

Common Council

Agenda Item

Cover Sheet

MEETING DATE: July 23, 2024

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

ITEM or ORDINANCE: #40-07-24

PRESENTED BY: Amy Steffens, Attorney Matt Skelton

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets

ORDINANCE NO. 40-07-24

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

This is an Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the “UDO”), 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 (the “Plan Commission”) conducted a public hearing on application number LEGP-000187-2023 & LEGP-000188-2023 (the “**Petition**”) at its July 15, 2024, meeting as required by law in regard to the application filed by EC New Vision Indiana, LLC (the “**Developer**”) for a request of change in zoning; and

WHEREAS, the Plan Commission sent a favorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, (the “**City Council**”) by a vote of six (6) in favor and zero (0) opposed;

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, it hereby adopts this ordinance (the “**Ordinance**”) as an amendment to the UDO and the Official City of Noblesville Zoning Map (the “**Zoning Map**”) to establish this Planned Development Overlay District (the “**District**”) to read as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Map is hereby changed to designate the subject real estate generally located southeast of the intersection of State Road 32 and Hazel Dell Road, more particularly described in Exhibit A, attached hereto (the “**Real Estate**”), as a Planned Development Overlay District to be known as the Courtyards of Hazel Dell Planned Development.
- 1.2 The District's underlying zoning district shall be the R-3 Residential District for (the “**Underlying District**”). Development in the Underlying District shall be governed entirely by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the “**Governing Standards**”).

- 1.3 All provisions and representations of the UDO that conflict with the provisions of this Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Permitted Uses.

- 2.1 All uses permitted in the R-3 Residential District shall be permitted in the District.
- 2.2 Accessory Uses and Accessory Buildings customarily incidental to any of the permitted uses shall be permitted.

Section 3. Preliminary Development Plan.

- 3.1 The Preliminary Development Plan and the stipulations and waivers identified in this Ordinance are hereby incorporated and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.
- 3.2 The maximum number of Dwelling Units in the District shall not exceed 111.

Section 4. Architectural Standards. The following standards shall apply.

- 4.1 The Approved Elevations are hereby incorporated and approved. The Dwellings in the District shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his/her designees, shall review and approve final plans at the time of filing of a Building Permit for compliance.
- 4.2 If a Dwelling does not comply with Section 4.1, then the proposed elevation(s) shall be submitted for review and approval by the Director. The Director's review of the elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and/or the Approved Elevations.

Section 5. Title, Purpose and Effect. The regulations of Article 1 (Title, Purpose and Effect) of the UDO shall apply.

Section 6. Definitions and Rules of Word Usage. The regulations of Article 2 (Definitions and Rules of Word Usage) of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined in this Ordinance, but defined in the UDO, shall be interpreted in accordance with the UDO definition.

- 6.1 “**Approved Elevations**” shall mean the set of home elevations on file with the City of Noblesville’s Planning and Development Department, as reviewed and approved

by the City’s Architectural Review Board at its March 20, 2024 meeting and attached hereto as Exhibit C (collectively, the “**Approved Elevations**”).

6.2 “**Preliminary Development Plan**” shall mean the oversized, scaled development plans on file with the City of Noblesville’s Planning and Development Department dated June 25, 2024. The exhibit attached hereto as Exhibit B is a representation of the oversized plans (collectively, the “**Preliminary Development Plan**”).

Section 7. Administrative Bodies and Officials. The regulations of Article 3 (Administrative Bodies and Officials) of the UDO shall apply.

Section 8. Zoning Applications and Approvals. The regulations of Article 4 (Zoning Applications and Approvals) of the UDO shall apply.

Section 9. Subdivision Procedure. The regulations of Article 5 (Subdivision Procedure) of the UDO shall apply.

Section 10. Site Design and Improvement Standards. The regulations of Article 6 (Site Design and Improvement Standards) of the UDO shall apply, except that Article 6, Part C, Section 1 is hereby modified to permit block lengths consistent with the Preliminary Development Plan.

Section 11. Plans, Maps, and Zoning Districts. The regulations of Article 7 (Plans, Maps, and Zoning Districts) of the UDO shall apply.

Section 12. Zoning Districts. The regulations of *Article 8 (Zoning Districts) of the UDO* shall apply, except as modified below:

12.1 **Table 8.B. Summary of Residential Bulk Requirements:** Shall not apply. Instead, the following requirements shall apply within the District:

Minimum Lot Area	6,000 SF
Minimum Lot Width	52’
Maximum Building Height	35’
Minimum Front Yard Setback	20’
Minimum Side Yard Setback	5’
Minimum Rear Yard Setback	10’
Floor Area Ratio	35%
Minimum Floor Area (per dwelling unit)*	1,400 SF
Maximum Lot Coverage	60%

*Minimum Floor Area shall be a measurement of Gross Floor Area as defined in the UDO.

Note: Accessory structures such as entrance signs and decorative entrance structures shall be permitted within the building setbacks, subject to the City Engineering Department's approval.

12.2 Article 8, Part H, Section 3.H. Designation of Permanent Common Open Space: Shall not apply. Instead, open space shall be provided as shown on the approved Preliminary Development Plan.

Section 13. General Regulations. The regulations of Article 9 (General Regulations) of the UDO shall apply; however, setbacks shall be measured from the property lines as shown on the approved Preliminary Development Plan and not from the right-of-way shown on the thoroughfare plan.

Section 14. Off-Street Parking and Loading. The regulations of Article 10 (Off-Street Parking and Loading) of the UDO shall apply.

Section 15. Environmental Performance Standards. The regulations of Article 13 (Environmental Performance Standards) of the UDO shall apply.

