



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee

DATE: 5/5/2026 at 5:00 PM

**ADDRESS: Nickel Plate Conference Room ,
3rd Floor, Fishers Municipal Center, 1 Municipal Drive, Fishers , IN 46038**

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at FishersIN.gov/NickelPlateReview.

1. Call to Order & Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

a. 10-29-25

4. Old Business

5. New Business

a. **Maple Del (Rear-Load Townhomes)**

Address: 7900 E 116th Street

Parcel: 14-14-01-01-03-002.000

Case: NPR-25-2

Request: Request to approve a rear load townhome elevation by David Weekley Homes for the Maple Del subdivision. The property is zoned VC Village Center and is located generally south of E 116th and the intersection of Holland Drive.

Petitioner: David Ellis, David Weekley Homes

Planner: Ross Hilleary

b. **11345 Meadows Drive (Nixon Residence)**

Address: 11345 Meadows Drive

Parcel: 15-14-01-02-05-005.000

Case: NPR-26-2

Request: Request to approve a single-family home elevation by Drees Homes. The property is zoned VC Village Center is located generally west of Meadows Drive

Petitioner: Tony Hartman, Drees Homes

Planner: Ross Hilleary

6. Staff Communication

7. Adjournment

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
Fishers Municipal Center – Nickel Plate Conference Room
October 29, 2025**

The Nickel Plate Review Committee was convened by Amanda Welu at 5:00 p.m.

A roll call was taken and those members present were: Selina Stoller, Amanda Welu, Rich Block. Jamie Nieves and Mandy Leverenz were not present.

Others in attendance: Ross Hilleary, Amanda Wilhite, Matt Huffman, Corby Thompson of Boomerang Development. Kay Prange was not present.

No minutes were approved but were carried over to this meeting for approval. 11-20-24

Election of Officers:

Selina Stoller made a Motion to elect Amanda Welu as president. Mr. Block seconded. The Motion was approved, 3-0.

Selina Stoller Made a Motion to elect Jamie Nieves as Vice-President, seconded by Mr. Block. The Motion was approved, 3-0.

Kay Prange, Kelly Lewark, and Ross Hilleary were all approved as Secretaries of the Board.

Maple Del (Townhomes)

Parcel: 14-14-01-01-03-002.000

Case: NPRC-25-2

Request: Request to approve three (3) townhome elevations by Old Town Design Group for the Maple Del subdivision. The property is zoned VC Village Center and is located generally south of E 116th and the intersection of Holland Drive.

Petitioner: Mark Einselen (mark@oldtowndesigngroup.com)

Planner: Ross Hilleary (hillearyr@fishersin.gov)

Renderings were presented for the development on 116th St. Price point 550—800K . Front load garages. There was much discussion about the architectural design, Mr. Block wees that they are very plain. Selina asked if there is a middle ground with awnings, etc. Amanda asked about Landscape Plan. Staff recommends Approval with conditions and waivers per staff report. Discussions took place for lighting, windows, garage doors, landscaping. Rich Block wants to see more character, alley load elevations, more contrast.

Ms. Welu asked for a Motion. Ms. Stoller made a Motion to continue to the next meeting, seconded by Mr. Block. The Motion was approved, 3-0.

It was decided to hold the next meeting on 11/6/25 at 5:00.

This meeting was adjourned at 5:44 PM.

Respectfully Submitted by:

DRAFT



Nickel Plate Review Committee Staff Report

Meeting Date: May 5, 2026

DEPARTMENT CONTACT:
Ross Hilleary, Assistant Director of Planning

CASE NUMBER:
NPR-25-2

PETITIONER:
David Ellis, David Weekley Homes

PROPERTY ADDRESS/LOCATION:
14-14-01-01-03-002.000

REQUEST: Request to approve a rear load townhome elevation by David Weekley Homes for the Maple Del subdivision. The property is zoned VC Village Center and is located generally south of E 116th and the intersection of Holland Drive.

APPLICABLE REGULATIONS:
[Nickel Plate District Code](#)

EXISTING ZONING:
VC – Village Center

FISHERS 2040:
Core Residential

LOT SIZE: 9.34 Acres

LOCATION MAP



STAFF RECOMMENDATION

- Approve, with Condition
 Continue
 Deny
 No Recommendation

Meeting Date: May 5, 2026

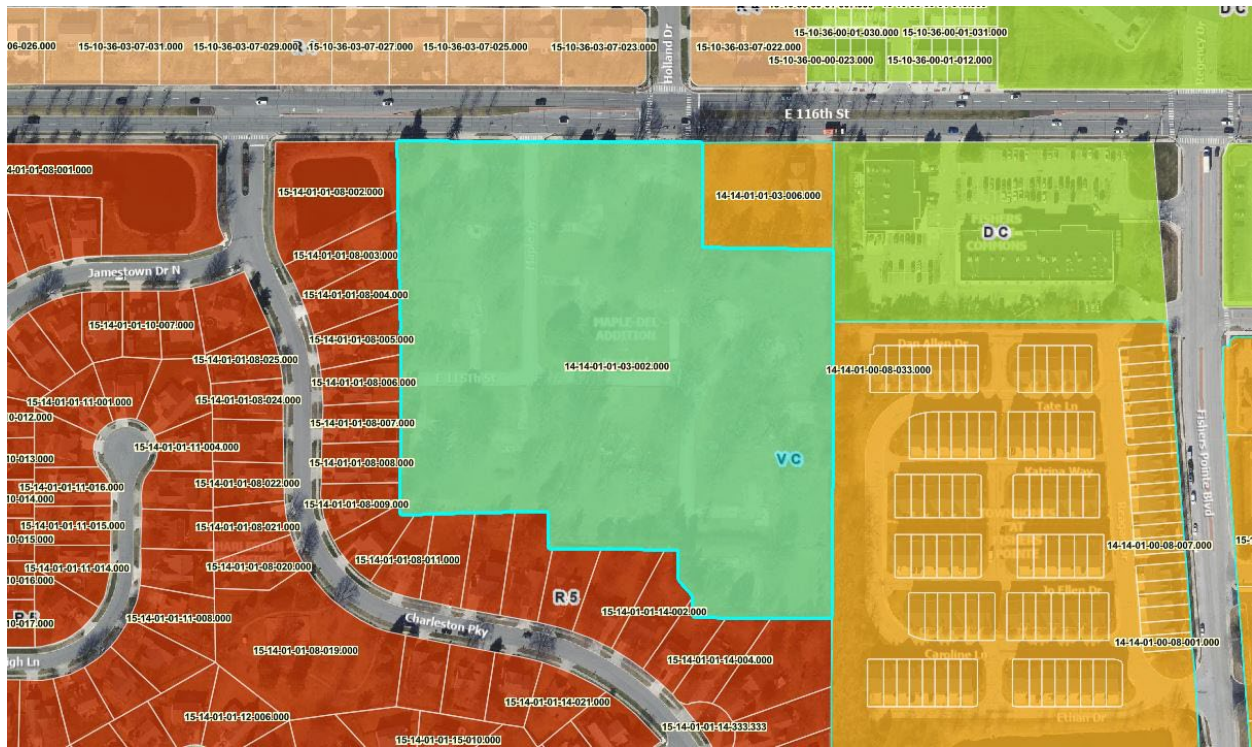
Case Number: NPR-25-2

ZONING HISTORY:

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

SURROUNDING ZONING & LAND USE:

- North: R4 Residential District (single-family homes)
- East: DC Downtown Core (Retail), VC Village Center (townhomes)
- South: R5 Residential District (single-family homes)
- West: R5 Residential District (single-family homes)



Village Center, Zoning Map

PETITION OVERVIEW:

Maple Del will be a residential infill-development that includes 52 for-sale townhomes and 8 single-family for sale lots. The new subdivision is in the same location as the previous subdivision of the same name, previously comprised of 17 homes south of E 116th Street near Holland Drive.

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The development will be composed of 4-unit alley loaded and front-loaded townhomes buildings

- The eight (8) front-loaded townhomes will be approved through a separate Nickel Plate Review Committee application.
- The eight (8) single-family homes will be approved through a separate Nickel Plate Review Committee application.

The Primary Plat was reviewed by the Technical Review Committee (TAC) in November 2024 and approved by the Plat Committee in March 2025. The Subdivision Improvement Permit was reviewed by TAC in June 2025, and a grading permit is active for preliminary site work.

Right-of-Way and Streetscape requirements are reviewed through the TAC Process. Holland Drive, Rocco Place and Thurman Way will public roads including on-street parking

This item was heard before the Nickel Plate Review Committee in October 2025 with a previous home builder. The item was continued and a new builder, David Weekle Homes, joined the development.

SITE PLAN:

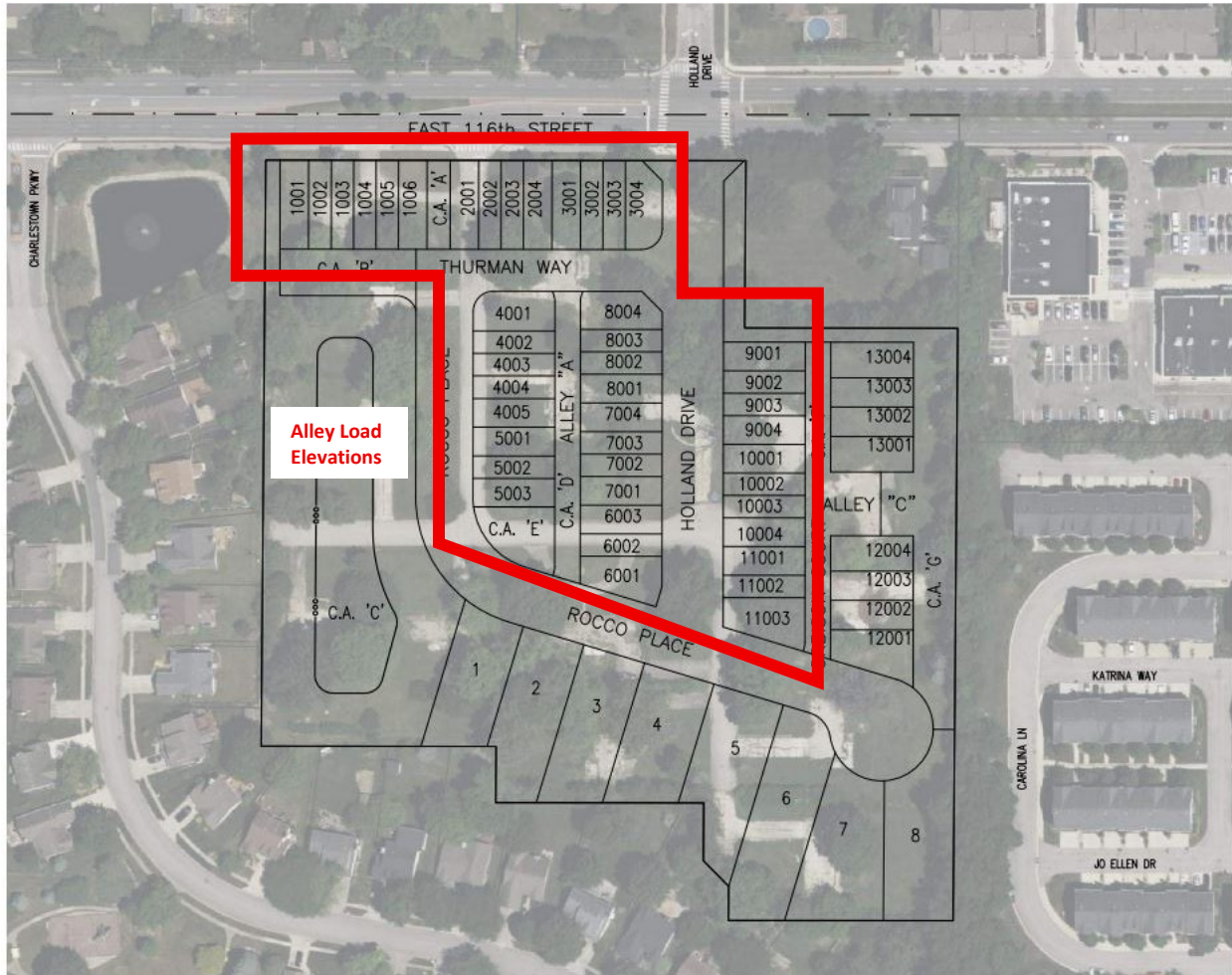


Proposed Site Plan

ELEVATIONS:

There is a single elevation included in this submission which will be labeled and are associated with the site plan below as:

1. Alley Loaded Elevation



Townhome Elevations Key



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Front Isometric View



Rear Isometric View

Meeting Date: May 5, 2026

Case Number: NPR-25-2

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

✓ Denotes petition’s compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code

✓ Conforms to the Downtown 2030 Master Plan.

