PLAN COMMISSION STAFF REPORT

ITEM NO.	**2 & 2A APPLICATIONS NO. 992-2016 & 993-2016**
MEETING DATE:	November 14, 2016
SUBJECT:	Change of Zoning
PETITIONER(S):	Noblesville Schools – Owners MI Homes Of Indiana, LP – Developer
SUMMARY:	Change of zoning from R1 Low Density Single Family Residential to R2/PD Low Density Single Family Residential/Planned Development and approval of a preliminary development plan
LOCATION:	On the east side of Hinkle Road, ¼-mile north of State Road 38 in Noblesville Township
WAIVERS REQUESTED:	Reduction of the perimeter buffer from 50 feet to 28 feet on the east side, and 0 feet on the north side
RECOMMENDATION:	Forward to the Common Council with a favorable recommendation
PREPARED BY:	Andy Wert, Assistant Director of Planning awert@noblesville.in.us 317-776-6325

PLANNING TERMS

Zoning – A division of a municipality into districts for the regulations of the use of real property. The districts include residential commercial, industrial, and flood plain. The regulations limit the use, design, and set bulk requirements for properties within the City's jurisdiction. Zoning districts help to maintain orderly growth and development of the City, based on the Comprehensive Master Plan.

Change of Zoning – The adoption of one zoning district for another zoning district.

Planned Development – A large-scale unified development consisting of a parcel or parcels of land, controlled by a single owner to be developed as a single entity. The area of land in which a variety of residential, commercial, and/or industrial uses are planned and developed as a whole according to the adopted preliminary development plans and approved detailed plans, with more flexible standards, such as lot sizes, uses and setbacks, than those restrictions that would normally apply to a specific zoning district.

Preliminary Development Plan – It is a plan that establishes the basic goals and policies, bulk standards, architectural standards, variations/waivers from the underlying zoning district standards and layout of the proposed planned development. The plan should include feasibility statements regarding the infrastructure, landscape concept plan, 360 degree building architecture elevations, and a proposed layout including building, parking, amenity locations.

PROCEDURE

The application was filed on August 29, 2016 for a public hearing at the November 14, 2016 Plan Commission meeting. State Statutes establish the regulations regarding **zoning** changes and modifications to previously approved **preliminary development plans.** Prior to the public hearing before the Commission, a published legal notice is advertised in the newspaper and public hearing notices are sent to the surrounding property owners by certified mail return receipt requested. Before the public hearing, staff determines that the notices were sent and postmarked as required. It is typical for the Technical Advisory Committee to review the plan prior to the Plan Commission meeting. Beginning with the filing deadline, the overall process is approximately 48-50 days, provided there are no continuances. Regarding the **change of zoning** and the **preliminary development plan**, the Plan Commission sends a favorable, unfavorable, or a do not adopt recommendation to the City Council. The Plan Commission can also recommend conditions of approval on the requested waivers. The City Council ultimately is the final authority regarding changes of zoning. Should the Council approve the zoning, construction plans would be filed for administrative review. Following posting of performance sureties, infrastructure would be constructed. A secondary plat would then be recorded allowing building permits to be sought. This petition was reviewed by the Technical Advisory Committee on September 15, 2016. This committee is established by the Unified Development Ordinance to make review technical aspects of various applications to the City and advise the Plan Commission and Board of Zoning Appeals. It is comprised of City and County officials as well as representatives of the various utilities.

SUMMARY

This is an application presented by developer M/I Homes for a new 203-lot single family subdivision to be called "Havenwood". The location is 97.2 acres on the east side of Hinkle Road, ¼-mile north of State Road 38. The property is currently zoned "R1" Low Density Single

Family Residential. The specific proposal is to rezone the property to "R2" and to adopt a "PD" Planned Development overlay, with unique standards tied to the preliminary development plan.

As with most **Planned Development** overlay petitions, certain bulk standards have been proposed for modification. The chart below compares the area proposed for Havenwood against the "R1" and "R2" standards set forth in the UDO:

District Area	R1 zoning	R2 zoning	Havenwood
Minimum Lot Area (sq. ft.)	30,000 s.f.	15,000 s.f.	9,000 s.f.
Minimum Lot Width	200 feet	110 feet	65 feet
Minimum Front Yard Setback	30 feet	30 feet	25 feet
Maximum Floor Area Ratio	30%	35%	40%
Maximum Lot Coverage	45%	45%	55%

In addition, the minimum floor area standard for houses is proposed to be identical to the proposed underlying R2 zoning standard:

District Area	Minimum Floor Area
R1 zoning	2,400 s.f.
R2 zoning	1,800 s.f.
Havenwood	1,800 s.f. (1 story), 2,200 (2 story)

The density proposed is 2.69 lots to the acre. The maximum standard allowed in the R2/PD district is 2.9 units/acre. The UDO does mandate that density calculations for PD overlay districts discount "unbuildable" acreage. Subtracting this unbuildable area, which includes the detention area and internal right-of-way dedication, the net area is 75.6 acres.

The UDO also mandates open space in **Planned Development** subdivisions. For residential uses, at least 28% of the gross acreage must be dedicated open space. For Havenwood, 28% would require 27.22 acres in open space. The plan shows 31.06 acres or 31.95% of open space. The UDO also sets forth a perimeter buffer yard requirement of 50 feet. The petitioner is requesting a waiver from this requirement on the north and east sides with reductions to 0 feet and 28 feet respectively.

The Havenwood road network will be connecting to two neighboring subdivisions. Stub streets were provided in both Country Lake Estates and Pine Knoll to this property. This subdivision abuts three existing neighborhoods. Hinkle Creek Estates is to the south. It is zoned R1 and is served by individual well and septic systems. Country Lake Estates is to the south and east. It is zoned R1 and R2, with minimum lot widths of 80 feet and lot sizes at the 10,000 square foot minimum standard that existed when the plat was approved. Pine Knoll is to the north and is also zoned R1 and R2, with the same development standards.

Two public meetings have occurred on this project, thus far. On September 15th, The Technical Advisory Committee met. Outlet permits will be required for drainage outlets to a tributary of the Sly Run drain. Sanitary sewers will be extended from Country Lake Estates. Accel/decal lanes at the entrance were discussed. It was recommended that the internal

island at the entrance be removed. Three-phase power will be extended to the site, either from 216th and Cammack Road or State Road 38 and Hinkle which is on a different circuit. A gas main extension will be necessary from State Road 38 and Little Chicago.

On October 20th, The Architectural Review Board had Havenwood as an agenda item. M/I Homes submitted fourteen (14) house plans. All were approved with minor variations to the ARB Guidelines. No vinyl or aluminum siding will be permitted.

Correspondence
As of this writing, staff has received no correspondence relating to this petition.

History
Part of Noblesville's zoning jurisdiction since 1974.

Item	Description	Analysis
Surrounding Land Uses	North – existing residential (Pine Knoll) East – existing residential (Country Lake Estates) South – existing residential (Hinkle Creek Estates, Country Lake Estates) West – residential, agricultural	This property is located near the northwest corner of the City's zoning jurisdiction and surrounded by residential use.
Comprehensive Master Plan and Future Land Use	The Comp Plan indicates this area as Mixed Density Residential	These areas incorporate a variety of single-family dwellings into an overall project. Single-family developments that integrate a range of housing options within neighborhoods allow for greater housing choices for all age groups. Overall densities may vary across the projects but will generally be between two and five units per acre and should reflect nearby developments. Some developments may contain both high and low density sections to achieve overall densities while providing coordinated open spaces and amenities.
Traffic Circulations and Thoroughfare Plan	Access will be from Hinkle Road	Hinkle Road is a secondary arterial with conditions sufficient to handle the proposed subdivision.

Environmental and Utility Considerations	Wetlands appear to be present on the site. Drains to a tributary of the Sly Run drain.	Sanitary sewer will be extended from Country Lake Estates subdivision. Power and gas lines will require main extensions.
TAC Comments	Reviewed at the September meeting	Discussion centered on administrative approvals and utility extension applications.

Fiscal Analysis

PROJECT:	**Havenwood**
Lots:	203
Acres:	97.21
Ave. Assessed Home Value with lot:	$310,000
Total Internal Street Miles:	1.9
ESTIMATED ANNUAL REVENUE	
Property Tax:	$258,013
COIT:	$105,151
Alcoholic Beverage Tax:	$1,067
Cigarette Tax:	$1,792
Trash Fee:	$25,749
Vehicle Excise Tax:	$47,556
MVH Fund	$27,979
LRS Fund	$3,366
TOTAL:	$470,673
ESTIMATED ANNUAL COSTS	
Police:	$87,370
Solid Waste:	$25,749
Road Maintenance:	$24,130
TOTAL:	$137,249
ONE TIME IMPACT FEES:	
Sewer:	$551,145
Road:	$485,677.50
Park:	$313,838

Attachments

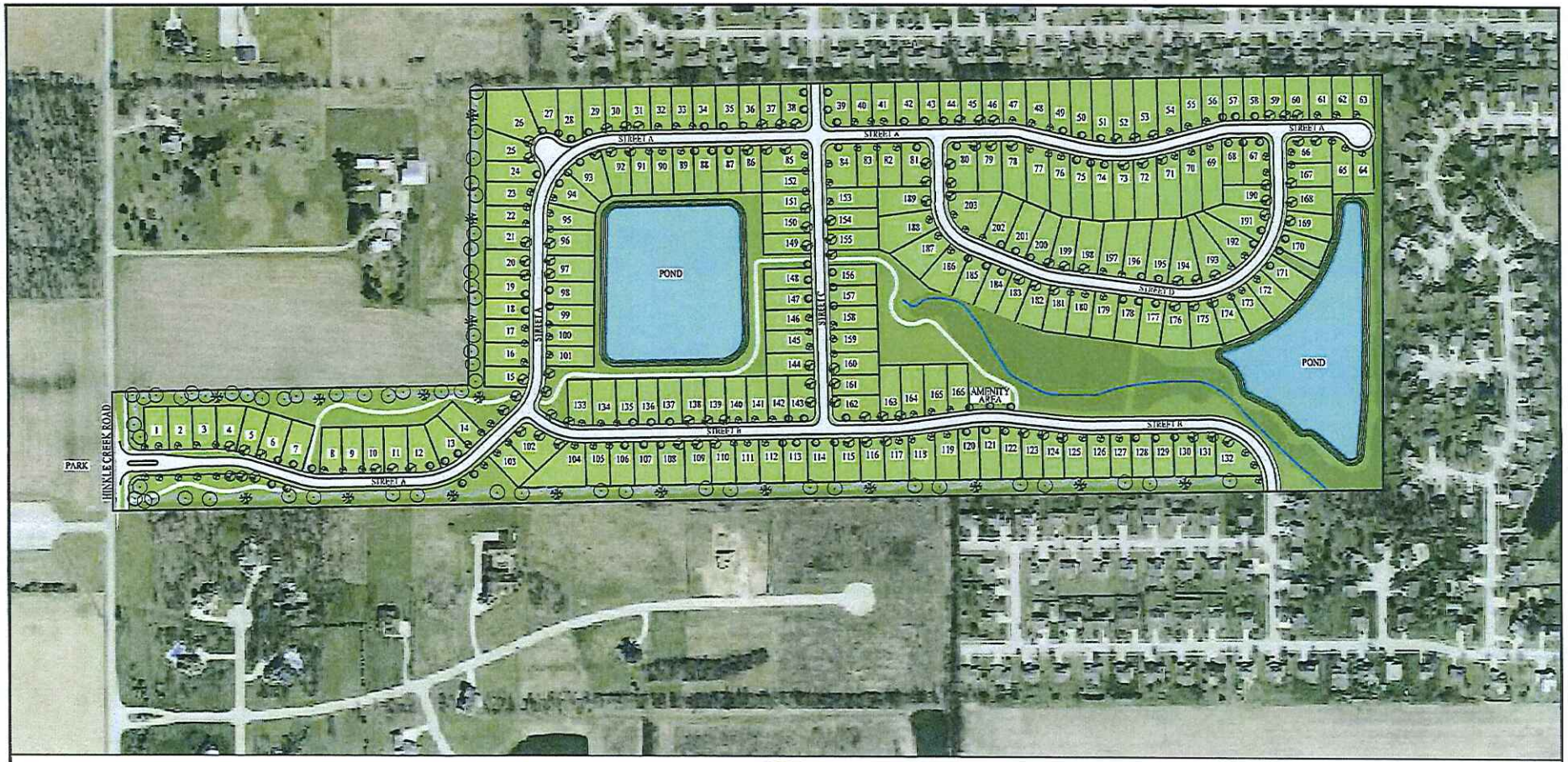
- Color Map (Exhibit 1)
- Havenwood preliminary development plan (Exhibit 2)
- Applicant's Project Narrative (Exhibit 3)
- Adajcent Development Map (Exhibit 4)
- Developer's packet

Recommendation

Staff recommends that this petition be forwarded with a favorable recommendation to the City Council for adoption of the Change of Zoning from R1 Low Density Residential to R2/PD Low to Moderate Density Residential/Planned Development and to adopt a preliminary development plan with the waiver that the perimeter landscape buffer be reduced from 50 feet to 28 feet on the east, and 0 feet on the north side for 97.21 acres on the east side of Hinkle Road, ¼-mile north of State Road 38 as per submitted applications #LEGP-0992-2016 & #LEGP-0993-2016.

Motions

1. Motion to forward this petition with a favorable recommendation to the City Council for adoption of the Change of Zoning from R1 Low Density Residential to R2/PD Low to Moderate Density Residential/Planned Development and to adopt a preliminary development plan with the waiver that the perimeter landscape buffer be reduced from 50 feet to 28 feet on the east and 0 feet on the north side for 97.21 acres on the east side of Hinkle Road, ¼-mile north of State Road 38 as per submitted applications #LEGP-0992-2016 & #LEGP-0993-2016.
2. Motion to forward this petition with an unfavorable recommendation to the City Council for adoption of the Change of Zoning R1 Low Density Residential to R2/PD Low to Moderate Density Residential/Planned Development and to NOT adopt a preliminary development plan with the waiver that the perimeter landscape buffer be reduced from 50 feet to 28 feet on the east and 0 feet on the north side for 97.21 acres on the east side of Hinkle Road, ¼-mile north of State Road 38 as per submitted applications #LEGP-0992-2016 & #LEGP-0993-2016. (support with reasons)
3. Motion to continue applications #LEGP-0992-2016 & #LEGP-0993-2016. (date)



Proposed Data

Area	= 97.2 acres
Number of lots	= 203 lots

25 August 2016

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N W E S

SCALE: 1" = 300'
0 150 300

Havenwood of Noblesville

M/I HOMES
Move Up

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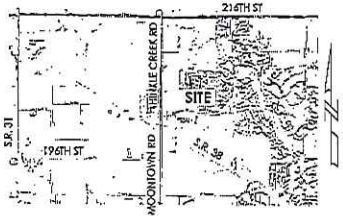
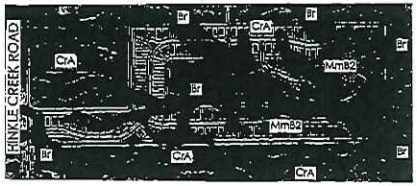
Exhibit 1

Havenwood of Noblesville

Preliminary Development Plan
Noblesville Twp, Noblesville, Indiana



VICINITY MAP
No Scale



SOILS MAP
No Scale

Symbol	Description
Br	Brookston silty clay loam, rarely flooded, very poorly drained, depressional
CrA	Crosby silt loam, 0 to 2 percent slopes, occasionally flooded
MmB2	Miamian silty clay loam, 2 to 6 percent slopes, eroded

CONTACTS:

DEVELOPER:
M/I Homes of Indiana, LP.
8500 Keystone Crossing, Ste. 590
Indianapolis, IN 46240
Kenny Winder 317-475-3639
Email: kwinder@mihomes.com

LAND SURVEYOR/ENGINEER:
Weihe Engineers, Inc.
10505 N. College Avenue
Indianapolis, IN 46280
Kevin C. Sumner, P.S. 317-846-6611
Email: sumnerk@weihe.net

SITE DATA

EXISTING ZONING: R1

DEVELOPMENT STANDARDS

NUMBER OF LOTS	203
MINIMUM LOT AREA	9,224 S.F.
MINIMUM LOT FRONTAGE ON ROADS	40'
MINIMUM SETBACK LINES	
FRONT YARD	25'
SIDE YARD	6'
REAR YARD	20'
MINIMUM LOT WIDTH	65'

DENSITY CALCULATION

GROSS ACREAGE	97.21	AC.
RIGHT OF WAYS	13.34	AC.
FLOODPLAIN	0	AC.
DETENTION	8.27	AC.
NET AREA	75.60	AC.
NUMBER OF LOTS	203	
DENSITY	2.69	LOT/AC.

