

PLAT COMMITTEE

December 11, 2024

Case Number:	2023-PLT-066
Property Address:	7725 Kentucky Avenue (<i>Approximate Address</i>)
Location:	Decatur Township, Council District #21
Petitioner:	Lennar Homes of Indiana, LLC, by Jim Pence
Zoning:	D-4
Request:	Approval of a Subdivision Plat, to be known as Noble Heights Section 2, dividing 37.01 acres into 102 single-family lots.
Waivers Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

A timely automatic continuance continued this petition to the December 11, 2024 Plat Committee hearing. The petition was continued from the December 11, 2024 hearing to the January 8, 2025 hearing due to meeting cancellation.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated October 21, 2024 complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That a lighting plan compliant with Section 744-600 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.
13. That a traffic control plan in compliance with Section 741-203 of the Consolidated Zoning and Subdivision Ordinance be submitted prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-4 and is undeveloped. It was rezoned to the D-4 classification in 2023 (2023-ZON-119) to provide for the proposed single-family residential development. The proposed plat generally meets the standards of the zoning classification and the zoning commitments.

STREETS

The plat would provide for two new local streets: Dingley Road, which will end with cul-de-sac; and Boot Street, which will dead-end with an intersection with Dingley Road.

SIDEWALKS

6' wide sidewalks are to be installed along internal thoroughfares with a 5' wide common area path and a 10' wide multi-use path approximately parallel with Kentucky Ave (but solely within the development) shall be installed. This is compliant with the Zoning Ordinance and D-4 zoning standards.



GENERAL INFORMATION

Existing Zoning	D-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Single-Family Residential
South:	D-5	Single-Family Residential
East:	D-7	Multi-Family Residential
West:	D-A / SU-46	Single-Family Residential / Woods
Thoroughfare Plan		
Kentucky Avenue	Primary Arterial	208-foot ROW existing and 102-feet proposed
Camby Village Boulevard	Local Street	70-foot ROW existing and 50-feet proposed
Petition Submittal Date	September 18, 2024	

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

EVALUATION

<p>741.201.A-C – Primary Plat Requirements:</p> <ul style="list-style-type: none"> • Plat name, Legal Description, Surveyor Seal, Scale. • Boundary Lines, Existing Street Names and dimensions. • Layout of Proposed Streets – names, widths, classifications. • Layout of all easements and purpose thereof. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. • Area Map. 	<p>Satisfied</p>
<p>741-203.D – Traffic Control Plan</p> <ul style="list-style-type: none"> • Traffic control street signs and devices. • Traffic calming devices. • Bicycle facilities. • Sidewalks and pedestrian facilities. • Transit facilities, such as bus stops pads or shelter. • Street lighting. 	<p>Not Submitted</p>
<p>741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)</p> <ul style="list-style-type: none"> • Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry • Location of Open Space Areas of the open space common area, indicating size and general improvements • Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors) 	<p>Satisfied</p>
<p>741-205 – Waivers</p> <ul style="list-style-type: none"> • The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property • The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property; • Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; • The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and • The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law. 	<p>None Requested</p>

741-300 Design and Installation Standards	<i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i>	EVALUATION
	<p>741-302.A – Lots:</p> <ul style="list-style-type: none"> • Comply with zoning district and any cluster approval or variance grant. • Lots must have positive drainage away from buildings. • No more than 25% of lot area may be under water. • Side lots lines at right angles to streets or radial to curving street line. • Layout of lots with numbering and dimensions. • Floodway/Floodplain Delineation. • Topographic Map. 	Satisfied
	<p>741-302.B – Frontage and Access:</p> <ul style="list-style-type: none"> • Through lots should be avoided except where necessary for primary arterial separation and topography challenges. • Triple frontage lots are prohibited. • Lots abutting alleys must have vehicular access exclusively from alley. • Lots shall not have direct access to arterial streets. • Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet. 	Satisfied
	<p>741-302.C – Blocks:</p> <ul style="list-style-type: none"> • Shall not exceed maximum block lengths per Table 741-302.1 • If exceeded, it must be demonstrated that: <ul style="list-style-type: none"> ○ There are improved pedestrian easements at intervals of 400 feet or less. ○ Adequate traffic calming provisions are made. ○ The block length must be exceeded because of physical conditions of the land. 	Satisfied

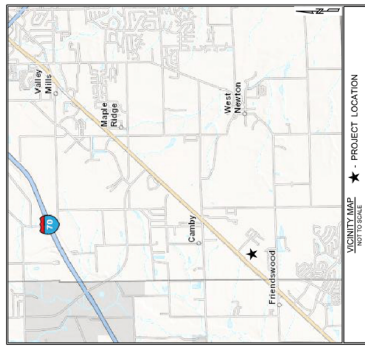
741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations.	EVALUATION
	<p><i>741-303.A – General:</i></p> <ul style="list-style-type: none"> • Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system. 	<p>Satisfied</p>
	<p><i>741-303.B – Through Connectivity (Metro Context Area):</i></p> <ul style="list-style-type: none"> • Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. • Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. • All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. • Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. • Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. • Subdivisions with 30 or more lots shall have more than one entrance to the existing street network. 	<p>Satisfied</p>
	<p><i>741-303.D – Cul-de-sacs (Metro Context Area):</i></p> <ul style="list-style-type: none"> • In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. 	<p>Satisfied</p>
741-304-316 Additional Development Items		EVALUATION
	<p><i>741.304.A-C – Traffic Control Devices:</i></p> <ul style="list-style-type: none"> • <i>Street name signs, traffic control signs, bike route signs.</i> • <i>Traffic control devices for streets exceeding 900 feet in length.</i> • <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i> 	<p>Satisfied</p>

