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(13)

200600061512
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
10-12-2006 At 11:20 a.m.
ORDINANCE 35.00

ORDINANCE NO. 64-7-06

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF
OF THE CITY OF NOBLESVILLE, INDIANA

**Cross Reference: Deed of record recorded with the Recorder of Hamilton County,
Indiana as Instrument No. 200200041761.**

This Ordinance No. 64-7-06 (the "Noblesville Professional Office Park
Ordinance") amends the Unified Development Ordinance of the City of Noblesville, Indiana
(the "Unified Development Ordinance");

WITNESSETH:

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission")
has conducted a public hearing, as required by law, with respect to the Application for a
Change of Zoning filed under Docket No. 06N-14-1006, and an Application for Preliminary
Development Plan Approval filed under Docket No. 06N-15-1005;

WHEREAS, the Plan Commission has sent its unanimous favorable recommendation
to the Common Council of the City of Noblesville (the "Common Council") by a vote of 8-0.

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in the
regular session, that the Unified Development Ordinance and the official Zone Map
corresponding to are hereby amended as follows:

Section 1. Zoning. The zoning of the subject real estate, legally described in what is
attached hereto and incorporated herein by reference as Exhibit 1 (the "Real Estate") shall be
governed by this Noblesville Professional Office Park Ordinance.

Section 2. Exhibits. The following exhibits are attached hereto and incorporated
herein by reference and, as such, are part of this Noblesville Professional Office Park
Ordinance as though fully set forth herein:

Exhibit 1: Legal description of the Real Estate;

Exhibit 2: Conceptual Site Drawing;

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Exhibit 3: Landscape Plan;

Exhibit 4: Building 1 Elevations; and

Exhibit 5: Tax Abatement Schedule;

Section 3. Construction and Definitions

Section 3.1. Construction of Language. The language of this Noblesville Professional Office Park Ordinance shall be interpreted in accordance with the following regulations:

1. The particular shall control the general.
2. In the case of any difference of meaning or implication between the text of this Noblesville Professional Office Park Ordinance and any illustration or diagram, the text shall control.
3. The word “shall” is always mandatory and not discretionary.
4. The word “may” is permissive and at the discretion or option of the Developer.
5. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
6. A “building” or “structure” includes any part thereof, unless otherwise specifically states.
7. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction “and”, “or”, or “either...or”, the conjunction shall be interpreted as follows:
 - A. “And” indicates that all the connected items, conditions, provisions, or events shall apply.
 - B. “Or” indicated that the connected terms, conditions, provisions, or events may apply singly or in any combination.
 - C. “Either...or” indicates that all the connected items, conditions, provisions or other events shall apply singly but not in combination.

Section 3.2 Definitions. Unless otherwise stated, the following words shall, for the purpose of this Noblesville Professional Office Park Ordinance, have the following meanings:

1. "Building Height" shall mean the vertical distance measured from the average finished grade to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridges for gable, hop and gambrel roofs.
3. "BZA" shall mean and refer to the City's Board of Zoning Appeals.
4. "City" shall mean and refer to the City of Noblesville, Indiana.
5. "Commencement of Development" shall mean and refer to the actual and physical commencement of development of any portion of Phase II, in furtherance of a Detailed Development Plan approved for the development of such portion of Phase II per the terms and conditions of this Noblesville Professional Office Park Ordinance.
6. "Conceptual Building 1" shall mean and refer to the elevations in attached hereto and incorporated herein by reference as Exhibit 4 illustrating the building to be constructed in Phase I.
7. "Conceptual Site Plan" shall mean and refer to the conceptual site drawing attached hereto and incorporated herein by reference as Exhibit 2. The Conceptual Site Plan illustrates one of the many possible layouts of internal streets, building areas, and parking areas permitted by this Noblesville Professional Office Park Ordinance. The Conceptual Site Plan is conceptual and preliminary, only, and the final site plans may vary in all respects and, as such, by way of example only and not by way of limitation, the size, location, and configuration of the streets, building pads, and parking areas may change.
8. "County" shall mean and refer to Hamilton County, Indiana.
9. "Department" shall mean and refer to the Planning Department of the City of Noblesville, Indiana.
10. "Developer" shall mean and refer to the owner, or its designee, of an area to be developed within the Real Estate.
11. "Director" shall mean and refer to the official in charge of the Plan Commission Staff or the Executive Director of the Plan Commission

and authorized to administer and enforce the Unified Development Ordinance.

12. "Dual Zoning" shall mean and refer to both (i) the Existing Zoning and (ii) the zoning specified by the terms and conditions of this Noblesville Professional Office Park Ordinance. Per the terms of this Noblesville Professional Office Park Ordinance, the zoning of Phase 2 shall be the Dual Zoning and until the Commerce of Development of any portion of the Phase 2, the Developer may elect to develop such portion of Phase 2 either under the Existing Zoning or per the terms and conditions of this Noblesville Professional Office Park Ordinance.
13. "Existing Zoning" shall mean and refer to the Ordinance No. 28-8-97 recorded with the Recorder of Hamilton County, Indiana as Instrument No. 9709738918, governing the use and development of the Real Estate prior to the enactment of this Noblesville Professional Office Park Ordinance.
14. "146th Street Corridor Standards" shall mean and refer to architectural standards applicable to the 146th Street Corridor Subdistrict as specified in (a) the Unified Development Ordinance, Section 7, Corporate Campus District (CC)(F)(b)(i-ix) entitled "Non-residential General Architecture Requirements" and (b) the Unified Development Ordinance, Section 7, Corporate Campus District (CC)(F)(d)(ii) entitled "146th Street Corridor Subdistrict". The Conceptual Building illustrates the 146th Street Corridor Standards.
15. "Herein" shall mean and refer to the entirety of, and anywhere within this Noblesville Professional Office Park Ordinance, and shall not be restricted to a particular paragraph or section in which the word "herein" appears.
16. "Landscape Plan" shall mean and refer to the Landscape Plan attached hereto and incorporated herein by reference as Exhibit 3.
17. "Phase I" shall mean and refer to that portion of the Real Estate, comprising approximately 4.51 acres, identified as "Phase I" on the Conceptual Site Drawing.
18. "Phase II" shall mean and refer to that portion of the Real Estate, comprising approximately 11.5 acres, identified as "Phase II" on the Conceptual Site Drawing.

19. "Plan Commission" shall mean and refer to the City's Plan Commission.
20. "Private Drive" shall mean and refer to a privately held right-of-way, open for the purposes of vehicular and pedestrian travel, which may also afford access to abutting property, whether referred to as a street, road or any other term commonly applied to a right-of-way for said purposes. A private drive may consist of pavement, shoulders, gutters, curbs, sidewalks, parking space, and the like.
21. "Public Street" shall mean and refer to a publicly dedicated, accepted and maintained right-of-way, open to the general public for the purposes of vehicular and pedestrian travel, which may also afford access to abutting property, whether referred to as a street, road or any other term commonly applied to a public right-of-way for said purposes. A public street may be comprised of pavement, shoulders, gutters, curbs, sidewalks, parking space, and the like.
22. "Real Estate" shall mean and refer to the real estate legally described in what is attached hereto and incorporated herein by reference as Exhibit 1.
23. "Street" shall mean a right-of-way; either privately held or publicly dedicated, accepted, and maintained; established for the purposes of vehicular and pedestrian travel, which may also afford access to abutting property, whether referred to as a street, road or any other term commonly applied to a right-of-way for said purposes. A street may be comprised of pavement, shoulders, gutters, curbs, sidewalks, parking space, and the like.
24. "Tax Abatement Schedule" shall mean and refer to the Tax Abatement Schedule attached hereto and incorporated herein by reference as Exhibit 5.
25. "Zone Map" shall mean and refer to the official Zone Map corresponding to the City's Unified Development Ordinance.