OPEN SPACE CALCULATION

GROSS ACREAGE	97.21	AC.
COMMON AREA A	3.08	AC.
COMMON AREA B	7.73	AC.
COMMON AREA C	5.04	AC.
COMMON AREA D	14.03	AC.
TOTAL COMMON AREA	31.88	AC.
TOTAL OPEN SPACE PROVIDED	31.86%	

ADJACENT ZONING: Name, South, East, West:

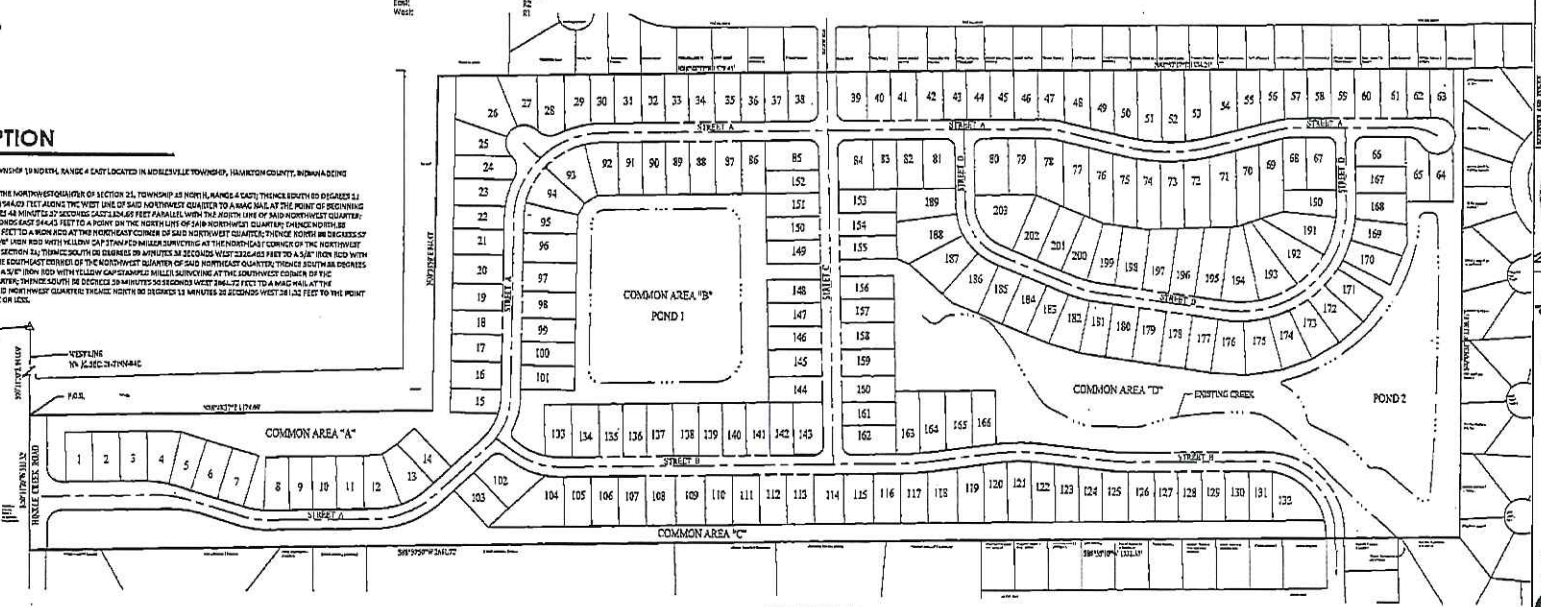
SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101-P105	PRELIMINARY DEVELOPMENT PLAN
P106-P110	PRELIMINARY EROSION CONTROL PLAN
L101-L105	PRELIMINARY LANDSCAPE PLAN

LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 4 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 51 MINUTES 20 SECONDS EAST (ASSUMED BEARING) 964.03 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 48 MINUTES 37 SECONDS EAST 1324.66 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 59 SECONDS EAST 964.45 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 48 MINUTES 37 SECONDS EAST 1323.46 FEET TO A IRON ROD AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 57 MINUTES 17 SECONDS EAST 1334.20 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 39 MINUTES 38 SECONDS WEST 2326.65 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 55 MINUTES 10 SECONDS WEST 1323.35 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 39 MINUTES 50 SECONDS WEST 2661.72 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 51 MINUTES 20 SECONDS WEST 2611.32 FEET TO THE POINT OF BEGINNING. CONTAINING 97.21 ACRES, MORE OR LESS.



SITE MAP
1"=150'

M/I HOMES
Move Up

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Indianapolis, Indiana 46280
weihe.net
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800 | 452 - 6400
317 | 843 - 5956 fax
ATLANTA, WEIHE, P.C. - A.S. - INDIANA

REGISTERED No. 20400011 STATE OF INDIANA LAND SURVEYOR
KEVIN C. SUMNER

Havenwood of Noblesville
M/I HOMES Move Up

COVER SHEET

SHEET NO. P100
PROJECT NO. W160311

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Exhibit 2A

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0253 AND 18057C0254, DATED NOVEMBER 19, 2014, THE DESCRIBED REAL ESTATE LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ZONE 'AE'.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NOBLESVILLE CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS.
3. ALL STREET HIGH OF WAY INTERSECTIONS TO BE ROUNDED CUR WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE SQUARED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 2' AND 8' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA REMAINED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF ROAD SURFACE.
7. ALL SIDEWALKS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 24' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 28' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8' UNLESS OTHERWISE NOTED.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A SURVEY PERFORMED WITH IN CONTROL.
12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, DISCONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWER, WATER MAIN, STORM SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE OR WILL HAVE SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT.

EXISTING CONDITIONS / PROPOSED CONDITIONS

UNDERGROUND GAS
UNDERGROUND WATER
AERIAL ELECTRIC
STORM SEWER, CULVERT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
FARM FENCE
GUARD RAIL
BOUNDARY LINE
FIBER OPTIC CABLE
SECTION LINE
TREE LINE
UTILITY POLE

PROPOSED TWELINE
RIGHT-OF-WAY LINE
STORM SEWER LINE
SWALE
SANITARY SEWER LINE, MANHOLE
WATER LINE, HYDRANT
MANHOLE
FLOW DIRECTION
STORM SEWER, INLET
STORM CURB INLET
MANHOLE
DRAINAGE & UTILITY EASEMENTS
DRAINAGE EASEMENT
EXISTING LANDSCAPE EASEMENT
SANITARY SEWER EASEMENT
REINFORCED CONCRETE PIPE
REINFORCED DRAIN
CONCRETE END SECTION
TYPICAL BUILDING PAD 50', 70' WIDE x 75' DEEP

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
FOR ASSISTANCE WITH USE OF 811 OR IF A DAMAGE THE USE TO CONTACT NOTIFY CONTACT THE UNDERGROUND UTILITY SERVICE THEY DO NOTIFY THE INFO SERVICE CONTACTING HERE.

N W E S
SCALE: 1" = 50'
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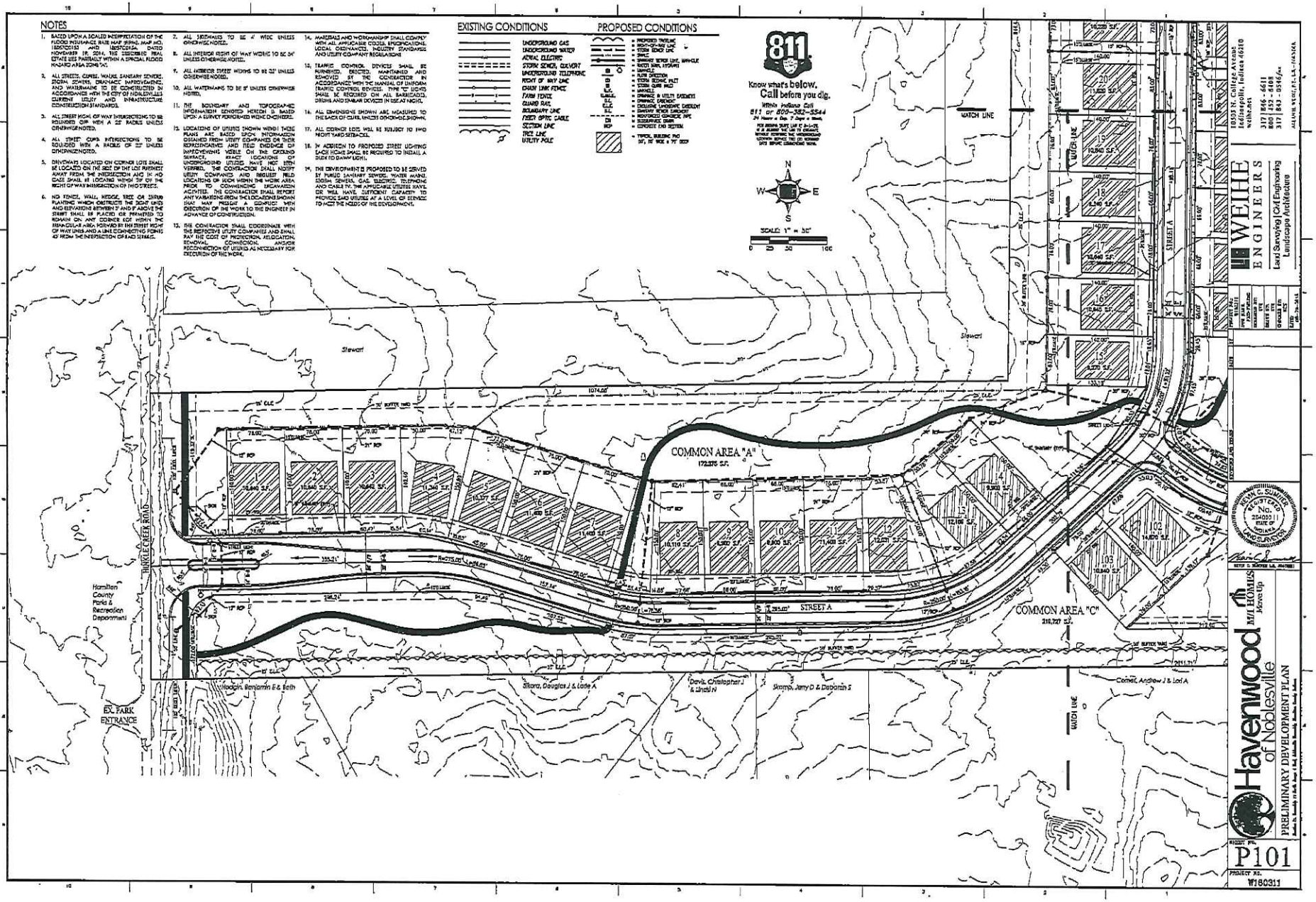

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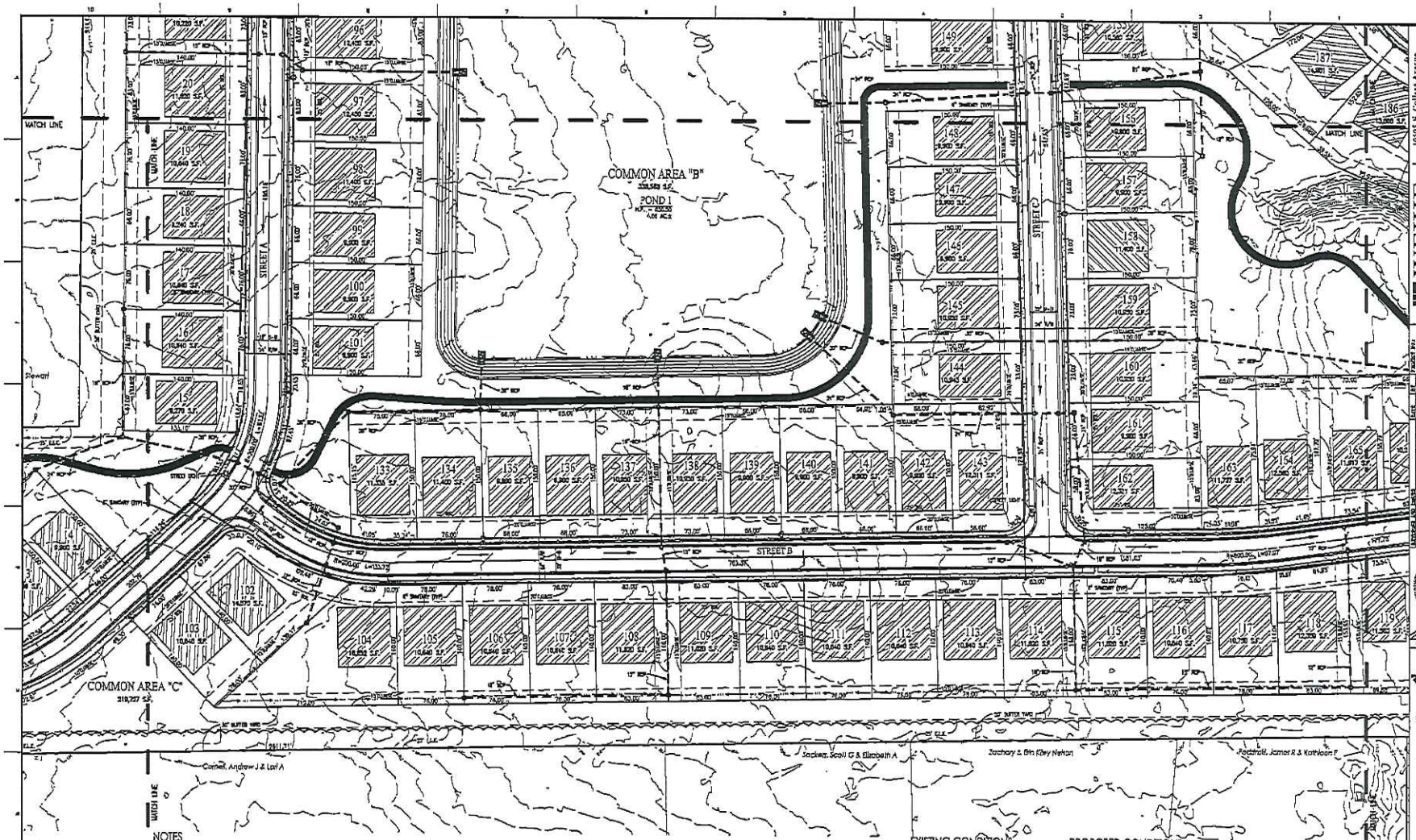
Havenwood of Noblesville
MI HOMES Move Up
PRELIMINARY DEVELOPMENT PLAN

PROJECT NO. P101
PROJECT NO. W160311

Exhibit 2B



NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0153 AND 18057C0254, DATED NOVEMBER 19, 2014, THE DESCRIBED REAL ESTATE LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A".
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NOBLESVILLE COMMON UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED CITY WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 2' AND 9' ABOVE THE STREET SHALL BE PLACED OR TOLERATED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40 FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 54' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 32' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS.
12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. TEN 50' LONG SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWER, WATER MAINS, STORM SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE OR WILL HAVE SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT.

EXISTING CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- PARK FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

PROPOSED CONDITIONS

- PROPOSED CONTOUR
- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- INLET
- SANITARY SEWER LINE, MANHOLE
- WATER MAIN, HYDRANT
- MANHOLE
- FLOW DIRECTION
- STORM RECEIVING INLET
- STORM GUARD INLET
- MANHOLE
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- REINFORCED CONCRETE PIPE
- INSTALLATION DETAIL
- CONCRETE TIED SECTION
- TYPICAL BUILDING PAD 50' WIDE x 70' DEEP

SCALE: 1" = 50'

0 25 50 100

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
FOR ROADWAY STATE LAW IC 8-1-26, IT IS REQUIRED THAT LINE OF INDICATING METHODS REPRESENTING THE UNDERGROUND LOCATION WITHIN THIS CD MUST BE DONE BEFORE CONSTRUCTION BEGINS.

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 333 - 6403
317 | 843 - 0346 fax
Land Surveying | Civil Engineering
Landscape Architecture
ALLAN R. WEIHE, P.E., L.S. - 1993-2012

PROJECT NO. 160311
DRAWN BY: Pete Gilman
CHECKED BY: JCR
REVIEW BY: JCR
CONTROL NO. 103
DATE: 08-29-2016

REGISTERED No. 20400031 STATE OF INDIANA LAND SURVEYOR
Allan R. Weihe
SIGN & SEAL AS SHOWN

MI HOMES Move Up

Havenwood of Noblesville

PRELIMINARY DEVELOPMENT PLAN

Section 16, Township 18 North, Range 4 East, Delaware Twp., Hamilton County, Indiana

SHEET NO. P102

PROJECT NO. W160311

Exhibit 2C

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0125 D AND 18057C0134 D, DATED NOVEMBER 19, 2014. THE DESCRIBED REAL ESTATE LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A".
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NOBLESVILLE CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 2' AND 7' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 50' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 30' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON A SURVEY PERFORMED WITHIN ENGINEERS.
12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF SUCH AS NECESSARY FOR EXECUTION OF THE WORK.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE OR WILL HAVE SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT.

