

ORDINANCE NO. 4-1-09

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND ZONING MAP, A PART OF THE COMPREHENSIVE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #08N-15-1908 as required by law concerning an application for an amendment to an adopted Preliminary Development Plan for property owned by the Hamilton County Board of Commissioners; and

WHEREAS, the Plan Commission at their January 20, 2009 meeting has sent its favorable recommendation to the Noblesville Common Council in the manner by a vote of 10 ayes and 0 nays; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Unified Development Ordinance and zoning map amended as follows:

Section 1. That the subject real estate as evidenced by the legal description , Exhibit A, and located in the 18000 block of Foundation Drive, a part of the Noblesville Commons Planned Development which is within the zoning jurisdiction of the City of Noblesville,

Hamilton County, Indiana, currently zoned “PB/PD Planned Business Planned Development” is hereby rezoned to “PB/GUO Planned Business/Government Use Overlay” hereby amending the zoning map, and

Section 2. That said Real Estate is being developed as professional office uses by Hamilton County is hereby adopting the Preliminary Development Plan as per Exhibit B and Landscaping Plat as per Exhibit C providing for no variations from the development standards of the existing Unified Development Ordinance dated November 2008.

Section 3. Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance is varied, altered, or modified by this ordinance and/or exhibits, then such development standard, specification, guideline, and/or requirement as specified in the Unified Development Ordinance shall apply.

Section 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

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Section 5.

Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 10th day of Feb, 2009

COMMON COUNCIL

AYE

NAY



Gregory P. O'Connor



Dale Snelling



Brian Ayer



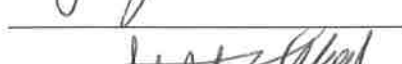
Mark Boice



Roy Johnson




Mary Sue Rowland



Stephen C. Wood

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

10th day of Feb, 2009.


John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:


Janet Jaros, Clerk - Treasurer

Exhibit B is on file and may be viewed in the City of Noblesville Clerk-Treasurer's Office.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Joyceann Yelton
Printed Name of Declarant

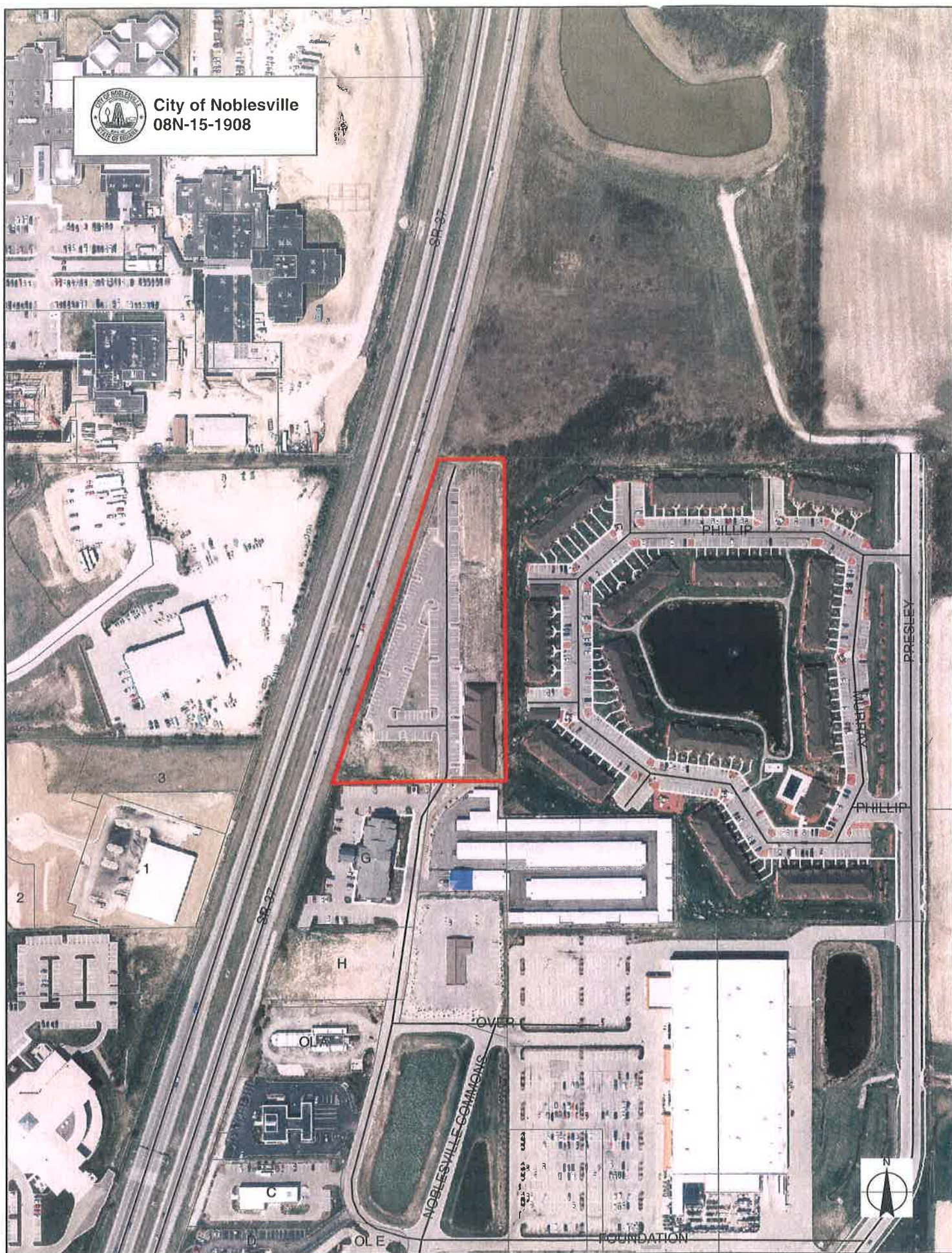
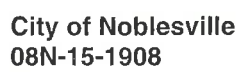
Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10th Street, Noblesville, IN 46060 (317) 776-6325

