

2024026640 ORDINANCE \$25.00 07/24/2024 03:17:09P 68 PGS Trini Beaver HAMILTON County Recorder IN Recorded as Presented

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 <u>six</u> (6) in favor and <u>zero</u> (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and representations of the UDO that conflict with the provisions of this Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.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.
- <u>Section 5.</u> <u>Title, Purpose and Effect.</u> 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 <u>Exhibit B</u> is a representation of the oversized plans (collectively, the "Preliminary Development Plan").
- <u>Section 7.</u> <u>Administrative Bodies and Officials.</u> 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.
- <u>Section 11.</u> <u>Plans, Maps, and Zoning Districts.</u> 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.
- <u>Section 14.</u> <u>Off-Street Parking and Loading.</u> The regulations of Article 10 (Off-Street Parking and Loading) of the UDO shall apply.
- <u>Section 15.</u> <u>Environmental Performance Standards.</u> The regulations of Article 13 (Environmental Performance Standards) of the UDO shall apply.
- <u>Section 16.</u> <u>Nonconforming Uses and Structures.</u> 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 liriope, variegated liriope, 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.

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11 1	MAYOR'S AF	PPROVAL	
hris Jensen, Mayor		7-23- Date	2024
	MAYOR'S	VETO	
hris Jensen, Mayor TTEST:	A. Lus es, City Clerk	NOBLE CORPORATED WILL	

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 462-0 CONTACT: BRETT HUFF PHONE: (317) 912-4129 EMAIL: BRETT.HUFFBKIMLEY-HORN.COM

DEVELOPMENT STANDARDS: SEE COURTYARDS OF HAZEL DELL PUD

COURTYARDS OF HAZEL DELL

NOBLESVILLE, INDIANA PRELIMINARY DEVELOPMENT PLAN **DOCKET #LEGP**

UT I L	ITY AND GC	VERN I NG AGE	NCY CONT	TACTS
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITY OF NOBLESVILLE WASTEWATER DEPARTMENT	197 WEST WASHINGTON STREET NOBLESVILLE, IN 46060	317-776-6353	
WATER	CITIZENS ENERGY GROUP/CWA AUTHORITY, INC.	2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
STREETS	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESVILLE, IN 46060	317-776-6330	
DRAINAGE	CITY OF NOBLESVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 155 NOBLESWILLE, IN 46060	317-776-6330	
ELECTRICITY	DUKE ENERGY INDIANA	100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46062	317-776-5365	MARC DILLER
NATURAL GAS	VECTREN ENERGY	16000 ALLISONVILLE ROAD NOBLESVILLE, INDIANA 46060	317-776-5537	CATHY MIESSEN
TELEPHONE / COMMUNICATIONS	AT&T - ENGINEERING	240 N. MERIDIAN STREET, 2ND FLOOR, ROOM 280 INDIANAPOLIS, IN 46204	317-252-4267	BRIAN PETERS
FIBER OPTICS	MCLEOD USA	6400 C STREET SW P.O. BOX 3177 CEDAR RAPIDS, IA 52406	317-697-2863	

PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMA I L	CONTACT
DEVELOPER/OWNER	EPCON COMMUN ITI ES	11555 NORTH MERIDIAN STREET, SUITE 120 CARMEL, IN 46032	317-680-6746	mhar an@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	EMH&T	5500 NEW ALBANY ROAD COLUMBUS, OH 43054	614-775-4710	menerey@emht.com	LINDA MENEREY

AFTER MANNS ONEN PUBLIC NOTCE OF THE TIME, PLACE, AND INJURIE OF HEARING ON AN APPLICATION PRODUCE SECOND THE ORGENSLALE BANK COMMISSION AND UNITED THE AUTOMOTY PROVIDED BY STATE STATE AND ALL ACTS AMBIBUTED. THEREOF, AND UPON PROMOS THAT THIS SUBDIVISION PLATES IN CONCRIDENANCE, WITH THE SUBDIVISION REGULATIONS AS SERVI FORTH IN THE UNITED DEVELOPMENT ORGENIZATE OF THE CITY OF NOBELSTULE. THIS PLATE HAS GRAVIED APPROVAL BY A MAJORITY OF THE MEMBERS OF THE ROBLESVILLE PLAN COMMISSION AT THE MEETING HELD ON.

JOY OF THE MEMBERS OF THE ROBLESVILLE PLAN COMMISSION AT THE MEETING HELD ON.

PLAN COMMISSION

PRESIDENT - MALINDA WILCOX

SECRETARY - STEVEN R. HUNTLEY





TOTAL AREA	42,50 AC
TOTAL LOTS	111
DESIGN SPEED LIMIT	25 MPH
TOTAL C.A. (INC. GAS ESMT, 8 LAKES)	15.1 AC± (35.5%)
GAS EASEMENT	2,7 ACa
LAKE AREA	2,9 ACs
MPERVIOUS AREA	11.4 AC±
WETLANDS	0.17 ACa
TOTAL ROW	6.7 AC±
DEVELOPABLE AREA	SAUS ACIE

	NAME	LENGTH (LF±)
STREET	A	1764
STREET	В	740
STREET	c	870
STREET	D	1066
STREET	E	907
STREET	F	243
TOTAL		6679



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P100	PRIMARY PLAT		
P101	PRIMARY PLAT		
C200	DEVELOPMENT PLAN		
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		