Logic of Design

✓ Site access: The proposed vehicular access will be provided off E 116th Street with a two-way entrance drive serving as the main access.

Pedestrian access is provided along the E 116th Street and will be connected to the new public roads.

Exterior Space Utilization

✓ Parking and vehicle circulation: New public right-of-way is being proposed. Each individual unit includes a two-car garage and an additional two-car driveway. Additional guest parking is provided on-street, internally within the development.

✓ Landscape: Landscaping will be reviewed through the TAC process.

Architectural Character

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the south, east, north, and east of the buildings.

✓ Four-sided architecture: four-sided architecture is provided with two plus building material, a mixture of masonry, and glass, and siding, and masonry.

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- ✓ Mechanical & Utility Equipment Screening: All mechanical and utility equipment will be located internally within the development. Staff will review screening during the TAC process.
- ✓ Defined Entrance: Development has defined entrance points for pedestrians along E 116th Street for both the public and residents, and vehicular entrances along E 116th Street.
- ✓ Roof: The proposed design incorporates multiple roof planes and articulation. The roof style is consistent with the characteristic of the surrounding area.
- ✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entries. The varied roof planes provide a defined top.
- ✓ Wall Planes: Structure does not project into sidewalk or other public right-of-way.

Material and Color Selection

- ✓ Exterior Materials:
 - Fiber Cement (Board & Batten, Trim, and Vertical Panel)
 - Brick
 - Metal (canopies, balconies, downspouts, windows, and doors)
- ✓ Exterior building materials must be high quality.
- ✓ Decorate Garage Doors to include windows as shown

Harmony and Compatibility with Surrounding Development

- ✓ Site Furniture: Nickel Plate District required bike racks, trash receptacles, and benches will be reviewed through the TAC process, provided along the trail.
- ✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are consistent with the Master Plan goals and objectives.

Circulation: Pedestrian and Vehicular

- ✓ Pedestrian circulation will be improved with direct access to the Nickel Plate Trail.
- ✓ Vehicular circulation: Reviewed through TAC Process.
- ✓ Bike parking: Reviewed through TAC Process.
- ✓ This project will integrate with the City's planned projects.

PUBLIC ART:

Public Art within the Nickel Plate District requires the approval of the Nickel Plate Review Committee.

No public art is proposed within this location or as part of this project.

Meeting Date: May 5, 2026

Case Number: NPR-25-2

WAIVERS REQUESTED:

Due to the specific design of this project, the petitioner is requesting waivers from some of the Nickel Plate District Standards which are identified below. Waivers are to be approved according to Section 8.2.11.1.

The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested:

1. Section 2.4 Façade: Windows shall have decorative headers of stone or other masonry.
2. Section 2.4 Façade: Structures shall articulate horizontally and vertically a minimum of two feet for every 50 feet of width.
3. Figure 1.3: Development Standards: Two (2) foot minimum front yard setback. Setbacks as presented.

The following **Minor Waivers** are requested:

None

STAFF RECOMMENDATION:

Staff is supportive of the requested waivers. The architecture proposed is considerably aligned with the Nickel Plate District Code - Architectural Regulations and with the Master Plan goals and objectives for this area. Staff has worked with David Weekley Homes and are satisfied with the elevation of this new home elevation.

Staff recommends approval as presented with the following conditions:

- All TAC Comments have been addressed
- Staff to work with David Weekley and the developer to identify a gateway feature, open space feature, or signage opportunity that will incorporate the Nickel Plate District and/or NPD logo.

