

16.00
200
(4) NONE

ORDINANCE NO. 19-3-05

200500026790
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
05-05-2005 At 11:28 am.
ORDINANCE 16.00

Document Cross Reference No. 9944244

**AN ORDINANCE TO AMEND THE PEBBLE BROOK PLANNED DEVELOPMENT IN
NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend the original Planned Development for the BP Service Station, formerly the Amoco Station as adopted in 1996 as enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing, as required by law in regard to the application #05N-15-0154 submitted by BHMR Associates, LLC for a portion of the original parcel of Pebble Brook Planned Development located in Noblesville, Hamilton County, Indiana , and

WHEREAS, the Commission has sent to the Common Council its decision of March 21, 2005 meeting, reflecting a vote of 10 ayes and 0 nays with a favorable recommendation for adoption of the amendment to said planned development, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana meeting in regular session, as follows:

SECTION 1. The provisions of the original adopted planned development be amended to permit the construction of a Starbuck's Coffee Shop in the northwest corner of said original parcel

known as 11-06-33-00-00-007.002, said parcel being subdivided into two lots and creating the Starbuck's parcel containing .386 acre all described as per Exhibit A.

SECTION 2. All other standards, guidelines or other requirements shall be adopted as per the attached Exhibit B (development plan with landscaping, except the signage), and

SECTION 3. All building elevations for said project shall be as per attached Exhibit C.





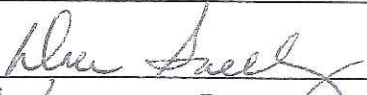

Whereas, the development standards established by this Ordinance and/or its attached exhibits supercede the development standards of the Unified Development Ordinance and portions of the previously adopted ordinance for the City of Noblesville, Hamilton County, Indiana provided however that unless a development standard, guideline, or requirement specified in the Unified Development Ordinance is varied, altered, or modified by this Ordinance and/or its Exhibits, then such development standard, guideline, or requirement as specified in the Unified Development Ordinance shall apply.

SECTION 4. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 12th day of April, 2005.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

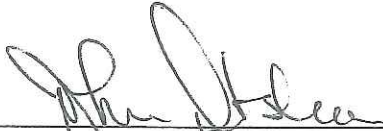
AYE

NAY

	Brian Ayer	_____
	Terry L. Busby	_____
	Alan Hinds	_____
	Laurie Hurst	_____
_____	Mary Sue Rowland	_____
	Dale Snelling	_____
	Kathie Stretch	_____

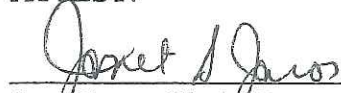
Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

12th day of April, 2005.



John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:



Janet Jaros, Clerk-Treasurer

ALL EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE
CLERK-TREASURER'S OFFICE.

EXHIBIT A

LEGAL DESCRIPTION

Commencing at the Southeast corner of the Southeast Quarter of said Section 33; thence North 00 degrees 24 minutes 25 seconds East (assumed bearing) along the East line of said Southeast Quarter a distance of 343.25 feet; thence North 89 degrees 35 minutes 35 seconds West a distance of 16.50 feet to a point being on the West right-of-way line of Little Chicago Road, said point also being the POINT OF BEGINNING. Thence North 44 degrees 52 minutes 10 seconds West a distance of 63.46 feet; thence South 89 degrees 52 minutes 22 seconds West a distance of 282.33 feet; thence South 00 degrees 12 minutes 33 seconds East a distance of 311.28 feet to the North right-of-way line of State Road No. 32; thence North 84 degrees 12 minutes 50 seconds East along said North right-of-way line a distance of 9.20 feet; thence North 89 degrees 04 minutes 44 seconds East along said North right-of-way line a distance of 293.75 feet; thence North 51 degrees 35 minutes 35 seconds East along said North right-of-way line a distance of 27.26 feet to the intersection of said North right-of-way line with the West right-of-way line of said Little Chicago Road; thence North 00 degrees 24 minutes 25 seconds East along said West right-of-way line a distance of 244.34 feet to the PONT OF BEGINNING. Containing 2.280 acres more or less subject to all easements, restrictions, and rights-of-way.