Section 4. Zoning and Permitted Uses

Section 4.1. Zoning and Permitted Uses in Phase I. The Zone Map is hereby revised to change the zoning of Phase I from the Existing Zoning to this Noblesville Professional Office Park Ordinance and, as such, the zoning, use, and development of Phase I shall be governed entirely by this Noblesville Professional Office Park Ordinance and not at all by the Existing Zoning. Permitted Uses within Phase I shall include the following:

1. General office;
2. Professional office;
3. Offices and clinics of medical doctors, physicians, dentists, or other healthcare practitioners;
4. Childcare centers; and
5. Medically related retail goods and services including, without limitation, pharmacies, optical supplies, prosthetics, and any other use which the Director determines to be medically related retail in nature.

Section 4.2. Zoning and Permitted Uses in Phase II. The Zone Map is hereby revised to change the zoning of Phase II to the Dual Zoning; provided, however, that, until Commencement of Development as specified in the immediately following sentence, Phase II shall be zoned and may be used and developed only under the Existing Zoning. After the Commencement of Development of any portion of Phase II, the Dual Zoning for that portion of Phase II, for which development has commenced, shall be eliminated, and such portion of Phase II (i) shall then be zoned, used, and developed only per the terms of this Noblesville Professional Office Park Ordinance, per the permitted uses specified in Section 4.1 above, and (ii) shall no longer be zoned, used, or developed under the Existing Zoning.

Section 5. Development Standards. With respect to any portion of Phase II for which the Commencement of Development has not occurred, the Development Standards shall be those of the Existing Zoning. With respect to Phase I and any portion of Phase II for which Commencement of Development has occurred, the applicable Development Standards shall be as follows:

Section 5.1. Maximum building size: None.

Section 5.2. Maximum building height: Sixty (60) feet

Section 5.3. Minimum building size: Ten Thousand (10,000) square feet.

Section 5.4. Maximum gross floor area: None.

Section 5.5. Maximum number of buildings: twelve (12).

Section 5.6. Front yard setback: None.

Section 5.7. Side yard setback: None.

Section 5.8. Rear yard setback: None.

Section 5.9. Building separation: Thirty (30) feet.

Section 5.10. Parking setback from all streets: Twenty (20) feet.

Section 5.11. Building setback from all streets except Cumberland Rd. and 146th Street: Thirty (30) feet.

Section 5.12. Building setback from Cumberland Rd.: Fifty (50) feet.

Section 5.13. Building setback from 146th Street: Sixty (60) feet.

Section 5.14. Maximum building footprint: None.

Section 5.15. Maximum lot size: None

Section 6. Architectural Standards. With respect to any portion of Phase II for which the Commencement of Development has not occurred, the Architectural Standards shall be those of the Existing Zoning. With respect to Phase I and any portion of Phase II for which Commencement of Development has occurred, the applicable Architectural Standards shall be the 146th Street Corridor Standards.

Section 7. Landscaping. With respect to any portion of Phase II for which the Commencement of Development has not occurred, the Landscaping Standards shall be those of the Existing Zoning. With respect to Phase I and any portion of Phase II for which Commencement of Development has occurred, the applicable Landscaping Standards shall be those specified in the Unified Development Ordinance, with the following exceptions:

Section 7.1. Landscape Plan. To the extent the Landscape Plan differs from the Unified Development Ordinance, the Landscape Plan shall control.

Section 7.2. Parking Lot Landscaping. In that all internal parking is shared parking, there shall be no landscape requirements between parking lots within the Real Estate.

Section 7.3. Peripheral Yards. Peripheral yards specified in Article 8, Part E, Section 4(F)2 of the Unified Development Ordinance shall not be required.

Section 8. Signage. With respect to any portion of Phase II for which the Commencement of Development has not occurred, the Signage Standards shall be those of the Existing Zoning. With respect to Phase I and any portion of Phase II for which Commencement of Development has occurred, the applicable Signage Standards shall be as follows:

Section 8.1. Ground Signs. Ground signs shall be permitted at the locations indicated on the Landscape Plan identifying a monument sign. The following restrictions apply to ground signs:

1. Ground signs shall identify the center, and shall not identify any particular tenants;
2. Ground signs shall be either externally illuminated or internally illuminated, individually mounted letters, and all ground signs shall be of uniform appearance and color; provided, however, that garish colors are prohibited.
3. A total of three (3) Ground signs are permitted, and shall be placed in the locations shown on the Conceptual Site Plan;
4. From grade to top of sign, the ground sign shall not exceed nine (9) feet in height; and
5. The actual sign area, excluding the base of the sign and the frame surrounding the sign, shall not exceed sixty (60) square feet on each side of the sign.

Section 8.2. Wall Signs. The following provisions shall apply to wall signs:

1. Each building shall be permitted two (2) wall signs;
2. Each wall sign is permitted to identify and also contain the logos of two (2) tenants, and may also identify the building on which they are located;
3. If a building is on a Public Street, then one (1) of the two (2) wall signs shall be required to face the Public Street, and the location of the other wall sign shall be determined by the Developer;
4. All signs are to be lit, either internally or externally, by utilizing specialty lamping or other similar specialty exterior illumination.
5. Logo colors are unrestricted. Face color is unrestricted, but garish colors are discouraged. Returns of signs are to be painted to match the façade colors upon which the sign is mounted or to match the face color of the sign.
6. All signs shall utilize PK housings or other UL approved assemblies.
7. The size of the wall signs shall not exceed the lesser of (i) fifty (50) percent of the Signable Area as the term "Signable Area" as defined in the Unified Development Ordinance or (ii) sixty (60) square feet in area.

8. The wall sign on the building containing an immediate or emergency care center may identify the immediate or emergency care center.
9. All signs are to be flush-mounted to the exterior building skin and shall not extend above the façade or extend twelve inches (12") beyond the building façade.
10. All letters contained within the wall sign shall be individually lit channel letters; box signs are prohibited.

Section 8.3. Prohibited Signs. The following sign types or components will not be permitted for any part of the Real Estate:

1. Noise making devises and components are not permitted.
2. Rooftop signs are not permitted.
3. Exposed bulb signs are not permitted.
4. Luminous vacuum-formed type plastic letters and panels are not permitted.

Section 8.4. Directional Signage. The following provisions shall apply to directional signs:

1. Up to ten (10) directional ground signs are permitted.
2. Each sign shall not to exceed eight (8) square feet in sign area and four (4) feet in height.
3. Directional Signs are allowed at locations throughout the Real Estate chosen by the Developer.
4. Directional Signs shall be permitted to identify the location of different uses throughout the Real Estate.
5. Directional Signs are not intended to draw attention from 146th Street and Cumberland; instead, they are intended to direct people, once inside the Real Estate.
6. Directional Signs may include tenant names and addresses, may include the name of the development, and may contain building information.