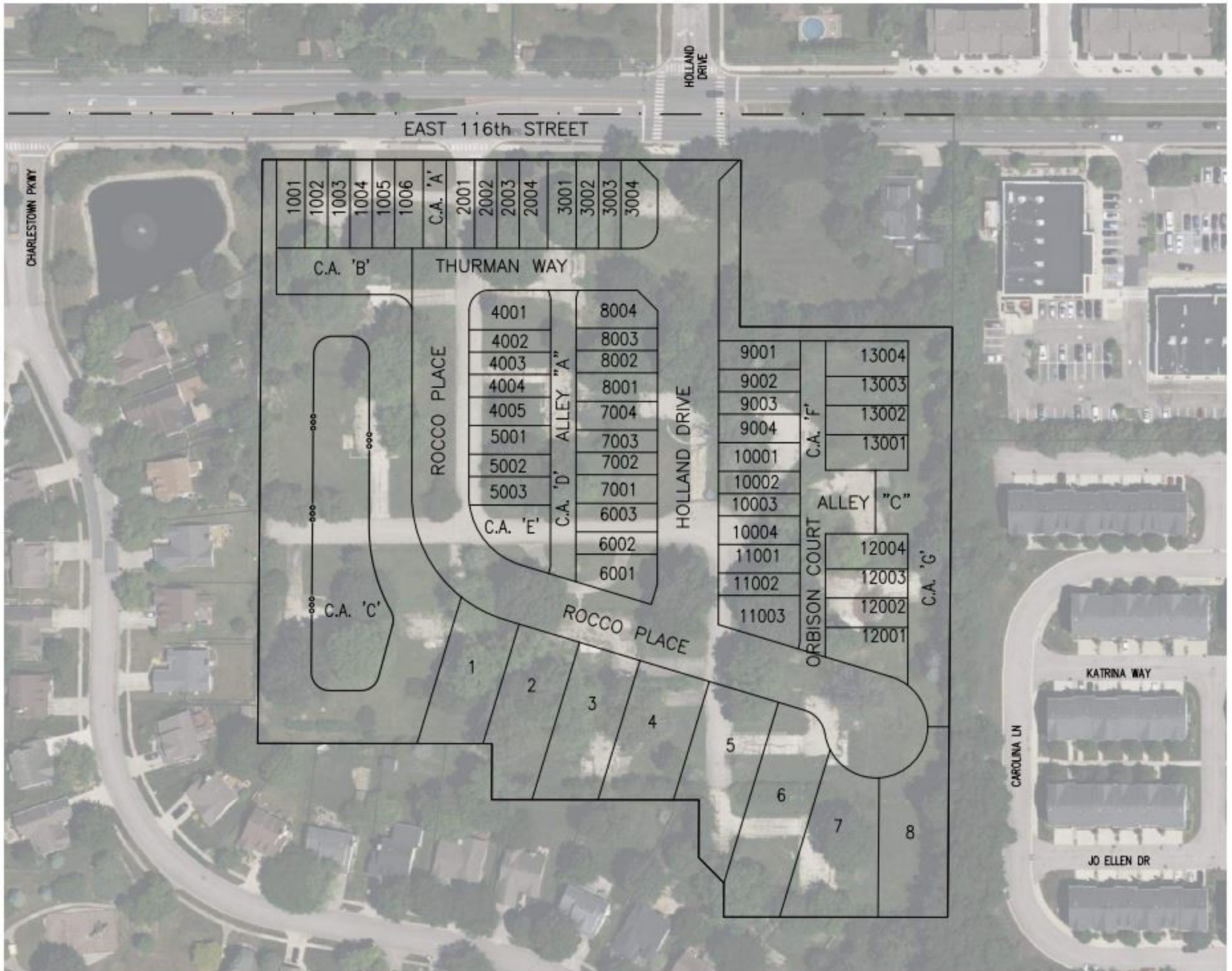
STAFF RECOMMENDATION

Approve, with Condition

Continue

Deny

No Recommendation



MAPLE DEL FISHERS

David Weekley Homes

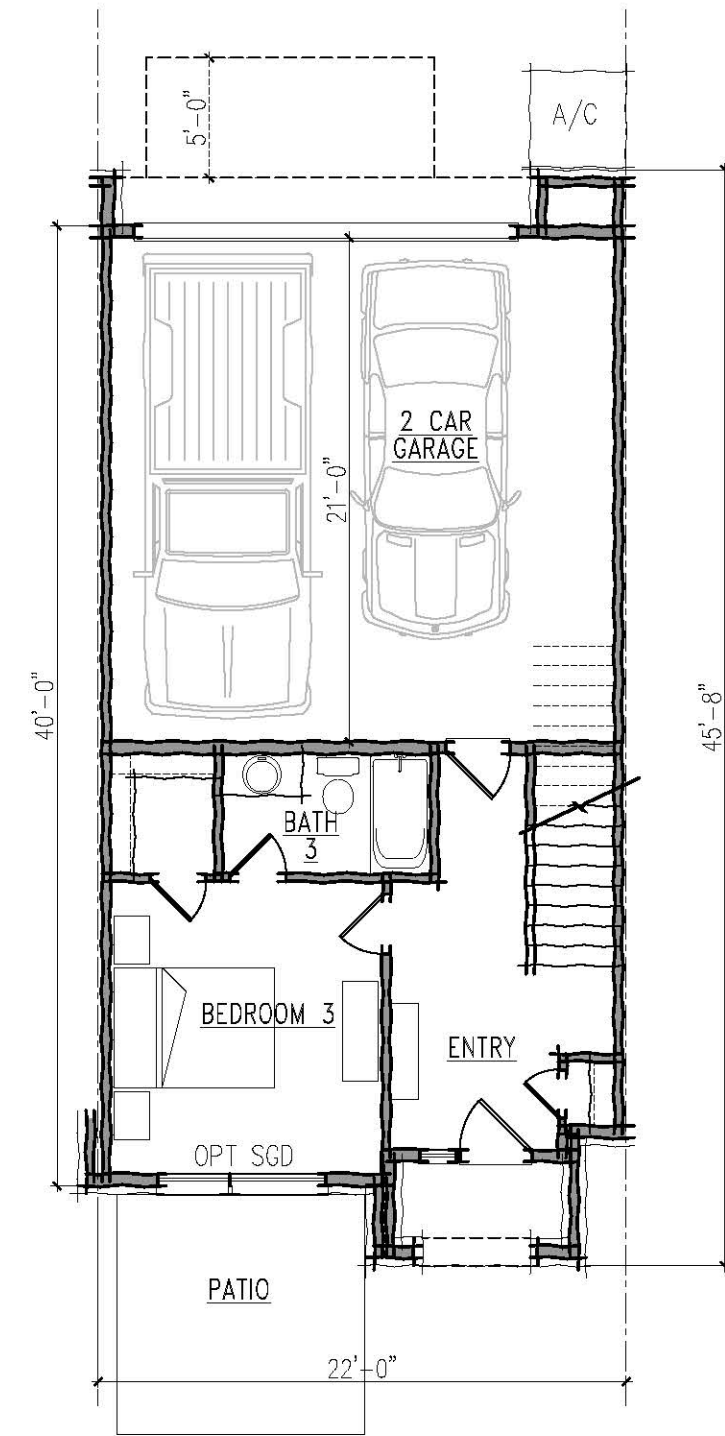
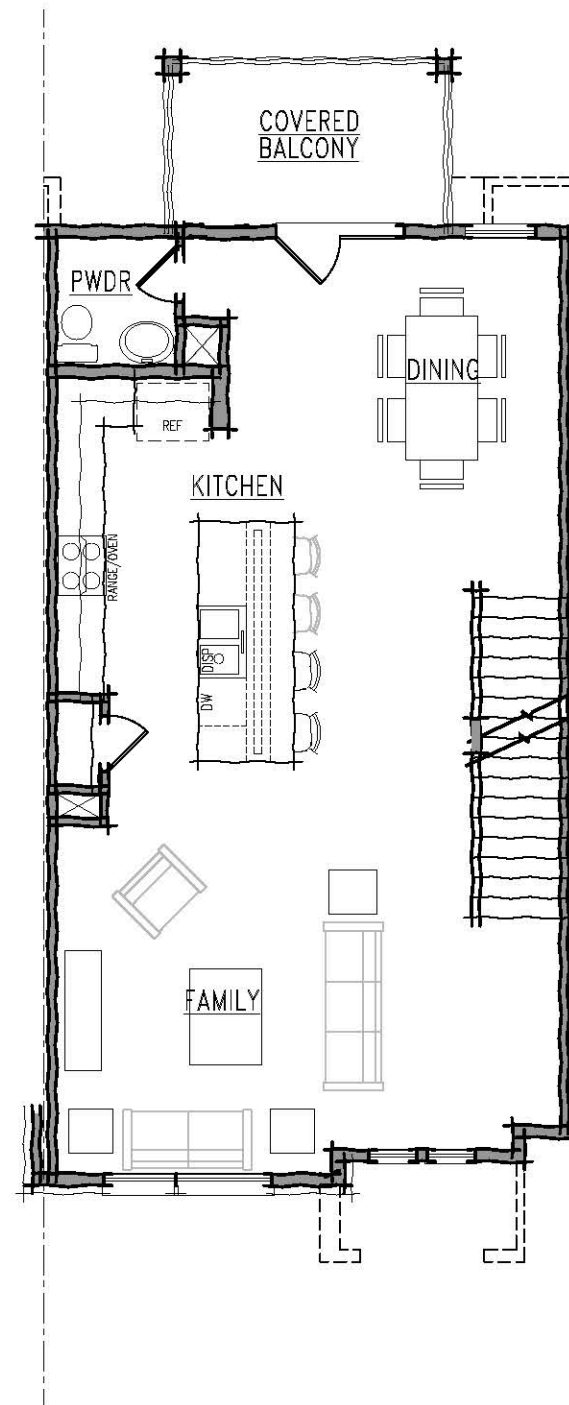
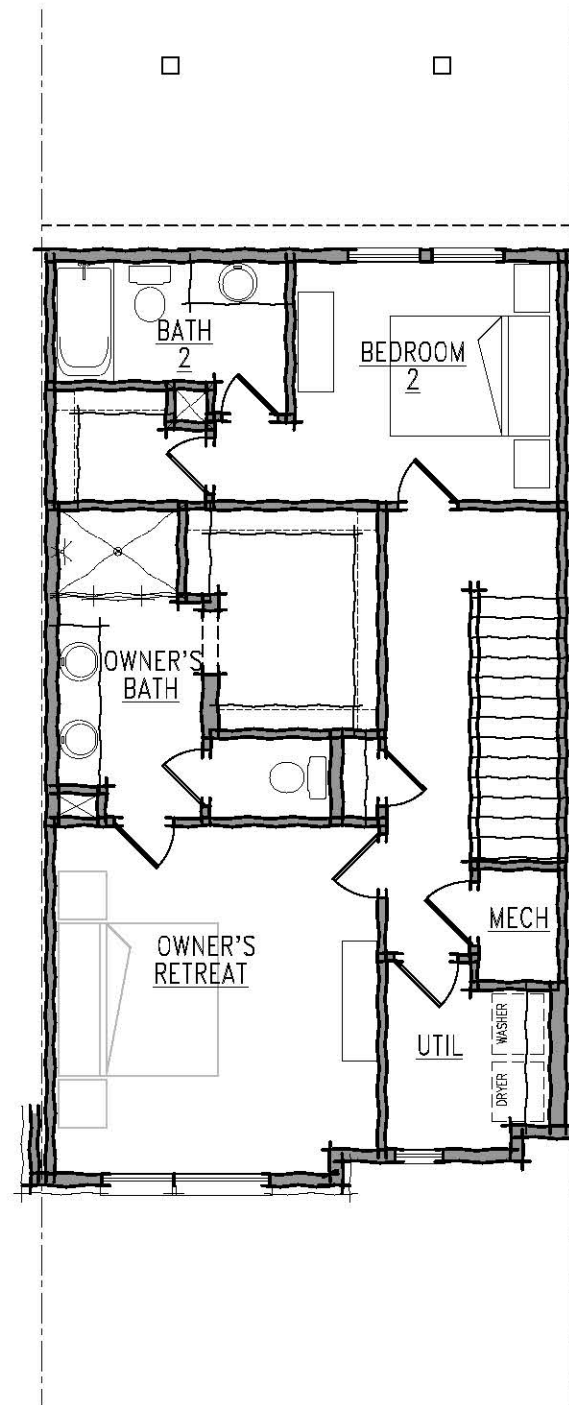
WELLS / INDIANAPOLIS