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LANDSCAPE PLANTING NOTES:

GENERAL:
Contractor shall locate existing and proposed utilities prior to digging or filling.
Refer to grading plan, site plan, utility plan and irrigation plan for additional information.
Contractor shall notify the landscape architect of discrepancies between the plans and the site conditions.
Contractor shall coordinate his work with other trades.
Owner reserves the right to reject any or all plant material.
All plant material shall be guaranteed for a period of one (1) year, upon final acceptance by owner. Any dead material shall be replaced within (2) weeks upon notification by the owner. Excluded are plants that die from acts of nature, vandalism or neglect by owner.

PLANT MATERIAL:
Plants shall be in accordance with the Indiana State Department of Agriculture's regulation for nursery inspection, rules and ratings. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, injuries or other objectionable disfigurements. Shrubs and groundcover shall be nursery grown. Trees shall be nursery grown or that have been transplanted and "cured" for a period of (3) months minimum. Any tree planted that suffers from shock, dieback, loss of leaves, loss of color in leaves or a broken root ball shall be rejected.
All trees shall have a well branched, open, symmetrical canopy.

SOIL:
The gen. contractor will grade lawn & bed areas to 2" below finished grade. The landscape contractor shall be responsible for providing sandy loam soil (if needed) and fine grading all lawn and bed areas. If soil is needed, it shall be free of any rocks, grasses, weeds, seeds, or nutgrass.

BED PREPARATION:
Contractor shall stake bed areas and eradicate any grass or weeds. Install 10 gauge steel edging, pointed green, with stakes. Edging shall be used to separate grass from shrub or groundcover beds. Install edging in straight alignment without waves. Top of edging shall not be more than 2" above finished grade.

TREE INSTALLATION:
Tree pits shall be dug two feet greater in diameter than the size of root ball. Backfill shall consist of native soil removed from the pit. Hand water trees to eliminate voids and air pockets. Trees shall be planted vertical and staked only if necessary to maintain alignment. DO NOT leave any pits open overnight without first boriciding pit to avoid pedestrian injury. Root flare to be equal to adjacent grade.

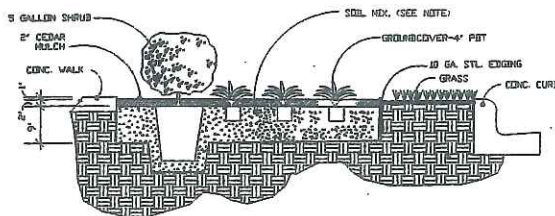
SHRUB & GROUND COVER INSTALLATION:
Rototill 2" of "Back to Earth" soil conditioner into edged bed areas. Rake smooth and remove any large rocks or other debris. Install plants in holes dug 1/3 wider than container size. Top of root ball shall be equal to the finished bed grade. Spread (5) lbs of a 3-1-2 pellet fertilizer per 1000 sf of bed cover. Hand water plants to eliminate voids. Apply 2" of pine bark mulch (coarse shred) top dressing.

GRASS INSTALLATION SOD:
Fine grade and remove rocks and other debris prior to installation. Bermudagrass sod shall be laid solid, joint to joint. Spread a 3-1-2 fertilizer at the rate of 10 lbs. per 1,000 s.f. Roll sod after watering with a heavy hand roller. Contractor shall pin sod to ground at any slopes or swales where erosion may occur.
All ground areas not covered by paving or groundcover shall be covered with sod, including areas between property lines and curbs.

IRRIGATION:
The property owner shall be responsible for the irrigation of all required landscape areas and plant material. Contractor shall install an automatic underground irrigation system (conventional spray, bubbler, etc) equipped with a rain and freeze sensors.
The system shall be in place and operational at the time of the landscape inspection for Certificate of Occupancy.