Section 16. Nonconforming Uses and Structures. The regulations of Article 14 (Nonconforming Uses and Structures) of the UDO shall apply.

Section 17. Waivers. The regulations of Article 8 and Article 12 of the UDO shall apply except as modified below:

17.1 Article 8.H.3.F.2. Establishment Peripheral Yard: Peripheral landscape buffer yard common areas shall be provided as shown on the approved Preliminary Development Plan.

17.2 Table 12.0.7.E. Landscape Buffer Yard Requirements: Landscape buffer yards shall be provided as set forth below:

- (a) A 40-foot landscape buffer yard shall be provided along the north property line. No additional plantings are proposed due to preservation of existing trees. Amenities (pickleball courts, bocce court, and Midland Trace Trail connection) to be located in portions of the buffer.
- (b) A 40-foot landscape buffer yard shall be provided along the west property line with fencing and landscaping proposed. An additional 20 feet of commonly maintained space shall be provided between the landscape buffer yard and the rear façade of homes.
- (c) 20-foot landscape buffer yards shall be provided along the east and south property lines. No additional plantings are proposed due to preservation of existing trees. An additional 20 feet of commonly maintained space shall be provided between the landscape buffer yard and the rear façade of homes.

17.3 Article 12.4.B.1.b.iii. Design Standards for Shrubs and Grasses: Low ornamental grasses shall be permitted to be planted at less than 24” in height at installation, including but not limited to, big blue lirioppe, variegated lirioppe, little bunnies fountain grass, etc. These shall be installed in a minimum 1-gallon containers.

Section 18. Enforcement. The regulations of Article 15 (Enforcement) of the UDO shall apply.

Approved on this ____ day of _____, 2024 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Brian Ayer		
	Mark Boice		
	Michael J. Davis		
	Gregory P. O'Connor		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Dan Spartz		
	Megan Wiles		

ATTEST: _____
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2024 at _____ .M.

 Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

 Chris Jensen, Mayor

 Date

MAYOR'S VETO

 Chris Jensen, Mayor

 Date

ATTEST: _____
 Evelyn L. Lees, City Clerk

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: Matthew S. Skelton.

Prepared by: Matthew S. Skelton, Attorney-At-Law, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074 | (317) 773-2190.

Exhibit A

“Real Estate”

Part of the Southwest quarter of the Northwest quarter of Section 3, Township 18 N., Range 4E; beginning at the West line of said section at a point 20 feet south of the center of the tracks of Midland Rail Road as now located, and running South 16 rods and 3 feet; thence East 64 rods; thence North 16 rods and 3 feet to the rights-of-way of said railroad; thence West on said right-of-way to the place of beginning.

ALSO:

A part of the northwest quarter and part of the southwest quarter of Section 3, Township 18 north, Range 4 East, described as follows: Begin at a point 830 feet north of the southwest corner of the north half of the southwest quarter, Section 3, Township 18 North, Range 4 East, thence north on the west line of Section 3, township 18 north, Range 4 East, 1530 feet to a point; thence east along an old fence 1122 feet; thence south along old fence line 1014.6 feet to stone marked X. said stone being on the line between the northwest quarter and the southwest quarter of said section 3 and 1532.4 feet west of the southeast corner of said northwest quarter; thence south 500 feet to a stone; thence west along said fence line 1122 feet to place of beginning. Containing 39.21 acres, more or less, except twenty two one-half acres (22 1/2), by parallel lines, off of the entire south side thereof.

ALSO:

A part of the northwest quarter and part of the southwest quarter of Section 3, Township 18 north, Range 4 east, described as follows:
Begin at a point 830 feet north of the Southwest corner of north half of southwest quarter, Section 3, Township 18 North, Range 4 East, thence north on west line of section 3, township 18 north, range 4 east, 1530 feet to a point; thence east along an old fence 1122 feet; thence south along old fence line 1014.6 feet to stone marked X, said stone being on the line between the northwest quarter and the southwest quarter of said section 3; thence south 500 feet to a stone; thence west along said fence line 1122 feet to place of beginning.

Exhibit B

“Preliminary Development Plan”

PLANS PREPARED BY:
 KIMLEY-HORN & ASSOCIATES
 500 EAST 96TH STREET, SUITE 300
 INDIANAPOLIS, IN 46240
 CONTACT: BRETT HUFF
 PHONE: (317) 912-4129
 EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

DEVELOPMENT STANDARDS: SEE
 COURTYARDS OF HAZEL DELL PUD

COURTYARDS OF HAZEL DELL

NOBLESVILLE, INDIANA

PRELIMINARY DEVELOPMENT PLAN

DOCKET #LEGP

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITY OF NOBLESVILLE WASTEWATER DEPARTMENT	157 WEST WASHINGTON STREET NOBLESVILLE, IN 46050	317-776-6353	
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC.	2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, IN 46202	317-427-4351	BRAD HOSTETLER
STREETS	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46050	317-776-6330	
DRAINAGE	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46050	317-776-6330	
ELECTRICITY	DUKE ENERGY INDIANA	100 SOUTH HILL CREEK ROAD NOBLESVILLE, INDIANA 46062	317-776-6365	MARC DILLER
NATURAL GAS	VECTREN ENERGY	16300 ALBIONVILLE ROAD NOBLESVILLE, INDIANA 46060	317-776-6537	CATHY MESSER
TELEPHONE / COMMUNICATIONS	AT&T - ENGINEERING	240 N. MERRIMAN STREET, 2ND FLOOR, ROOM 280 INDIANAPOLIS, IN 46204	317-262-4267	BRIAN PETERS
FIBER OPTICS	MCOLEOD USA	6400 C STREET SW P.O. BOX 3177 CEDAR RAPIDS, IA 52406	317-469-2983	

