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200400050174  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
07-19-2004 At 11:24 am.  
ORDINANCE 13.00

**ORDINANCE # 30-6-04**

**AN ORDINANCE TO AMEND THE ORDINANCE NO. 1-3-92**

An ordinance to amend Ordinance No. 1-3-02 (original PD), 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 #04N-15-0678 as required by law concerning an application for an amendment to the approved planned development for Riverview Suites; and

WHEREAS, the Plan Commission at their June 21, 2004 meeting has sent its recommendation to the Noblesville Common Council in the manner by a vote of 9 in favor of adoption and 0 opposed.

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

Section 1. That the subject real estate located at 18025 and 18077 River Avenue in the City of Noblesville, and described as Lots 2 and 3 in Noblesville Medical Arts Building Subdivision, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana is hereby amended as per Development Plan Exhibit A, Landscaping Plan Exhibit B, and building elevations as per Exhibit C.

Section 2. That on the Amended Preliminary Development Plan marked Exhibits A and B sidewalks will be installed on both sides of the private drive on which the buildings front.

Section 3. PLANNED UNIT DEVELOPMENT STANDARDS. WHEREAS, the development standards established by this Ordinance and/or its attached exhibits supercede the development standards of the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana provided however that unless a development standard, guideline, or requirement specified in the Unified Development Ordinance is varied, altered, or modified by this Ordinance and/or its Exhibits, then such development standard, guideline, or requirement as specified in the Unified Development Ordinance shall apply and as per variances previously granted by the Board of Zoning Appeals

Section 4. That the exhibits attached hereby replace and supersede the original exhibits for the medical arts development plan.

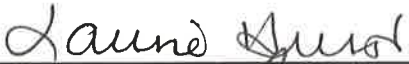




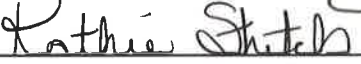
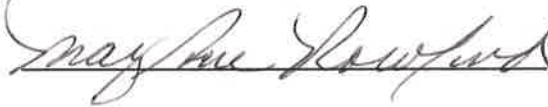
Section 5. This ordinance shall be in full force and effect from and upon its adoption in accordance with the law.

Section 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13<sup>th</sup> day of July 2004.


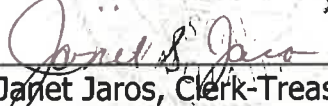
COMMON COUNCIL  
CITY OF NOBLESVILLE

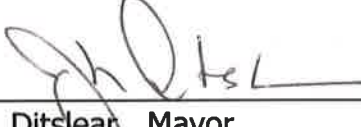
BY:            AYE

NAY

	Laurie Hurst	_____
	Terry Busby	_____
	Alan Hinds	_____
	Brian Ayer	_____
	Dale Snelling	_____
	Kathie Stretch	_____
	Mary Sue Rowland	_____

