


19.00  
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2010061962 ORDINANCE \$19.00  
11/22/2010 11:18:15A 4 PGS  
Jennifer J Hayden  
HAMILTON County Recorder IN  
Recorded as Presented  


**ORDINANCE NO. 39-10-10**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE DEVELOPMENT PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Docket Cross-Reference No's: 2003-57863 and 2000-32691*

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 #10N-15-1406 as required by law concerning an application for a change of zoning and adoption of a preliminary development plan for the Noblesville Schools; and

WHEREAS, the Plan Commission at their October 18, 2010 meeting has sent its favorable recommendation to the Noblesville Common Council in the manner by a vote of 11 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 Official Zone Map for said City are hereby amended as follows:

Section 1. That the subject real estate located at 440 North Tenth Street, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is

hereby rezoned from "R3" Moderate to High Density Single Family Residential to "R3/GUO" Residential/Government Use Overlay including the adoption of the Preliminary Development Plan and more specifically described as per attached "Exhibit A".

Section 2. That said Real Estate is developed as an elementary school and grounds activities as displayed on the Preliminary Development Plan as attached per "Exhibit B". That the following development standards are hereby varied as per the adoption of this ordinance:

1. Reduction of curbing along the drives and parking areas
2. Reduction of building base landscaping and perimeter landscaping.
3. Reduction of parking islands
4. Reduction of required parking spaces

This Planned Development Ordinance exhibits the permitted variations from the development standards, specifications, guidelines, and requirements contained in the Unified Development Ordinance and supercedes the development standards, specifications, guidelines, and/or requirements of the Unified Development Ordinance of the City of Noblesville, Indiana provided however, that 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 3. The adoption of all Exhibits are dated September 15, 2010.

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

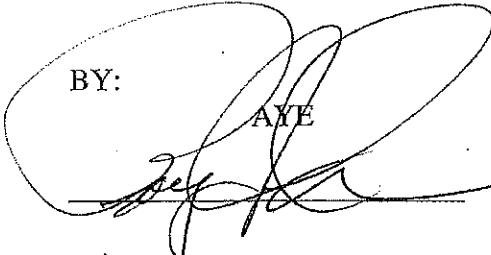
Section 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 9th day of November, 2010.


COMMON COUNCIL  
CITY OF NOBLESVILLE

BY:

AYE

NAY


  
\_\_\_\_\_  
Roy Johnson

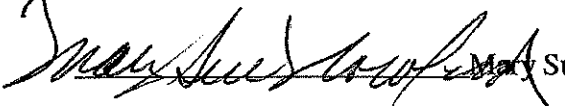
  
\_\_\_\_\_  
Stephen C. Wood

  
\_\_\_\_\_  
Mark Boice

\_\_\_\_\_  
Brian Ayer

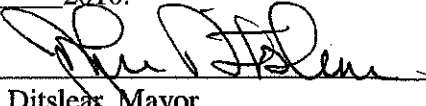
  
\_\_\_\_\_  
Dale Snelling

  
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Gregory P. O'Connor

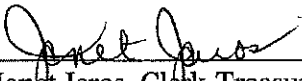
  
\_\_\_\_\_  
Mary Sue Rowland

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County,

Indiana this 9<sup>th</sup> day of November 2010.

  
\_\_\_\_\_  
John Ditslear, Mayor  
City of Noblesville

ATTEST:

  
\_\_\_\_\_  
Janet Jaros, Clerk-Treasurer

EXHIBITS ARE 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 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

# EXHIBIT A

## LAND DESCRIPTION, NOBLESVILLE NORTH ELEMENTARY SCHOOL

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 5 EAST, LOCATED IN THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT -OF-WAY LINE OF MONUMENT STREET (50'R/W) AND THE EAST RIGHT-OF-WAY LINE OF 10TH STREET (66 FOOT R/W); THENCE SOUTH 89 DEGREES 57 MINUTES 13 SECONDS EAST 614.22 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONUMENT STREET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF 12TH STREET (40 FOOT R/W); THENCE SOUTH 00 DEGREES 09 MINUTES 27 SECONDS WEST 614.58 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF 12TH STREET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET (49.5 FOOT R/W); THENCE NORTH 89 DEGREES 48 MINUTES 57 SECONDS WEST 612.53 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY AND SAID EAST RIGHT-OF-WAY LINE OF 10TH STREET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 613.11 FEET TO THE POINT OF BEGINNING. CONTAINING 8.64 ACRES MORE OR LESS AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHT OF WAYS OF RECORD.

