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Additional
Orders



ORDINANCE NO. 73-10-03

200300118632
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-19-2003 At 03:21 pm
ORDINANCE, A 13.00

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

This is an ordinance (the "Ordinance") to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "City's Development Ordinance"), enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application # 03N-15-1727 as required by law in regard to the application for amendment of the existing Cedar Path PD, Ordinance No. 53-12-97, to include the Real Estate described in Exhibit 1, attached hereto, filed by Crossmann Communities Partnership; and,

WHEREAS, the Plan Commission at their October 20, 2003 meeting sent its favorable recommendation to the Noblesville Common Council by a vote of 10 in favor and 0 opposed;

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 for said City and the Official Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. The subject real estate (the "Real Estate"), more particularly described in Exhibit 1 attached hereto, is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The existing Cedar Path PD, Ordinance No. 53-12-97, is hereby amended to include the Real Estate. The terms and conditions of the Cedar Path PD Ordinance shall hereafter govern the use and development of the Real Estate.

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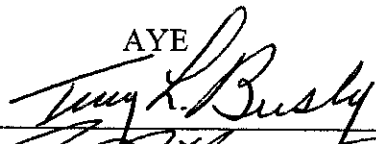
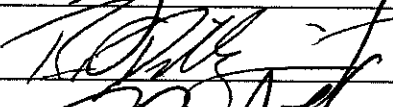

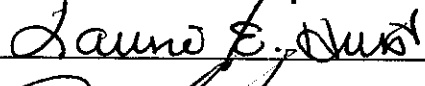
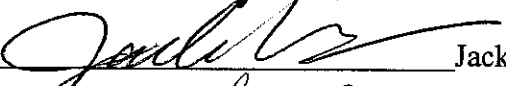
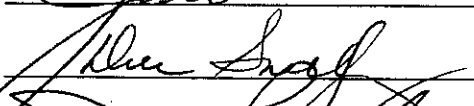

SECTION 2. The preliminary development plan attached hereto as Exhibit 2 is adopted as part of this ordinance.

SECTION 3. motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 11th day of November, 2003.

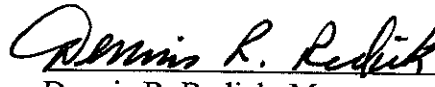
COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

	Terry Busby
	Rex Dillinger
	Alan Hinds
	Laurie E. Hurst
	Jack Martin
	Dale Snelling
	James R. Snyder

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 11th day of November, 2003.


Dennis R. Redick, Mayor
City of Noblesville, IN

ATTEST:


Janet Jaros, Clerk-Treasurer

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

Prepared by: Steven D. Hardin, Esq., Attorney-At-Law, Bingham McHale LLP
970 Logan Street, Noblesville, IN 46060

EXHIBIT 1

Description #1 (Parcel #12-11-15-00-00-007.000):

A part of the South Half of Section 15, Township 18 North, Range 5 East, located in Wayne Township, Hamilton County, Indiana, being described as follows:

Commencing at the Stone with cross at the Northwest corner of the Southeast Quarter of Section 15, Township 18 North, Range 5 East, said stone with cross being North 89 degrees 03 minutes 08 seconds East (assumed bearing) from the stone with cross at the Northwest corner of the Southwest Quarter of said Section 15; thence North 89 degrees 18 minutes 32 seconds East 96.83 feet on and along the North line of said Southeast Quarter to a 1/2" iron pipe at the point of beginning of this description; thence South 00 degrees 17 minutes 04 seconds West 1006.36 feet to a mag nail on the centerline of State Road 238; thence North 59 degrees 53 minutes 01 seconds West 447.56 feet on and along the centerline of State Road 238 to a mag nail at the Southeast corner of a tract of real estate described in Instrument Number 9904810; thence North 30 degrees 19 minutes 48 seconds East 423.95 feet on and along the Easterly line of said tract of real estate described in Instrument Number 9904810 to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 28 degrees 48 minutes 20 seconds East 235.81 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 17 degrees 06 minutes 56 seconds East 218.92 feet to the point of beginning, containing 4.09 acres, more or less.