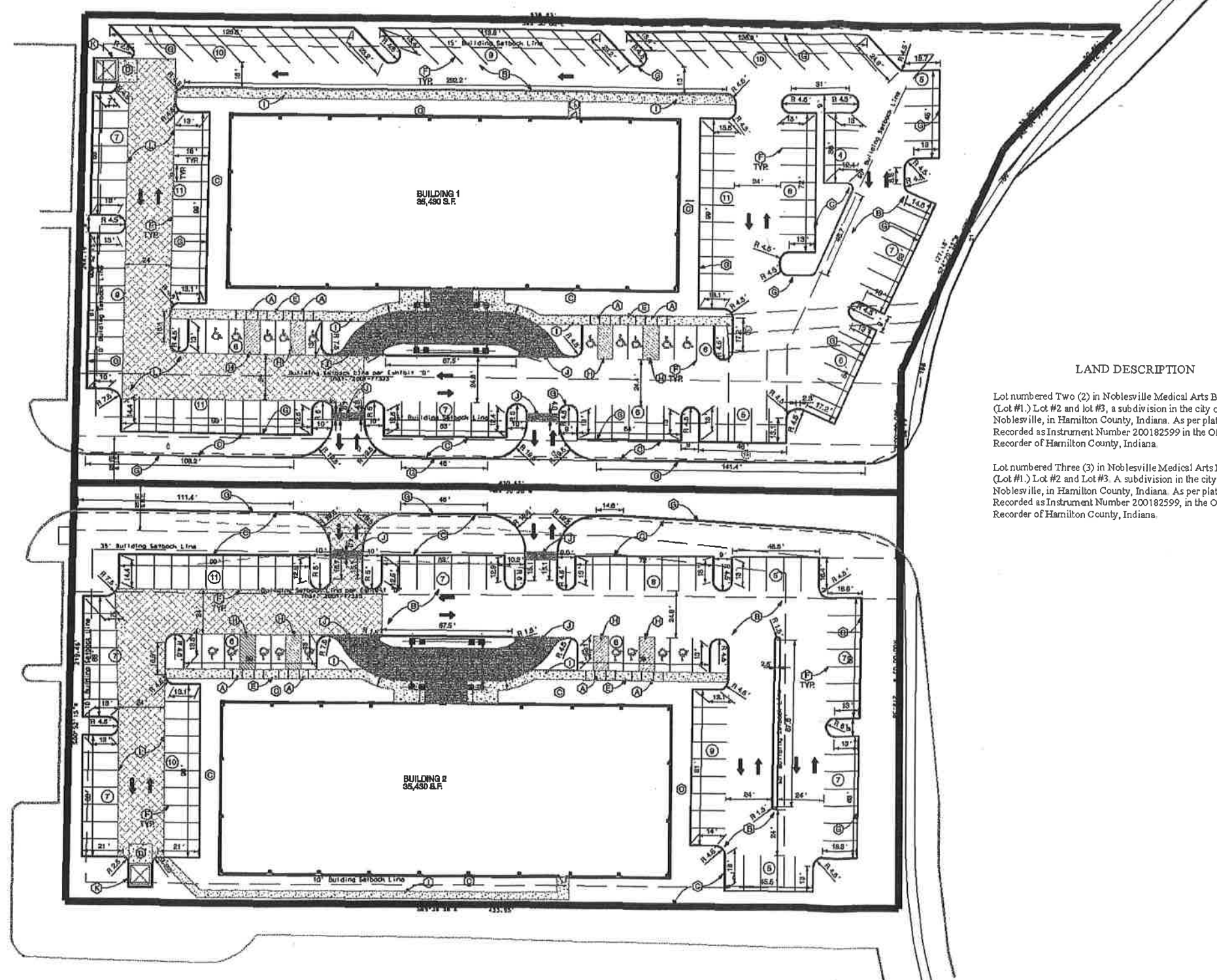
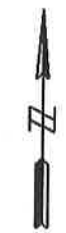
APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County,  
Indiana this 13<sup>th</sup> day of July, 2004.

ATTEST:  
  
  
Janet Jaros, Clerk-Treasurer

  
John Ditslear, Mayor  
City of Noblesville

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

EXHIBIT A



LAND DESCRIPTION

Lot numbered Two (2) in Noblesville Medical Arts Building (Lot #1.) Lot #2 and lot #3, a subdivision in the city of Noblesville, in Hamilton County, Indiana. As per plat thereof Recorded as Instrument Number 200182599 in the Office of the Recorder of Hamilton County, Indiana.

Lot numbered Three (3) in Noblesville Medical Arts Building (Lot #1.) Lot #2 and Lot #3. A subdivision in the city of Noblesville, in Hamilton County, Indiana. As per plat thereof Recorded as Instrument Number 200182599, in the Office of the Recorder of Hamilton County, Indiana.

