

20.00
(4)

2010061961 ORDINANCE \$20.00
11/22/2010 11:18:15A 4 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented



ORDINANCE NO. 38-10-10

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

Docket Cross-Reference No's: 2002-72821, 2002-72822, 11-10-04-00-00-004.005

An ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #10N-15-1405 as required by law concerning an application for a change of zoning and adoption of a preliminary development plan for the Noblesville Schools; and

WHEREAS, the Plan Commission at their October 18, 2010 meeting has sent its favorable recommendation to the Noblesville Common Council in the manner by a vote of 11 ayes and 0 nays; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that the Unified Development Ordinance and Official Zone Map for said City are hereby amended as follows:

Section 1. That the subject real estate located at 3025 Westfield Road, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is

hereby rezoned from "R1" Low Density Single Family Residential to "R1/GUO" Residential/Government Use Overlay including the adoption of the Preliminary Development Plan and more specifically described as per attached "Exhibit A".

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

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

This Planned Development Ordinance exhibits the permitted variations from the development standards, specifications, guidelines, and requirements contained in the Unified Development Ordinance and supercedes the development standards, specifications, guidelines, and/or requirements of the Unified Development Ordinance of the City of Noblesville, Indiana provided however, that unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance is varied, altered, or modified by this ordinance and/or exhibits, then such development standard, specification, guideline, and/or requirement as specified in the Unified Development Ordinance shall apply.

Section 3. The adoption of all Exhibits are dated September 10, 2010.

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

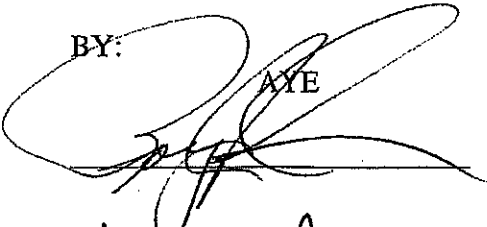
Section 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 9th day of November, 2010.

COMMON COUNCIL
CITY OF NOBLESVILLE

BY:

AYE

NAY



Roy Johnson _____

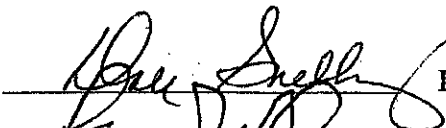


Stephen C. Wood _____

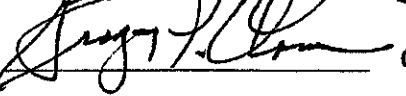


Mark Boice _____

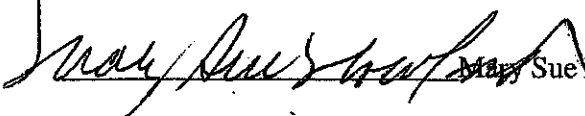
Brian Ayer _____



Dale Snelling _____



Gregory P. O'Connor _____



Mary Sue Rowland _____

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

Indiana this 9th day of November 2010.



John Ditslear, Mayor
City of Noblesville

ATTEST:



Janet Jaros, Clerk-Treasurer

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Joyceann Yelton
Printed Name of Declarant

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

EXHIBIT A

DESCRIPTION OF REAL ESTATE:

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 4 EAST SAID NORTHWEST CORNER BEING 0.18 FEET NORTH OF AN IRON PIN IN CONCRETE AT THE CLOSING CORNER FOR THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS WEST (ASSUMED BEARING) 1067.16 FEET TO A FOUND 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS WEST 1331.87 FEET TO A 5/8 INCH IRON ROD WITH WEIHE CAP AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (AS PER SURVEY RECORDED IN INSTRUMENT NUMBER 9839837); THENCE SOUTH 89 DEGREES 46 MINUTES 49 SECONDS EAST 1343.72 FEET TO A 5/8 INCH IRON ROD WITH WEIHE CAP AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREE 05 MINUTES 24 SECONDS EAST 1330.29 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 42 MINUTES 45 SECONDS WEST 121.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF 30 ACRES OFF WEST END OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREE 12 MINUTES 50 SECONDS EAST 1076.71 FEET TO THE NORTHEAST CORNER OF SAID 30 ACRE TRACT; THENCE SOUTH 89 DEGREES 50 MINUTES 28 SECONDS WEST 1219.13 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 71.02 ACRES MORE OR LESS (BEING SUBJECT TO THE RIGHT-OF-WAY FOR STATE ROAD 32 SOUTH OF AND ADJACENT TO THE NORTH LINE OF SAID NORTHEAST QUARTER, SAID RIGHT-OF-WAY CONTAINING APPROXIMATELY 1.76 ACRES MORE OR LESS).

