City of Noblesville’s Planning and Development Department dated September 29, 2017. The exhibit attached hereto as **Exhibit B** is a general representation of the oversized plans (collectively, the “Preliminary Development Plan”).

Section 3. Permitted Uses.

- 3.1 All uses permitted in the R-2 Residential District shall be permitted within Areas A and B, as shown on **Exhibit B**. All uses permitted in the R-5 Residential District shall be permitted within Area C, as shown on **Exhibit B**. Those uses shown on the Use Exhibit, attached hereto as **Exhibit E**, shall be permitted in Area D.
- 3.4 Accessory Uses and Accessory Buildings customarily incidental to any of the permitted uses shall be permitted.

Section 4. Preliminary Development Plan.

- 4.1 The Preliminary Development Plan is hereby incorporated 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.
- 4.2 Lots in respective areas may be modified to changing market conditions; however, the maximum number of Dwelling Units for the R-2 Residential District shall not exceed one hundred and fifteen (115).
- 4.3 The maximum number of Dwelling Units for the R-5 Multifamily District shall not exceed one hundred seventy-two (172).

Section 5. Bulk Standards. The bulk requirements applicable to the Underlying District shall apply except as noted below:

Area	Area A (R2)	Area B (R2)	Area C (R5)
Min. Lot Area	3,800 SF	10,875 SF	2,990 SF/Unit
Min. Lot Width	40'	75'	150'
Maximum Building Height	35'	35'	45'
Min. Front Yard Setback	20'	30'	30'
Min. Side Yard Setback¹	5'	7.5'	5'
Min. Rear Yard Setback	18' ³	20' (Primary) 5' (Accessory)	20' (Primary) 5' (Accessory)
Floor Area Ratio	35%	35%	60%
Min. Floor Area	1,700 SF ²	1,900 SF (1s) 2,200 SF (2s)	600 SF/Unit
Maximum Lot Coverage	52%	45%	65%

¹ Minimum setback on either side of the structure

² No more than 25% of the homes in Area A may be less than 1,800 SF.

³ Measured from the garage door to the edge of pavement of the alley.

Area	Area D (PB)
Min. Lot Size	20,000 SF
Min. Lot Width	1:2 width: depth ratio
Maximum Floor Area Ratio	Sixty Percent (0.6)
Maximum Impervious Surface Coverage	75%
Maximum Building Size	N/A
Min. Front Yard Setback	
Abutting residential uses or districts	60'
Abutting other uses or districts	60'
Min. Side Yard Setback	
Abutting residential uses or districts	15'
Abutting other uses or districts	10'
Min. Rear Yard Setback	
Abutting residential uses or districts	20'
Abutting other uses or districts	10'
Maximum Building Height	3 stories or 35'
Minimum District Size	N/A
Maximum District Size	N/A

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

- 6.1 The Approved Elevations are hereby incorporated and approved. All single-family homes shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in **Exhibit D**. The Director of Planning and

Development, including her designees, shall review and approve home elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance.

- 6.2 If a home elevation does not comply with Section 6.1, then the proposed home elevation(s) shall be submitted for review and approval by the Architectural Review Board. The Architectural Review Board's review of the home 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.
- 6.3 Homes on lots identified with a black circle on **Exhibit D-1**, attached hereto, shall have a minimum 3' wainscot and a minimum of three (3) windows on the side facades.

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

- 7.1 **Lot Landscaping.** Individual lots shall be landscaped in accordance with the Architectural and Landscaping Standards approved by the Architectural Review Board.
- 7.2 **Parking Lot Landscaping.** Commercial parking lots shall provide a perimeter landscaping a minimum of ten (10) feet in width.
- 7.3 **Building Base Landscaping.** Building base landscaping strips shall be a minimum of five (5) feet in width. Also, outdoor seating/patio areas shall be exempt from this requirement.
- 7.4 **Landscape Buffer Yards.** The Establishment of a Peripheral Yard, as set forth in Article 8, Part H, Section 3.F.2 of the UDO, shall apply only where and as shown on the Preliminary Development Plan.
- 7.5 In addition, a preservation easement ("Easement") as approximately shown on the Preliminary Development Plan, attached hereto as **Exhibit B**, as "Preservation Area" shall be recorded. Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead (as confirmed by the homeowners association), classified as an Invasive Plant Species, is required to be removed in order to comply with safety requirements of any governmental agency, or is required to be removed to accommodate drainage, utilities, or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth. In addition, no permanent structures shall be permitted with the Easement including, but not limited to: fences, playsets, pools, etc.
- 7.6 **Open Space.** The size, configuration and locations of Open Space may vary as long as the standards set forth in the UDO and this Ordinance are met.