SITE NOTES:

1. ALL RADII DIMENSIONS SHALL BE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM THESE PLANS FOR SURVEY FIELD LOCATIONS.
3. SEE RECORD SURVEYS FOR EXACT INFORMATION REGARDING BOUNDARY, EASEMENTS, AND RIGHT-OF-WAY.
4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, AND DOOR LOCATIONS.
5. DIMENSIONS SHOWN ARE FEET AND DECIMALS THEREOF.
6. ALL DIMENSIONS SHALL BE MEASURED TO FACE OF CURB.
7. ENDS OF ALL CURBS TO BE CHAMFERED.
8. ALL PARKING STRIPES TO BE 4" PAINTED WHITE.
9. SEE SHEET C800 FOR GRADING PLAN.
10. SEE SHEET C800 FOR UTILITY PLAN.
11. SEE SHEET D100 FOR CONSTRUCTION DETAILS.

SITE PLAN NOTES

- (A) ACCESSIBLE RAMP
- (B) ASPHALT PAVEMENT
- (C) LANDSCAPE AREA
- (D) CONCRETE DUMPSTER PAD
- (E) INTEGRAL WALK AND CURB
- (F) 4" SOLID WHITE PARKING STRIPE
- (G) EXTRUDED STRAIGHT CURB
- (H) 4" SOLID BLUE PARKING STRIPE 45°
- (I) CONCRETE SIDEWALK
- (J) ORNAMENTAL PAVERS
- (K) DUMPSTER ENCLOSURE BRICK ENCLOSURE WOOD GATES (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (L) HEAVY DUTY ASPHALT PAVEMENT

LEGEND

- PARKING SPACES COUNT (18)
- TRAFFIC FLOW (↑)
- ACCESSIBLE SYMBOL (♿)
- CONCRETE (stippled pattern)
- HEAVY DUTY ASPHALT PAVEMENT (cross-hatched pattern)

SITE DATA

SITE ACREAGE:	4.77 Acres ±	
ZONING:	PD/PB	
PARKING SPACES:	REQ.	PROVIDED
Regular	229	219
Disabled	7	20
Total	236	239
BUILDING 1 SIZE:	85,490 S.F. ±	
BUILDING 2 SIZE:	35,450 S.F. ±	

BENCHMARK DESCRIPTION:

CUT "+" ON N.E. BONNET BOLT ON FIRE HYDRANT ENTRANCE TO "MARSH" WEST OF RIVER ROAD. ELEV. = 790.52

RIVERVIEW SUITES  
NOBLESVILLE, IN.

SITE PLAN

PREPARED BY:  
**Mid-States**  
ENGINEERS

PREPARED FOR:  
R.S.L. CASE CONSTRUCTION  
5000 ISABELLA LANE  
MUNCIE, IN 47404

DATE: 04/29/2004

SCALE: 1" = 30'