RETRACEMENT SURVEY

PART OF THE N.E. 1/4, SEC. 4-18-4
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY INDIANA
HAZEL DELL ELEMENTARY SCHOOL

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEYS IN INDIANA), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY") THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5)), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION, UNLESS OTHERWISE NOTED OR DEPICTED HEREON. THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS A RETRACEMENT SURVEY OF THE TRACTS OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 891721, INSTRUMENT NO. 880893, AND INSTRUMENT NO. 881023 AND EXCEPTING THE RIGHT OF WAY FOR STATE ROAD NO. 32 PER INSTRUMENT NO. 20020072821 & 20020072822. THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 4 EAST WAS ESTABLISHED PER FOUND AND VERIFIED COUNTY SURVEYOR REFERENCED MONUMENTS AND RECORDED SURVEYS.

BASIS OF BEARING: ASSUMED BEARING

CONTROLLING MONUMENTS:

- (107) SW CORNER SE QUARTER SECTION 33, T18N, R4E (COMPUTED LOCATION)
- (104) SW CORNER NE QUARTER SECTION 4, T18N, R4E
- (109) NE CORNER NE QUARTER SECTION 4, T18N, R4E (COMPUTED LOCATION)
- (7006) SE CORNER SE QUARTER SECTION 33, T18N, R4E (COMPUTED LOCATION)
- (106) NW CORNER NE QUARTER SECTION 4, T18N, R4E (COMPUTED LOCATION)
- (113) SE CORNER WEST HALF NE QUARTER SECTION 4, T18N, R4E
- (7005) SE CORNER NE QUARTER SECTION 4, T18N, R4E HARRISON MONUMENT

IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

1. POSSESSION TO THE NORTH IS THE IMPROVEMENTS OF STATE ROAD NO. 32. POSSESSION TO THE EAST, SOUTH AND WEST IS EXISTING FENCING.

A POSSIBLE 0.2'± TO 4.8'± TITLE "GAP" EXISTS TO ADJACENT TO PROPERTY LINE 116-115. NO ADDITIONAL TITLE "GAPS" AND/OR "OVERLAPS" WERE FOUND WITH REMAINDER OF THE ADJOINING TRACTS OF RECORD.

THE TITLE STATUS OF THE ABANDONED CENTRAL INDIANA RAILROAD IS SOMEWHAT CONFUSING. THE PARENT DESCRIPTIONS INCLUDES THE RAILROAD RIGHT OF WAY AND DOES NOT EXCEPT THE RAILROAD RIGHT OF WAY. INSTRUMENT NO. 918724 (A CORPORATE DEED CLAIM DEED) CONVEYS APPROXIMATE 8 MILES OF RAILROAD RIGHT OF WAY TO THE CITY OF NOBLESVILLE THAT INCLUDES THE ABANDONED RAILROAD RIGHT OF WAY SHOWN ON THE PLAT OF SURVEY.

A DECLAMATORY JUDGMENT RECORDED IN INSTRUMENT NO. 2005-00009985 INDICATES THE ABANDONED RAILROAD RIGHT OF WAY REVERTS TO THE ADJOINING LAND OWNERS.

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057C140 F OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED 2-19-2003)

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.

4. THE SURVEY HEREIN DOES NOT PURPORT TO SHOW THE WATERSHED AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED DITCHES OR DRAINS.

5. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR ADJOINING TRACTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE:

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 4 EAST SAID NORTHWEST CORNER BEING 0.18 FEET NORTH OF AN IRON PIN IN CONCRETE AT THE CLOSING CORNER FOR THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS WEST (ASSUMED BEARING) 1067.16 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS WEST 1331.87 FEET TO A 5/8" IRON ROD WITH WEIHE CAP AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (AS PER SURVEY RECORDED IN INSTRUMENT NUMBER 9839837); THENCE SOUTH 89 DEGREES 46 MINUTES 49 SECONDS EAST 1343.72 FEET TO A 5/8" IRON ROD WITH WEIHE CAP AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREE 05 MINUTES 24 SECONDS EAST 1330.29 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 42 MINUTES 45 SECONDS WEST 121.74 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREE 12 MINUTES 50 SECONDS EAST 1076.66 FEET TO THE NORTHEAST CORNER OF SAID 30 ACRE TRACT; THENCE SOUTH 89 DEGREES 50 MINUTES 28 SECONDS WEST 1219.12 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING CONTAINING 71.02 ACRES MORE OR LESS (BEING SUBJECT TO THE RIGHT-OF-WAY FOR STATE ROAD 32 SOUTH OF AND ADJACENT TO THE NORTH LINE OF SAID NORTHEAST QUARTER, SAID RIGHT-OF-WAY CONTAINING APPROXIMATELY 1.76 ACRES MORE OR LESS).

POINT #	REMARKS
(124)(127)(126)	MAG NAIL SET
(120)(121)(115)(114)	5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET
(122)(123)(125)	CONCRETE R/W MARKER
(119)(104)	5/8" IRON ROD WITH YELLOW CAP STAMPED "WEIHE" FOUND
(111)	5/8" IRON ROD FOUND

