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07/23/2008 10:58:22A 4 PGS  
Jennifer J Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

**ORDINANCE NO. 29-6-08**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95, AND THE OFFICIAL ZONING MAP AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

*Document Cross-Reference Number 9756169*

An Ordinance to amend the Unified Development Ordinance No. 62-12-95 and the Official Zoning Map for 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 at their June 16, 2008 meeting conducted a public hearing on Application No. 08N-14-0844 as required by law concerning the change of zoning and amendment to zoning map and has sent a favorable recommendation for adoption of said amendment with a vote of 9 ayes and 1 nay to the Common Council.

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 Official Zoning Map are hereby amended as follows:

**SECTION 1.** That the subject real estate is located at 18850 Cumberland Road, Noblesville Township, Hamilton County, Indiana, all of which is located in the zoning

jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from "PB" Planned Business to "R2" Low to Moderate Density Single-Family Residential and said real estate being more particularly described in attached Exhibit A.

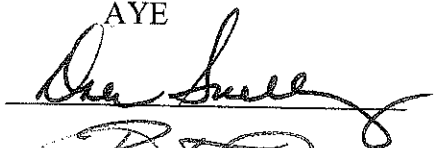
**SECTION 2.** This ordinance shall be in full force and effect upon its adoption and publication in accordance with the law.

Upon a motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 15th day of July, 2008.

COMMON COUNCIL

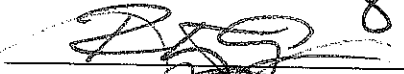
AYE

NAY



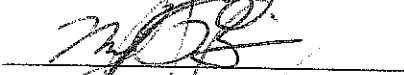
Dale Snelling

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Brian Ayer

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Mark Boice

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Roy Johnson

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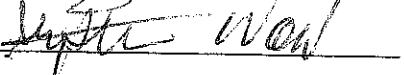
Gregory P. O'Connor

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Mary Sue Rowland

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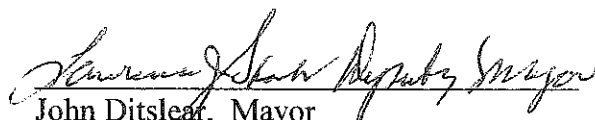


Stephen C. Wood

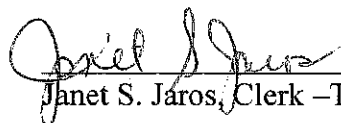
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Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,  
this 15<sup>th</sup> day of July, 2008.

  
John Ditslear, Mayor  
City of Noblesville, Indiana

ATTEST:

  
Janet S. Jaros, Clerk - Treasurer

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 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

LEGAL DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 19 NORTH, RANGE 5 EAST, IN HAMILTON COUNTY, INDIANA,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE  
NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING)  
ALONG THE WEST LINE OF SAID WEST HALF 175.00 FEET TO THE POINT OF  
BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00  
DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 2472.68  
FEET TO THE NORTHWEST CORNER OF SAID WEST HALF; THENCE NORTH  
89 DEGREES 02 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF  
SAID WEST HALF 1129.88 FEET TO A POINT ON THE WESTERN RIGHT OF  
WAY OF STATE ROUTE 37 PER INDIANA STATE HIGHWAYS PLANS FOR  
PROJECT NO. 097-7; THENCE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS  
WEST ALONG SAID RIGHT OF WAY 26.12 FEET; THENCE SOUTH 79 DEGREES  
38 MINUTES 28 SECONDS EAST ALONG SAID RIGHT OF WAY 101.08 FEET;  
THENCE SOUTH 49 DEGREES 22 MINUTES 52 SECONDS EAST ALONG SAID  
RIGHT OF WAY 92.32 FEET TO A POINT ON THE EAST LINE OF SAID WEST  
HALF; THENCE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST ALONG  
SAID RIGHT OF WAY AND ALONG SAID EAST LINE 2265.32 FEET; THENCE  
SOUTH 89 DEGREES 10 MINUTES 06 SECONDS WEST PARALLEL WITH THE  
SOUTH LINE OF SAID WEST HALF 564.00 FEET; THENCE SOUTH 00 DEGREES  
06 MINUTES 15 SECONDS WEST PARALLEL WITH THE AFORESAID EAST  
LINE 175.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE; THENCE  
SOUTH 89 DEGREES 10 MINUTES 06 SECONDS WEST ALONG SAID SOUTH  
LINE 256.46 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS  
EAST PARALLEL WITH THE AFORESAID WEST LINE 175.00 FEET; THENCE  
SOUTH 89 DEGREES 10 MINUTES 06 SECONDS WEST PARALLEL WITH THE  
AFORESAID SOUTH LINE 517.00 FEET TO THE PLACE OF BEGINNING,  
CONTAINING 76.774 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL  
HIGHWAYS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