PLAN	REV.	TARGET VS ACTUAL	ELEV	STORIES	GARAGE	DESCRIPTION	OWNERS	WIDTH	DEPTH
Int X#	A715	2100/2124	A	3	2-CAR	3 BED / 3.5 BA	UP	22'	46'
Ext X#	A714	2100/2190	A	3	2-CAR	3 BED / 3.5 BA	UP	22'	46'

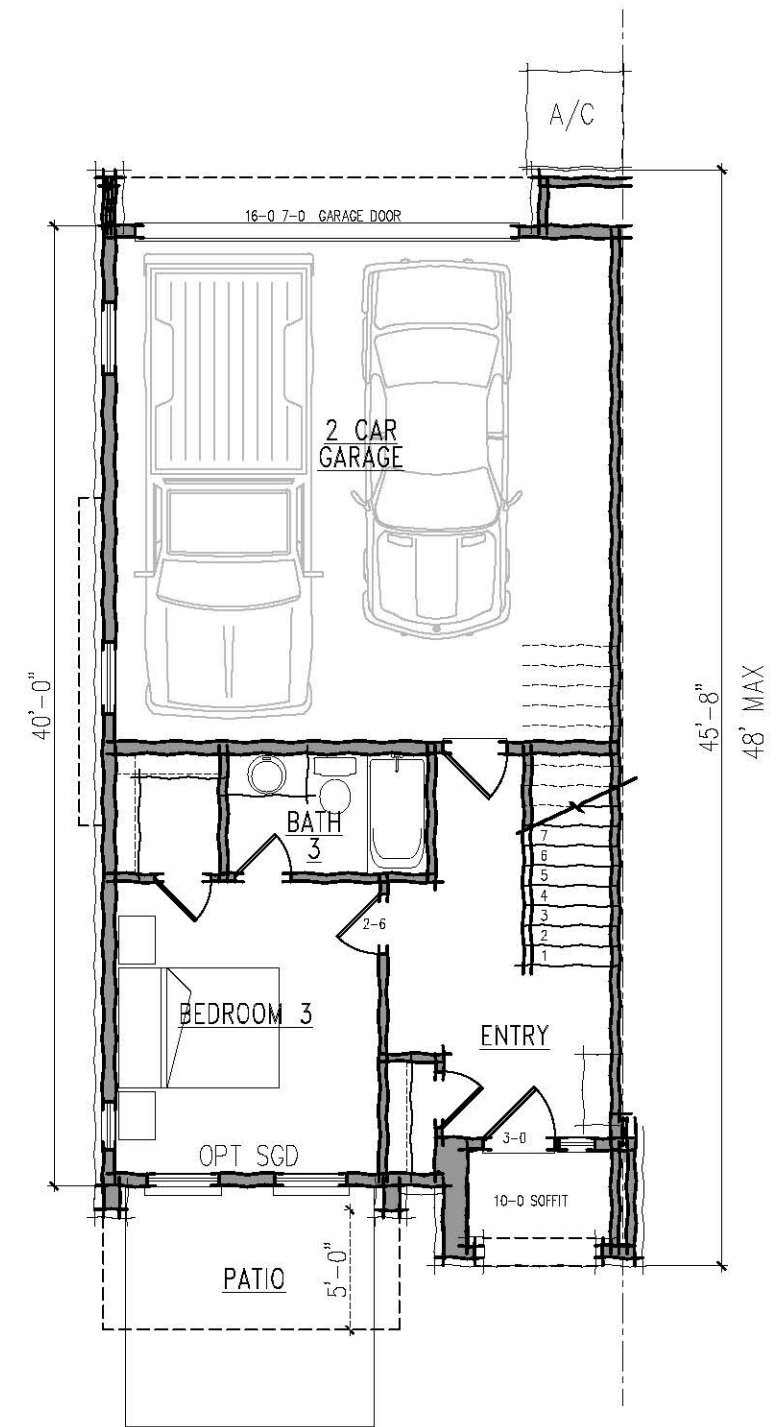
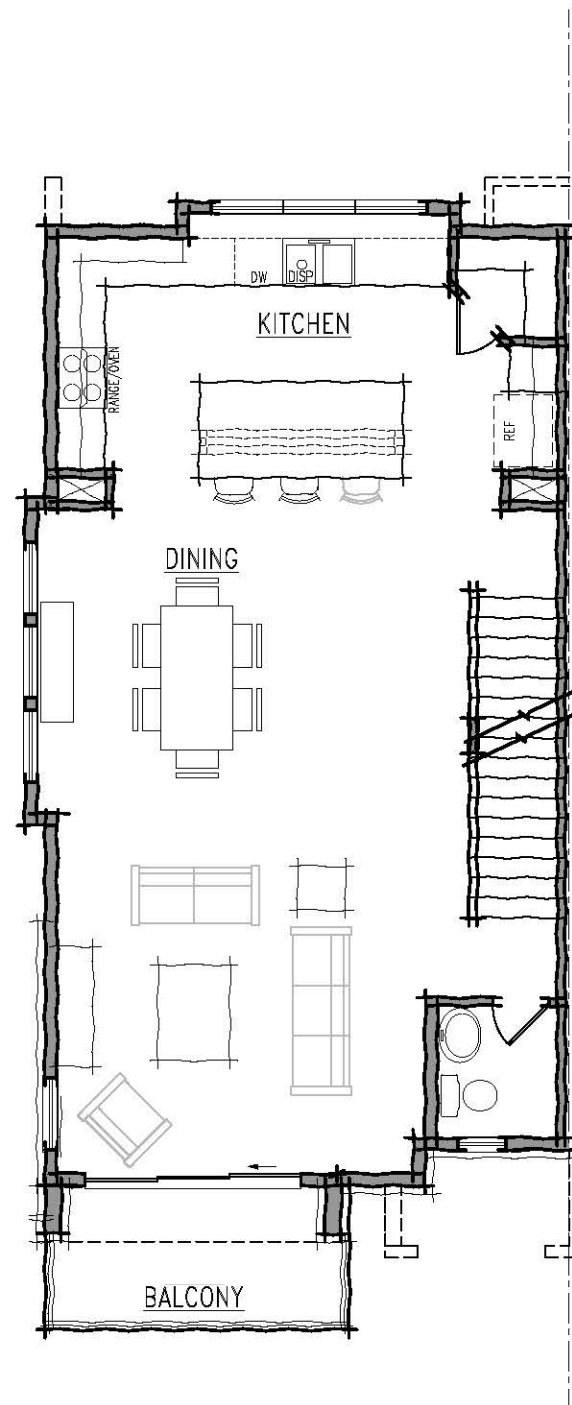
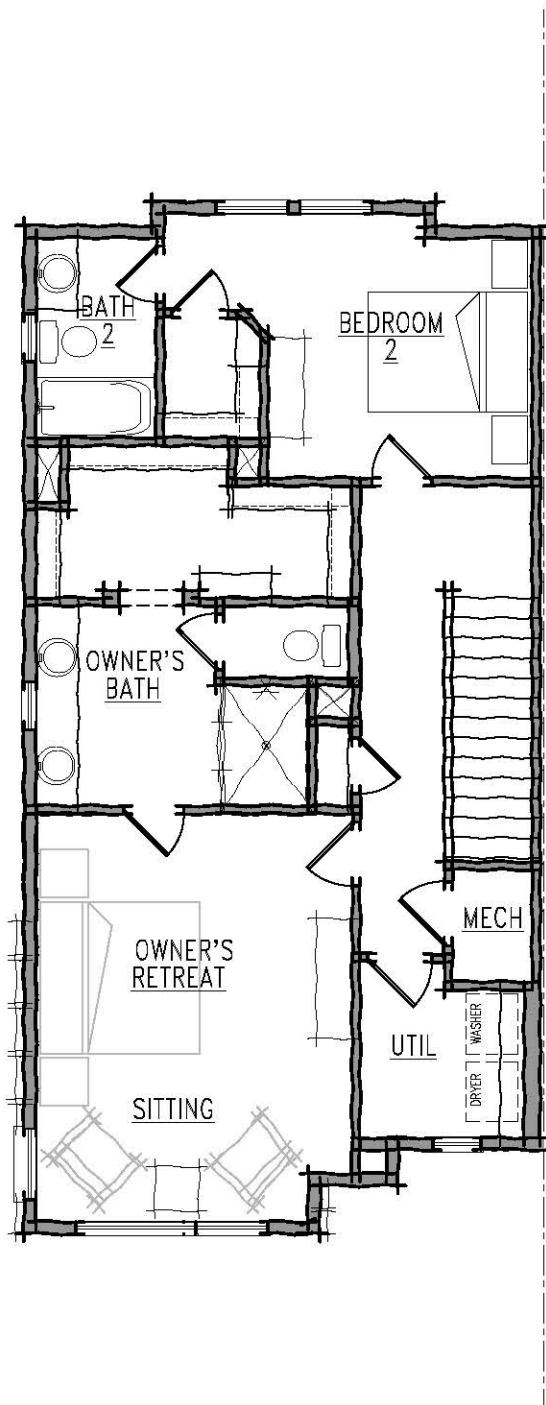
NEW PLAN