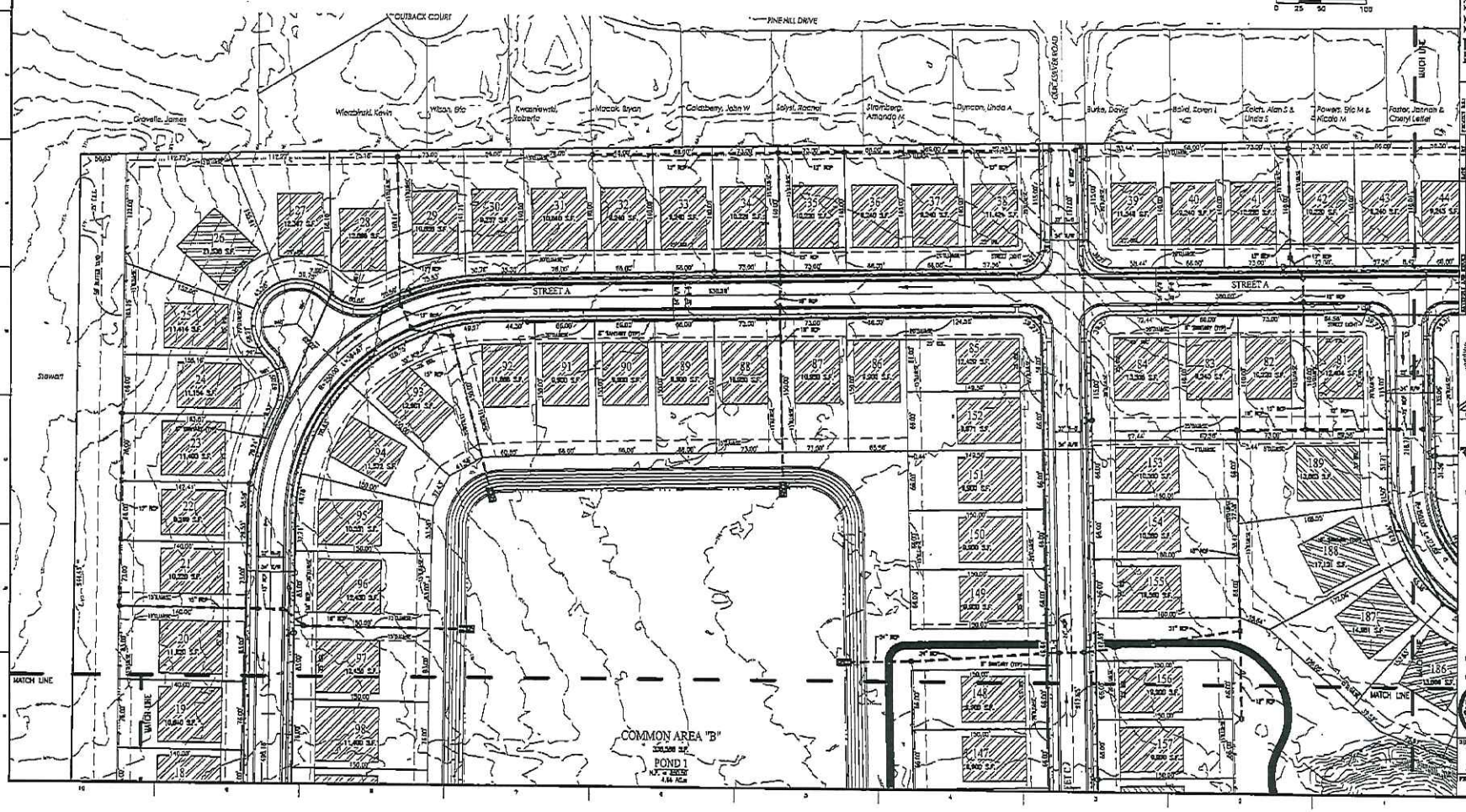
EXISTING CONDITIONS / PROPOSED CONDITIONS

UNDERGROUND GAS
UNDERGROUND WATER
AERIAL ELECTRIC
STORM SEWER, CULVERT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
FARM FENCE
GUARD RAIL
BOUNDARY LINE
FIBER OPTIC CABLE
SECTION LINE
WELL LINE
UTILITY POLE

PROPOSED CONTOUR
RIGHT-OF-WAY LINE
STORM SEWER LINE
STREET
SANITARY SEWER LINE, MANHOLE
WATER MAIN, HYDRANT
SIGN
FLOW DIRECTION
STORM SEWER INLET
STORM CURB INLET
DRAINAGE
DRAINAGE & UTILITY EASEMENT
DRAINAGE EASEMENT
EXCLUSIVE LANDSCAPE EASEMENT
SANITARY SEWER EASEMENT
REINFORCED CONCRETE PIPE
SUBSURFACE DRAIN
CONCRETE END SECTION
TYPICAL BUILDING PAD
30' 60' MOD & 10' RDP

811. Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544 24 Hours a Day, 7 Days a Week.

SCALE: 1" = 50'



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800 | 382-4608
317 | 843-0546 fax

REVISED 3-8-17
REVISED 4-13-17
PRELIMINARY PLAT
REVISED 5-15-17
REVISED 6-15-17
REVISED 7-17-17
REVISED 8-15-17
REVISED 9-15-17
REVISED 10-25-2018

REGISTERED No. 20100011 STATE OF INDIANA LAND SURVEYOR

Haverwood of Noblesville
M/I HOMES More Up

PRELIMINARY DEVELOPMENT PLAN

SHEET NO. P103
PROJECT NO. W160311

Exhibit 2D

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0153 AND 18057C0154, DATED NOVEMBER 19, 2014, THE DESCRIBED REAL ESTATE LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "A").
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NOBLESVILLE'S CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 7' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET SIDE OF MAY LINES AND A LINE CONNECTING POINTS 40 FEET FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 54' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 32' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION (BEHOLD HERON) IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS.
12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TWO 48" SIGNS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES (HIGHLIGHT NIGHT).
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT.

EXISTING CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

PROPOSED CONDITIONS

- PROPOSED CONTOUR
- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SIGNS
- SANITARY SEWER LINE, SERVICE
- WATER LINE, HYDRANT
- MANHOLE
- FLOW DIRECTION
- STORM SEWER INLET
- STORM CURB INLET
- MANHOLE
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- EXCLUSIVE LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- REINFORCED CONCRETE PIPE
- SUBSURFACE DRAIN
- CONCRETE END SECTION
- TYPICAL BUILDING PAD 50' 80' WIDE x 70' DEEP

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SCALE: 1" = 30'

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weihe.net
317 846-4611
800 152-4605
317 843-0346 fax

Havenwood of Noblesville
M/I HOMES Move Up
PRELIMINARY DEVELOPMENT PLAN

STREET A
STREET B
PINE HILL DRIVE
MATCH LINE

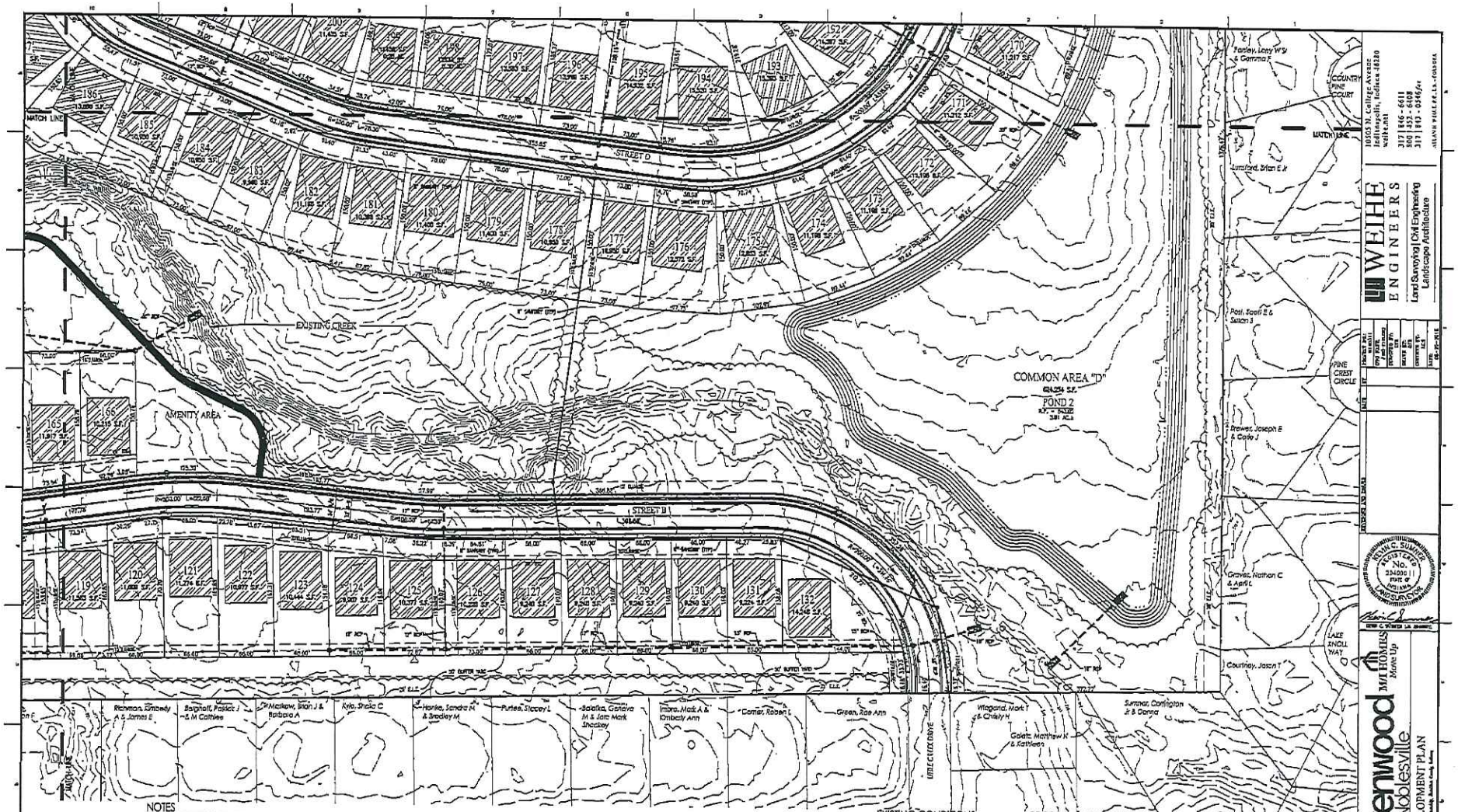
Foster, Jamiah & Cheryl Loffel
Bowyer, David A & Melina R
Jewell, Beth A
Savary, Penny J
3337 Pine Hill LLC
Lynch, Donald J & Brenda S
Sullivan, Terrence J
Cil, John E & Kara L
Polenda, Diana K
MNSF Indianapolis LLC
Davis, Gregory S
Anderson, Justin A
Whitehead, Patti J
Walker, Jonathan Clay & Karen J
Smith, Bryan T & Jessica
Tuttle, Shawn M
Nendis, Steven E & Beth S
Phillips, Rose Marie
Clothier, Robert M & Jill M
Owens, Tamara L
Beene, Donald L & Dana Michelle
Myers, Benjamin T & Laura
Pasley, Larry W Sr & Gemma F
Jumford, Brian E Jr
COUNTRY PINE COURT

KEVIN C. SUMMERS
REGISTERED
No. 20100011
STATE OF INDIANA
LAND SURVEYOR

ISSUED FOR: PRELIMINARY DEVELOPMENT PLAN
DRAWN BY: KCS
CHECKED BY: KCS
DATE: 08-26-2016

SHEET NO. P104
PROJECT NO. W160311

Exhibit 2E



NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0103 AND 18057C0104, DATED NOVEMBER 11, 2014, THE DEVELOPED REAL ESTATE IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA (FIRM "A").
2. ALL STREETS, CURBS, YARDS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NOBLESVILLE'S CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED OFF THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 2' AND 7' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREET.
7. ALL SIDEWALKS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 50' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 32' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS.
12. LOCATIONS OF UTILITIES SHOWN WITHIN THIS PLAN ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TIPS TO DRIVERS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT.

EXISTING CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- PARK FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

PROPOSED CONDITIONS

- PROPOSED TREELINE
- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- INLET
- SANITARY SEWER LINE, MANHOLE
- WATER MAIN, HYDRANT
- MANHOLE
- FLOW DIRECTION
- STORM RECEIVING INLET
- STORM CURB INLET
- MANHOLE
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- REFORESTATION EASEMENT
- SUBSURFACE DRAINAGE
- SERVICE LINE SECTION
- TYPICAL BUILDING PAD 30'-40' WIDE x 70' DEEP

SCALE: 1" = 50'

0 25 50 100

Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
FOR NON-TONE LINE (E.G. 6-4-4), IT IS ADVISED THE LAST 10 CONTACT DIGITS BEFORE THE EXCAVATION LOCATION REQUEST THAT YOU ADDRESS THE SERVICE COORDINATOR NOTE.

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846-6611
800 452-6608
317 843-0346 fax
INDIANA WEIHE ENG. CO.-F000014

DATE	BY	DESCRIPTION
		PRELIMINARY PLAT
		PRELIMINARY PLAT REVISIONS
		DRAWN BY: BTS
		CHECKED BY: KCS
		DATE: 08-20-2018

KEVIN C. SUMNER REGISTERED No. 21400011 STATE OF INDIANA PROFESSIONAL LAND SURVEYOR

Havenwood
MSI HOMES Move Up
of Noblesville

PRELIMINARY DEVELOPMENT PLAN

SHEET NO. P105

PROJECT NO. W160311

Exhibit 2F

EROSION CONTROL NOTES

PRECONSTRUCTION ACTIVITIES

1. CONDUCT AN EROSION & SEDIMENT CONTROL PRE-CONSTRUCTION MEETING WITH THE CITY OF NOBLESVILLE MS4 (317) 776-6306 PRIOR TO ANY EARTHMOVING ACTIVITIES.
2. CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEMS, INC. (PARCEL MAPS) AT 811 TWO WORKING DAYS BEFORE CONSTRUCTION BEGINS TO CHECK THE LOCATIONS OF ANY EXISTING UTILITIES.
3. INSTALL TREE PROTECTION FENCING AROUND PERIMETER OF EXISTING TREE AREAS TO REMAIN AS NOTED ON THE PLANS.
4. INSTALL SILT FENCE AT THE EDGE OF THE PROJECT SITE WHERE THERE IS POTENTIAL FOR ANY STORMWATER RUNOFF.
5. INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER STRUCTURES WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT.
6. EVALUATE, MARK AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES. EVALUATE EXISTING VEGETATION TO ENSURE FOR USE AS FUTURE SUMPS ALONG THE PERIMETER OF THE SITE.
7. INSTALL CONSTRUCTION ENTRANCE.
8. ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AS FAR FROM EXISTING PONDS AND SWALES AS POSSIBLE.
9. INSTALL TRASH DUMPSTER, CONCRETE WASHOUT AREA AND PLACE PORTA-JOHN AS NEEDED ON THE PLANS.
10. ESTABLISH DAILY LOCATION FOR DUMPS/EXPORTATION/CONSTRUCTION PLACEMENT OF APPROVED FILLING, BALE & MOP AND BALE & INSPECTION DOCUMENTS.

CONSTRUCTION SEQUENCING

THE PURPOSE OF STAGING CONSTRUCTION DURING THE PROJECT IS TO LIMIT THE AMOUNT OF GROUND DISTURBED AT ANY GIVEN TIME AND TO PREVENT SEDIMENT FROM LEAVING THE SITE. THE FOLLOWING SEQUENCE OF CONSTRUCTION SHOULD BE FOLLOWED AS MUCH AS POSSIBLE. ANY DEVIATIONS REQUIRED DURING CONSTRUCTION OF THIS PROJECT SHALL BE DONE THROUGH A "SMART" DEVIATIONS MAP OR APPROVED SCHEM. DO NOT PLACE DEVIATIONS BIKE REMAIN 50 FEET OF A SWALE, DITCH OR CREEK.

