

200400020940
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
04-02-2004 At 11:20 am.
ORDINANCE 20.00

ORDINANCE NO. 7-2-04

**AN ORDINANCE TO AMEND ORDINANCE # 28-8-97 AND THE ZONING
COMMITMENTS CONCERNING DEVELOPMENT AND USE OF REAL ESTATE
IN PRAIRIE LAKES PLANNED DEVELOPMENT IN NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

An ordinance to amend the building base landscaping requirements, specifically for Lot 10 and a portion of Lot 11 in Prairie Lakes Planned Development, as evidenced in the Zoning Commitments Concerning the Development and Use of Real Estate (recorded in the Hamilton County Recorder's Office #200300030027) for the construction of a **Bank One Branch** as enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing as required by law in regard to the application #04N-15-0009 submitted by Bank One for property located at 14195 Mundy Drive, Noblesville, Hamilton County, Indiana regarding amending the building base landscaping requirements, specifically for the above noted lots, and

WHEREAS, the Commission has sent to the Common Council its decision of February 17th, 2004 meeting, reflecting a vote of 12 ayes and 0 nays with a favorable recommendation for adoption of the amendment for parcel no. 18-11-19-00-28-010.000 and a portion of parcel no. 18-11-19-00-28-011.00 and legally described as Lot 10 and a portion of Lot 11 in Prairie Lakes Planned Development, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, as follows:

SECTION 1. The provisions of the Bank One Development Plan for Lot 10 and portion of Lot 11 in Prairie Lakes Planned Development are amended to adopt the attached "Exhibit A" as the building base landscaping plan including five (5) trees and sixty-three (63) shrubs.

SECTION 2. All other standards, guidelines or other requirements adopted by the Council for Ordinance #28-8-97 and the Zoning Commitments Concerning the Development And Use of Real Estate (recording #200300030027) in regard to the Prairie Lakes Planned Development shall remain unchanged and in full force and effect unless previously amended by the Council.

SECTION 3. Upon motion duly made and seconded this Ordinance was fully passed by the members of the Common Council this 10th day of March, 2004.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

Laurie E. Hurst

Laurie E. Hurst

Terry L. Busby

Terry L. Busby

Brian Ayer

Brian Ayer

Alan Hinds

Alan Hinds

Mary Sue Rowland

Mary Sue Rowland

Dale Snelling


Dale Snelling

Kathie Stretch

Kathie Stretch

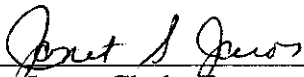
Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this

10th day of March, 2004.

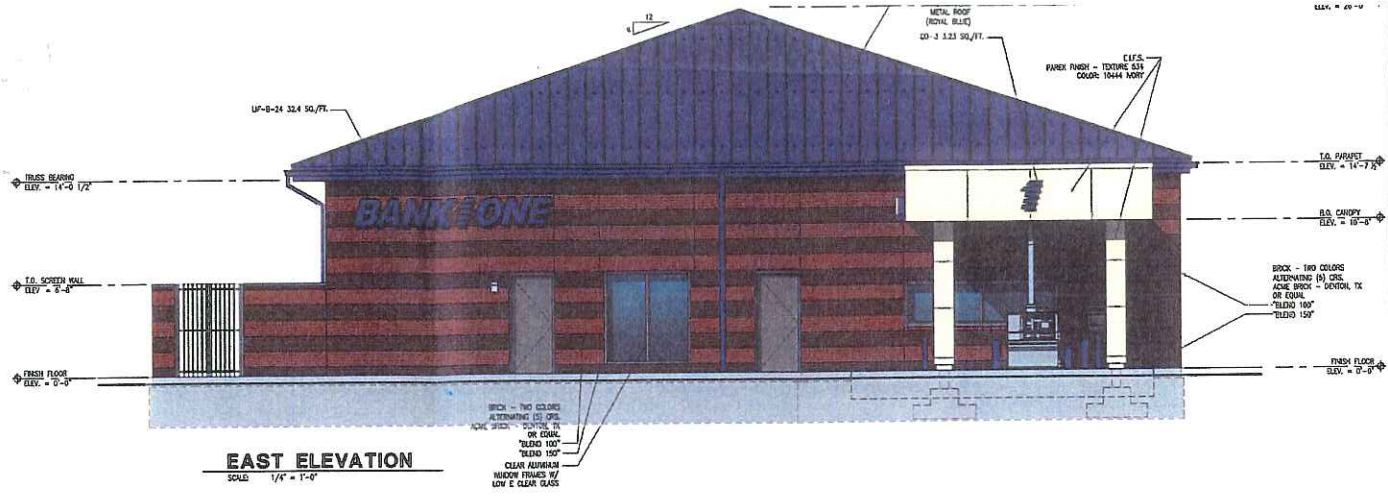


John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:

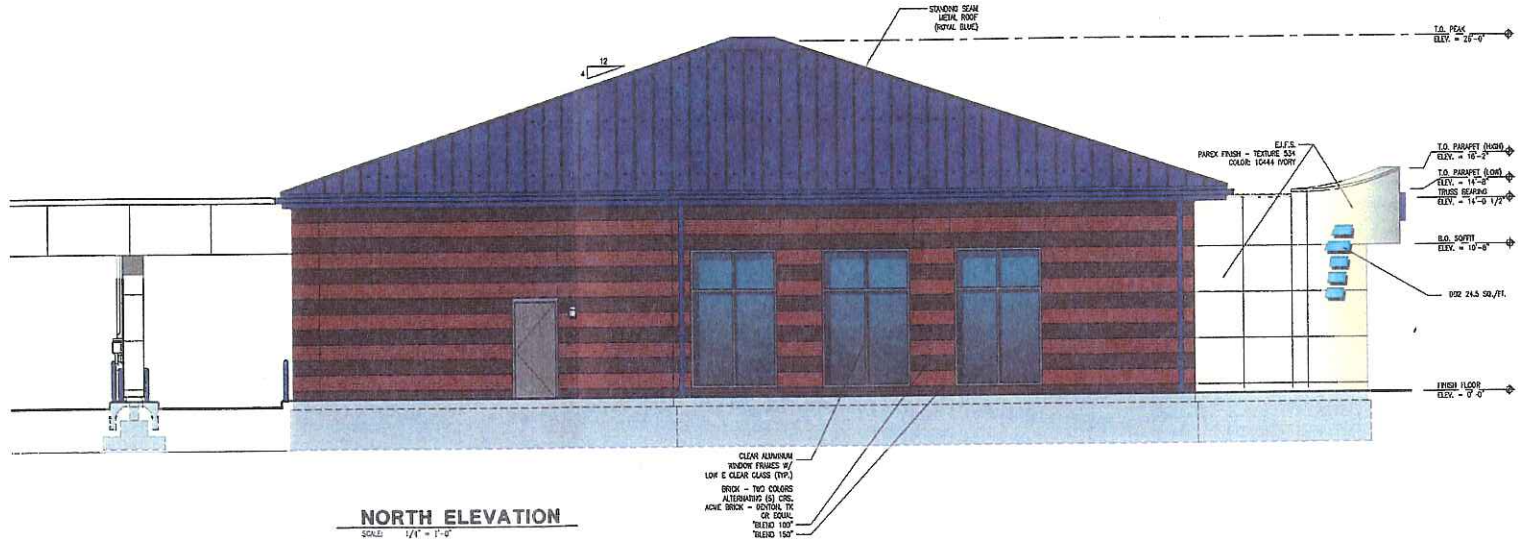


Janet Jaros, Clerk - Treasurer



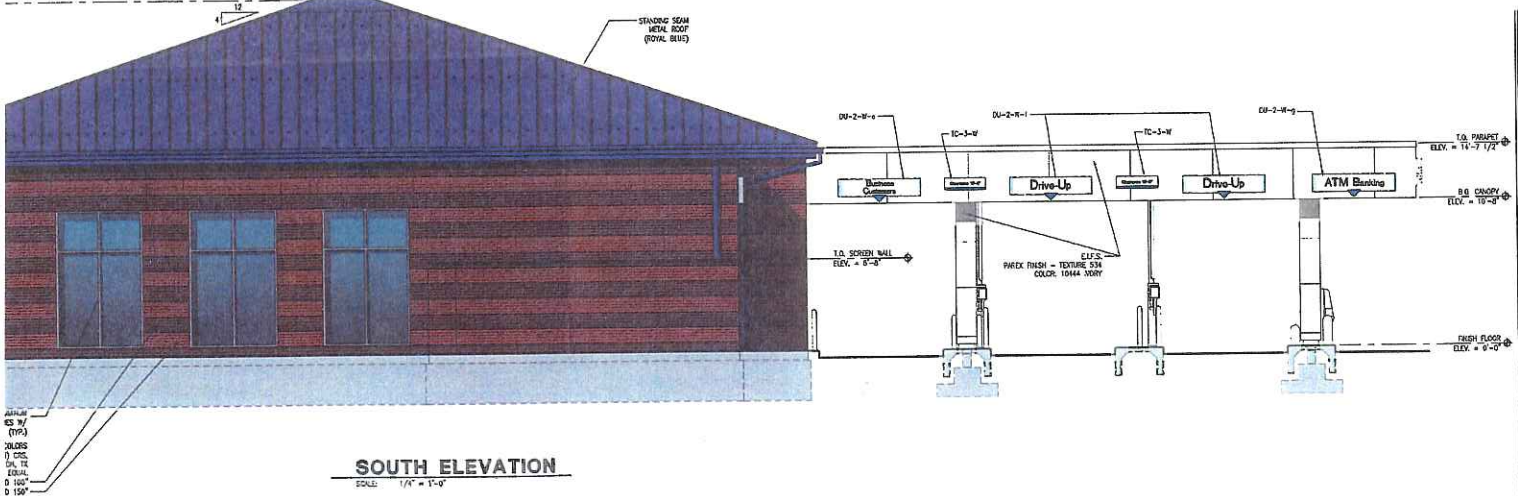
EAST ELEVATION

SCALE: 1/4" = 1'-0"



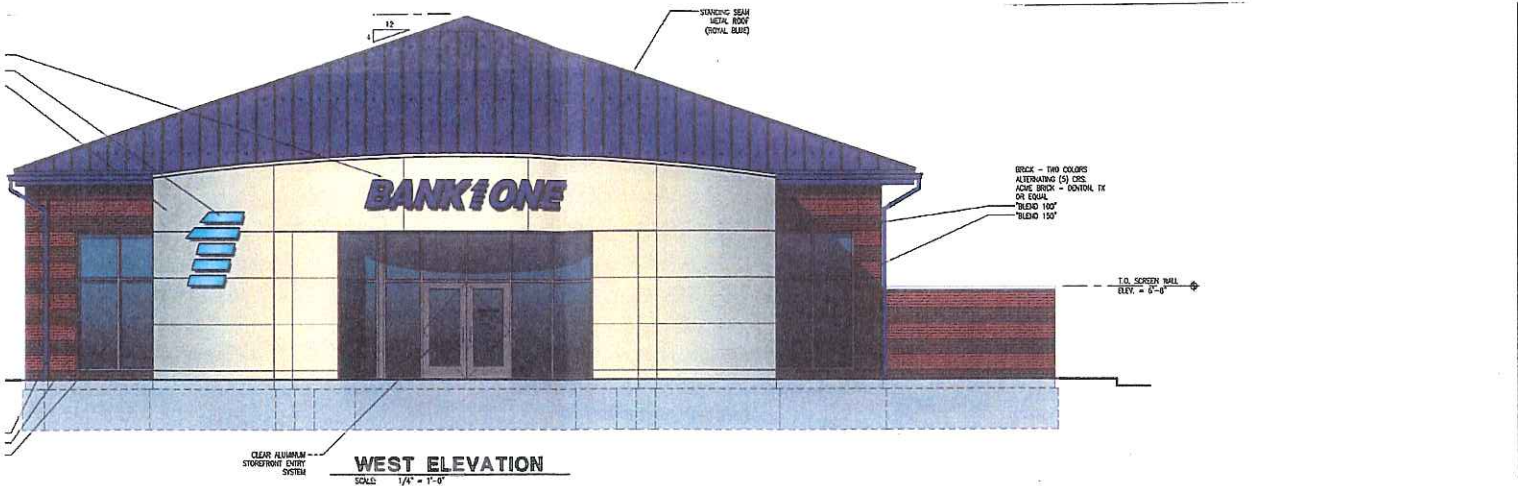
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

Certified By:

APPROVED
02-17-04

Contractor/Consultant

BANK1ONE

**2003 PROTOTYPE
RETAIL BANKING CENTER**
PRAIRIE LAKES-LOT 10
14196 MONDAY DRIVE
NOBLESVILLE, INDIANA 46060

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design, contract, the dimensions of the building, the interior architectural elements and the type of structure, mechanical and electrical systems, etc. The drawings do not constitute a contract. On the basis of the general scope indicated or mentioned, the trade contractor shall furnish all items required for the proper execution and completion of the work.