Section 9. Private Drives. With the exception of what is identified on the Conceptual Site Drawing as Prairie Lakes Boulevard, which shall be a Public Street, all streets internal to any portion of the Real Estate developed pursuant to this Noblesville Professional Office Park

Ordinance, and not developed pursuant to the Existing Zoning, shall be Private Drives. All Private Drives shall be built to the specifications applicable to Public Streets; provided, however, that Private Drives shall be permitted to be twenty-eight (28) feet in width, and curbs are not required.

Section 10. Road Cuts. The road cuts identified on the Conceptual site Drawing shall be permitted; however, in the event that the area immediately adjacent to Cumberland Road is developed under the Existing zoning, the road cut on Cumberland road shall not be permitted.

Section 11. Procedural Provisions. With respect to any portion of Phase II for which the Commencement of Development has not occurred, the procedures specified in the Existing Zoning shall be allowed. With respect to Phase I and any portion of Phase II for which Commencement of Development has occurred, the applicable procedural provisions shall be as follows:

Section 11.1. Submission of Plans. With regard to all developments, there shall be submitted to the Department plans indicating site layout, landscaping, design, lighting, and signage for all sites and buildings (collectively, the "Plans"). The Plans shall be submitted to the Department in sufficient detail to permit an understanding of the style of the development, the design of the buildings, the number, size, and type of structures, landscaping, signage, lighting, and site design and layout. A complete set of colored, 360-degree elevations detailing the front, rear, and side views of each proposed building shall be provided. Key exterior elements such as materials, windows, and architectural breaks must be rendered in sufficient detail and be accompanied by clear descriptions of materials, colors, and textures.

Section 11.2. Approval. The Plans shall be reviewed by the Department and, if the Plans demonstrate compliance with the requirements and standards of this Noblesville Professional Office Park Ordinance, they shall be approved solely by the Department and without the need for any additional approvals or hearings, whether public or otherwise. Any disapproval by the Department of any plans may be appealed to the Plan Commission, and the disapproval of any Plans by the Plan Commission may be appealed to Common Council.

Section 11.3. Platting. So long as the proposed plat of any area or any part of any area complies with the area requirements and development standards set forth in this Noblesville Professional Office Park Ordinance, then the creation, by reason of platting, of a new property line within the Property shall not impose or establish new development standards beyond those specified in this Noblesville Professional Office Park Ordinance. Secondary plat approval of all or any part of any area of a primary plat shall be by the Department. The Plan Commission shall sign the secondary plat prior to the completion of public improvements, so long as the subdivider posts a performance bond securable by the City.

Section 11.4. The Plan Commission, upon the petition of a Developer at a public hearing conducted per the rules of the Plan Commission, may approve a development guideline that is not included in, or is different from, those set forth in this Noblesville Professional Office Park Ordinance so long as the Plan Commission determines that any such addition or modification would not substantially affect the integrity of the development of the Real Estate and is appropriate for the site and its surroundings.

Section 12. Tax Abatement. As specified in the schedule identified under Exhibit 5, an applicant seeking tax abatement shall be entitled to tax abatement in accordance with the tax abatement schedule attached hereto and incorporated herein by reference as Exhibit 5.

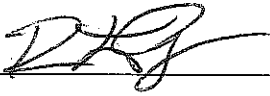
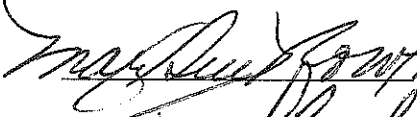
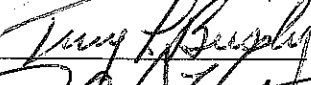
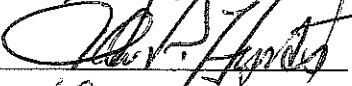
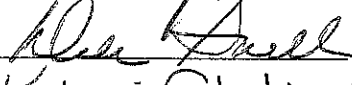

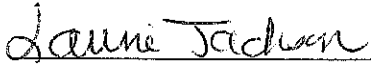
Section 13. Miscellaneous. To the extent that the terms, conditions, and standards set forth in this Noblesville Professional Office Park Ordinance are inconsistent with or different from provisions of the Unified Development Ordinance, the terms, conditions, and standards set forth herein shall replace and supersede the Unified Development Ordinance.

Upon motion duly made and seconded this Noblesville Professional Office Park Ordinance was fully passed by the members of the Common Council on the 15th day of August, 2006.


COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

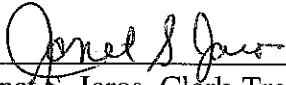
NAY

<u></u>	Brian Ayer	_____
<u></u>	Mary Sue Howland	_____
<u></u>	Terry Busby	_____
<u></u>	Alan Hinds	_____
<u></u>	Dale Snelling	_____
<u></u>	Kathie Stretch	_____
<u></u>	Laurie Jackson	_____

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 15th day of August, 2006.


John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:


Janet S. Jaros, Clerk-Treasurer
City of Noblesville, Indiana

Prepared by Charles D. Frankenberger, Nelson & Frankenberger, 3105 East 98th Street, Suite 170, Indianapolis, IN 46280.

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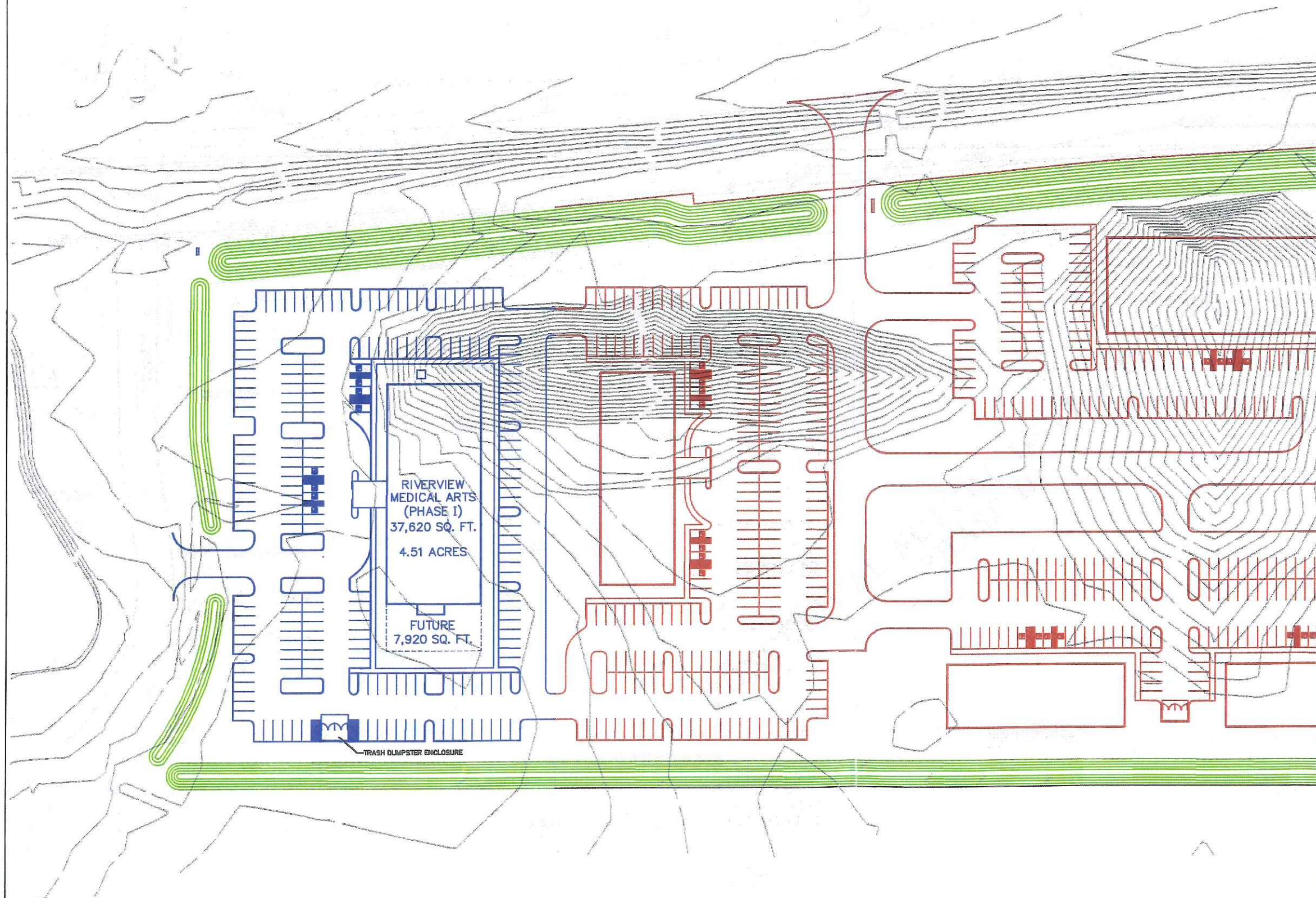
EXHIBIT 1