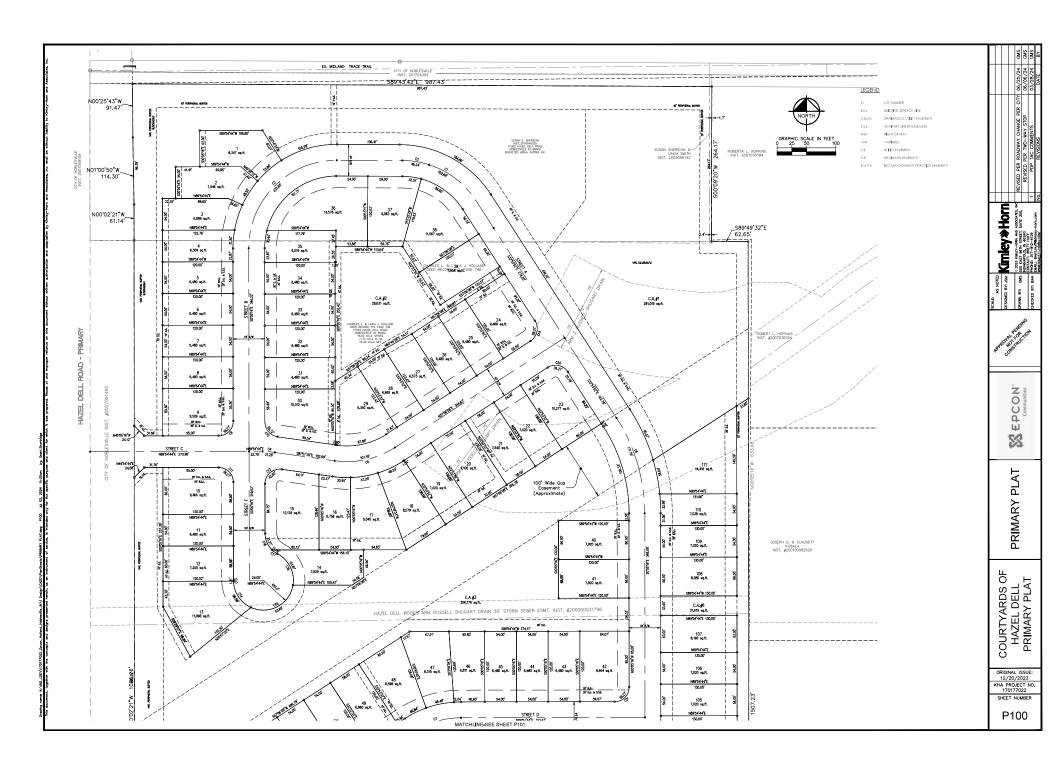


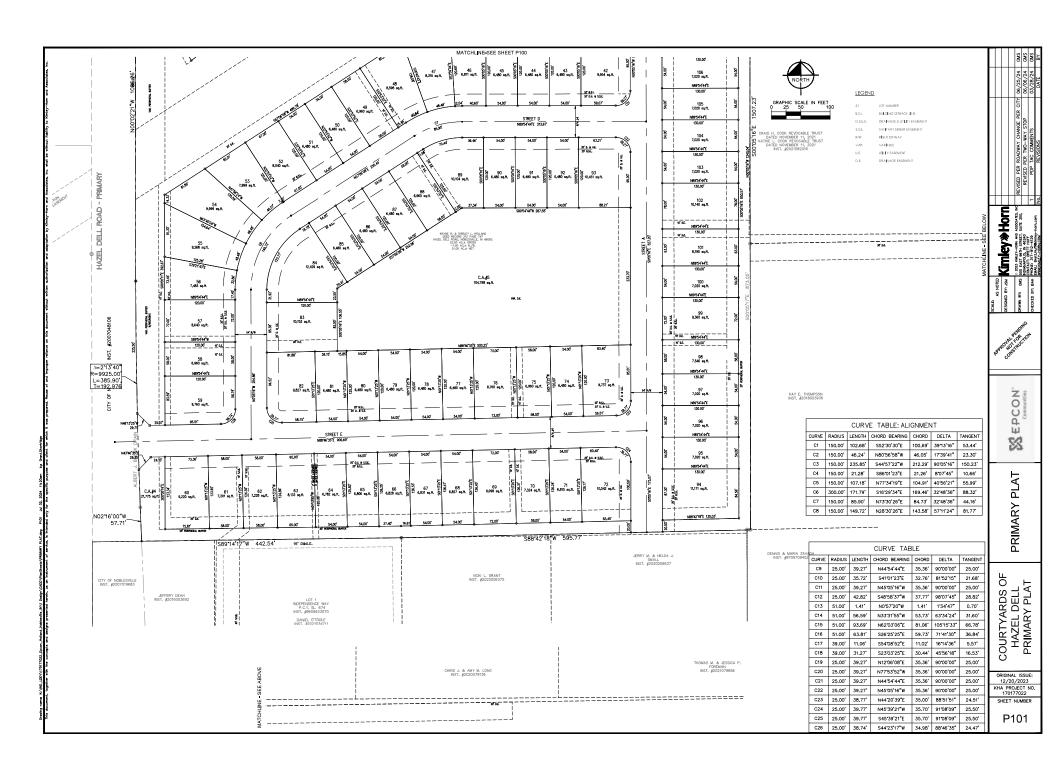
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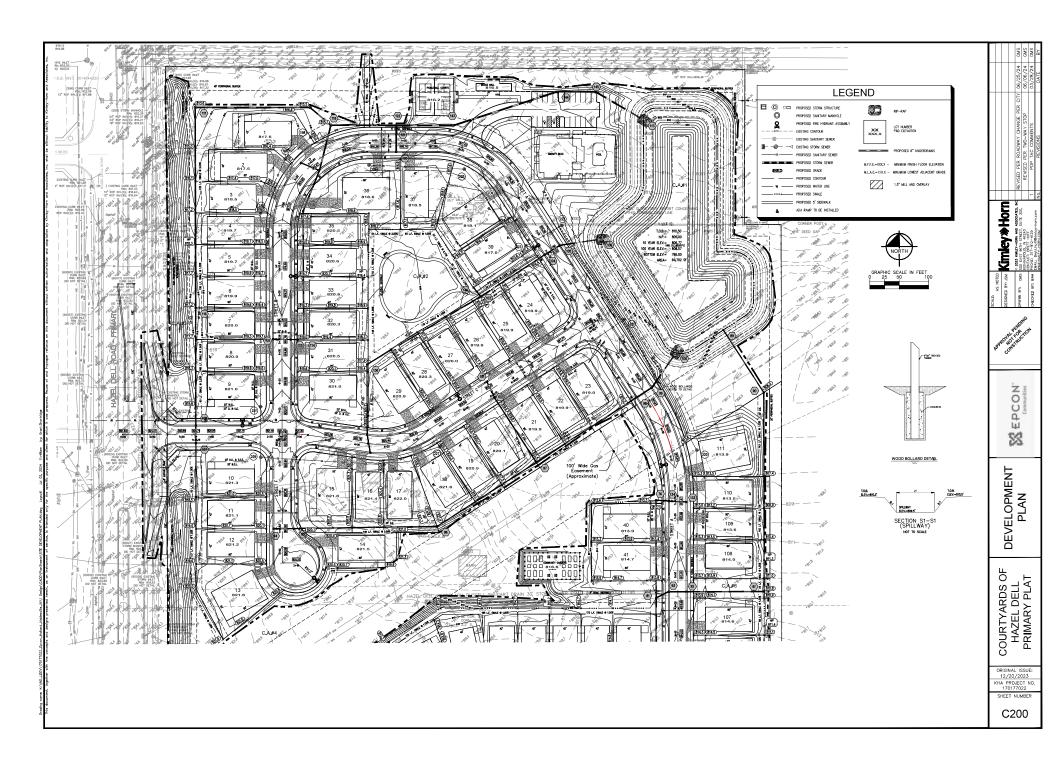
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