ALSO:

Beginning at the stone with cross at the Northeast corner of the Southwest Quarter of Section 15 Township 18 North, Range 5 East; thence South 89 degrees 03 minutes 08 seconds West (assumed bearing) 76.21 feet on and along the North line of said Southwest Quarter; thence South 00 degrees 41 minutes 49 seconds West 413.46 feet; thence North 28 degrees 48 minutes 20 seconds East 235.81 feet; thence North 17 degrees 06 minutes 57 seconds East 218.92 feet to a point on the North line of the Southeast Quarter of said Section 15; thence South 89 degrees 18 minutes 32 seconds West 96.83 feet to the point of beginning, containing 0.94 of an acre, more or less.

Total area contains 5.03 acres, more or less.

PUBLIC UTILITY COMPANIES:

GAS
Vectran
18000 Allisonville Road
Noblesville, Indiana 46080
(317) 776-5587

ELECTRIC
Clenergy P.S.I.
100 South Mill Creek Road
Noblesville, Indiana 46080
(317) 776-5352

WATER
Indiana-American Water Company, Inc.
835 Wayne Street
Noblesville, Indiana 46080-1987
(317) 773-2487

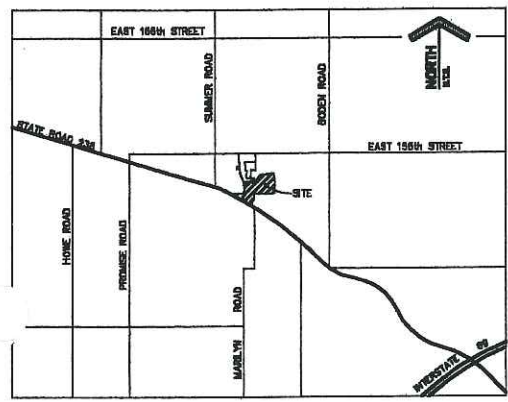
SANITARY SEWER
Noblesville Wastewater
197 West Washington Street
Noblesville, Indiana 46080
(317) 776-6353

TELEPHONE
SBC
5858 North College Avenue
Indianapolis, Indiana 46220
(317) 252-4258

STORM SEWER
City of Noblesville
16 South 10th Street
Noblesville, Indiana 46080
(317) 776-6330

CABLE TELEVISION
Insight Cablevision
15229 Stony Creek Way
Noblesville, Indiana 46080
(317) 776-4495

STREETS
City of Noblesville
16 South 10th Street
Noblesville, Indiana 46080
(317) 776-6330