NEW ELEVATION

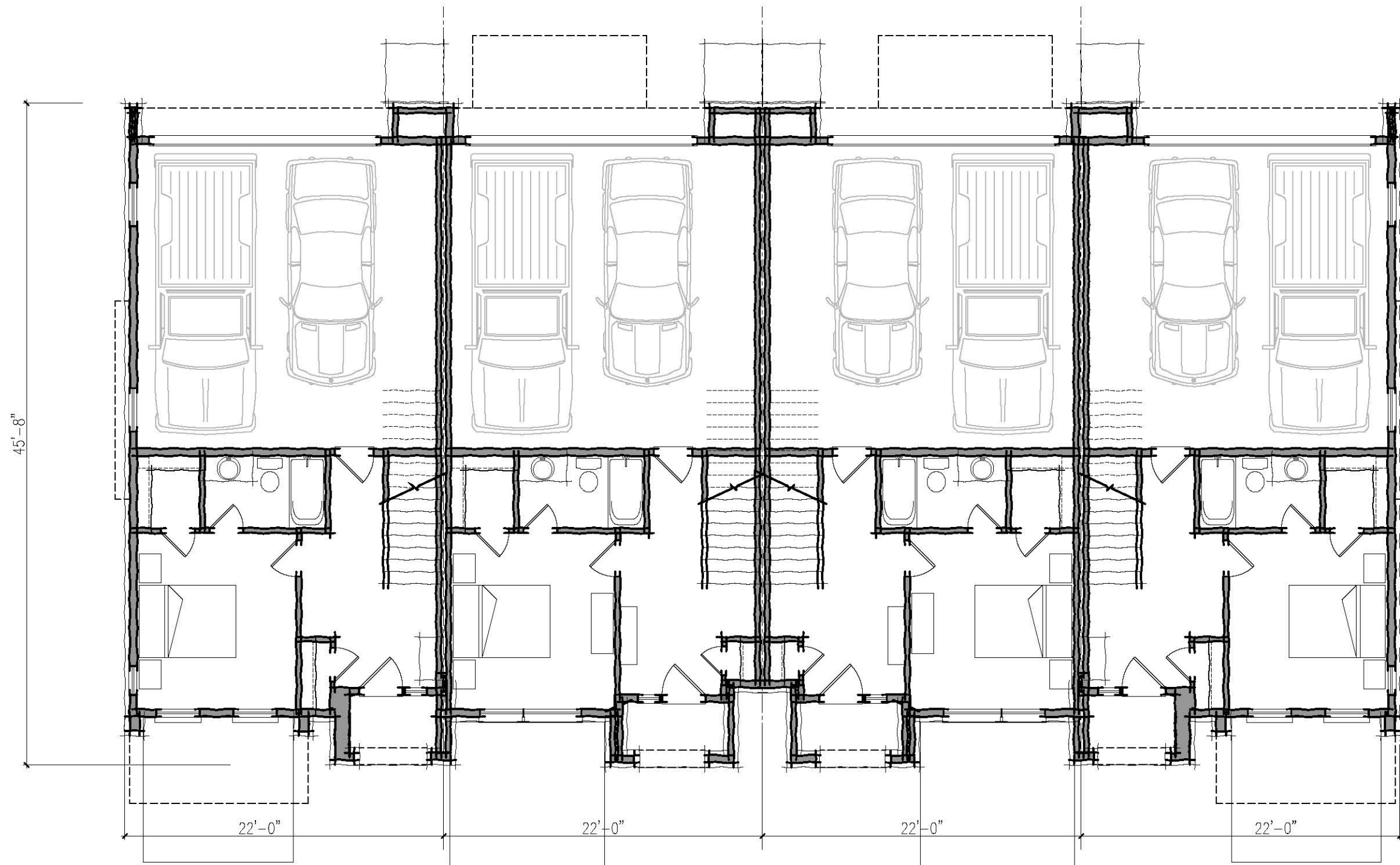
MODEL

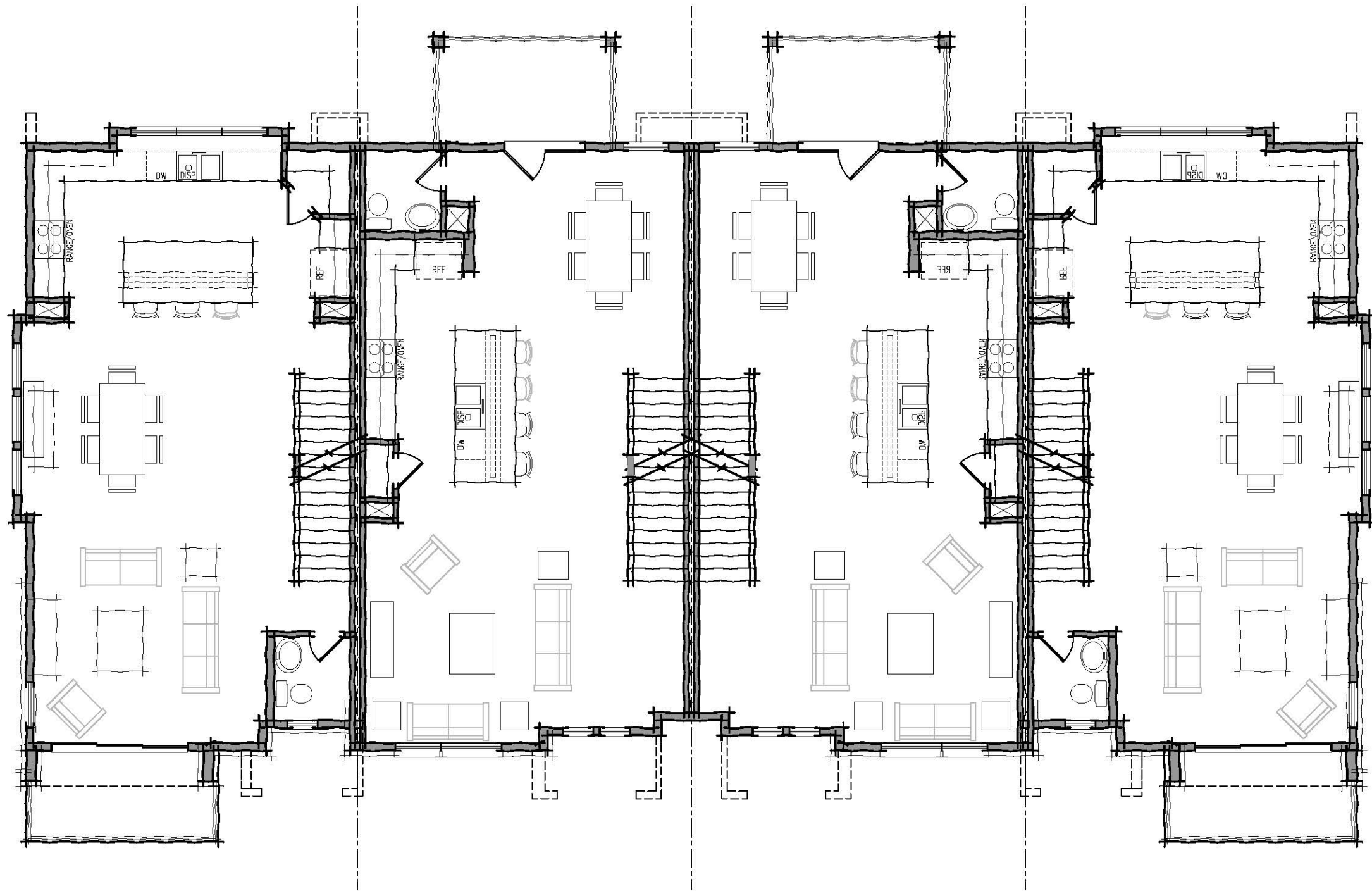


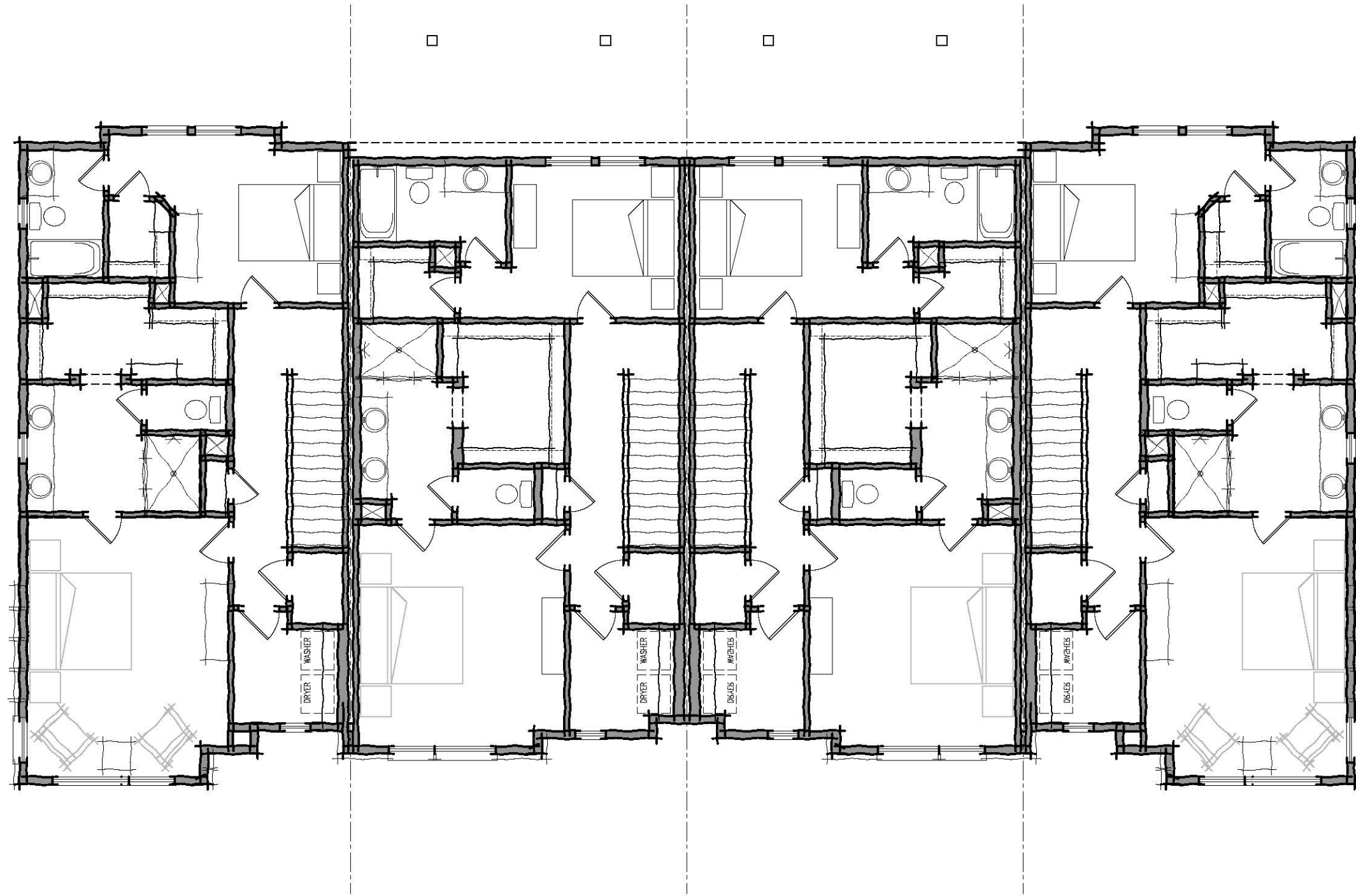
INT PLAN SQFT.	
TARGET SQFT	---
TOTAL LIVING	2124
LIVING	
1ST FLOOR	400
2ND FLOOR	872
3RD FLOOR	852



EXT PLAN SQFT.	
TARGET SQFT	
TOTAL LIVING	2190
LIVING	
1ST FLOOR	402
2ND FLOOR	888
3RD FLOOR	900

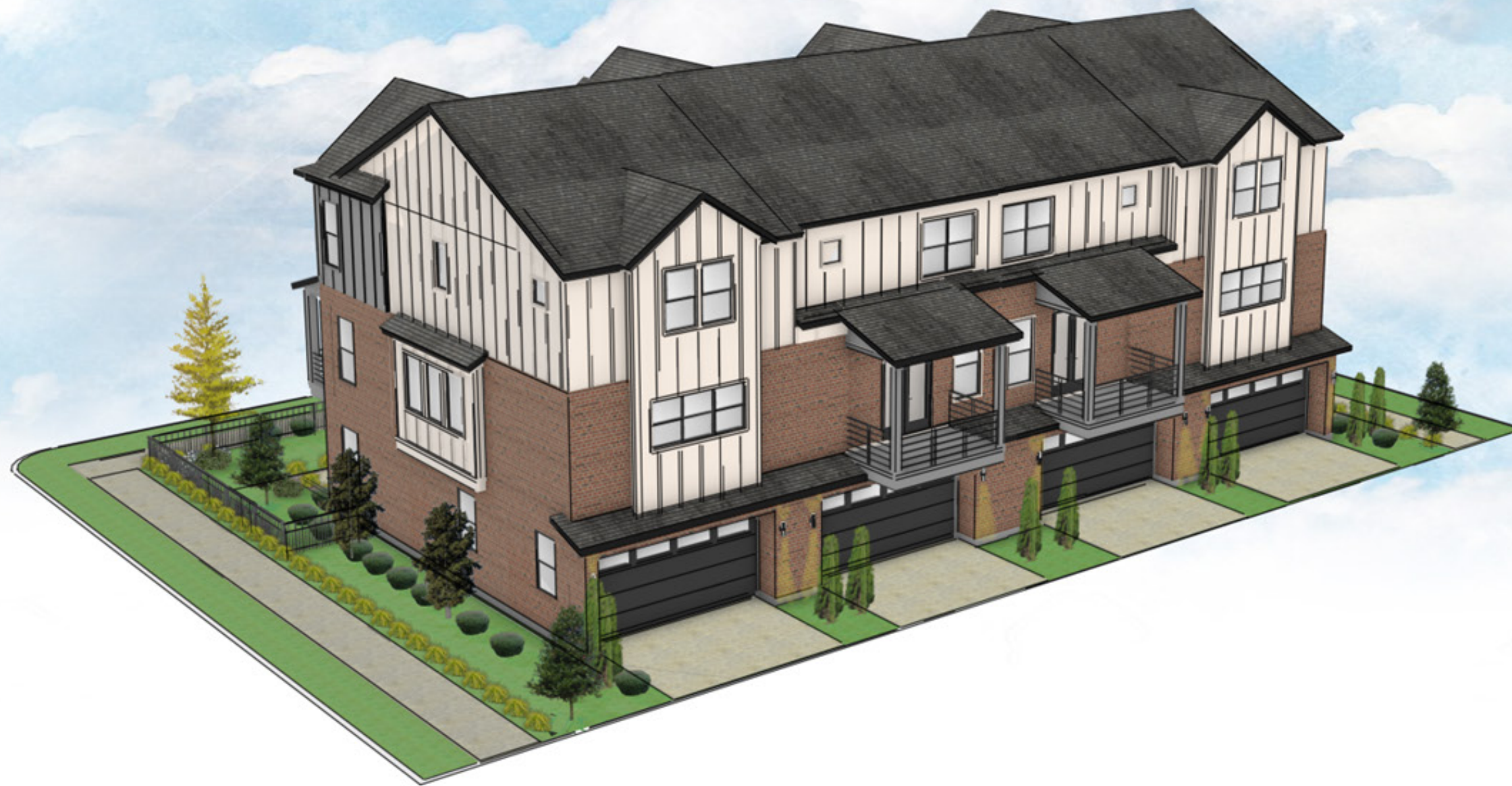








STREET PERSPECTIVE (FRONT)
CONCEPT RENDERINGS



ALLEY PERSPECTIVE (REAR)
CONCEPT RENDERINGS



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



41' 1"



FRONT DETAIL VIEW UNIT 1 / 2



41'-1"

41'-1"



Nickel Plate Review Committee Staff Report

Meeting Date: May 5, 2026

DEPARTMENT CONTACT:
Ross Hilleary, Assistant Director of Planning

CASE NUMBER:
NPR-26-2

PETITIONER:
Tony Hartman, Drees Homes

PROPERTY ADDRESS/LOCATION:
11345 Meadows Drive,
15-14-01-02-05-005.000

REQUEST: Request to approve a single-family home elevation by Drees Homes. The property is zoned VC Village Center and is located generally west of Meadows Drive

APPLICABLE REGULATIONS:
[Nickel Plate District Code](#)

EXISTING ZONING:
VC – Village Center

FISHERS 2040:
Core Residential

LOT SIZE: .33 Acres

LOCATION MAP



STAFF RECOMMENDATION

Approve

Continue

Deny

No Recommendation

Meeting Date: May 5, 2026

Case Number: NPR-26-2

ZONING HISTORY:

This property was rezoned to VC – Village Center in April 2016 with Ord. No. 041816F, an amendment to the Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

SURROUNDING ZONING & LAND USE:

- North: VC Village Center (single-family homes)
- East: VC Village Center (single-family homes)
- South: VC Village Center (single-family homes)
- West: TCR Town Center Residential (single-family homes)



Village Center, Zoning Map

Meeting Date: May 5, 2026

Case Number: NPR-26-2

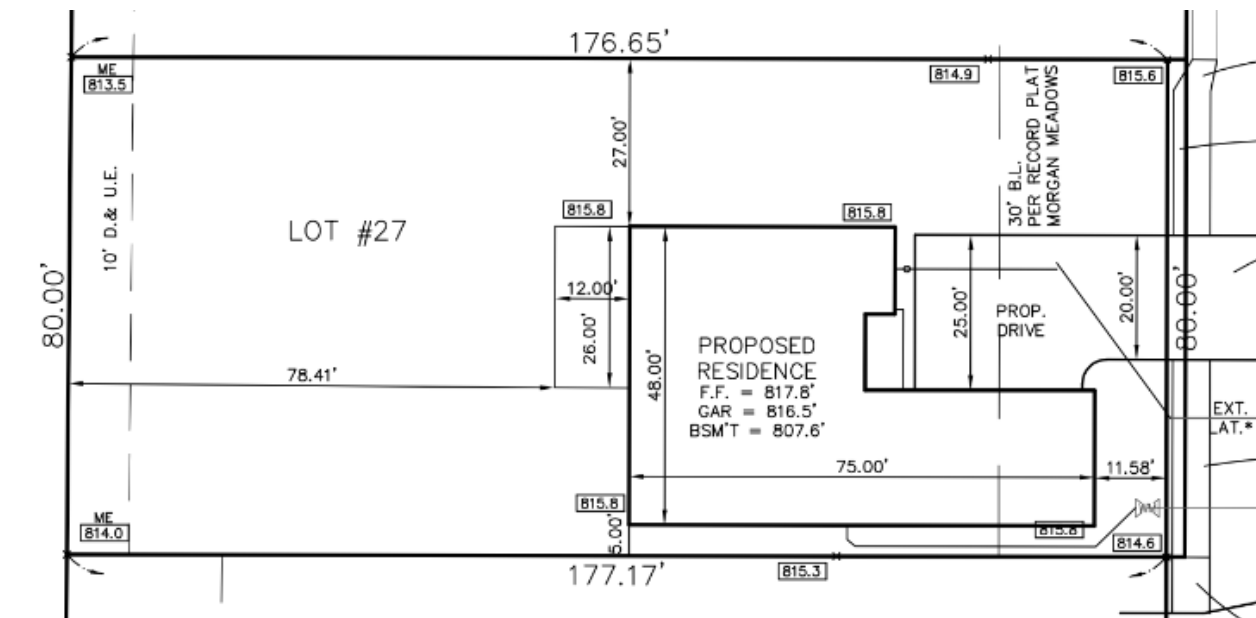
PETITION OVERVIEW:

11345 Meadows Drive is a single-family infill residential property along Meadows Drive. South Village of Nickel Plate (South Village) has seen several new residential homes starting along Morgan Drive and along Meadows Drive.

11345 Meadows Drive will be a side-load courtyard style garage access by Dress Homes.

- No on street parking will be required per Engineering.
- A sidewalk will be required to be installed and with that dedication of Right Of Way (ROW)

SITE PLAN:



Proposed Site Plan

Meeting Date: May 5, 2026

Case Number: NPR-26-2

ELEVATIONS:



Front Elevation (East)



Side Elevation (North)



Rear Elevation (West)



Side Elevation (South)



Front Isometric View



Rear Isometric View

Meeting Date: May 5, 2026

Case Number: NPR-26-2

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

✓ Denotes petition’s compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code

✓ Conforms to the Downtown 2030 Master Plan.

Logic of Design

✓ Site access: The proposed vehicular access will be provided off Meadows Drive. Sidewalk to be installed.

Exterior Space Utilization

✓ Parking and vehicle circulation: New public right-of-way is being proposed.