PLANT MATERIAL SCHEDULE

KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
TREES				
RM	2	RED MAPLE	Acer rubrum	2-1/2" caliper, 8' tall, container.
WO	3	WHITE OAK	Quercus alba	2-1/2" caliper, 8' tall, container.
EW	2	EASTERN WHITE PINE	Pinus strobus	2-1/2" caliper, 8' tall, container.
RC	10	RED CEDAR	Juniperus virginiana	2-1/2" caliper, 6"-8' tall, container.
SHRUBS				
COT	26	CRANBERRY COTONEASTER	Cotoneaster apiculatus	5 gallon, 2' tall, space 48" on center.
TJ	31	TAM JUNIPER	Juniperus sabin- <i>Tamariscifolia</i>	5 gallon, 2' tall, space 48" on center.
AWS	11	"ANTHONY WATERER" SPIREA	Spiraea spp. "Anthony Waterer"	5 gallon, 2' tall, space 48" on center.
GROUND COVER				
PRO	48	"PROCUMBENS" JUNIPER	Juniperus chinensis-"Procumbens"	2 gallon, space 36" on center.
PW	1622	PURPLE WINTERCREEPER	Euonymus fortunei	4" pot, space 12" on center.
TURF GRASS				
KBG		KENTUCKY BLUE GRASS		solid sod