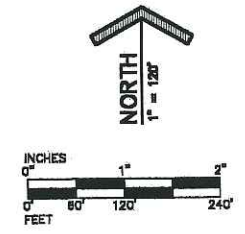
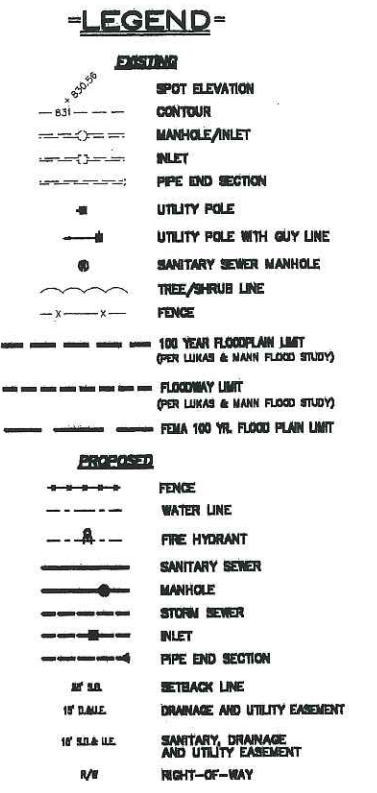
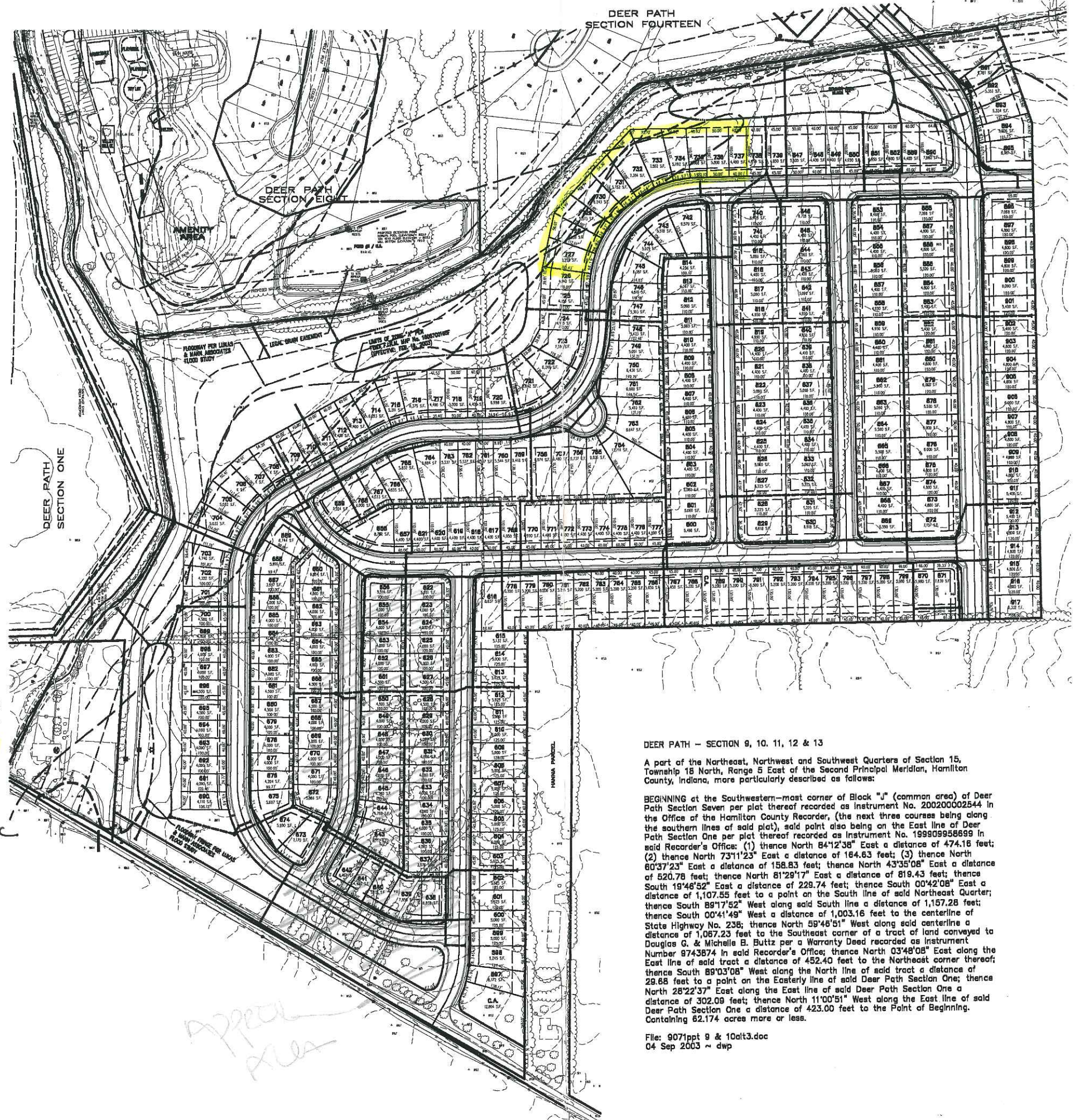


SITE LOCATION MAP

10-21-03

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR LOTS 727-737, A LETTER OF MAP REVISION MUST BE APPROVED BY THE IDNR AND FEMA AS PER STAFF REPORT