Section 8. **Parking and Loading Standards.** The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply.

Section 9. **Lighting Standards.** The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply.

Section 10. **Sign Standards.** The District's signs shall comply with Article 11 of the UDO.

Section 11. **Site Design and Improvement Standards.** The standards of Article 6, Site Design and Improvement Standards, of the UDO shall apply, except as noted below:

- 11.1 **Infrastructure.** All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City.
- 11.2 **Corner Lots.** Corner lots shall be a minimum of twenty-five (25) percent larger than the minimum lot area.

Section 12. **Detailed Development Plan.** Approval of a Detailed Development Plan ("DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning and Zoning shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, Part H, Section 3, of the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 13. **Waivers.**







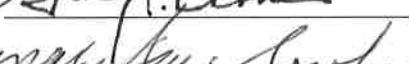
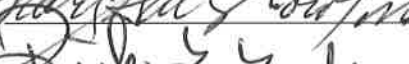

- 13.1 A wall or fence may be allowed within the Common Area/Landscape Buffer.

Approval. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 22nd day of November, 2017.

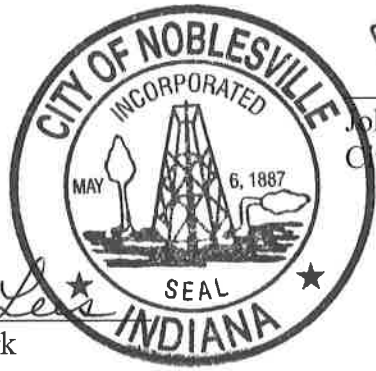
COMMON COUNCIL OF THE CITY OF NOBLESVILLE


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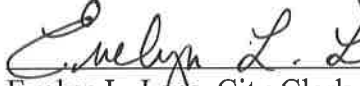
	Brian Ayer	_____
	Mark Boice	_____
	Wil Hampton	_____
	Christopher Jensen	_____
	Roy Johnson	_____
	Gregory P. O'Connor	_____
	Mary Sue Rowland	_____
	Rick L. Taylor	_____
	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 22nd day of November, 2017.




John Ditslear, Mayor
City of Noblesville, IN

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: Rex A. Ramage.

Prepared by: Steven D. Hardin, Attorney-At-Law, Faegre Baker Daniels, LLP
600 East 96th Street, Suite 600, Indianapolis, Indiana 46032 | (317) 569-9600

EXHIBIT A
REAL ESTATE

DESCRIPTION OF REAL ESTATE: TRACT "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST, A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 EAST AND A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP AND WAYNE TOWNSHIP IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE ON THE SOUTH LINE OF SAID NORTH LINE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS WEST (ASSUMED BEARING) 809.77 FEET; THENCE NORTH 77 DEGREES 05 MINUTES 56 SECONDS WEST 276.25 FEET; THENCE NORTH 72 DEGREES 44 MINUTES 40 SECONDS WEST 319.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 17 DEGREES 15 MINUTES 20 SECONDS EAST 409.27 FEET; THENCE NORTH 28 DEGREES 33 MINUTES 12 SECONDS WEST 117.00 FEET; THENCE SOUTH 79 DEGREES 19 MINUTES 16 SECONDS WEST 90.00 FEET; THENCE NORTH 83 DEGREES 54 MINUTES 09 SECONDS WEST 61.48 FEET TO A TANGENT CURVE WITH THE RADIUS OF 228.00 FEET WITH A CENTRAL ANGLE OF 28 DEGREES 44 MINUTES 09 SECONDS; THENCE ON THE ARC OF SAID CURVE 114.35 FEET WITH A CHORD BEARING NORTH 69 DEGREES 32 MINUTES 04 SECONDS WEST 113.16 FEET; THENCE NORTH 55 DEGREES 10 MINUTES 00 SECONDS WEST 246.70 FEET TO A TANGENT CURVE WITH THE RADIUS OF 486.00 FEET WITH A CENTRAL ANGLE OF 92 DEGREES 03 MINUTES 11 SECONDS; THENCE ON THE ARC OF SAID CURVE 780.82 FEET WITH A CHORD BEARING SOUTH 78 DEGREES 48 MINUTES 25 SECONDS WEST 699.51 FEET; THENCE SOUTH 32 DEGREES 46 MINUTES 49 SECONDS WEST 155.31 FEET TO A NON-TANGENT CURVE WITH THE RADIUS OF 1090.88 FEET WITH A CENTRAL ANGLE OF 23 DEGREES 00 MINUTES 53 SECONDS; THENCE ON THE ARC OF SAID CURVE 438.19 FEET WITH A CHORD BEARING SOUTH 63 DEGREES 39 MINUTES 06 SECONDS EAST 435.251 FEET; THENCE SOUTH 75 DEGREES 09 MINUTES 32 SECONDS EAST 316.43 FEET; THENCE SOUTH 84 DEGREES 14 MINUTES 56 SECONDS EAST 83.06 FEET; THENCE SOUTH 75 DEGREES 09 MINUTES 32 SECONDS EAST 316.43 FEET; THENCE SOUTH 72 DEGREES 44 MINUTES 40 SECONDS EAST 302.83 FEET TO THE POINT OF BEGINNING, CONTAINING 13.14 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: TRACT "B"