✓ Landscape: Landscaping will be reviewed through the residential building permit process.

Architectural Character

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the south, east, north, and east of the buildings.

✓ Four-sided architecture: four-sided architecture is provided with two plus building material, a mixture of masonry, and glass, and Hardie siding.

✓ Mechanical & Utility Equipment Screening: All mechanical and utility equipment will be located outside within the development. Staff will review screening during the residential building permit.

✓ Defined Entrance: Development has defined entrance points.

Meeting Date: May 5, 2026

Case Number: NPR-26-2

- ✓ Roof: The proposed design incorporates multiple roof planes and articulation. The roof style is consistent with the characteristic of the surrounding area.
- ✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entries. The varied roof planes provide a defined top.
- ✓ Wall Planes: Structure does not project into sidewalk or other public right-of-way.

Material and Color Selection

✓ Exterior Materials:

- Fiber Cement (Board & Batten, Trim, and Horizontal Panel)
- Brick
- Metal (canopies, downspouts, windows, and doors)

✓ Exterior building materials must be high quality.

✓ Decorate Garage Doors to be determine at a later date and confirmed by staff for compliance.

Harmony and Compatibility with Surrounding Development

✓ Site Furniture: N/A

✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are consistent with the Master Plan goals and objectives.

Circulation: Pedestrian and Vehicular

✓ Pedestrian circulation will be improved with a sidewalk.

✓ Vehicular circulation: Reviewed through TAC Process.

✓ Bike parking: N/A

✓ This project will integrate with the City's planned projects.

PUBLIC ART:

Public Art within the Nickel Plate District requires the approval of the Nickel Plate Review Committee.

No public art is proposed within this location or as part of this project.

Meeting Date: May 5, 2026

Case Number: NPR-26-2

WAIVERS REQUESTED:

Due to the specific design of this project, the petitioner is requesting waivers from some of the Nickel Plate District Standards which are identified below. Waivers are to be approved according to Section 8.2.11.1.

The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested:

1. Section 2.4 Façade: All structures shall be at 75% masonry on frontages facing public rights-of-ways and 50% on all other sides. Home is a mixture of masonry and cement board / Hardie plank siding facing the public ROW, and Hardie plank on all other sides.
2. Section 2.4 Façade: Windows shall have decorative headers of stone or other masonry.
3. Section 2.4 Façade: Structures shall articulate horizontally and vertically a minimum of two feet for every 50 feet of width.
4. Figure 1.3: Development Standards: Two (2) foot minimum front yard setback. Setbacks as presented at 11 feet.

The following **Minor Waivers** are requested:

None

STAFF RECOMMENDATION:

Staff is supportive of the requested waivers. The architecture proposed is considerably aligned with the Nickel Plate District Code - Architectural Regulations and with the Master Plan goals and objectives for this area. Staff has worked with Drees Homes for additional windows on the north and south elevation.

Staff recommends approval as presented.

STAFF RECOMMENDATION

Approve Continue Deny No Recommendation

BECAUSE WE ARE CONSTANTLY IMPROVING OUR PRODUCT, WE RESERVE THE RIGHT TO MAKE ADJUSTMENTS IN THE FINAL CONSTRUCTION DRAWING PHASE TO ENSURE CONTRACTIBILITY, CODE COMPLIANCE AND EASE OF USE. DIMENSIONS, SQUARE FOOTAGES, ARCHITECTURAL DETAILS AND DESIGN MAY CHANGE IN THIS PROCESS.

CUSTOM STUDY REQUEST
NIXON

Division: **INDIANAPOLIS**

Job No.: **IGA-0674-00**

House Name: **ALDEN**

Description of Custom Changes:



Isometric - Front-Right

APPROVALS:

CUSTOMER(S) _____ DATE _____

SALES MANAGER _____ DATE _____

DIVISION REPRESENTATIVE _____ DATE _____



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Study Drawn By: BLC/ALD Last Revised: 04/28/26

P:\PLANNING\SCA\Architectural\CONTRACTS\INDIANAPOLIS\IGA-0674-00\CSTRIND - IGA-0674-00 - ALDEN - NIXON - CSR.cvt

- NOTE - ELEVATION CHANGES:
- ROOF PITCH LOWERED TO 5:12 VS. 12:12 AND 7:12 TO FIT BETTER WITH THE AESTHETIC OF THE NEIGHBORHOOD AND THE STYLE OF A HOUSE WITH A HIPPED ROOF
 - SIMILARLY, THE OVERHANGS WERE INCREASED TO 1'-6" VS. 1'-0"
 - A POP UP WAS ADDED AT THE ENTRY FOR BETTER EMPHASIS AND INTEREST
 - BECAUSE OF THE LOWER ROOF AT GARAGE, THERE IS OPPORTUNITY FOR HIGH GLASS IN THE PRIMARY COMMUNE ROOM AND W.I.C. (BOTTOM OF COMMUNE RM WINDOW IS 5' A.F.F., BOTTOM OF CLOSET WINDOWS ARE 7'-4" A.F.F.)

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Front Elevation

NTS

Board and Batten Siding
James Hardie Fiber cement Panels
with Batten Strips. Panel Flashing at
8' Vertical Intervals. No Window
Trim.

CUSTOM STUDY REQUEST

NIXON

Division:

INDIANAPOLIS

Job No.:

IGA-0674-00

House name:

ALDEN

Description of Custom Changes:



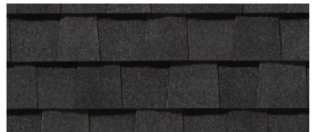
Irongate - General Shale - Queen Size



James Hardie - Hardiplank
Cobble Stone

BOARD & BATTEN
James Hardie
7675 Sealskin

SHINGLES



Certainteed Landmark Dimensional
Moire Black

APPROVALS:

CUSTOMER(S) _____ DATE _____

SALES MANAGER _____ DATE _____

DIVISION REPRESENTATIVE _____ DATE _____



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Study Drawn By: BLC/ALD Last Revised: 04/28/26

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CUSTOM STUDY REQUEST
NIXON

Division:
INDIANAPOLIS

Job No.:
IGA-0674-00

House name:
ALDEN

Description of Custom Changes:



Isometric - Rear-Left

APPROVALS:

CUSTOMER(S) _____ DATE _____

SALES MANAGER _____ DATE _____

DIVISION REPRESENTATIVE _____ DATE _____



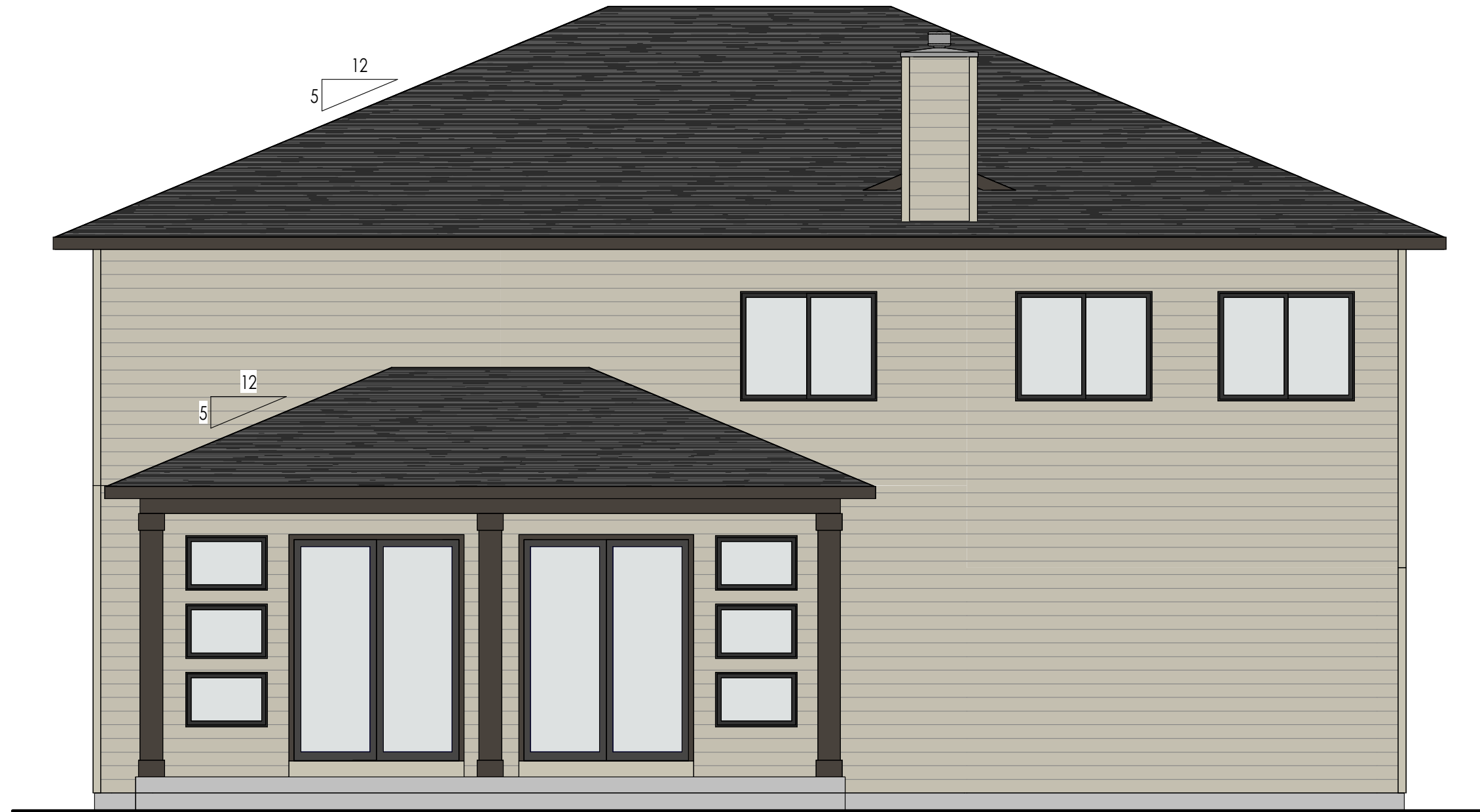
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Study Drawn By: BLC/ALD Last Revised: 04/28/26

\\FTLWIN152\Share\Drawings\Custom\ESTIMATE BY DREES-INDIANAPOLIS\IGA-0674-00\CSTRIND-IGA-0674-00-ALDEN-NIXON-CSTR.vcf

- NOTE - ELEVATION CHANGES:
- ROOF PITCH LOWERED TO 5:12 VS. 12:12 AND 7:12 TO FIT BETTER WITH THE AESTHETIC OF THE NEIGHBORHOOD AND THE STYLE OF A HOUSE WITH A HIPPED ROOF
 - SIMILARLY, THE OVERHANGS WERE INCREASED TO 1'-6" VS. 1'-0"
 - A POP UP WAS ADDED AT THE ENTRY FOR BETTER EMPHASIS AND INTEREST
 - BECAUSE OF THE LOWER ROOF AT GARAGE, THERE IS OPPORTUNITY FOR HIGH GLASS IN THE PRIMARY COMMUNE ROOM AND W.I.C. (BOTTOM OF COMMUNE RM WINDOW IS 5' A.F.F., BOTTOM OF CLOSET WINDOWS ARE 7'-4" A.F.F.)

BECAUSE WE ARE CONSTANTLY IMPROVING OUR PRODUCT, WE RESERVE THE RIGHT TO MAKE ADJUSTMENTS IN THE FINAL CONSTRUCTION DRAWING PHASE TO ENSURE CONTRACTIBILITY, CODE COMPLIANCE AND EASE OF USE. DIMENSIONS, SQUARE FOOTAGES, ARCHITECTURAL DETAILS AND DESIGN MAY CHANGE IN THIS PROCESS.