APPROVED 10-20-03 PC



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SEP 08 2003

PREPARED FOR:
BEAZER HOMES, LLC
8502 NORTH MERIDIAN STREET
INDIANAPOLIS, INDIANA 46260
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT SUMMARY

TOTAL LOTS: 321
PROPOSED ACREAGE: 82.174
PROJECT DENSITY: 5.18 UNITS/AC.
ALLOWABLE DENSITY: 14 UNITS/AC.
ZONING: PD
MIN. LOT AREA: 3,976 s.f.
MIN. FRONT YARD SETBACK: 20'
MIN. REAR YARD SETBACK: 20'
MIN. LOT WIDTH (AT SETBACK LINE): 40'
MIN. SIDE YARD SETBACK: 5'
MIN. LIVING AREA: 900 (SINGLE STORY)
1,200 (TWO STORY)
MAX. BUILDING HEIGHT: 35' (PRIMARY BLDG.)
14' (ACCESSORY BLDG.)

Preliminary Development Plan for
DEER PATH, SECTION 9,10,11,12 & 13
Noblesville, Indiana

MPA MELTON-PACKARD & ASSOCIATES
Civil Engineers • Land Planners
8444 Castletown Drive • Suite 700 • Indianapolis, Indiana 46250
Office: (317) 677-0089 • Fax: (317) 677-1879

DEER PATH - SECTION 9, 10, 11, 12 & 13

A part of the Northeast, Northwest and Southwest Quarters of Section 15, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwestern-most corner of Block "J" (common area) of Deer Path Section Seven per plat thereof recorded as Instrument No. 20020002544 in the Office of the Hamilton County Recorder, (the next three courses being along the southern lines of said plat), said point also being on the East line of Deer Path Section One per plat thereof recorded as Instrument No. 19990958699 in said Recorder's Office: (1) thence North 84°12'38" East a distance of 474.16 feet; (2) thence North 73°11'23" East a distance of 164.63 feet; (3) thence North 60°37'23" East a distance of 158.83 feet; thence North 43°35'08" East a distance of 520.78 feet; thence North 81°29'17" East a distance of 819.43 feet; thence South 19°48'52" East a distance of 229.74 feet; thence South 00°42'08" East a distance of 1,107.55 feet to a point on the South line of said Northeast Quarter; thence South 89°17'52" West along said South line a distance of 1,157.28 feet; thence South 00°41'49" West a distance of 1,003.16 feet to the centerline of State Highway No. 238; thence North 59°48'51" West along said centerline a distance of 1,087.23 feet to the Southeast corner of a tract of land conveyed to Douglas G. & Michelle B. Buttz per a Warranty Deed recorded as Instrument Number 9743874 in said Recorder's Office; thence North 03°48'08" East along the East line of said tract a distance of 452.40 feet to the Northeast corner thereof; thence South 89°03'08" West along the North line of said tract a distance of 29.68 feet to a point on the Easterly line of said Deer Path Section One; thence North 28°22'37" East along the East line of said Deer Path Section One a distance of 302.09 feet; thence North 11°00'51" West along the East line of said Deer Path Section One a distance of 423.00 feet to the Point of Beginning. Containing 82.174 acres more or less.

File: 9071ppt 9 & 10ait3.doc
04 Sep 2003 ~ dwp



PLANT LIST	SIZE	TYPE	NUMBER OF PLANTS THIS SHEET
① OCTOBER GLORY MAPLE (ACER RUBRUM 'OCTOBER GLORY')	2"	B+B	③
② NORWAY MAPLE (ACER PLATANOIDES)	2"	B+B	④
③ MARSHALL'S SEEDLING ASH (FRAXINUS PENNSYLVANICA)	2"	B+B	③
④ GREEN MOUNTAIN SUGAR MAPLE (ACER SACCHARUM 'GREEN MOUNTAIN')	2"	B+B	②
⑤ RED SUNSET MAPLE (ACER RUBRUM 'RED SUNSET')	2"	B+B	①
⑥ SHEDDENHASTEL HONEY LOCUST (GLEDITSIA THACANTHOS 'SHEDDENHASTEL')	2"	B+B	②
⑦ RED OAK (QUERCUS RUBRA)	2"	B+B	②
⑧ GREENSPIRE LINDEN (TILIA CORDATA 'GREENSPIRE')	2"	B+B	②