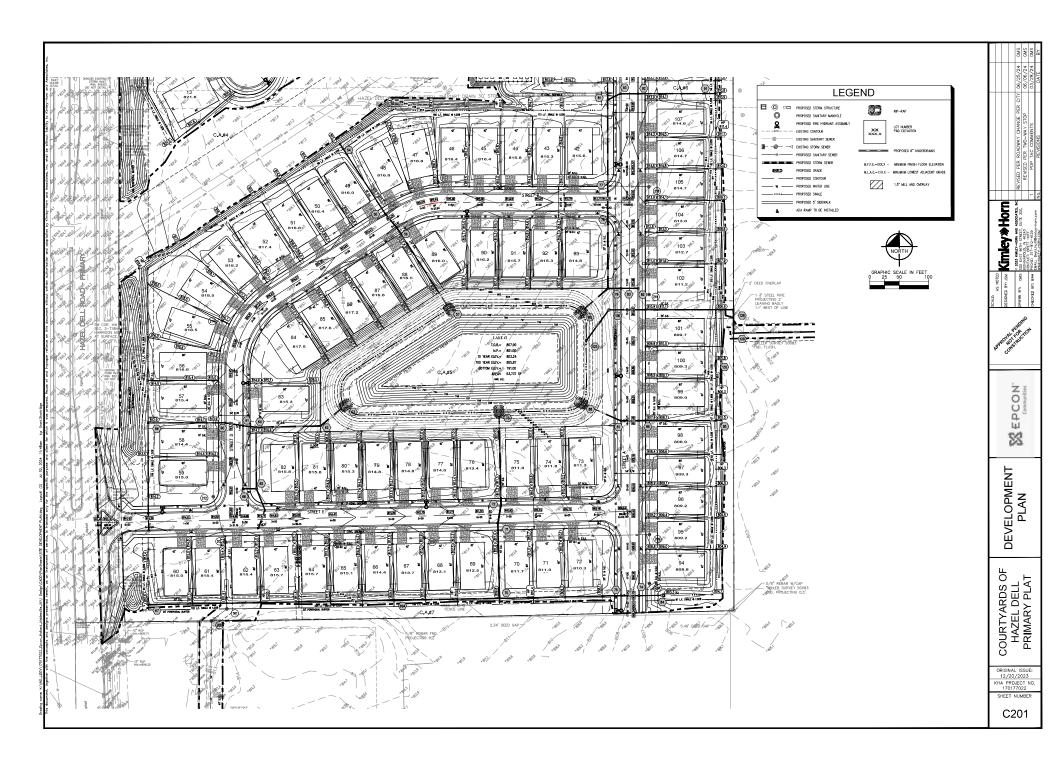
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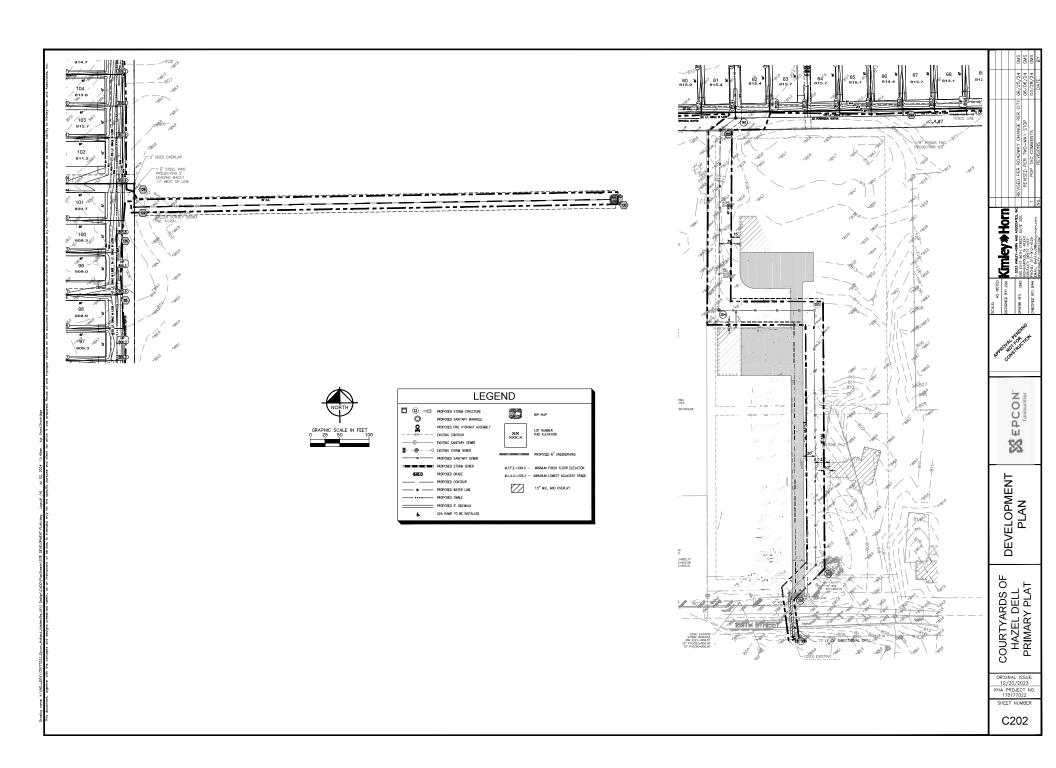
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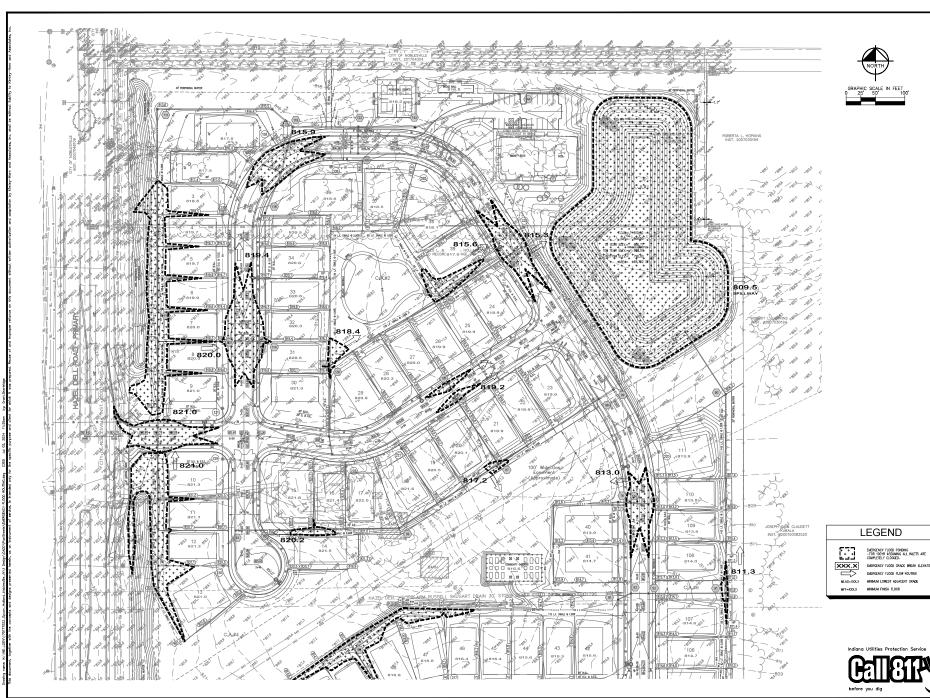