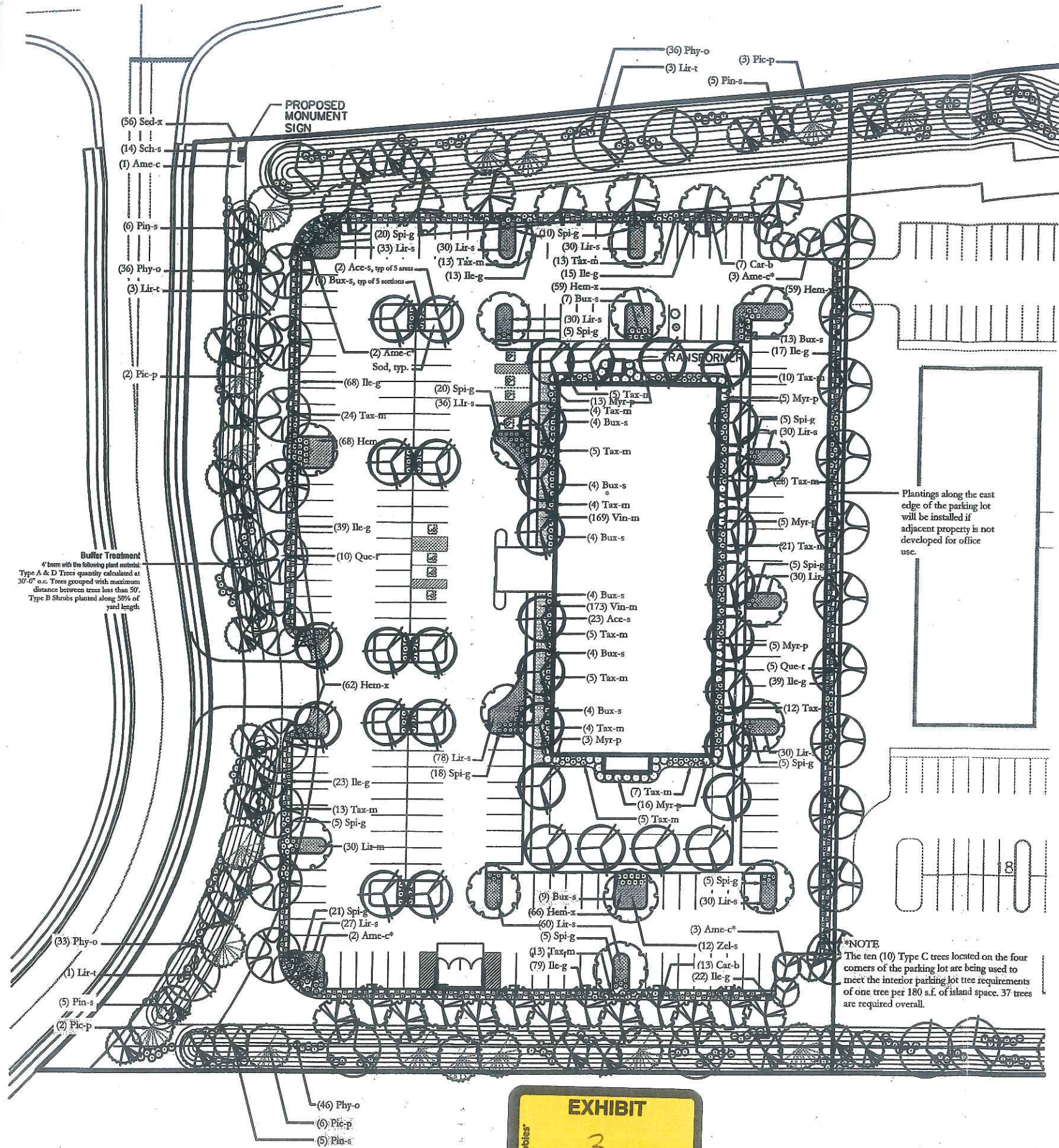
Land Description
16.065 Acre Tract
146th Street & Cumberland Road