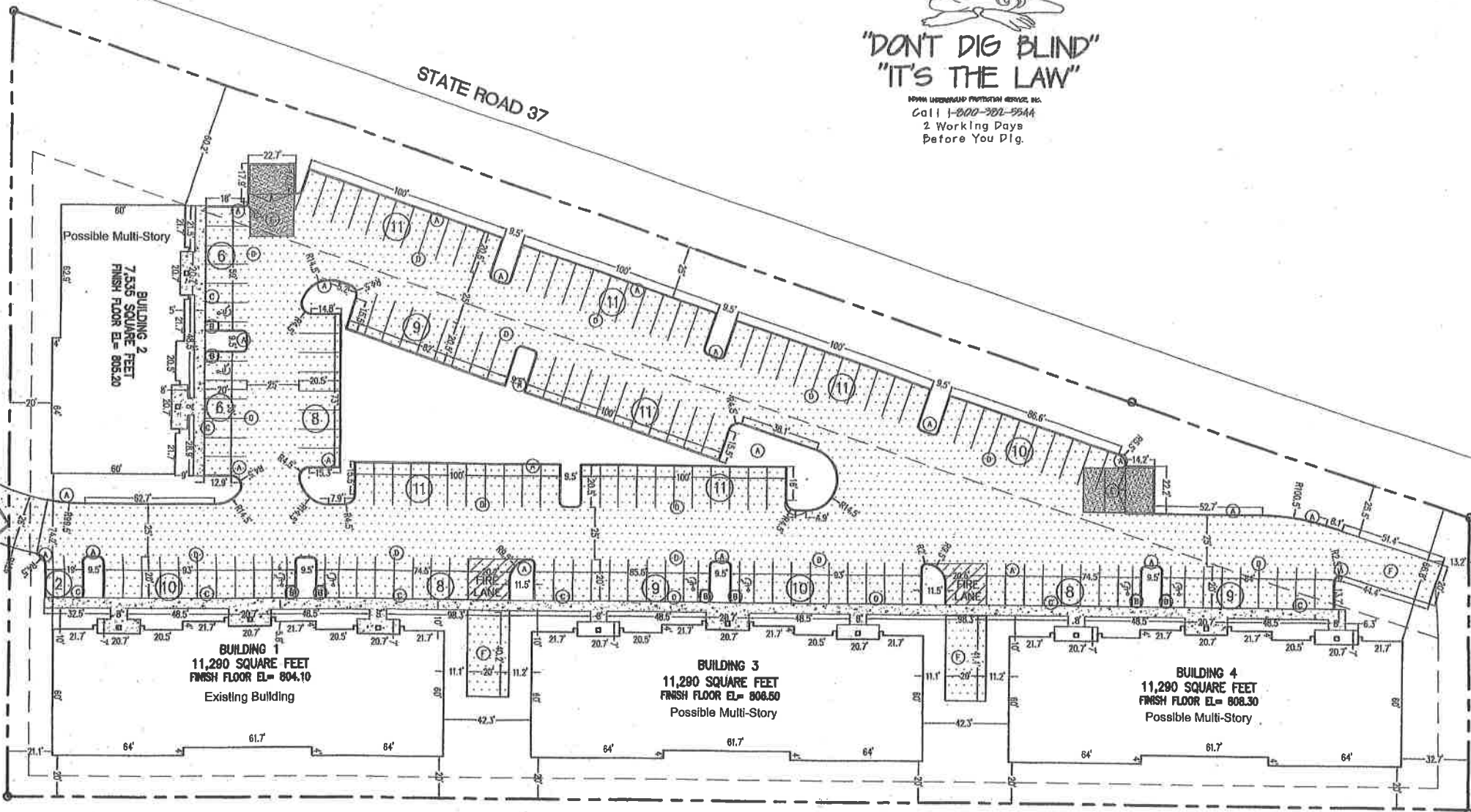
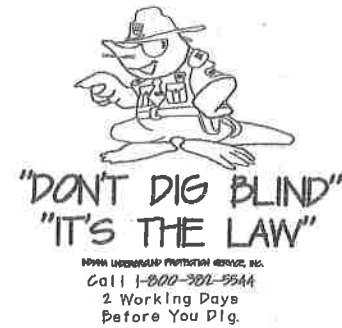
Legal Description of Parcel: 11-07-32-00-00-024.501