FLOOD ZONE DEFINITION

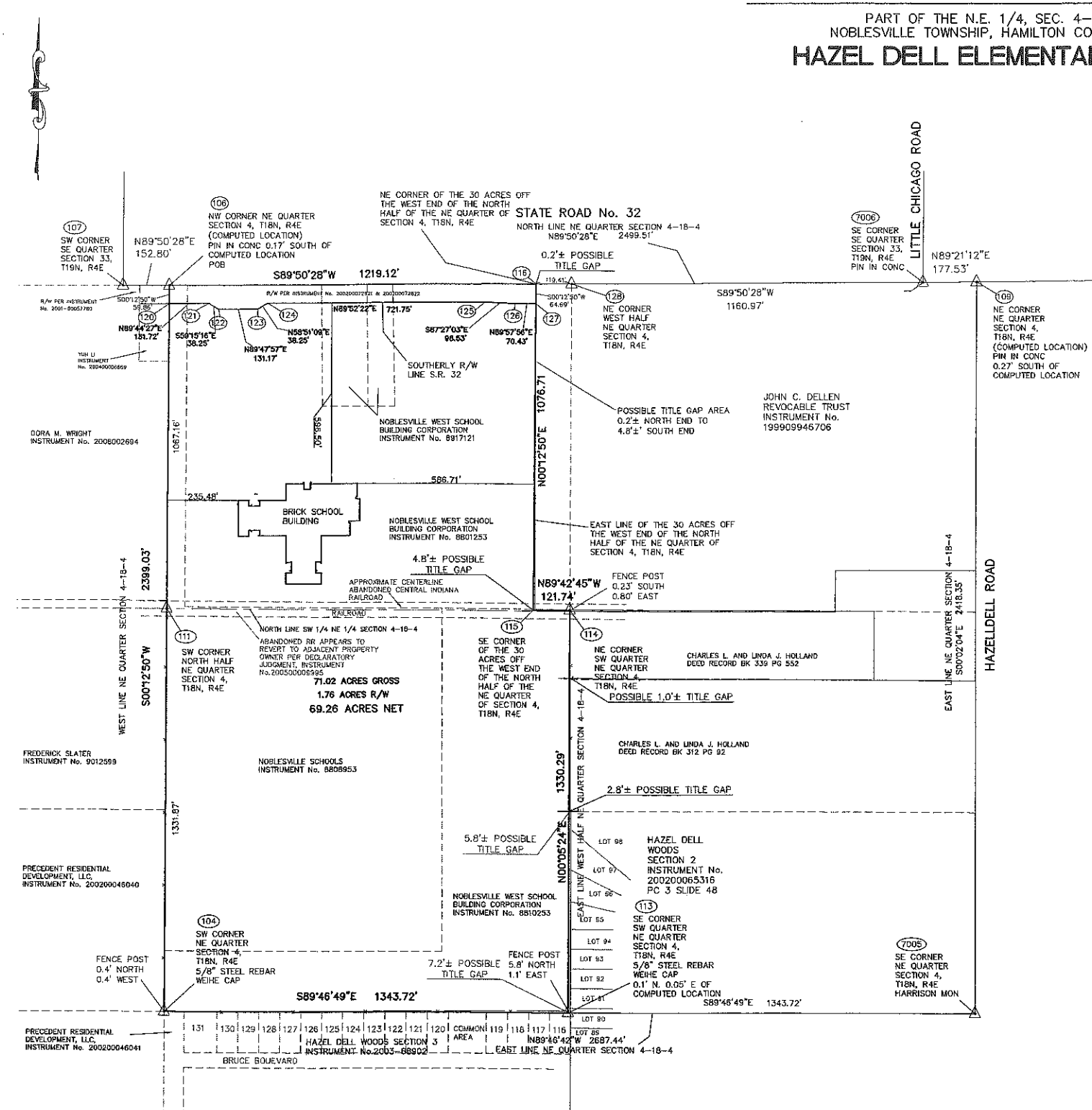
ZONE EXPLANATION

"X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C140 F. AREA IN ZONE "X" MAP DATED 2-19-2003

LEGEND

- X EXISTING FENCE
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY



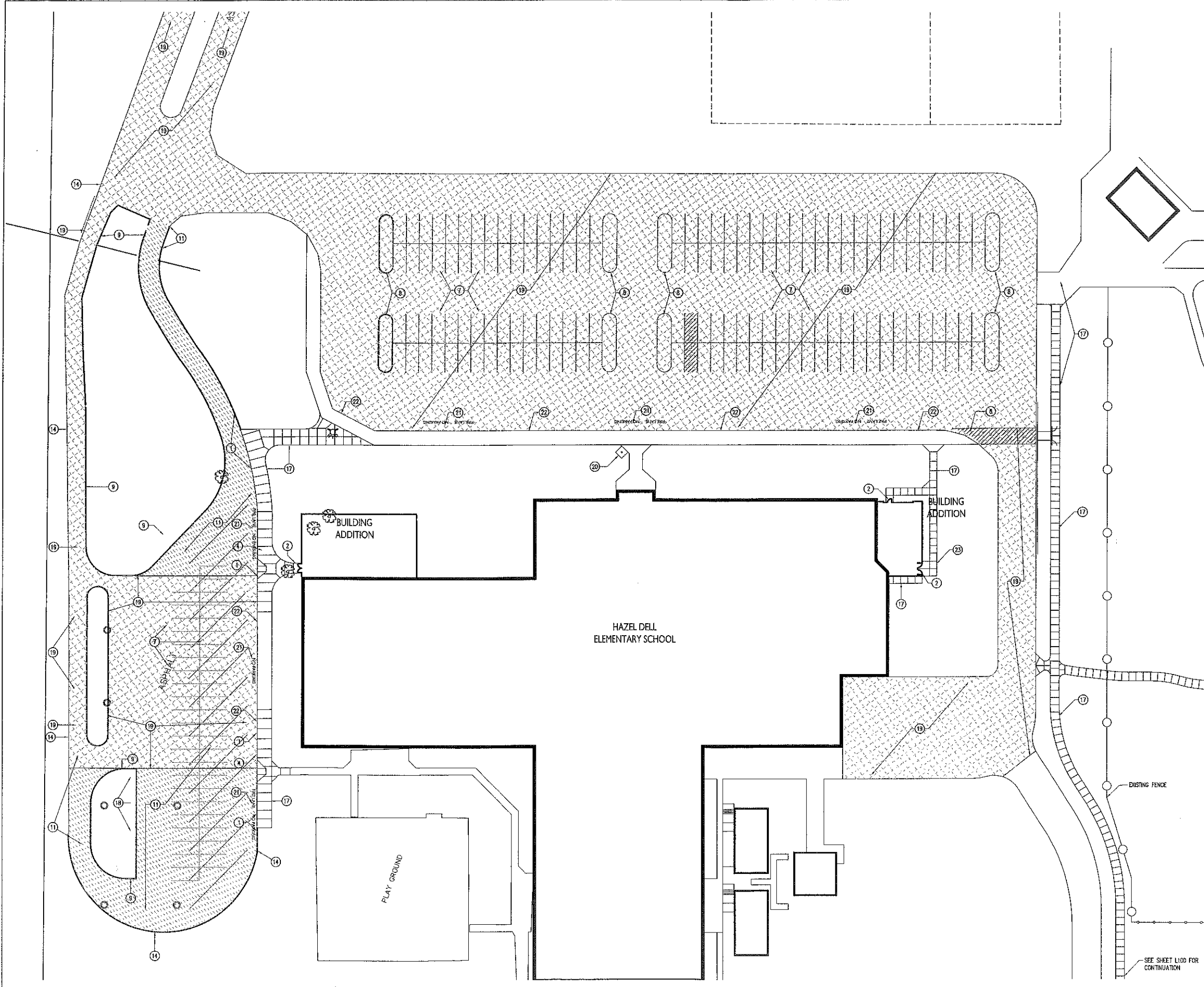
THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