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST, A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 EAST AND A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP AND WAYNE TOWNSHIP IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE WITH X AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE NORTH 00 DEGREES 37 MINUTES 31 SECONDS EAST (ASSUMED BEARING) 121.02 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #32; (THE FOLLOWING 4 COURSES ARE ON AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #32); (1) THENCE NORTH 68 DEGREES 55 MINUTES 49 SECONDS EAST 82.86 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; (2) THENCE NORTH 76 DEGREES 05 MINUTES 38 SECONDS EAST 200.13 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; (3) THENCE NORTH 13 DEGREES 54 MINUTES 22 SECONDS WEST 15.28 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; (4) THENCE NORTH 76 DEGREES 05 MINUTES 38 SECONDS EAST 1644.34 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 13 DEGREES 54 MINUTES 21 SECONDS EAST 195.12 FEET; THENCE SOUTH 21 DEGREES 20 MINUTES 34 SECONDS WEST 261.75 FEET; THENCE SOUTH 42 DEGREES 27 MINUTES 46 SECONDS WEST 186.72 FEET; THENCE SOUTH 43 DEGREES 45 MINUTES 46 SECONDS WEST 183.13 FEET; THENCE SOUTH 69 DEGREES 04 MINUTES 13 SECONDS WEST 76.23 FEET TO A NON- TANGENT CURVE WITH THE RADIUS OF 400.00 FEET WITH A CENTRAL ANGLE OF 16 DEGREES 11 MINUTES 44 SECONDS; THENCE ON THE ARC OF SAID CURVE 113.07 FEET WITH A CHORD BEARING SOUTH 12 DEGREES 49 MINUTES 55 SECONDS EAST 112.69 FEET; THENCE SOUTH 04 DEGREES 44 MINUTES 03 SECONDS EAST 54.12 FEET; THENCE SOUTH 04 DEGREES 37 MINUTES 08 SECONDS WEST 90.00 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 38 SECONDS EAST 90.00 FEET TO A TANGENT CURVE WITH THE RADIUS OF 550.00 FEET WITH A CENTRAL ANGLE OF 33 DEGREES 03 MINUTES 33 SECONDS; THENCE ON THE ARC OF SAID CURVE 317.34 FEET WITH A CHORD BEARING SOUTH 85 DEGREES 32 MINUTES 18 SECONDS EAST 312.96 FEET; THENCE SOUTH 12 DEGREES 04 MINUTES 05 SECONDS EAST 27.00 FEET; THENCE SOUTH 20 DEGREES 39 MINUTES 42 SECONDS EAST 111.24 FEET; THENCE SOUTH 31 DEGREES 15 MINUTES 57 SECONDS EAST 102.64 FEET; THENCE SOUTH 45 DEGREES 04 MINUTES 20 SECONDS EAST 102.64 FEET; THENCE SOUTH 58 DEGREES 52 MINUTES 43 SECONDS EAST 102.64 FEET; THENCE SOUTH 72 DEGREES 41 MINUTES 06 SECONDS EAST 102.64 FEET;