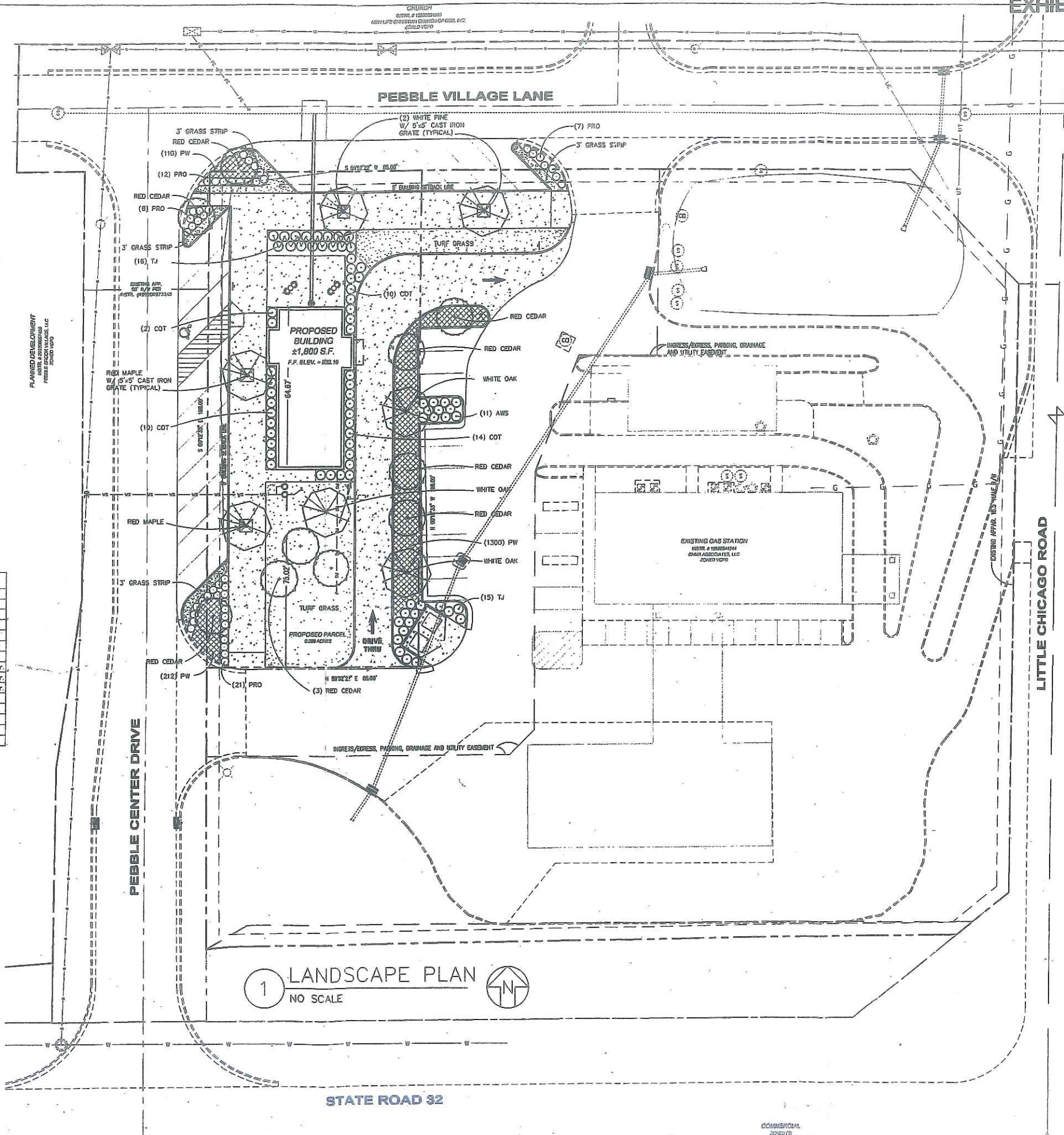


2 PLANTING/BOULDER DETAIL

NOT TO SCALE

LANDSCAPE CRITERIA TABLE

LANDSCAPING CRITERIA		
AREA DEVELOPED - TOTAL	= 26,450 SF	= 100%
BUILDING AREA	= 1,800 SF	= 6.8%
PAVEMENT	= 17,042 SF	= 64.4%
LANDSCAPE BED AREA	= 4, 109 SF	= 15.6%
LAWN AREA	= 3,499 SF	= 13.2%
PARKING LOT LANDSCAPING: (29) SPACES = CLASS B		
REQUIRED INTERIOR L/S AREA	= 5%	
PARKING AREA	= 6,409 SF, 5% = 320 SF.	
AREA PROVIDED	= 3,010 SF = 47%	
TREES QUANTITY: (1) TYPE A/120 SF.	320/120 = (3) REQ'D.	
SHRUB QUANTITY: (1) TYPE A or B= 5/120 SF.	320/120 x 5 = (14) REQ'D.	
GROUND COVER QUANTITY:	100%	
PERIMETER PARKING LOT LANDSCAPING.	D.N.A.	
LANDSCAPE BUFFER.	D.N.A.	