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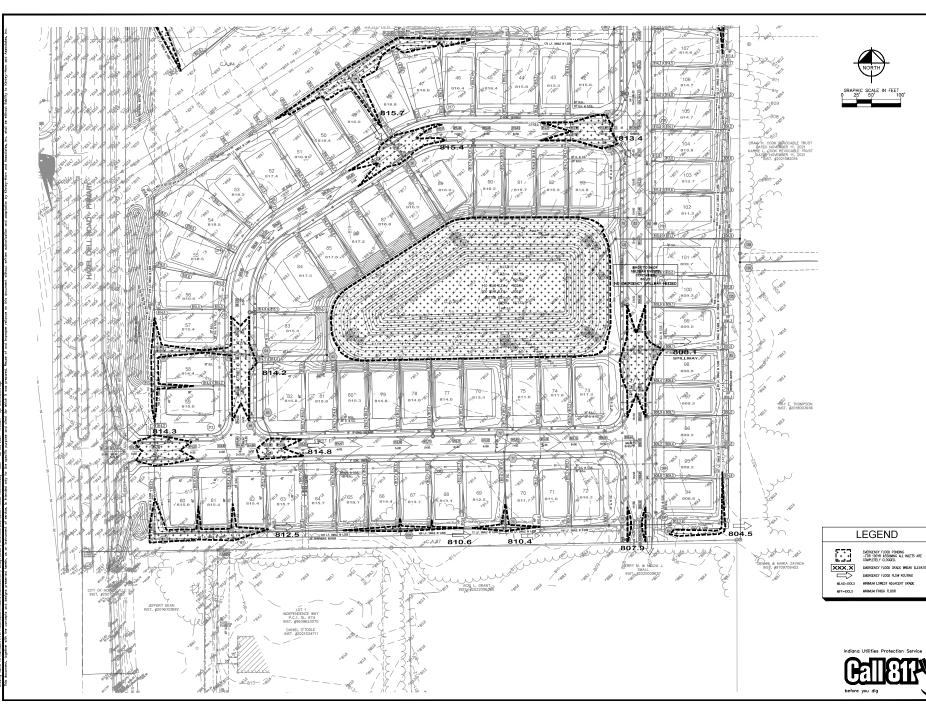
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EMERGENCY FLOOD ROUTING