EXCEPT THE SOUTHERN 38 ACRES.

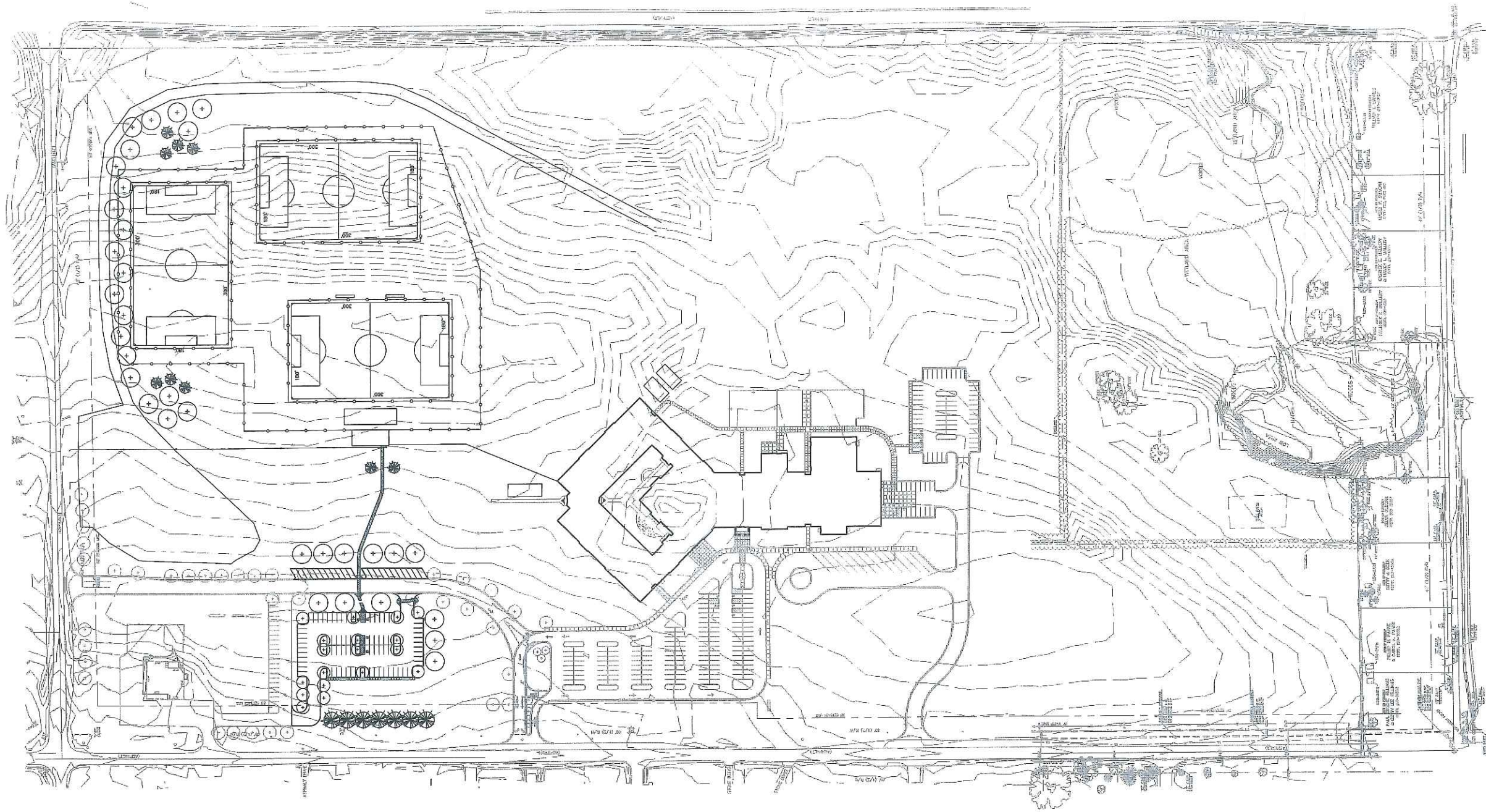




City of Noblesville  
08N-14-0848  
08N-15-0847







**EXHIBIT C**



Planning, Architecture  
Engineering, Interiors  
Landscape, Technology

5875 Castle Creek Parkway  
Suite 440  
Indianapolis, Indiana 46250  
317.842.0000  
Fax 317.842.4345  
oms@omscorp.net

Bonita Springs, Florida

CERTIFIED

REVISIONS

**WHITE RIVER ELEMENTARY SCHOOL  
PROPOSED SOCCER FIELDS  
CONCEPTUAL LAYOUT**  
CUMBERLAND ROAD & EAST 191st STREET  
NOBLESVILLE INDIANA

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plans or drawings, and specifications. Architectural  
work is the overall form as well as the arrangement  
and composition of space and elements in the design.  
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PROJECT:  
DATE: APRIL 26, 2008  
DRAWN BY: TMR  
CHECKED BY: BWR  
DESIGNED BY: BWR