Part of the Northeast Quarter of Section 19, Township 18 North, Range 5 East, Hamilton County, Indiana being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 19; thence South 00 degrees 00 minutes 17 seconds West (an assumed bearing) 608.51 feet; thence North 89 degrees 56 minutes 36 seconds West 45.00 feet to the POINT OF BEGINNING; thence North 89 degrees 56 minutes 36 seconds West 1,321.62 feet to the eastern right-of-way line of Prairie Lakes Boulevard North, following eight (8) courses are along the eastern right-of-way line of Prairie Lakes Boulevard North; 1) thence North 45 degrees 01 minute 16 seconds East 28.21 feet to a point of curvature to the left, said point being located South 44 degrees 58 minutes 44 seconds East 252.00 feet from the radius point of said curve; 2) thence Northeasterly 238.15 feet along said curve to its point of tangency, said point being located North 80 degrees 52 minutes 29 seconds East 252.00 feet from the radius point of said curve; 3) thence North 09 degrees 07 minutes 31 seconds West 72.63 feet to a point of curvature to the right, said point being located South 80 degrees 52 minutes 29 seconds West 198.00 feet from the radius point of said curve; 4) thence Northerly 30.03 feet along said curve to its point of tangency, said point being located South 89 degrees 33 minutes 54 seconds West 198.00 feet from the radius point of said curve; 5) thence North 00 degrees 26 minutes 55 seconds West 7.51 feet; 6) thence North 00 degrees 42 minutes 39 seconds East 100.11 feet; 7) thence North 00 degrees 26 minutes 06 seconds West 49.46 feet; 8) thence North 05 degrees 16 minutes 32 seconds East 18.75 feet to the southern right-of-way line of 146th Street as defined by Instrument Number 199909946251 of the Hamilton County Recorder's Office, the following five (5) courses are along the southern right-of-way line of 146th street; 1) thence North 84 degrees 40 minutes 05 seconds East 498.71 feet; 2) thence South 05 degrees 41 minutes 06 seconds East 10.17 feet; 3) thence North 84 degrees 18 minutes 54 seconds East 318.38 feet to a point of curvature to the right, said point being located North 05 degrees 41 minutes 06 seconds West 4,821.14 feet from the radius point of said curve; 4) thence Easterly 363.93 feet along said curve to its point of tangency, said point being located North 01 degree 21 minutes 36 seconds West 4,821.14 feet from the radius point of said curve; 5) thence South 45 degrees 31 minutes 43 seconds East 70.05 feet to the western right-of-way line of Cumberland Road as defined by Instrument Number 9909919188 of the Hamilton County Recorder's Office, the following three (3) courses are along the western right-of-way line of Cumberland Road; 1) thence South 00 degrees 00 minutes 17 seconds West 349.87 feet; 2) thence North 89 degrees 33 minutes 54 seconds East 15.00 feet; 3) thence South 00 degrees 00 minutes 17 seconds West 208.11 feet to the POINT OF BEGINNING containing 16.065 acres, more or less.

EXHIBIT 2





GENERAL LANDSCAPE & PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Sod all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5266 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for sodded areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- All disturbed areas not otherwise planted shall be sodded.

LANDSCAPE CALCULATIONS

Total Area of Site: 186,176.9 sq. ft.
 Total Area of Landscaped Beds: 16,047.2 / 8.6%
 Total Area of Turf Grass: 63,749.1 sq. ft. / 34.2%
 Zoning: PB-PD (proposed)
 Parking: 200 spaces/Class C
 Interior Parking Island Area: 6,679.4 sq. ft.
 Parking Lot Square Footage: 87,530
 Percent of Parking Lot Landscape: 7.6%

PLANTING SCHEDULE

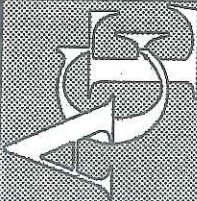
Abbreviation	Botanical Name	Common Name	Size	Root Cond.	Notes	Detail #
TREES						
Ace-s	Acer saccharum 'Commemoration'	Commemoration Sugar Maple	2.5" cal.	B&B	full, matched	1 &2/L1.2
Ame-c	Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8'	B&B	multi-stemmed, min. 5 stems	
Car-b	Carpinus betula 'Fastigiata'	Pyramidal European Hornbeam	2.5" cal.	B&B	full, matched	
Lir-t	Liriodendron tulipifera	Tulip Tree	2.5" cal.	B&B	full, matched	
Pic-p	Picea pungens	Colorado Spruce	6'	B&B	symmetrical, matched	
Pin-s	Pinus strobus	White Pine	6'	B&B	symmetrical, matched	
Que-r	Quercus rubra	Red Oak	2.5" cal.	B&B	full, matched	
Zel-s	Zelcova serrata 'Green Vase'	Green Vase Zelcova	2.5"	B&B	full, matched	
SHRUBS						
Bux-s	Buxus sinica var. insular 'Wintergreen'	Wintergreen Boxwood	24"	B&B	full, matched, dense	3/L1.2
Ile-g	Ilex glabra 'Shamrock'	Shamrock Inkberry	24"	5 gal.	full, dense	
Myr-p	Myrica pensylvanica	Bayberry	30"	5 gal.	full, dense	
Phy-o	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	24"	5 gal.	full, dense	
Spi-g	Spiraea x bumalda 'Gold Mound'	Gold Mound Spirea	24"	5 gal.	full, dense	
Tax-m	Taxus x media 'Tauntonii'	Taunton Yew	24"	5 gal.	full, dense	
GROUND COVER						
Hem-x	Hemerocallis 'Stella d' Oro'	Stella d' Oro Daylily	container	1 gal.	triangular spacing @ 2'-0" o.c.	4/L1.2
Lir-s	Liriope spicata	Creeping Lily Turf	container	1 gal.	triangular spacing @ 2'-0" o.c.	
Sed-x	Sedum x 'Purple Emperor'	Purple Emperor Sedum	container	1 gal.	triangular spacing @ 18" o.c.	
Sch-s	Schizachyrium scoparium	Little Blue Stem	container	3 gal.	spacing @ 2'-0"	
Vin-m	Vinca minor	Myrtle	container	3.5"	triangular spacing @ 2'-0" o.c.	

*NOTE
 The ten (10) Type C trees located on the four corners of the parking lot are being used to meet the interior parking lot tree requirements of one tree per 180 s.f. of island space. 37 trees are required overall.