Rear Elevation
NTS

CUSTOM STUDY REQUEST

NIXON

Division:

INDIANAPOLIS

Job No.:

IGA-0674-00

House name:

ALDEN

Description of Custom Changes:



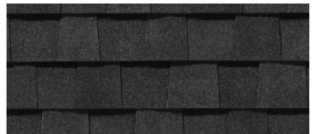
Irongate - General Shale - Queen Size



James Hardie - Hardiplank
Cobble Stone

BOARD & BATTEN
James Hardie
7675 Sealskin

SHINGLES



Certainteed Landmark Dimensional
Moire Black

APPROVALS:

CUSTOMER(S) _____ DATE _____

SALES MANAGER _____ DATE _____

DIVISION REPRESENTATIVE _____ DATE _____



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CUSTOM STUDY REQUEST
NIXON

Division: **INDIANAPOLIS**
Job No.: **IGA-0674-00**
House name: **ALDEN**

Description of Custom Changes:



Irongate - General Shale - Queen Size



James Hardie - Hardiplank Cobble Stone

BOARD & BATTEN
James Hardie
7675 Sealskin



Certainteed Landmark Dimensional Moire Black



Left Side Elevation
NTS

APPROVALS:

CUSTOMER(S) _____ DATE _____
SALES MANAGER _____ DATE _____
DIVISION REPRESENTATIVE _____ DATE _____



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Study Drawn By: BLC/ALD Last Revised: 04/28/26

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CUSTOM STUDY REQUEST

NIXON

Division:

INDIANAPOLIS

Job No.:

IGA-0674-00

House name:

ALDEN

Description of Custom Changes:



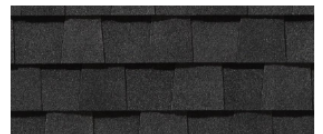
Irongate - General Shale - Queen Size



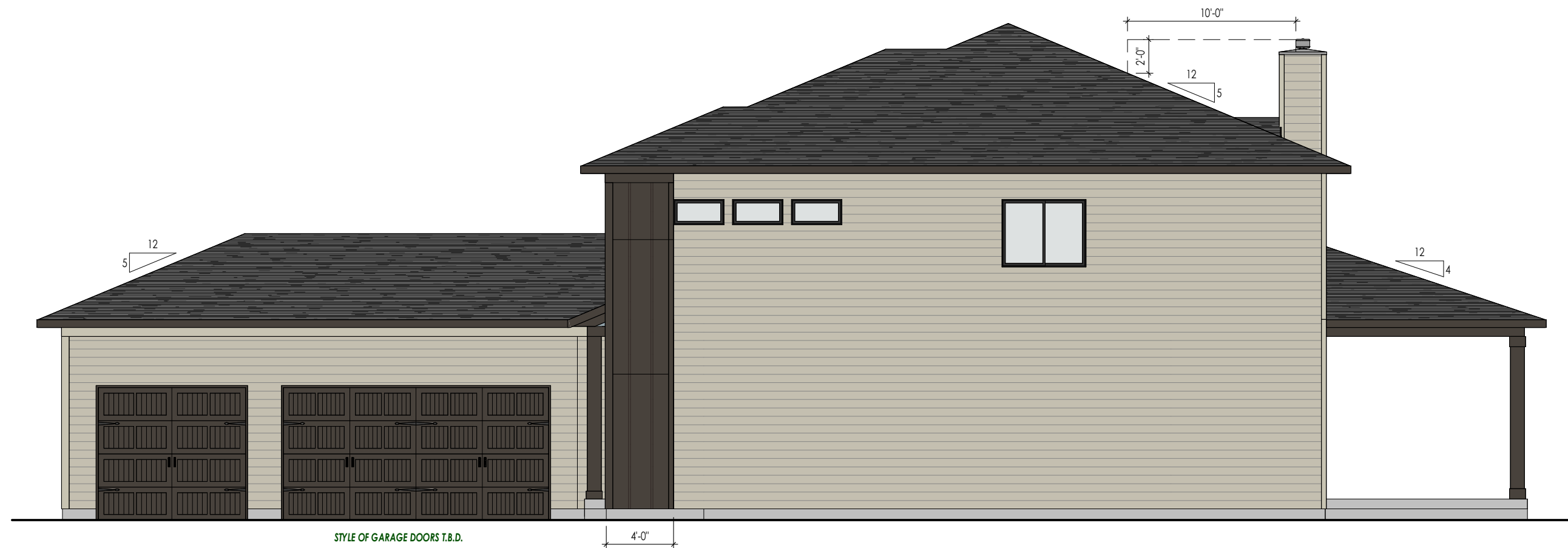
James Hardie - Hardiplank Cobble Stone

BOARD & BATTEN
James Hardie
7675 Sealskin

SHINGLES



Certainteed Landmark Dimensional Moire Black



Right Side Elevation

NTS

APPROVALS:

CUSTOMER(S) _____ DATE _____

SALES MANAGER _____ DATE _____

DIVISION REPRESENTATIVE _____ DATE _____



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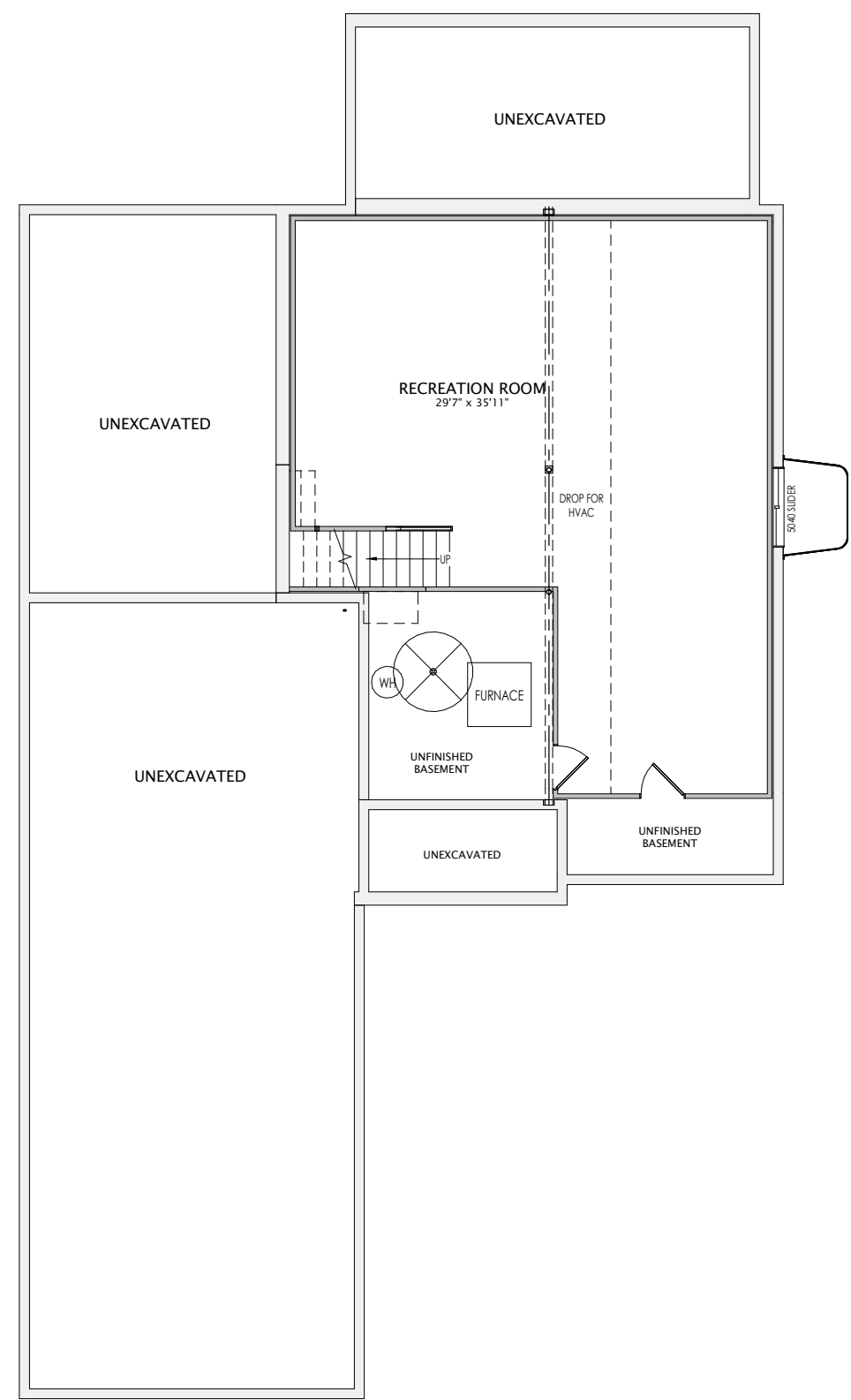
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CUSTOM STUDY REQUEST
NIXON
Division:
INDIANAPOLIS
Job No.:
IGA-0674-00
House name:
ALDEN



Lower Level Plan
3/32" = 1'-0"

Living Areas	
Finished Lower Level	966 SF
First Floor	1592 SF
Second Floor	1878 SF
	4436 SF
Unfinished Areas	
Front Covered Porch	75 SF
Garage	1094 SF
Rear Covered Porch	312 SF
Unfinished Basement	244 SF

APPROVALS:

CUSTOMER(S) _____ DATE _____

SALES MANAGER _____ DATE _____

DIVISION REPRESENTATIVE _____ DATE _____

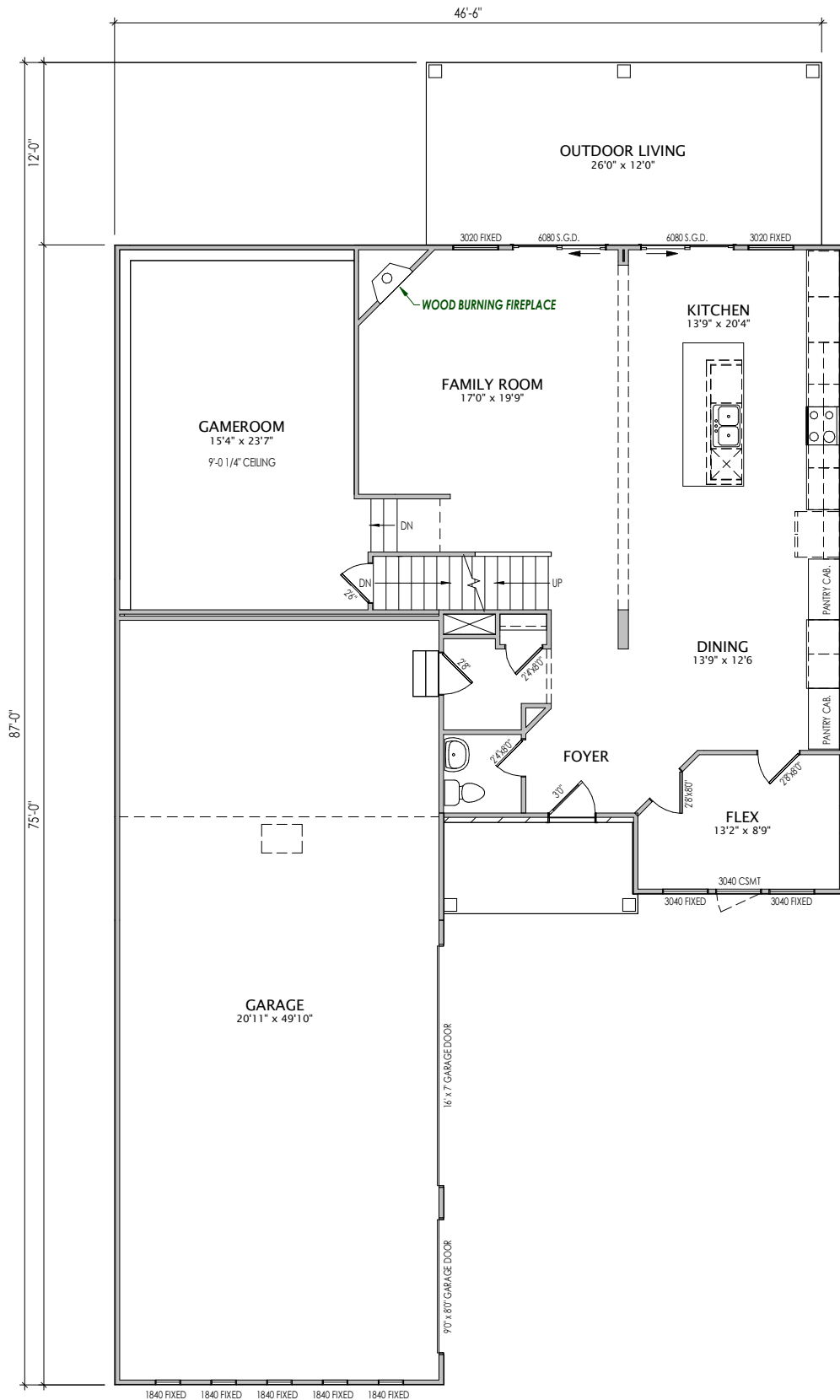


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1st Floor Plan
3/32" = 1'-0"