COURTYARDS OF HAZEL DELL PRIMARY PLAT

ORIGINAL ISSUE: 12/20/2023 KHA PROJECT NO. 170177022

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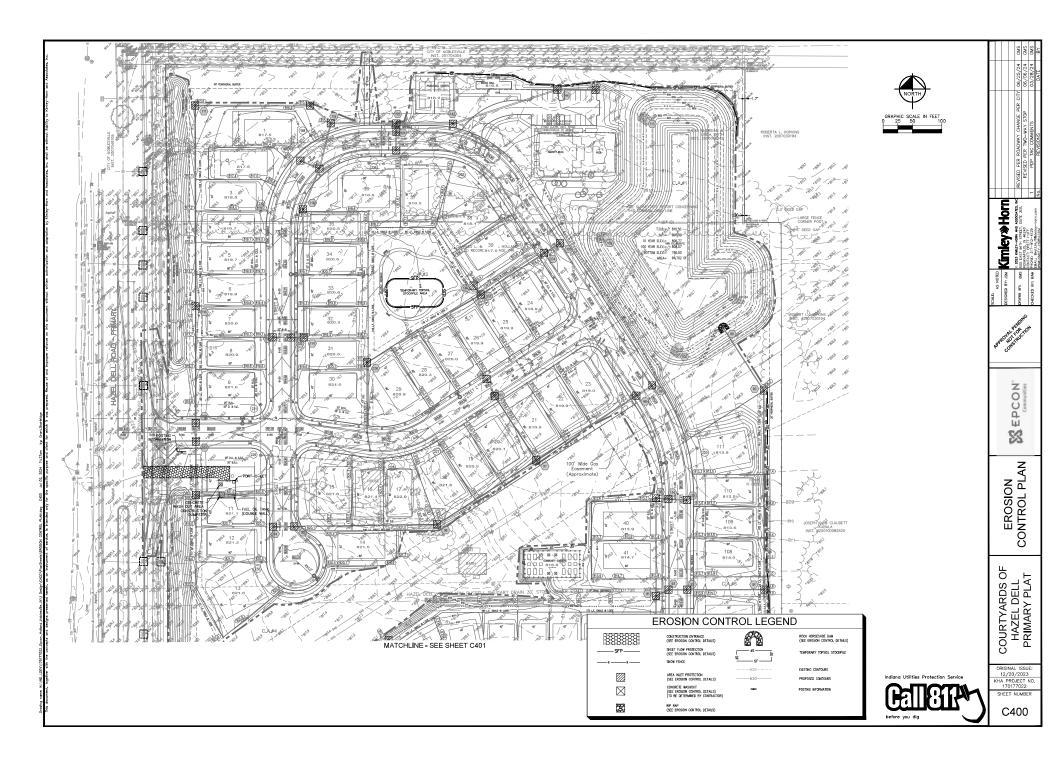
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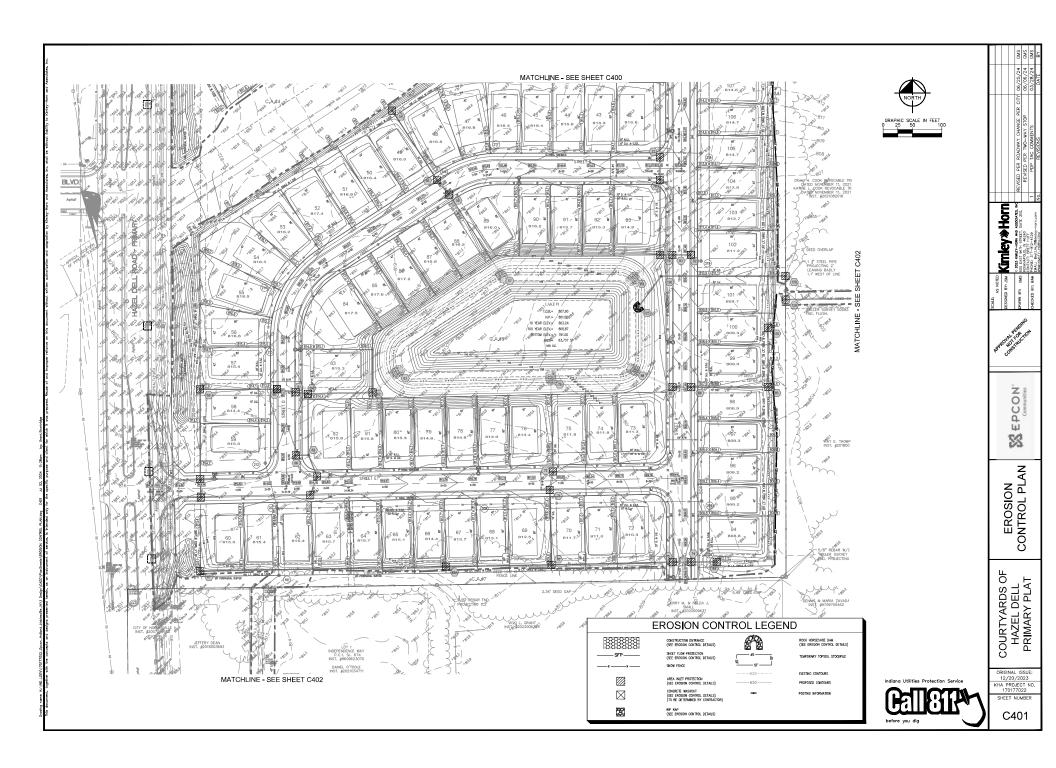
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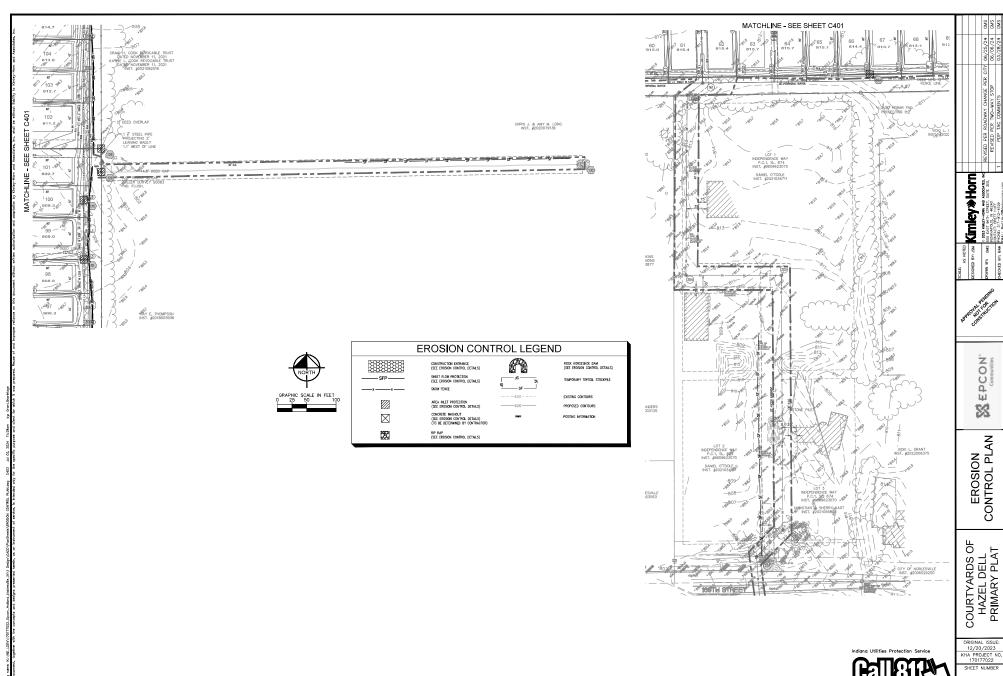
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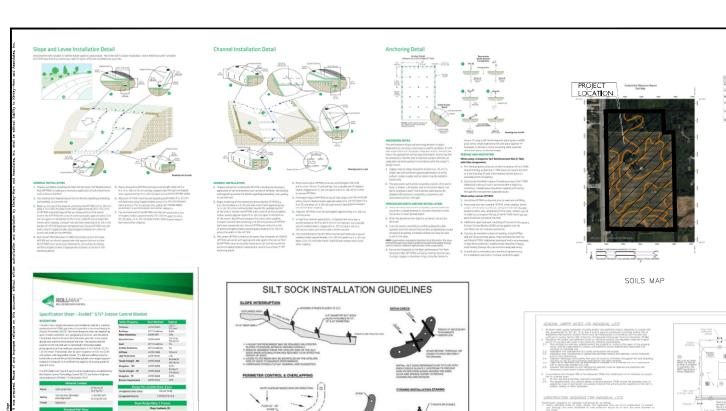
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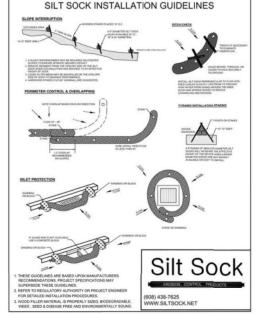