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

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



GRAPHIC SCALE 0 100 200 400 SCALE: 1" = 200'		K. Nathan Chubb R.L.S. LS20400007 DATE: 9-10-2010	
REVISIONS REV. DATE BY DESCRIPTION			
LOCATION: PART OF THE N.E. 1/4, SECTION 4, T18N, R4E NOBLESVILLE, INDIANA		DRAWN BY: KNA CHK'D BY: LDM SCALE: 1" = 200' FIELD BOOK: 564	
FIELD WORK COMPLETED: 8/17/2010		DATE: 8/23/2010 PAGE: 3, 10-13	
CLIENT: NOBLESVILLE SCHOOLS		JOB NUMBER: B.33146	
DESCRIPTION: RETRACEMENT SURVEY		SURVEY 4 FILE: 58 SCHOOL	



PLAN NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ANY BURIED UTILITIES PRIOR TO EXCAVATION.
2. ALL SURVEY, PROPERTY BOUNDARY, TOPOGRAPHIC AND EXISTING UTILITY INFORMATION PROVIDED BY MILLER SURVEYING, INC. OF NOBLESVILLE, INDIANA. DOLE MCGUIRE SHOOK IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.
3. ALL RADIUS ON SIDEWALK INTERSECTIONS SHALL BE 5' RADIUS UNLESS OTHERWISE NOTED.

DETAIL NOTES:

- 1) INTEGRAL CURB & WALK - SEE DETAIL 4/1104
- 2) CONCRETE STOOP OR BLDG. - SEE DETAIL 6/1104
- 3) HANDICAP SYMBOL - SEE DETAIL 8/1104
- 4) HANDICAP RAMP TYPE 'A' - SEE DETAIL 13/1104
- 5) HANDICAP RAMP TYPE 'B' - SEE DETAIL 16/1104
- 6) HANDICAP CAR PARKING SIGN - SEE DETAIL 12/1104
- 7) 4" PAINTED STRIPING, TYPICAL.
- 8) 45° - 4" PAINTED STRIPING - SPACE 2' O.C.
- 9) CONCRETE CURB & GUTTER - SEE DETAIL 7/1104
- 10) STANDARD ASPHALT PAVEMENT - SEE DETAIL 1/1104
- 11) HEAVY DUTY ASPHALT PAVEMENT - SEE DETAIL 2/1104
- 12) STOP SIGN
- 13) HANDICAP RAMP TYPE 'C' - SEE DETAIL 9/1104
- 14) CONCRETE CURB - SEE DETAIL 5/1104
- 15) NOT USED
- 16) NOT USED
- 17) 4" CONCRETE PAVING - SEE DETAIL 3/1104
- 18) RELOCATED BASKETBALL GOAL
- 19) MILL ASPHALT TO 1". ADD 2" ASPHALT FINISH COURSE OVER GEOTECH FABRIC
- 20) FLAGPOLE BASE, REUSE EXISTING POLE - SEE DETAIL 14/1104
- 21) 2' TALL PAINTED 'FIRE LANE, NO PARKING'
- 22) PAINT CURB SAFETY YELLOW
- 23) TOOTH-IN BRICK AT END WHERE WALL IS REMOVED. CUT COPING CLEAN AT END OF WALL.

- AREA OF MILLED ASPHALT
- AREA OF NEW HEAVY DUTY ASPHALT

PARKING STATISTICS

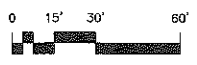
REQUIRED:	
1/CLASSROOM	29
1/200 SF OFFICE	14
TOTAL REQ'D	43
PROPOSED	125

SCOPE DRAWINGS PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND DO NOT NECESSARILY REFLECT ALL NECESSARY DETAILS FOR THE COMPLETION OF THE PROJECT. CONTRACTORS SHALL FIND AND CONSIDERATION THE GENERAL NATURE OF THE DOCUMENTS AND INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