1. INSTALL TEMPORARY SEDIMENT TRAPS(S) AS NEEDED.
2. STRIP TOPSOIL, ON SOIL CONTAINING VEGETATION AND ROOT FIBERS FROM STREET AND BUILDING PAD AREAS AND PLACE IN TOPSOIL STOCKPILE AREA.
3. COMPLETE ALL MASS GRADING REQUIRED TO PREPARE ROAD AND BUILDING SUBGRADES AND PADS. IF LIME WILL BE USED TO STABILIZE THE STREET SUBGRADE, APPLY LIME BEFORE ANY STORM SEWER INSTALLATION.
4. INSTALL ALL STORM SEWER SYSTEMS AND OTHER UTILITIES. INSTALL ALL INLET PROTECTION AS EACH INLET IS COMPLETED.
5. COMPLETE GRADING FOR ALL BUILDING AREAS AND ROAD SUBGRADES.
6. INSTALL TEMPORARY SEEDING IN ALL CREEKS AREAS THAT WILL NOT BE DISTURBED FOR 14 DAYS OR MORE. TEMP SEEDS SHALL INCLUDE PERMANENT SEED AND EROSION CONTROL BLANKET AS SHOWN ON THE PLANS.
7. FINISH GRADE ALL SWALES. APPLY PERMANENT SEED AND EROSION CONTROL BLANKET.
8. PROVIDE SOIL BED AND APPLY PERMANENT SEED IN ALL COMMON AREAS AND EASEMENT AREAS.
9. COLLECT AND MAINTAIN ALL INLET PROTECTION, SILT FENCE, EROSION CONTROL BLANKETS, TEMPORARY SEDIMENT BASINS AND TEMPORARY SEEDING AREAS UNTIL THE PROJECT IS COMPLETELY BUILT OUT.
10. IF BUILDER AREAS DO NOT PROVIDE A MINIMUM OF 70 PERCENT VEGETATIVE COVER, CONTRACTOR SHALL RE-SEED TO OBTAIN ADEQUATE VEGETATIVE COVER FOR STABILIZATION OF THE SITE.
11. MONITOR AND MAINTAIN TEMPORARY EROSION CONTROL PRACTICES INCLUDING SILT FENCE. TEMPORARY SEDIMENT BASINS SHALL BE SEDIMENT TRAPS UNTIL ENTIRE SITE HAS REACHED 70 PERCENT VEGETATIVE COVER.

POST CONSTRUCTION SEQUENCING

THE PURPOSE OF THE POST CONSTRUCTION PHASE IS TO IDENTIFY AND MAINTAIN ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICE (BMPS) STRUCTURES THAT RECEIVE RUNOFF AND CONTROLLING POLLUTANTS. FOR THIS REASON, THE FOLLOWING SEQUENCING SHOULD BE FOLLOWED AS MUCH AS POSSIBLE.

1. CONTINUE POST CONSTRUCTION BMP OPERATIONS AND MAINTENANCE MANUAL (O&M MANUAL) TO OWNER AND HOME OWNERS ASSOCIATION.
2. THE O&M MANUAL SHALL IDENTIFY AND LOCATE THE BMP(S) STRUCTURE(S) FOR THE OWNER.

BMP OWNERS MUST ROUTINELY INSPECT BMPS TO VERIFY THAT ALL BMP COMPONENTS ARE FUNCTIONING AS DESIGNED AND ARE NOT IN DANGER OF FAILING. ALL BMPS NEED MAINTENANCE TO FUNCTION AT PEAK QUALITY AND QUANTITY ENHANCEMENTS. MAINTENANCE CAN RANGE FROM REMOVING SEDIMENT OUT OF THE TREATMENT STRUCTURES TO MOWING GRASS.

A. BMP OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE BMP AND ANY ASSETS ASSOCIATED WITH MAINTAINING THE BMP.
B. BMP OWNER SHALL KEEP THE BMP FREE FROM LITTER AND DEBRIS GENERAL NOTICE TO THE INSPECTION AND MAINTENANCE REQUIREMENTS FOR PERMANENT STABILIZATION.
C. SEDIMENT THAT COLLECTS IN THE BMP SHALL BE REMOVED WHEN IT ADVERSELY AFFECTS THE QUALITY OF THE BMP TO PREVENT AN A MINOR QUALITY CONTROL DEVICE. SEE DIMENSIONS & MAINTENANCE MANUAL FOR SPECIFIC INFORMATION.

EXISTING CONDITIONS

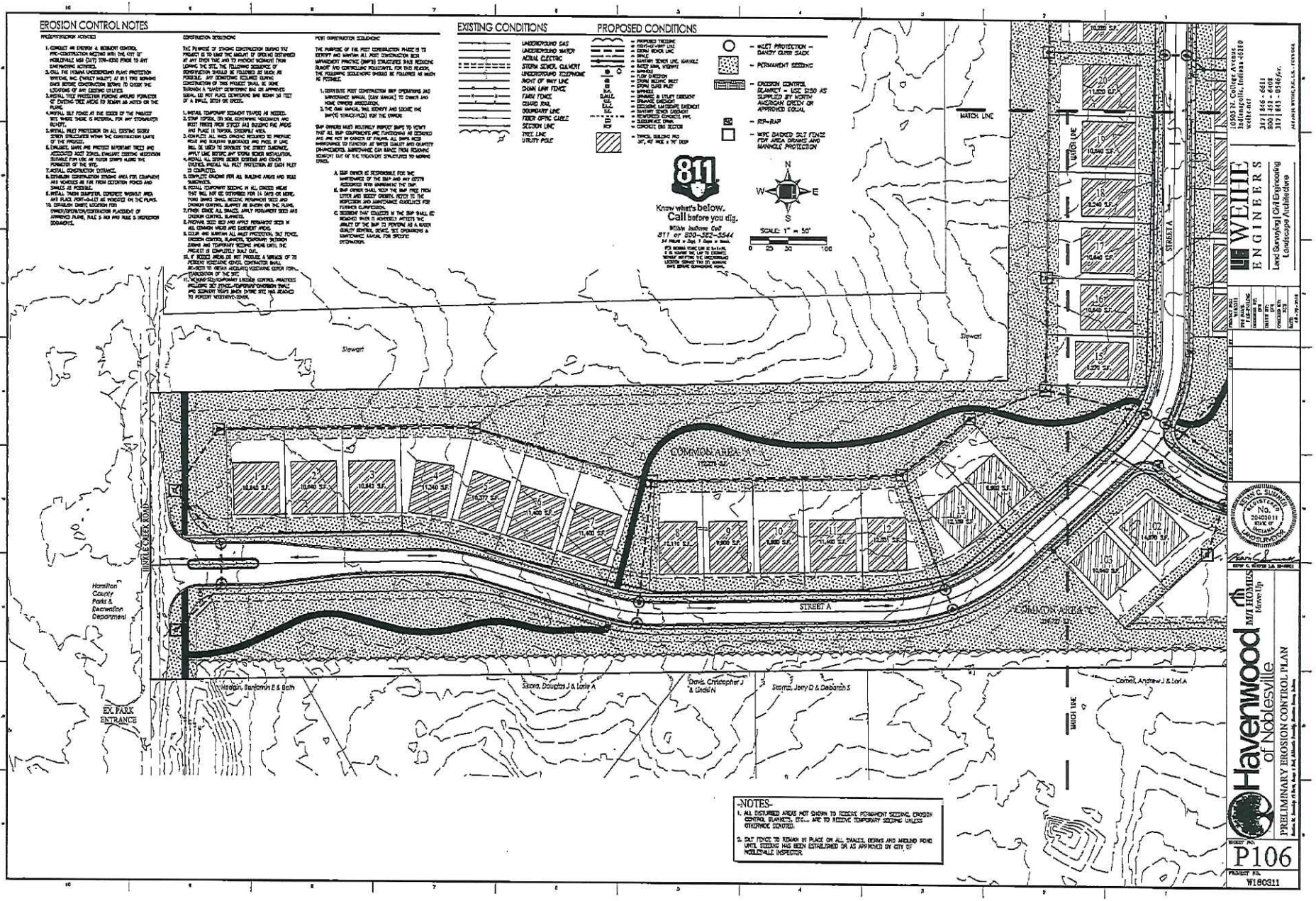
UNDERGROUND GAS
UNDERGROUND WATER
AERIAL ELECTRIC
STORM SEWER CLEANOUT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
FARM FENCE
GUARD RAIL
DOUNDARY LINE
FIBER OPTIC CABLE
SECTION LINE
TREE LINE
UTILITY POLE

PROPOSED CONDITIONS

- PROPOSED TREELINE
- RIGHT-OF-WAY LINE
- CENTRAL SEWER LINE
- SWALE
- SANITARY SEWER LINE, MANHOLE
- WATER MAIN, HYDRANT
- MANHOLE
- FLOW DIRECTION
- STORM RECEIVING INLET
- STORM CURB INLET
- MAILBOX
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- EXCLUSIVE LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- REINFORCED CONCRETE PIPE
- SUBSURFACE DRAIN
- CONCRETE END SECTION
- TYPICAL BUILDING PAD 30' WIDE x 70' DEEP
- INLET PROTECTION – DANDY CURB SACK
- PERMANENT SEEDING
- EROSION CONTROL BLANKET – USE S150 AS SUPPLIED BY NORTH AMERICAN GREEN OR APPROVED EQUAL
- RIP-RAP
- WIRE BACKED SILT FENCE FOR AREA DRAINS AND MANHOLE PROTECTION

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
IT IS ILLEGAL TO MAKE EXCAVATIONS WITHIN 2 WORKING DAYS AFTER THE UNDERGROUND LOCATION SERVICE HAS CALLED THE CITY, MARKING THE UNDERGROUND UTILITIES BEFORE COMMENCING WORK.

SCALE: 1" = 50'



NOTES:
1. ALL DISTURBED AREAS NOT SHOWN TO RECEIVE PERMANENT SEEDING, EROSION CONTROL BLANKETS, ETC.... ARE TO RECEIVE TEMPORARY SEEDING UNLESS OTHERWISE NOTED.
2. SILT FENCE TO REMAIN IN PLACE ON ALL SWALES, BERMS AND WETLAND POND UNTIL SEEDING HAS BEEN ESTABLISHED OK AS APPROVED BY CITY OF NOBLESVILLE INSPECTOR.

WEIHE ENGINEERS
10903 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 382 - 6408
317 | 843 - 0346 fax
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO. 17-0-0110
DRAWN BY: RJB
DESIGN BY: RJB
CHECKED BY: TCS
DATE: 10-19-2018

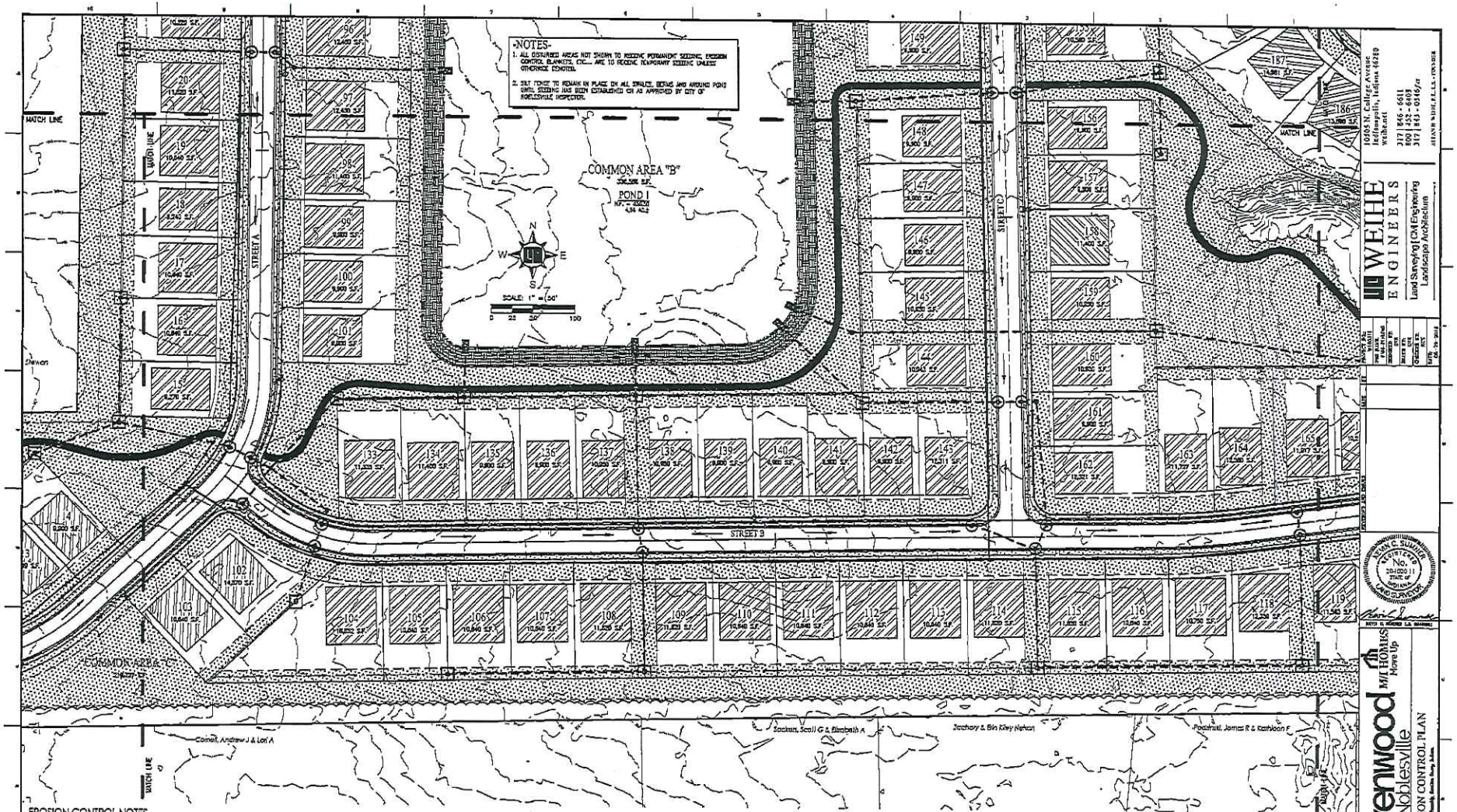
REGISTERED LAND SURVEYOR No. 20400011 STATE OF INDIANA

Haverwood of Noblesville
MI HOMES Move Up

PRELIMINARY EROSION CONTROL PLAN
Part of the South ½ of Sec. 7 and of Section 12, Township 18 North, Range 4 East

SHEET NO. P106
PROJECT NO. W180311

Exhibit 2G



EROSION CONTROL NOTES

PRECONSTRUCTION ACTIVITIES

1. CONTACT AN OWNER or SEDIMENT CONTROL PRE-CONSTRUCTION MEETING WITH THE CITY OF NOBLESVILLE WSA (317) 776-6320 PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
2. CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEM, INC. (TOLLFREE NUMBER) AT 811 TWO WORKING DAYS BEFORE CONSTRUCTION BEGINS TO LOCATE THE LOCATIONS OF ANY EXISTING UTILITIES.
3. INSTALL TREE PROTECTION FENCING AROUND PERIMETER OF EXISTING TREE AREAS TO REMAIN AS NOTED ON THE PLANS.
4. INSTALL SILT FENCE AT THE EDGE OF THE PROJECT SITE WHERE THERE IS POTENTIAL FOR ANY STORMWATER RUNOFF.
5. INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER STRUCTURES WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT.
6. CONSERVE, BERM AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES. EVALUATE EXISTING VEGETATION MAPPING FOR USE AS FILTER STRIPS ALONG THE PERIMETER OF THE SITE.
7. INSTALL CONSTRUCTION ENTRANCE.
8. ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AS FAR FROM EROSION PRONE AREAS SWALES AS POSSIBLE.
9. INSTALL TRASH DUMPSTER, CONCRETE WASHOUT AREA AND PLACE PORTA-JOHN AS INDICATED ON THE PLANS.
10. ESTABLISH DRIVE LOCATION FOR CONCRETE/STONE/CONSTRUCTION PLACEMENT OF APPROVED PLANS, RULE 5 NOI AND RULE 5 INSPECTION SCHEDULE.

CONSTRUCTION SEQUENCING

THE PURPOSE OF STAGING CONSTRUCTION DURING THE PROJECT IS TO LIMIT THE AMOUNT OF GROUND DISTURBED AT ANY GIVEN TIME AND TO PREVENT SEDIMENT FROM LEAVING THE SITE. THE FOLLOWING SEQUENCE OF CONSTRUCTION SHOULD BE FOLLOWED AS MUCH AS POSSIBLE. ANY DEVIATIONS REQUIRED DURING CONSTRUCTION OF THIS PROJECT SHALL BE DONE THROUGH A "GRADY" DEMONSTRATION AND OR APPROVED EQUAL, OR NOT PLACE DEMOTIONS ARE WITHIN 50 FEET OF A STREAM, DITCH OR CHANNEL.