TOPOGRAPHIC SURVEY

NORTH ELEMENTARY SCHOOL  
NOBLESVILLE, INDIANA

NORTH ELEMENTARY SCHOOL

LAND DESCRIPTION

LAND DESCRIPTION, NOBLESVILLE NORTH ELEMENTARY SCHOOL

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 5 EAST, LOCATED IN THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

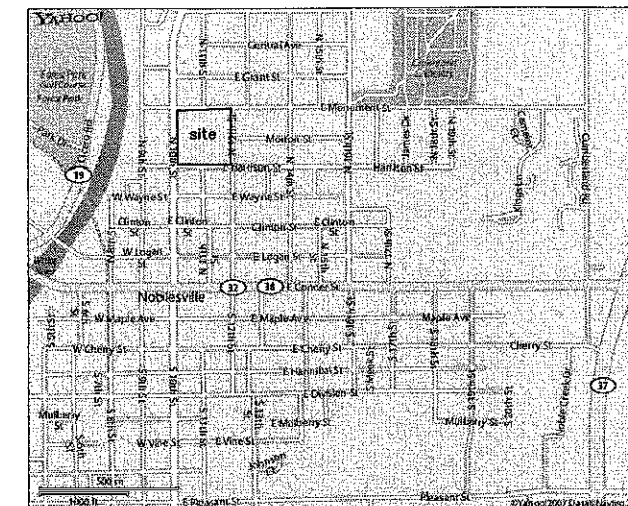
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BENCHMARK INFORMATION

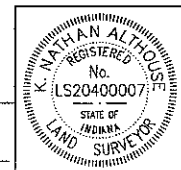
BM

TBM #7000 MAG NAIL ELEV=774.61 N: 9882.8120 E: 9760.3220	TBM #558 CUT "X" IN CONCRETE ELEV=774.27 N: 9387.3120 E: 9385.8100
TBM #7001 REBAR W/ CAP ELEV=775.05 N: 9726.2220 E: 9813.2580	TBM #7559 REBAR W/ CAP ELEV=774.51 N: 9785.2710 E: 9397.6310
TBM #7002 REBAR W/ CAP ELEV=775.72 N: 9432.6690 E: 9595.8490	TBM #7523 CUT "X" IN CONCRETE ELEV=773.81 N: 10000.5010 E: 9385.7720

VICINITY MAP (NOT TO SCALE)