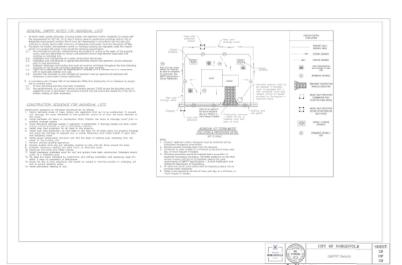




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COURTYARDS OF HAZEL DELL PRIMARY PLAT

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EROSION CONTROL DETAILS

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ORIGINAL ISSUE: 12/20/2023 KHA PROJECT NO. 170177022 SHEET NUMBER

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Insert (basket) eark inlet protection it a torquerary scalinest control occurre convicting of a need frame or basket that is used to support a geotestile febric. The system is transland under the storm never grain.





Specifications Contribution Dairyon Amer

NOTE: "NO CURED/RUBBLE CONCRETE ALLOWED"



SITE MANAGEMENT MEASURES

designated locations within a construction site that are either a prefahricasel unit or a designed measure that concrete washout. Concrete reashout systems are typically areal to containnashout water when chates and koppers are rinsed fellowing

Chapter 7 177

- Complete communion/installation of the system and have washout ocations open is and prior to concrete delivery.
- Be not weah out concrete tracks or equipment into storm drains, wellands, streams, rivers, enocks, disches, or streets.
- Never wash or into a sterm sewer drainage system. These systems see typically connected to a natural conveyance system.
- Where necessary, provide stable ingress and ogress (see Tomporary Construction Ingress Egress Pad on page 17).
- It is recommended that washout systems be restricted to weeking concrete from mixer and jump tracks and not used to dispose of excess conects or

Chapter 7 247

CONCRETE WASHOUT

- Inspect the integrity of the averall structure including, where applicable, the containment system.
- Inspect the system for leaks, spills, and tracking of soil by equipment.
- . Inspect the polyethylese lining for failure, including team and punctures
- Once concrete wastes landen, remove and dispose of the material. Excess concrete should be somered when the wachout system reaches.
 50 prevent of the design against, the of the system should be discontinued and appropriate measures can be ministed to destine the starcture. Performance of the starcture of the starctu
- Upon removal of the wilds, inspect the structure. Regain the structure as needed or construct a new system.
- Dispose of all concern in a logal moment. Resust the material on site, recycle, or hard the natural year approved construction/denselsme hardful site.
 Employing of materials is assumpted. The automaterial can be sent the site site pipeling of public site in the first third to reached and brighting the site of the site. It is a site of the site.
- The plantic liner should be replaced after every cleaning, the removal of material will usually decaye the lining.
- The concrete readout system should be required or enlarged as necessary to maintain capacity for concrete waste.
- resistant squarity for control water.

 Conserve weakers spream and designed in promote evaporation. However, if the liquid do not expose and the system is over capacity it may be account to the expose and the system is over capacity it may be account to weakers are written the liquid and dispose of them is in acceptable method. Disposalizaty he allowed at the local senting sower authority provided their Neideral Policiant Discharge Eliminations System permits allow for acceptance of this material. Another option would be to unitioe a secondary continuous system or bank for further downwards.
- Profabricated units are often pumped and the company supplying the unit provides this service.

INSERT (BASKET) CURB INLET PROTECTION

- At each inlets on panel reads and parking lots.
 Down gode from construction activities to g., individual home sites).
- Materials
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 The most finance or gasteroids should be designed with a begane to allow steam wastern flow itsis the earm server system during excessive steam events.

 The system shall be lessigned for case of maintenance.

 Gentecode fibric.

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Physical Property	Weven	Non-Moses
Fittering Efficiency	65%	65%
UV Resistance derabitors and stabilizers to ansure six month reinsimum life at temperatures of 0°F to 190°F).	70%	88%
Tensile Strength at 205 Elengation		
Standard Strength	38 lbs./linear inch	50 bsufinear inch
Estra Strength	58 lbs./inear inch	76 bullinear inch
Slarry Flow Rate	0.3-ps//renuing ft.	4.5 gol/min./sq. ft.
Nater Flow Flats	15 gal./min./sq. ft.	220 gal./min./sq. R.

Installation

- Remove the storm sever grate and place the finine into the grate opening.
 Place gootenthe fabrication the finine and secure according to the minution mar's recommendation.
 Replace the storm sever grate.

CONCRETE WASHOUT

nesidual loads due to potential to exceed the design capacity of the washout systems. Small amount of ences or recidial converte (yet washout mater) may be disposed of in sees that will not reads in firm to an orea that is to be prelocted.

- Install systems at strategic locations that are convenient and in close prox-imity to work areas and in sufficient number to accommodate the domand for disposal.
- Install signage identifying the location of consents washout systems.
- To the exicut practical, locate concrete washout systems in relatively that areas that have established vegetative cover and do not receive name!! from adjacent land areas.
- Locate in areas that provide easy access for concrete tracks and other construction equipment.