Instrument No. 200400078444

Part of the west half of the southwest quarter of Section 32, Township 19 North, Range 5 East in Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of said southwest quarter section; thence North 89 degrees 38 minutes 58 seconds East (assumed bearing) along the north line thereof a distance of 1192.45 feet to easterly right of way line of State Road #37 per I.S.H.C. Plans for Project No. 824 (3) 1954, said point being the Point of Beginning; thence continuing North 89 degrees 38 minutes 58 seconds East along said north line a distance of 140.15 feet to the northeast corner of said half quarter section; thence South 00 degrees 04 minutes 44 seconds West along the east line thereof a distance of 707.65 feet to a 5/8" capped rebar stamped "SCHNEIDER ENG FIRM #0001" on the easterly extension of the north line of a tract of and described in a deed to S.P. Development, Inc. recorded as Instr. #9709749828 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 59 minutes 56 seconds West along said easterly extension and along the north line of said tract a distance of 372.40 feet to the aforesaid easterly right of way line of State Road #37, the following 2 courses are along said right of way line; thence North 18 degrees 25 minutes 04 seconds East a distance of 573.03 feet to point of curvature of a curve having a radius of 7248.97, the radius point of which bears North 71 degrees 34 minutes 56 seconds West; thence northeasterly along said curve and arc distance of 171.27 feet the Point of Beginning which bears South 72 degrees 56 minutes 09 seconds East from said radius point, containing 4.14 acres, more or less.