1 LANDSCAPE PLAN

NO SCALE

William E. Franz

ARCHITECTURAL INTERIOR ARCHITECTURE PLANNING (617) 774-0021
485 INTERNATIONAL PLAZA, SUITE 510 FORT WORTH, TEXAS 76102

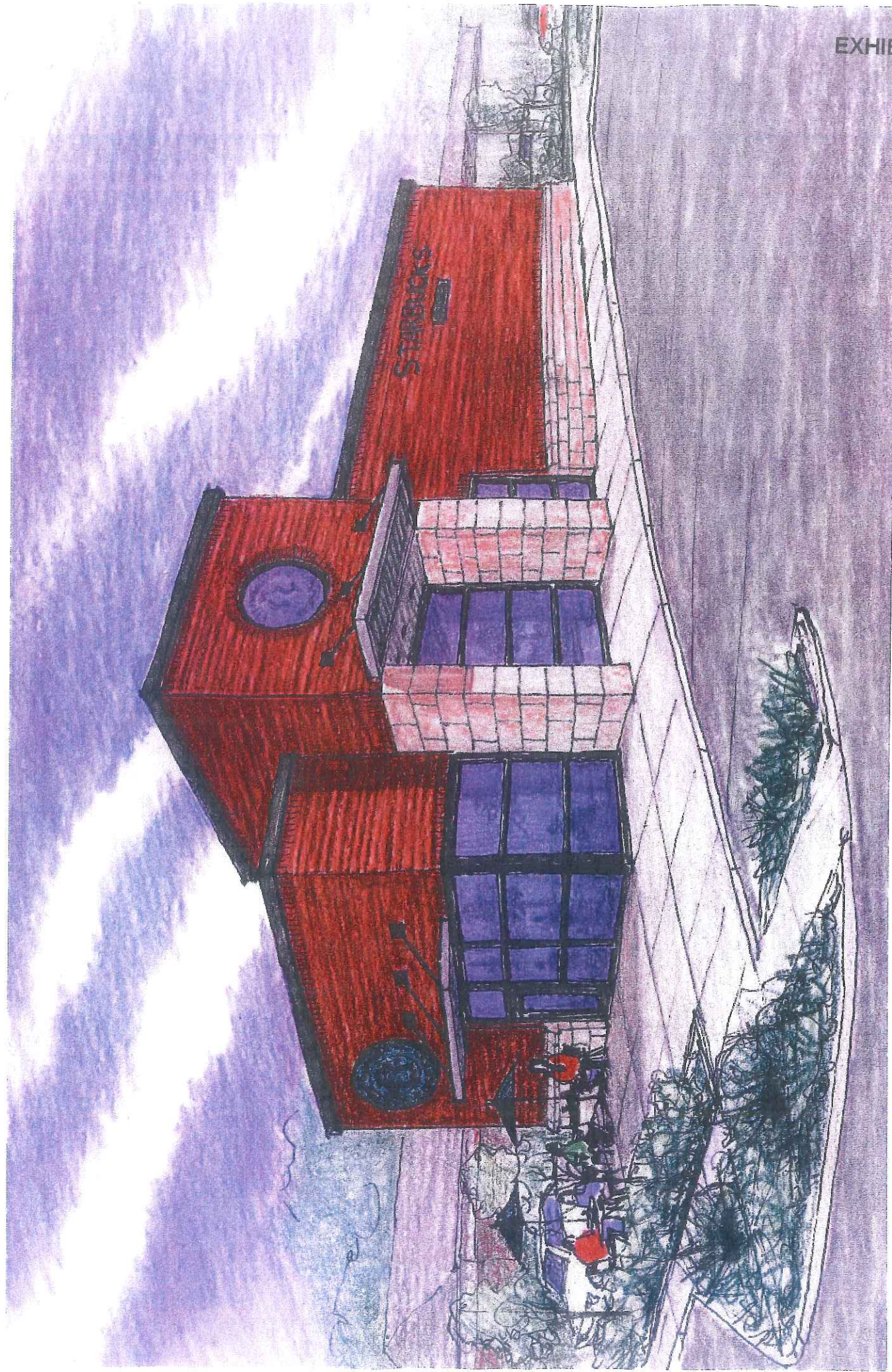
RETAIL SHELL BUILDING

5745 PEBBLE VILLAGE LANE
NOBLESVILLE, IN

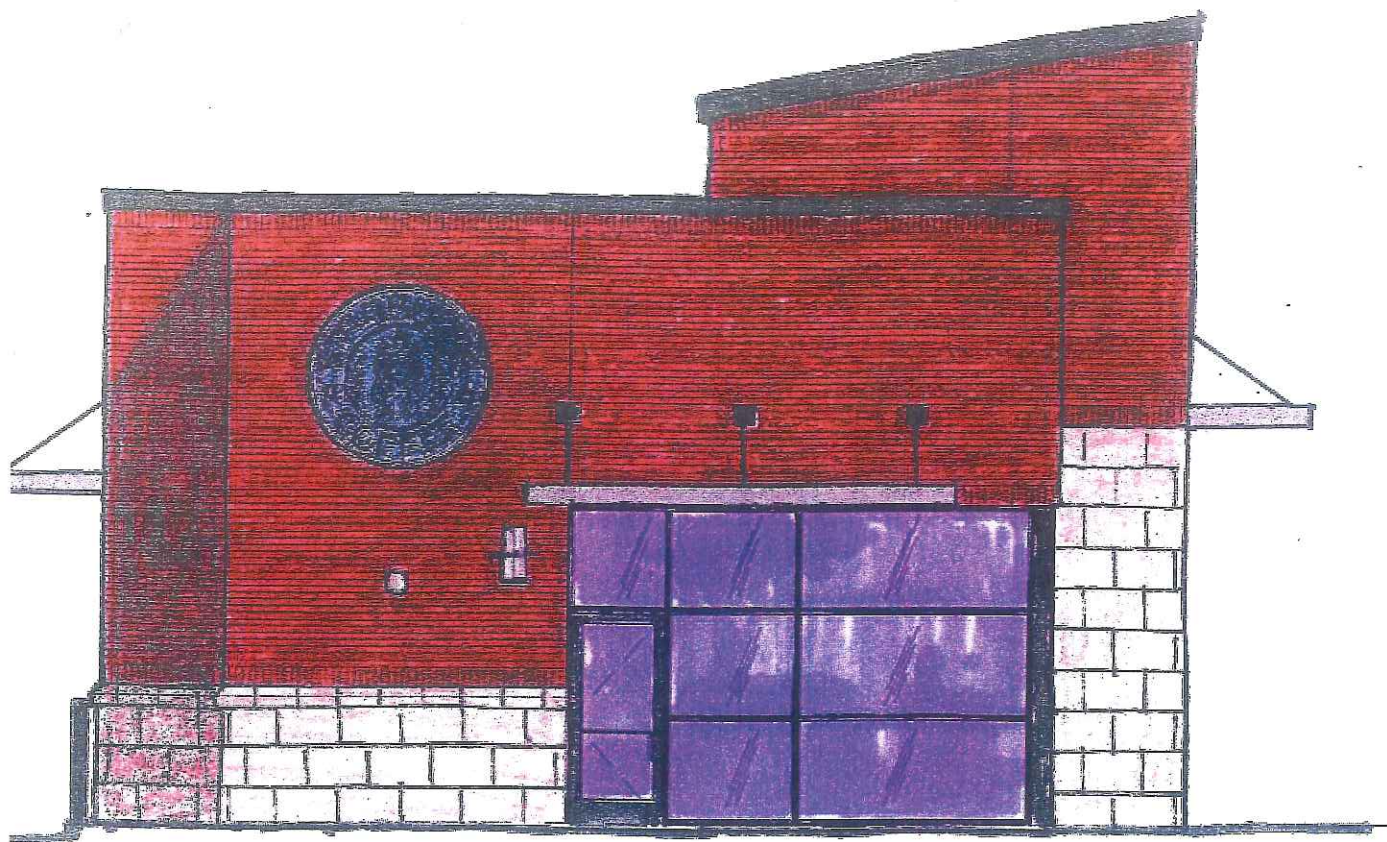
Revisions