1. INSTALL TEMPORARY SEDIMENT TRAP(S) AS NEEDED.
2. STRIP TOPSOIL OR NON CONTAINING VEGETATION AND REMOVE FROM STREET AND BUILDING PAD AREAS AND PLACE IN DESIGNATED STOCKPILE AREA.
3. COMPLETE ALL MASS GRADING REQUIRED TO PREPARE ROAD AND BUILDING WALKOUTS AND PADS. IF LAKE WILL BE USED TO STABILIZE THE STREET SUBGRADE, APPLY LIME BEFORE ANY STORM SEWER INSTALLATION.
4. INSTALL ALL STORM SEWER SYSTEMS AND OTHER UTILITIES. INSTALL ALL INLET PROTECTION AS EACH INLET IS COMPLETED.
5. COMPLETE GRADING FOR ALL BUILDING PADS AND ROAD SUBGRADES.
6. INSTALL TEMPORARY SEEDING IN ALL GRADED AREAS THAT WILL NOT BE DISTURBED FOR 14 DAYS OR MORE. POND BANKS SHALL RECEIVE PERMANENT SEED AND EROSION CONTROL BLANKET AS SHOWN ON THE PLANS.
7. FINISH GRADE ALL SWALES. APPLY PERMANENT SEED AND EROSION CONTROL BLANKETS.
8. PREPARE SITE SOIL AND APPLY PERMANENT SEED IN ALL COMMON AREAS AND EASEMENT AREAS.
9. CLEAN AND MAINTAIN ALL INLET PROTECTION, SILT FENCE, EROSION CONTROL BLANKETS, TEMPORARY SEDIMENT BARRIER AND TEMPORARY SEEDING AREAS UNTIL THE PROJECT IS COMPLETELY BUILT OUT.

NOTE: IF SEEDED AREAS DO NOT PRODUCE A MINIMUM OF 70 PERCENT VEGETATIVE COVER, CONTRACTOR SHALL RE-SEED TO OBTAIN ADEQUATE VEGETATIVE COVER FOR STABILIZATION OF THE SITE.

10. REMOVE ALL TEMPORARY EROSION CONTROL PRACTICES INCLUDING SILT FENCE, TEMPORARY EROSION BARRIER AND SEDIMENT TRAPS WHEN ENTIRE SITE HAS REACHED 70 PERCENT VEGETATIVE COVER.

POST CONSTRUCTION SEQUENCING

THE PURPOSE OF THE POST CONSTRUCTION PHASE IS TO IDENTIFY AND MAINTAIN ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP'S) STRUCTURES THAT REQUIRE SURVEY AND CONTROLLING PROCEDURES. FOR THIS REASON, THE FOLLOWING SEQUENCING SHOULD BE FOLLOWED AS MUCH AS POSSIBLE.

1. DETERMINE POST CONSTRUCTION BMP OPERATIONS AND MAINTENANCE MANUAL (BMP MANUAL) TO OWNER AND HOME OWNERS ASSOCIATION.
2. THE BMP MANUAL WILL IDENTIFY AND LOCATE NPC (NPDES) STRUCTURES FOR THE OWNER.

BMP OWNER SHALL PERIODICALLY INSPECT SITE TO VERIFY THAT ALL BMP STRUCTURES ARE FUNCTIONING AS DESIGNED AND ARE NOT IN DANGER OF FAILING. ALL BMPS NEED MAINTENANCE TO FUNCTION AS WHEN QUALITY AND QUANTITY ENHANCEMENTS. MAINTENANCE CAN RANGE FROM REMOVING SEDIMENT OUT OF THE TRIBUTARY STRUCTURES TO MOWING GRASS.

4. BMP OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE BMP AND ANY COSTS ASSOCIATED WITH MAINTAINING THE BMP.
5. BMP OWNER SHALL KEEP THE BMP AREA FREE FROM LITTER AND WEEDY GROWTH. NOTIFY TO THE INSPECTION AND MAINTENANCE GUIDELINES FOR FURTHER CLARIFICATION.
6. SEDIMENT THAT COLLECTS IN THE BMP SHALL BE REMOVED WHEN IT ADVERSELY AFFECTS THE QUALITY OF THE BMP TO PROVIDE AS A WATER QUALITY CONTROL DEVICE. SEE OPERATIONS & MAINTENANCE MANUAL FOR SPECIFIC INFORMATION.

EXISTING CONDITIONS

UNDERGROUND GAS
UNDERGROUND WATER
AERIAL ELECTRIC
STORM SEWER, CLEANOUT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
PARK FENCE
GUARD RAIL
EASEMENT LINE
FIBER OPTIC CABLE
SECTION LINE
TREE LINE
UTILITY POLE

PROPOSED CONDITIONS

- PROPOSED CONTOURS
- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SINK
- SANITARY SEWER LINE MANHOLE
- WATER MAIN, HYDRANT
- MANHOLE
- FLOW DIRECTION
- STORM SEWER INLET
- STORM CLEAN OUT
- SWALES
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- EXISTING LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- PERFORATED CONCRETE PIPE
- SUBMERGED DRAIN
- CONCRETE END SECTION
- TYPICAL BUILDING PAD 60' WIDE X 110' DEEP

- INLET PROTECTION - GANDY DURO SACK
- PERMANENT SEEDING
- EROSION CONTROL BLANKET - USE S150 AS SUPPLIED BY NORTH AMERICAN GREEN OR APPROVED EQUAL
- RIP-RAP
- WIRE BACKED SILT FENCE FOR AREA DRAINS AND MANHOLE PROTECTION

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
811 Week = Dec 7 Over a Week
FOR FURTHER TEXT LIST IN 8-1-1-25
T.S. SUBMIT THE LIST TO OUTSIDE INSURANCE NOTIFYING THE UNDERGROUND LOCATION SERVICE THAT YOU PROVIDE THE SERVICE CONTACTED HERE.

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 432 - 6603
317 | 843 - 0346 fax
Land Surveying | Civil Engineering
Landscape Architecture

Havenwood at Homus Mill Village
Move Up
of Noblesville

PRELIMINARY EROSION CONTROL PLAN

SHEET NO. P107
PROJECT NO. W160311

Exhibit 2H

EROSION CONTROL NOTES

PRECONSTRUCTION ACTIVITIES

1. CONTACT AN EROSION & SEDIMENT CONTROL PRE-CONSTRUCTION MEETING WITH THE CITY OF NOBLESVILLE 844 (317) 776-6335 PRIOR TO ANY EARTHMOVING ACTIVITIES.
2. CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEM, INC. ("NULLY SELECT") AT 811 TWO WORKING DAYS BEFORE CONSTRUCTION BEGINS TO CHECK THE LOCATIONS OF ANY EXISTING UTILITIES.
3. INSTALL TREE PROTECTION FENCING AROUND PERIMETER OF EXISTING TREE AREAS TO REMAIN AS NOTED ON THE PLANS.
4. INSTALL SILT FENCE AT THE EDGES OF THE PROJECT SITE. BASED THERE IS POTENTIAL FOR ANY DISCHARGES ALREADY.
5. INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER STRUCTURES WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT.
6. CONSULTS, MARK AND PROTECT IMPORTANT TREES AND ADDRESSED PRIOR SERVICE. EVALUATE EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS ALONG THE PERIMETER OF THE SITE.
7. INSTALL CONSTRUCTION ENTRANCE.
8. STAGING CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AS FAR FROM DETENTION PONDS AND SWALES AS POSSIBLE.
9. INSTALL WASH DEMPTOR CONCRETE WASHOUT AREA AND PLACE POST-D-LIST AS INDICATED ON THE PLANS. THE STAGING CREW: LOCATION FOR OWNER/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANS, RULE 5 PCB AND RULE 5 INSPECTION DOCUMENTS.

CONSTRUCTION SEQUENCING

THE PURPOSE OF SHORT CONSTRUCTION DURING THE PROJECT IS TO LIMIT THE AMOUNT OF GROUND DISTURBED AT ANY GIVEN TIME AND TO PROVIDE SEDIMENT FROM LEAVING THE SITE. THE FOLLOWING SEQUENCE OF CONSTRUCTION SHOULD BE FOLLOWED AS CLOSELY AS POSSIBLE. ANY DEVIATIONS REQUIRED DURING CONSTRUCTION OF THIS PROJECT SHALL BE DONE THROUGH A "CHANGE" DEVIATIONS MAY BE APPROVED TOOLS. DO NOT PLACE DEWATERING BAG WITHIN 50 FEET OF A SMALL DITCH OR CREEK.

1. INSTALL TEMPORARY SEDIMENT TRAP(S) AS NOTED.
2. STRIP TOPSOIL OR SOIL CONTAINING VEGETATION AND ROOT CROPS FROM STREET AND BUILDING PAD AREAS AND PLACE IN TOPSOIL STOCKPILE AREA.
3. COMPLETE ALL MASS GRADING REQUIRED TO PROVIDE ROAD AND BUILDING SUBGRADES AND PADS. F LAKE WILL BE USED TO STABILIZE THE STREET SUBGRADE. APPLY LIME, FERTILIZE, AND STORM SEWER INSTALLATION.
4. INSTALL ALL STORM SEWER SYSTEMS AND OTHER UTILITIES. INSTALL ALL INLET PROTECTION AS EACH INLET IS COMPLETED.
5. COMPLETE GRADING FOR ALL BUILDING PADS AND ROAD SUBGRADES.
6. INSTALL TEMPORARY SEEDING ON ALL STREET AREAS THAT WILL NOT BE DISTURBED FOR 14 DAYS OR MORE. POND BANKS SHALL RECEIVE PERMANENT SEED AND EROSION CONTROL BLANKET AS SHOWN ON THE PLANS.
7. FINISH GRADE ALL STREETS. APPLY PERMANENT SEED AND EROSION CONTROL BLANKETS.
8. PREPARE SEED BEDS AND APPLY PERMANENT SEED IN ALL COMMON AREAS AND EASEMENT AREAS.
9. CLEAN AND MAINTAIN ALL INLET PROTECTION, SILT FENCE, EROSION CONTROL BLANKETS, TEMPORARY SEDIMENTATION BASINS AND TEMPORARY SEEDING AREAS UNTIL THE PROJECT IS COMPLETELY DONE OUT.
10. IF SEEDED AREAS DO NOT PRODUCE A MINIMUM OF 70 PERCENT VEGETATIVE COVER, CONTINUATION SHALL RE-SEED TO OBTAIN ADEQUATE VEGETATIVE COVER FOR STABILIZATION OF THE SITE.
11. REMOVE ALL TEMPORARY EROSION CONTROL PRACTICES INCLUDING SILT FENCE, TEMPORARY DIVERSION DIKES AND SEDIMENT TRAPS WHEN EXISTING SITE HAS REACHED 70 PERCENT VEGETATIVE COVER.

POST CONSTRUCTION SEQUENCING

THE PURPOSE OF THE POST CONSTRUCTION PHASE IS TO IDENTIFY AND MAINTAIN ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICE (BMPS) STRUCTURES THAT INCLUDING RUNOFF AND CONTROLLING POLLUTANTS. FOR THIS REASON, THE FOLLOWING SEQUENCING SHOULD BE FOLLOWED AS MUCH AS POSSIBLE.

1. DETERMINE POST CONSTRUCTION BMP OPERATIONS AND MAINTENANCE MANUAL (BMP MANUAL) TO OWNER AND HOME OWNERS ASSOCIATION.
2. THE BMP MANUAL WILL IDENTIFY AND LOCATE THE BMP(S) STRUCTURE(S) FOR THE OWNER.

BMP OWNERS MUST PERIODICALLY INSPECT BMPS TO VERIFY THAT ALL BMP COMPONENTS ARE FUNCTIONING AS DESIGNED AND ARE NOT IN DANGER OF FAILING. ALL BMPS NEED MAINTENANCE TO FUNCTION AS INTEND QUALITY AND QUANTITY ENHANCEMENTS. MAINTENANCE CAN RANGE FROM REMOVING SEDIMENT OUT OF THE TRANSLOCATION SEDIMENTATION TO MINOR CHANGES.

1. BMP OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE BMP AND ANY COSTS ASSOCIATED WITH MAINTAINING THE BMP.
2. BMP OWNER SHALL KEEP THE BMP FREE FROM LITTER AND WEEDY GROWTH, REFER TO THE INSPECTION AND MAINTENANCE GUIDELINES FOR FUNCTION CLARIFICATION.
3. SEDIMENT THAT ACCUMULATES IN THE BMP SHALL BE REMOVED WHEN IT ADVERSELY AFFECTS THE ABILITY OF THE BMP TO PERFORM AS A WATER QUALITY CONTROL DEVICE. SEE OPERATIONS & MAINTENANCE MANUAL FOR SPECIFIC INFORMATION.

EXISTING CONDITIONS

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, SUBMERGED
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- CABLE TV
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- TREE LINE
- UTILITY POLE

PROPOSED CONDITIONS

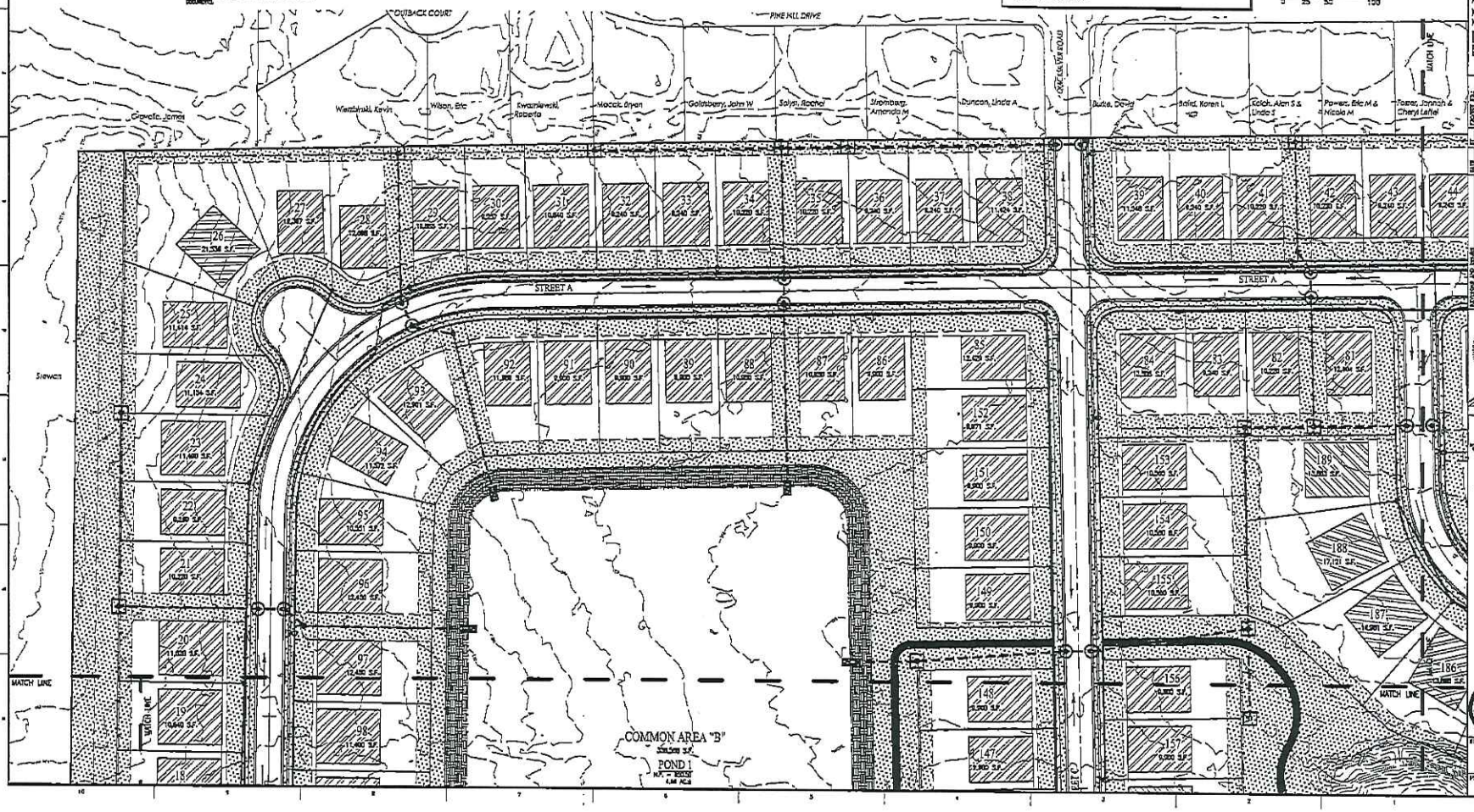
- PROPOSED TREELINE
- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SWALE
- SANITARY SEWER LINE, MANHOLE
- WATER MAIN, HYDRANT
- MANHOLE
- FLOW DIRECTION
- STORM RECEIVING INLET
- STORM CURB INLET
- MANHOLE
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE EASEMENT
- INCLUDING LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- MONITORED DRAINAGE PIPE
- BUILDING AREA
- CONCRETE END SECTION
- TYPICAL BUILDING PAD 30', 40' WIDE x 70' DEEP
- INLET PROTECTION - DANDY CURB SACK
- PERMANENT SEEDING
- EROSION CONTROL BLANKET - USC S150 AS SUPPLIED BY NORTH AMERICAN GREEN OR APPROVED EQUAL
- RIP-RAP
- WIRE BACKED SILT FENCE FOR AREA DRAINS AND MANHOLE PROTECTION

-NOTES-

1. ALL DISTURBED AREAS NOT SHOWN TO RECEIVE PERMANENT SEEDING, EROSION CONTROL BLANKETS, ETC.... ARE TO RECEIVE TEMPORARY SEEDING UNLESS OTHERWISE DENOTED.
2. SILT FENCE TO REMAIN IN PLACE ON ALL SWALES, BERMS AND AROUND POND UNTIL SEEDING HAS BEEN ESTABLISHED OR AS APPROVED BY CITY OF NOBLESVILLE INSPECTOR.