GENERAL SITE NOTES

- CONTRACTOR SHALL RECOGNIZE RESPECTIVE WORK AND RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ARCHITECT OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, PRIOR TO THE START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH SUBSOIL CONDITIONS.
- THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF THE CONTRACT ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
- CONTRACTORS SHALL CONSULT ARCHITECTURAL, PLUMBING AND ELECTRICAL PLANS FOR: INVERT ELEVATIONS AND EXACT LOCATION OF DOWN SPOUTS, WATER LINES, GAS LINES, TRANSFORMER'S PAD OR POLE, ETC.
- ALL PAVEMENT PATCHING DUE TO UTILITIES INSTALLATION; CONSTRUCTION OF CURBS, ETC., OR DAMAGE TO EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE PATCHED WITH A PAVEMENT SECTION WHICH MEETS OR EXCEEDS THE EXISTING SECTION BY THE CONTRACTOR DURING THE WORK.
- ALL GRASS AND/OR SHROUBERY DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL EXISTING MANHOLE AND CATCH BASIN GRATES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATION.
- ALL PIPE LENGTHS SHOWN ON DRAWINGS ARE FOR HYDRAULIC CALCULATION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE EXACT LENGTHS REQUIRED FOR ACTUAL INSTALLATION.
- CONSTRUCTION OF ALL SEWER LINES AND STRUCTURES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODE, RULES AND REGULATIONS. SITUATION AND TOPOGRAPHIC SURVEY PROVIDED BY: Falcon Engineering, Inc.
- REPAIR, REPLACE OR MAINTAIN ANY/ALL EXISTING UTILITIES WITHIN LIMITS OF CONSTRUCTION.
- FOR ALL WORK WITHIN LIMITS OF RIGHT-OF-WAY SEE D.O.T. STANDARD DETAILS.
- ALL DIMENSIONS SHALL BE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL RADIUS SHALL BE 6' UNLESS OTHERWISE NOTED.
- ALL RADIUS INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
- HANDICAPPED RAMPS AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODES WHICHEVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, CITY OR LOCAL AGENCIES. THE AMOUNT, LOCATION AND SIZE SHALL BE PER THE DIRECTION OF THE GOVERNING AGENCY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL AND OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER EXCEPTIBLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- THIS SITE IS CURRENTLY UNDER CONSTRUCTION. EXISTING ELEVATIONS AND UTILITY LINES MAY OR MAY NOT BE IN THEIR PROPER LOCATION. VERIFY ALL ELEVATIONS & COORDINATE WITH THE ENGINEER FOR ANY DISCREPANCIES.

LEGEND

- CONCRETE SLABS & SIDEWALK
- ASPHALT PAVEMENT

- 6' CONCRETE STRAIGHT CURB
- HANDICAP RAMP
- COMBINED CONCRETE CURB & WALK
- 4" WHITE TRAFFIC STRIPPING
- 6" CONCRETE PAVEMENT
- Fire Lane
- ENTRY SIGN (SEE ARCHITECTS PLAN)
- PARKING SPACES

Land Description

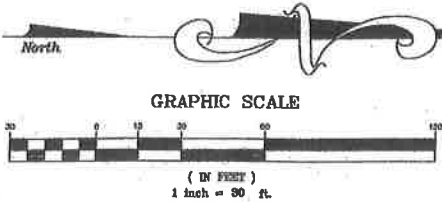
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BENCHMARK

Ham G-21
A BRONZE PLATE SET IN A CONCRETE POST IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SR-37 & SR-32. ALSO, 92 FEET WEST OF CENTERLINE SR-37, 73 FEET SOUTHEAST OF FENCE CORNER AND 60 FEET NORTHWEST OF A FENCE CORNER AT THE FENCE LINE. JUNCTION OF SR-37 & SR-32.
ELEV. = 779.84

PARKING LOT SUMMARY	
REQ. = 41,405sf/250sf/Sp = 166 Spaces	
PARKING SPACES	NUMBER
STANDARD PARKING	153
HANDICAPPED SPACES	8
TOTAL SPACES	161



* Site Address
777 FOUNDATION DRIVE
NOBLESVILLE, IN 46060

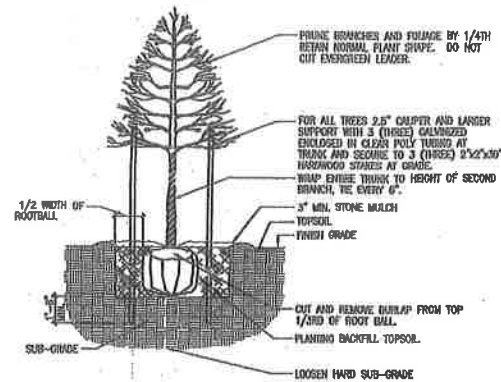


11/19/04

No.	Date	Revision
1	10/19/04	TEC Revisions
2	10/27/04	Client Revisions

falcon ENGINEERING, INC.		Site Layout	
13110 Promise Road, Noblesville, IN 46060	Phone: (317) 841-3141 Fax: (317) 841-9951	City of Noblesville, Indiana	Noblesville Commons Professional Center
Design By AES	Drawn By AES	Checked By	Approved By