General Design Considerations

- The structure or system shall be designed to contain the satisfipated washoe water associated with construction activities.
- The system shall be designed, to the extent practical, to eliminate ranoff from entering the washout system.
- Ranoff from a ministers or snowment should not carry wastes away from the washout location.
- Workster will not impact future land uses (i.e., open spaces, landscaped ar-ous, boxes sites, parks)
- Wishout epitemioantiment measures may also be wifited or smiller individual building sits. The design and size of the system can be adjusted to accommodate the especial capacity.

Prefabricated Washout Systems/Containers

Self-contained study containment systems that are delivered to a site and located at strategic locations for concrete chapseal.

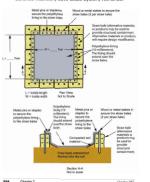
CONCRETE WASHOUT

- When concrete weakout systems are no longer required, the concrete weak-out systems shall be closed. Dispuse of all hardened concrete and other mate-rials used to constant the waters.

Holes, depressions and other land disturbances associated with the system should be buildfled, graded, and sublikest.

CONCRETE WASHOUT

Concrete Washout (Above Grade System) Worksheet



BLACK LETTER 6" HEIGHT , MODD POST 3":3":4" CONCRETE WASHOUT SIGN

3/8" TREATED PLYMOOD 48"x24" PAINTED WHITE

INSERT (BASKET) CURB INLET PROTECTION

Maintenance

CONCRETE WASHOUT

Those systems are manufactured to resist damage from construction equipment and protect opsired leaks or spills.

Manufacturer or supplier provides the containers. The project site entitiger
maintains the system or the supplier provides complete service that includes
maintenance and dispersal.

These units are deigned and installed on site. They tend to be less reliable than preliable and systems and ano often press to failure. Concerns weekend systems can be constructed have or below goods. It is not accommon to have a justice that is partly below goods with an additional containment structure above gradie.

Wissbort systems shall utilize a pit or bermed area clorigned and makestined at a capacity to contain all liquid and concern warra generated by wishout operations.

Desires (usage trypteen

A vashant question standard below guide should be a minima per of ten
first which by ten first long, he stard to centifie all liquid and sure
first which by ten first long, he stard to centifie all liquid and sure
first which the principle belowing the value of pulsed by extent

The view of liquid regions be lessified by the view of pulsed byte
mod light. The pulpedry lone limit go should be a findiquent size to
extend over the state occurration.

In this assistance 10-best for school one to associate the season of the real real occurration.

In this assistance 10-best for school one to associate the state of contribution of the state occurration.

A system designed and built above grade should be a minimum of sen feet wide by ten feet long, but sized to contain all liquid and wast that is supervise to be generated between scheduled classous periods. The size of the containment system may be limited by the size of

Maintain according to the manufacturer's recommendations.

Designed and Installed Units

Below Grade System

Above Grade System

Insport disly. Remove accommissed sediment and debnis after each storm event. Deposit sediment has not sed the treatment for proof area or storm dissist. Replace or clean good racially father as needed. When the contributing dissinge area has been stablisted, remove intel protection.

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CONCRETE WASHOUT

- polychylere a nilable. The polychylere fining should be of adequate star to extend over the berns or containment system.

 The system delign may willbe an earther berns, stars being sandbage, or other accopatible borries that will maintain its chape and integrity and support the polychylere lining.
- Include a minimum four-inch freeboard as part of the design.

- At the washout location, scrape as much material from the cluster as possible before washing them. He non-water cleaning methods to minimize the chance for waste to few off site.
- . Remove as much mud as possible when washing our.
- Stop weeking out in as area if you observe water raming off the designated area or if the containment system is leaking or overflowing and ineffective.
- ora or n the communeur system is leading or overflowing and inefficience.
 Do not back (hade opposent at the project site. Back (hading should be existed to the plant in it generated large volumes of waste that more than Back yelf exceed the appendy of most washout systems. If an energony arises, back this should only be performed with the permission of an on-six manager for the project.

- · Signage.
- Orange safety fencingor equivalent.
- Straw bales, sandbugstbags should be ultraviolet-stabilised geotestile fished, will material, it other appropriate materials that can be used to construct a containment system (above grade systems).

CONCRETE WASHOUT

- Metal pins or suples at a minimum of six inches in length, sandhags, or alternative fasterer to secure polyethylene lining to the commitment system.
- Non-cellspring and non-water holding cover for use during min evolutiopsismal).

- Protabricated Washout Systems/Containers
- Designed and Installed Systems Utilize and follow the design in the storm water pollution prevention plan to install the system.
- Dependent upon the type of system, either excususe the pit or install the containment system.
- A base shall be constructed and proposed that is free of racks and offer debris that may course teers or punctures in the polyethylene lining.
- deems naturally conde ones or patients on any propagation in the brail the purphysicine kings. For essurated systems, the lining should extend over the entire extension. The kings for hermed systems should not installed over the profiling more with enough naturality to selected the kings on the herm or containment system. The lining should be necessed with plas, sur-ples, or other features.
- Place flags, safety funcing, or equivalent to provide a barrier to corn protion equipment and other traffic.
- Place a new colopsing, case water helding cover over the washeat the life gives to a greeded statistiff received to greene accumulation of water and goosithe owners with one of water and goosithe owners of the option of the statistic statistics of the system optionals.

 I heated signage that identifies concerns washout areas.
- · Fost signs directing contractors and suppliers to designated location!
- Where necessary, provide stable ingress and egress (see Temporary Construction ingress Egress Pad on page 17) or alternative approach pad for construct surfaces evidence.

SIGNAGE TO STATE: "NO CURED/RUBBLE CONCRETE ALLOWED"

COURTYARDS OF HAZEL DELL PRIMARY PLAT PF

ROADWAY CHANGE PER C PER TWO-WAY STOP TAC COMMENTS

PDP

Kimley * Horn

c 2023 RALEY-HOR AND ASSOCIATE, NO
ROOM AND FEBRUARY STORE TO THE TOTAL
ROOM AND THE TOTAL THE TOTAL
ROOM AND TH

DESIGNED BY: USM
DRAWN BY: GAMS
CHECKED BY: BAH SWS BAH

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LJ.