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
FOR BURIAL DATE LINE AT LEAST 48 HOURS IN ADVANCE THE LAW TO EXCAVATE BEGINS! NOTIFY THE UNDERGROUND UTILITIES OWNERS. THE CITY WARNING LINES REMOVE/DAMAGE ZONE.

SCALE: 1" = 50'



WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

Havenwood of Noblesville
MJT HOMES Move Up

PRELIMINARY EROSION CONTROL PLAN

P108

W160311

Exhibit 21

EROSION CONTROL NOTES

PRECONSTRUCTION ACTIVITIES

1. CONSULT AN EROSION & SEDIMENT CONTROL PRE-CONSTRUCTION MEETING WITH THE CITY OF HORNSBURG MS4 (317) 776-6330 PRIOR TO ANY EARTHMOVING ACTIVITIES.
2. CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEM, INC. ("NULET NULEPT") AT 811 TWO WORKING DAYS BEFORE CONSTRUCTION BEGINS TO VERIFY THE LOCATIONS OF ANY EXISTING UTILITIES.
3. INSTALL WILL PROTECTION FENCING AROUND PERIMETER OF EXISTING TREE AREAS TO REMAIN AS NOTED ON THE PLANS.
4. INSTALL SILT FENCE AS THE EDGE OF THE PROJECT SITE WHERE NOTE IS POTENTIAL FOR ANY EARTHWATER RUNOFF.
5. INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER STRUCTURES WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT.
6. EVALUATE, SAVE AND PROTECT IMPORTANT TREES AND ANCHORAGE FROM SEWER. EVALUATE EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS ALONG THE PERIMETER OF THE SITE.
7. INSTALL CONSTRUCTION ENTRANCE.
8. ESTIMATE CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AT FAR FROM EXISTING ROADS AND STREETS AS POSSIBLE.
9. INSTALL TEMPORARY DUMPSTER, CONCRETE WASHOUT AREA AND PLACE POD-O-PIT AS INDICATED ON THE PLANS.
10. ESTABLISH STAGING LOCATION FOR EMPLOYEE/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANTS, MULCH AND AND FILLS & INSPECTION BOUNDARIES.

CONSTRUCTION SEQUENCING

THE PURPOSE OF STAGING CONSTRUCTION DURING THE PROJECT IS TO LIMIT THE AMOUNT OF GROUND DISTURBED AT ANY GIVEN TIME AND TO PREVENT SEDIMENT FROM LEAVING THE SITE. THE FOLLOWING SEQUENCE OF CONSTRUCTION SHOULD BE FOLLOWED AS MUCH AS POSSIBLE. ANY DEVIATIONS REQUIRED DURING CONSTRUCTION OF THIS PROJECT SHALL BE DONE THROUGH A TEMPORARY DEVIATIONS BMP OR APPROVED EQUAL. DO NOT PLACE DEVIATIONS BMP WITHIN 50 FEET OF A STREAM, DITCH OR CREEK.

1. INSTALL TEMPORARY SEDIMENT TRAPS(S) AS NEEDED.
2. STRIP TOPSOIL OR SOIL CONTAINING VEGETATION AND ROOT FIBERS FROM STREET AND BUILDING PAD AREAS AND PLACE IN TEMPORARY STOCKPILE AREA.
3. COMPLETE ALL MASS GRADING REQUIRED TO PREPARE ROAD AND BUILDING DESIGNATED AND FILL, IF ONE, WILL BE USED TO ENHANCE THE STREET SUBGRADE.
4. INSTALL ALL STORM SEWER SYSTEMS AND OTHER UTILITIES. INSTALL ALL INLET PROTECTION AS EACH INLET IS COMPLETED.
5. COMPLETE GRADING FOR ALL BUILDING AREAS AND ROAD SUBGRADES.
6. INSTALL TEMPORARY SEEDING IN ALL EXCAVATED AREAS THAT WILL NOT BE DISTURBED FOR 14 DAYS OR MORE. ROAD BANKS SHALL RECEIVE PERMANENT SEED AND EROSION CONTROL BLANKET AS SHOWN ON THE PLANS.
7. FINISH GRADE ALL STREETS, APPLY PERMANENT SEED AND EROSION CONTROL BLANKETS.
8. PREPARE SEED BED AND APPLY PERMANENT SEED IN ALL DISTURBED AREAS AND EASEMENT AREAS.
9. CLEAN AND MAINTAIN ALL INLET PROTECTION, SILT FENCE, EROSION CONTROL BLANKETS, TEMPORARY DEVIATION BARRIER AND TEMPORARY SEEDING AREAS UNTIL THE PROJECT IS COMPLETELY BUILT OUT.
10. IF SEEDED AREAS DO NOT PRODUCE A MINIMUM OF 70 PERCENT VEGETATIVE COVER, CONTRACTOR SHALL RE-SEED AS OFTEN AS NECESSARY TO OBTAIN ADEQUATE VEGETATIVE COVER FOR ESTABLISHMENT OF THE SITE.
11. REMOVE ALL TEMPORARY EROSION CONTROL PRACTICES INCLUDING SILT FENCE, TEMPORARY EROSION BARRIER AND SEDIMENT TRAPS WHEN OVERALL SITE HAS REACHED 70 PERCENT VEGETATIVE COVER.

POST CONSTRUCTION SEQUENCING

THE PURPOSE OF THE POST CONSTRUCTION PHASE IS TO IDENTIFY AND MAINTAIN ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) STRUCTURES THAT REDUCE RUNOFF AND CONTROLLING POLLUTANTS. FOR THIS REASON, THE FOLLOWING SEQUENCING SHOULD BE FOLLOWED AS MUCH AS POSSIBLE.

1. ESTIMATE POST CONSTRUCTION BMP OPERATIONS AND MAINTENANCE MANUAL (BMM MANUAL) TO OWNER AND HOME OWNERS ASSOCIATION.
2. THE BMM MANUAL WILL IDENTIFY AND LOCATE THE BMP(S) STRUCTURE(S) FOR THE OWNER.

BMP OWNERS MUST YEARLY INSPECT BMPS TO VERIFY THAT ALL BMP COMPONENTS ARE FUNCTIONING AS DESIGNED AND ARE NOT IN DANGER OF FAILING. ALL BMPS NEED MAINTENANCE TO FUNCTION AT WHICH QUALITY AND QUANTITY ENHANCEMENTS. MAINTENANCE ON SURFACE FROM REMOVING SEDIMENT OUT OF THE TREATMENT STRUCTURES TO INCLUDE SOIL.

1. BMP OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE BMP AND ANY COSTS ASSOCIATED WITH MAINTAINING THE BMP.
2. BMP OWNER SHALL KEEP THE BMP FREE FROM LITTER AND WEEDY GROWTH, PRIOR TO THE INSPECTION AND MAINTENANCE CHECKLISTS FOR FURTHER CLARIFICATION.
3. DEBRIS AND COLLECTED IN THE BMP SHALL BE REMOVED WHEN IT ADVERSELY AFFECTS THE ABILITY OF THE BMP TO PERFORM AS A WATER QUALITY CONTROL. CONTACT SITE OPERATIONS OR MAINTENANCE MANUAL FOR SPECIFIC INFORMATION.

-NOTES-

1. ALL DISTURBED AREAS NOT SHOWN TO RECEIVE PERMANENT SEEDING, EROSION CONTROL BLANKETS, ETC.... ARE TO RECEIVE TEMPORARY SEEDING UNLESS OTHERWISE DIRECTED.
2. SILT FENCE TO REMAIN IN PLACE ON ALL TRAILS, DRAINS AND AROUND POND UNTIL SEEDING HAS BEEN ESTABLISHED OR AS APPROVED BY CITY OF NOBLESVILLE INSPECTOR.

EXISTING CONDITIONS

UNDERGROUND GAS
UNDERGROUND WATER
AERIAL ELECTRIC
STORM SEWER, CULVERT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
FARM FENCE
GUARD RAIL
SECONDARY LINE
FIBER OPTIC CABLE
SECTION LINE
TREE LINE
UTILITY POLE

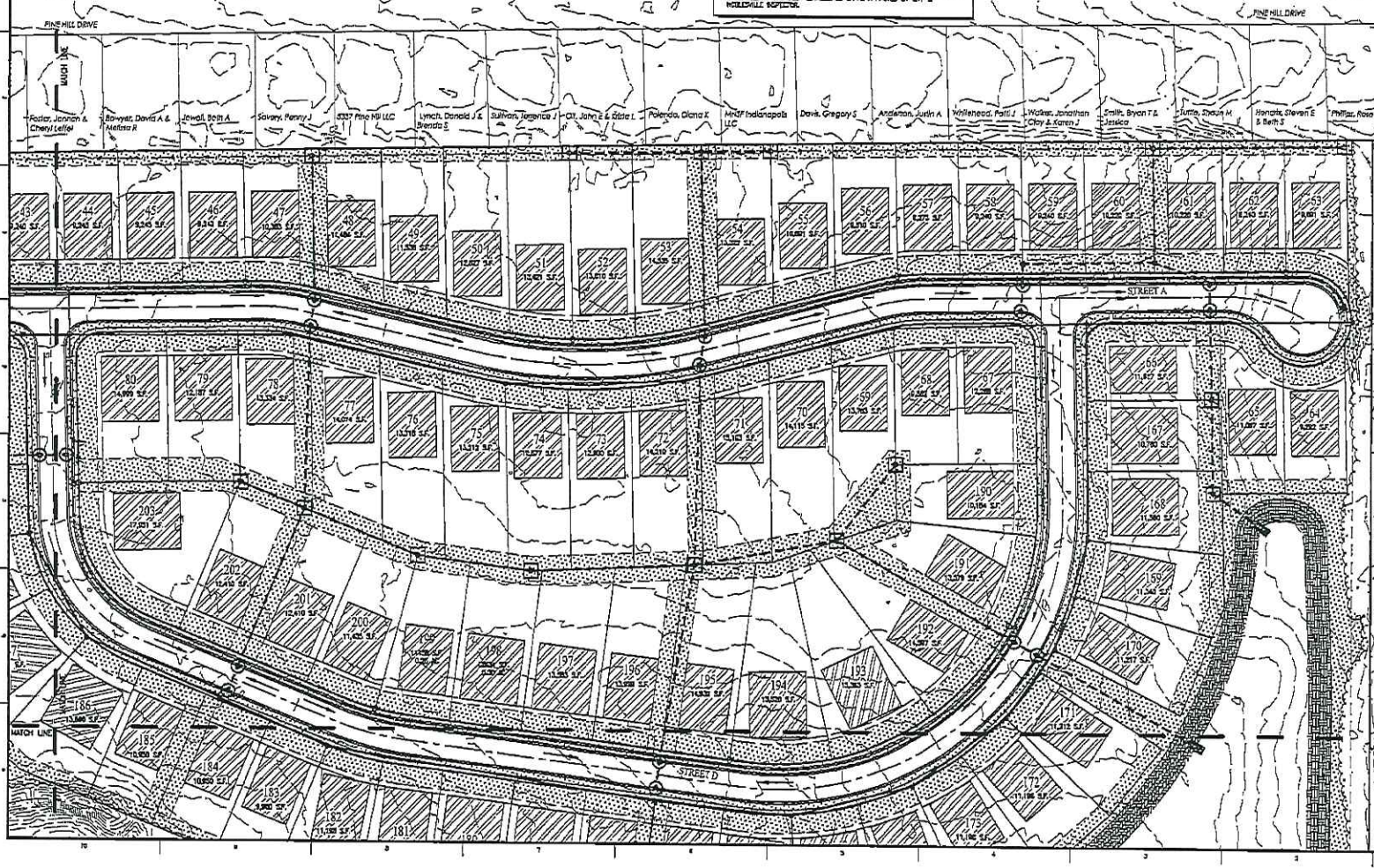
PROPOSED CONDITIONS

PROPOSED CONTOUR
RIGHT-OF-WAY LINE
STORM SEWER LINE
TRAIL
SANITARY SEWER LINE, MANHOLE
WATER MAIN, HYDRANT
MANHOLE
FLOW DIRECTION
STORM INLET, INLET
STORM DITCH INLET
MANHOLE
DRAINAGE & UTILITY EASEMENT
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT
REINFORCED CONCRETE PIPE
SUBSURFACE DRAIN
CONCRETE LINE SECTION
TYPICAL BUILDING PAD 30' WIDE x 70' DEEP

- INLET PROTECTION - DANDY CURB SACK
- PERMANENT SEEDING
- EROSION CONTROL BLANKET - LOC 5150 AS SUPPLIED BY NORTH AMERICAN GREEN OR APPROVED EQUAL
- RIP-RAP
- WIRE BACKED SILT FENCE FOR AREA DRAINS AND MANHOLE PROTECTION

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day 7 Days a Week.
FOR HOURS THAT ARE 12 1-2-3d. THE TICKET WILL BE VALID FOR 10 BUSINESS DAYS BEGINNING THE 2D WORKING DAY BEYOND THE DATE COMMENCING WORK.