PLANT LIST	SIZE	TYPE	NUMBER OF PLANTS THIS SHEET
⑨ ARISTOCRAT PEAR (PYRUS CALLERYANA 'ARISTOCRAT')	2"	B+B	①⑤
⑩ SWAMP WHITE OAK (QUERCUS BICOLOR)	2"	B+B	④
⑪ PRAIRIEFIRE CRABAPPLE (MALUS 'PRAIRIEFIRE')	2"	B+B	④
⑫ COLORADO BLUE SPRUCE (PICEA PUNGENS)	6'-8'	B+B	⑥
⑬ BLACK HILLS SPRUCE (PICEA GLAUCA 'DEUSATA')	6'-8'	B+B	⑨
⑭ VARIEGATED LEAF DOGWOOD (CORNUS ALBA 'ELEGANTISSIMA')	3'-4'	B+B	⑫
⑮ LEATHER LEAF VIBURNUM (VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHENY')	2'-4'	B+B	⑦
⑯ EUROPEAN CRANBERRY BUSH (VIBURNUM OPULIS 'WEATWORTH')	3'-4'	B+B	⑫

Example - NOT FOR CONSTRUCTION
 NOTES AND LEGEND 9/5/03

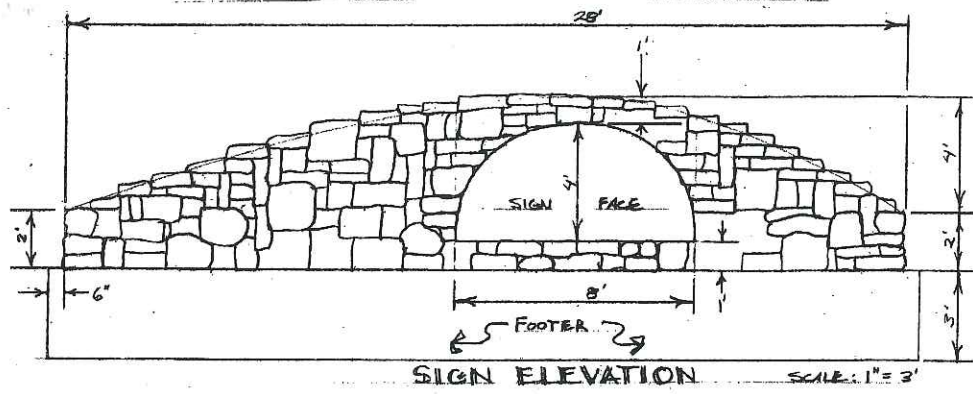
APPROVED
 10-20-03 PC

PROPOSED DECIDUOUS TREE
 PROPOSED EVERGREEN TREE
 PROPOSED DECIDUOUS SHRUB
 PROPOSED SIGN
 NOTE: ALL TREES AND SHRUBS TO BE MULCHED WITH SHREDDED BARK.