THENCE SOUTH 86 DEGREES 29 MINUTES 29 SECONDS EAST 102.64 FEET;
THENCE NORTH 83 DEGREES 58 MINUTES 29 SECONDS EAST 39.19 FEET;
THENCE NORTH 74 DEGREES 26 MINUTES 28 SECONDS EAST 102.64 FEET;
THENCE NORTH 60 DEGREES 38 MINUTES 05 SECONDS EAST 102.64 FEET;
THENCE NORTH 46 DEGREES 49 MINUTES 42 SECONDS EAST 102.64 FEET;
THENCE SOUTH 89 DEGREES 53 MINUTES 24 SECONDS EAST 166.01 FEET TO
THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID EAST LINE
NORTH 00 DEGREES 06 MINUTES 36 SECONDS EAST 672.16 FEET TO THE
NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 4;
THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS WEST 5.50 FEET;
THENCE NORTH 00 DEGREES 36 MINUTES 49 SECONDS EAST 847.12 FEET;
THENCE SOUTH 76 DEGREES 05 MINUTES 38 SECONDS WEST 1003.90 FEET TO
THE POINT OF BEGINNING, CONTAINING 35.92 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: TRACT "C"

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH,
RANGE 5 EAST, A PART OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 19 NORTH, RANGE 5 EAST AND A PART OF THE SOUTHEAST
QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN
NOBLESVILLE TOWNSHIP AND WAYNE TOWNSHIP IN HAMILTON COUNTY,
INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE WITH X AT THE SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 5 EAST;
THENCE NORTH 00 DEGREES 37 MINUTES 31 SECONDS EAST (ASSUMED
BEARING) 121.02 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST
QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER
SURVEYING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #32;
(THE FOLLOWING 5 COURSES ARE ON AND ALONG THE SOUTHERLY RIGHT
OF WAY LINE OF STATE ROAD #32); (1) THENCE NORTH 68 DEGREES 55
MINUTES 49 SECONDS EAST 82.86 FEET TO A 5/8" IRON ROD WITH YELLOW
CAP STAMPED MILLER SURVEYING; (2) THENCE NORTH 76 DEGREES 05
MINUTES 38 SECONDS EAST 200.13 FEET TO A 5/8" IRON ROD WITH YELLOW
CAP STAMPED MILLER SURVEYING; (3) THENCE NORTH 13 DEGREES 54
MINUTES 22 SECONDS WEST 15.28 FEET TO A 5/8" IRON ROD WITH YELLOW
CAP STAMPED MILLER SURVEYING; (4) THENCE NORTH 76 DEGREES 05
MINUTES 38 SECONDS EAST 425.75 FEET TO THE POINT OF BEGINNING OF THIS
DESCRIPTION;

(5) THENCE NORTH 76 DEGREES 05 MINUTES 38 SECONDS EAST 1218.59 FEET;
THENCE SOUTH 13 DEGREES 54 MINUTES 21 SECONDS EAST 195.12 FEET;
THENCE SOUTH 21 DEGREES 20 MINUTES 34 SECONDS WEST 261.75 FEET;
THENCE SOUTH 42 DEGREES 27 MINUTES 46 SECONDS WEST 186.72 FEET;
THENCE SOUTH 43 DEGREES 45 MINUTES 46 SECONDS WEST 183.13 FEET;
THENCE SOUTH 69 DEGREES 04 MINUTES 13 SECONDS WEST 76.23 FEET TO A

NON- TANGENT CURVE WITH THE RADIUS OF 400.00 FEET WITH A CENTRAL ANGLE OF 16 DEGREES 11 MINUTES 44 SECONDS; THENCE ON THE ARC OF SAID CURVE 113.07 FEET WITH A CHORD BEARING SOUTH 12 DEGREES 49 MINUTES 55 SECONDS EAST 112.69 FEET; THENCE SOUTH 04 DEGREES 44 MINUTES 03 SECONDS EAST 54.12 FEET; THENCE SOUTH 04 DEGREES 37 MINUTES 08 SECONDS WEST 90.00 FEET; THENCE SOUTH 79 DEGREES 19 MINUTES 16 SECONDS WEST 90.00 FEET; THENCE NORTH 83 DEGREES 54 MINUTES 09 SECONDS WEST 61.48 FEET TO A TANGENT CURVE WITH THE RADIUS OF 228.00 FEET WITH A CENTRAL ANGLE OF 28 DEGREES 44 MINUTES 09 SECONDS; THENCE ON THE ARC OF SAID CURVE 114.35 FEET WITH A CHORD BEARING NORTH 69 DEGREES 32 MINUTES 04 SECONDS WEST 113.16 FEET; THENCE NORTH 55 DEGREES 10 MINUTES 00 SECONDS WEST 246.70 FEET TO A TANGENT CURVE WITH THE RADIUS OF 486.00 FEET WITH A CENTRAL ANGLE OF 34 DEGREES 25 MINUTES 46 SECONDS; THENCE ON THE ARC OF SAID CURVE 292.04 FEET WITH A CHORD BEARING NORTH 72 DEGREES 22 MINUTES 53 SECONDS WEST 287.67 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 14 SECONDS EAST 30.34 FEET; THENCE NORTH 14 DEGREES 01 MINUTES 47 SECONDS WEST 415.75 FEET TO THE POINT OF BEGINNING, CONTAINING 16.50 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: TRACT "D"