SHEET NO.	LS	OF
SCALE:	NONE	
DATE:	05/26/06	
DRAWN BY:	CWW	
CHK'D BY:	AF	
JOB NO.	IN2006.0294	

LANDSCAPE EXHIBIT

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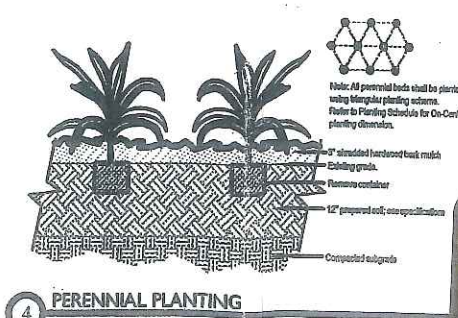
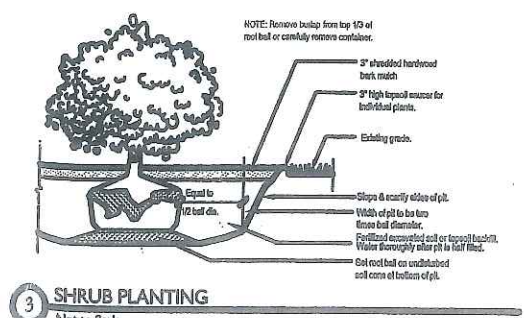
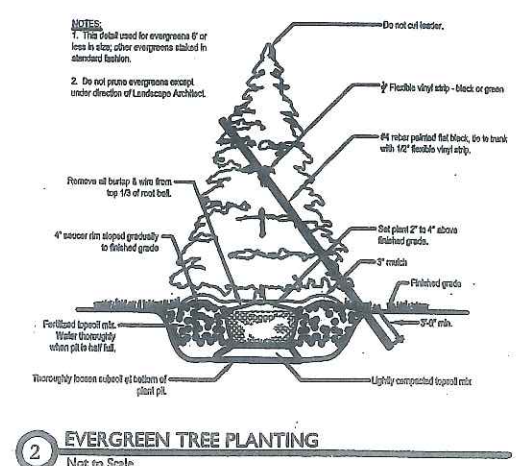
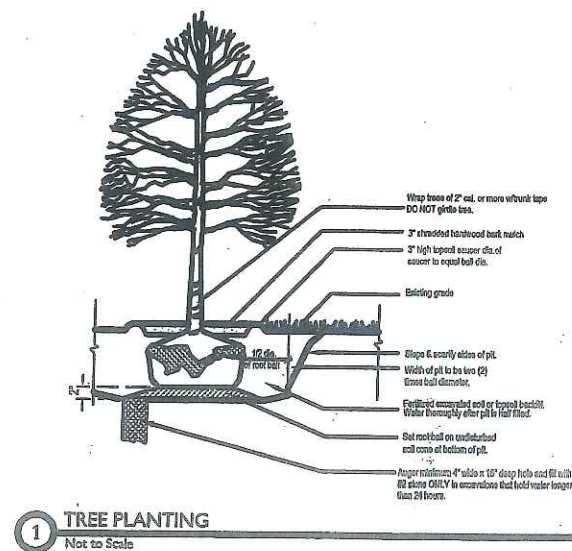
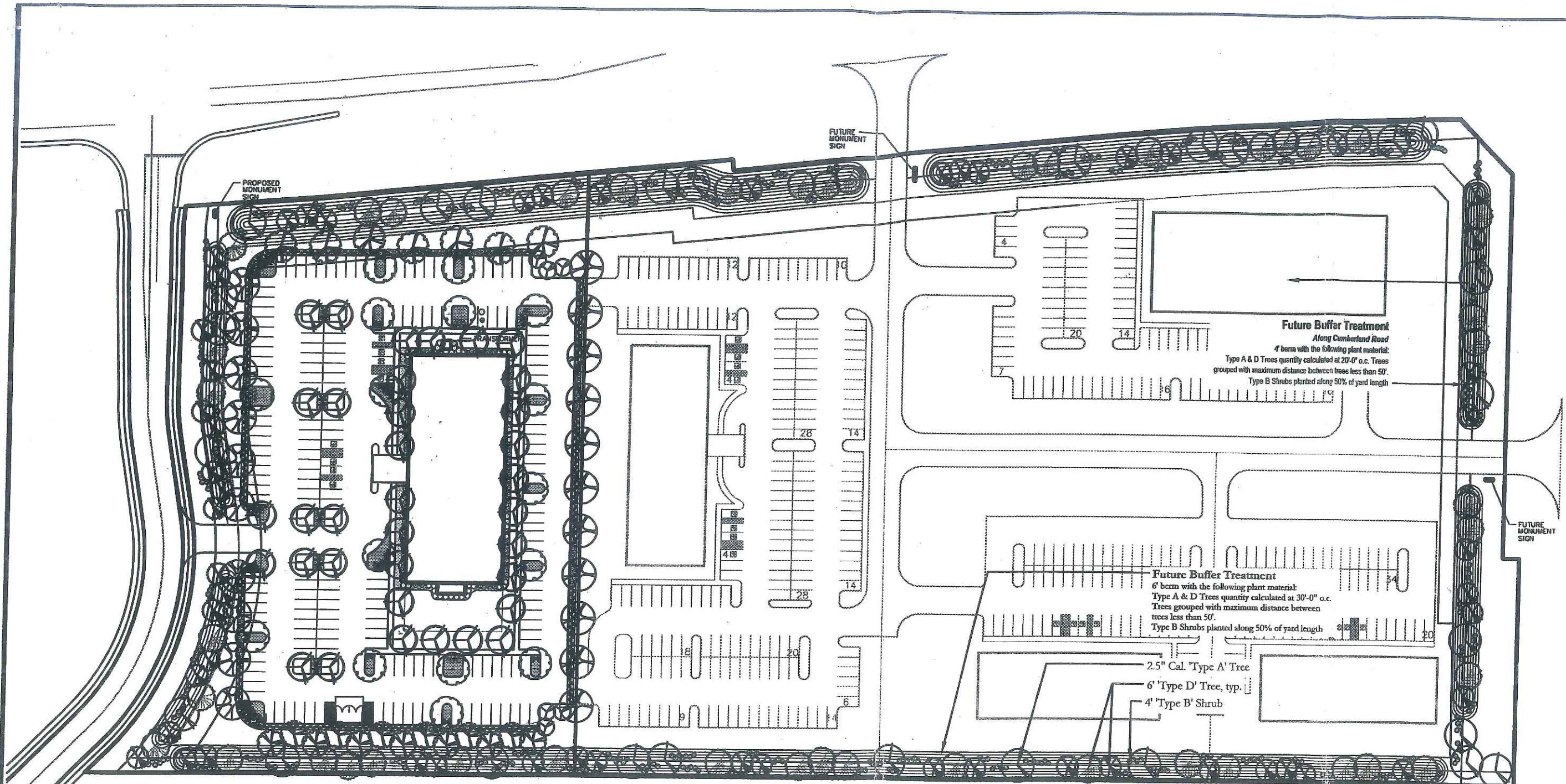


EXHIBIT
3

LANDSCAPE EXHIBIT

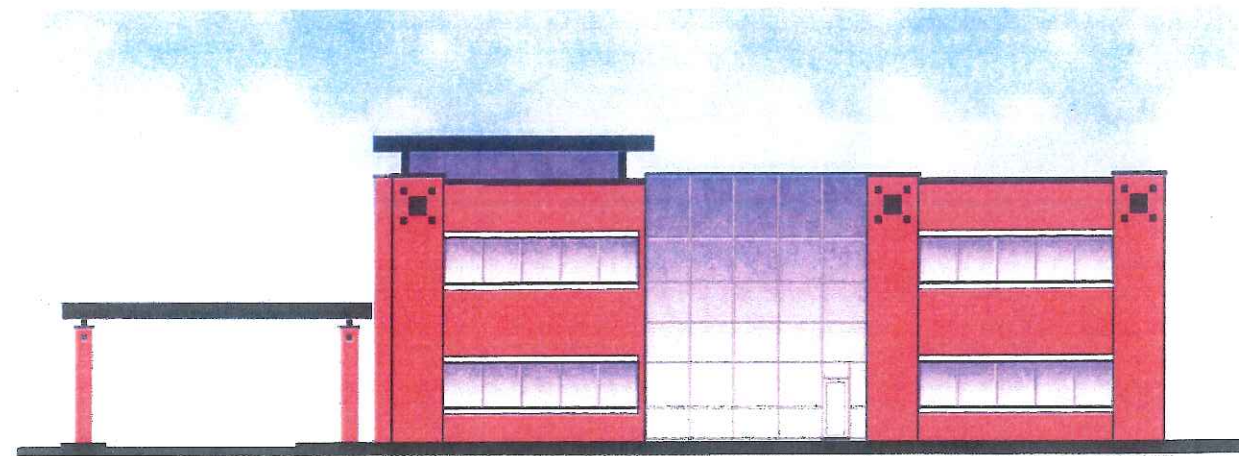
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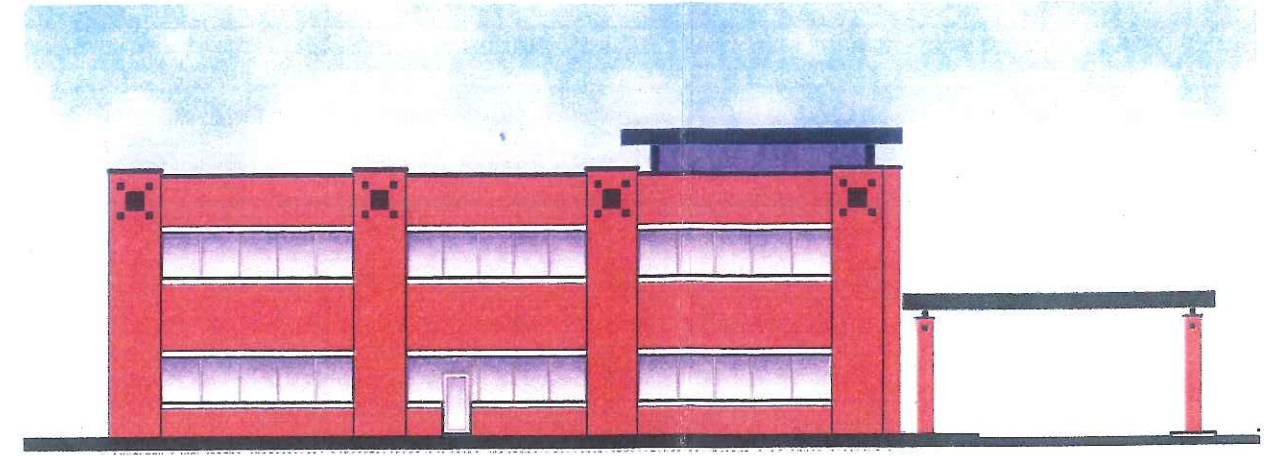
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DRAWN BY:	CWW	
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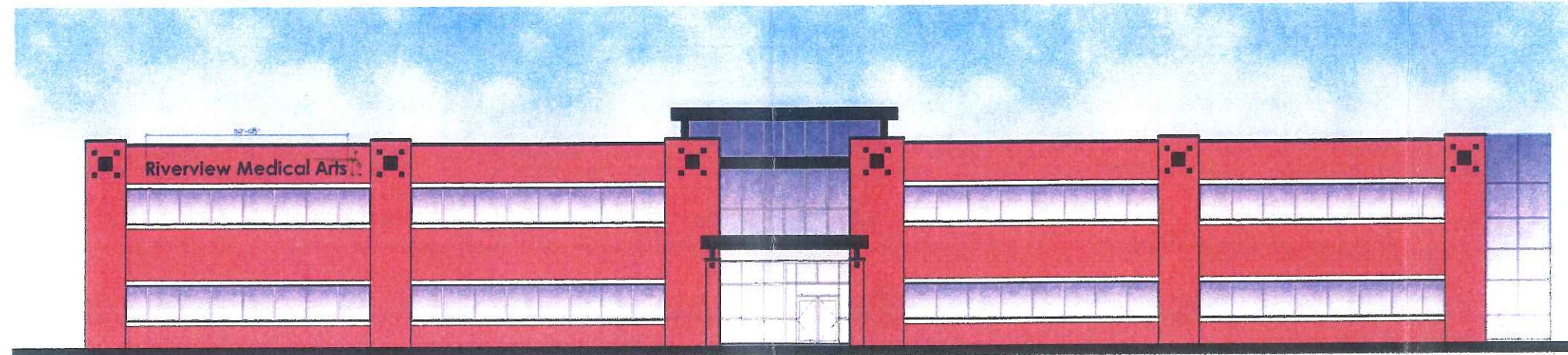
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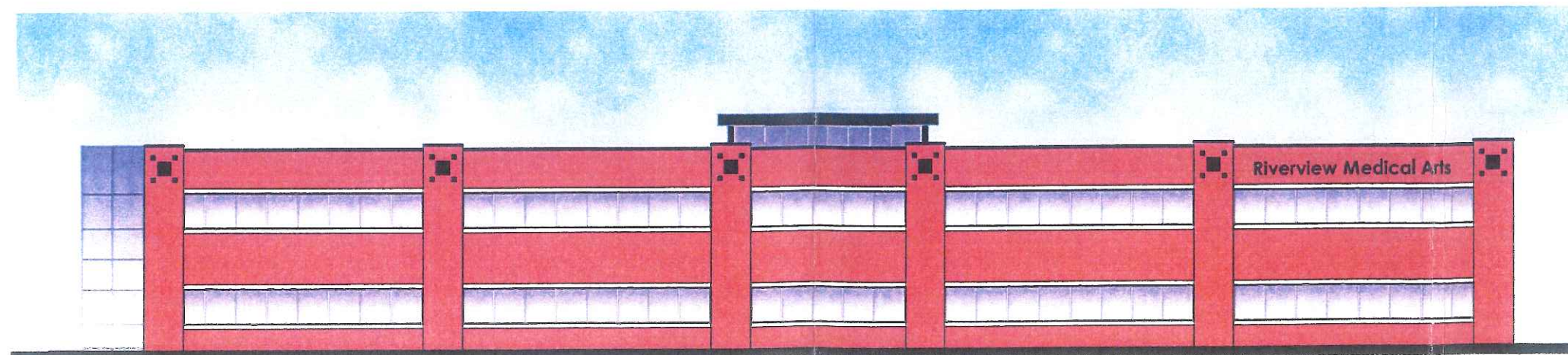
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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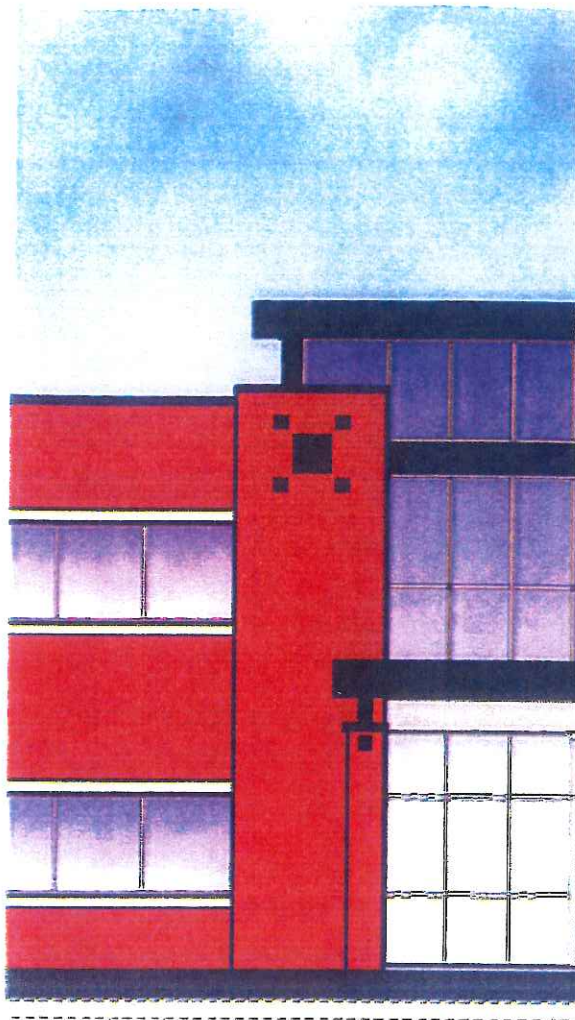
R I V E R V I E W M E D I C A L A R T S

Elevations

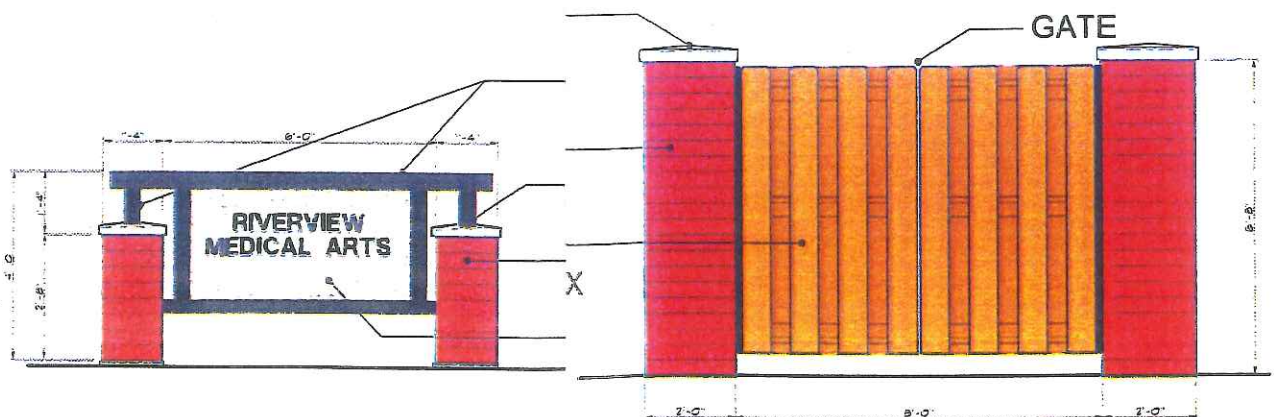
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ENLARGED I



SIGN ELEVATION ELEVATIONS

EXHIBIT
4

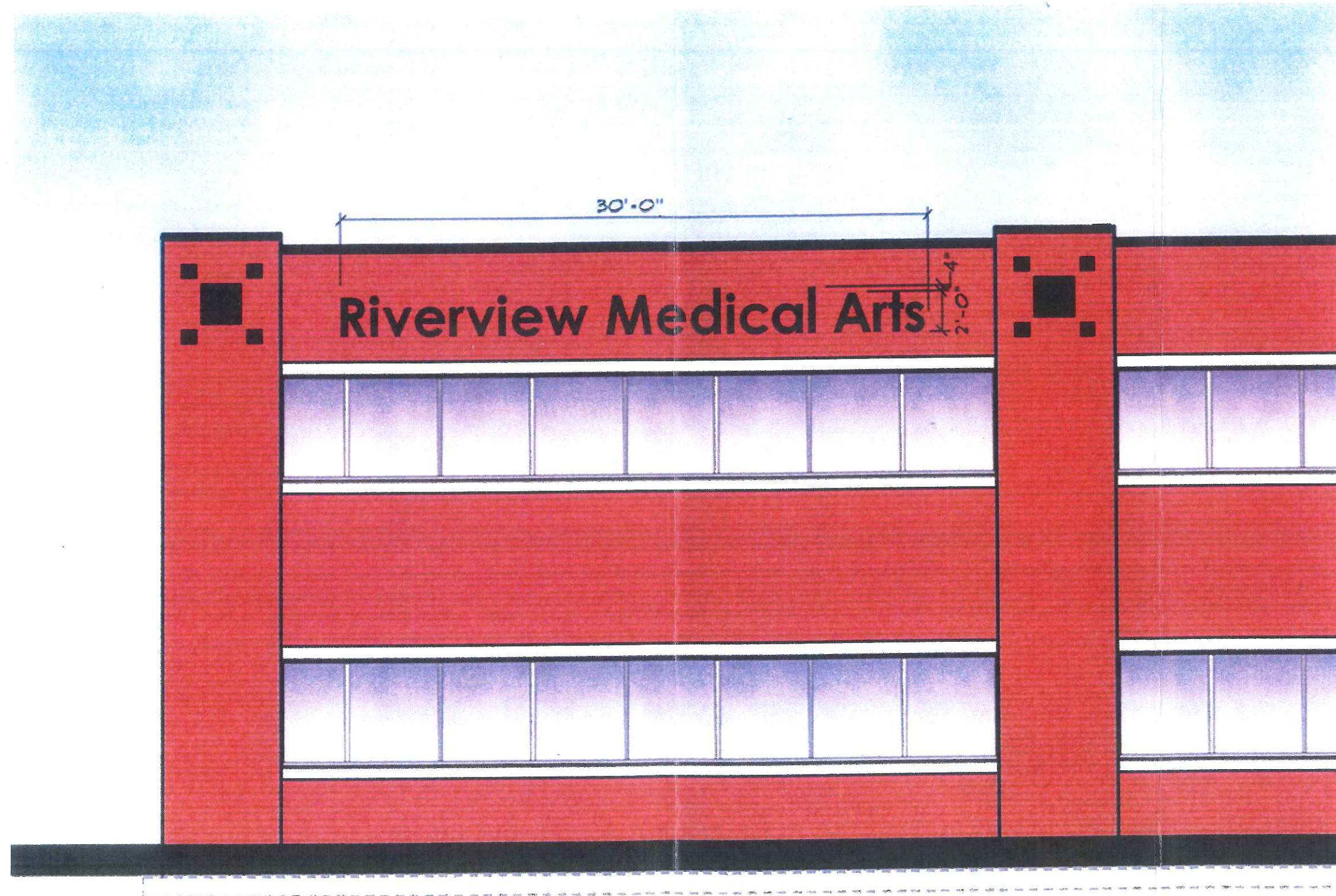
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ENLARGED ELEVATION

EXHIBIT
4

EXHIBIT 5

The following tax abatement schedule shall apply to Phase I, and any portion of Phase II for which development has commenced under the Noblesville Professional Office Park Ordinance and not under the Existing Zoning:

<u>Eligible Use</u>	<u>Minimum Size (square footage)</u>	<u>Length of Abatement¹</u>
Office	10,000-19,999	3 years
	20,000-34,999	5 years
	35,000-59,999	6 years
	60,000 and above	10 years

Real Property tax abatement also eligible for additional years of tax abatement based on average overall wage as follows:

<u>Average Overall Wage</u>	<u>Additional years of Abatement</u>
115% of County Average ²	1 year
130% of County Average	2 years
145% of County Average	3 years
160% of County Average	4 years

Real Property tax abatement also eligible for additional years of tax abatement based on overall construction value of building as follows:

<u>Construction Value³ (in millions)</u>	<u>Additional years of Abatement</u>
2.0	0 years
3.0	1 year
4.0	2 years
5.0	3 years
6.0	4 years

Because of the tax increment financing and other incentives provided to develop the Noblesville Professional Office Park, there will be a presumption that personal property tax will not be abated. However, should a project be presented to the City which would provide a substantial increase to the tax base in the form of business personal property, or substantial employment opportunities, the City would consider abatement for business personal property on a case by case basis.

¹ The maximum tax abatement period for any building shall not exceed ten years.

² For purposes of this schedule, the average County wage shall be (i) initially fixed at a rate of \$19.38/hr and (ii) shall be recalculated annually based upon a three percent (3%) growth factor to account for inflation.

³ Represents actual cost of construction of building only, and excludes landscaping, pavement and all other costs which do not serve as the basis for assessed valuation of the building by the County Assessor.