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	EPCON COMMUNITIES	11555 NORTH MERRIMAN STREET, SUITE 120 CARMEL, IN 46032	317-660-6746	mharlin@epconcommunities.com	MATT HARLAN
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300 INDIANAPOLIS, IN 46240	317-912-4129	brett.huff@kimley-horn.com	BRETT HUFF
LANDSCAPE ARCHITECT	EM+T	5500 NEW ALBANY ROAD COLUMBUS, OH 43264	614-775-4710	lmenery@emitt.com	LINDA MENERY

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE, AND NATURE OF HEARING ON AN APPLICATION PENDING BEFORE THE NOBLESVILLE PLAN COMMISSION AND UNDER THE AUTHORITY PROVIDED BY STATE STATUTE AND ALL ACTS AMENDATORY THEREOF, AND UPON FINDING THAT THIS SUBDIVISION PLAT IS IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS SET FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF NOBLESVILLE, THIS PLAT WAS GRANTED APPROVAL BY A MAJORITY OF THE MEMBERS OF THE NOBLESVILLE PLAN COMMISSION AT THE MEETING HELD ON _____ DAY OF _____ 2024.

PLAN COMMISSION

PRESIDENT - MALINDA WILCOX

SECRETARY - STEVEN R. HUNTLEY



VICINITY MAP (N.T.S.)

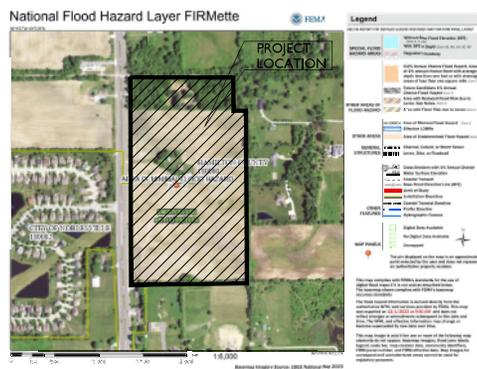


PROJECT LOCATION



SOILS MAP (N.T.S.)

MAP LEGEND		MAP INFORMATION	
Proposed Development	Proposed	Map Scale	1" = 100'
Proposed Streets	Proposed	Map Date	12/20/2023
Proposed Lots	Proposed	Map Author	Brett Huff
Proposed Easements	Proposed	Map Reviewer	Malinda Wilcox
Proposed Utilities	Proposed	Map Checker	Steven R. Huntley
Proposed Wetlands	Proposed	Map Designer	Brett Huff
Proposed Flood Hazard	Proposed	Map Engineer	Brett Huff
Proposed Wetlands	Proposed	Map Designer	Brett Huff
Proposed Flood Hazard	Proposed	Map Engineer	Brett Huff



FLOOD MAP (N.T.S.)

PROJECT INFORMATION

TOTAL AREA	4029 AC
TOTAL LOTS	311
DESIGN SPEED LIMIT	25 MPH
TOTAL C ₁ , C ₂ , C ₃ , GAS EMT, & LAKE	15.1 AC (3.6%)
GAS EASEMENT	2.7 AC
LAKE AREA	2.4 AC
BUSINESS AREA	1.6 AC
WETLANDS	5.7 AC
TOTAL BOW	4.2 AC
DEVELOPABLE AREA	34.0 AC
TOTAL AREA - ROW, 5% GAS EMT, & LAKE	34.0 AC
DENSITY (TOTAL LOTS/DEVELOPABLE AREA)	1.22 LOTS/AC

STREETS

NAME	LENGTH & PTS
STREET A	1794'
STREET B	740'
STREET C	870'
STREET D	1095'
STREET E	907'
STREET F	343'
TOTAL	5879'