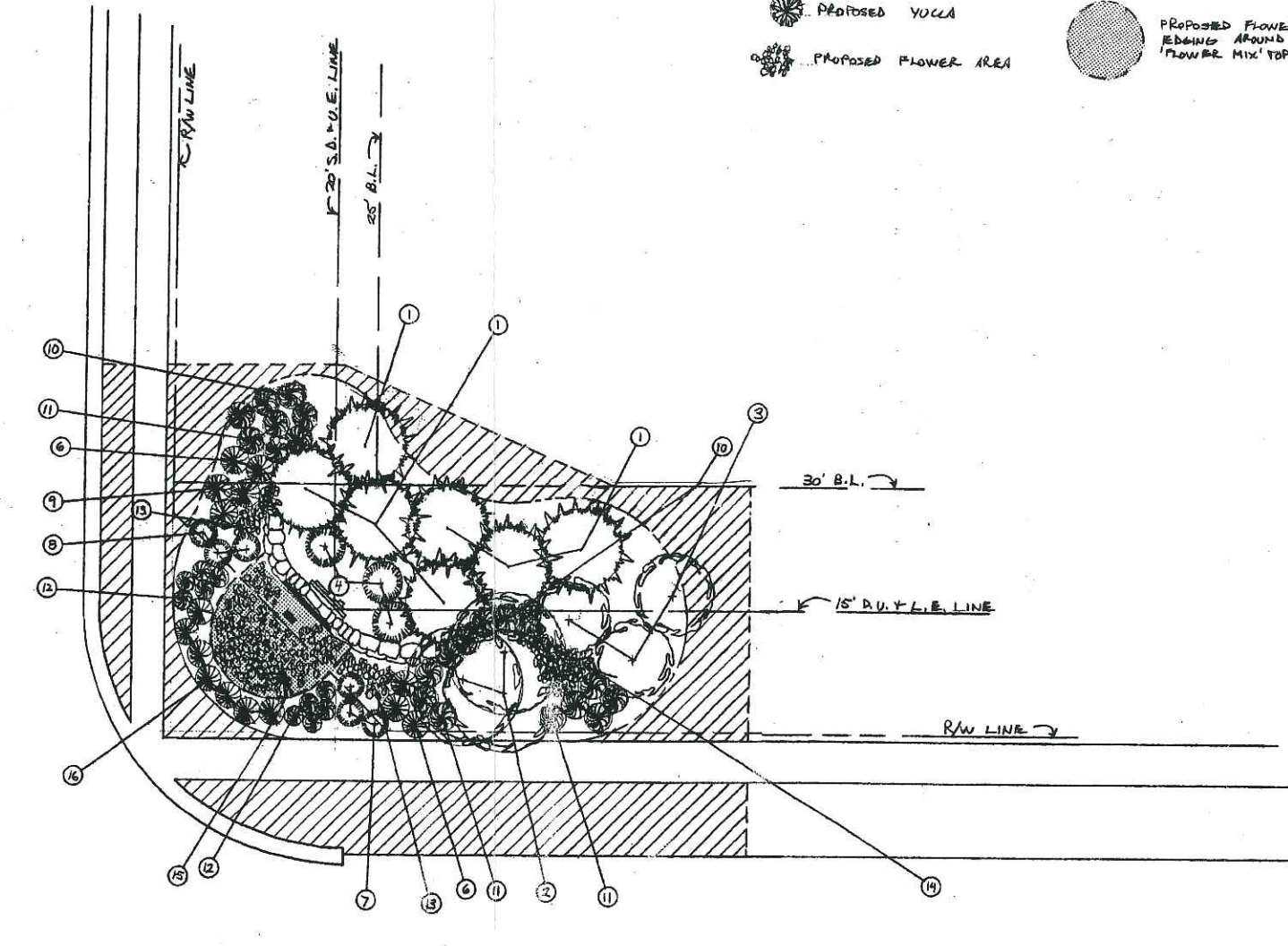
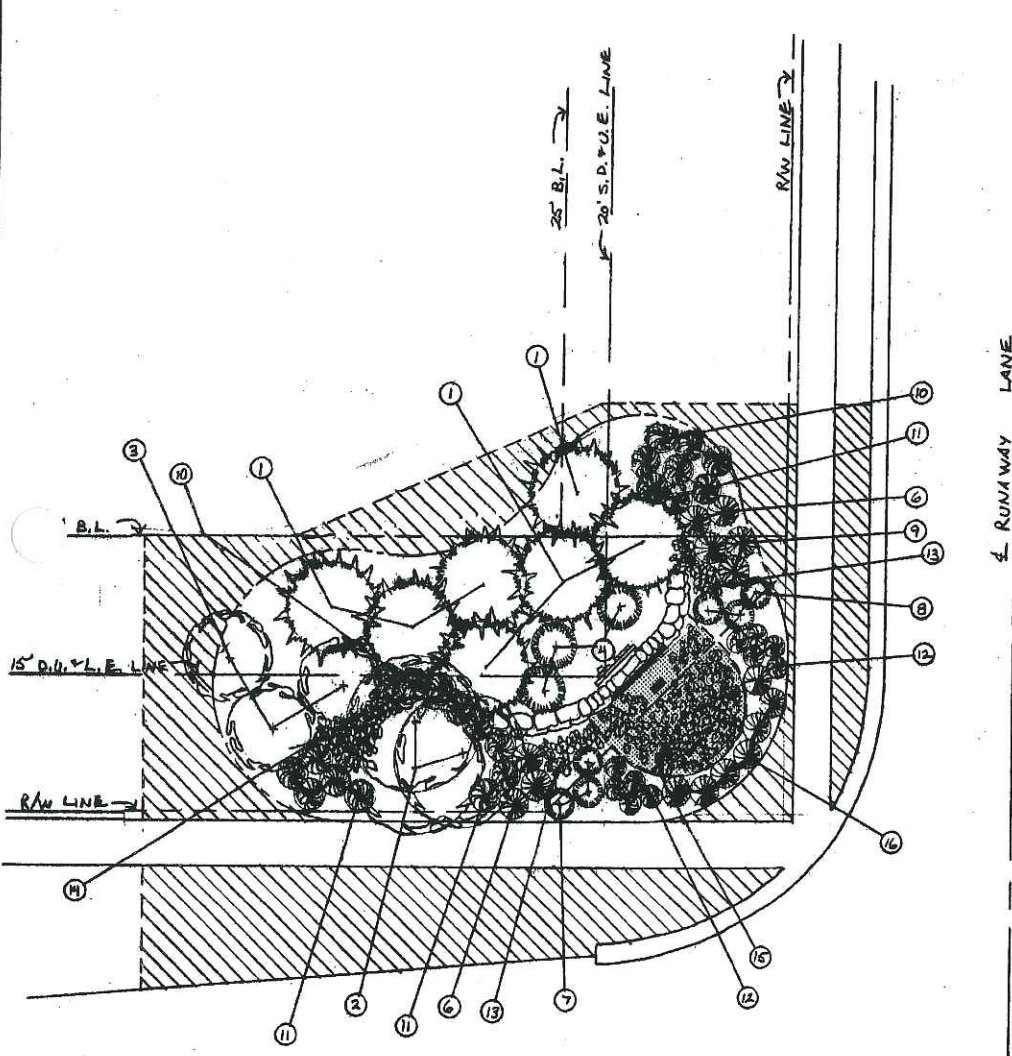
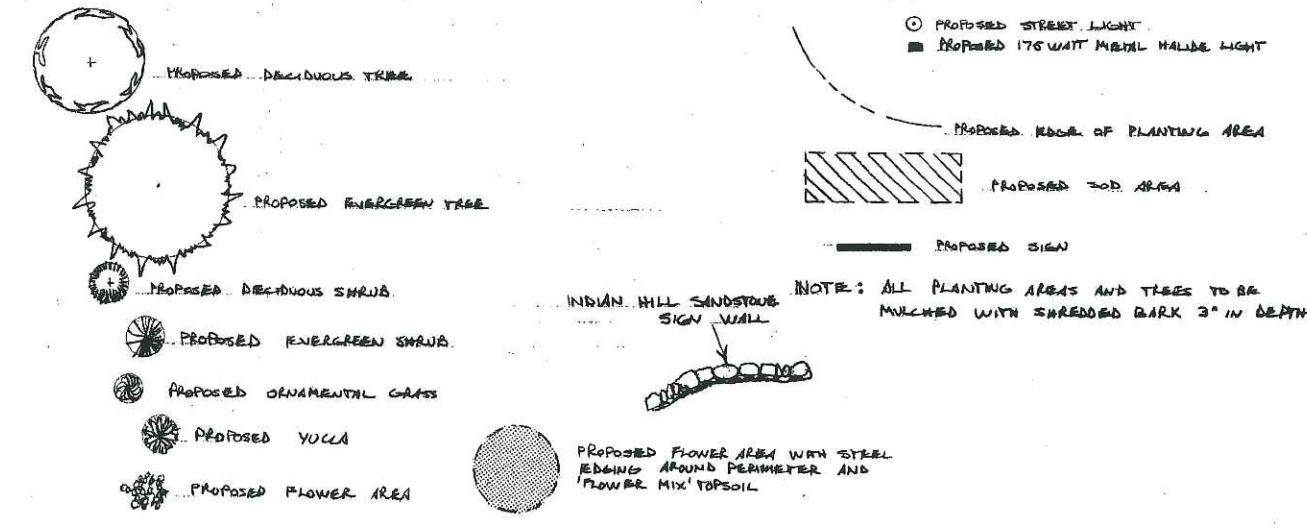
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 LANCE A. BROCK
 LANDSCAPE ARCHITECT
 STATE OF INDIANA
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 8 2003
 NORTH