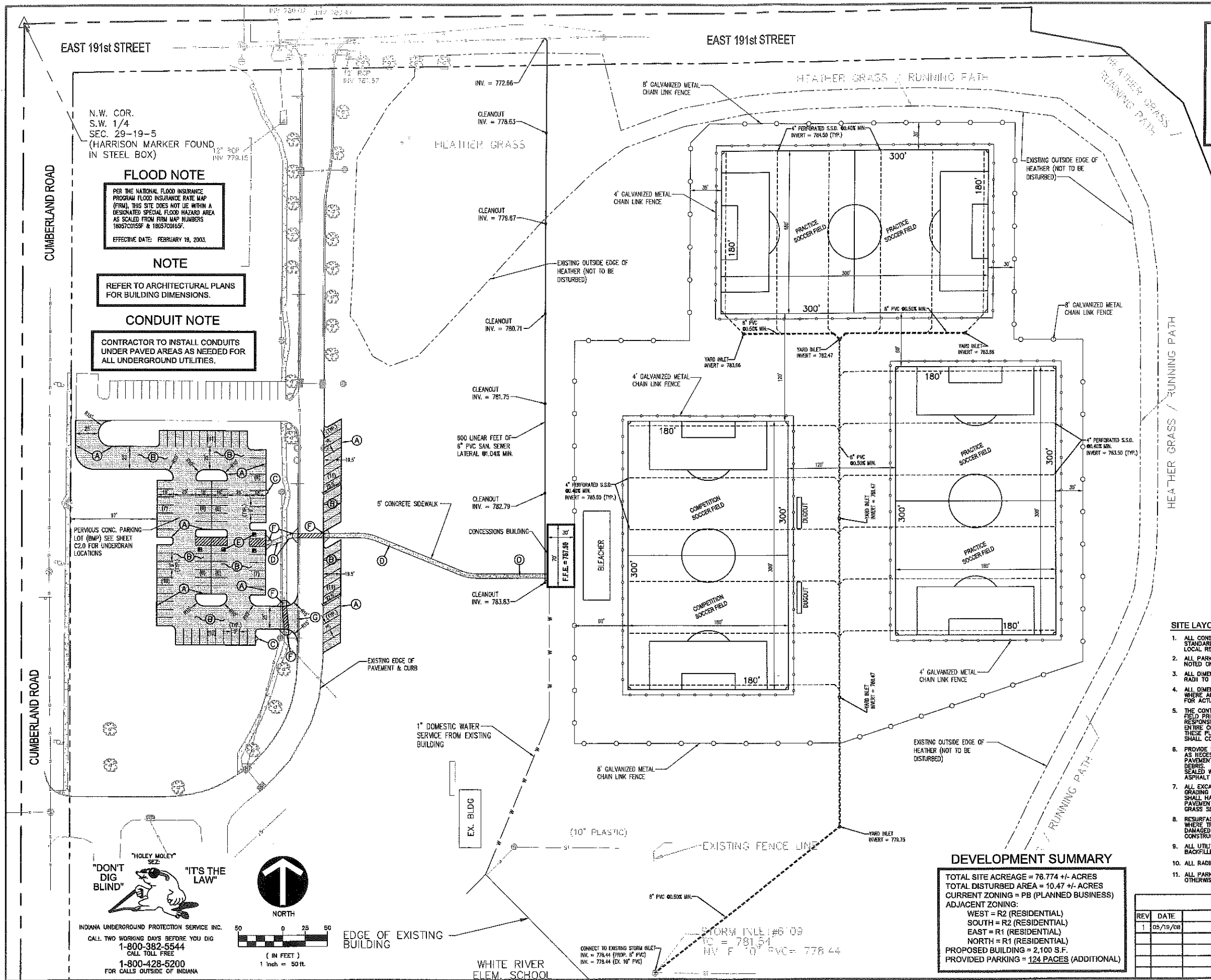
**L100**  
OVERALL SITE PLAN



**OVERALL SITE PLAN**  
SCALE: 1" = 100'-0"  
REF: L100

1





**NOTE**  
 ALL EXISTING SUBSURFACE UTILITIES SHOWN ON THESE PLANS ARE BASED ON ABOVE GROUND EVIDENCE AND INFORMATION FROM THE RESPECTIVE UTILITY COMPANIES. ACTUAL LOCATIONS MAY VARY. CONTRACTOR IS TO FIELD VERIFY LOCATIONS OF ALL SUBSURFACE UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CIVIL SITE GROUP, INC. & MILLER SURVEYING, INC. CAN NOT BE HELD RESPONSIBLE IF ACTUAL LOCATIONS OF EXISTING INFRASTRUCTURE ARE DIFFERENT FROM THESE PLANS.

- LEGEND:**
- PROPERTY BOUNDARY
  - EXISTING SANITARY SEWER LINE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING FENCE
  - SWALE / FLOWLINE
  - TRANSFORMER
  - WATER VALVE
  - WATER METER
  - SANITARY SEWER MANHOLE
  - ROUND STORM INLET
  - TELEPHONE PEDESTAL
  - BM / TBM
  - EXISTING POWERPOLE
  - EXISTING UNDERGROUND ELECTRIC
  - PROPOSED GAS LINE
  - PROPOSED ELECTRIC LINE
  - PROPOSED DOMESTIC WATER SERVICE
  - PROPOSED SANITARY SEWER LATERAL WITH CLEANOUT
  - PROPOSED TELEPHONE SERVICE
  - 4" PERFORATED SSD
  - 8" PVC SUB-SURFACE DRAIN

**OWNER:**  
 CITY OF NOBLESVILLE  
 1775 FIELD DRIVE  
 NOBLESVILLE, IN 46050  
 ATTN: JEFF BRAGG  
 (317) 965-4917

**ENGINEER:**  
 CIVIL SITE GROUP, INC.  
 643 MASSACHUSETTS AVENUE  
 SUITE 200  
 INDIANAPOLIS, INDIANA 46204  
 (317) 423-3305

