700

2017060243 ORDINANCE \$70.00 12/07/2017 03:04:33P 14 PGS Jennifer Hayden HAMILTON County Recorder IN Recorded as Presented

ORDINANCE NO. 57-11-17

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AS AMENDED, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An Ordinance to amend the Unified Development Ordinance and all amendments thereto 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 has conducted a public hearing on Application No. 000164-2017 as required by law concerning the establishment of a 'Government Use Overlay District' for the Hamilton County Judicial Center, all a part of the Unified Development Ordinance and after due consideration by the Plan Commission has sent a favorable recommendation for adoption to the Common Council with a vote of nine (8) ayes, zero (0) nays, and zero (0) abstentions at the November 13, 2017 meeting, and

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 specifically the Hamilton County Judicial Center Planned Development, and all amendments thereto are hereby amended as follows:

SECTION 1. That the subject real estate located at One Hamilton County Square, north of Conner Street, west of South Eighth Street, south of Logan Street, and east of the White River and legally described as per attached Exhibit 1 (legal description) is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The property is currently zoned "DT Downtown" zoning district and "FH Flood Hazard" zoning district.

SECTION 2. That this Ordinance shall establish a "Government Use Overlay" district in conjunction with the "DT Downtown" and "FH Flood Hazard" zoning districts to create a zoning district of "DT-FH/GUO Downtown and Flood Hazard Government Use Overlay" zoning district. This ordinance shall also incorporate as a part of the approval the attached preliminary development plans and architectural building renderings as per attached Exhibit 2 – Preliminary Development Plan and Architectural Renderings. That said building materials shall include brick, granite, and limestone veneers matching the existing building. That the preliminary development plan indicates an addition to the existing building consisting of a 33,000-square foot footprint matching the approximate height of the existing structure and the creation of an outdoor patio space. One waiver is hereby granted as part of the adoption of said ordinance to include a maximum height of the building at 62-feet.

<u>SECTION 3.</u> Unless a development standard, specification, and/or requirement contained in the Unified Development Ordinance is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, specifications, and/or requirements as specified in the Unified Development Ordinance shall apply.

<u>SECTION 4.</u> This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof

in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

SECTION 5. Upon a motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council on this and aday of November 2017.

COMMON COUNCIL NAY AYE Brian Ayer Mark Boice Wil Hampton Christopher Jensen Roy Johnson Gregory P. O'Connor Mary Sue Rowland Rick L. Taylor Megan G. Wiles Approved and signed by the Mayor of the City of Noblesville, Hamilton County, day of Nonember Indiana, this 27Ditslear, ATTEST: Clerk redact each Social Security number in this I affirm, under the penalties for perjury, that 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

LEGAL DESCRIPTION

Lots 1, 2, 3, 4 in the Original Plat of Noblesville, Square 4, Plat Book 1, Page 3

Lots 1, 2, 3, 4, 5, 6, 7, 8 in the Original Plant of Noblesville, Square 9, Plat Book 1, Page 3

Subject to all easements, rights of way, and alley vacations as per recorded documents including but not limited to: Utility and Sewer Easement Instrument No. 9037022; Instrument No. 9007210; Record 137, Page 255 and 6-FT wide sewer Easement as per Miscellaneous Record 39, Page 69; and State of Indiana Instrument No. 9126946 and State of Indiana Instrument No. 9110534 and containing approximately 3.63 acres, more or less

EXHIBIT 2

SHEET No.

C200

C400

INDEX

DESCRIPTION

TITLE SHEET

EXISTING TOPOGRAPHY PLAN

PRELIMINARY DEMOLITION PLAN

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY UTILITY PLAN

PRELIMINARY EROSION CONTROL PLAN

PRELIMINARY LANDSCAPE PLAN

THE CITY OF NOBLESVILLE STANDARDS FOR PUBLIC INFRASTRUCTURE CONSTRUCTION SHALL BE INCORPORATED BY REFERENCE INTO THESE PLANS. IN THE EVENT THAT CONFLICTING

THE NOBLESVILLE STANDARDS SHALL BE INCORPORATED BY REFERENCE INTO THESE PLANS. NO ALTERNATE SPECIFICATIONS OR MATERIALS OR NEW MATERIALS MAY BE USED WITHOUT

THE EXPRESS WRITTEN APPROVAL FROM THE CITY OF NOBLESVILLE PRIOR TO THE

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR

AND CERTIFIES THAT ITS PLANS REFLECT CUSTOMARY PROFESSIONAL SKILL AND CARE IN DESIGN PROFESSIONAL'S EFFORTS TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF THE DESIGN PROFESSIONAL'S PLANS FAIL TO MEET THIS

STANDARD, THE DESIGN PROFESSIONAL SHALL DETERMINE A SOLUTION THAT COMPLIES

WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

UTILITY CONTACTS

INSIGHT COMMUNICATIONS | MATTHEW STRINGER

TRACY GRADY

RANDY CRUTCHFIELD

BRIAN GRAY

BRAD ROBBINS

BRIAN PETERS

RYAN SMITH

317-774-3384

317-610-5437

PROFESSIONAL RESPONSIBILITY FOR THE TECHNICAL ACCURACY OF ITS WORK

DUKE ENERGY

CITY OF NOBLESVILLE

CITY OF NOBLESVILLE

AT&T INDIANA AMERICAN WATER CO.

INDIANA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

STANDARDS OCCUR; THE FOLLOWING ORDER OF PRECEDENCE SHALL GOVERN:

ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS

TEN STATE STANDARDS PROJECT SPECIFIC PROVISIONS

COMPLETION OF WORK.

CABLE TELEVISION

SANITARY SEWER

STORM SEWER

TELEPHONE

FOR

HAMILTON COUNTY GOVERNMENT & JUDICIAL CENTER EXPANSION NOBLESVILLE, IN

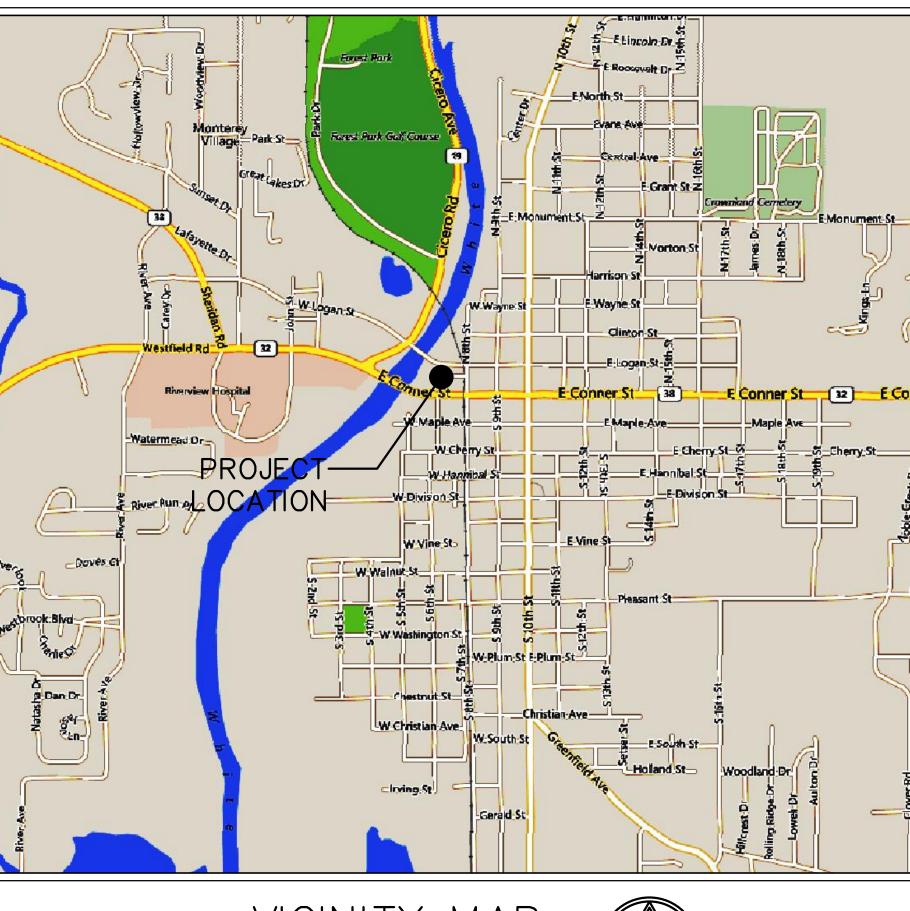




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SHDVEVING	· CONSTRUC	CTION SERVICE

Preliminary Development Plans For **Hamilton County** Government & Judicial **Center Expansion**

1 N 8th Street Noblesville, IN









CERTIFIED BY

GENERAL NOTES: CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS SEE SHEET COO2 GENERAL NOTES FOR MORE

ISSUANCE INDEX 2017.10.02 PROJECT PHASE: CITY SUBMITTAL

HE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN REVISION SCHEDULE N THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks NO. DESCRIPTION DATE

FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL

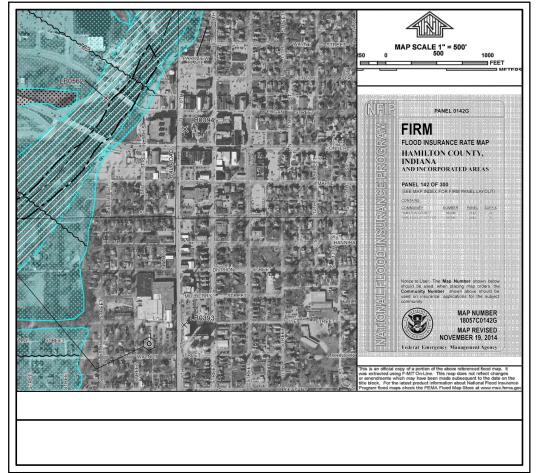
> "811" OR 1-800-382-5544 INDIANA UNDERGROUND —

made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR

Crosby Silt Loam, 0 to 3 percent slopes

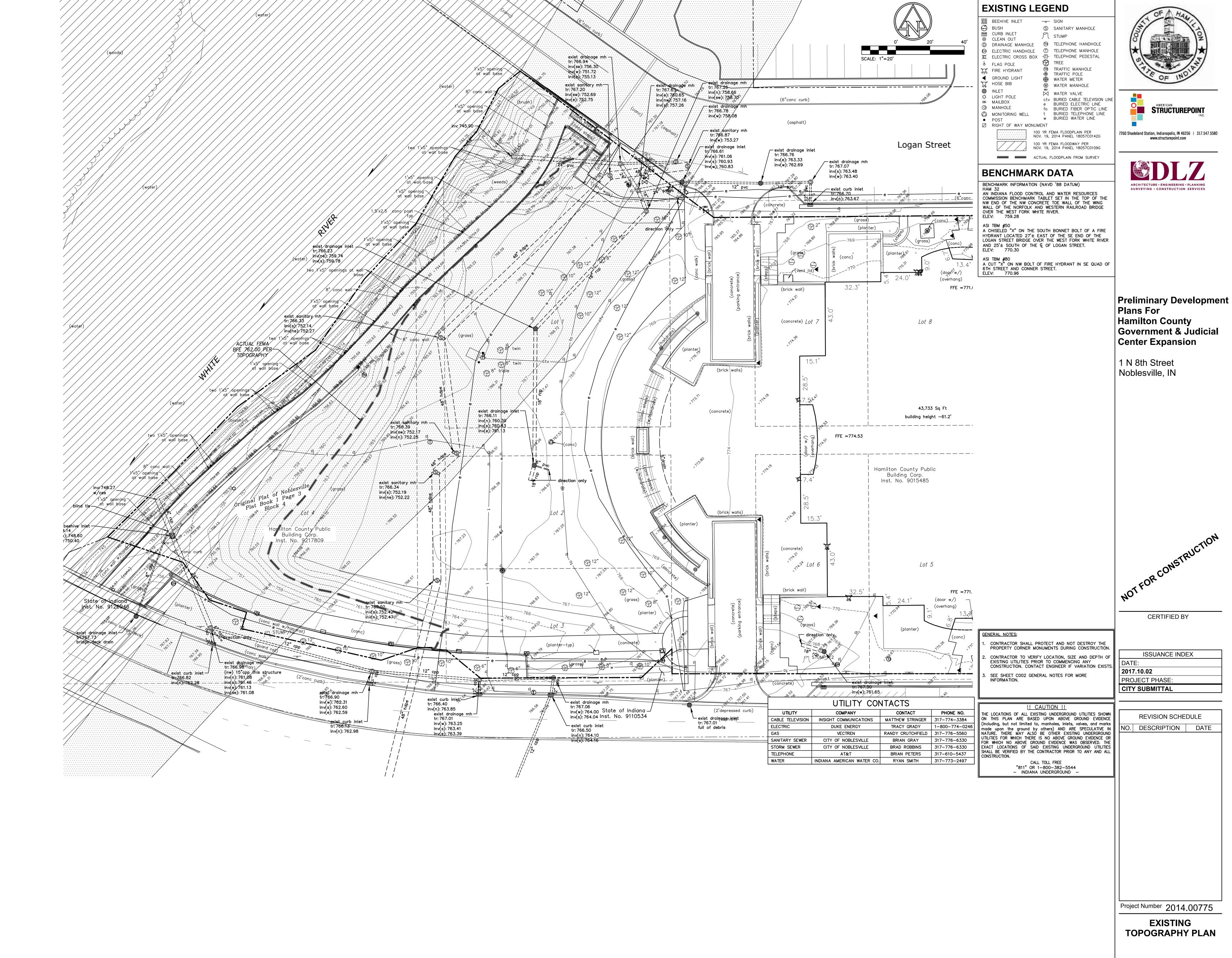
NOT TO SCALE

NOT TO SCALE



Project Number 2014.00775

TITLE SHEET



C100

STRUCTUREPOINT

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Preliminary Development Plans For **Hamilton County** Government & Judicial Center Expansion

1 N 8th Street Noblesville, IN

ISSUANCE INDEX DATE:

CERTIFIED BY

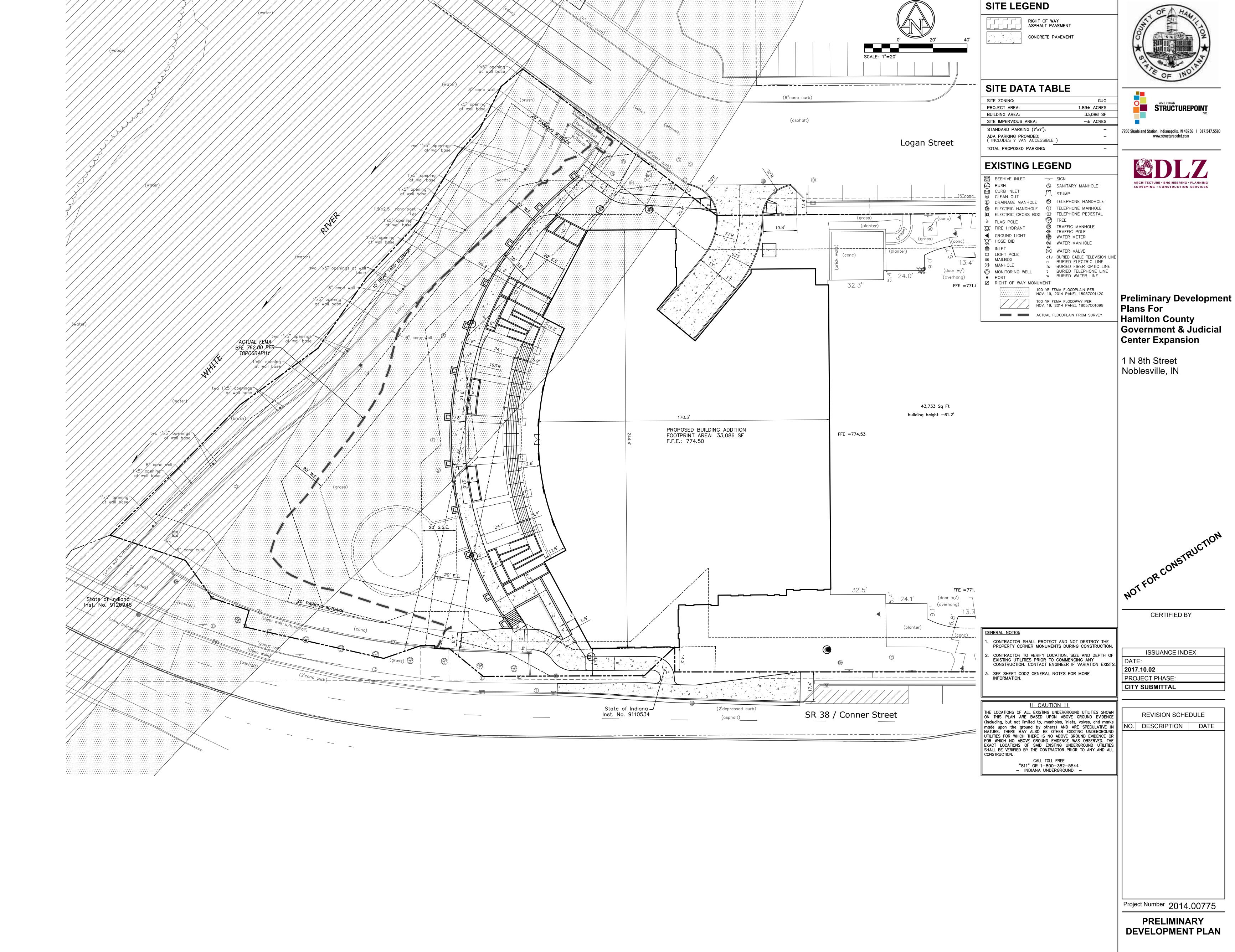
2017.10.02 PROJECT PHASE: CITY SUBMITTAL

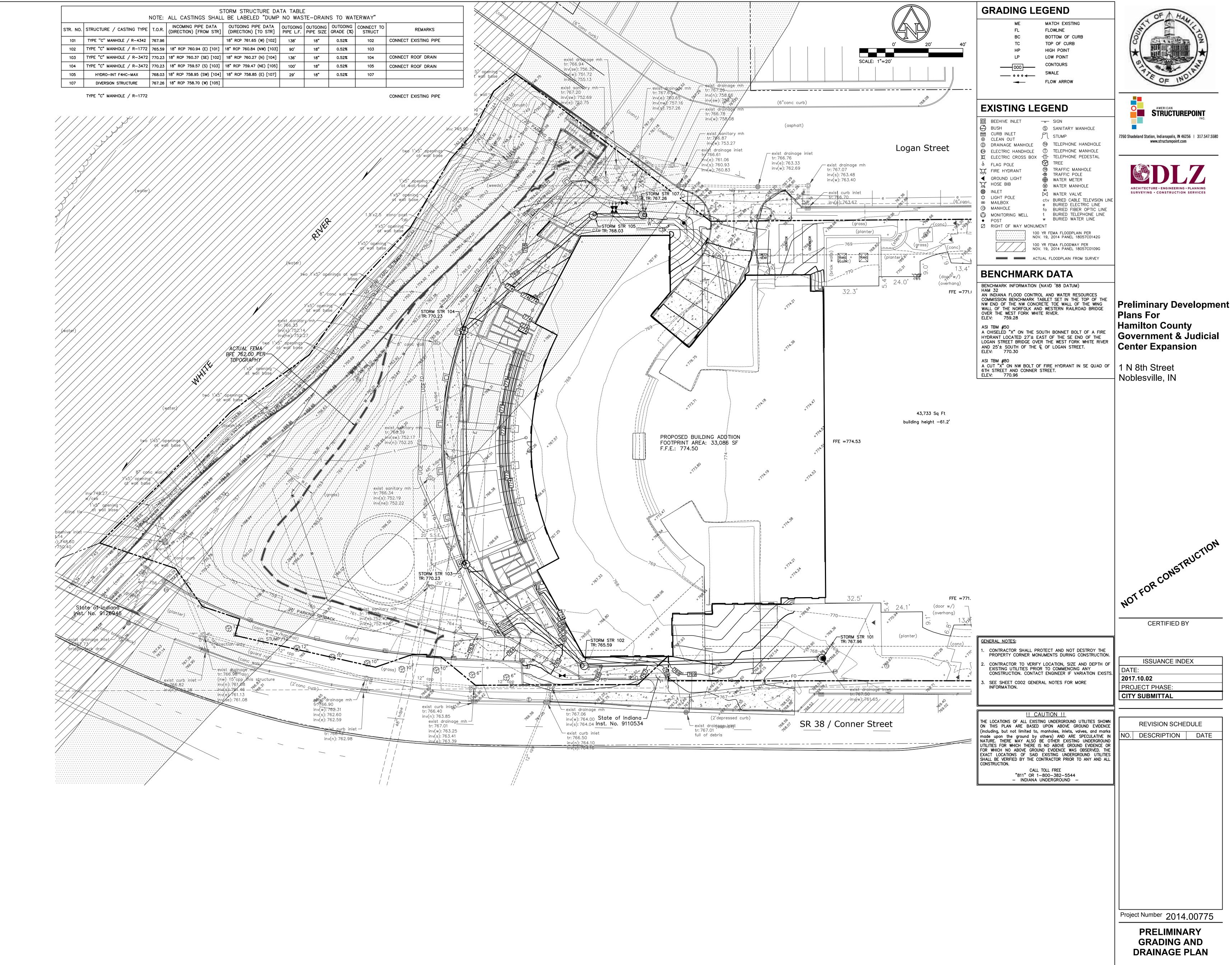
REVISION SCHEDULE NO. DESCRIPTION DATE

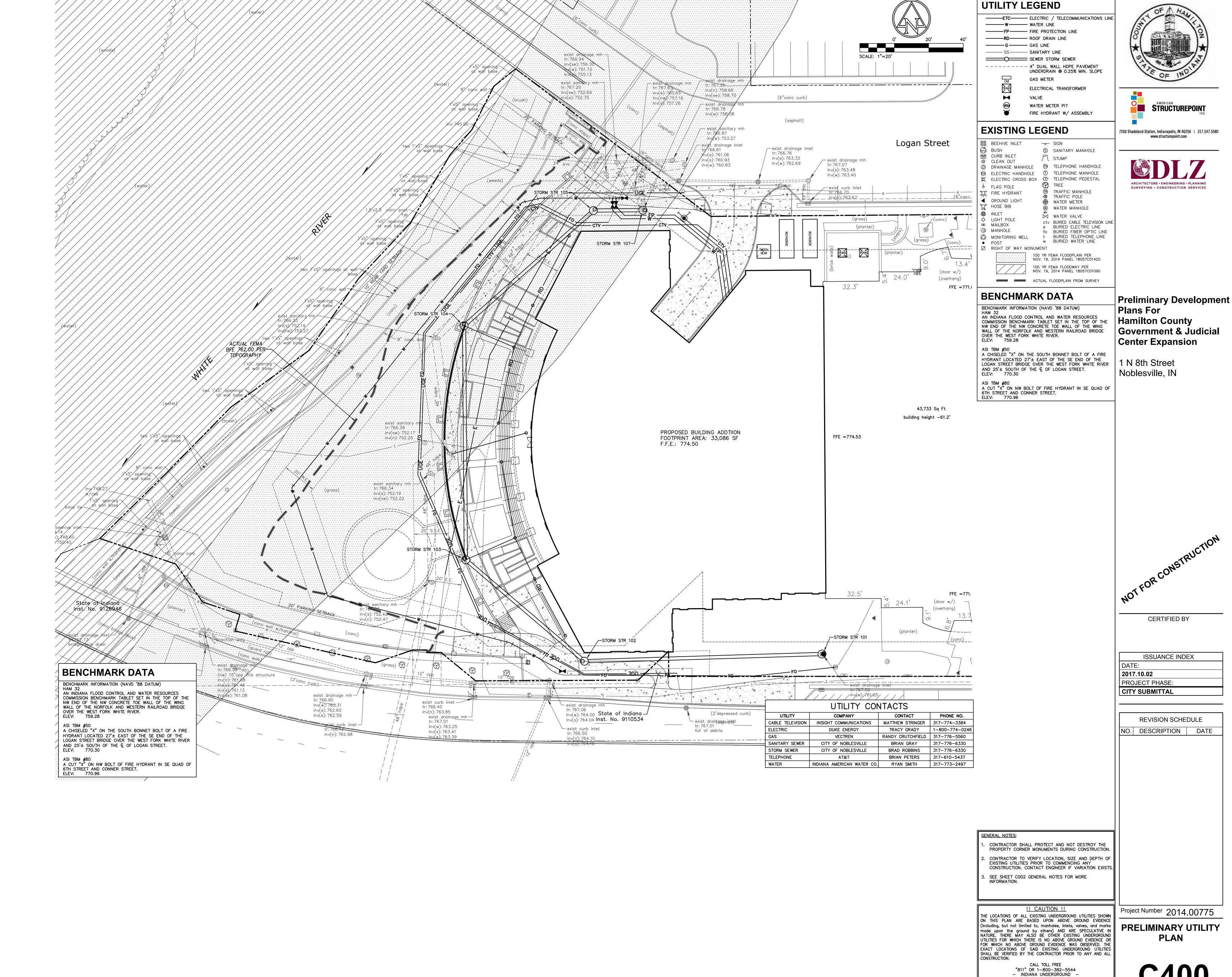
Project Number 2014.00775

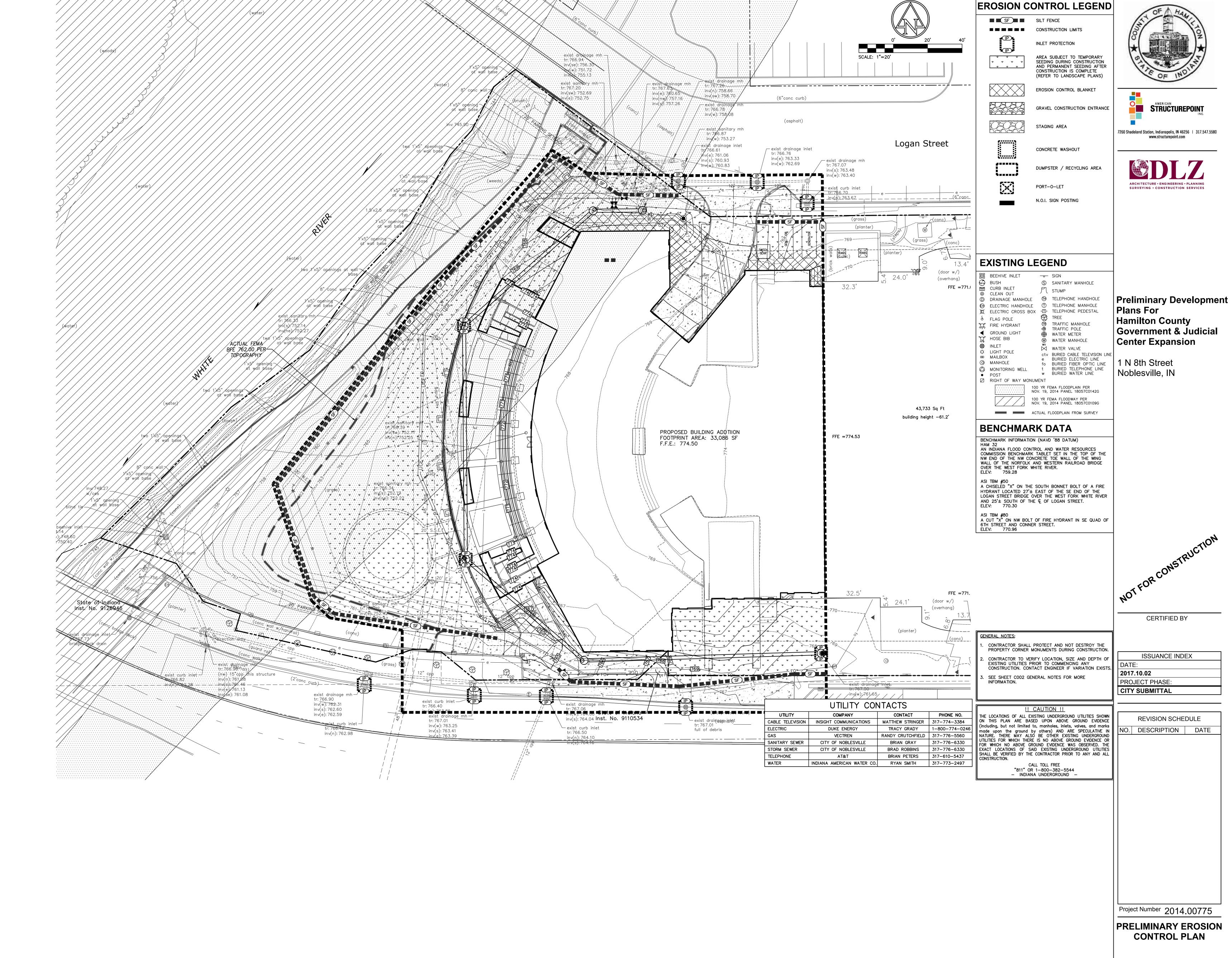
PRELIMINARY

DEMOLITION PLAN









C500

LANDSCAPE LEGEND

DECIDUOUS SHADE TREE

SHRUBS AND ORNAMENTAL GRASSES MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)

SPADE EDGE SEE DETAIL ON SHEET C701

PERENNIALS AND GROUNDCOVER

LAWN SEED- SUN AND PARTIAL SHADE MIX 15,776 sf See specifications for additiona lawn seed mixes and installation requirements.

Agrostis alba / Redtop Festuca rubra / Red Fescue Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass

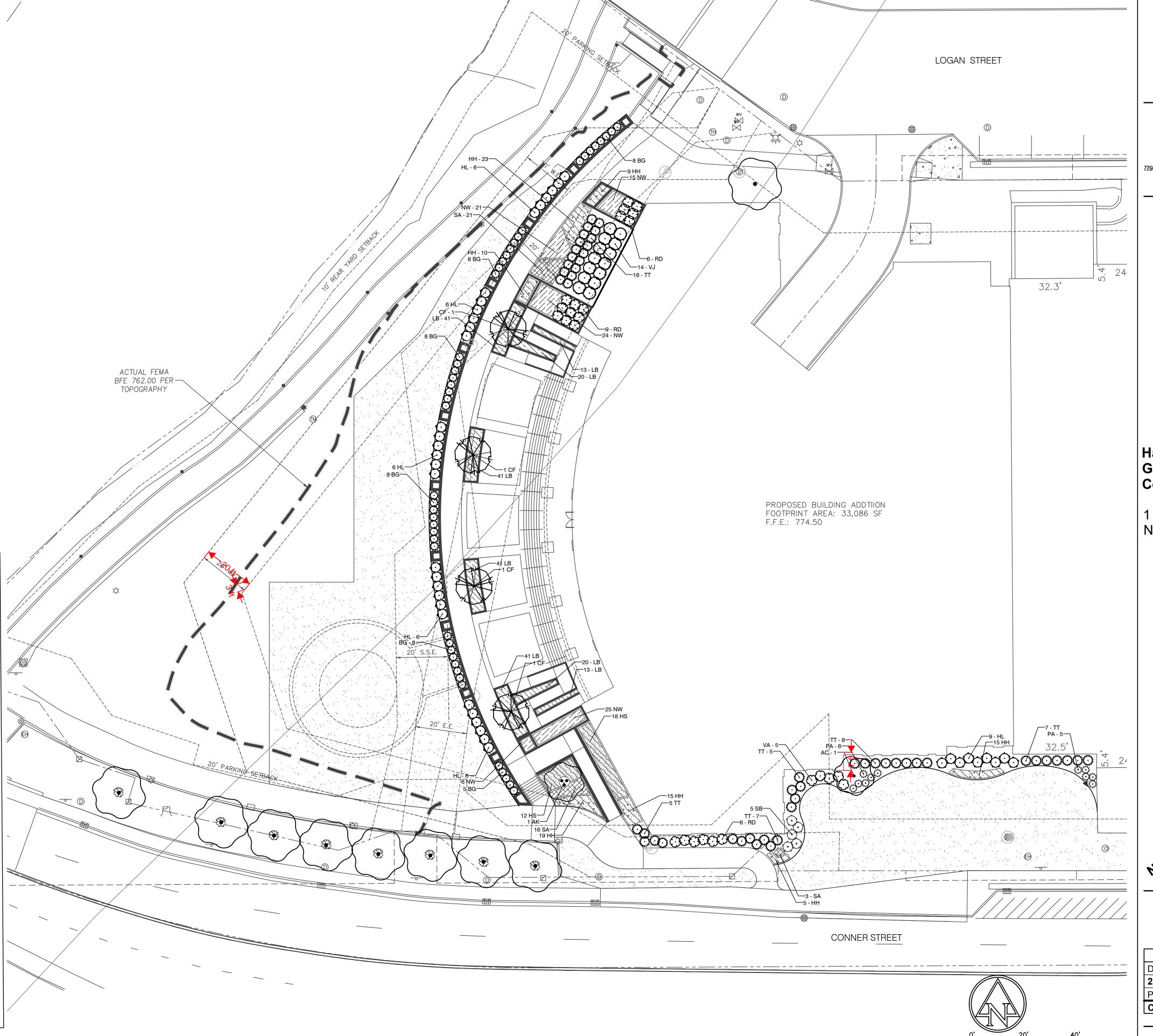
1,578 sf 4,733 sf 1,578 sf 7,888 sf

CONTRACTOR TO OVER-DIG PLANTERS AND FILL WITH MINIMUM 3' OF SPECIFIED PLANTING SOIL

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL ($\frac{2}{3}$ TOPSOIL, $\frac{1}{3}$ MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO 7. ALL PLANTS ARE TO MEET OR EXCEED ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- 4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.

- 5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- 6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- 8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- 9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.







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Hamilton County Government & Judicial **Center Expansion**

1 N 8th Street Noblesville, IN



ISSUANCE INDEX DATE: 2017.10.02 PROJECT PHASE: CITY SUBMITTAL

REVISION SCHEDULE NO. DESCRIPTION DATE

LANDSCAPE PLAN

C700 Scale: 1"=20'

Project Number 2014.00775

LANDSCAPE PLAN

Material:
Description

Material: Comments

BR-1

Brick Veneer

BR-2

Brick Veneer - 8" Dia. Half Circle Provile, Soldier Coursing

GR-1

Granite Veneer

LS-1

Limestone Veneer

Limestone Veneer - 8" Dia. Half Circle Profile





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1 N 8th STREET NOBLESVILLE, INDIANA



ISSUANCE INDEX
DATE:
2017.09.27
PROJECT PHASE:

TAC SUBMISSION

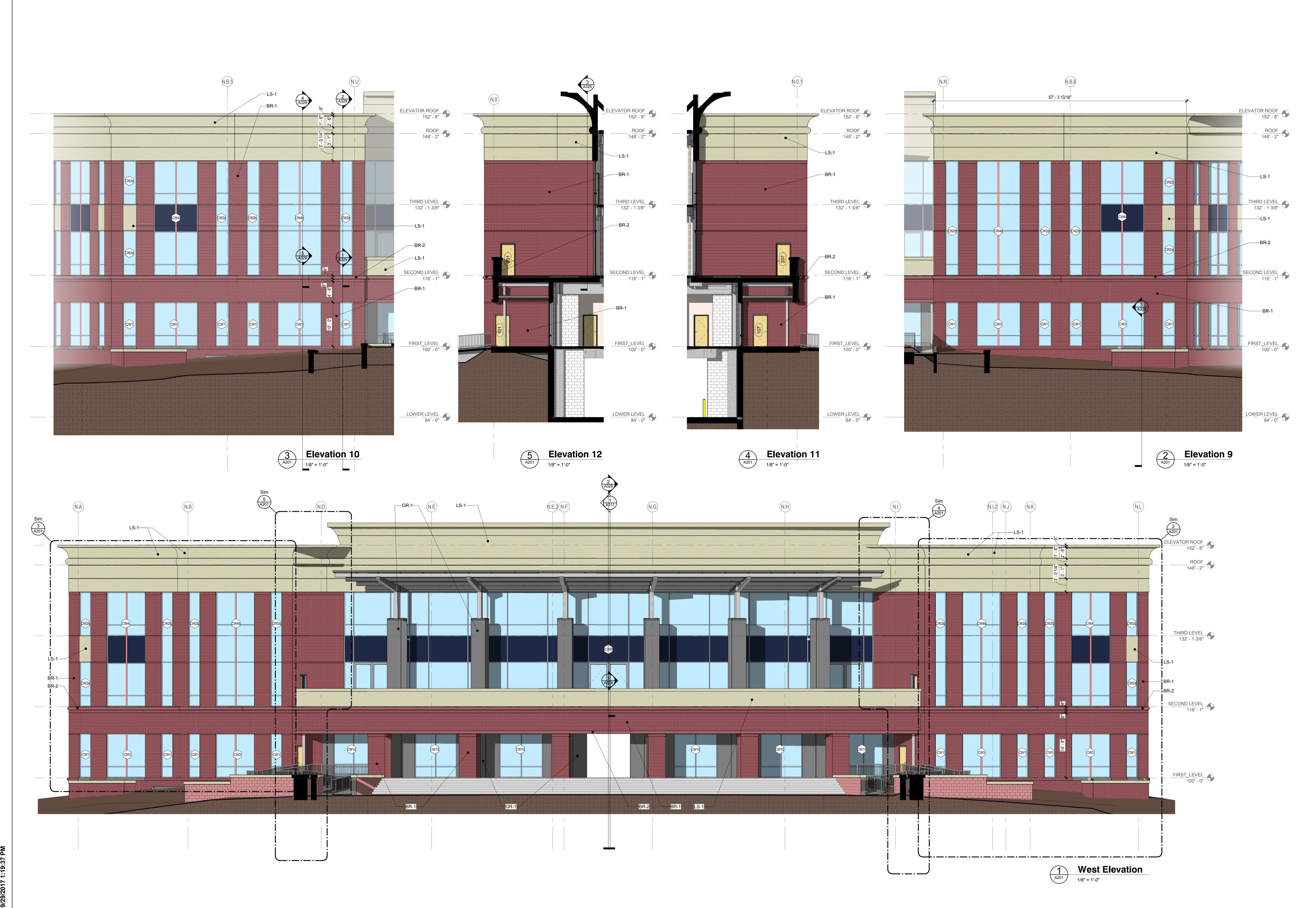
REVISION SCHEDULE

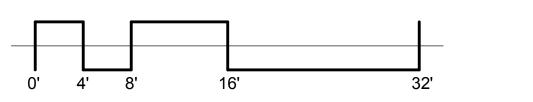
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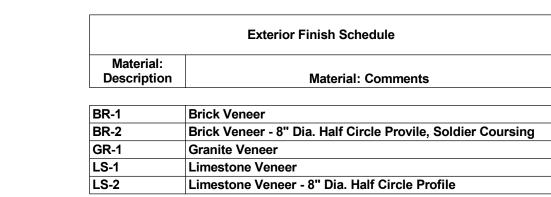
Project Number 2014.00775

EXTERIOR ELEVATIONS

A201









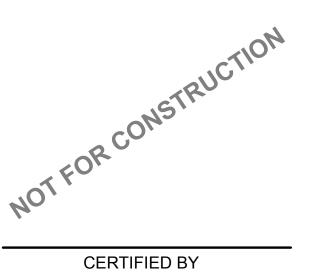


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ISSUANCE INDEX
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EXTERIOR ELEVATIONS

A202