REVISIONS

1. TAC REVISIONS 12-09-03
2. TAC REVISIONS 01-15-04
3. TAC REVISIONS 02-17-04

SHEET NAME:

**LANDSCAPE
PLAN**

SHEET:

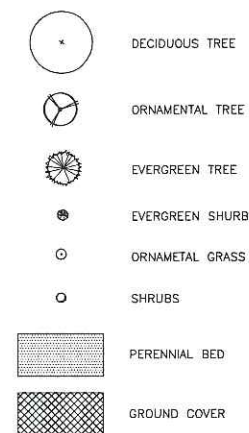
L100

PROJECT NUMBER:

23228

HOLEY MOLEY SAYS
"DON'T DIG BLIND!"
1-800-362-5544
CALL TOLL FREE
1-800-428-5200
FOR COLOR GUIDE OF L100

LEGEND:



PLANTING NOTES:

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST (IF SHOWN), THE PLAN SHALL PREVAIL.
- ALL SHRUB PLANTING AREAS TO BE COVERED W/ 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED W/ 2" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATION. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- 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 WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1996 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 W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING AND MOWING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERT. AT A RATE OF 10lbs/1000sq.ft. AND LIME APPLIED AS DICTATED BY SOILS TEST PRIOR TO SODDING.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEATMOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE WILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED OR SODDED AS NOTED. PERMANENT SODDED LAWNS SHALL BE SEED MIX AS APPROVED BY LANDSCAPE ARCHITECT. SEED MIX SHALL BE AN APPROVED BLUEGRASS BLEND.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. ALL SEEDED LAWNS SHALL BE MAINTAINED FOR 60 DAYS AND SODDED LAWNS 30 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT AFTER WRITTEN REQUEST FROM THE LANDSCAPE CONTRACTOR. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
- ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 4"-6" APPROVED TOPSOIL PRIOR TO SEEDING OR SODDING OPERATIONS.
- BACKFILL FOR TREE PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25 % APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100 % EXISTING TOPSOIL A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- ANY STAKES AND GUY WIRES USED TO PLANT TREES MUST BE REMOVED WITHIN ONE YEAR.
- NO TREES, SHRUBBERY OR SIMILAR GROWTHS SHALL BE PLANTED, OR ALLOWED TO GROW, DIRECTLY OVER OR WITHIN TEN (10) FEET HORIZONTAL DISTANCE MEASURED FROM DRIP LINE OF PLANTING TO SANITARY SEWER MAINS, LATERAL, BUILDING SEWERS OR MANHOLES.
- THE TOE OF SLOPE OF EARTHEN MOUNDING SHALL NOT BE PLACED WITHIN TEN(10) FEET HORIZONTAL DISTANCE OF SANITARY SEWER MAINS, LATERALS, BUILDING SEWERS OR MANHOLES.
- DECORATIVE WALLS SHALL NOT BE PLACED WITHIN TEN(10) FEET HORIZONTAL DISTANCE OF SANITARY SEWER MAINS, LATERALS, BUILDING SEWER OR MANHOLES.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QUANTITY
TREES					
ACE-S	ACER SACCHARINUM "ENDOWMENT"	SUGAR MAPLE	2 1/2" CAL	B & B,	05
FRA-P	FRAXINUS PENNSYLVANICA MARSHALL SEEDLESS	GREEN ASH	2 1/2" CAL	B & B,	08
GIN-B	GINKGO BILOBA	GINKGO	2 1/2" CAL	B & B, MALE VARIETY ONLY	06
CAR-B	CARPINUS BETULUS 'FASTIGATA'	EUROPEAN HORNBEAM	2 1/2" CAL	B & B,	09
PIC-G	PICEA GLAUCA	WHITE SPRUCE	7 FT.	B & B,	01
ACE-P	ACER GRiseum	PAPERBARK MAPLE	2 1/2" CAL	B & B,	04
ACE-D	ACER PALMATUM 'DISSECTUM' 'EVER-RED'	EVER-RED LACELEAF MAPLE	2 1/2" CAL	B & B,	02
SHRUBS					
ILE-G	ILEX GLABRA COMPACTA "SHAMROCK"	SHAMROCK COMPACT INKBERRY	24"	B & B, 36" O.C.	42
TAX-C	TAXUS X MEDIA "CHADWICKII"	CHADWICK'S YEW	24"	B & B, 36" O.C.	48
SPI-G	SPIREA X BUMALDA "GOLDFLAME"	GOLD FLAME SPIREA	24"	B & B, 36" O.C.	69
BUX-G	BUXUS X 'GLENCOE'	CHICAGOGLAND GREEN BOXWOOD	24"	B & B, 36" O.C.	48
WEI-F	WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	24"	B & B, 36" O.C.	71
GRASSES, PERENNIALS & GROUND COVERS					
PEN-A	PENNISETUM ALOPECUROIDES "HAMELN"	HAMELN DWF. FOUNTAIN GRASS	3 GAL.	PLANT 1.5" O.C.	26
EVO-F	EUONYMUS FORTUNEI "COLORATUS"	PURPLELEAF WINTERCREEPER	2 1/4"	PEAT POT PLANT 10" O.C.	698
HEM-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	PLANT 8" O.C.	64

LANDSCAPE PLAN

SCALE: 1" = 20'



EXISTING LANDSCAPE
ALREADY MEETS
NOBLESVILLE LANDSCAPE
REQUIREMENTS.