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EROSION CONTROL DETAILS

STREET 46240 HUFF

ORIGINAL ISSUE: 12/20/2023 KHA PROJECT NO

SHEET NUMBER C404



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Location

Avoid location on steam sleaves or at curves in rightic made.

minimum or full width of entangelinit made as, whichever

- Length 129 iet orinimen (length
 Thickness eight inches minimum.
- Washing Facility (optional)

- Level area with three inch, or larger, washed approprie or install a commercial wash rack
 Divert waste vater to a sediment trap or basin.

SEDIMENT BARRIERS & FILTERS

Silt Fence



A silt fewce is a temporary barrier of entrouched geotex-tile fahric stretched across and associated to supporting posts and installed on the contour to intercept and treat sealount-laden storm water rangf from small, savegetated

To map sudiment from small, disturbed areas by neducing the velocity of sheet flow. Sits forces opture sudiment by pending water to allow deposition, not by

Drainage Area

· Further restricted by slope steepness (see Table 1).

Effective Life

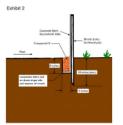
- Install of gandel is the slope contour.
 Minimum of 1) their beyond the two of the slope to provide a lecoal, shallow notinent post.
 Accessible Scenariosance (removal of sodiment and silt force report).

SILT FENCE



SILT FENCE

SILT FENCE



TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Installation

— www.tro.ind.one-half inch diameter winhod aggregate [Indiana Department of Transportation Course Aggregate No. 2 (see Aggregate Di).
 — One-half to one and one-half inch diemeter winhod aggregate [INDOT CA No. 53 (see Aggregate District All No. 54 (see Aggregate Distri

Install a culvert pipe under the pad if needed to maintain proper public road dratinge.

Inspect childy.
 Revision pad an according for desirange and reasoff control.
 Top-clean pad an according for desirange and reasoff control.
 Top-clean pad according to a model.
 Instantiating report and and solderest tracked or washed erea public reads.
 Planting childred only be useful if the nation can be converged into a well-most captor for least.

< 2% < 5% < 50°1 100 feet</p>

 2% < 5% </td>
 450°1 170 feet

 2% < 5% </td>
 5% 100 20°1 750 feet

 5% < 100 % 120 180 180 100 feet</td>
 500 feet

 50% < 200% 7 < 5% 5</td>
 5% feet

> 20% > 5.1 Note: Multiple rows of sill bross are not recommended on the same slope

Materials and Silt Fence Specifications

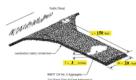
Tranch

Dopth—eight inches ninimum.

Width—Eur inches sinimum.

TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Temporary Construction Ingress/Egress Pad Plan View Worksheet (large sites—two acres or larger)



SILT FENCE

Table 2. Geolectic Fabric Specifications for Sitt Fence (minimum)

Physical Property	Woven Bestectile Fabric	Non-Moven Gestestile Fabris	
Filtering efficiency	05%	05%	
Textile strength at 2016 slongstein Standard strength Extra strength	00 bs. per linear inch 50 bs. per linear inch	50 bs. per linear inch 70 bs. per linear inch	
Slurry flow rate	6.9 gal./min./square feet	4.5 gal./min./square fee	
Victor flow side	15 gal./min./aquaro foet	220 goldrein deguare fee	
LTV resistance	72%	88%	
Post spacing	7 feet	5 feet	

- Nate: Sit forces on to purchased commercially.
- Height a minimum of 18 inches above ground level (30 inches maximum) Reinforcement - fabric securely fastered to posts with wood late.
 Support Posts
- 2 x 2 insh sandwood posts. Steel fance poets may be substituted or hardwood posts (steel posts should have projections for fisitening &

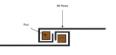
Profabricated silt tarce (see Exhibits 1, 2, and 3)

- Lay certific lination of the fance so that it is panified to the centure of the slope and at least 18 feet beyond the tase of the slope to provide a solitone stronger some. Then the matter of the fances up slope much that the probe of COI tack between the ground and the bottom of the fines and terminates at higher elevations than the top of the fines are at least part from the stronger of the fines and the stronger of the fines are at least part of the stronger of the fines are at least part of the fines at least pa
- Dictivate an eight-inch deep by Surrinch wide trench along the entire length
 of the fence lies (see Exhibit 2), Installation by plovings in the acceptable.
 Issuall the sit is locar with the filter fabric located on the up-slape side of the
 occurrent trenth and the support posts on the down-slope side of the trench.

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SILT FENCE

Exhibit 3



TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Temporary Construction Ingress/Egress Pad Cross-Section View Worksheet (large sites two acres or larger)

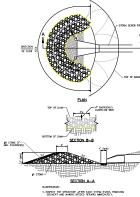


- Remove deposited seisment when it is emoting the filter filtric to budge or when it reaches one-left for height of the frace at its lowest point. When contributing afmage near has been stabilized, reserve the force and sed-ment deposits, grade to site to blend with the surrounding area, and stabilize.

SILT FENCE

- 4. Delive the support poets at least 15 inches into the ground, sightly servalning the fishes between the poets as each is driven into the soil. A minimum of 12 inches of the filter filter shared closed into the broads. If it is necessary to join the ends of two finces, use the wray joint method shawn in Eddible 3.)
- per no como of two locus, and de vera joint entered de denni li fallali 3. Lytic labere de malor of filtre filtre on the behard of filtre filtre on the behard of filtre filtre on the behard of filtre filtre on the second of the filtre of the filtre on the filtre of the filtre of the filtre on the filtre of the capacity of the filtre of the capacity of the filtre of the filtre of the capacity of the filtre of the filtre of the capacity ones of the filtre of the

- Impect within 24 hour of a rain event and at least once every seven calendar-doss.



 WHEN THE CONTRIBUTING DRAWAGE AREA HAS BEEN STABILIZES, REMOVE AND PROPERLY DISPOSE OF ANY UNSTABLE SEGMENT AND CONSTRUCTION MATERIAL, AND RE-STABILIZE. ROCK HORSESHOE DETAIL

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EROSION CONTROL DETAILS

P COURTYARDS OF HAZEL DELL PRIMARY PLAT

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