SCALE: 1" = 30'
0 25 50 100



WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846 - 6611
800 457 - 6108
317 843 - 0546 fax

Havenwood at Noblesville
MI HOMES Move Up

PRELIMINARY EROSION CONTROL PLAN

SHEET NO. P109
PROJECT NO. W160311

Exhibit 2J

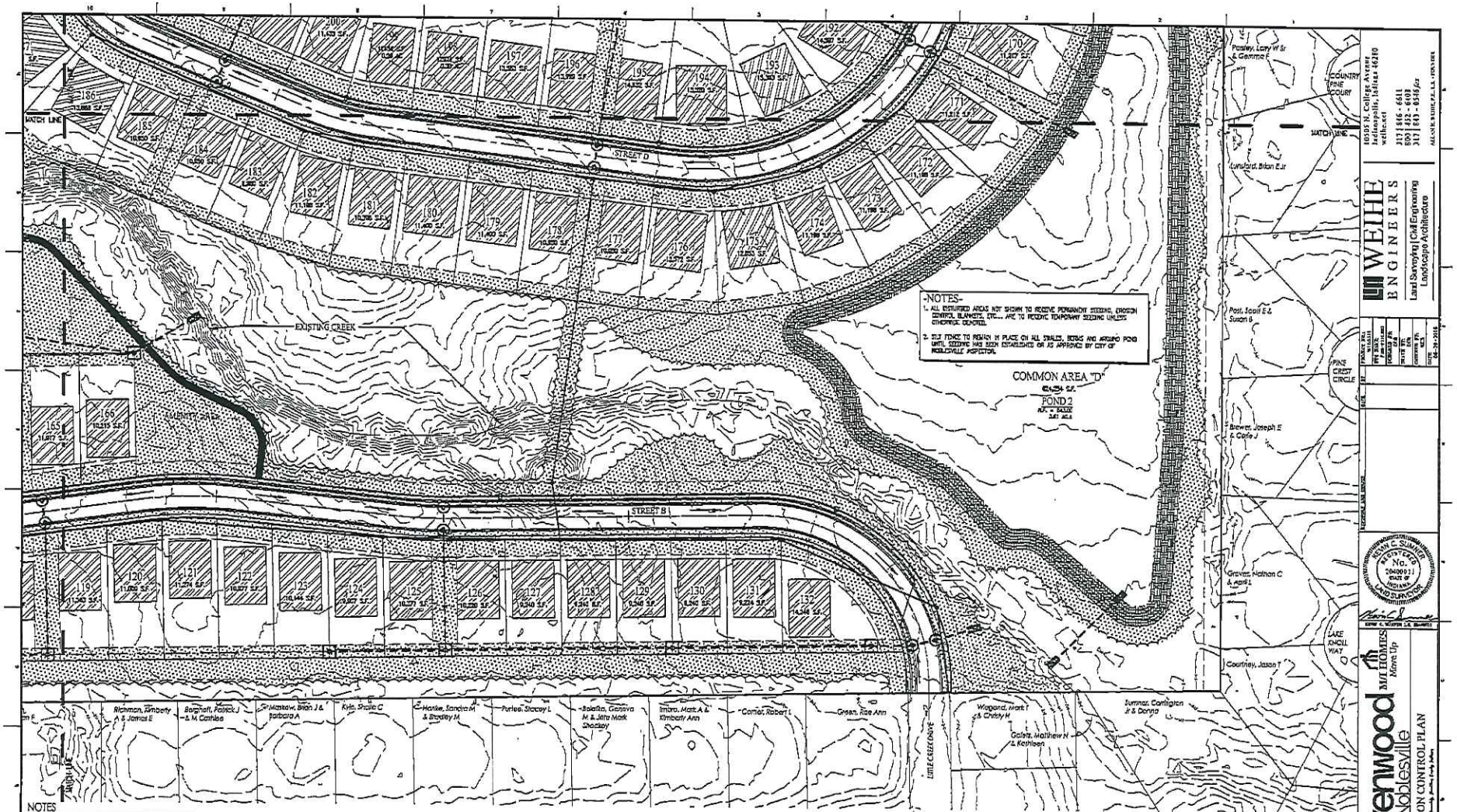
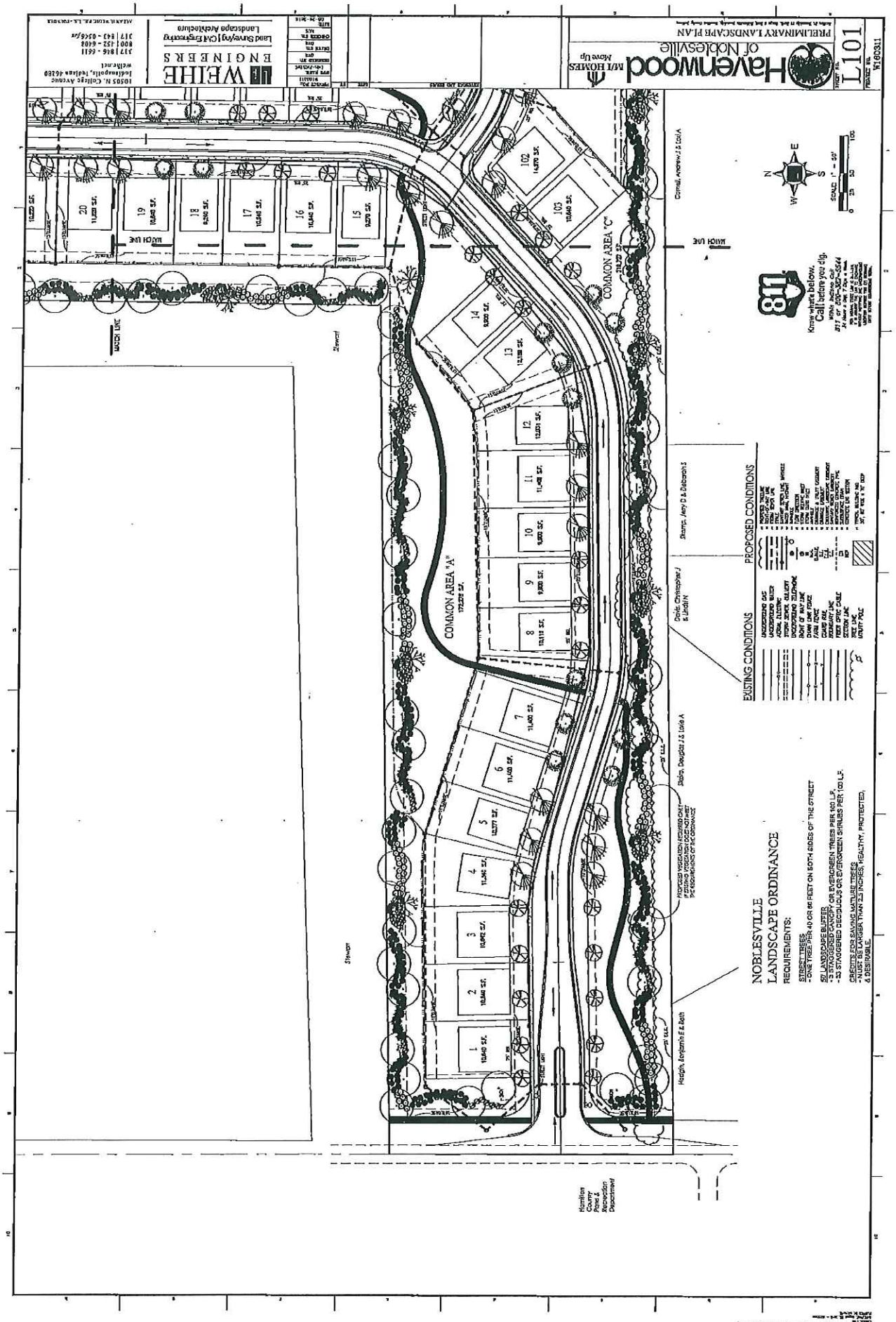

STREET D
STREET B
EXISTING CREEK
COMMON AREA "D"
POND 2
AMENITY AREA
MATCH LINE
-NOTES-
1. ALL DISTURBED AREAS NOT SHOWN TO RECEIVE PERMANENT SEEDING, EROSION CONTROL BLANKETS, ETC.... ARE TO RECEIVE TEMPORARY SEEDING UNLESS OTHERWISE DENOTED.
2. SILT FENCE TO REMAIN IN PLACE ON ALL SWALES, BERMS AND AROUND POND UNTIL SEEDING HAS BEEN ESTABLISHED OR AS APPROVED BY CITY OF NOBLESVILLE INSPECTOR.
Richman, Timberly A & Jamie E
Borchelt, Patrick J & M Carlisle
Grabowski, Brian J & Barbara A
Kirk, Shelle C & Shelley M
Hanke, Sandra M & Shelley M
Portell, Stacey L
Salatto, Genevo M & Jeffe Mark Shackley
Imbro, Mark A & Kimberly Ann
Cortel, Robert L
Green, Rae Ann
Wagard, Mark T & Chrisy M
Galatz, Matthew H & Kathleen
Sumner, Contrigion J & Donna
Courtney, Jason T
Graves, Nathan C & April L
Brewer, Joseph E & Carla J
Post, Scott E & Susan B
Lundstrd, Brian E Jr
Pasley, Larry W Sr & Gemma F
COUNTRY PINE COURT
PINE CREST CIRCLE
LAKE SHOAL WAY
LITTLE CEDAR GROVE
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 422 - 6083
317 | 843 - 6346 fax
ALL OF WEIHE P.C. A.L.A. STRAINS
Havenwood of Noblesville
M/I HOMES Move Up
PRELIMINARY EROSION CONTROL PLAN
SHEET NO. P110
PROJECT NO. W160311
Know what's below. Call before you dig.
Within Indiana Call 317 or 800-382-5544
SCALE: 1" = 50'
0 25 50 100
EXISTING CONDITIONS
PROPOSED CONDITIONS
UNDERGROUND GAS
UNDERGROUND WATER
AERIAL ELECTRIC
STORM SEWER, CULVERT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
PARK FENCE
GUARD RAIL
SECONDARY LINE
FIBER OPTIC CABLE
SECTION LINE
TREE LINE
UTILITY POLE
INLET PROTECTION - DANDY CURB SACK
PERMANENT SEEDING
EROSION CONTROL BLANKET - USE SIZE AS SUPPLIED BY NORTH AMERICAN GREEN OR APPROVED EQUAL
RIP-RAP
WIRE BACKED SILT FENCE FOR AREA DRAINS AND MANHOLE PROTECTION
NOTES
1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0133 AND 18057C0134, DATED NOVEMBER 19, 2014, THE DESCRIBED REAL ESTATE LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A".
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS AND WATERWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NOBLESVILLE CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FARTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 2' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREET.
7. ALL SIDEWALKS TO BE 4' WIDE UNLESS OTHERWISE NOTED.
8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 50' UNLESS OTHERWISE NOTED.
9. ALL INTERIOR STREET WIDTHS TO BE 32' UNLESS OTHERWISE NOTED.
10. ALL WATERMAINS TO BE 8' UNLESS OTHERWISE NOTED.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS.
12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK, TO BE DISCUSSED IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWER, WATER MAIN, STORM SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT.

Exhibit 2K

Exhibit 2L


Haverwood
of Noblesville
M/I HOMES
Move up
PRELIMINARY LANDSCAPE PLAN
L101
WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
COMMON AREA "A"
COMMON AREA "C"
NOBLESVILLE
LANDSCAPE ORDINANCE
REQUIREMENTS:
STREET TREES
-ONE TREE PER 40 OR 66 FEET ON BOTH SIDES OF THE STREET
50' LANDSCAPE BUFFER
-3 STAGGERED CANOPY OR EVERGREEN TREES PER 100 L.F.
-33 STAGGERED DECIDUOUS OR EVERGREEN SHRUBS PER 100 L.F.
CREDITS FOR SAVING MATURE TREES
-MUST BE LARGER THAN 2.5 INCHES, HEALTHY, PROTECTED, & DESIRABLE.
EXISTING CONDITIONS
PROPOSED CONDITIONS
Know what's below. Call before you dig.
811
Hamilton County Parks & Recreation Department

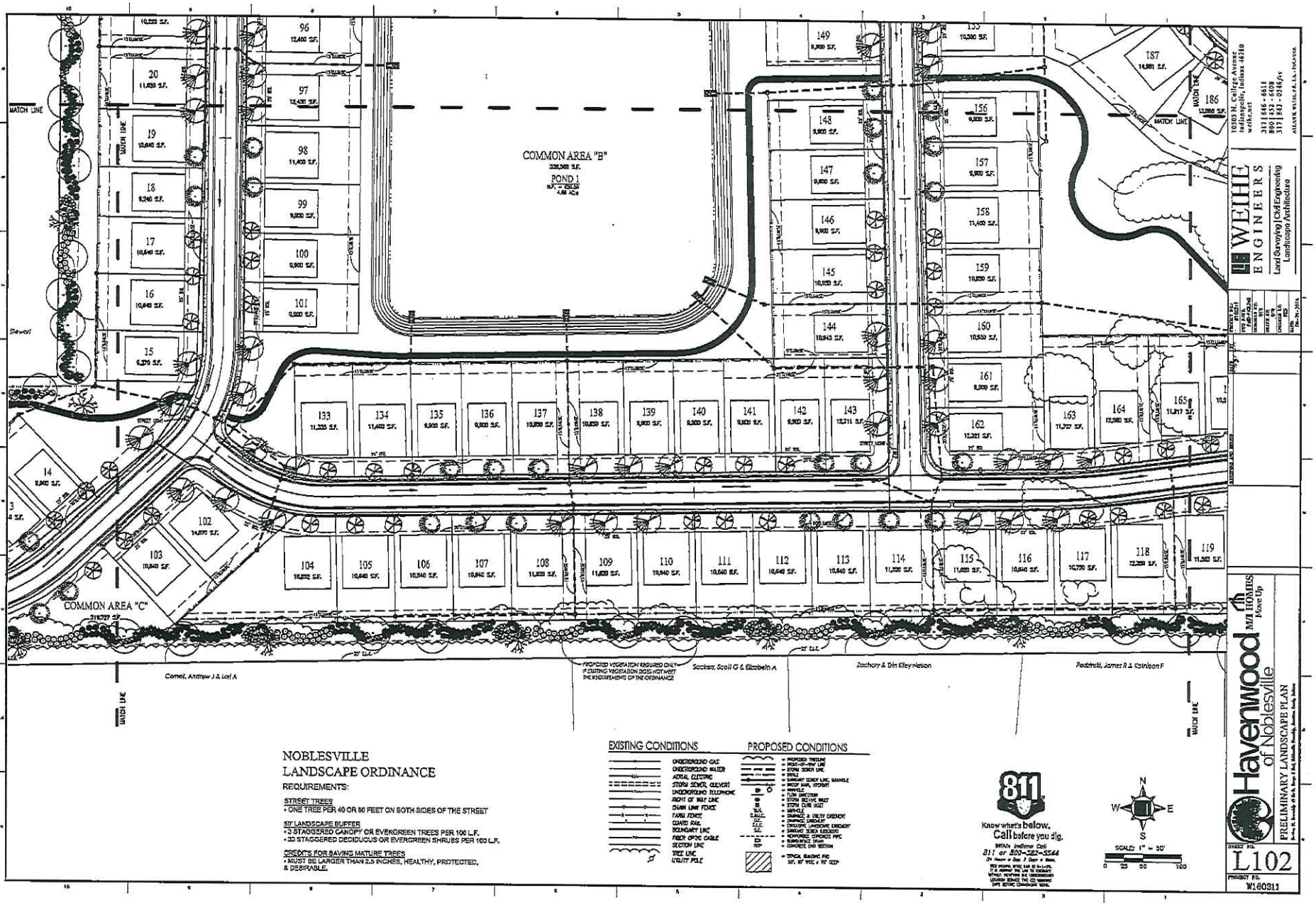

COMMON AREA "B"
POND 1
COMMON AREA "C"
MATCH LINE
Stewart
Comet, Andrew J & Lori A
Socken, Scott G & Elizabeth A
Zachary & Erin Kiley Nelson
Redinski, James R & Kathleen F
NOBLESVILLE
LANDSCAPE ORDINANCE
REQUIREMENTS:
STREET TREES
• ONE TREE PER 40 OR 50 FEET ON BOTH SIDES OF THE STREET
50' LANDSCAPE BUFFER
• 3 STAGGERED CANOPY OR EVERGREEN TREES PER 100 L.F.
• 30 STAGGERED DECIDUOUS OR EVERGREEN SHRUBS PER 100 L.F.
CREDITS FOR SAVING MATURE TREES
• MUST BE LARGER THAN 2.5 INCHES, HEALTHY, PROTECTED, & DESIRABLE.
EXISTING CONDITIONS
PROPOSED CONDITIONS
811
Know what's below. Call before you dig.
N
W
E
S
SCALE: 1" = 50'
0 25 50 100
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Havenwood
MI HOMES
Move Up
of Noblesville
PRELIMINARY LANDSCAPE PLAN
SHEET NO.
L102
PROJECT NO.
W160311