TEMPORARY SEEDING DATES:

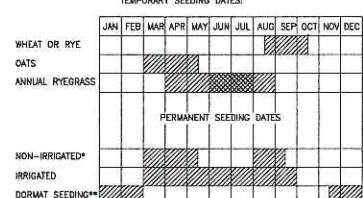


FIGURE 5-2 PERMANENT SEED MIXTURE

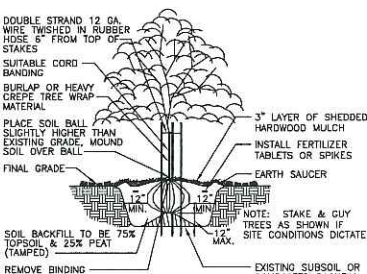
SPECIES	SEEDING RATE LBS/1000 SQ. FT.	STABLE pH	PERMANENT	PROPORTION WET (DRYED)
LEVEL AND SLOPING, OPEN AREAS				
1. TALL FESCUE	35	5.5-8.3	2	1
2. TALL FESCUE	35	5.5-8.3	2	1
3. KENTUCKY BLUEGRASS	15	5.5-7.5	2	1
4. TALL FESCUE	15	5.5-7.5	2	1
5. TALL FESCUE	15	5.5-7.5	2	1
6. TALL FESCUE	15	5.5-7.5	2	1
7. TALL FESCUE	15	5.5-7.5	2	1
8. TALL FESCUE	15	5.5-7.5	2	1
9. TALL FESCUE	15	5.5-7.5	2	1
10. TALL FESCUE	15	5.5-7.5	2	1
11. TALL FESCUE	15	5.5-7.5	2	1
12. TALL FESCUE	15	5.5-7.5	2	1
13. TALL FESCUE	15	5.5-7.5	2	1
14. TALL FESCUE	15	5.5-7.5	2	1
15. TALL FESCUE	15	5.5-7.5	2	1
16. TALL FESCUE	15	5.5-7.5	2	1
17. TALL FESCUE	15	5.5-7.5	2	1
18. TALL FESCUE	15	5.5-7.5	2	1
19. TALL FESCUE	15	5.5-7.5	2	1
20. TALL FESCUE	15	5.5-7.5	2	1
21. TALL FESCUE	15	5.5-7.5	2	1
22. TALL FESCUE	15	5.5-7.5	2	1
23. TALL FESCUE	15	5.5-7.5	2	1
24. TALL FESCUE	15	5.5-7.5	2	1
25. TALL FESCUE	15	5.5-7.5	2	1
26. TALL FESCUE	15	5.5-7.5	2	1
27. TALL FESCUE	15	5.5-7.5	2	1
28. TALL FESCUE	15	5.5-7.5	2	1
29. TALL FESCUE	15	5.5-7.5	2	1
30. TALL FESCUE	15	5.5-7.5	2	1

FIGURE 5-3

KIND OF SEED	1000 SQ. FT. ACRE	REMARKS
WHEAT OR RYE	3.5 LBS.	2 BU. COVER SEED 1" TO 1 1/2" DEEP
SPRING OATS	2.3 LBS.	3 BU. COVER SEED TO 1" DEEP
ANNUAL RYEGRASS	1 LB.	40 LBS. COVER SEED TO 1 1/4" DEEP

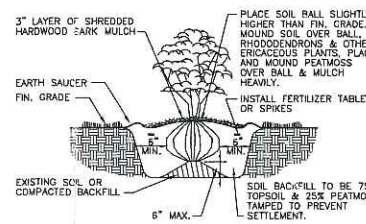
SEEDING SCHEDULE

NTS



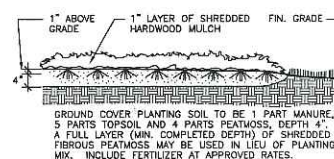
TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

GROUND COVER
OR FLOWER BED DETAIL

NTS

SEEDING INSTRUCTIONS

NTS