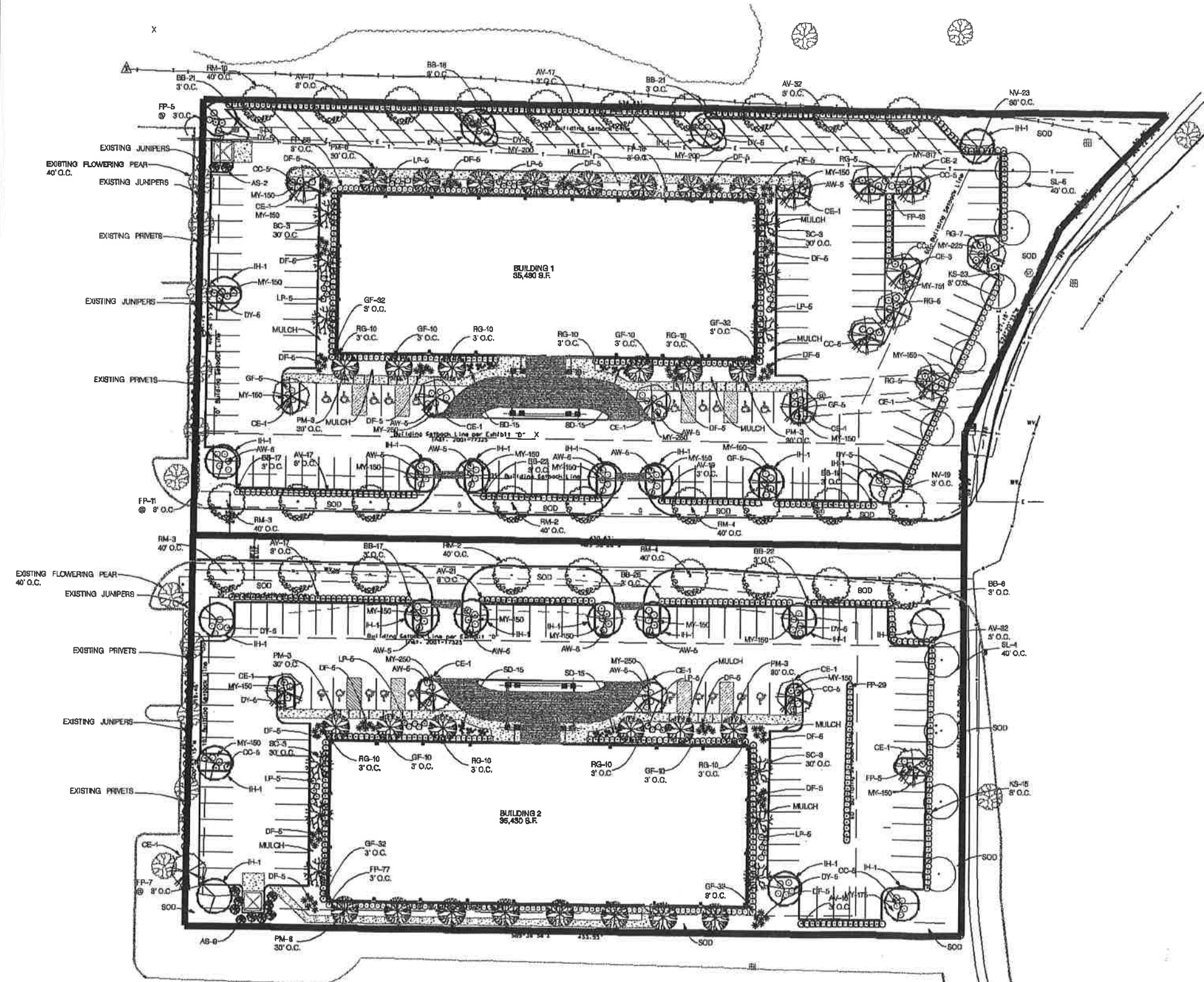
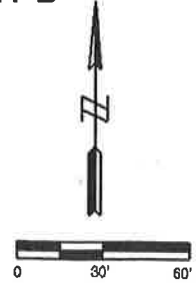
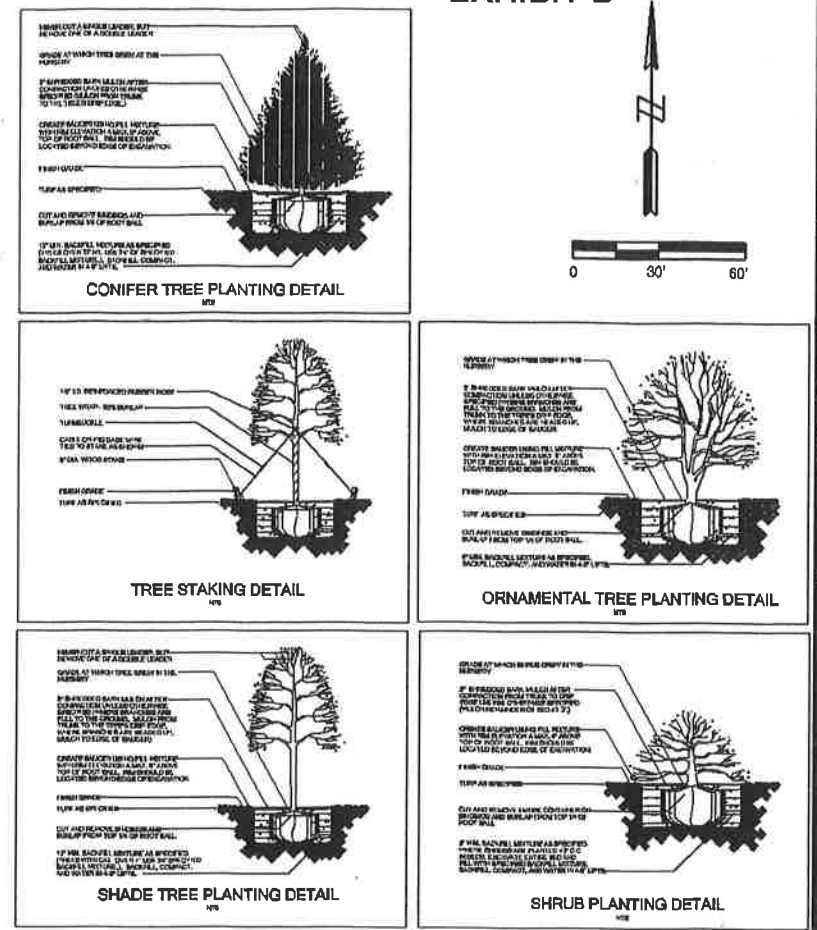
PROJECT NO. 122-0206