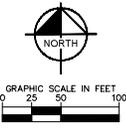
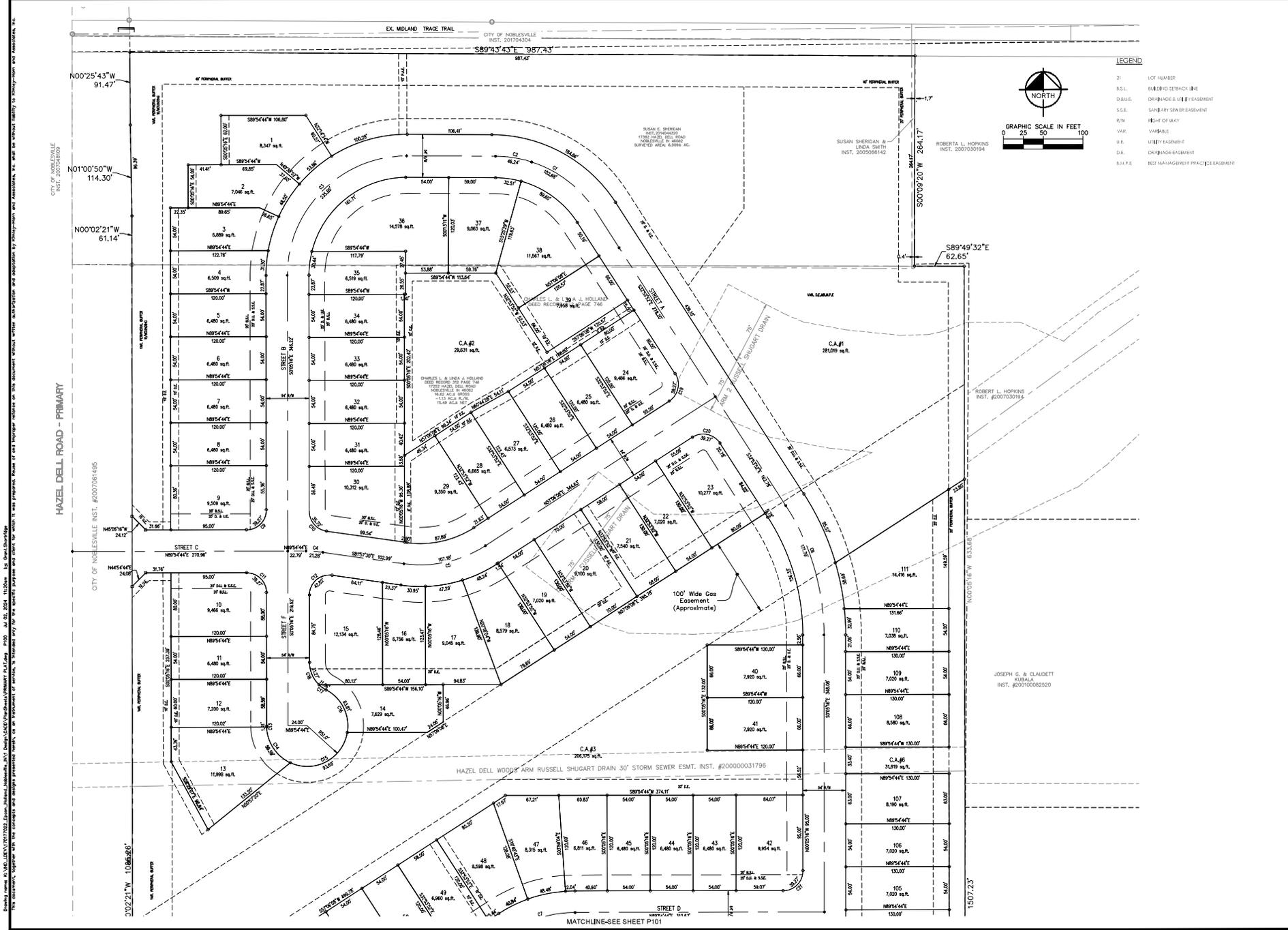
Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
P100	PRIMARY PLAT
P101	PRIMARY PLAT
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C201	DEVELOPMENT PLAN
C202	DEVELOPMENT PLAN
C300	EMERGENCY FLOOD ROUTING
C301	EMERGENCY FLOOD ROUTING
C400	EROSION CONTROL PLAN
C401	EROSION CONTROL PLAN
C402	EROSION CONTROL PLAN
C403	EROSION CONTROL DETAILS
C404	EROSION CONTROL DETAILS
C405	EROSION CONTROL DETAILS
C500	SIGNAGE AND LIGHTING PLAN
C501	SIGNAGE AND LIGHTING PLAN
C600	LINE OF SIGHT PLAN
L100-L114	LANDSCAPE & AMENITY PLANS

Indiana Utilities Protection Service

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NO.	DATE	BY	REVISIONS
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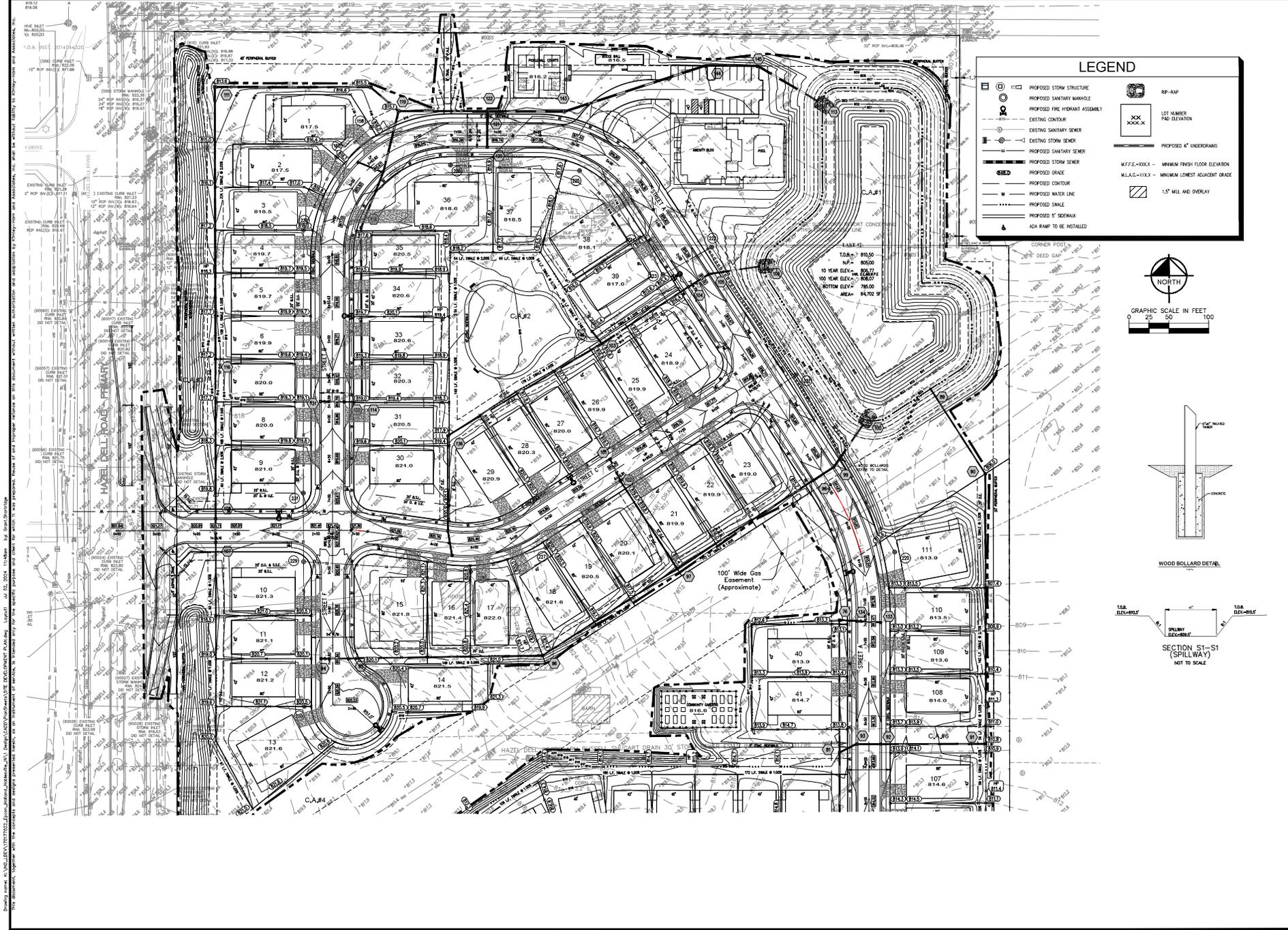


