

4. FEES

Please refer to current fee schedule for all fee information. Fee schedule is available on our website at: https://www.cityofnoblesville.org/egov/documents/1569587128_6864.pdf

5. SPECIAL FLOOD HAZARD AREAS

There are additional requirements that must be met for building proposed to be located with the Special Flood Hazard Area (SFHA). All structures must be protected from flood damage below the Flood Protection Grade (FPG), which is known as the elevation located two (2) feet above the flood elevation. This can also be known as providing at least two (2) feet of freeboard. Buildings must be anchored to prevent flotation, collapse, or lateral movement, and must include at least two (2) openings to automatically equalize hydrostatic flood forces on the walls. All areas below the FPG must be made of materials that are resistant to flood damage and all utilities and mechanical equipment for the structure must be located above the FPG. The full text of the requirements for buildings located in the SFHA may be found in UDO 8.G.

6. MISCELLANEOUS ITEMS

Building inspectors are available to answer questions regarding your project and specific code requirements. Inspectors are available in the Planning Department office between 8:00-8:30 AM and 4:00-4:30 PM during business days, and voicemails are usually returned within one (1) business day.

Inspectors are available, for a consultation fee, to meet with builders on the jobsite to review specific matters. These meetings must be scheduled in the same manner as specific inspections, at least one (1) business day before the desired appointment.

7. RULE 5 REQUIREMENTS

A Rule 5 inspection must be scheduled anytime more than one (1) acre of land is disturbed during construction AND the project site is five (5) acres or larger, OR if less than one (1) acre of land is disturbed within a larger permitted project site.

a. Land disturbance of one (1) acre or more:

The individual lot owner must complete their own Rule 5 Notice of Intent (NOI) only if lot size is 5 acres or larger.

b. Land disturbance less than one (1) acre, located within a larger permitted project site:

An individual lot with land disturbance less than one (1) acre but located within a larger permitted project site is considered part of the larger permitted project site. In these instances, the individual lot owner/operator must comply with the terms and conditions of the stormwater permit approved for the larger project site, Noblesville Stormwater Technical Standards, and City of Noblesville Ordinances 23-4-05 and 24-4-05.

From the time construction begins on an individual lot and until the individual lot is stabilized, the lot owner/operator must take steps to:

1. Protect adjacent properties from sedimentation
2. Prevent mud/sediment from depositing on the street
3. Protect drainageways from erosion and sedimentation
4. Prevent sediment laden water from entering storm sewer inlets
5. Ensure that chemical pollutants (i.e. paints, solvents, etc.) are properly disposed
6. Ensure that concrete and masonry washouts are properly handled
NOTE: if a concrete washout is not provided by the developer, it is your responsibility to provide and maintain one – a concrete washout entering the storm drainage system will result in immediate fines.
7. Ensure that solid waste / construction debris is properly managed and is not free to enter the drainage system or waterways
8. Stabilize disturbed ground in the earliest possible timeframe through temporary or permanent vegetation or other approved methods

A generic erosion control plan for individual lots is provided at the end of this document. A typical plan should include perimeter silt fence, stabilized construction entrance, curb inlet protection, drop inlet protection, stockpile containment, stabilized drainage swales, downspout extensions, temporary seeding and mulching, and permanent vegetation. Every relevant measure shall be installed at each individual lot site.

Construction sequence on individual lots should be as follows:

1. Clearly delineate areas of trees, shrubs, and vegetation that are to be undisturbed. To prevent root damage, the areas delineated for tree protection should be at least the same diameter as the crown.

ONE- AND TWO-FAMILY STRUCTURES – NEW CONSTRUCTION

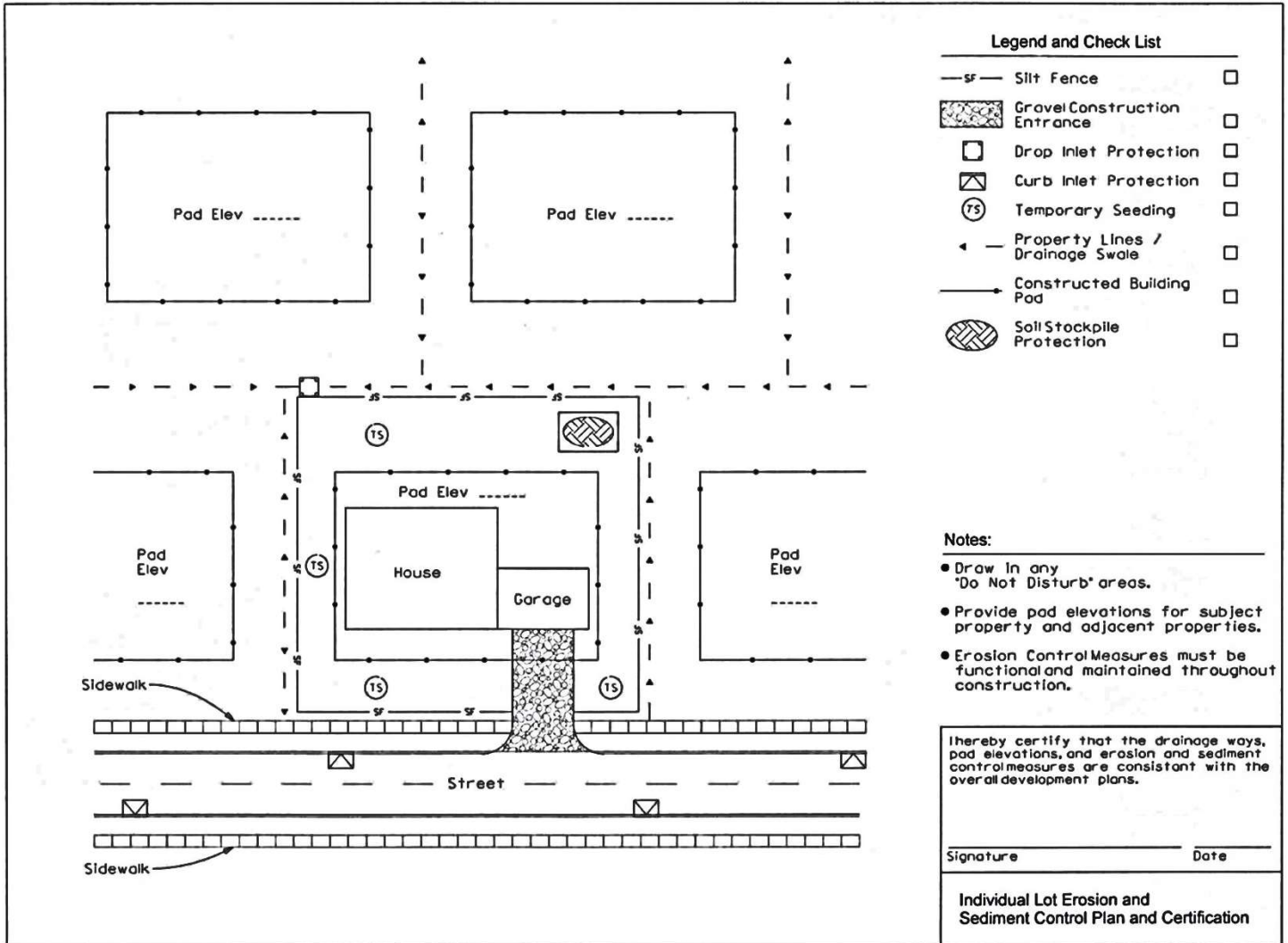
2. Install perimeter silt fence at construction limits. Position the fence to intercept runoff prior to entering drainage swales.
3. Avoid disturbing drainage swales if vegetation is established. If drainage swales are bare, install erosion control blankets or sod immediately to stabilize.
4. Install drop inlet protection for all inlets on the property.
5. Install curb inlet protection on both sides of the road for all inlets along the property frontage and along the frontage of adjacent lots, or install temporary catch basin inserts in each inlet and frequently clean.
6. Install gravel construction entrance that extends from the street to the building pad.
7. Perform primary grading operations.
8. Contain erosion from any soil stockpiles created on site with silt fence around the base.
9. Establish temporary seeding and straw mulch on disturbed areas.
10. Construct the home and install utilities.
11. Install downspout extenders once the roof and gutters have been constructed. Extenders should outlet to a stabilized area.
12. Re-seed any areas disturbed by construction and utilities installation with temporary seed mix within three (3) days of completion of disturbance.
13. Grade the site to final elevations. Add topsoil as needed to minimize erosion of underlying soil and to quickly establish grass.
14. Install permanent seeding or sod.

All erosion and sediment control measures must be properly maintained throughout construction. For further information on individual lot erosion and sediment control, please see the "Individual Lot Erosion and Sediment Control Plan and Certification" form in Exhibit 602-1 or the Indiana Department of Natural Resources, Division of Soil Conservation's pamphlet titled *Erosion and Sediment Control for Individual Building Sites*.

FAILURE TO COMPLY WITH THESE MEASURES MAY RESULT IN A FAILED INSPECTION, NOTICE OF VIOLATION, STOP WORK ORDER AND/OR POSSIBLE FEE.

More information can be found at: www.cityofnoblesville.in.us/cleanwater.

ONE- AND TWO-FAMILY STRUCTURES – NEW CONSTRUCTION



Example of erosion control plan to be submitted with construction documents