SHEET NO.

C200



EXHIBIT B



ABBREVIATION	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	NOTES
M	Shade Tree	Burling River Linden	Tilia americana 'Shading'	5'0"	9	
FR		Red Maple	Acer rubrum	5'12"	28	BBB, Full Spreading; Misting
HI	Ornamental Tree	Prospicea Pinesap	Quercus L. 'Prospicea'	5'12"	22	
RM		Red Maple	Acer rubrum	5'12"	28	BBB, Full Spreading; Misting
SC		Spring Snow Camellia	Camellia sasanqua	3'12"	17	
CE	Emergent Tree	Camellia	Camellia japonica	5'12"	18	
AS	Emergent Shrub	Abies	Abies balsamea	4'	11	BBB, Full Spreading; Misting
FR		Furthest Grand Pine	Pinus strobus	5'	22	BBB (Consider Acceptable if Full); Full Spreading
DT	Deciduous Shrub	Carroll Yew	Taxus canadensis	2'	26	
GF		Gold Flower Spine	Sorbus alba 'Gold Flare'	2'	18	BBB (Consider Acceptable if Full); Full Spreading
AW		Autumn Winter Spine	Sorbus alba 'Autumn Winter'	2'	18	
LP		Little Prince Spine	Sorbus alba 'Little Prince'	2'	18	
ES		Emerald Spine	Sorbus alba 'Emerald'	2'	18	
RS		Royal Glen Spine	Sorbus alba 'Royal Glen'	2'	18	
CC		Camellia	Camellia japonica	2'	18	
AV		Alamo Viburnum	Viburnum acerifolium	2'	18	
MY		Myrtle	Myrica aspera	2'	18	
BB	Ornamental Shrub	Burnham Bush	Hamamelis virginica	2'	18	
DF		Dark Flowering Grass	Panicum capillare	40	80	
SD		Shade of Day	Stachytarax canadensis	40	80	
MY		Myrtle	Myrica aspera	1254		Plant @ 1' O.C.