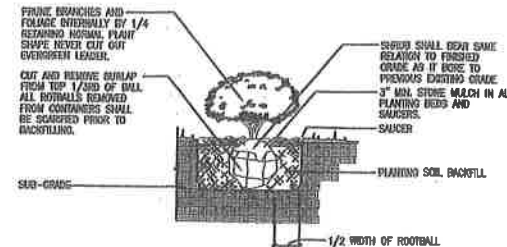
Date	July, 2004
Job No.	141
Scale	1"=30'
Sheet No.	2 of 14



B
L-1

Tree Planting Detail

Scale: N.T.S.



C
L-1

Shrub Planting Detail

Scale: N.T.S.

LANDSCAPE SPECIFICATIONS: These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the location shown on the landscape drawing.

LANDSCAPE MATERIALS: FERTILIZER: Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, 20% nitrogen, 10% phosphate, and 10% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL: Backfill plant pits with the following topsoil mixture: 1 part on-site topsoil, 1 part imported topsoil, 1 part compost and 1/2 part plant specified fertilizer per cubic yard.

PLANT MATERIALS: Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, distorting limbs, unusual injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed root systems with or without visible or open spines.

PLANTING SOIL MIXTURE: 2.5 inches minimum of Cracked Rock underlaid with wood barrier.

STEEL EDGING: 3/16" x 4" Riven Green/Black Steel Edging.

PROJECT EXECUTION: SUBSURFACE UTILITIES: Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations.

CONTRACTOR SHALL NOTIFY UTILITY LOCATOR SERVICE (1.000.322.5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

PLANTING EXCAVATION: When conditions detrimental to plant growth are encountered, such as utility lines, adverse drainage or obstructions, notify owner before planting. See planting details for planting, grading and staking requirements.

DODED LAWN: Complete all other landscape plantings, mulching, fine grading and staking prior to adding lawn areas. Provide sodded lawn for all lawn areas utilizing Warren's.

Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet.

Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to sodding. Soil test shall be in a firm but uncompacted condition with a relatively fine texture at time of sodding. Contractor shall maintain sodded lawn for a period of 60 days following final completion by mowing and watering as required to maintain vigorous growth during establishment period.

PROJECT WARRANTY: Contractor shall warrant trees, shrubs, and plants for a period of one year after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or from, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.