Exhibit 2M

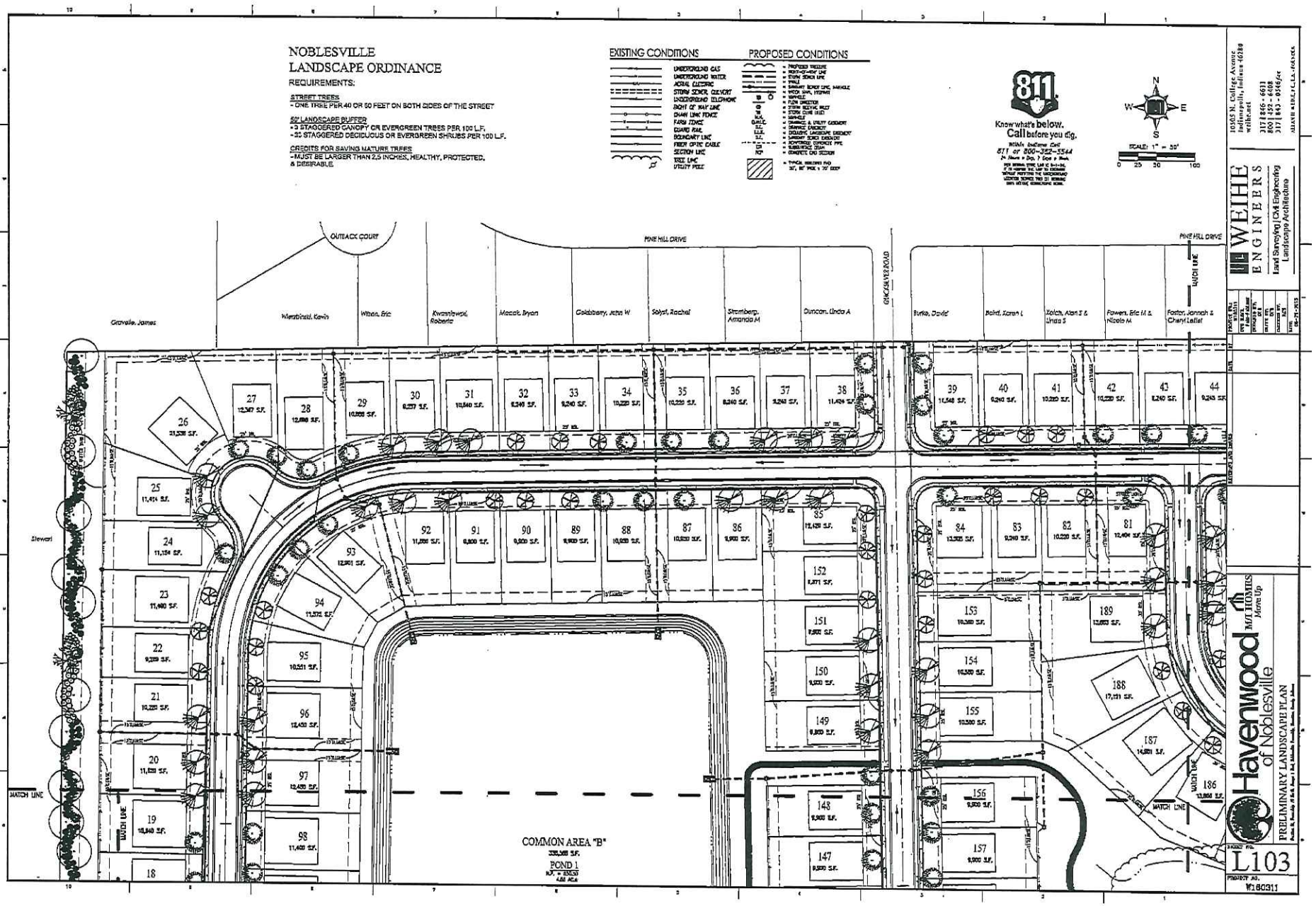

NOBLESVILLE
LANDSCAPE ORDINANCE
REQUIREMENTS:
STREET TREES
- ONE TREE PER 40 OR 50 FEET ON BOTH SIDES OF THE STREET
50' LANDSCAPE BUFFER
- 3 STAGGERED CANOPY OR EVERGREEN TREES PER 100 L.F.
- 33 STAGGERED DECIDUOUS OR EVERGREEN SHRUBS PER 100 L.F.
CREDITS FOR SAVING MATURE TREES
- MUST BE LARGER THAN 2.5 INCHES, HEALTHY, PROTECTED, & DESIRABLE
EXISTING CONDITIONS
PROPOSED CONDITIONS
811
Know what's below. Call before you dig.
SCALE: 1" = 50'
OUTBACK COURT
PINE HILL DRIVE
GIRCAN VER ROAD
Gravelle, James
Westbrook, Kevin
Wilson, Eric
Kwaniewski, Roberta
Macek, Bryan
Goldsberry, John W
Solyst, Rachel
Stromberg, Amanda M
Duncan, Linda A
Burke, David
Baird, Karen L
Zolch, Alan S & Linda S
Powers, Eric M & Nicole M
Foster, Jannah & Cheryl Leifel
Stewart
MATCH LINE
COMMON AREA "B"
POND 1
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10365 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
317 | 842 - 4080
317 | 843 - 0346 fax
Havenwood at Noblesville
M/I HOMES More Up
PRELIMINARY LANDSCAPE PLAN
L103
PROJECT NO.
W180311

Exhibit 2N

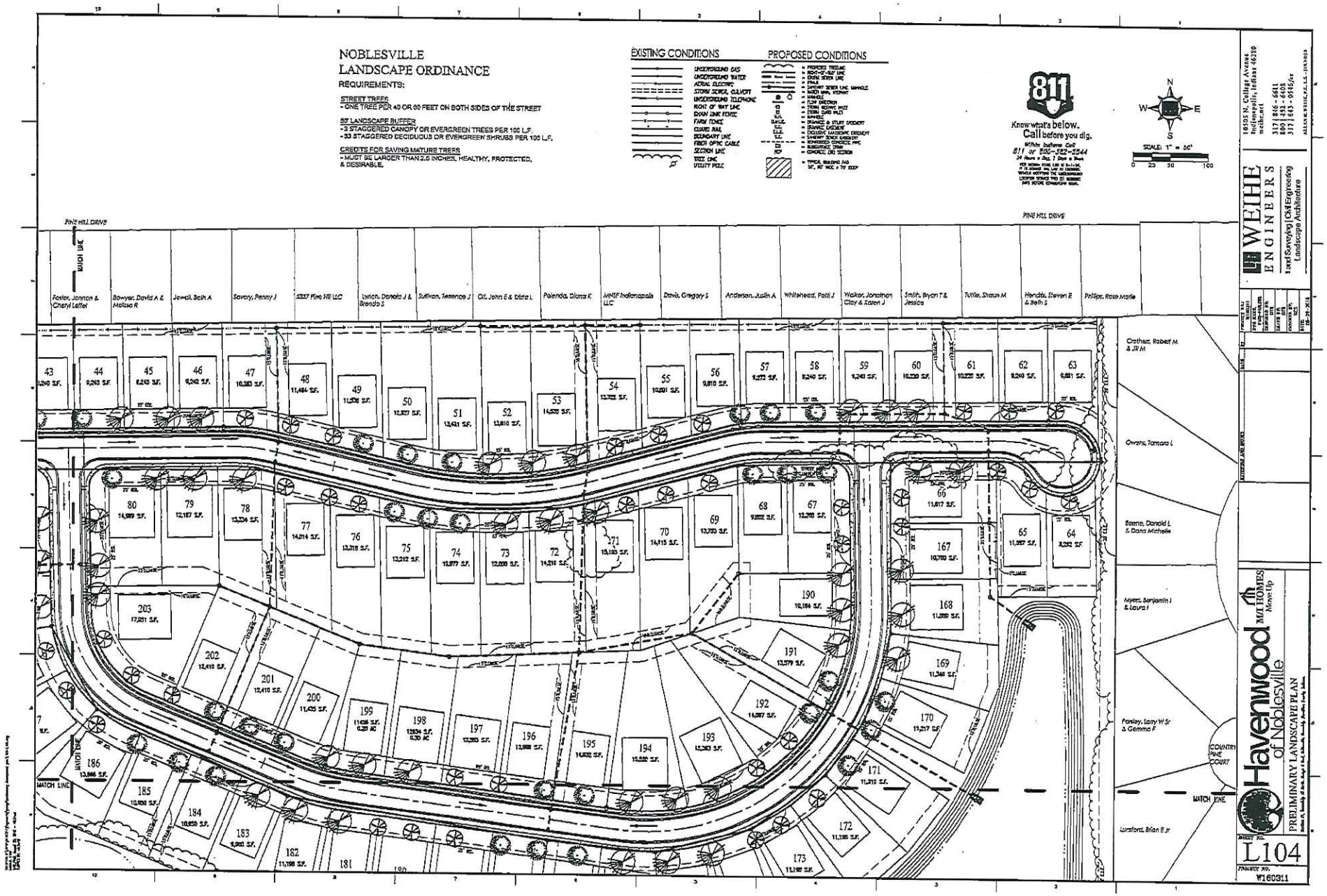
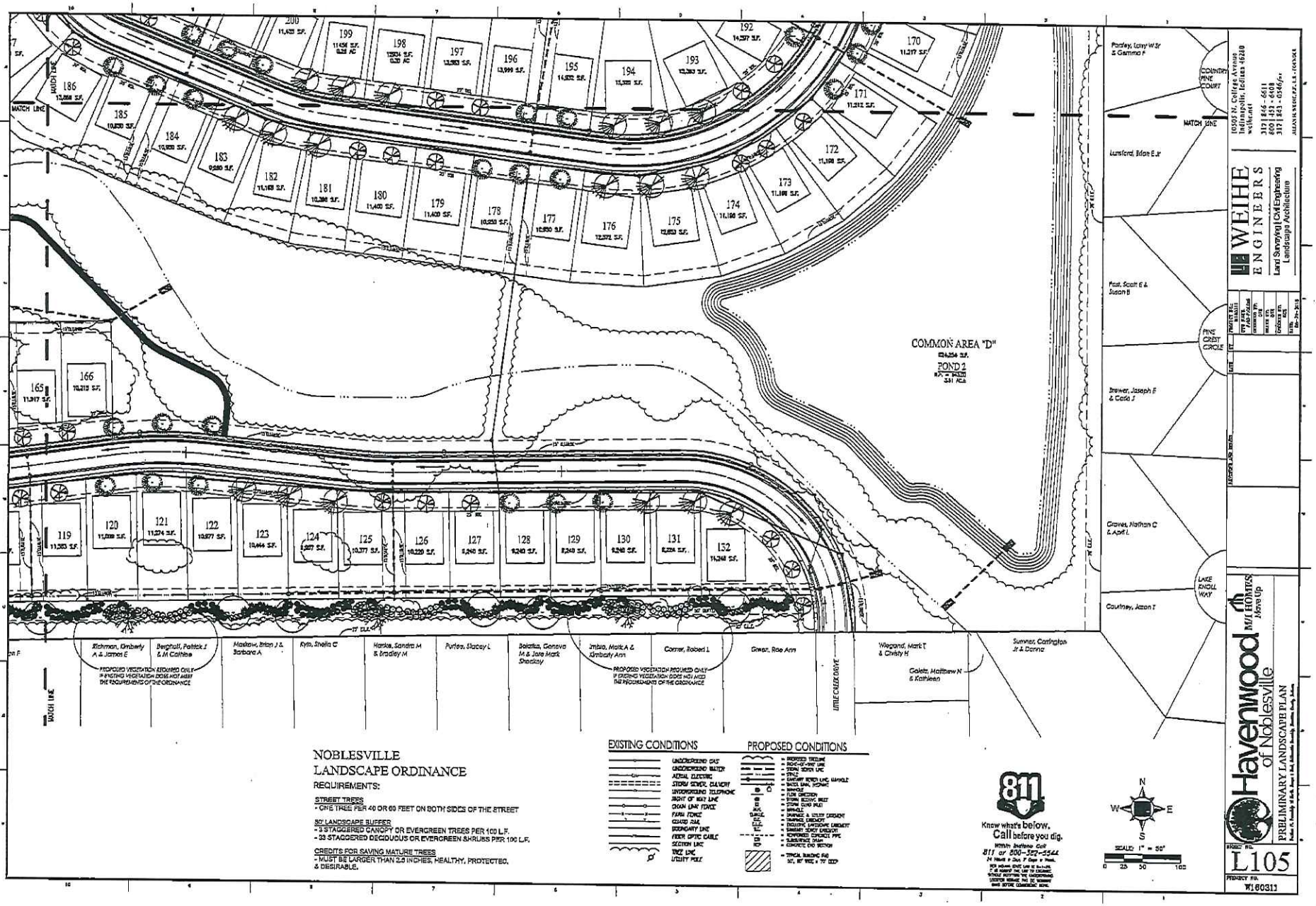

NOBLESVILLE
LANDSCAPE ORDINANCE
REQUIREMENTS:
STREET TREES
- ONE TREE PER 40 OR 60 FEET ON BOTH SIDES OF THE STREET
50' LANDSCAPE BUFFER
- 3 STAGGERED CANOPY OR EVERGREEN TREES PER 100 L.F.
- 33 STAGGERED DECIDUOUS OR EVERGREEN SHRUBS PER 100 L.F.
CREDITS FOR SAVING MATURE TREES
- MUST BE LARGER THAN 2.5 INCHES, HEALTHY, PROTECTED, & DESIRABLE.
EXISTING CONDITIONS
PROPOSED CONDITIONS
Know what's below. Call before you dig.
811
N
W
E
S
SCALE: 1" = 50'
0 25 50 100
PINE HILL DRIVE
MATCH LINE
COUNTRY PINE COURT
Foster, Jannon & Cheryl Leffel
Bowyer, David A & Melissa R
Jewell, Beth A
Savory, Penny J
5337 Pine Hill LLC
Lynch, Donald J & Brenda S
Sullivan, Terrence J
Ott, John E & Viola L
Polenda, Diana K
MNSF Indianapolis LLC
Davis, Gregory S
Anderson, Justin A
Whitehead, Patti J
Walker, Jonathan Clay & Karen J
Smith, Bryan T & Jessica
Tuttle, Shaun M
Hendlu, Steven E & Beth S
Philips, Rose Marie
Crothers, Robert M & Jill M
Owens, Tamara L
Beene, Donald L & Dana Michelle
Myers, Benjamin J & Laura I
Farley, Larry W Sr & Gemma F
Lunsford, Brian E Jr
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
16105 N. College Avenue
Noblesville, Indiana 46060
weihe.net
317 | 816 - 6611
317 | 843 - 6610
317 | 843 - 9556 fax
ALLISON REHEL L.A. - 1043013
Havenwood of Noblesville
M/I HOMES
Meyer Up
PRELIMINARY LANDSCAPE PLAN
L104
PROJECT NO.
W160311

Exhibit 2O



NOBLESVILLE
LANDSCAPE ORDINANCE
REQUIREMENTS:

STREET TREES
- ONE TREE PER 40 OR 60 FEET ON BOTH SIDES OF THE STREET

30' LANDSCAPE BUFFER
- 3 STAGGERED CANOPY OR EVERGREEN TREES PER 100 L.F.
- 33 STAGGERED DECIDUOUS OR EVERGREEN SHRUBS PER 100 L.F.

CREDITS FOR SAVING MATURE TREES
- MUST BE LARGER THAN 2.5 INCHES, HEALTHY, PROTECTED, & DESIRABLE.

Exhibit 2P

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE
	CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	18	X			SEE PLAN	X	50'T x 40'W
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	96	X			SEE PLAN	X	50'T x 30'W
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	111	X			SEE PLAN	X	45'T x 35'W
QR	QUERCUS RUBRA	RED OAK	2 1/2"	59	X			SEE PLAN	X	75'T x 75'W
	ORNAMENTAL UNDERSTORY TREES									
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	119	X			SEE PLAN	X	25'T x 25'W
	EVERGREEN TREES									
PgD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	1 1/2"	120	X			SEE PLAN	X	25'T x 12'W
	DECIDUOUS SHRUBS									
AmA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	#3	312	X			SEE PLAN	X	6'T x 7'W
BdP	BUDDLEIA DAVIDII 'PINK DELIGHT'	PINK DELIGHT BUTTERFLY BUSH	#3	591	X			SEE PLAN	X	7'T x 7'W
PoD	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#3	81	X			SEE PLAN	X	8'T x 8'W
RtB	RHUS TYPHINA 'BAILTIGER'	TIGEREYES STAGHORN SUMAC	#3	110	X			SEE PLAN	X	6'T x 8'W
	EVERGREEN SHRUBS									
BkG	BUXUX X KOREANA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#3	91	X			SEE PLAN	X	5'T x 5'W
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	113	X			SEE PLAN	X	4'T x 4'W
	ORNAMENTAL GRASSES									
CL	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	#3	289	X			SEE PLAN	X	5'T x 2.5'W
MsP	MISCANTHUS SINENSIS 'PURPURASCENS'	AUTUMN FLAME GRASS	#3	161	X			SEE PLAN	X	4'T x 3'W

GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
10. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
12. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
13. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
14. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
15. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE 'POTTING SOIL' 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
16. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
17. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

16505 N. College Avenue
Indianapolis, Indiana 46240
weihe.net
317 | 846 - 6611
800 | 452 - 4608
317 | 843 - 5946/fx
ATLANTA • CHICAGO • FT. LAUDERDALE • INDIANAPOLIS
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

ISSUED FOR: WEIHE
JOB NUMBER: 2016-0311
DRAWN BY: BTB
CHECKED BY: BCS
DATE: 08-26-2016

ISSUE | DATE | BY | REVISIONS AND ISSUES

Havenwood MUI HOMES Move Up of Noblesville

PRELIMINARY LANDSCAPE DETAILS

Part of the NE Qtr. of Sec. 8, T18N, R5E, Noblesville Township, Hamilton County, Indiana

SHEET NO. L106

PROJECT NO. W160311

Exhibit 2Q

Exhibit 3

Havenwood Planned Development Project Narrative

MI Homes of Indiana, L.P. ("MI") is requesting rezone approval to a Planned Development District for a proposed residential subdivision to be known as "Havenwood" which will consist of approximately 203 lots. The real estate that is the subject of this request is approximately 97.21 acres, is generally located east of and adjacent to Hinkle Road, north of SR 38 and west of Little Chicago Road and is currently zoned R1. MI is requesting a rezone of the real estate to a R2-PD.

In addition to the rezone and planned development applications filed by MI for the real estate, MI has also filed a request for Architectural Review Board approval of the proposed home elevations that MI proposes to build on the real estate.

ADJACENT DEVELOPMENT MAP - HAVENWOOD

Exhibit 4