Living Areas	
Finished Lower Level	966 SF
First Floor	1592 SF
Second Floor	1878 SF
	4436 SF
Unfinished Areas	
Front Covered Porch	75 SF
Garage	1094 SF
Rear Covered Porch	312 SF
Unfinished Basement	244 SF

CUSTOM STUDY REQUEST

NIXON

Division:

INDIANAPOLIS

Job No.:

IGA-0674-00

House name:

ALDEN

Description of Custom Changes:

APPROVALS:

CUSTOMER(S) _____ DATE _____

SALES MANAGER _____ DATE _____

DIVISION REPRESENTATIVE _____ DATE _____



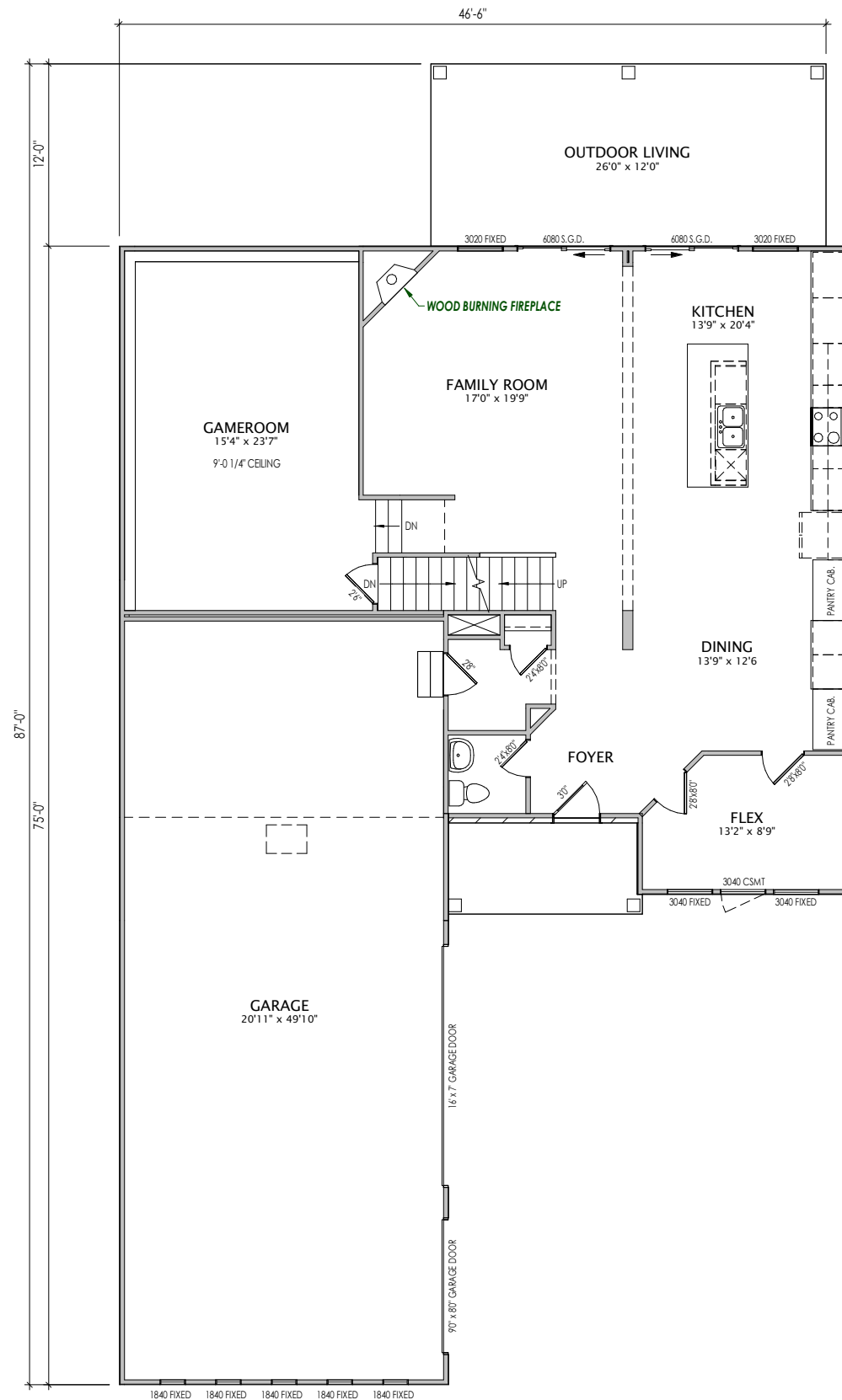
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1st Floor Plan
3/32" = 1'-0"

Living Areas	
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Second Floor	1878 SF
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Unfinished Areas	
Front Covered Porch	75 SF
Garage	1094 SF
Rear Covered Porch	312 SF
Unfinished Basement	244 SF

CUSTOM STUDY REQUEST

NIXON

Division:

INDIANAPOLIS

Job No.:

IGA-0674-00

House name:

ALDEN

Description of Custom Changes:

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MORGAN MEADOWS

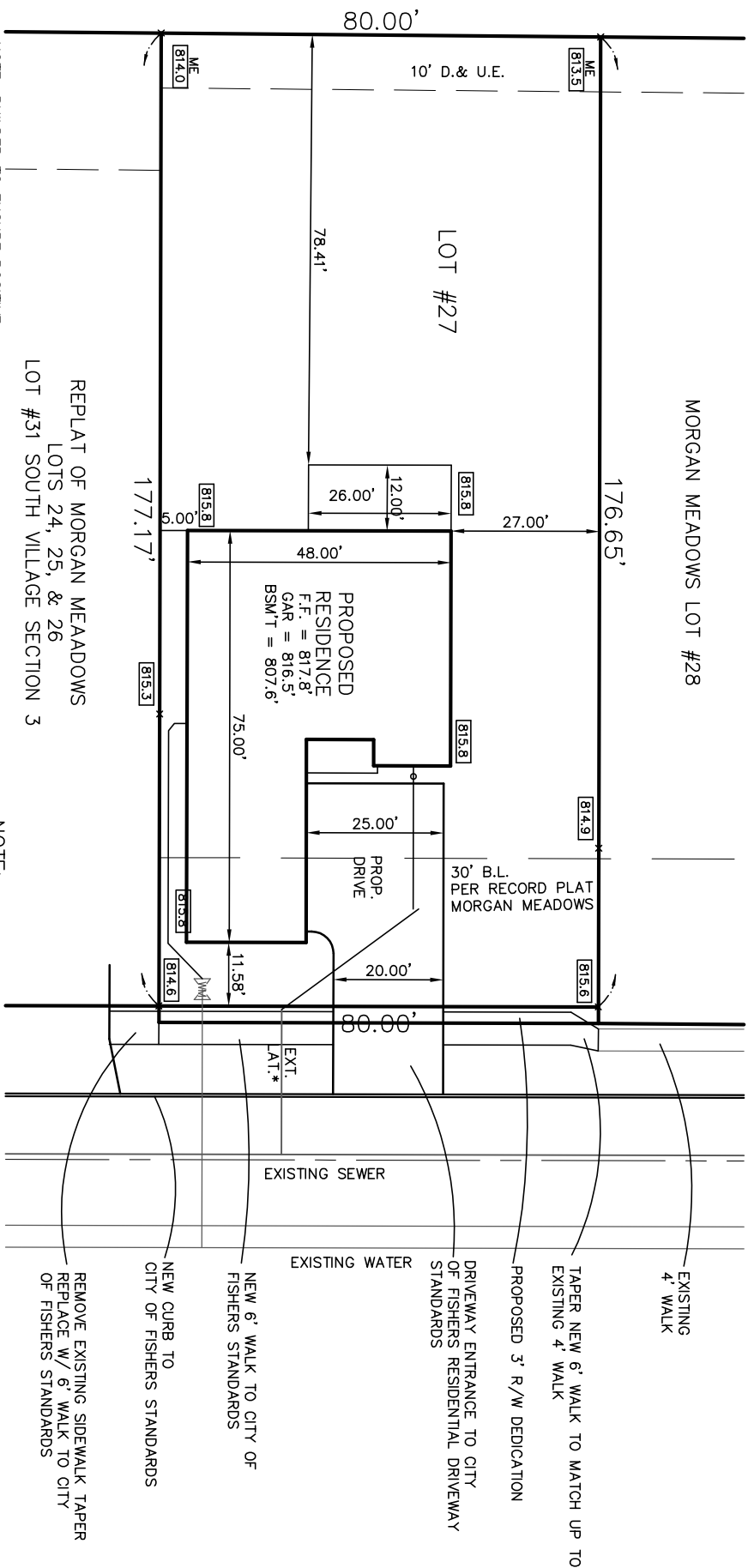
LOT #27 - SECTION 2
11345 MEADOWS DRIVE



IGA 674
NIXON PROJECT

CONCEPT PLAN

PREPARED FOR



NOTE: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE(S)

REPLAT OF MORGAN MEADOWS
LOTS 24, 25, & 26
LOT #31 SOUTH VILLAGE SECTION 3

000.0 — PROPOSED GRADE
000.0 — EXISTING GRADE



TRUE NORTH
LAND DEVELOPMENT CONSULTING & LAND SURVEYING SERVICES
11650 Ohio Road, Suite#1000-289
Fishers, Indiana 46037
Phone: (317)-841-8754
Fax: (317)-841-8762
E-mail: Troy@TrueNorthIndy.com

DRWN: TAT	DATE: 04/17/26	SCALE: 1" = 30'
JOB#: 26-515	REV:	DOCUMENT SIZE: 8-1/2" x 14"
VC - VILLAGE CENTER	F.F.E. HSE: 817.8'	
SIDEYARD: 0' MIN	F.F.E. GAR: 816.5'	
REAR: 5' MIN.	F.F.E. BSM'T: 807.6'	
LOT COVERAGE: N.A.		

NOTE:

- DRIVE ENTRY TO CONFORM WITH TOWN OF FISHERS STD.
- THE LOCATIONS, DIMENSIONS, AND WIDTH ALONG THE PROPOSED PUBLIC SIDEWALK WERE SCALED OR TAKEN FROM ENGINEERING CONSTRUCTION PLANS PREPARED BY OTHERS OR AS PROVIDED.
- VERIFY SANITARY LATERAL LOCATION PRIOR TO CONSTRUCTION
- IT SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THE BUILDING DIMENSIONS, BUILDING LOCATIONS, THE LOCATION OF OTHER PERTINENT FEATURES AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. THE INTENDED USE OF THIS PLOT PLAN IS FOR SECURING BUILDING PERMITS ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.