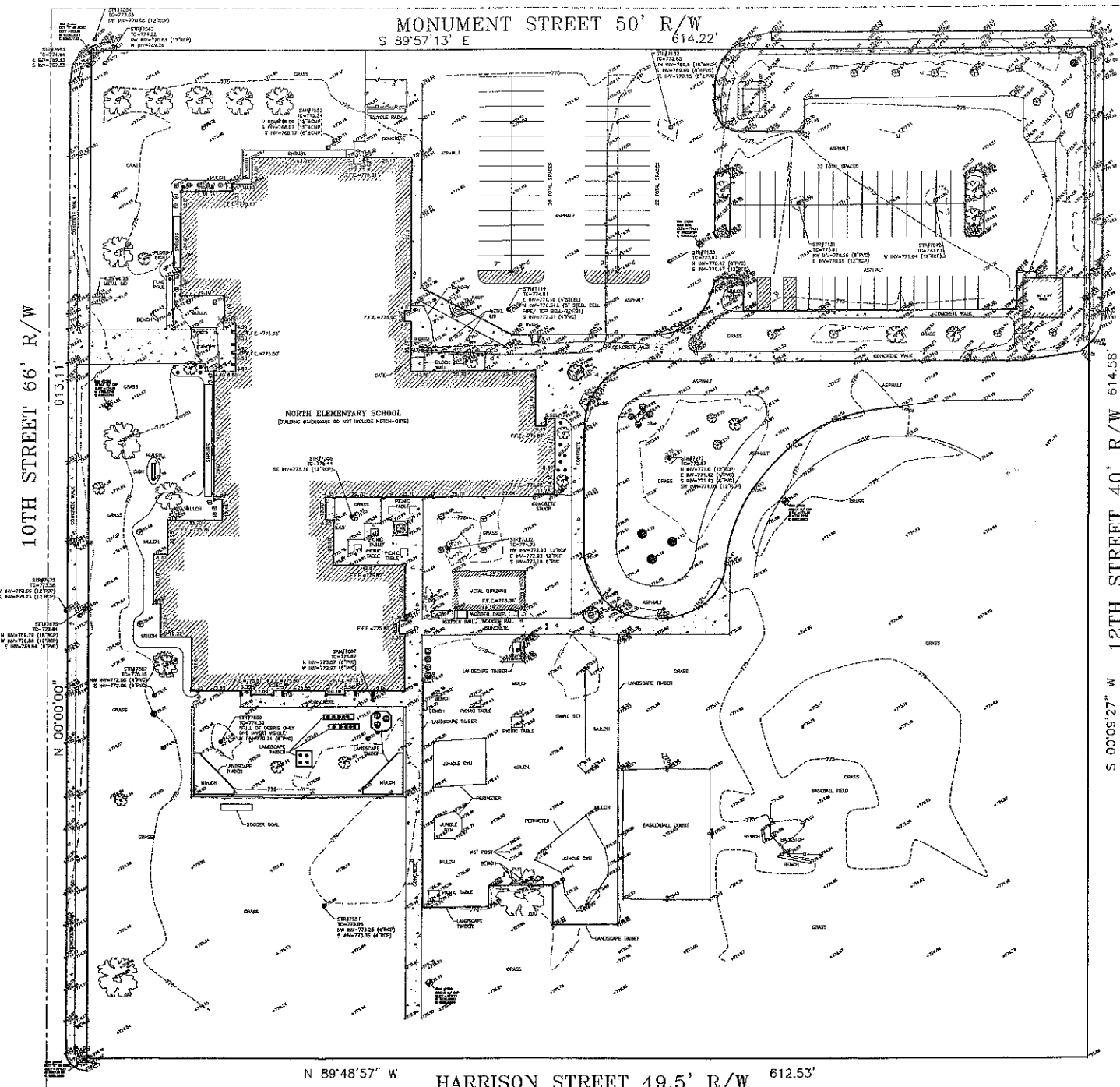


"THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT"



LEGEND

- SS SANITARY SEWER LINE
- ST STORM SEWER LINE
- G UNDERGROUND GAS LINE
- W UNDERGROUND WATER LINE
- UT UNDERGROUND TELEPHONE LINE
- UF UNDERGROUND FIBER OPTIC LINE
- UC UNDERGROUND CABLE TV
- E UNDERGROUND ELECTRIC
- OE OVERHEAD UTILITY
- OT OVERHEAD TELEPHONE
- OC OVERHEAD CABLE TV
- x EXISTING FENCE
- 4 EXISTING FENCE
- 0 EXISTING FENCE
- 0 0 SWALE / FLOWLINE
- TELECOMMUNICATIONS WARNING MARKER
- FIBER OPTIC WARNING MARKER
- CABLE TV WARNING MARKER
- ELECTRIC WARNING MARKER
- GAS LINE WARNING MARKER
- FUEL TANK VAPOR RELEASE
- FUEL TANK ACCESS IUD
- FUEL PUMP
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TRANSFORMER
- ELECTRIC MANHOLE
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- POST INDICATOR VALVE
- SIAMENSE CONNECTION
- WATER VALVE
- WATER METER
- WATER METER PIT / VAULT
- IRRIGATION VALVE / CONTROL
- TRAFFIC SIGNAL MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WELL
- SANITARY SEWER MANHOLE
- LIFT STATION
- CURB INLET
- SQUARE STORM INLET
- ROUND STORM INLET
- STORM MANHOLE
- END SECTION
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE / PHONEBOOTH
- HANDHOLE / ACCESS DOOR
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- MAILBOX
- FLAG POLE
- BM / TBM
- SOIL BORING LOCATION
- R/W MARKER
- BASKETBALL GOAL
- FLOOD LIGHT
- SURFACE FLOW DIRECTION
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- (D) DEEDED DIMENSION
- (M) MEASURED DIMENSION



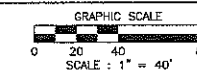
UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE ABOVE GROUND OR UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. FIN POINT LOCATION SERVICES, LLC. (317-785-4645) WAS CONTACTED TO LOCATE UNDERGROUND UTILITIES ON THE SUBJECT REAL ESTATE.

THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HERON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.