DEER PATH
 S.R. 238 LANDSCAPE

SCALE: 1" = 50'
 DATE: 5/10/03
 APPROVED BY: CHAMMA SKIPPER
 DRAWN BY: LANCE BROCK



NOTES AND LEGEND



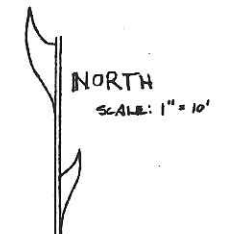
PLANT LIST

NO.	PLANT NAME	SIZE	TYPE	AMOUNT
1	COLORADO BLUE SPRUCE (Picea pungens)	7-8'	b&b	(4)
2	HERITAGE BIRCH (CLUMP) (Betula Flatphylla Var. Japonica)	6-10'	b&b	(6)
3	ARISTOCRAT PEAR (Pyrus calleryana 'Aristocrat')	2'	b&b	(6)
4	PURPLE LEAF PLUM 'CISTENA' (Prunus cistena)	3-4'	b&b	(6)
5	BAYBERRY (Myrica pensylvanica)	3-4'	b&b	(0)
6	MUGHO PINE (Pinus mugho)	24"-30"	cont.	(12)
7	GOLD FLAME SPIREA (Spirea X Bum. 'Goldflame')	18"-24"	cont.	(6)
8	LITTLE PRINCESS SPIREA (Spirea Jap. 'Little Princess')	18"-24"	cont.	(6)
9	YUCCA (Yucca filamentosa)	3 gal.	cont.	(4)
10	BIG BLUE STEM GRASS (Andropogon geraldii 'Pawnee')	3 gal.	cont.	(16)
11	HAMELN DWARF FOUNTAIN GRASS (Pennisetum a 'Hameln')	3 gal.	cont.	(27)
12	ELIJAH BLUE FESCUE (Festuca Ovina 'Elijah Blue')	2 gal.	cont.	(20)
13	DAYLILIES (Hemerocallis 'Colden Prize')	1 gal.	cont.	(50)
14	BLACK-EYED SUSAN (Rudbeckia X 'Coldstream')	1 gal.	cont.	(60)
15	ANNUAL FLOWER AREA (Pinchless Petunias)	flats		(12)
16	BLUE CHIP JUNIPER (Juniperus horizontalis 'Blue Chip')		cont.	(14)

APPROVED RECEIVED
10-20-02
PC
SEP 08 2003

NOBLESVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT

Example - Not For Construction 9/8/03



Lance Brock
Landscape Architect

DEER PATH

SCALE: 1" = 10' APPROVED BY: LANCE BROCK
DATE: 1/24/02 REVISION: 1 OF 1

SECTION 7 ENTRANCE

LANDSCAPE PLAN