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST, A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 EAST AND A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP AND WAYNE TOWNSHIP IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE STONE WITH X AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE NORTH 00 DEGREES 37 MINUTES 31 SECONDS EAST (ASSUMED BEARING) 121.02 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #32; (THE FOLLOWING 4 COURSES ARE ON AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #32) (1) THENCE NORTH 68 DEGREES 55 MINUTES 49 SECONDS EAST 82.86 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; (2) THENCE NORTH 76 DEGREES 05 MINUTES 38 SECONDS EAST 200.13 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; (3) THENCE NORTH 13 DEGREES 54 MINUTES 22 SECONDS WEST 15.28 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; (4) THENCE NORTH 76 DEGREES 05 MINUTES 38 SECONDS EAST 425.75 FEET; THENCE SOUTH 14 DEGREES 01 MINUTES 47 SECONDS EAST 415.75 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 14 SECONDS WEST 30.34 FEET TO A TANGENT CURVE WITH THE

RADIUS OF 486.00 FEET WITH A CENTRAL ANGLE OF 57 DEGREES 37 MINUTES 25 SECONDS; THENCE ON THE ARC OF SAID CURVE 488.78 FEET WITH A CHORD BEARING SOUTH 61 DEGREES 35 MINUTES 32 SECONDS WEST 468.44 FEET; THENCE SOUTH 32 DEGREES 46 MINUTES 49 SECONDS WEST 155.31 FEET TO A NON-TANGENT CURVE WITH A RADIUS OF 1090.88 FEET AND TO THE RIGHT OF WAY OF STATE ROAD No. 38; THENCE ON THE ARC OF SAID CURVE 445.68 FEET WITH A CHORD BEARING NORTH 40 DEGREES 26 MINUTES 25 SECONDS WEST 442.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 134.22 FEET TO THE POINT OF BEGINNING, CONTAINING 8.45 ACRES, MORE OR LESS.

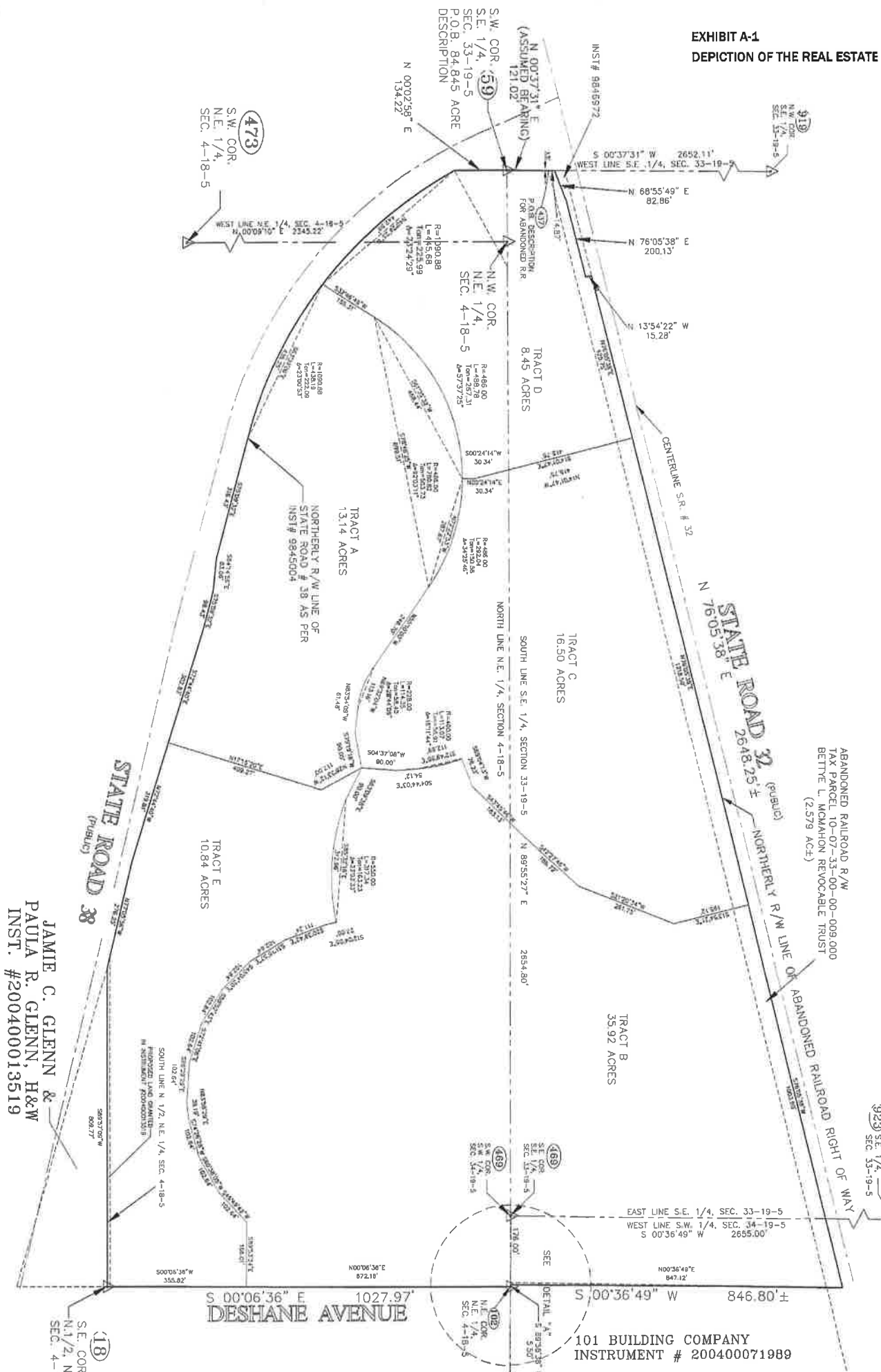
DESCRIPTION OF REAL ESTATE: TRACT "E"