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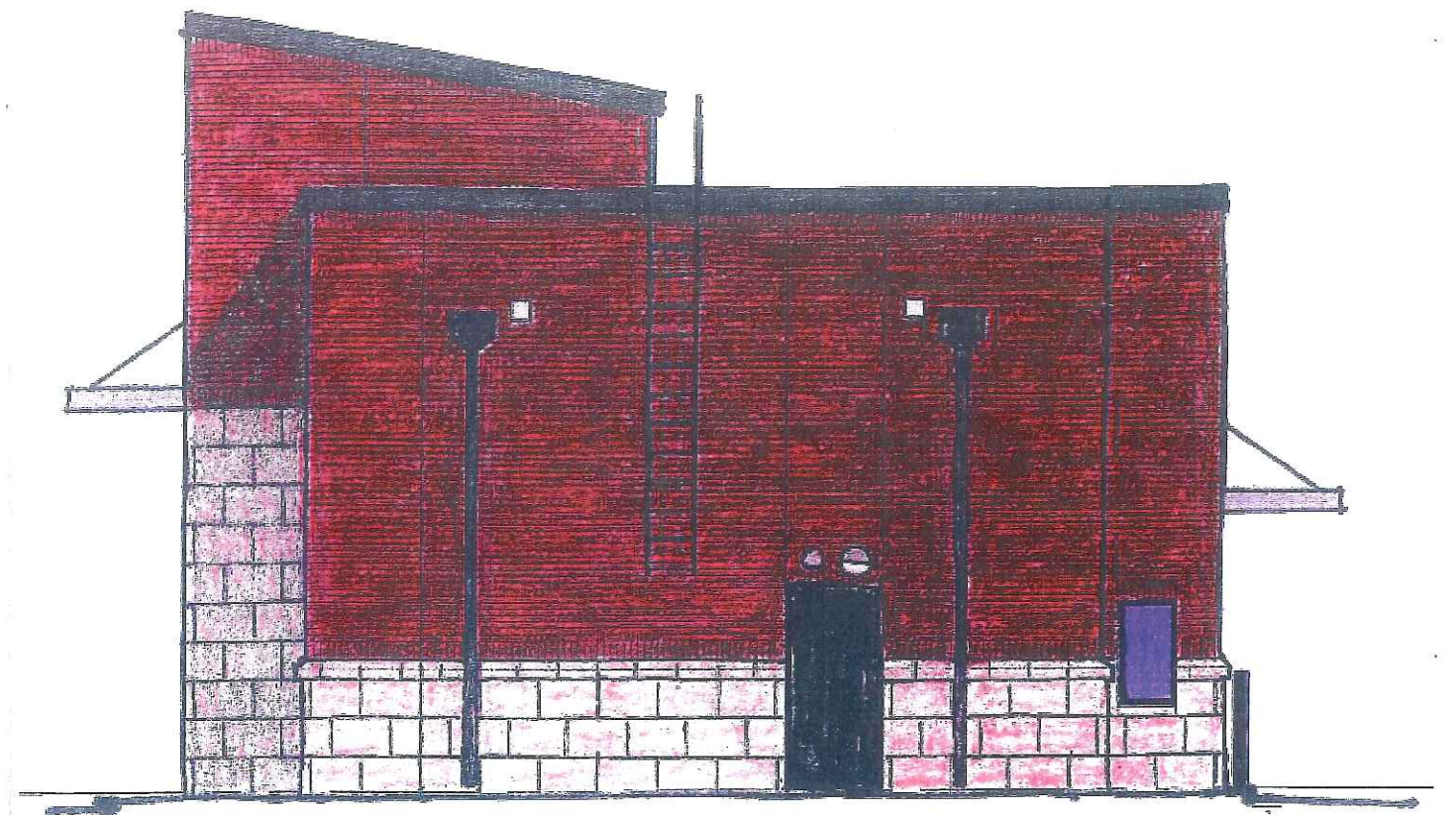
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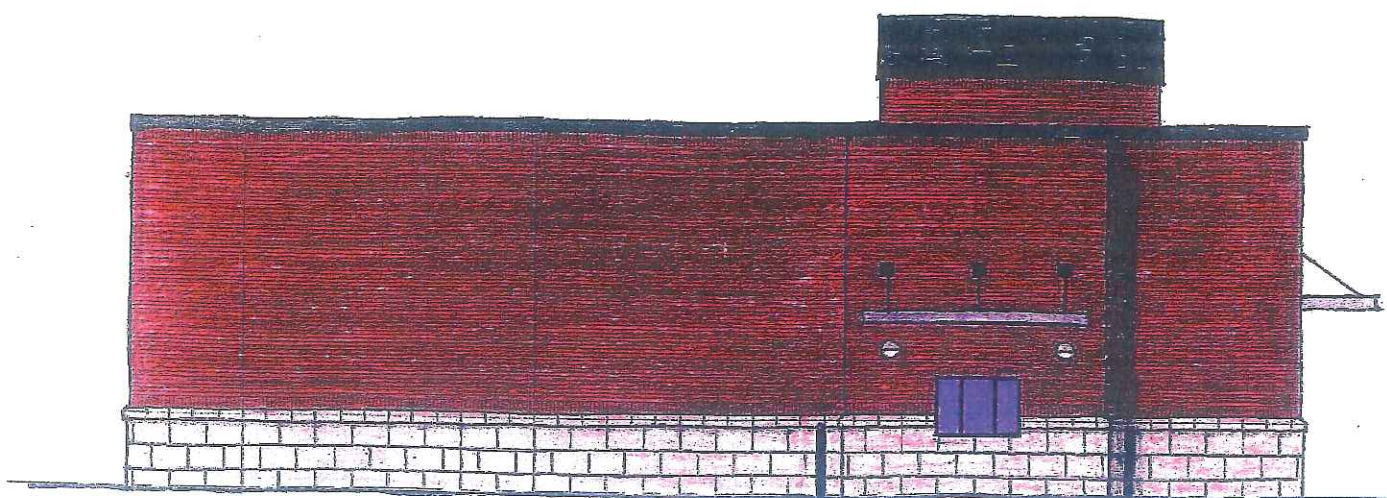