**SURVEYOR:**  
 MILLER SURVEYING, LLC  
 948 CONNER STREET  
 NOBLESVILLE, INDIANA 46080  
 (317) 773-2844

- PLAN NOTES:**
- (A) 8" STRAIGHT CONCRETE OR EXTRUDED CURB
  - (B) PERVIOUS CONCRETE PAVEMENT (DOT HATCH) SEE DETAIL SHEET C10.0 & SPECIFICATIONS SHEET C11.0
  - (C) CURB TURNOUT (OVERFLOW)
  - (D) CONCRETE SIDEWALK
  - (E) PROPOSED HANDICAP PAVEMENT MARKING & SIGNAGE
  - (F) HANDICAP RAMP
  - (G) DEPRESSED CURB & GUTTER

- SITE LAYOUT NOTES**
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
  2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
  3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADI TO BACK OF CURB, WHERE APPLICABLE.
  4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
  5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
  6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
  7. ALL EXCAVATED AREAS TO BE SEEDDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL, HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
  8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING OR OTHER IMPROVEMENTS DURING CONSTRUCTION. AFTER CONSTRUCTION WORK IS COMPLETE.
  9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
  10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
  11. ALL PARKING SPACE DIMENSIONS ARE TO 9' WIDE BY 20' DEEP UNLESS OTHERWISE SPECIFIED.

**DEVELOPMENT SUMMARY**

TOTAL SITE ACREAGE = 78.774 +/- ACRES  
 TOTAL DISTURBED AREA = 10.47 +/- ACRES  
 CURRENT ZONING = PB (PLANNED BUSINESS)  
 ADJACENT ZONING:  
 WEST = R2 (RESIDENTIAL)  
 SOUTH = R2 (RESIDENTIAL)  
 EAST = R1 (RESIDENTIAL)  
 NORTH = R1 (RESIDENTIAL)  
 PROPOSED BUILDING = 2,100 S.F.  
 PROVIDED PARKING = 124 SPACES (ADDITIONAL)

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	05/19/08	REVISIONS PER TAC COMMENTS	EAG	EAG

**MILLER SURVEYING**  
 948 CONNER STREET  
 NOBLESVILLE, IN 46060

**CIVIL SITE GROUP, INC.**  
 643 Massachusetts Avenue, Suite 200  
 Indianapolis, Indiana 46204  
 Ph: (317) 423-3305 Fax: (317) 423-3306

REGISTERED PROFESSIONAL ENGINEER  
 INDIANA  
 No. PE16403886  
 DATE: 04/28/08

DWN BY: EAG  
 CHKD BY: EAG  
 SCALE: 1" = 50'  
 DATE: 04/25/08

**WHITE RIVER ELEMENTARY SCHOOL**  
 19000 CUMBERLAND ROAD  
 NOBLESVILLE, INDIANA 46060

**SITE & UTILITY PLAN**

PROJECT NUMBER  
**MSI.019**

DRAWING NUMBER  
**C1.0**  
 SHEET 2 OF 10

**FLOOD NOTE**  
 PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM), THIS SITE DOES NOT LIE WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AS SCALED FROM FIRM MAP NUMBERS 180570155F & 180570015F.  
 EFFECTIVE DATE: FEBRUARY 19, 2003.

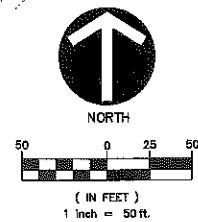
**NOTE**  
 REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

**CONDUIT NOTE**  
 CONTRACTOR TO INSTALL CONDUITS UNDER PAVED AREAS AS NEEDED FOR ALL UNDERGROUND UTILITIES.

PERVIOUS CONC. PARKING LOT (BMP) SEE SHEET C2.0 FOR UNDERDRAIN LOCATIONS

"HOLEY MOLEY" SEZ "DON'T DIG BLIND" "IT'S THE LAW"

INDIANA UNDERGROUND PROTECTION SERVICE, INC.  
 CALL TWO WORKING DAYS BEFORE YOU DIG  
 1-800-382-5544  
 CALL TOLL FREE  
 1-800-428-5200  
 FOR CALLS OUTSIDE OF INDIANA



EDGE OF EXISTING BUILDING

WHITE RIVER ELEM. SCHOOL