

ORDINANCE NO. 14-05-18

AN ORDINANCE OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND "CUMBERLAND FARMS INDUSTRIAL PARK" PLANNED DEVELOPMENT ORDINANCE NO. 76-9-06

Document Cross-Reference No: 2017-14603

This is an Ordinance to amend the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana No. 62-12-95 (the "Unified Development Ordinance") and Ordinance No. 76-9-06, and all amendments thereto for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, Ordinance No. 76-9-06, the "Cumberland Farms Industrial Park" Planned Development Ordinance, was enacted on October 10, 2006; and,

WHEREAS, the Advisory Plan Commission of the City of Noblesville (the "Commission") has conducted a public hearing on Application No. LEGP-0015-2018 as required by law concerning the adoption of an Amended Preliminary Development Plan for "Cumberland Farms Industrial Park" Planned Development with regard to the subject real estate, more particularly described in Exhibit A; and,

WHEREAS, the Commission forwarded Application No. LEGP-0015-2018 to the Common Council of the City of Noblesville, Hamilton County, Indiana (the "Common Council") with a favorable recommendation with a vote of 8 AYES and 0 NAYS at their April 16, 2018 meeting.

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 Ordinance No. 76-9-06 "Cumberland Farms Industrial Park" Planned Development Ordinance, and all amendments thereto are hereby amended as follows:

SECTION 1. That the subject real estate is located at 21239 State Road 19 and legally described as Lot 1 in "Cumberland Farms Industrial Park" subdivision, also known as Hamilton County Parcel No. 10-07-18-00-00-021.003, which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana and is currently zoned I-1/PD Light Industrial/Planned Development.

SECTION 2. That the Landscaping standards provided for in Section 7 of said Cumberland Farms Industrial Park ordinance be waived except as indicated in "Exhibit B" of this ordinance.

SECTION 3. That this ordinance and attached "Exhibit B" indicates the approved landscape plan for Fluid Waste Services.

SECTION 4. This ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All other terms and conditions of the Cumberland Farms Industrial Park PD ordinance not in conflict with this Ordinance shall remain in full force and effect.

SECTION 5. Upon motion duly made and seconded, this Ordinance was fully passed by members of the Common Council this 29th day of May, 2018.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

RAG Brian Ayer _____

_____ Mark Boice _____

_____ Wil Hampton _____

[Signature] Christopher Jensen _____

[Signature] Roy Johnson _____

[Signature] Gregory P. O'Connor _____

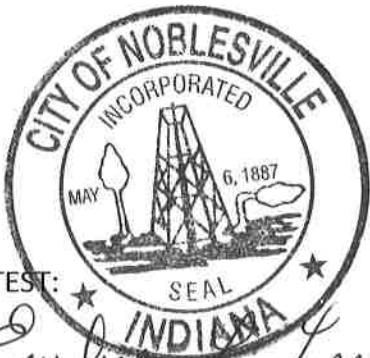
_____ Mary Sue Rowland _____

[Signature] Rick L. Taylor _____

[Signature] Megan G. Wiles _____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

29th day of May, 2018.



ATTEST: [Signature]
Evelyn L. Lees, Clerk

[Signature]
John Ditslear, Mayor
City of Noblesville, Indiana

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

Andrew E. Wert
Printed Name of Declarant

EXHIBIT A

Legal Description

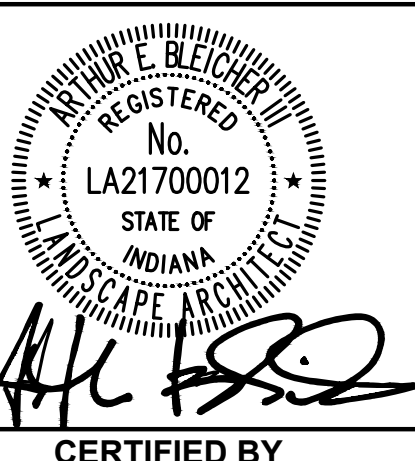
Lot 1 of Cumberland Farms Industrial Park as per plat thereof recorded as Instrument No. 2016062384, Plat Cabinet 5, Slide 599 in the Office of the Recorder of Hamilton County, Indiana and being a part of the northwest quarter of Section 18, Township 19 North, Range 5 East in Noblesville Township, Hamilton County, Indiana.



PROJECT NAME

Fluid Waste Services Landscape Plan

2016.02099
21239 State Road 19
Noblesville, IN 46060



CERTIFIED BY

ISSUANCE INDEX

DATE:	3/29/2018
PROJECT PHASE:	----

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
△	PLANNING COMMENTS	1/19/2018
△	PLANNING COMMENTS	4/16/2018

Project Number 2016.02099

LANDSCAPE PLAN

L101

ZONING REQUIREMENTS:

CUMBERLAND FARMS INDUSTRIAL PARK PUD
Landscape Standards to meet Noblesville UDO for I-2

INTERIOR PARKING LOT:
(1) Canopy Tree + (5) Shrubs per Island

PERIMETER PARKING LOT (224):
(2) Canopy Trees + (33) Shrubs per 100 LF

REQUIRED: (4.5) Canopy Trees + (73.9) Shrubs
PROVIDED: (2) Canopy Trees + (75) Shrubs
****Additional trees provided at Site Entrance.****

FOUNDATION LANDSCAPE
Adjacent to Parking (165 LF):
(3) Understory Trees + (33) Shrubs / 100 LF

Adjacent to Similar Use (419 LF):
(2) Understory Trees + (15) Shrubs / 100 LF

REQUIRED: (13.3) Understory Trees + (117.3) Shrubs
PROVIDED: (10) Understory Trees + (117) Shrubs
****Additional trees provided to the northwest of site.****

BUFFERYARDS:
Article 12, Section 7(A) - No landscape required as adjacent uses are not transitional; uses are the same.

NOTE: Additional shrubs provided to the south of loading docks per planning recommendation.

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 (6" TOPSOIL, 1" MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDDED, 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 ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- 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.
- 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.
- 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.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- 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.
- 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.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- PROTECT LAWN SEEDDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDDED AREAS.

PLANT SCHEDULE

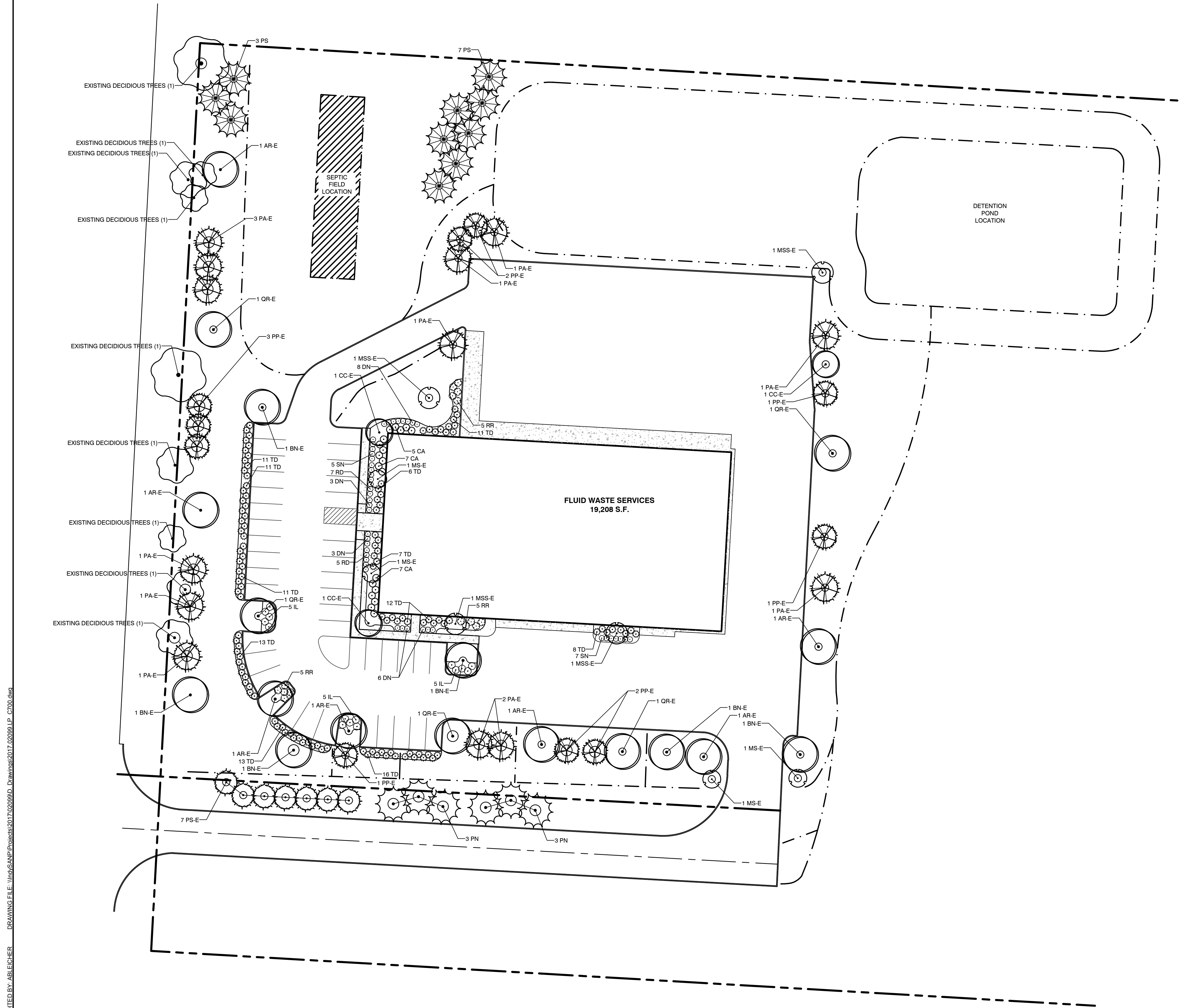
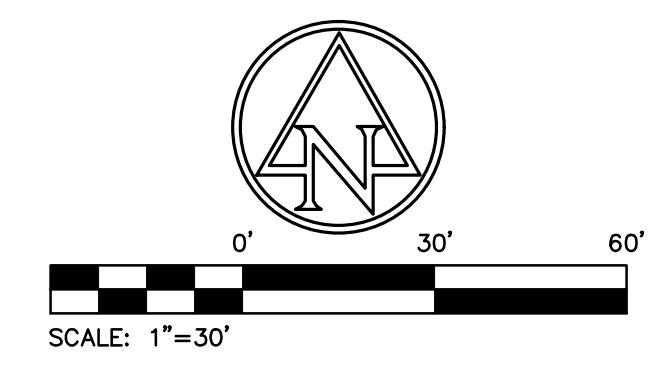
TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
PN	6	Pinus nigra / Austrian Black Pine	B & B	6' Ht (min)	As shown
PS	10	Pinus strobus / White Pine	B & B	12' Ht.	As shown

EXISTING TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AR-E	7	Acer rubrum 'Red Sunset' / Red Sunset Maple	Existing		
BN-E	6	Betula nigra / River Birch	Existing		
CC-E	3	Cercis canadensis / Eastern Redbud	Existing		
MS-E	4	Malus sargentii / Sargent Apple	Existing		
MSS-E	4	Malus x 'Spring Snow' / Spring Snow Crab Apple	Existing		
PA-E	13	Picea abies / Norway Spruce	Existing		
PP-E	10	Picea pungens 'Glaucia' / Colorado Blue Spruce	Existing		
PS-E	7	Pinus strobus / White Pine	Existing		
QR-E	5	Quercus rubra / Red Oak	Existing		

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
CA	19	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	CONT.	18" Ht.	3' O.C.
DN	20	Deutzia gracilis 'Nikko' / Slender Deutzia	CONT.	18" Ht.	36" O.C.
IL	15	Itea virginica 'Little Henry' TM / Virginia Sweetspire	CONT.	18" Ht.	3' O.C.
RD	12	Rosa x 'Coral Drift' / Coral Drift Rose	CONT.	18" Ht.	36" O.C.
RR	15	Rosa x 'Radrazz' / Knock Out Shrub Rose	CONT.	18" Ht.	48" O.C.
SN	12	Spiraea x burmalida 'Neon Flash' / Neon Flash Spirea	CONT.	18" Ht.	36" O.C.
TD	119	Taxus x media 'Densiformis' / Dense Yew (Allow to mass into hedge)	CONT.	18" Ht.	4' O.C.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED / TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- SPADE EDGE (SEE DETAIL ON SHEET C710)
- LAWN SEED- SUN AND PARTIAL SHADE MIX (As Needed)**
- All disturbed turf areas with exposed topsoil shall be re-seeded with the turf mix specified below or an approved equal.*
- Agrostis alba / Redtop 10%
- Festuca glauca / Blue Fescue 30%
- Lolium perenne / Perennial Ryegrass 10%
- Poa pratensis / Kentucky Bluegrass 50%



PLOT DATE: 4/29/2018 4:34 PM
 PLOT SCALE: 1/2"=5'-0"
 DRAWING FILE: W:\SANSAP\Projects\2017\02099\DWG\02099.LP_C700.dwg
 EDIT DATE: 3/29/2018
 EDITED BY: ABLEICHER

PROJECT NAME
Fluid Waste Services
Landscape Plan

2016.02099
21239 State Road 19
Noblesville, IN 46060



Andrew E. Bleicher
CERTIFIED BY

ISSUANCE INDEX

DATE:	3/29/2018
PROJECT PHASE:	----

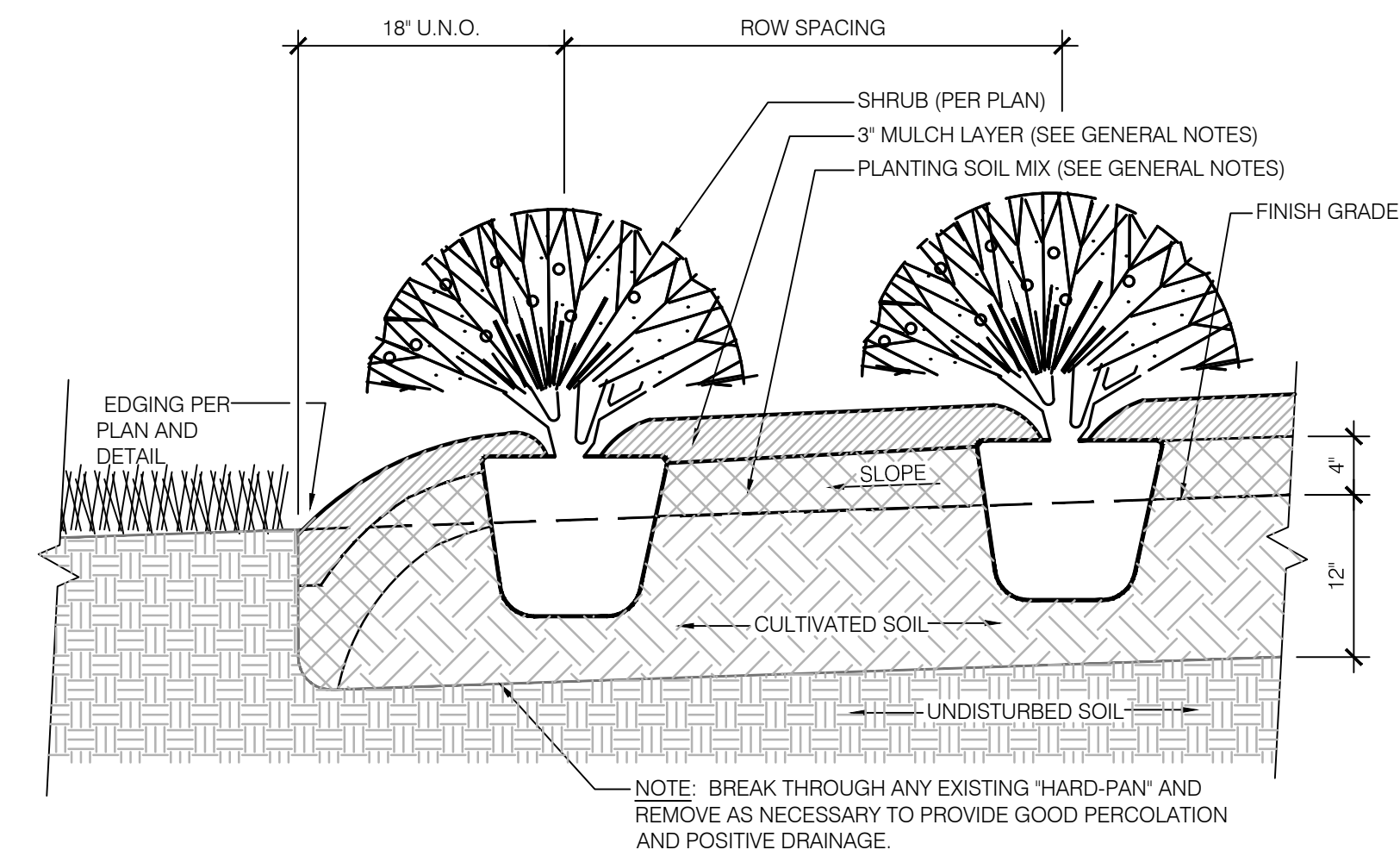
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
△	PLANNING COMMENTS	1/19/2018
△	PLANNING COMMENTS	4/16/2018

Project Number 2016.02099

LANDSCAPE DETAILS

L102

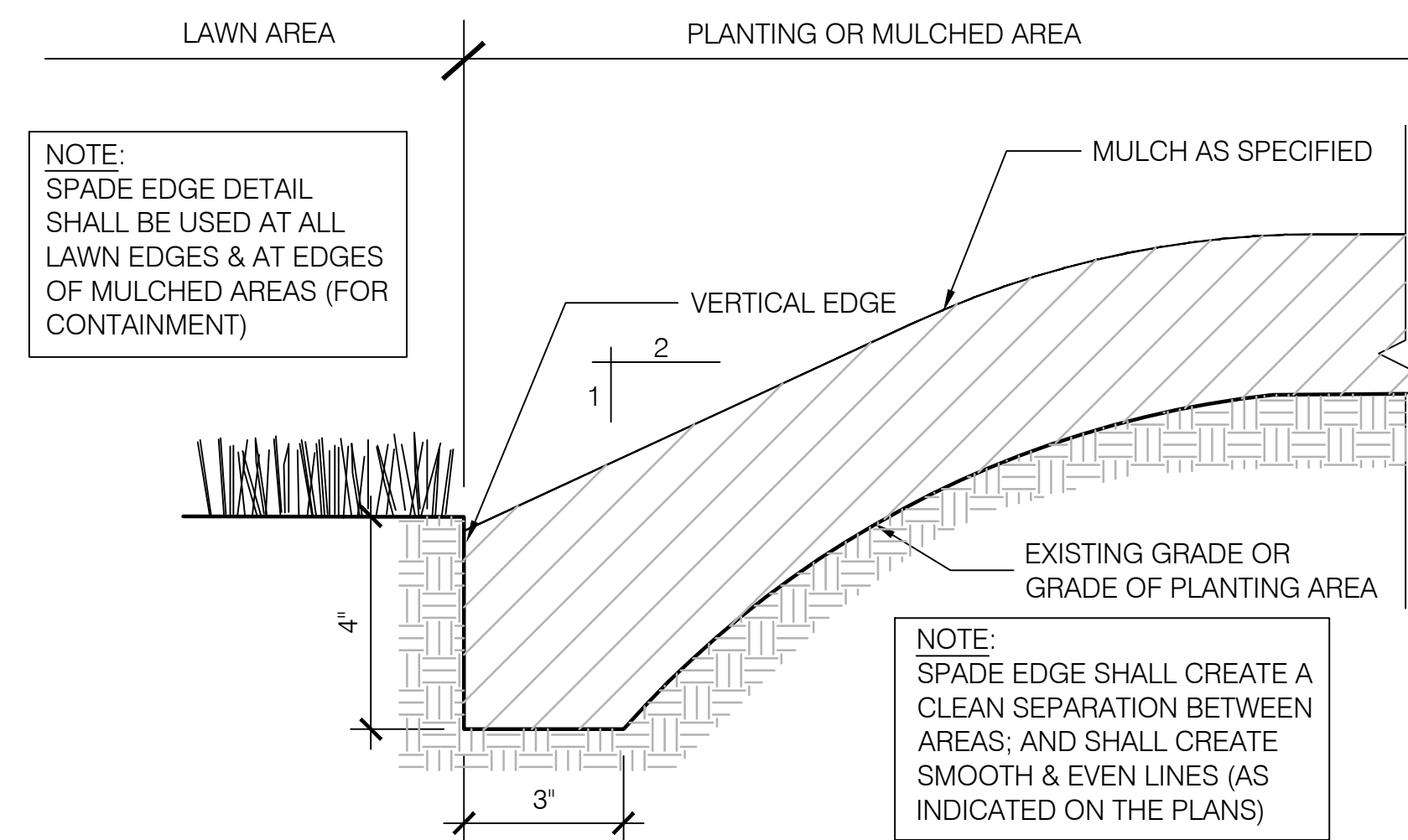


PLANTING PROCEDURE

- LAYOUT BED AND OUTLINE WITH SPADE EDGE. PLACE SOIL FROM SPADE EDGE WITHIN BED.
- ROTOTILL BED TO 12\"/>

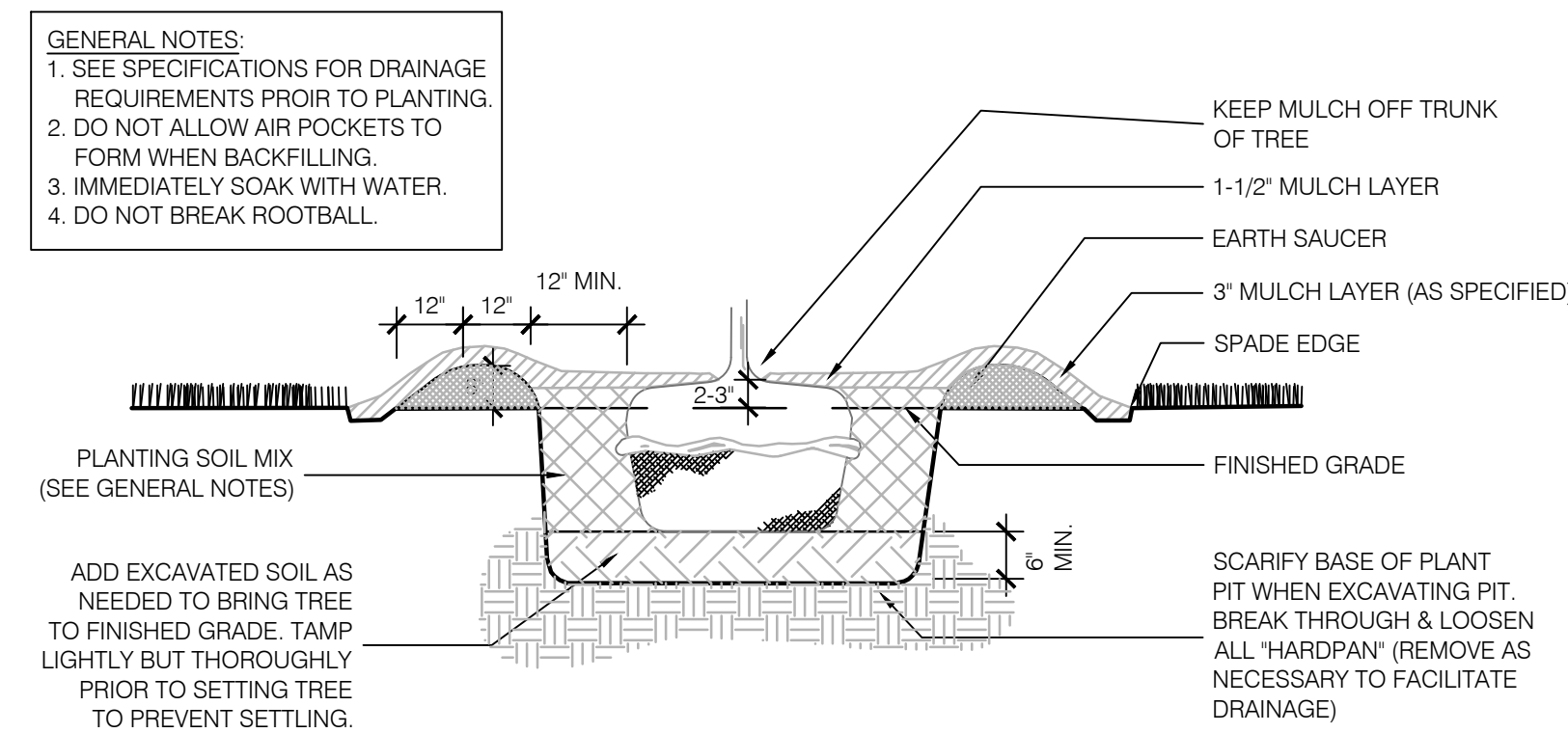
02 SHRUB PLANTING DETAIL

L101 Scale: NTS



03 TRENCH EDGE DETAIL

L101 Scale: NTS



PLANTING PROCEDURE

- EXCAVATE ROOTBALL PIT
- ADD EXCAVATED SOIL & TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2-3\"/>

01 TREE PLANTING DETAIL

L101 Scale: NTS

PLOT DATE: 4/23/2018 4:34 PM
PLOT SCALE: 1/2\"/>