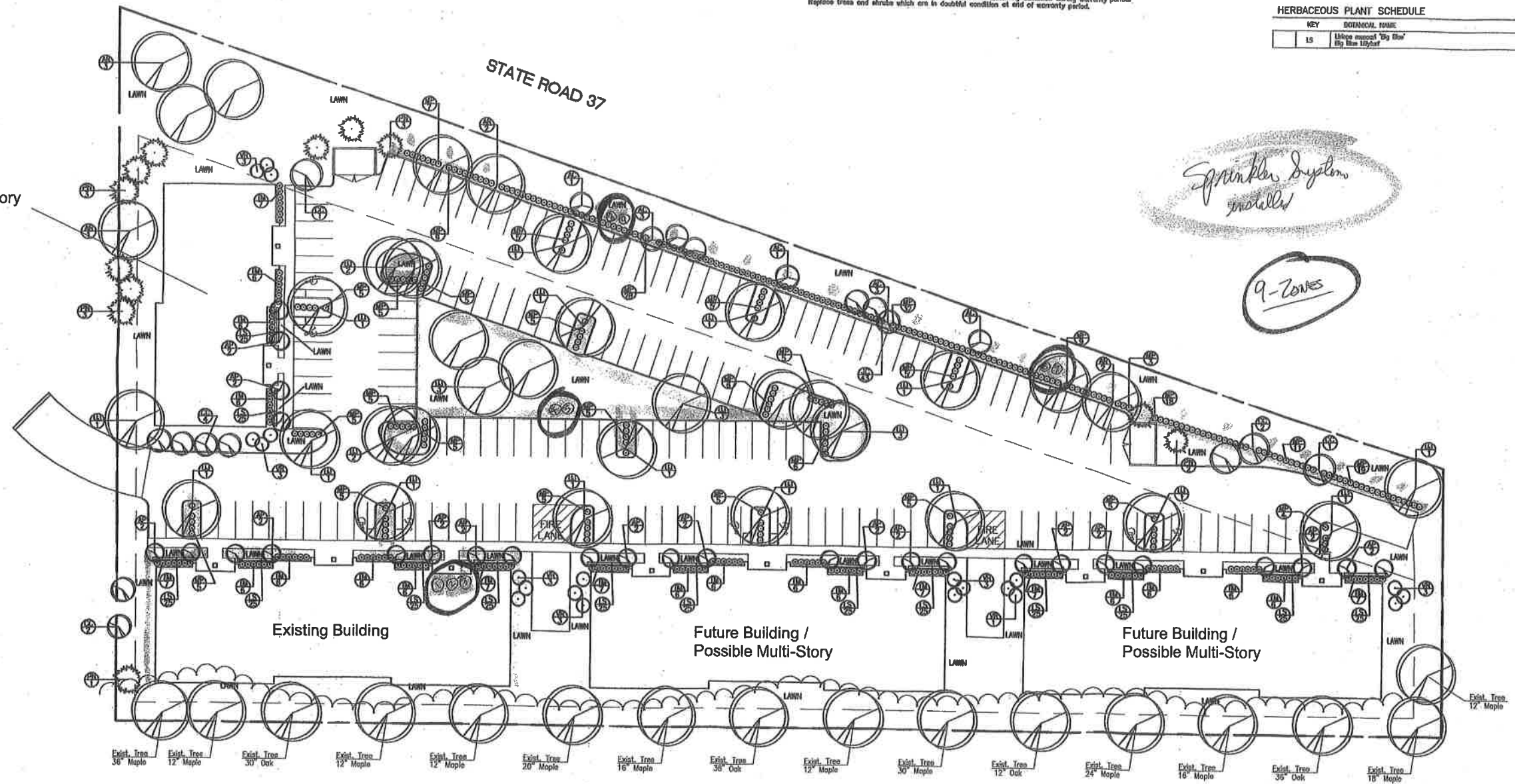
TREE/SHRUB SCHEDULE

KEY	BOTANICAL NAME	SIZE
AD	Arbutus canadensis Strawberry Tree	3" Caliper
AP	Aster Foli. "Woodland" Dogwood	2" Caliper
AR	Aster rubrum Red Maple	4" Caliper
CO	Cornus canadensis Thornless Dogwood	3" Caliper
JO	Juglans chin. "Iron Horse" Iron Horse Dogwood	30" Spread
MP	Myrica pennsylvanica Northern Highberry	30" Height
PH	Pinus strobus American Pine	7'-8" Height
TM	Taxus canadensis Canadian Pine	24" Spread
UV	Ulmus p. "Amstelherm" Amsterdam Elm	3" Caliper
VC	Viburnum coccineum Kalm's Viburnum	30" Height
VR	Viburnum p. "Riviera" Riviera Viburnum	30" Height

HERBACEOUS PLANT SCHEDULE

KEY	BOTANICAL NAME	SIZE
LS	Lupinus albus "Big Blue" Big Blue Lupine	1 Quart

Future Building /
Possible Multi-Story



A
L-1

Landscape Plan

Scale: 1"=30'

*Sprinkler System
install*

9-Zones

RECEIVED
NOV 26 2008

NOBLESVILLE DEPARTMENT OF
PLANNING AND DEVELOPMENT



No.	Date	Revision
1	11/19/04	Planning Revisions
2	12/7/04	Planning Revisions

falcon
ENGINEERING, INC.
13110 Promlee Road
Noblesville, IN 46060
Phone: (317) 841-3141 Fax: (317) 841-9951

Landscape Plan
Noblesville Commons Professional Center
City of Noblesville
Design By: AES
Noblesville Township
Drawn By: REM LA
Hamilton County
Checked By: Approved By:

Date: November, 2004
Job No.: 141
Scale: 1"=30'
Sheet No.: 14