LEGEND

- 21 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.U.E. DRAINAGE UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R.W. RIGHT OF WAY
- V.A.R. VARIANCE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.M.P.E. BEST MANAGEMENT PRACTICE EASEMENT

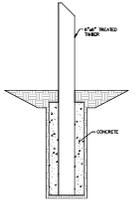
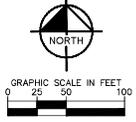
Noblesville, IN 46062 (937) 233-2222. Please refer to the City of Noblesville website at www.noblesville.org for more information. This document is prepared by the City of Noblesville and is not a contract. It is subject to change without notice. The City of Noblesville is not responsible for any errors or omissions in this document. The City of Noblesville is not responsible for any damages, including consequential damages, arising from the use of this document. The City of Noblesville is not responsible for any claims, including consequential claims, arising from the use of this document. The City of Noblesville is not responsible for any claims, including consequential claims, arising from the use of this document.

	SCALE AS NOTED DESIGNED BY: JAH APPROVAL: [Signature] APPROVAL: [Signature] APPROVAL: [Signature]																								
	PRIMARY PLAT COURTYARDS OF HAZEL DELL PRIMARY PLAT																								
ORIGINAL ISSUE: 12/20/2023 KHA PROJECT NO. 170177022 SHEET NUMBER P100	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> <tr> <td>1</td> <td>06/25/24</td> <td>DMS</td> <td>REVISED PER ROADWAY CHANGE PER CITY</td> </tr> <tr> <td>2</td> <td>06/25/24</td> <td>DMS</td> <td>REVISED PER ROADWAY CHANGE PER CITY</td> </tr> <tr> <td>3</td> <td>06/25/24</td> <td>DMS</td> <td>REVISED PER ROADWAY CHANGE PER CITY</td> </tr> <tr> <td>4</td> <td>06/25/24</td> <td>DMS</td> <td>REVISED PER ROADWAY CHANGE PER CITY</td> </tr> <tr> <td>5</td> <td>06/25/24</td> <td>DMS</td> <td>REVISED PER ROADWAY CHANGE PER CITY</td> </tr> </table>	NO.	DATE	BY	REVISIONS	1	06/25/24	DMS	REVISED PER ROADWAY CHANGE PER CITY	2	06/25/24	DMS	REVISED PER ROADWAY CHANGE PER CITY	3	06/25/24	DMS	REVISED PER ROADWAY CHANGE PER CITY	4	06/25/24	DMS	REVISED PER ROADWAY CHANGE PER CITY	5	06/25/24	DMS	REVISED PER ROADWAY CHANGE PER CITY
NO.	DATE	BY	REVISIONS																						
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5	06/25/24	DMS	REVISED PER ROADWAY CHANGE PER CITY																						



LEGEND

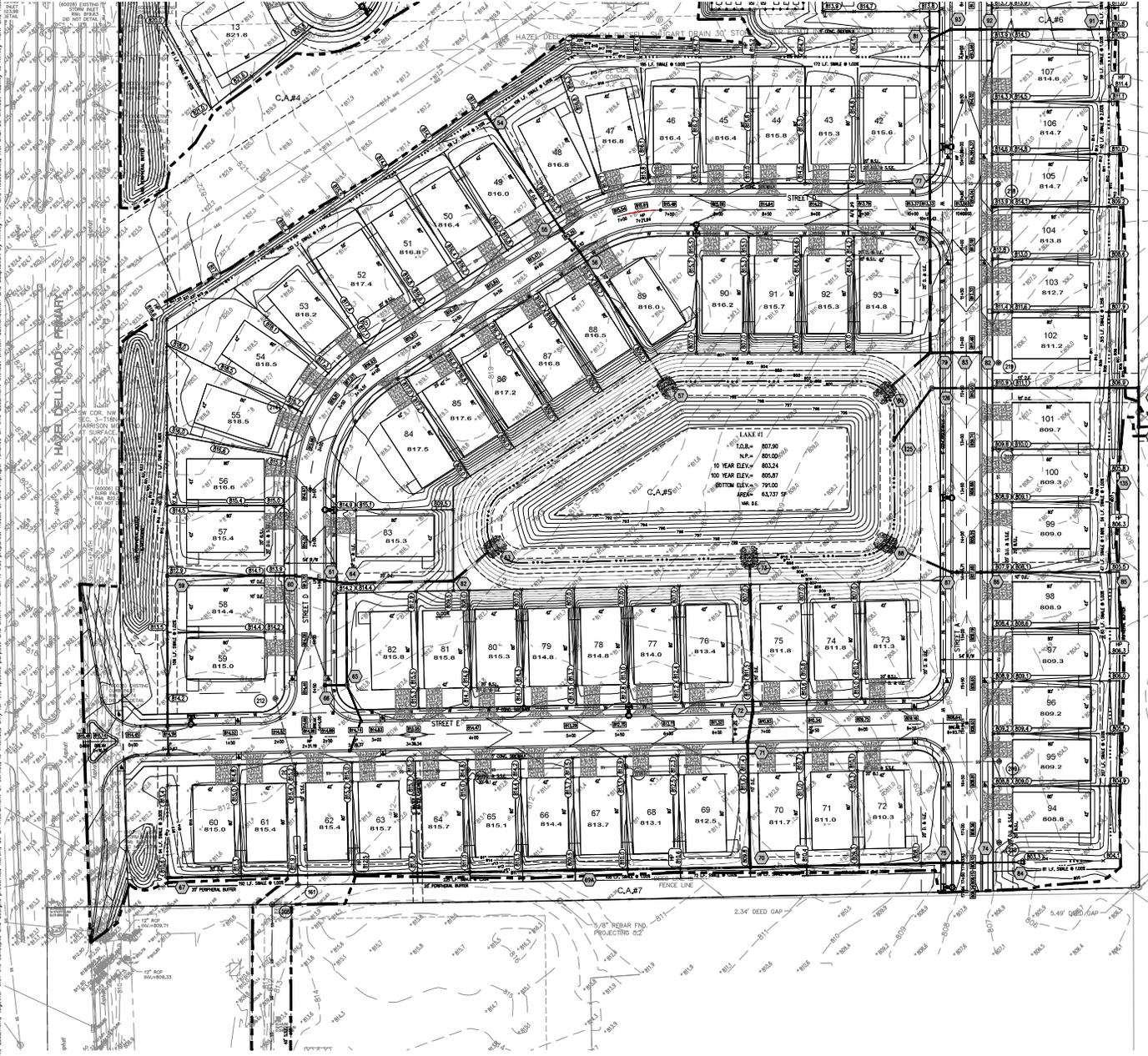
	PROPOSED STORM STRUCTURE		PROPOSED 4' UNDERDRAINS
	PROPOSED SANITARY MANHOLE		M.F.F.E. = XXXX - MINIMUM FRESH FLOOR ELEVATION
	PROPOSED FIRE HYDRANT ASSEMBLY		M.L.A.G. = XXXX - MINIMUM LOWEST ADJACENT GRADE
	EXISTING CONTOUR		1.5' MILL AND OVERLAY
	EXISTING SANITARY SEWER		
	PROPOSED SANITARY SEWER		
	PROPOSED STORM SEWER		
	PROPOSED GRADE		
	PROPOSED CONTOUR		
	PROPOSED WATER LINE		
	PROPOSED SWALE		
	PROPOSED 4' SIDEWALK		
	ADA RAMP TO BE INSTALLED		
	RP-RAP		
	LOT NUMBER, PAD ELEVATION		



This document, together with the contract and any amendments thereto, shall constitute the entire agreement between the parties hereto. It is understood that the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

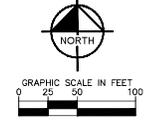
	SCALE: AS NOTED DESIGNED BY: JAH DRAWN BY: CHS CHECKED BY: JAH DATE: 12/20/2023	REVISIONS NO. 1 DATE 06/25/24 BY CHS DESCRIPTION: REVISED PER ROADWAY CHANGE PER CITY
	APPROVAL FOR PROVISION NOT FOR CONSTRUCTION	DEVELOPMENT PLAN HAZEL DELL PRIMARY PLAT
ORIGINAL ISSUE 12/20/2023 KHA PROJECT NO. 170177022	SHEET NUMBER C200	

1. This document, together with the contract documents, shall constitute the entire agreement between the parties. No oral or written amendments, modifications, or supplements shall be binding unless they are in writing and signed by both parties.



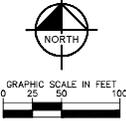
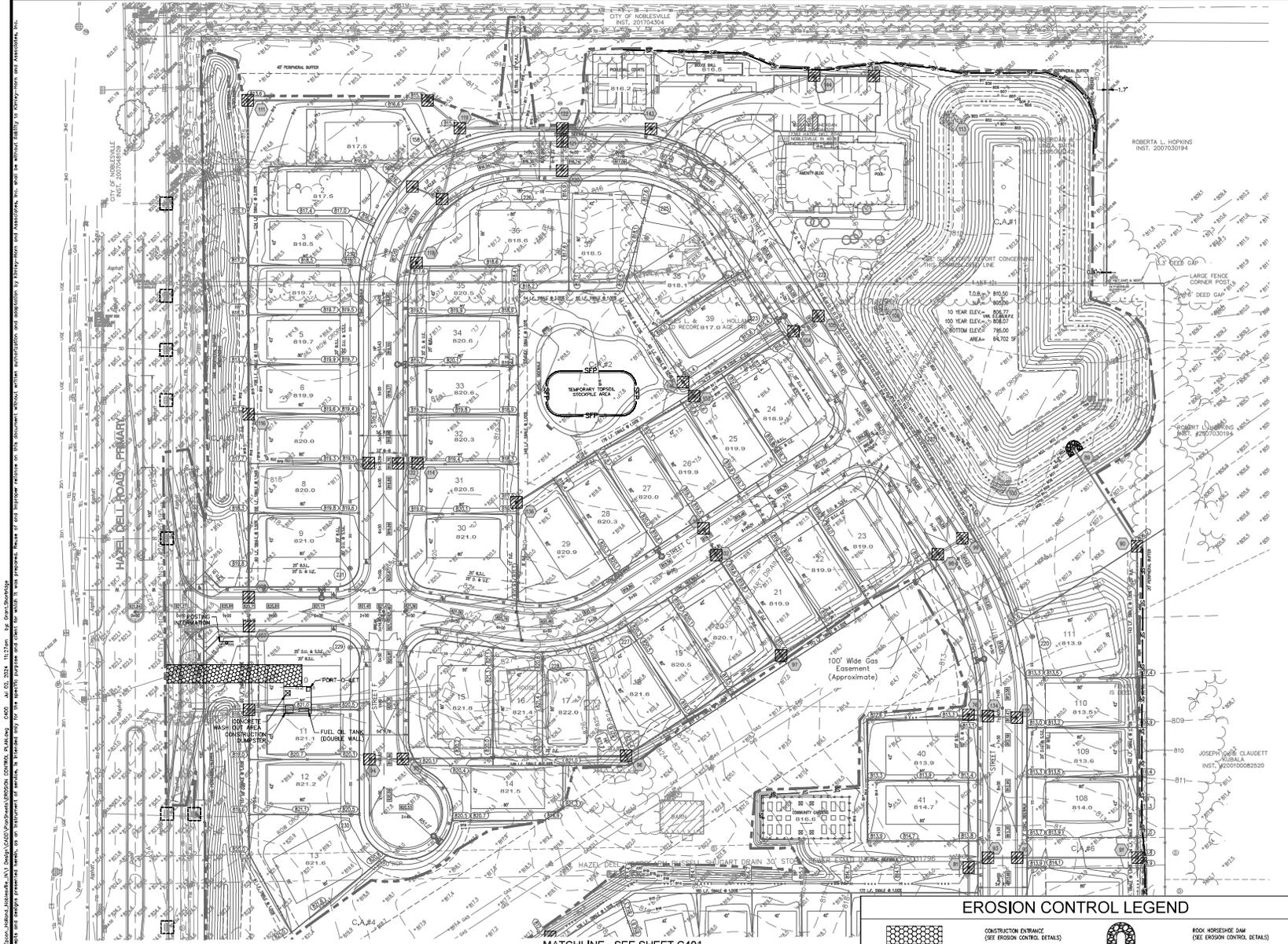
LEGEND

	PROPOSED STORM STRUCTURE		RP-RAP
	PROPOSED SANITARY MANHOLE		LET NUMBER PAD ELEVATION
	PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED 6" UNDERDRAINS
	EXISTING CONTOUR		M.F.F.E. = XXXX - MINIMUM FRESH FLOOR ELEVATION
	EXISTING SANITARY SEWER		M.L.A.G. = XXXX - MINIMUM LOWEST ADJACENT GRADE
	PROPOSED SANITARY SEWER		1.5" MILL AND OVERLAY
	PROPOSED STORM SEWER		
	PROPOSED GRADE		
	PROPOSED CONTOUR		
	PROPOSED WATER LINE		
	PROPOSED SIDEWALK		
	ADA RAMP TO BE INSTALLED		



2" DEED OVERLAP
 1" STEEL PIPE PROJECTING 2" LEAVING BODY 1.1' WEST OF LINE
 2 1/8" REBAR W/ CAP 7" NEAR SURVEY 20033 1" W/2" PROJECTING 0.5"

SCALE: AS NOTED	DESIGNED BY: JAH	DRAWN BY: CHS	CHECKED BY: JAH	DATE: 06/25/24	DATE: 06/25/24	DATE: 06/25/24	DATE: 06/25/24
APPROVAL PRINTING NOT FOR CONSTRUCTION				DEVELOPMENT PLAN			
COURTYARDS OF HAZEL DELL PRIMARY PLAT				ORIGINAL ISSUE: 12/20/2023 KHA PROJECT NO. 170177022 SHEET NUMBER: C201			



This document, together with the contract and any other documents, shall constitute the entire agreement between the parties. No oral agreement, modification, or other arrangement shall be binding on the parties. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

MATCHLINE - SEE SHEET C401

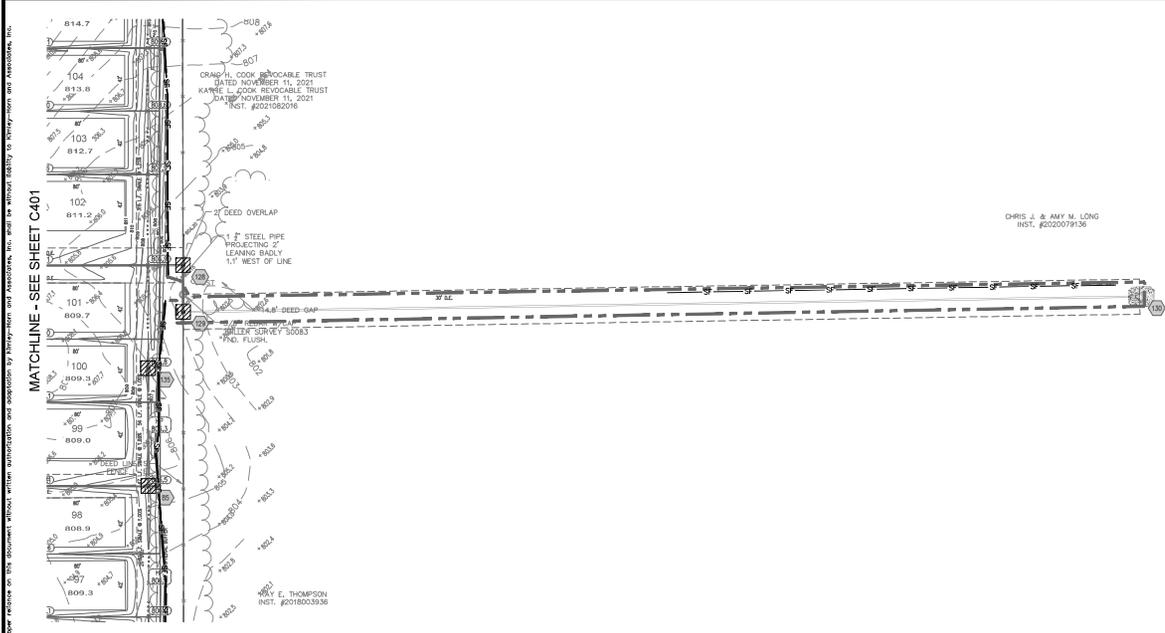
EROSION CONTROL LEGEND	
	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SHEET FLOW PROTECTION (SEE EROSION CONTROL DETAILS)
	SNOW FENCE
	AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	RFP RAP (SEE EROSION CONTROL DETAILS)
	ROCK HORSEHOE DAM (SEE EROSION CONTROL DETAILS)
	TEMPORARY TORSLOPE STOOPILE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	POSTING INFORMATION

	REVISIONS 1. 06/25/24 DMS 2. 06/26/24 DMS 3. 06/26/24 DMS 4. 06/26/24 DMS 5. 06/26/24 DMS
APPROVAL PRINTING NOT FOR CONSTRUCTION	
EROSION CONTROL PLAN CONTROL PLAN	
COURTYARDS OF HAZEL DELL PRIMARY PLAT	
	ORIGINAL ISSUE: 12/20/2023 KHA PROJECT NO. 170177022 SHEET NUMBER C400

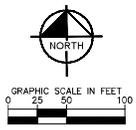
Indiana Utilities Protection Service

 before you dig

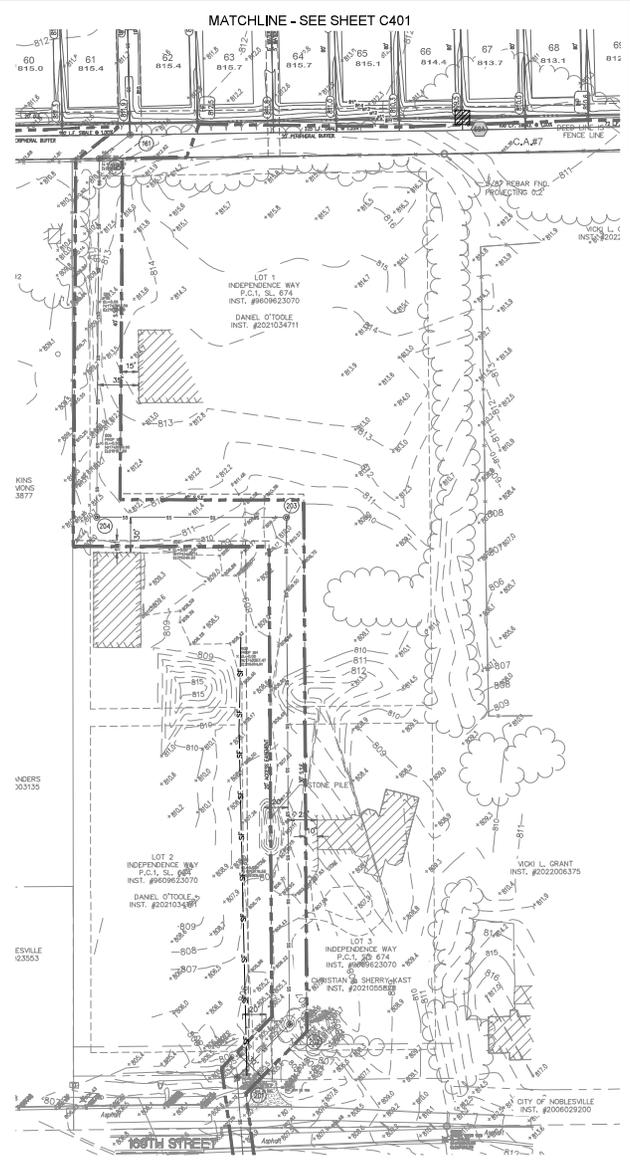
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CHRIS J. & AMY M. LONG
INST. #2022079136



EROSION CONTROL LEGEND			
	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)		ROCK HORSESHOE DAM (SEE EROSION CONTROL DETAILS)
	SHEET FLOW PROTECTION (SEE EROSION CONTROL DETAILS)		TEMPORARY TOPSOIL STOCKPILE
	SNOW FENCE		EXISTING CONTOURS
	AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)		PROPOSED CONTOURS
	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)		POSTING INFORMATION
	RIP RAP (SEE EROSION CONTROL DETAILS)		



DESIGNED BY: JAM	REVISIONS
DRAWN BY: CMS	DATE
CHECKED BY: RHM	DATE
SCALE: AS NOTED	
Kimley-Horn	
EPCON	
EROSION CONTROL PLAN	
COURTYARDS OF HAZEL DELL PRIMARY PLAT	
ORIGINAL ISSUE: 12/20/2023	
KHA PROJECT NO. 170177022	
SHEET NUMBER	C402