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



Ben Rawlins



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

1

Performance Services
4670 HAVEN POINT BLVD
STE. 200
INDIANAPOLIS, IN 46280-2747

REGISTERED ARCHITECT
No. 19900090
STATE OF INDIANA

Matthew R. Mayzel
CERTIFIED

REVISIONS

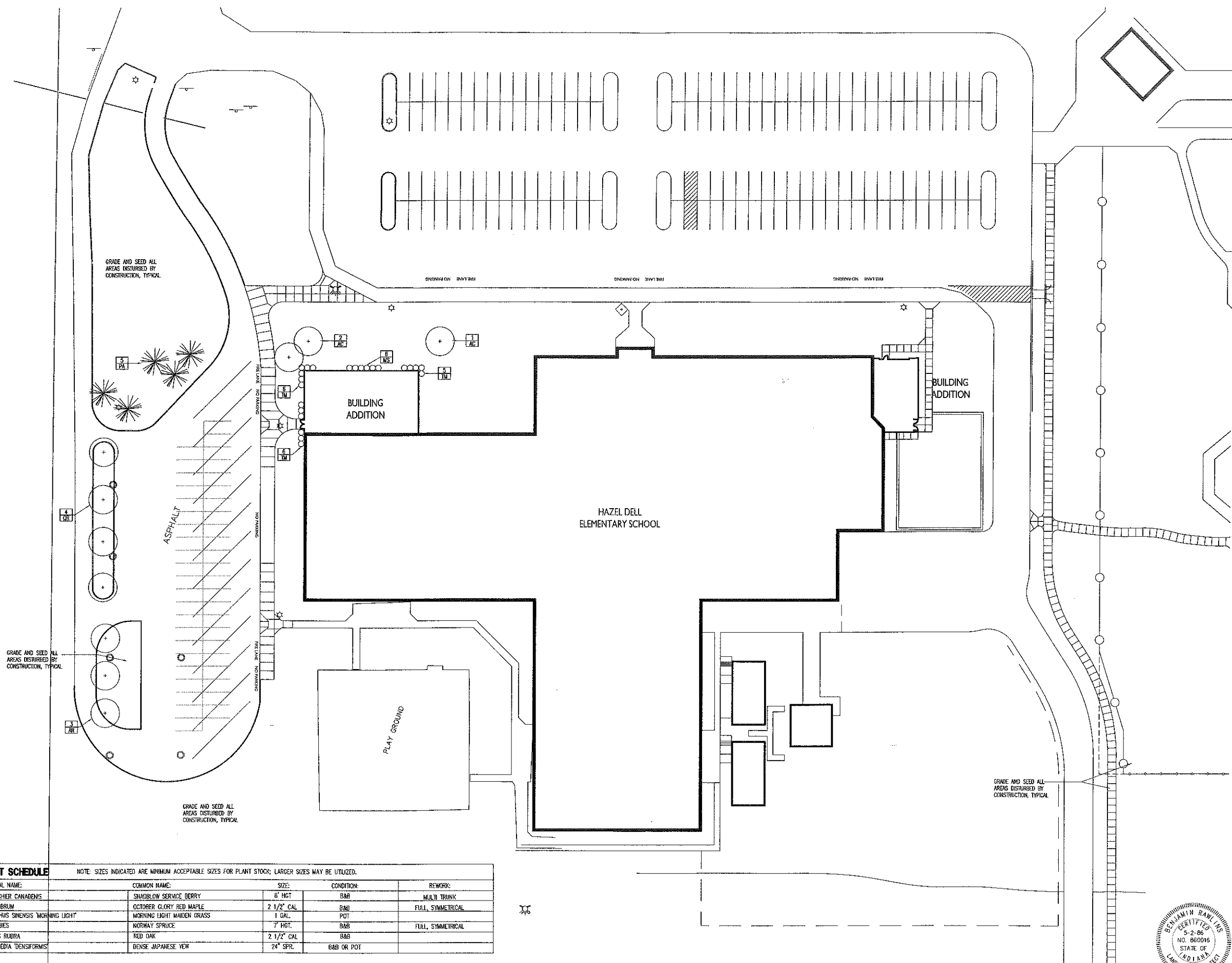
NOBLESVILLE SCHOOLS 2010 FACILITY IMPROVEMENT PROJECT - PHASE 1
HAZEL DELL ELEMENTARY SCHOOL
NOBLESVILLE INDIANA

SCOPE DRAWINGS PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND DO NOT NECESSARILY REFLECT ALL NECESSARY DETAILS FOR THE COMPLETION OF THE PROJECT. CONTRACTORS SHALL FIND AND CONSIDERATION THE GENERAL NATURE OF THE DOCUMENTS AND INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

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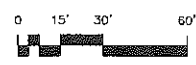
HD-L102
SITE LAYOUT PLAN

N00°12'50"E 2339.17'



PLANT SCHEDULE NOTE: SIZES INDICATED ARE MINIMUM ACCEPTABLE SIZES FOR PLANT STOCK; LARGER SIZES MAY BE UTILIZED.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REWORK
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICE BERRY	8' HGT	B&B	MULTI TRUNK
AR	ACER RUBRUM	OCTOBER GLORY RED MAPLE	2 1/2" CAL	B&B	FULL, SYMMETRICAL
MS	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GAL.	POT	
PA	PICEA ABIES	NORWAY SPRUCE	7' HGT.	B&B	FULL, SYMMETRICAL
QR	QUERCUS RUBRA	RED OAK	2 1/2" CAL	B&B	
TM	TAXUS MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	24" SPR.	B&B OR POT	



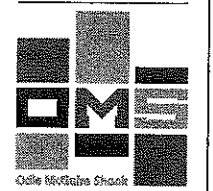
LANDSCAPE PLAN
SCALE: 1" = 30'-0"

1



Ben Raul

Performance Services
4670 HAVEN POINT BLVD
STE 200
INDIANAPOLIS, IN 46280-2747



Matthew R. Mayol
CERTIFIED

REVISIONS

NOBLESVILLE SCHOOLS 2010 FACILITY
IMPROVEMENT PROJECT - PHASE 1
HAZEL DELL ELEMENTARY SCHOOL
NOBLESVILLE INDIANA

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

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

HD-L103
LANDSCAPE PLAN