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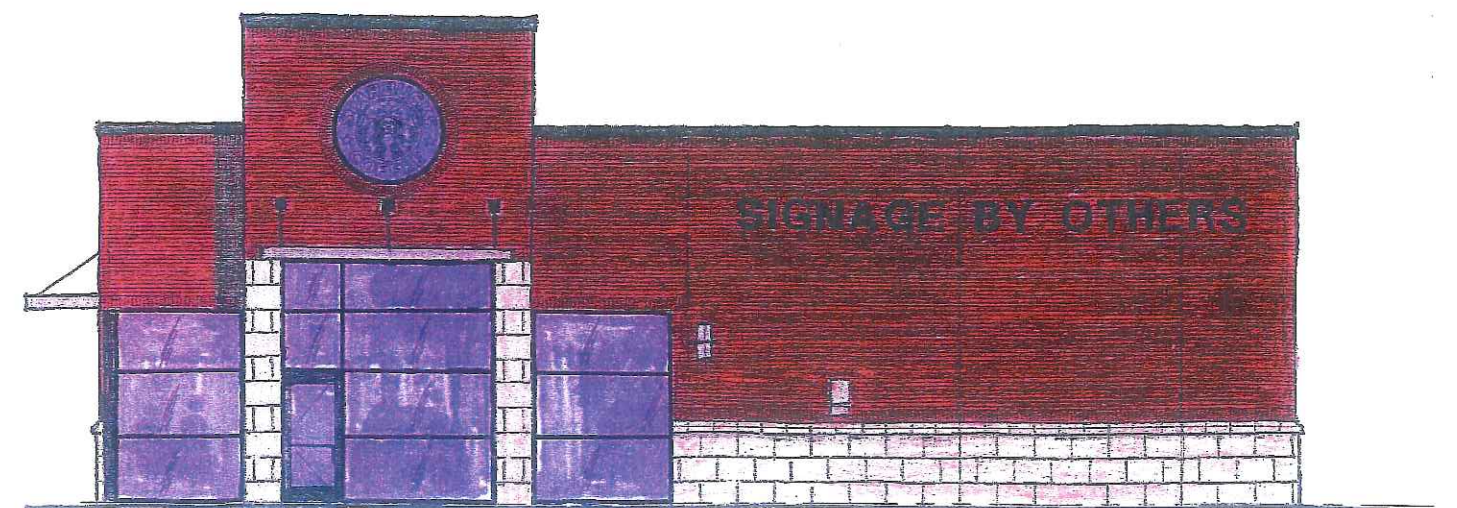
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION