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10/16/2023 11:56:10A 17 PGS
Trini Beaver
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 37-10-23



AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95, AND THE PRAIRIE LAKES PLANNED DEVELOPMENT ORDINANCE NO. 28-8-97 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross-Reference No: 9709738918, 200300030027, 2009044606

An Ordinance to amend the Unified Development Ordinance and Ordinance No. 28-8-97 and all amendments thereto including the Zoning Commitments regarding the setback from Mundy Drive for parking all within the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. LEGP NO. 0087-2023 as required by law concerning an amendments relating to landscaping and buffers, number of required parking spaces, minimum parking island size and setbacks, and front yard setbacks, "Lot 1A", a part of the "Prairie Lakes Planned Development", all a part of the Unified Development Ordinance and after due consideration has sent a favorable recommendation for adoption to the Council with a vote of 10 ayes, 0 nays, and 0 abstentions at their September 18, , 2023 meeting, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance, and the "Prairie Lakes Planned Development" Ordinance including the zoning commitments and all amendments thereto are hereby amended as follows:

SECTION 1. That the subject real estate known as Lot 1A in Prairie Lakes Planned Development, also known as Hamilton County Parcel No. 18-11-19-00-28-001.000 having an address of 14575 Mundy Drive which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana and is currently zoned "PB/PD Planned Business/Planned Development" district and is hereby subject to the amendment to the Original Zoning Commitments Recorded in the Hamilton County Recorder's Office on the 28th day of March 2003 and all other amendments thereto:

Paragraph 9. Building Setback Lines. Shall be amended for Lot 1A in Prairie Lakes Planned Development to allow parking within 25-FT of the centerline of Mundy Drive (private access drive). All remaining paragraphs as per the Original Zoning Commitments or as amended shall be in full force and effect.

SECTION 2. That this ordinance and attached "Exhibit 1 – Site Plan" provides for the following waivers:



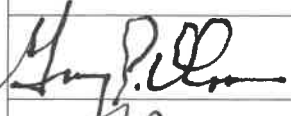




- A. Elimination of landscape buffer along State Road No. 37
- B. Reduction of landscape buffer along E. 146th Street as per the amended plan
- C. Reduction of required parking spaces from 66 to a minimum of 50 spaces
- D. Reduction of the parking lot setback along E. 146th Street to a minimum of 2-FT.
- E. Reduction of minimum building setback along State Road No. 37 to 54-FT.
- F. Reduction of parking space length to 18-FT for a 90-degree parking spaces
- G. Reduction to the landscape buffer along Mundy Drive as per the amended plan to a minimum of 5-FT in width.
- H. Reduction building base landscaping along the east side of the building
- I. Reduction of the parking island north along Mundy Drive to a minimum of 165-SF.

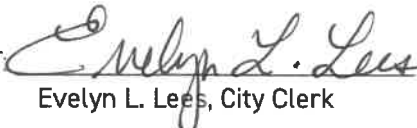
SECTION 3. Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance or the "Prairie Lakes Planned Development" Ordinance No. 28-8-97 and Original Zoning Commitments are varied, altered, or modified by this ordinance and/or exhibits, then such development standards, specifications, guidelines, commitments and/or

requirements as specified in the Unified Development Ordinance and/or Ordinance No. 28-8-97 "Prairie Lakes Planned Development" and Original Zoning Commitments 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. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

SECTION 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 10th day of October, 2023.

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

ATTEST 
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this 11th day of October, 2023 at 8:03 A.M.


Evelyn L. Lees, City Clerk


Chris Jensen, Mayor

MAYOR'S APPROVAL

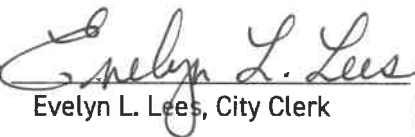
10-16-23
Date

Chris Jensen, Mayor

MAYOR'S VETO

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.

Joyceann Yelton
Printed Name of Declarant

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

Noblesville Plan Commission Noblesville, Indiana

To the Noblesville City Council:

This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the **18th day of September 2023** for the adoption of an amended Preliminary Development Plan and Ordinance including waivers for the Prairie Lakes Planned Development, all a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville ADOPT said amendment.

Request: **Application No. LEGP 0087-2023** Amendment to an adopted Preliminary Development Plan including waivers regarding setbacks and landscaping relating to right-of-way acquisition for Prairie Lakes Planned Development located at 14575 Mundy Drive. Submitted by CVS Health (Owners) and Planning Department (Applicants)

Staff Reviewer – Joyceann Yelton

Plan Commission Action: 10 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a FAVORABLE recommendation

Respectfully submitted,
Noblesville Plan Commission

By:

Malinda Wilcox
Malinda Wilcox President


Sarah L. Reed
Sarah L. Reed Acting Secretary

STORE NUMBER: 8904
 14575 MUNDY DRIVE
 NOBLESVILLE, IN (HAMILTON COUNTY)
PROJECT TYPE: SITE MODIFICATIONS
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER:

ENGINEER:


CONSULTANT:
 KIMLEY-HORN
 AND ASSOCIATES, INC.
 500 E. 96TH ST.,
 SUITE 300
 INDIANAPOLIS, IN 46240
 TEL: (317) 218-9560
 CONTACT: ANDY TAYLOR

DEVELOPER:

SEAL:


REVISIONS:

DRAWING BY: RCB

DATE: 07/28/2023

JOB NUMBER: 170425000

TITLE:

TITLE SHEET

SHEET NUMBER:

C0.0

COMMENTS:

ENGINEERING PLANS

CVS - PARKING IMPROVEMENTS

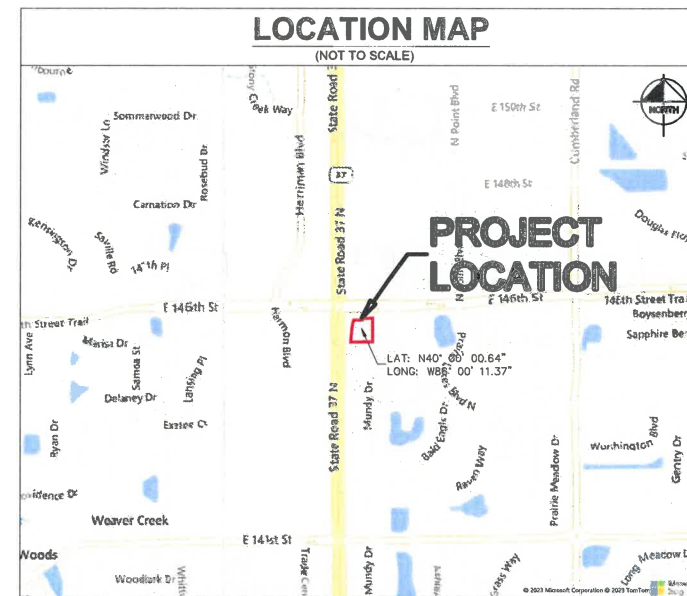
14575 MUNDY DR
 NOBLESVILLE, IN 46060

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
ENGINEERING	CITY OF NOBLESVILLE	16 S 10TH ST., STE. 155, NOBLESVILLE, IN 46060	(317) - 776 - 6330	JIM HELLMANN
COMMUNITY DEV. AND PLANNING	CITY OF NOBLESVILLE	16 S 10TH ST., STE. 150, NOBLESVILLE, IN 46060	(317) - 776 - 6325	JOYCEANN YELTON
FIRE	NOBLESVILLE FIRE DEPT.	135 S 9TH ST., STE. 155, NOBLESVILLE, IN 46060	(317) - 776 - 6336	DARRELL CROSS
STORM SEWER	CITY OF NOBLESVILLE	16 S 10TH ST., NOBLESVILLE, IN 46060	(317) - 776 - 6330	ODISE ADAMS
MS4 OPERATOR	CITY OF NOBLESVILLE	16 S 10TH ST., STE. 155, NOBLESVILLE, IN 46060	(317) - 776 - 6330	BRAD ROBBINS
STREETS	NOBLESVILLE STREET DEPT.	1575 PLEASANT ST., NOBLESVILLE, IN 46060	(317) - 776 - 6348	VINCE BAKER
COUNTY SURVEYOR	HAMILTON COUNTY SURVEYOR'S OFFICE	1 HAMILTON CTY. SQ., STE. 146, NOBLESVILLE, IN 46060	(317) - 776 - 8495	STEVE CASH
COMMUNICATION	AT&T	240 N. MERIDIAN ST., ROOM 280, INDIANAPOLIS, IN 46204	(317) - 610 - 5437	BRIAN PETERS
	COMCAST (TELECOM PLACEMENT, INC.)		(317) - 752 - 9426	THOMAS SPENCER
POWER	DUKE ENERGY	100 S. MILL CREEK RD., NOBLESVILLE, IN 46060	(317) - 776 - 5348	CLINT THOMPSON
GAS	CENTERPOINT ENERGY	16000 ALLISONVILLE RD., NOBLESVILLE, IN 46060	(317) - 776 - 5560	RANDY CRUTCHFIELD
WATER	INDIANA AMERICAN WATER	15227 HERRIMAN BLVD., NOBLESVILLE, IN 46060	(317) - 773 - 2497	JOSH COX
SANITARY SEWER	CITY OF FISHERS (SANITARY)	1 MUNICIPAL DR., FISHERS, IN 46038	(317) - 595 - 3160	LAURA McCLURE

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	CVS PHARMACY, INC.	14575 MUNDY DR NOBLESVILLE, IN 46060		RICHARD SMART
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	ANDY TAYLOR
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	MICHELE DYER
LAND SURVEYOR	JQOL	8440 ALLISON POINTE BLVD INDIANAPOLIS, IN 46250	(317) 661-1964	JOSEPH TRTAN



HAMILTON COUNTY

CONSTRUCTION OF ±11,000 SF OF PARKING IMPROVEMENTS FOR CVS ON ±1.42 AC SITE. PROJECT IS IN SECTION 19 OF T18N, R5E IN NOBLESVILLE, HAMILTON COUNTY, INDIANA

SHEET INDEX

SHEET NO.	SHEET TITLE
C0.0	TITLE SHEET
C1.0	GENERAL SPECIFICATIONS
C1.1	GENERAL SPECIFICATIONS
C1.2	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C4.2	SWPPP
C5.0	GRADING AND DRAINAGE PLAN
C6.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
1-29	NOBLESVILLE CONSTRUCTION STANDARDS

LEGAL DESCRIPTION

LOT 1A IN REPLAT OF LOTS 1 AND 3 IN PRAIRIE LAKES SECONDARY PLAT, RECORDED IN PLAT CABINET 4, SLIDE 546, AS INSTRUMENT NUMBER 2009044606, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

NOBLESVILLE NOTES

NOTE: THE CITY OF NOBLESVILLE STANDARDS FOR PUBLIC INFRASTRUCTURE CONSTRUCTION SHALL BE INCORPORATED BY REFERENCE INTO THE PLANS. IN THE EVENT THAT CONFLICTING STANDARDS OCCUR, THE FOLLOWING ORDER OF PRECEDENCE SHALL GOVERN:

- CITY OF NOBLESVILLE STANDARDS
- (INDOT) INDIANA DEPARTMENT OF TRANSPORTATION AND SPECIFICATIONS
- TEN STATE STANDARDS
- PROJECT SPECIFIC PROVISIONS
- ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS

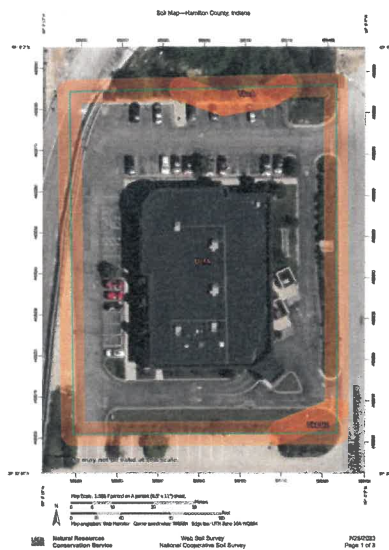
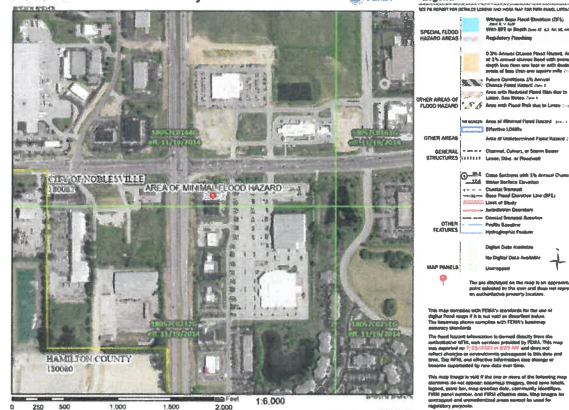
THE NOBLESVILLE STANDARDS SHALL BE INCORPORATED BY REFERENCE INTO THESE PLANS. NO ALTERNATE SPECIFICATIONS OR MATERIALS OR NEW MATERIALS MAY BE USED WITHOUT THE EXPRESS WRITTEN APPROVAL FROM THE CITY OF NOBLESVILLE PRIOR TO THE COMPLETION OF WORK.

ERRORS AND OMISSIONS STATEMENT

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR THE TECHNICAL ACCURACY OF ITS WORK AND CERTIFIES THAT ITS PLANS REFLECTS CUSTOMARY PROFESSIONAL SKILL AND CARE IN DESIGN IN DESIGN PROFESSIONALS EFFORTS TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF THE DESIGN PROFESSIONAL'S PLAN FAIL TO MEET THIS STANDARD, THE DESIGN PROFESSIONAL SHALL DETERMINE A SOLUTION THAT COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

Drawing name: K:\INDO_DEV\170425000_svs_146th_and_ar_37_noblesville_in\2_Design\CADD\plansheets\C0.0-TITLE_SHEET.dwg C0.0 Jul 28, 2023 2:08pm by Nathan Hagan
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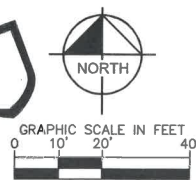
National Flood Hazard Layer FIRMette



Drawing name: K:\IND_DEV\170425000_cas 146th and sr 37 noblesville.in2 Design\CADD\plan\cas\EXISTING CONDITIONS AND DEMO PLAN.dwg C2.0 Jul 28, 2023 2:04pm by: Nathan Horgan
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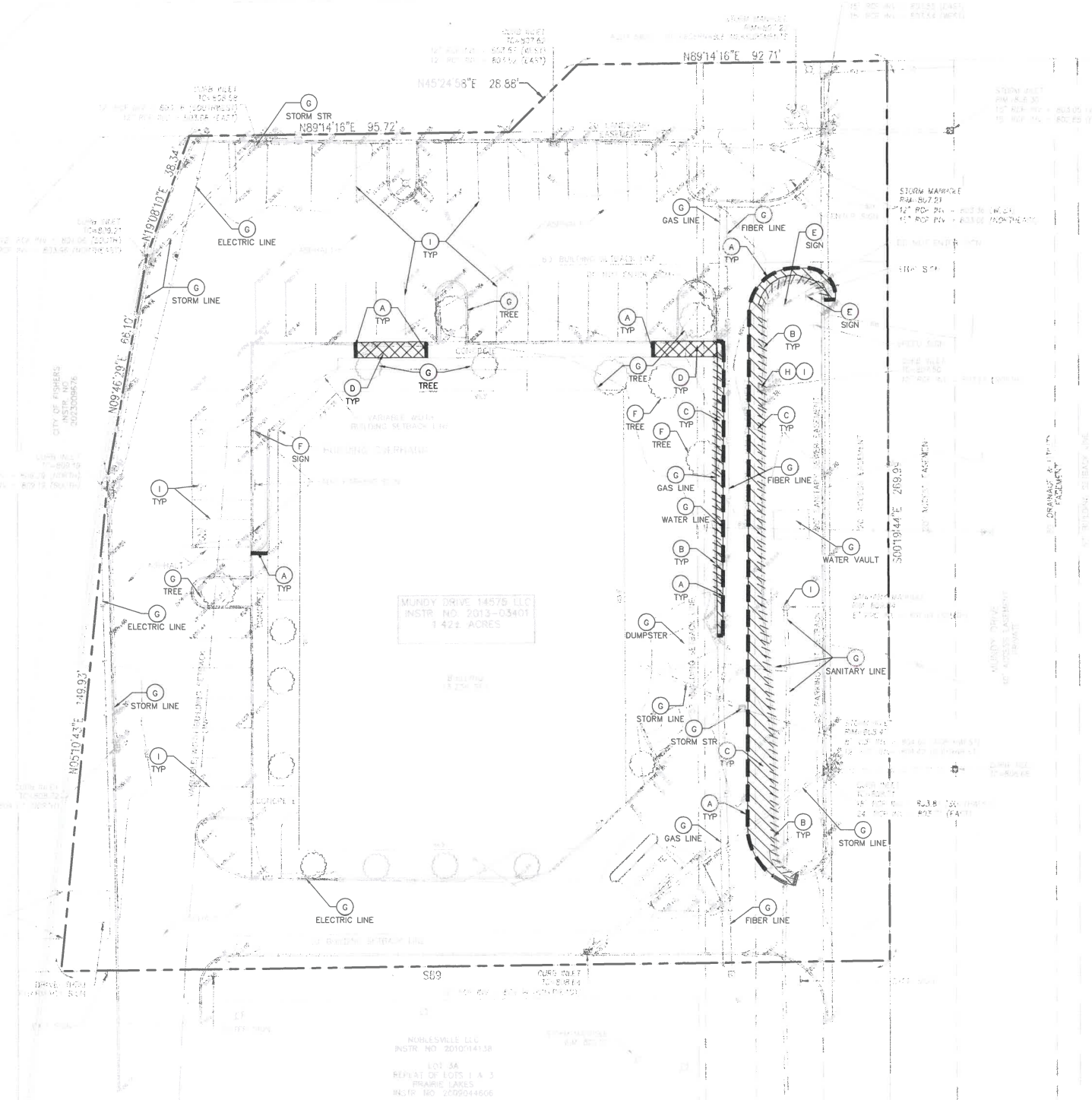
Indiana Utilities Protection Service

Call 811
before you dig



146 STREET

S.R. 37 NORTHBOUND
OFF-RAMP



DEMOLITION LEGEND	
A. [Symbol]	SAWCUT LINE
B. [Symbol]	CURB REMOVAL
C. [Symbol]	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
D. [Symbol]	CONCRETE REMOVAL
E. [Symbol]	ITEM TO BE RELOCATED
F. [Symbol]	ITEM TO BE REMOVED
G. [Symbol]	ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION
H. [Symbol]	REMOVE & REPLACE CASTING WITH NEENAH R-3472
I. [Symbol]	REMOVE PAVEMENT MARKINGS

EXISTING LEGEND			
[Symbol]	ACCESSIBLE SPACE	[Symbol]	MAG NAIL SET
[Symbol]	COMMUNICATIONS PEDESTAL	[Symbol]	MAIL BOX
[Symbol]	COMMUNICATIONS PEDESTAL	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	CURB INLET	[Symbol]	SIGN
[Symbol]	ELECTRIC JUNCTION BOX	[Symbol]	STORM MANHOLE
[Symbol]	GATE POST	[Symbol]	STREET LIGHT
[Symbol]	MAG NAIL FOUND	[Symbol]	WATER VALVE
[Symbol]		[Symbol]	TREE
[Symbol]	BOUNDARY LINE	[Symbol]	
[Symbol]	BUILDING SETBACK LINE	[Symbol]	
[Symbol]	SANITARY SEWER	[Symbol]	
[Symbol]	STORM SEWER	[Symbol]	
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	
[Symbol]	UNDERGROUND FIBER OPTIC CABLE	[Symbol]	
[Symbol]	UNDERGROUND GAS	[Symbol]	
[Symbol]	UNDERGROUND WATER	[Symbol]	

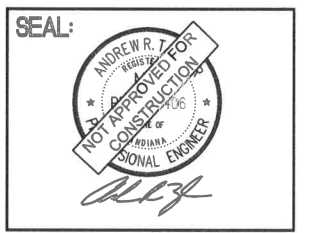
CVS
pharmacy™
EXISTING STORE SITE
MODIFICATIONS

STORE NUMBER: 8904
14575 MUNDY DRIVE
NOBLESVILLE, IN (HAMILTON COUNTY)
PROJECT TYPE: SITE MODIFICATIONS
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER:

ENGINEER:
Kimley»Horn

CONSULTANT:
KIMLEY-HORN
AND ASSOCIATES, INC.
500 E. 96TH ST.,
SUITE 300
INDIANAPOLIS, IN 46240
TEL: (317) 218-9560
CONTACT: ANDY TAYLOR

DEVELOPER:



REVISIONS:

DRAWING BY: RCB
DATE: 07/28/2023
JOB NUMBER: 170425000

TITLE:
**EXISTING CONDITIONS
AND DEMO PLAN**

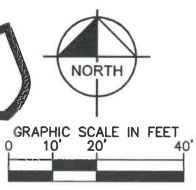
SHEET NUMBER:
C2.0

COMMENTS:

GENERAL PLAN NOTES
REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

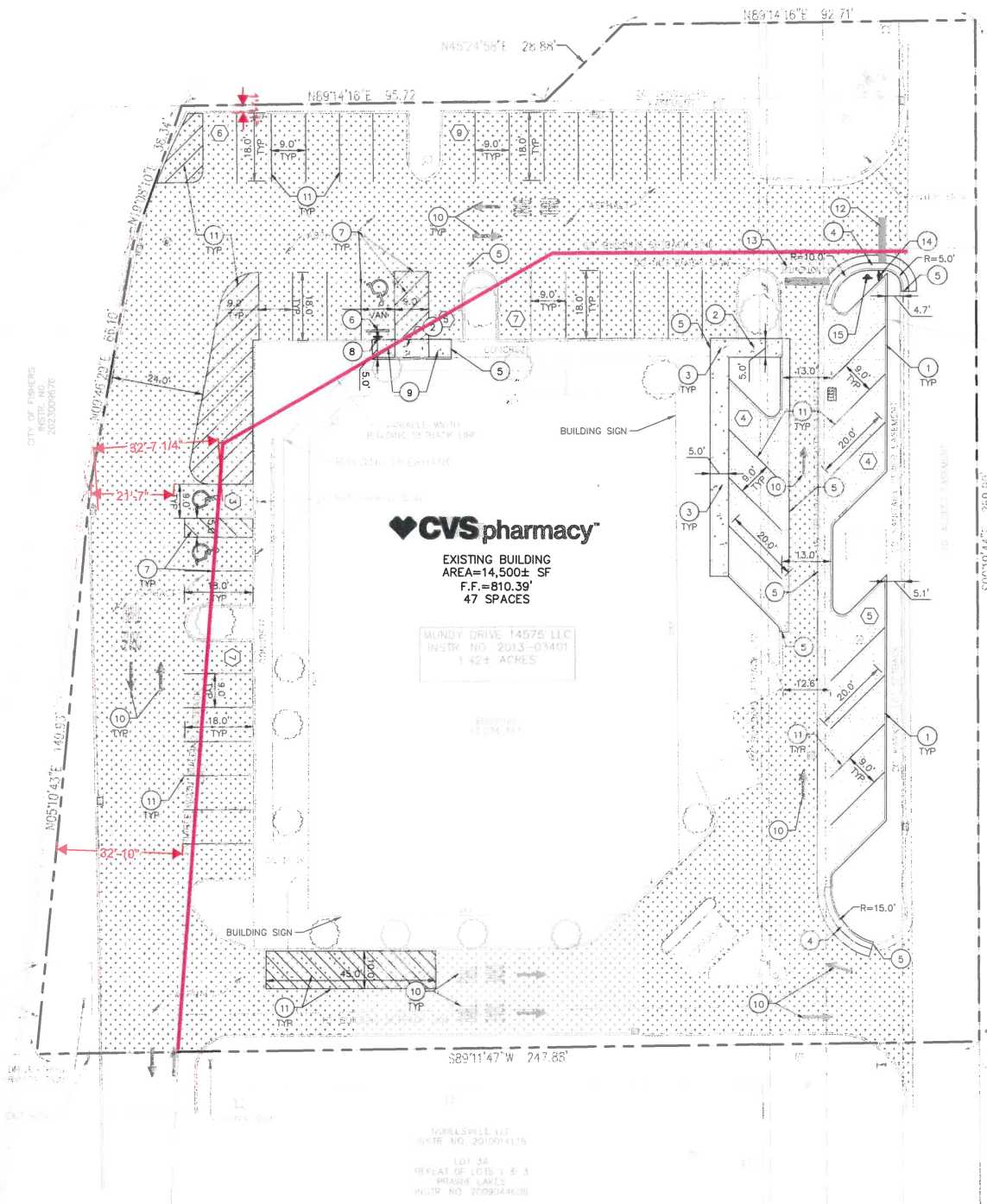
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Indiana Utilities Protection Service



146 STREET

S.R. 37 NORTHBOUND OFF-RAMP



EXISTING LEGEND

ACCESSIBLE SPACE	MAG NAIL SET
COMMUNICATIONS PEDESTAL	MAIL BOX
COMMUNICATIONS PEDESTAL	SANITARY SEWER MANHOLE
CURB INLET	SIGN
ELECTRIC JUNCTION BOX	STORM MANHOLE
GATE POST	STREET LIGHT
MAG NAIL FOUND	WATER VALVE
	TREE
	BOUNDARY LINE
	BUILDING SETBACK LINE
	SANITARY SEWER
	STORM SEWER
	UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC CABLE
	UNDERGROUND GAS
	UNDERGROUND WATER

PAVING LEGEND

[Pattern]	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	SEAL COAT EXISTING PAVEMENT

BENCHMARKS

CONTROL POINT 604 IS A MAG SPIKE SET IN GRASS AT THE NORTHEAST CORNER OF THE PROPERTY APPROXIMATELY 34' WEST OF MUNDY DRIVE.
ELEV = 808.81' (NAVD 88)

CONTROL POINT 605 IS A MAG NAIL SET IN THE ASPHALT. IT SITS IN THE NORTHWEST CORNER OF THE PROPERTY APPROXIMATELY 4' EAST OF THE CURB AND 200' WEST OF MUNDY DRIVE AND 72' FROM THE NORTHWEST CORNER OF THE BUILDING.
ELEV = 809.24' (NAVD 88)

CONTROL POINT 606 IS A MAG SPIKE SET IN THE GRASS IN THE SOUTHWEST CORNER OF THE PROPERTY.
ELEV = 809.36' (NAVD 88)

CONTROL POINT 607 IS A MAG NAIL FOUND IN THE ASPHALT OF THE NORTHWEST CORNER OF THE PROPERTY. IT SITS APPROXIMATELY 200' WEST OF MUNDY DRIVE AND 59' FROM THE NORTHWEST CORNER OF THE BUILDING.
ELEV = 809.36' (NAVD 88)

SITE SUMMARY

SITE ZONING	=	PB/PD
SITE ACREAGE	=	1.42 AC.±
PARKING SPACES (STANDARD) REQUIRED	=	55 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	3 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	44 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	3 SPACES
TOTAL PARKING SPACES PROVIDED	=	51 SPACES

- ### KEY NOTES
1. CONCRETE CURB, TYP. (SEE DETAILS)
 2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 3. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
 4. CONCRETE CURB AND GUTTER (SEE DETAILS)
 5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 6. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
 7. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 8. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
 9. ACCESSIBLE RAMP (SEE DETAILS)
 10. PAVEMENT MARKINGS (SEE DETAILS)
 11. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
 12. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 13. 24" WIDE STOP BAR W/ "DO NOT ENTER"
 14. RELOCATED "STOP" SIGN
 15. RELOCATED "DO NOT ENTER" SIGN

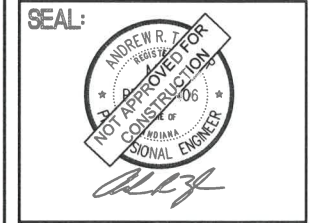


STORE NUMBER: 8904
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ENGINEER:
Kimley Horn

CONSULTANT:
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AND ASSOCIATES, INC.
500 E. 96TH ST.,
SUITE 300
INDIANAPOLIS, IN 46240
TEL: (317) 218-9560
CONTACT: ANDY TAYLOR

DEVELOPER:



REVISIONS:

NO.	DESCRIPTION

DRAWING BY: RCB
DATE: 07/28/2023
JOB NUMBER: 170425000
TITLE:

SITE PLAN
SHEET NUMBER:
C3.0

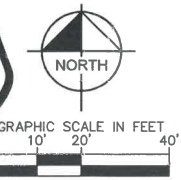
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Drawing name: K:\IND\DEV\170425000_04_14616 and sr 37 noblesville.in\2 Design\CADD\erosion\C4.0-EROSION CONTROL PLAN.dwg C4.0 Jul 28, 2023 2:05pm by Nathan Horon
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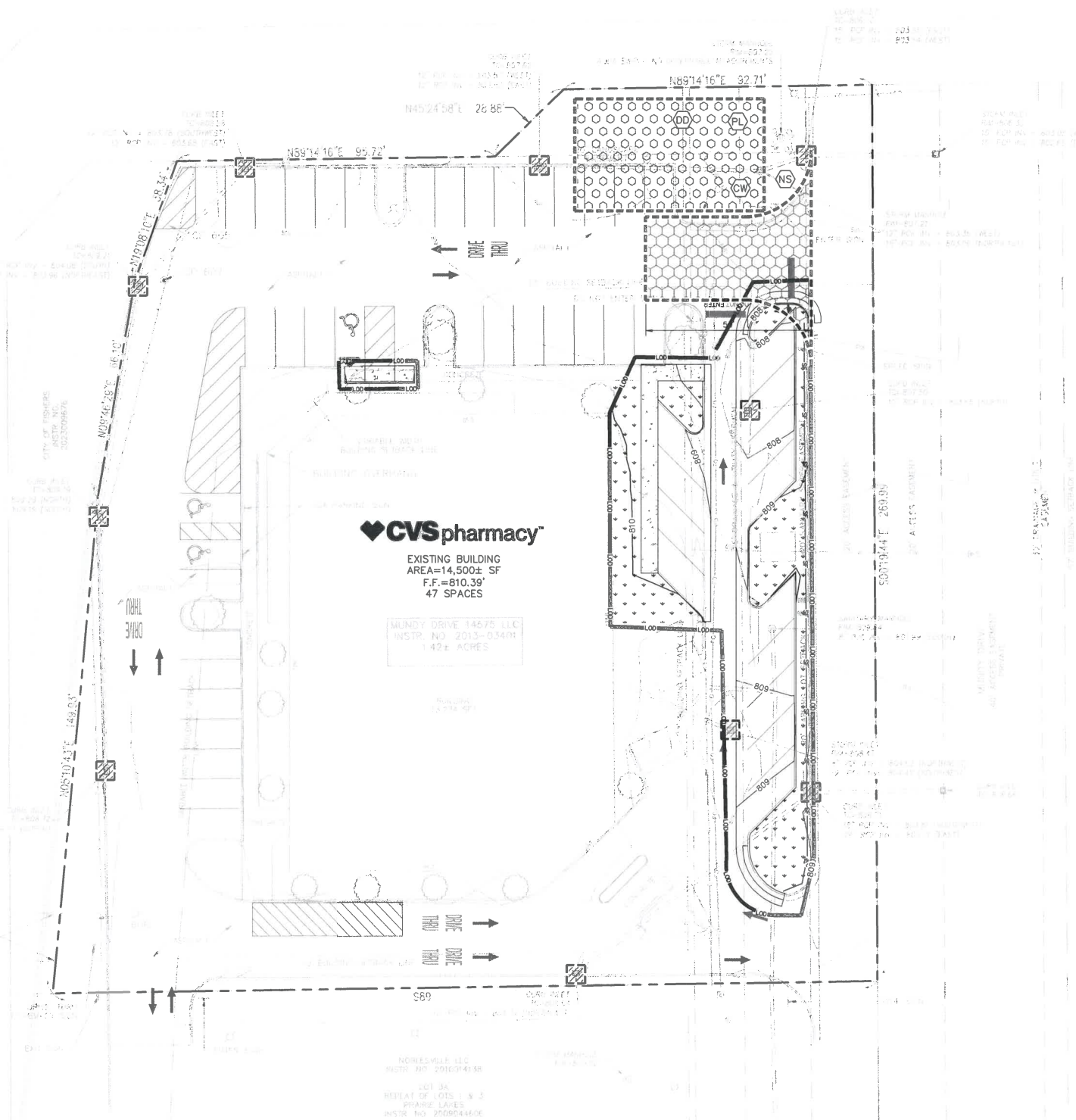
Indiana Utilities Protection Service

Call 811
before you dig



146 STREET

S.R. 37 NORTHBOUND
OFF-RAMP



CVS pharmacy
EXISTING BUILDING
AREA=14,500± SF
F.F.=810.39'
47 SPACES

MUNDY DRIVE 14675 LLC
INSTR. NO. 2013-0340H
1.42± ACRES

NOBLESVILLE LLC
INSTR. NO. 2016-07415H
LOT 3A
REPEAT OF LOTS 1 & 2
PRIME LAKES
INSTR. NO. 2009-04450H

EROSION CONTROL LEGEND

- TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- TEMPORARY EROSION CONTROL BLANKET (SEE TEMPORARY EROSION CONTROL NOTE #3)
- CONSTRUCTION ENTRANCE (EXISTING PAVEMENT)
- SILT FENCE (SEE EROSION CONTROL DETAILS)
- AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RIP RAP (SEE EROSION CONTROL DETAILS)
- LIMITS OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- N.O.I. SIGN
- STAGING AREA
- DEBRIS DUMPSTER
- PORT-O-LET

EXISTING LEGEND

- ACCESSIBLE SPACE
- COMMUNICATIONS PEDESTAL
- CURB INLET
- ELECTRIC JUNCTION BOX
- GATE POST
- MAG NAIL FOUND
- MAG NAIL SET
- MAIL BOX
- SANITARY SEWER MANHOLE
- SIGN
- STORM MANHOLE
- STREET LIGHT
- WATER VALVE
- TREE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND GAS
- UNDERGROUND WATER

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

CVS pharmacy
EXISTING STORE SITE
MODIFICATIONS

STORE NUMBER: 8904
14575 MUNDY DRIVE
NOBLESVILLE, IN (HAMILTON COUNTY)
PROJECT TYPE: SITE MODIFICATIONS
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER:

ENGINEER:
Kimley Horn

CONSULTANT:
KIMLEY-HORN
AND ASSOCIATES, INC.
500 E. 96TH ST.,
SUITE 300
INDIANAPOLIS, IN 46240
TEL: (317) 218-9560
CONTACT: ANDY TAYLOR

DEVELOPER:

SEAL:

REVISIONS:

DRAWING BY: **RCS**
DATE: **07/28/2023**
JOB NUMBER: 170425000

TITLE:
EROSION CONTROL PLAN
SHEET NUMBER:
C4.0

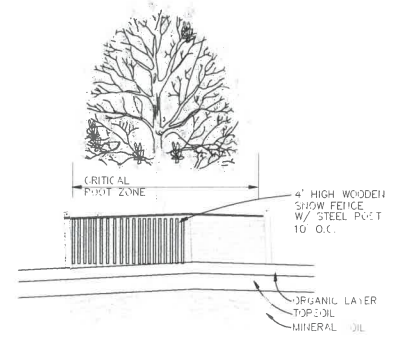
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STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING			A			*		A*				
DORMANT SEEDING	B											B
TEMPORARY SEEDING			C					D				
SOILS				E								
MULCHING	F											

- A FENTUCH 1 BLUEGRASS 100 LB./ACRE MIXED WITH PERENNIAL RYEGRASS 20 LB./ACRE
 - B FENTUCH 1 BLUEGRASS 125 LB./ACRE MIXED WITH PERENNIAL RYEGRASS 45 LB./ACRE + 2 TONS STRAW MULCH/ACRE
 - C SPRING CATS 100 LB./ACRE
 - D WHEAT OR CEREAL RYE 150 LB./ACRE
 - E SOD
 - F STRAW MULCH 2 TONS/ACRE
- * IRRIGATION NEEDED DURING JUNE AND AUGUST
 ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD DURING ANY PART OF THE YEAR

SEEDING CHART



FERRASIDE FENCE AROUND CRITICAL FOOT ZONE OF TREE FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1\"/>

TREE PROTECTION

N.T.S.

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SEAL:

REVISIONS:

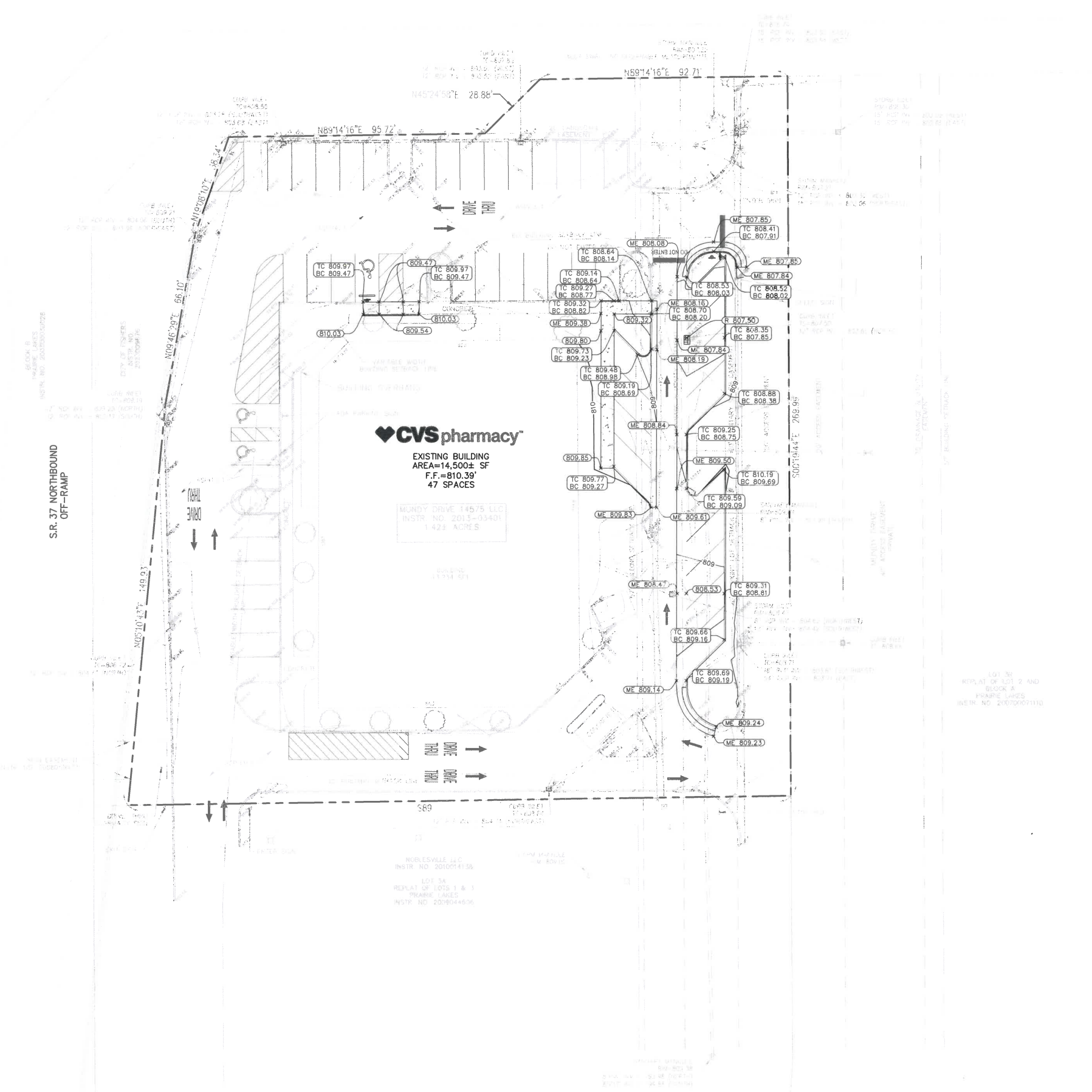
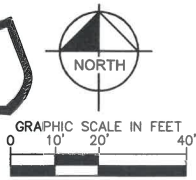
DRAWING BY: RCB
DATE: 07/28/2023
JOB NUMBER: 170425000

TITLE:
EROSION CONTROL DETAILS
SHEET NUMBER:
 C4.1

COMMENTS:

Drawing name: K:\INDO\DEV\170425000.dwg 148B and ar 37 noblesville.in\2 Debra\CAD\170425000.dwg C5.0 Jul 28, 2023 2:05pm by Nathan Hoopon
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Call 811
before you dig



GRADING LEGEND

- XXXXXX FINISHED GRADE SPOT ELEVATION
- TC XXX.XX TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
- FL XXX.XX FLOW LINE SPOT ELEVATION
- ME XXX.XX MATCH EXISTING SPOT ELEVATION
- FF XXX.XX FINISHED FLOOR SPOT ELEVATION
- FG XXX.XX FINISHED GRADE NEAR BUILDING SPOT ELEVATION
- TW XXX.XX TOP OF WALL SPOT ELEVATION
- BW XXX.XX BOTTOM OF WALL SPOT ELEVATION
- R XXX.XX RIM ELEVATION
- STR XX STRUCTURE ID & RIM ELEVATION
- STR XX INV XXX.XX STRUCTURE ID & INVERT ELEVATION
- 60--- PROPOSED CONTOUR
- RIDGE--- RIDGE LINE
- X XXX SLOPE AND FLOW DIRECTION
- ← 100-YEAR OVERLAND OVERFLOW ROUTE
- ← DETENTION BASIN 100-YEAR EMERGENCY
- PROPOSED SWALE
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER STRUCTURES
- PROPOSED LIGHT POLES
- PROPOSED TRANSFORMER PAD

EXISTING LEGEND

- ♿ ACCESSIBLE SPACE
- Ⓜ COMMUNICATIONS PEDESTAL
- Ⓜ COMMUNICATIONS PEDESTAL
- Ⓜ CURB INLET
- Ⓜ ELECTRIC JUNCTION BOX
- Ⓜ GATE POST
- Ⓜ MAG NAIL FOUND
- MAG NAIL SET
- Ⓜ MAIL BOX
- Ⓜ SANITARY SEWER MANHOLE
- Ⓜ SIGN
- Ⓜ STORM MANHOLE
- Ⓜ STREET LIGHT
- Ⓜ WATER VALVE
- TREE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND GAS
- UNDERGROUND WATER

BENCHMARKS

CONTROL POINT 604 IS A MAG SPIKE SET IN GRASS AT THE NORTHEAST SECTION OF THE PROPERTY APPROXIMATELY 34' WEST OF MUNDY DRIVE.
ELEV = 808.81' (NAVD 88)

CONTROL POINT 605 IS A MAG NAIL SET IN THE ASPHALT. IT SITS IN THE NORTHWEST CORNER OF THE PROPERTY APPROXIMATELY 4' EAST OF THE CURB AND 200' WEST OF MUNDY DRIVE AND 72' FROM THE NORTHWEST CORNER OF THE BUILDING.
ELEV = 809.24' (NAVD 88)

CONTROL POINT 606 IS A MAG SPIKE SET IN THE GRASS IN THE SOUTHWEST CORNER OF THE PROPERTY.
ELEV = 809.24' (NAVD 88)

CONTROL POINT 607 IS A MAG NAIL FOUND IN THE ASPHALT OF THE NORTHWEST CORNER OF THE PROPERTY. IT SITS APPROXIMATELY 200' WEST OF MUNDY DRIVE AND 59' FROM THE NORTHWEST CORNER OF THE BUILDING.
ELEV = 809.36 (NAVD88)

GENERAL PLAN NOTES

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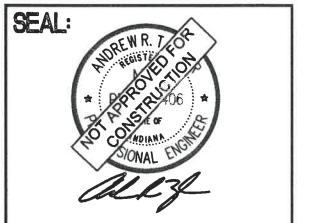


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 CONTACT: ANDY TAYLOR

DEVELOPER:



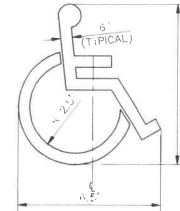
REVISIONS:

DRAWING BY: RCB
DATE: 07/28/2023
JOB NUMBER: 170425000

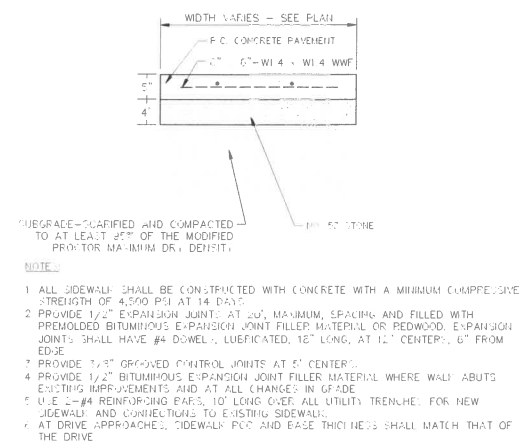
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GRADING AND DRAINAGE PLAN
SHEET NUMBER:
C5.0

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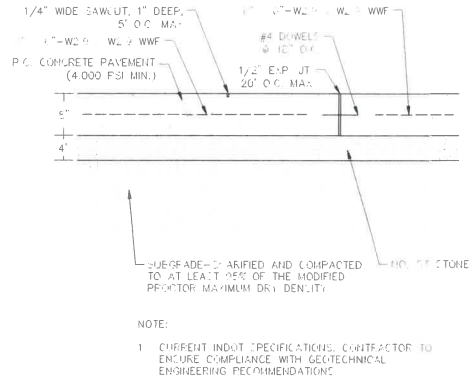
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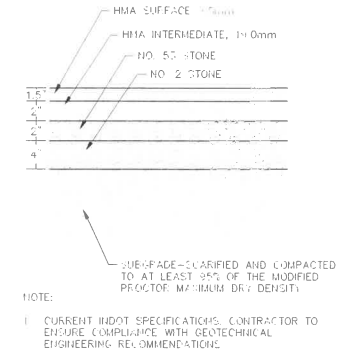
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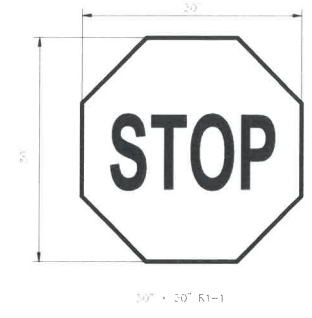
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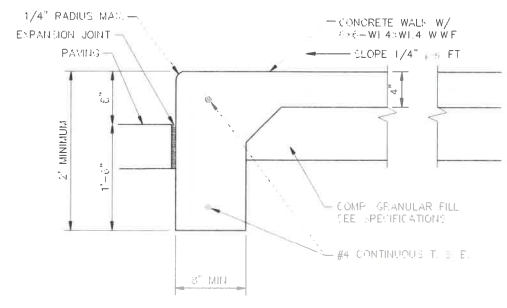
HEAVY DUTY CONCRETE PAVEMENT SECTION
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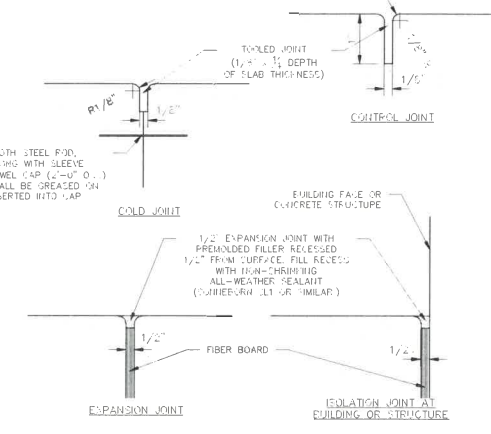
STANDARD DUTY ASPHALT PAVEMENT SECTION
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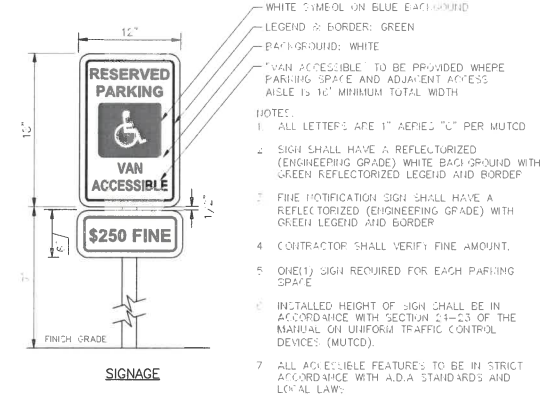
STOP SIGN
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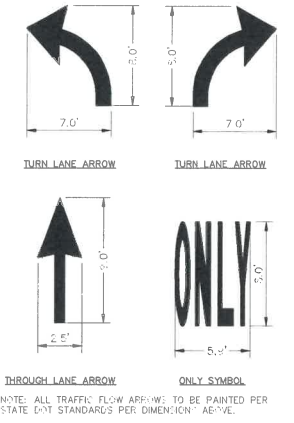
COMBINED CURB AND WALK DETAIL
N.T.S.



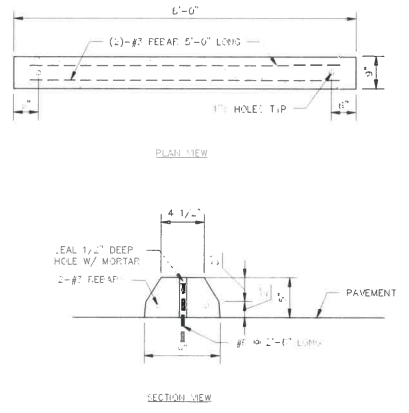
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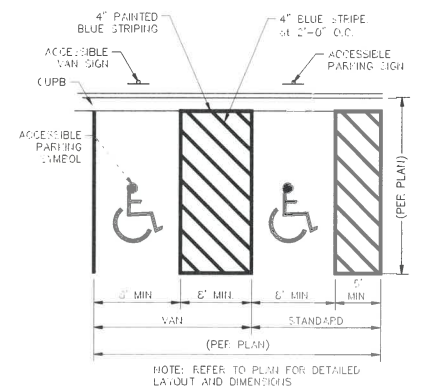
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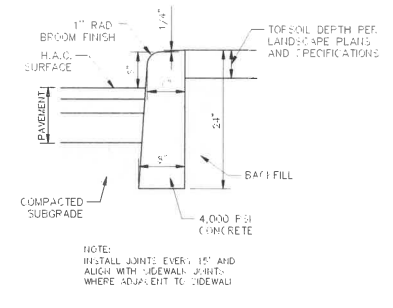
TRAFFIC FLOW MARKINGS
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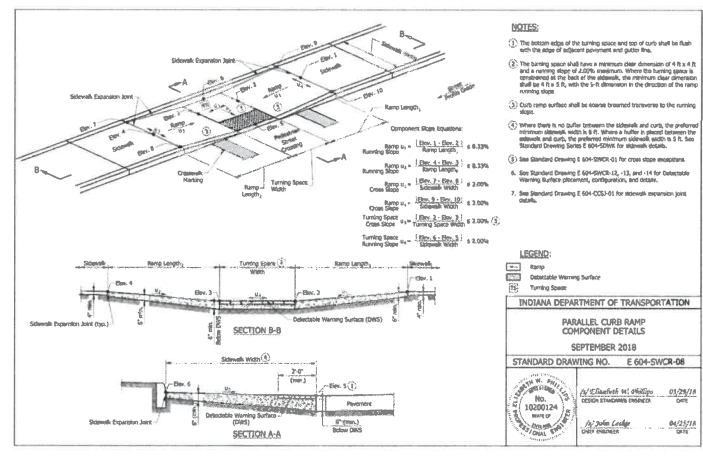
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N.T.S.



ACCESSIBLE PAVEMENT MARKINGS
N.T.S.



CONCRETE CURB
N.T.S.

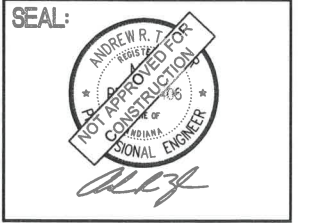


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ENGINEER:
Kimley»Horn

CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
500 E. 96TH ST., SUITE 300
INDIANAPOLIS, IN 46240
TEL: (317) 218-9560
CONTACT: ANDY TAYLOR

DEVELOPER:



REVISIONS:

DRAWING BY: RCB
DATE: 07/28/2023
JOB NUMBER: 170425000

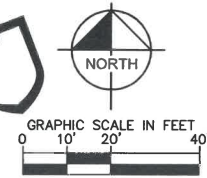
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CONSTRUCTION DETAILS
SHEET NUMBER:
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EXISTING STORE SITE
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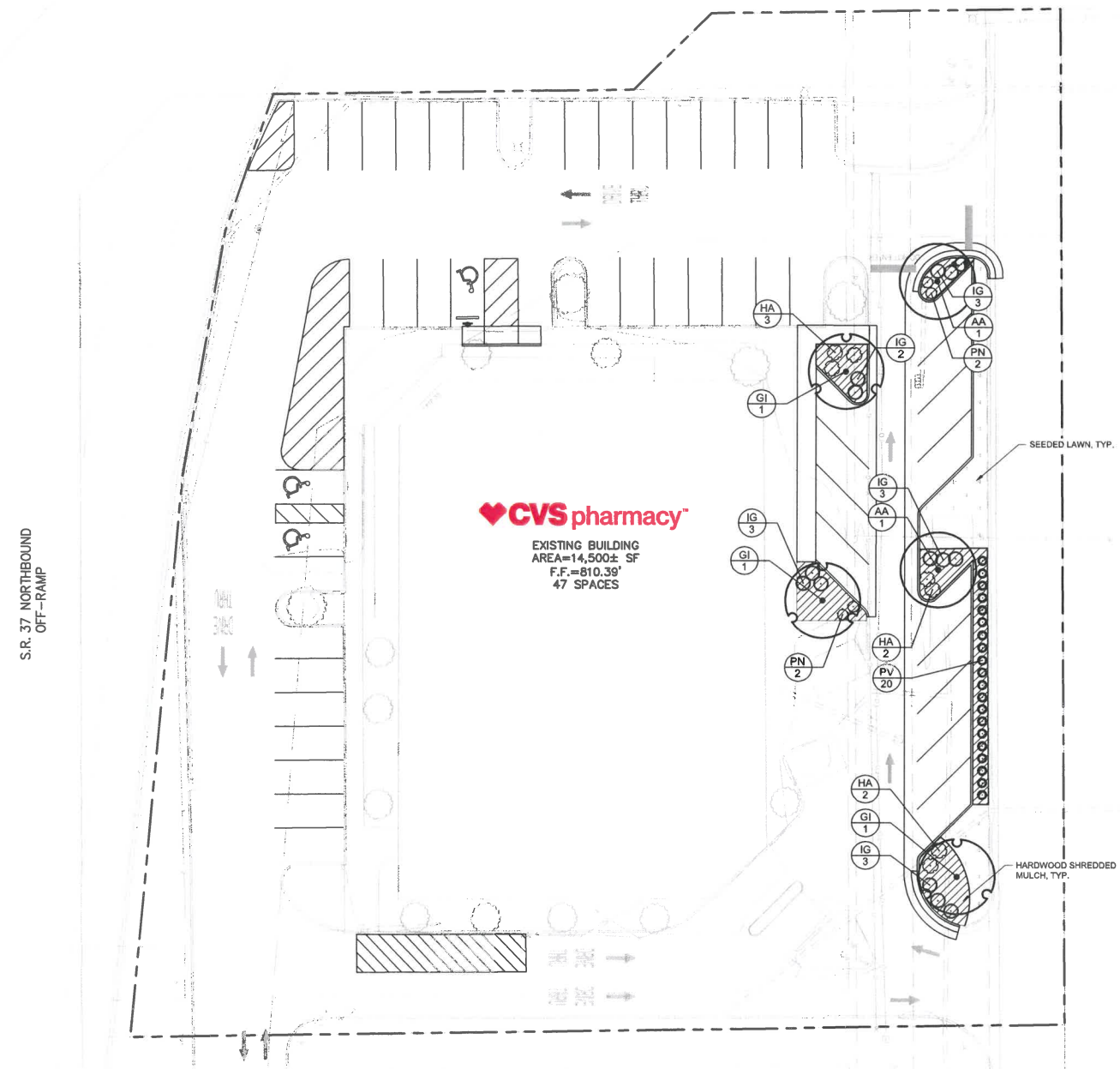
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REVISIONS:

DRAWING BY: RCB
 DATE: 07/28/2023
 JOB NUMBER: 170425000
 TITLE:

LANDSCAPE PLAN
 SHEET NUMBER:
L1.0

COMMENTS:



S.R. 37 NORTHBOUND
OFF-RAMP

140 STREET



before you dig



STORE NUMBER: 8904

14575 MUNDY DRIVE
NOBLESVILLE, IN (HAMILTON COUNTY)

PROJECT TYPE: SITE MODIFICATIONS
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER:

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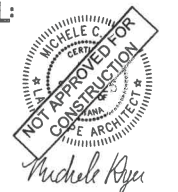


CONSULTANT:

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DATE: 07/28/2023

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TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L1.1

COMMENTS:

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLOUDS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
- ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- WEED FABRIC SHALL BE REQUIRED UNDER MULCH.
- MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

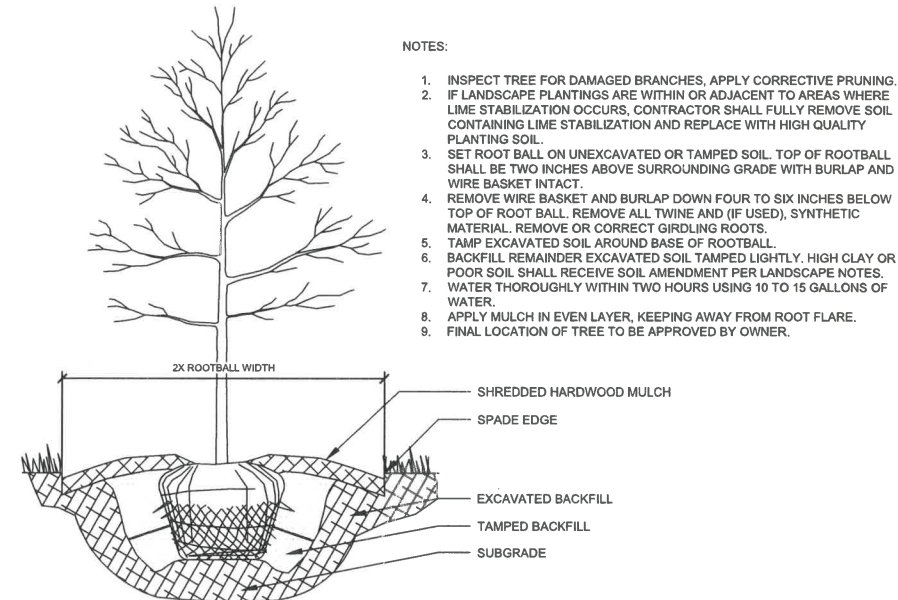
ORDINANCE CHART

ZONING: PB/PD	REQUIRED	PROVIDED
PARKING LOT INTERIOR (ARTICLE 12)		
• ALL ISLANDS AND PENINSULAS SHALL CONTAIN A MINIMUM 1 CANOPY TREE AND 5 SHRUBS.	• 5 ISLANDS = 5 CANOPY TREES AND 25 SHRUBS	• 5 CANOPY TREES • 25 SHRUBS
LANDSCAPE SCREENING (ARTICLE 12)		
• ALL TRASH RECEPTACLES SHALL BE SCREENED		• SCREENING PROVIDED

SEEDING LEGEND



MULCHING LEGEND

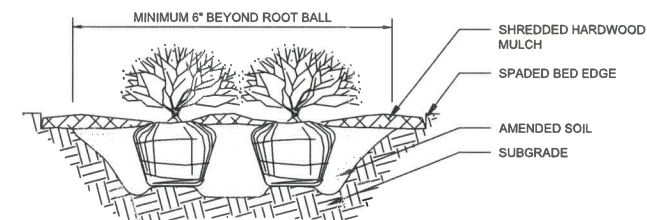


1 TREE PLANTING

NTS

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	B & B	2.5" CAL MIN	—
GI	3	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	—	2.5" CAL MIN	—
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
HA	7	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	—	48" OC	24" HT MIN
PN	4	PHYSOCARPUS OPULIFOLIUS 'DONNY MAY'	LITTLE DEVIL NINEBARK	—	48" OC	24" HT MIN
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IG	14	ILEX GLABRA 'DENSEA'	INKBERRY HOLLY	—	48" OC	24" HT MIN
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
PV	20	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	—	30" OC	24" HT MIN



2 SHRUB PLANTING

NTS