REV. DATE	BY	DESCRIPTION
9-18-10	KNA	ADDED DESCRIPTION OF REAL ESTATE OLD JOB #B32407
8/30/10	KNA	ADDED TOPO NE CORNER OF PARKING LOT
9/10/10	KNA	CLEANED UP ELEVATION SPOTS

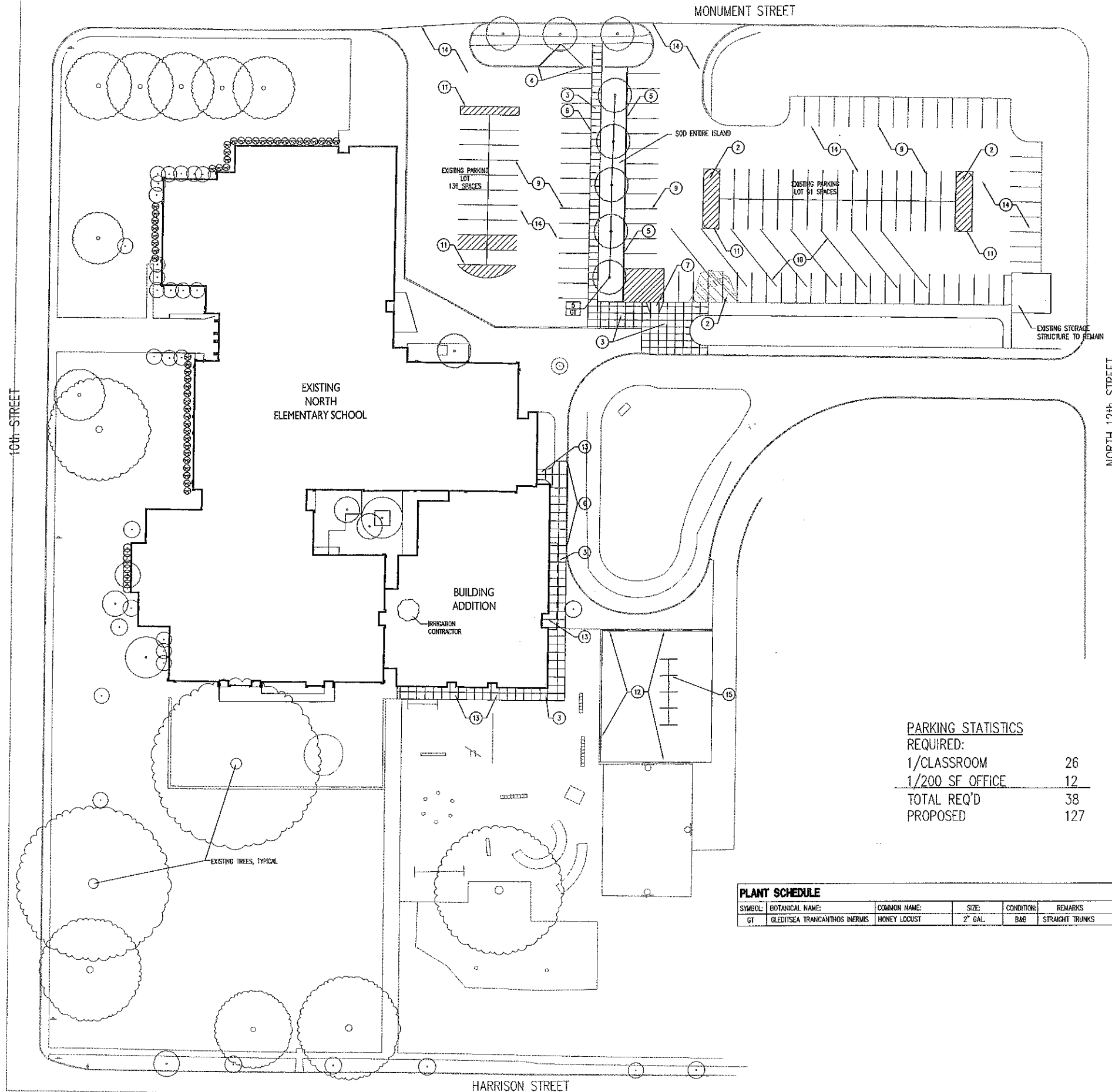
**MILLER SURVEYING INC.**  
948 CONNER STREET  
NOBLESVILLE INDIANA 46050  
PH. # (317) 773-2644 FAX 773-2694