	<p>741.305 – <i>Numbering and naming:</i></p> <ul style="list-style-type: none"> • <i>Street numbering per adopted addressing guidelines.</i> • <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i> 	<p>Street numbering not submitted</p>
	<p>741.306 – <i>Sidewalks:</i></p> <ul style="list-style-type: none"> • <i>Sidewalks shall be provided along all internal and external streets.</i> 	<p>Not Submitted- See Commitment #13</p>
	<p>741.307-309 – <i>Easements, Utilities, Stream Protection Corridors:</i></p> <ul style="list-style-type: none"> • <i>Utility easements shall be located along lot lines and shall be a minimum of 10 feet.</i> • <i>All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance.</i> • <i>Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise.</i> • <i>All utilities shall be located underground.</i> • <i>All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.</i> 	<p>Satisfied</p>
	<p>741.310 – <i>Common Areas, Open Space and Public Sites (Compact Context Area):</i></p> <ul style="list-style-type: none"> • <i>Required for subdivisions with more than 20 dwelling units.</i> • <i>Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet.</i> • <i>Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping.</i> • <i>Additional Open Space Requirements: Community garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall.</i> • <i>Reservation of land for public/semi-public purpose.</i> 	<p>Satisfied</p>
	<p>741.312 – <i>Monuments</i></p> <ul style="list-style-type: none"> • <i>Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.</i> 	<p>Satisfied</p>
	<p>741.313 – <i>Flood Control:</i></p> <ul style="list-style-type: none"> • <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> • <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> • <i>For Zone AE areas, the plat must show the BFE topographic line.</i> • <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i> 	<p>Satisfied</p>
	<p>741.316 – <i>Street Lighting:</i></p> <ul style="list-style-type: none"> • <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i> 	<p>Not Satisfied- See Commitment #12</p>

EXHIBITS



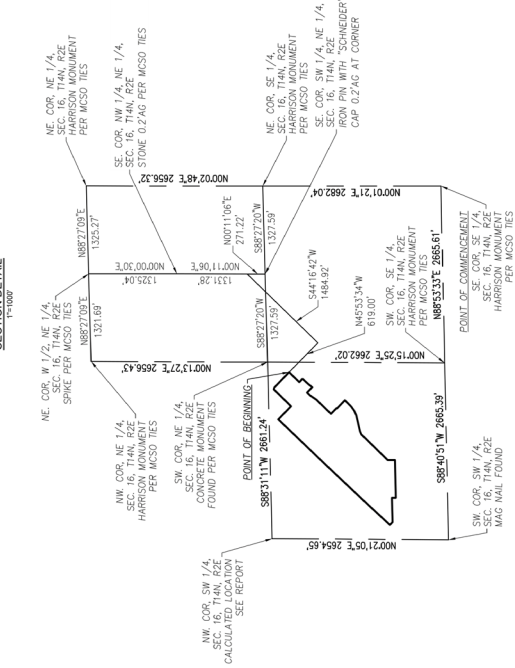
**NOBLE HEIGHTS SECTION 2
SECONDARY PLAT
PART OF THE NW, SW, AND SE 1/4
OF SEC. 16, T.14N, R.2E
MARION COUNTY, INDIANA**



ZONING

TABLE 746-103-4 B-1 DISTRICT DIMENSIONAL STANDARDS		LOT STANDARDS	
Minimum lot area, single-family	7,200 sq. ft.	Minimum lot width, single-family	40 ft.
Minimum lot area, two-family	10,000 sq. ft.	Minimum lot width, two-family	50 ft.
Minimum lot area, three-family	15,000 sq. ft.	Minimum lot width, three-family	60 ft.
Minimum lot area, four-family	20,000 sq. ft.	Minimum lot width, four-family	70 ft.
Minimum lot area, five-family	25,000 sq. ft.	Minimum lot width, five-family	80 ft.
Minimum lot area, six-family	30,000 sq. ft.	Minimum lot width, six-family	90 ft.
Minimum lot area, seven-family	35,000 sq. ft.	Minimum lot width, seven-family	100 ft.
Minimum lot area, eight-family	40,000 sq. ft.	Minimum lot width, eight-family	110 ft.
Minimum lot area, nine-family	45,000 sq. ft.	Minimum lot width, nine-family	120 ft.
Minimum lot area, ten-family	50,000 sq. ft.	Minimum lot width, ten-family	130 ft.
Minimum lot area, eleven-family	55,000 sq. ft.	Minimum lot width, eleven-family	140 ft.
Minimum lot area, twelve-family	60,000 sq. ft.	Minimum lot width, twelve-family	150 ft.
Minimum lot area, thirteen-family	65,000 sq. ft.	Minimum lot width, thirteen-family	160 ft.
Minimum lot area, fourteen-family	70,000 sq. ft.	Minimum lot width, fourteen-family	170 ft.
Minimum lot area, fifteen-family	75,000 sq. ft.	Minimum lot width, fifteen-family	180 ft.
Minimum lot area, sixteen-family	80,000 sq. ft.	Minimum lot width, sixteen-family	190 ft.
Minimum lot area, seventeen-family	85,000 sq. ft.	Minimum lot width, seventeen-family	200 ft.
Minimum lot area, eighteen-family	90,000 sq. ft.	Minimum lot width, eighteen-family	210 ft.
Minimum lot area, nineteen-family	95,000 sq. ft.	Minimum lot width, nineteen-family	220 ft.
Minimum lot area, twenty-family	100,000 sq. ft.	Minimum lot width, twenty-family	230 ft.
Minimum lot area, twenty-one-family	105,000 sq. ft.	Minimum lot width, twenty-one-family	240 ft.
Minimum lot area, twenty-two-family	110,000 sq. ft.	Minimum lot width, twenty-two-family	250 ft.
Minimum lot area, twenty-three-family	115,000 sq. ft.	Minimum lot width, twenty-three-family	260 ft.
Minimum lot area, twenty-four-family	120,000 sq. ft.	Minimum lot width, twenty-four-family	270 ft.
Minimum lot area, twenty-five-family	125,000 sq. ft.	Minimum lot width, twenty-five-family	280 ft.
Minimum lot area, twenty-six-family	130,000 sq. ft.	Minimum lot width, twenty-six-family	290 ft.
Minimum lot area, twenty-seven-family	135,000 sq. ft.	Minimum lot width, twenty-seven-family	300 ft.
Minimum lot area, twenty-eight-family	140,000 sq. ft.	Minimum lot width, twenty-eight-family	310 ft.
Minimum lot area, twenty-nine-family	145,000 sq. ft.	Minimum lot width, twenty-nine-family	320 ft.
Minimum lot area, thirty-family	150,000 sq. ft.	Minimum lot width, thirty-family	330 ft.
Minimum lot area, thirty-one-family	155,000 sq. ft.	Minimum lot width, thirty-one-family	340 ft.
Minimum lot area, thirty-two-family	160,000 sq. ft.	Minimum lot width, thirty-two-family	350 ft.
Minimum lot area, thirty-three-family	165,000 sq. ft.	Minimum lot width, thirty-three-family	360 ft.
Minimum lot area, thirty-four-family	170,000 sq. ft.	Minimum lot width, thirty-four-family	370 ft.
Minimum lot area, thirty-five-family	175,000 sq. ft.	Minimum lot width, thirty-five-family	380 ft.
Minimum lot area, thirty-six-family	180,000 sq. ft.	Minimum lot width, thirty-six-family	390 ft.
Minimum lot area, thirty-seven-family	185,000 sq. ft.	Minimum lot width, thirty-seven-family	400 ft.
Minimum lot area, thirty-eight-family	190,000 sq. ft.	Minimum lot width, thirty-eight-family	410 ft.
Minimum lot area, thirty-nine-family	195,000 sq. ft.	Minimum lot width, thirty-nine-family	420 ft.
Minimum lot area, forty-family	200,000 sq. ft.	Minimum lot width, forty-family	430 ft.
Minimum lot area, forty-one-family	205,000 sq. ft.	Minimum lot width, forty-one-family	440 ft.
Minimum lot area, forty-two-family	210,000 sq. ft.	Minimum lot width, forty-two-family	450 ft.
Minimum lot area, forty-three-family	215,000 sq. ft.	Minimum lot width, forty-three-family	460 ft.
Minimum lot area, forty-four-family	220,000 sq. ft.	Minimum lot width, forty-four-family	470 ft.
Minimum lot area, forty-five-family	225,000 sq. ft.	Minimum lot width, forty-five-family	480 ft.
Minimum lot area, forty-six-family	230,000 sq. ft.	Minimum lot width, forty-six-family	490 ft.
Minimum lot area, forty-seven-family	235,000 sq. ft.	Minimum lot width, forty-seven-family	500 ft.
Minimum lot area, forty-eight-family	240,000 sq. ft.	Minimum lot width, forty-eight-family	510 ft.
Minimum lot area, forty-nine-family	245,000 sq. ft.	Minimum lot width, forty-nine-family	520 ft.
Minimum lot area, fifty-family	250,000 sq. ft.	Minimum lot width, fifty-family	530 ft.
Minimum lot area, fifty-one-family	255,000 sq. ft.	Minimum lot width, fifty-one-family	540 ft.
Minimum lot area, fifty-two-family	260,000 sq. ft.	Minimum lot width, fifty-two-family	550 ft.
Minimum lot area, fifty-three-family	265,000 sq. ft.	Minimum lot width, fifty-three-family	560 ft.
Minimum lot area, fifty-four-family	270,000 sq. ft.	Minimum lot width, fifty-four-family	570 ft.
Minimum lot area, fifty-five-family	275,000 sq. ft.	Minimum lot width, fifty-five-family	580 ft.
Minimum lot area, fifty-six-family	280,000 sq. ft.	Minimum lot width, fifty-six-family	590 ft.
Minimum lot area, fifty-seven-family	285,000 sq. ft.	Minimum lot width, fifty-seven-family	600 ft.
Minimum lot area, fifty-eight-family	290,000 sq. ft.	Minimum lot width, fifty-eight-family	610 ft.
Minimum lot area, fifty-nine-family	295,000 sq. ft.	Minimum lot width, fifty-nine-family	620 ft.
Minimum lot area, sixty-family	300,000 sq. ft.	Minimum lot width, sixty-family	630 ft.
Minimum lot area, sixty-one-family	305,000 sq. ft.	Minimum lot width, sixty-one-family	640 ft.
Minimum lot area, sixty-two-family	310,000 sq. ft.	Minimum lot width, sixty-two-family	650 ft.
Minimum lot area, sixty-three-family	315,000 sq. ft.	Minimum lot width, sixty-three-family	660 ft.
Minimum lot area, sixty-four-family	320,000 sq. ft.	Minimum lot width, sixty-four-family	670 ft.
Minimum lot area, sixty-five-family	325,000 sq. ft.	Minimum lot width, sixty-five-family	680 ft.
Minimum lot area, sixty-six-family	330,000 sq. ft.	Minimum lot width, sixty-six-family	690 ft.
Minimum lot area, sixty-seven-family	335,000 sq. ft.	Minimum lot width, sixty-seven-family	700 ft.
Minimum lot area, sixty-eight-family	340,000 sq. ft.	Minimum lot width, sixty-eight-family	710 ft.
Minimum lot area, sixty-nine-family	345,000 sq. ft.	Minimum lot width, sixty-nine-family	720 ft.
Minimum lot area, seventy-family	350,000 sq. ft.	Minimum lot width, seventy-family	730 ft.
Minimum lot area, seventy-one-family	355,000 sq. ft.	Minimum lot width, seventy-one-family	740 ft.
Minimum lot area, seventy-two-family	360,000 sq. ft.	Minimum lot width, seventy-two-family	750 ft.
Minimum lot area, seventy-three-family	365,000 sq. ft.	Minimum lot width, seventy-three-family	760 ft.
Minimum lot area, seventy-four-family	370,000 sq. ft.	Minimum lot width, seventy-four-family	770 ft.
Minimum lot area, seventy-five-family	375,000 sq. ft.	Minimum lot width, seventy-five-family	780 ft.
Minimum lot area, seventy-six-family	380,000 sq. ft.	Minimum lot width, seventy-six-family	790 ft.
Minimum lot area, seventy-seven-family	385,000 sq. ft.	Minimum lot width, seventy-seven-family	800 ft.
Minimum lot area, seventy-eight-family	390,000 sq. ft.	Minimum lot width, seventy-eight-family	810 ft.
Minimum lot area, seventy-nine-family	395,000 sq. ft.	Minimum lot width, seventy-nine-family	820 ft.
Minimum lot area, eighty-family	400,000 sq. ft.	Minimum lot width, eighty-family	830 ft.
Minimum lot area, eighty-one-family	405,000 sq. ft.	Minimum lot width, eighty-one-family	840 ft.
Minimum lot area, eighty-two-family	410,000 sq. ft.	Minimum lot width, eighty-two-family	850 ft.
Minimum lot area, eighty-three-family	415,000 sq. ft.	Minimum lot width, eighty-three-family	860 ft.
Minimum lot area, eighty-four-family	420,000 sq. ft.	Minimum lot width, eighty-four-family	870 ft.
Minimum lot area, eighty-five-family	425,000 sq. ft.	Minimum lot width, eighty-five-family	880 ft.
Minimum lot area, eighty-six-family	430,000 sq. ft.	Minimum lot width, eighty-six-family	890 ft.
Minimum lot area, eighty-seven-family	435,000 sq. ft.	Minimum lot width, eighty-seven-family	900 ft.
Minimum lot area, eighty-eight-family	440,000 sq. ft.	Minimum lot width, eighty-eight-family	910 ft.
Minimum lot area, eighty-nine-family	445,000 sq. ft.	Minimum lot width, eighty-nine-family	920 ft.
Minimum lot area, ninety-family	450,000 sq. ft.	Minimum lot width, ninety-family	930 ft.
Minimum lot area, ninety-one-family	455,000 sq. ft.	Minimum lot width, ninety-one-family	940 ft.
Minimum lot area, ninety-two-family	460,000 sq. ft.	Minimum lot width, ninety-two-family	950 ft.
Minimum lot area, ninety-three-family	465,000 sq. ft.	Minimum lot width, ninety-three-family	960 ft.
Minimum lot area, ninety-four-family	470,000 sq. ft.	Minimum lot width, ninety-four-family	970 ft.
Minimum lot area, ninety-five-family	475,000 sq. ft.	Minimum lot width, ninety-five-family	980 ft.
Minimum lot area, ninety-six-family	480,000 sq. ft.	Minimum lot width, ninety-six-family	990 ft.
Minimum lot area, ninety-seven-family	485,000 sq. ft.	Minimum lot width, ninety-seven-family	1000 ft.
Minimum lot area, ninety-eight-family	490,000 sq. ft.	Minimum lot width, ninety-eight-family	1010 ft.
Minimum lot area, ninety-nine-family	495,000 sq. ft.	Minimum lot width, ninety-nine-family	1020 ft.
Minimum lot area, one-hundred-family	500,000 sq. ft.	Minimum lot width, one-hundred-family	1030 ft.

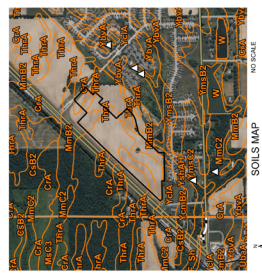
**SECTION DETAIL
1/2"=60'**



CURVE TABLE				CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	169.68'	300.00'	32°24'20"	N69°28'32"E	167.42'	C16	62.70'
C2	169.68'	300.00'	32°24'20"	N69°28'32"E	167.42'	C17	66.93'
C3	164.07'	250.00'	44°36'54"	N69°30'09"E	169.79'	C18	54.84'
C4	235.62'	150.00'	90°00'00"	S09°45'18"E	212.13'	C19	37.58'
C5	169.68'	300.00'	30°16'49"	S59°25'06"W	261.16'	C20	15.62'
C6	169.68'	300.00'	30°16'49"	S59°25'06"W	158.71'	C21	47.50'
C7	235.62'	150.00'	90°00'00"	S89°16'42"W	212.13'	C22	42.80'
C8	302.28'	308.00'	M17°06'55"E	32.27'	C23	42.80'	
C9	55.58'	326.00'	9°46'13"	N54°50'15"E	55.52'	C24	42.80'
C10	65.99'	326.00'	9°46'13"	N64°36'23"E	55.52'	C25	46.81'
C11	40.91'	326.00'	7°11'27"	N72°05'19"E	40.89'	C26	15.63'
C12	15.03'	274.00'	3°08'37"	S75°06'44"W	15.03'	C27	21.96'
C13	91.39'	274.00'	19°06'00"	S65°59'05"W	90.97'	C28	45.37'
C14	48.84'	274.00'	10°08'00"	S49°21'14"W	48.48'	C29	103.18'
C15	40.44'	276.00'	8°23'46"	S48°28'35"W	40.41'	C30	25.87'

CURVE TABLE				CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
C31	31.42'	20.00'	90°00'00"	N00°43'18"W	29.28'	C46	12.81'
C32	31.42'	20.00'	90°00'00"	N89°16'42"E	28.28'	C47	74.88'
C33	14.80'	308.00'	2°34'00"	N46°33'42"E	14.60'	C48	74.88'
C34	55.58'	326.00'	9°46'13"	N51°43'49"E	55.52'	C49	74.88'
C35	55.58'	326.00'	9°46'13"	N61°30'02"E	55.52'	C50	12.78'
C36	55.80'	308.54'	10°17'53"	N71°18'16"E	55.52'	C51	24.46'
C37	3.00'	326.00'	0°31'40"	N79°25'12"E	3.00'	C52	170.32'
C38	24.26'	274.00'	5°04'22"	N74°08'51"E	24.25'	C53	14.85'
C39	91.42'	274.00'	19°07'01"	N65°03'09"E	91.00'	C54	52.15'
C40	38.29'	274.00'	8°12'06"	N46°23'10"E	38.26'	C55	52.15'
C41	194.78'	124.00'	90°00'00"	N89°16'42"E	178.36'	C56	276.46'
C42	51.27'	326.01'	9°00'42"	S48°47'03"W	51.22'	C57	52.15'
C43	55.58'	326.00'	9°46'13"	S68°10'31"W	55.52'	C58	53.00'
C44	55.58'	326.00'	9°46'13"	S07°56'44"W	55.52'	C59	15.10'
C45	9.83'	326.00'	1°43'40"	S73°41'41"W	9.83'	C60	91.42'

OVERALL DEVELOPMENT PLAN & PRIMARY PLAT FOR NOBLE HEIGHTS SECTION 2 7725 KENTUCKY AVENUE INDIANAPOLIS, IN 46113



SOILS MAP
NO SCALE

SOIL SERIES	DESCRIPTION
SP	BRONKSTON SILTY CLAY (LOAM & 1 TO 2 PERCENT SLOPES)
MA	SLICES SILTY LOAM (CLAYY) (SLOPE 0 TO 2 PERCENT)
MB	MAINE SILT (LOAM & 2 TO 4 PERCENT SLOPES)

PROJECT INFORMATION

PROJECT NO.	15155
SECTION NO.	2
DATE	07/15/2014
SCALE	AS SHOWN
PREPARED BY	WEIHE ENGINEERS
CHECKED BY	MARK WEAVER

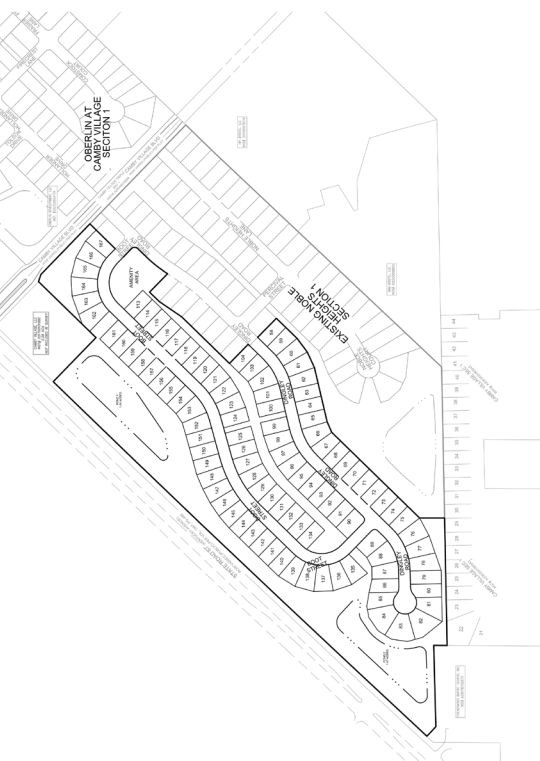
SHEET INDEX

SHEET NO.	DESCRIPTION
COVER SHEET	NO SCALE
PREFLIMINARY PLAT	NO SCALE
TRIMMED CONTROL PLAN	NO SCALE
PISE	NATURAL INFRASTRUCTURE PLAN



OWNER
CAMRY VILLAGE LLC, C/O MANN
PROPERTIES LLP
15155 NORTH MERIDIAN STREET, SUITE 400
INDIANAPOLIS, IN 46220
CONTACT PERSON: KEITH LASH
EMAIL: PAUL@PVTATBUILDERS.COM

PLANS PREPARED FOR
WEIHE ENGINEERS, INC.
1555 NORTH MERIDIAN STREET, SUITE 400
INDIANAPOLIS, IN 46220
CONTACT PERSON: KEITH LASH
EMAIL: PAUL@PVTATBUILDERS.COM



DEVELOPMENT STANDARDS

ZONING: CS & C4	
MINIMUM LOT AREA	7,200 SF
MINIMUM LOT WIDTH	60'
MINIMUM SETBACKS	25' (FRONT), 15' (SIDE), 10' (REAR)
MINIMUM FRONT YARD	5' OR 1% GRADE
MINIMUM REAR YARD	5'

PROPOSED CONDITIONS

PROPOSED AREA	37.10 AC
PROPOSED LOTS	110
PROPOSED DENSITY	2.73 UNITS/ACRE

COMMON AREAS

C.A. 1"	13,314 SF
C.A. 2"	34,037 SF
TOTAL	65,625 SF (1.50 AC)

ADJACENT ZONING

SOUTH	CS
EAST	CS
WEST	CS
NORTH	CS

OPEN SPACE CALCULATIONS

OVERALL SITE	37.10 AC
TOTAL OPEN SPACE	14,89 AC
OPEN SPACE PERCENTAGE	39.7%

OPERATING AUTHORITIES

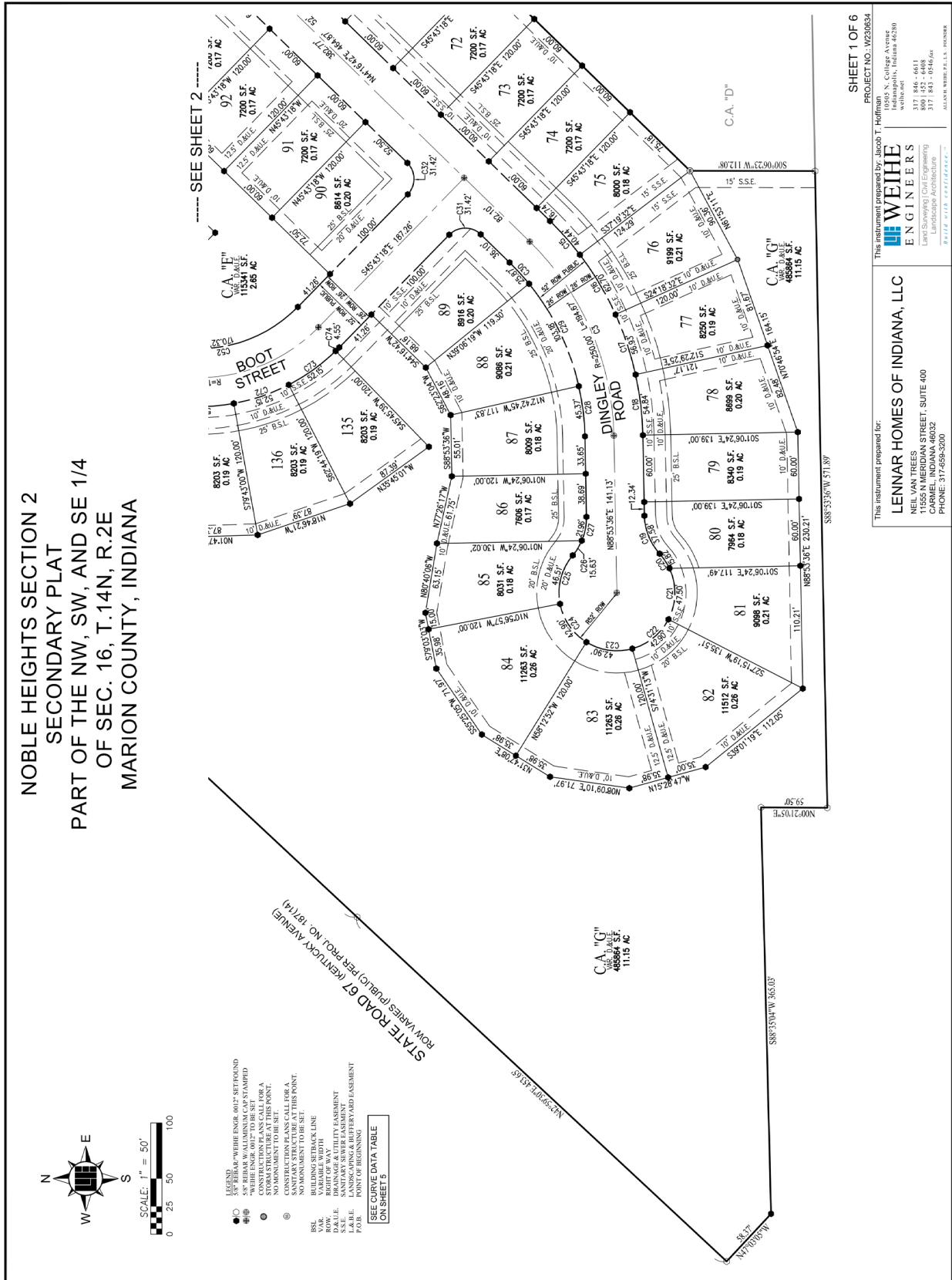
STATE OF INDIANA
INDIANAPOLIS
INDIANAPOLIS DEPT OF METROPOLITAN DEVELOPMENT
15155 NORTH MERIDIAN STREET
INDIANAPOLIS, IN 46220
CONTACT PERSON: KEITH LASH
EMAIL: PAUL@PVTATBUILDERS.COM