**GENERAL NOTES:**  
 ALL PLANT MATERIALS SHALL CONFORM TO CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK.  
 ALL MATERIALS SHALL BE FULL AND TRUE TO CULTURAL FORM.  
 ALL PLANTING BEDS SHALL HAVE A HAND-SPADED EDGE.  
 ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A COVER OF THREE TO FOUR INCHES (3-4") OF SHREDED BARK MULCH UNLESS OTHERWISE NOTED.  
 LOCATIONS OF PROPOSED PLANT MATERIALS MAY NEED TO BE ADJUSTED IN FIELD TO ACCOMMODATE EXISTING OR PROPOSED UTILITIES.  
 CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLANS.

**BENCHMARK DESCRIPTION:**  
 CUT "+4" ON N.E. BONNET BOLT ON FIRE HYDRANT  
 ENTRANCE TO "MARSH" WEST OF RIVER ROAD.  
 ELEV. = 790.62

DESIGNED BY: CAK  
 DRAWN BY: KRG  
 CHECKED BY: CAK  
 APPROVED BY: GEM

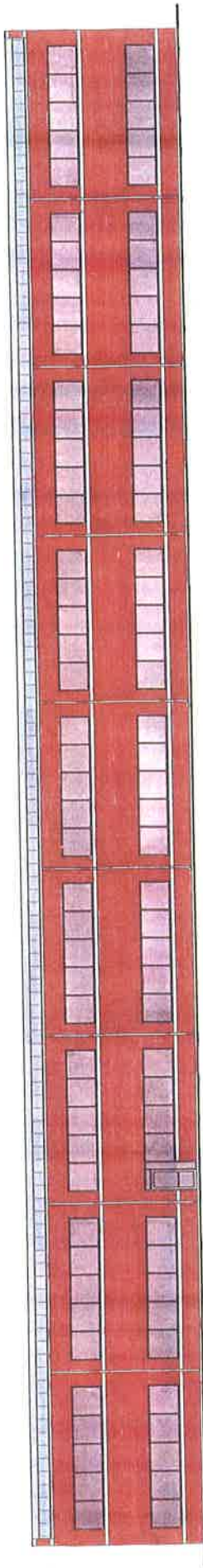
RIVERVIEW SUITES  
 NOBLESVILLE, IN.  
**LANDSCAPE PLAN**

PREPARED BY: **Mid-States**  
 970 Logan St., Suite 202  
 Noblesville, IN 46060  
 (317) 776-8855  
 FAX: (317) 776-8854

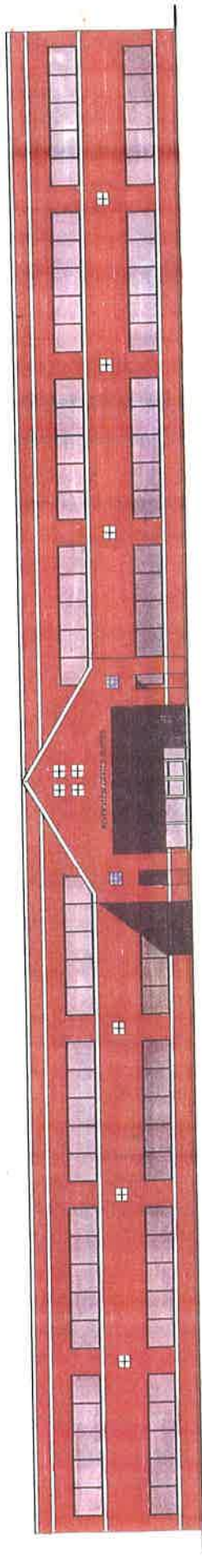
FOR: **R.S.L. CASE CONSTRUCTION**  
 5000 ISABELLA LANE  
 MUNCIE, IN 47404

DATE: 04/26/2004  
 SCALE: 1" = 30'  
 PROJECT NO. 122-0208  
 SHEET NO. **L100**





NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**Riverview  
Office  
Suites  
Phase One  
& Two  
Noblesville, Indiana**



**Architects  
America**

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