LOCATION: NORTH ELEMENTARY SCHOOL  
NOBLESVILLE, HAMILTON COUNTY, INDIANA

FIELD WORK COMPLETED: 9/16/2008  
CLIENT: NOBLESVILLE SCHOOLS  
DESCRIPTION: TOPOGRAPHIC SURVEY

DRAWN BY: DLH  
SCALE: 1" = 40'  
DATE: 9/19/2008  
JOB NUMBER: B33147

CHK'D BY: LDM  
FIELD BOOK: 557  
PAGE: 15, 17  
SURVEY # FILE: 164 NOBLE



**PARKING STATISTICS  
REQUIRED:**

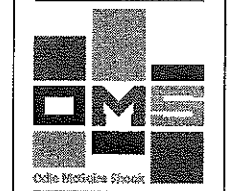
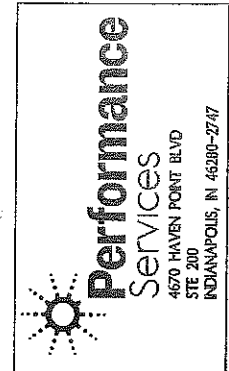
1/CLASSROOM	26
1/200 SF OFFICE	12
<b>TOTAL REQ'D</b>	<b>38</b>
PROPOSED	127

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
GT	GLEITSEA TRANCANTHOS INERMIS	HONEY LOCUST	2" GAL.	B&G	STRAIGHT TRUNKS

- PLAN NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ANY BURIED UTILITIES PRIOR TO EXCAVATION.
  - ALL SURVEY, PROPERTY BOUNDARY, TOPOGRAPHIC AND EXISTING UTILITY INFORMATION PROVIDED BY MILLER SURVEYING, INC. OF NOBLESVILLE, INDIANA. ODLE MOORE SHOOK IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.
  - ALL RADI ON SIDEWALK INTERSECTIONS SHALL BE 5' RADIUS UNLESS OTHERWISE NOTED.

- DETAIL NOTES:**
- STANDARD DUTY ASPHALT--SEE DETAIL 1/L104
  - HEAVY DUTY ASPHALT--SEE DETAIL 2/L104
  - CONCRETE PAVING, 4" THICK --SEE DETAIL 3/L104
  - CONCRETE CURB--SEE DETAIL 4/L104
  - CONCRETE CURB & GUTTER--SEE DETAIL 1/7/L104
  - INTEGRAL CURB AND WALK--SEE DETAIL 6/L104
  - HANDICAP RAMP TYPE "A"--SEE DETAIL 13/L104
  - HANDICAP SYMBOL--SEE DETAIL 8/L104
  - 4" WIDE PAINTED STRIPE - WHITE
  - 4" WIDE PAINTED STRIPE - YELLOW
  - 4" SIDE PAINTED STRIPES @ 45°, WHITE
  - 8" DEEP 'TIBAR' WOOD PLAYGROUND MULCH
  - CONCRETE STOOP--SEE DETAIL 6/L104
  - ASPHALTIC SEAL COAT - FILL CRACKS IN ASPHALT BEFORE SEALCOATING
  - RELOCATED SWING SET
- AREA OF NEW HEAVY DUTY ASPHALT



Matthew R. Mayall  
CERTIFIED

REVISIONS

INDIANA

NOBLESVILLE SCHOOLS 2010 FACILITY  
IMPROVEMENT PROJECT - PHASE 1  
NORTH ELEMENTARY SCHOOL

SCOPE DRAWINGS  
PROPRIETARY AND CONFIDENTIAL  
THESE DRAWINGS INDICATE THE GENERAL SCOPE  
OF THE PROJECT AND ARE NOT NECESSARILY  
DESIGN. ALL WORK REQUIRED FOR THE  
COMPLETION OF THE PROJECT. CONTRACTORS  
SHALL TAKE INTO CONSIDERATION THE GENERAL  
NATURE OF THE DOCUMENTS AND INCLUDE ALL  
ITEMS NECESSARY FOR THE PROPER DESIGN  
AND COMPLETION OF THE WORK.

PROJECT:  
DATE: SEPTEMBER 15, 2010  
DRAWN BY:  
CHECKED BY:  
DESIGNED BY:

**N-L102**  
SITE LAYOUT PLAN



Benjamin Rawlins



**SITE LAYOUT AND PLANTING PLAN**  
SCALE: 1" = 30'-0"