WEIHE ENGINEERS, INC.
1555 NORTH MERIDIAN STREET, SUITE 400
INDIANAPOLIS, IN 46220
CONTACT PERSON: KEITH LASH
EMAIL: PAUL@PVTATBUILDERS.COM

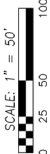
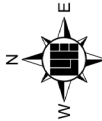
COVER SHEET
NOBLE HEIGHTS SECTION 2
7725 KENTUCKY AVENUE, INDIANAPOLIS, IN 46113

P001

W23.0834-2



**NOBLE HEIGHTS SECTION 2
SECONDARY PLAT
PART OF THE NW, SW, AND SE 1/4
OF SEC. 16, T.14N, R.2E
MARION COUNTY, INDIANA**



- LEGEND**
- 55° REBAR WITH ENGR. 0017 SET/ROUND
 - 55° REBAR WITH ENGR. 0017 SET/FLAT
 - 55° REBAR WITH ENGR. 0017 TO BE SET
 - CONSTRUCTION PLANS CALL FOR A CONCRETE CURB TO BE SET.
 - NO MONUMENT TO BE SET.
 - CONSTRUCTION PLANS CALL FOR A CONCRETE CURB TO BE SET.
 - NO MONUMENT TO BE SET.
 - BUILDING SETBACK LINE
 - DRAINAGE & UTILITY EASEMENT
 - RIGHT OF WAY
 - EASEMENT
 - LANDSCAPING & BUFFER YARD EASEMENT
 - POB
 - POINT OF BEGINNING

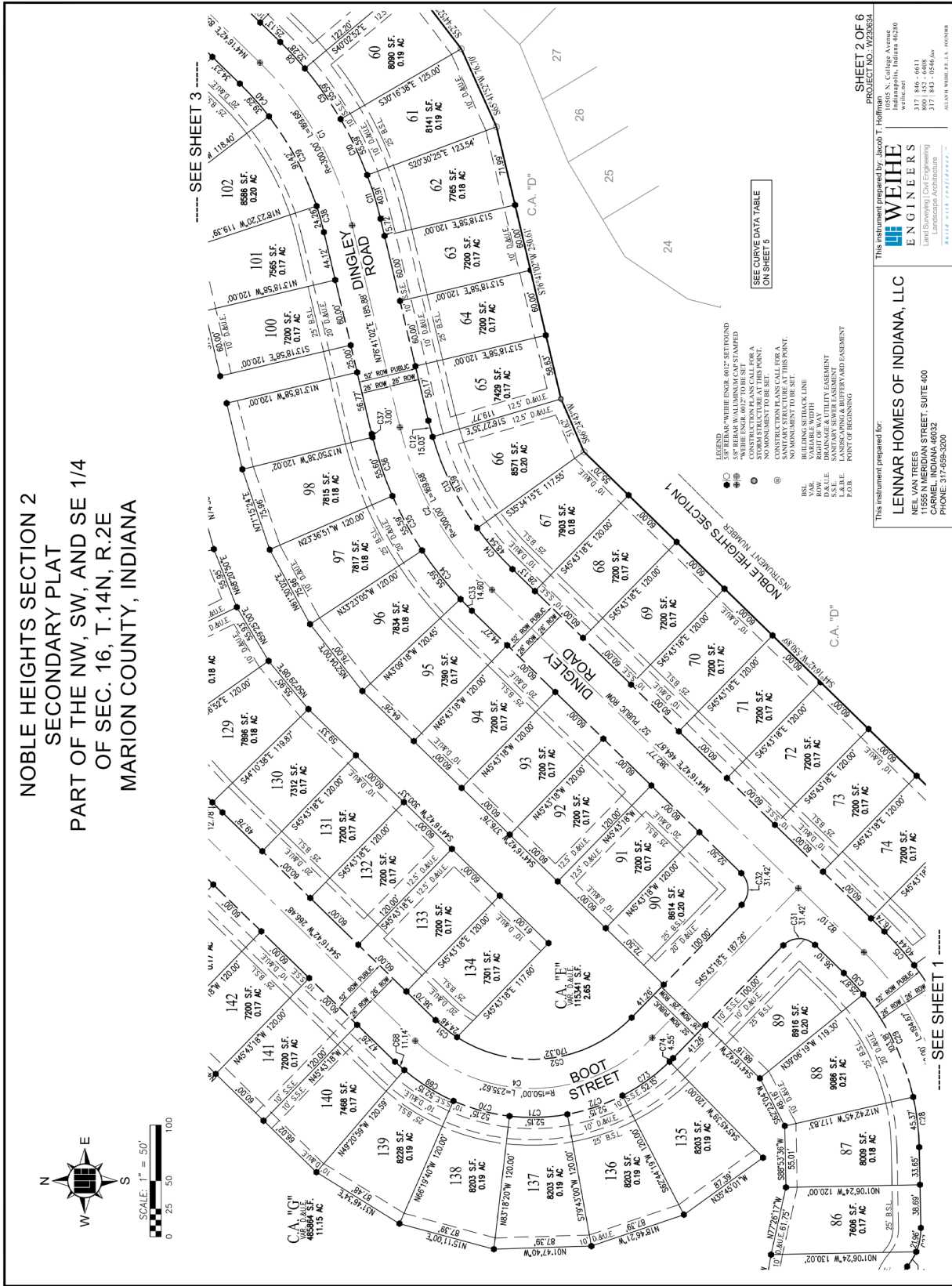
SEE CURVE DATA TABLE ON SHEET 5

SHEET 1 OF 6

PROJECT NO.: W230834
 This instrument prepared by: Jacob T. Hoffman
 N. College Avenue
 Indianapolis, Indiana 46250
 Wehlers
 317 846-6611
 317 843-8516 FAX
 ALLIANCE WITH ENGINEERS, P.C., INCORPORATED

WEHLE ENGINEERS
 ENGINEERS
 Landscape Architecture
 Planning & Consulting
 Landscape Architecture

LENNAR HOMES OF INDIANA, LLC
 This instrument prepared for:
 NEEL VANT TREES
 1400 N. STATE STREET, SUITE 400
 CARMEL, INDIANA 46032
 PHONE: 317-659-3200



This instrument prepared by: **Jacob T. Hoffman**
PROJECT NO. W280659

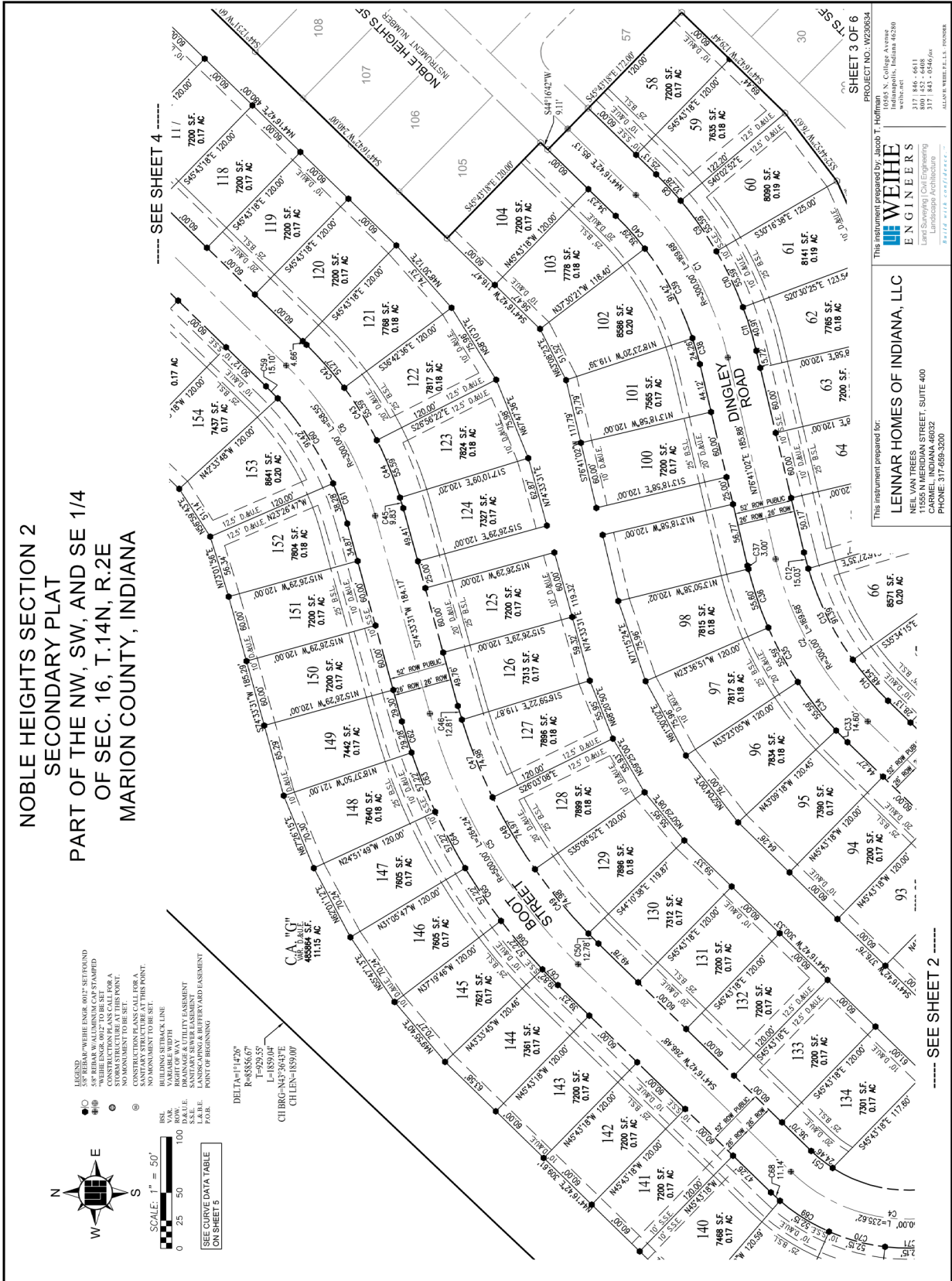
WEIHE ENGINEERS
19345 N. College Avenue
Indianapolis, Indiana 46250
317.846.4631
699.432.4488
weihengr.com

LENNAR HOMES OF INDIANA, LLC
NEIL VAN TREES
11555 N MERIDIAN STREET, SUITE 400
CARMEL, INDIANA 46032
PHONE: 317-655-5555

ALAN R. KEMP, P.E., L.S.
317.846.4631
weihengr.com

SHEET 2 OF 6

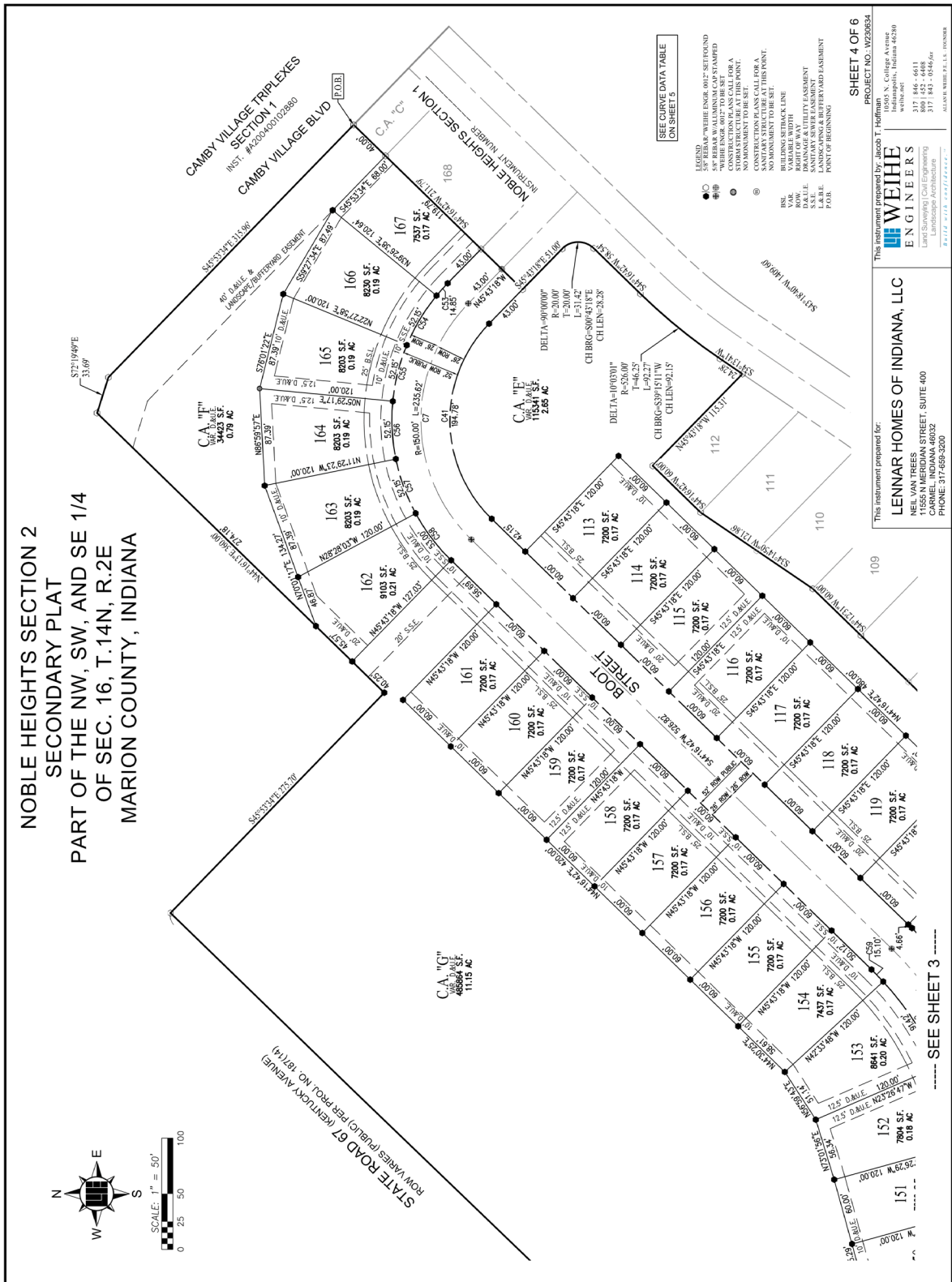
**NOBLE HEIGHTS SECTION 2
 SECONDARY PLAT
 PART OF THE NW, SW, AND SE 1/4
 OF SEC. 16, T.14N, R.2E
 MARION COUNTY, INDIANA**



This instrument prepared by: **LENNAR HOMES OF INDIANA, LLC**
 1155 N. MERIDIAN STREET, SUITE 400
 CARMEL, INDIANA 46032
 PHONE: 317-659-3200

This instrument prepared by: **WEIHE ENGINEERS**
 1155 N. COLLEGE AVENUE
 INDIANAPOLIS, INDIANA 46280
 WEIHE@WEIHE.COM
 317-846-6611
 317-843-8545 FAX
 ALLIANCE WITH ARCHITECTURE
 LANDSCAPE ARCHITECTURE

PROJECT NO.: W220834
 SHEET 3 OF 6



NOBLE HEIGHTS SECTION 2
 SECONDARY PLAN
 PART OF THE NW, SW, AND SE 1/4
 OF SEC. 16, T.14N, R.2E
 MARION COUNTY, INDIANA

N
 E
 S
 W

SCALE: 1" = 50'

0 25 50 100

SEE CURVE DATA TABLE
 ON SHEETS 1-3

LEGEND
 - - - - - STREET CENTERLINE
 --- BOUNDARY LINE
 --- CONSTRUCTION PLANS CALL FOR A MONUMENT TO BE SET
 --- CONSTRUCTION PLANS CALL FOR A MONUMENT TO BE SET
 --- BUILDING SETBACK LINE
 --- RIGHT OF WAY
 --- LANDSCAPING & BUFFER YARD EASEMENT
 --- POINT OF BEGINNING
 B.S.L. BUILDING SETBACK LINE
 R.O.W. RIGHT OF WAY
 L.A.B.E. LANDSCAPING & BUFFER YARD EASEMENT
 F.O.B. POINT OF BEGINNING

PROJECT NO. 10236084
 SHEET 4 OF 6
 This instrument prepared by: **Jacob T. Hoffman**
WEIHE ENGINEERS
 Land Surveying | Civil Engineering | Landscape Architecture
 1804 N. College Avenue
 Indianapolis, Indiana 46206
 317-846-6617
 317-451-6446
 317-852-8444
 jhoffman@weihe.com

This instrument prepared for:
LENNAR HOMES OF INDIANA, LLC
 NEIL VAN TREES
 1555 N. MERIDIAN STREET, SUITE 400
 MARION COUNTY, INDIANA 46202
 PHONE: 317-859-3000

SEE SHEET 3

PHOTOS