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST, A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 EAST AND A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 5 EAST LOCATED IN NOBLESVILLE TOWNSHIP AND WAYNE TOWNSHIP IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE ON THE SOUTH LINE OF SAID NORTH LINE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS WEST (ASSUMED BEARING) 809.77 FEET; THENCE NORTH 77 DEGREES 05 MINUTES 56 SECONDS WEST 276.25 FEET; THENCE NORTH 72 DEGREES 44 MINUTES 40 SECONDS WEST 319.81 FEET; THENCE NORTH 17 DEGREES 15 MINUTES 20 SECONDS EAST 409.27 FEET; THENCE NORTH 28 DEGREES 33 MINUTES 12 SECONDS WEST 117.00 FEET; THENCE SOUTH 63 DEGREES 09 MINUTES 38 SECONDS EAST 90.00 FEET TO A TANGENT CURVE WITH THE RADIUS OF 550.00 FEET WITH A CENTRAL ANGLE OF 33 DEGREES 03 MINUTES 33 SECONDS; THENCE ON THE ARC OF SAID CURVE 317.34 FEET WITH A CHORD BEARING SOUTH 85 DEGREES 32 MINUTES 18 SECONDS EAST 312.96 FEET; THENCE SOUTH 12 DEGREES 04 MINUTES 05 SECONDS EAST 27.00 FEET; THENCE SOUTH 20 DEGREES 39 MINUTES 42 SECONDS EAST 111.24 FEET; THENCE SOUTH 31 DEGREES 15 MINUTES 57 SECONDS EAST 102.64 FEET; THENCE SOUTH 45 DEGREES 04 MINUTES 20 SECONDS EAST 102.64 FEET; THENCE SOUTH 58 DEGREES 52 MINUTES 43 SECONDS EAST 102.64 FEET; THENCE SOUTH 72 DEGREES 41 MINUTES 06 SECONDS EAST 102.64 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 29 SECONDS EAST 102.64 FEET; THENCE NORTH 83 DEGREES 58 MINUTES 29 SECONDS EAST 39.19 FEET; THENCE NORTH 74 DEGREES 26 MINUTES 28 SECONDS EAST 102.64 FEET; THENCE NORTH 60 DEGREES 38 MINUTES 05 SECONDS EAST 102.64 FEET; THENCE NORTH 46 DEGREES 49 MINUTES 42 SECONDS EAST 102.64 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 24 SECONDS EAST 166.01 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 06 MINUTES 36

SECONDS WEST 355.82 FEET TO THE POINT OF BEGINNING, CONTAINING 10.84
ACRES, MORE OR LESS.

**EXHIBIT A-1
DEPICTION OF THE REAL ESTATE**



JAMIE C. GLENN &
PAULA R. GLENN, H&W
INST. #200400013519

101 BUILDING COMPANY
INSTRUMENT # 200400071989

(473)
S.W. COR.
N.E. 1/4,
SEC. 4-18-5

(419)
N.W. COR.
S.E. 1/4-18-5

(489)
S.E. COR.
S.E. 1/4,
SEC. 33-19-5

(488)
N.E. COR.
S.W. 1/4,
SEC. 4-18-5

(18)
S.E. COR.
N.1/2, N.
SEC. 4-1

(323) SEC. 1/4,
SEC. 33-19-5

EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN



EXHIBIT C
SAMPLING AND GENERAL REPRESENTATION
OF THE APPROVED ELEVATIONS

EXHIBIT C (APPROVED ELEVATIONS)
 CROSSROADS PD

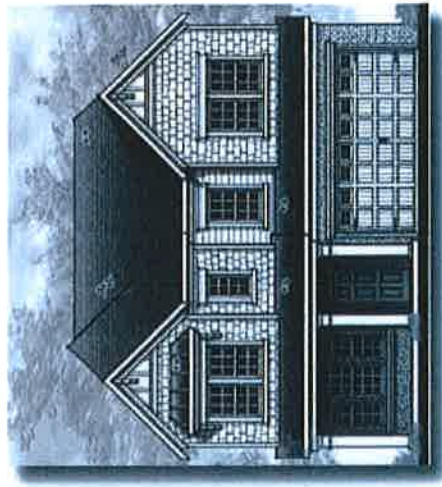
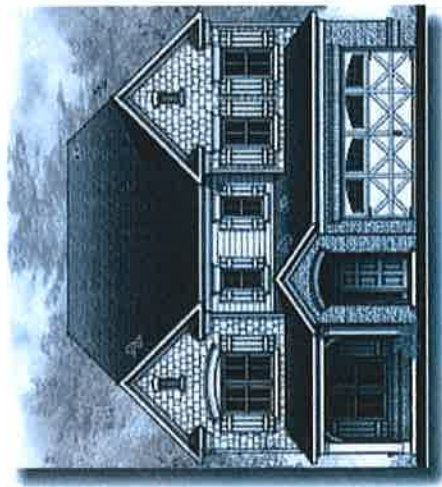
David Weekley Homes (Area A)



EXHIBIT C (APPROVED ELEVATIONS)	
CROSSROADS PD	



M/I Homes (Area B)



Area B

EXHIBIT C (APPROVED ELEVATIONS)

CROSSROADS PD



Old Town Multi-Family/Stacked Flats (Area C)



These are 2-story "stacked flats" with one unit at ground level and one above. Each home has a direct-access ground-level garage for one or two cars.



Area C



EXHIBIT D
ARCHITECTURAL AND LANDSCAPING STANDARDS

EXHIBIT D
ARCHITECTURAL AND LANDSCAPING STANDARDS
ARB 0146-2017
APPROVED BY ARB ON 9/20/2017

SINGLE-FAMILY DETACHED ARCHITECTURAL STANDARDS - CROSSROADS OF NOBLESVILLE (AREA A)		
ARCHITECTURAL FEATURE		CROSSROADS (AREA A)
Floor Area/Dwelling Unit (Minimum)	One-Story Structures (sq. ft.)	n/a
	Two-Story Structures (sq. ft.)	1,700*
Corner Breaks; Primary Architectural Plane (Minimum)	One-Story Structures	n/a
	Two-Story Structures	2
Corner Breaks; Secondary Architectural Plane (Minimum)	One-Story Structures	n/a
	Two-Story Structures	2 on Sides; 3 on Rear
Porch Depth (Minimum; ft.)		0
Masonry Percentage (Minimum)	Primary Architectural Plane	10%
	Secondary Architectural Plane	0%
	Total (All Architectural Planes)	n/a
Material Restrictions	Vinyl (.048" minimum)	NO
	Aluminum	NO
Roof Pitch (Minimum)	Primary Ridge	6/12
Roof Ridgelines (Minimum)	One-Story Structures	n/a
	Two-Story Structures	2
Roof Overhang; From Framing (Minimum; in.)		12
Number of Windows; Primary Architectural Plane (Minimum)	One-Story Structures	n/a
	Two-Story Structures	4
Number of Windows; Secondary Architectural Plane (Minimum)	One-Story Structures	n/a
	Two-Story Structures	1
Number of Windows; Total Aggregate (Minimum)	One-Story Structures	n/a
	Two-Story Structures	12
Window Treatment Required	Primary Architectural Plane	YES
	Secondary Architectural Plane	NO
Garage Door Percentage (Maximum)	One-Story Structures	n/a
	Two-Story Structures	20%

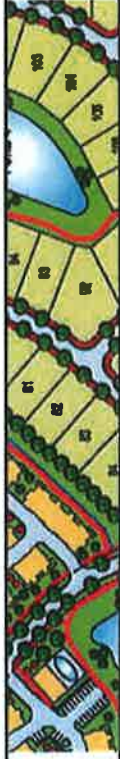
*No more than 25% of the homes in Area A may be less than 1,800 SF.

EXHIBIT D
ARCHITECTURAL AND LANDSCAPING STANDARDS
ARB 0146-2017
APPROVED BY ARB ON 9/20/2017

SINGLE-FAMILY DETACHED ARCHITECTURAL STANDARDS - CROSSROADS OF NOBLESVILLE (AREA B)		
ARCHITECTURAL FEATURE		CROSSROADS (AREA B)
Floor Area/Dwelling Unit (Minimum)	One-Story Structures (sq. ft.)	1,900
	Two-Story Structures (sq. ft.)	2,200
Corner Breaks; Primary Architectural Plane (Minimum)	One-Story Structures	3
	Two-Story Structures	4
Corner Breaks; Secondary Architectural Plane (Minimum)	One-Story Structures	2 on Sides; 3 on Rear
	Two-Story Structures	2 on Sides; 3 on Rear
Porch Depth (Minimum; ft.)		6
Masonry Percentage (Minimum)	Primary Architectural Plane	10%
	Secondary Architectural Plane	0%
	Total (All Architectural Planes)	n/a
Material Restrictions	Vinyl (.048" minimum)	NO
	Aluminum	NO
Roof Pitch (Minimum)	Primary Ridge	6/12
Roof Ridgelines (Minimum)	One-Story Structures	3
	Two-Story Structures	2
Roof Overhang; From Framing (Minimum; in.)		12
Number of Windows; Primary Architectural Plane (Minimum)	One-Story Structures	3
	Two-Story Structures	6
Number of Windows; Secondary Architectural Plane (Minimum)	One-Story Structures	3
	Two-Story Structures	4
Number of Windows; Total Aggregate (Minimum)	One-Story Structures	12
	Two-Story Structures	17
Window Treatment Required	Primary Architectural Plane	YES
	Secondary Architectural Plane	NO
Garage Door Percentage (Maximum)	One-Story Structures	30%
	Two-Story Structures	20%
Garage Door Windows Required		YES

EXHIBIT D-1

CROSSROADS PD



- Home shall have a minimum 3' wainscot AND a minimum of three (3) windows on the side facades.

EXHIBIT E
USE CHART

Planned Business Permitted Uses ("P")
Nursing/Retirement/Convalescent Facility
Care Centers, Child & Adult Care Services
Preschool/Nursery School
Fire and/or Police Station
Government Office
Library
Post Office
Public Service Facility
Club or Lodge (Private)
Gallery and/or Museum
Health/Fitness Facility
Public Parks and Playgrounds
Animal Hospitals & Veterinarian Offices (without Commercial Kennel)
Automated Teller Machine ATM (Stand Alone Structure)
Bar, Tavern, Lounge, or Brewpub
Drinking Place
Financial, Insurance & Real Estate Services
Laundry/Dry Cleaners without On-Site Plant
Offices
Offices & Clinics of Physicians, Dentists, or other Health Care Practitioners
Personal Care Establishment
Professional and Technical Services
Restaurant (Without Drive-Thru)
Retail Sales

Planned Business Special Consideration Uses ("SC")
Temporary Shelters
Church, Temple, Place of Worship
Wireless Telecommunication Service Facility
Driving Range (Primary Use)
Research Facility
Schools (Business and Trade)
Meeting or Party Hall
Restaurant (With Drive-Thru)
Restaurant Drive-In or Drive-Thru (As Primary Use)
Retail Nursery or Greenhouse

Planned Business Prohibited Uses
Dollar Store/Discount Store (e.g. Dollar General, Dollar Tree, Family Dollar, etc.)