

1800  
(5)

Best Buy  
7/25/05

200500020124  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
04-06-2005 At 11:16 am.  
ORDINANCE 18.00

ORDINANCE NUMBER 4-1-05

An Ordinance to Amend Ordinance No. 83-11-03  
Establishing the Planned Development  
Overlay for Lot 7 of Stony Creek Market Place

WHEREAS, an Application has been filed to establish an Ordinance ("Stony Creek Market Place – Lot 7 Ordinance") to amend the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana ("Zoning Ordinance") and Ordinance 83-11-03, to establish on certain property located in Noblesville Township, Hamilton County, Indiana, the legal description of which is known as Stony Creek Market Place Lot 7a and Lot 7b described in Instrument Number 200400003598 and recorded in the Office of the Hamilton County Recorder (the "Property"), a planned development district to be known as the Stony Creek Market Place – Lot 7 Planned Development Overlay District ("Stony Creek");

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") has conducted the public hearing as required by law in connection with Application #04N-15-2237 for an amendment to the Stony Creek Market Place Planned Development Overlay District for the City of Noblesville; and,

WHEREAS, the Plan Commission has sent a favorable recommendation by a vote of 12 ayes 0 nays relating to such Application to the Common Council dated the 18<sup>th</sup> day of January, 2005.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Noblesville, Indiana, meeting in regular session, that the Zoning Ordinance and Ordinance 83-11-03 are hereby amended in accordance with the provisions of this Stony Creek PD ordinance.

**Section 1. Legislative Intent.** Having given reasonable regard to the Comprehensive Plan of the City of Noblesville and all other matters contained in the Zoning Ordinance, the intent of the Common Council in adopting this Stony Creek PD Ordinance Amendment is to ensure that the increased flexibility and specific design criteria applicable to the Property and the development authorized herein are implemented under appropriate administrative standards and procedures.

**Section 2. Applicability of Ordinance.** Development of the Property shall be governed entirely by the provisions of this Stony Creek PD Ordinance and Ordinance #83-11-03 except to the extent reference is made to the Zoning Ordinance and then the provisions so referenced, as are in effect under the Zoning Ordinance, shall be applicable to the development.

**Section 3. Definitions.** Unless otherwise stated, the following words shall, for the purpose of this Stony Creek PD Ordinance, have the meaning herein indicated. Any word used in this Stony Creek PD Ordinance which is not defined herein and which is defined in Article II of the Zoning Ordinance shall, for purposes of this Stony Creek PD Ordinance, have the meaning ascribed to such word in the Zoning Ordinance unless the context otherwise requires.

- "Application" shall mean the application filed with the Director of Planning and Development for the City of Noblesville to establish a Planned Development Overlay District for the Property and includes all plans, documents, and supporting information filed therewith.
- "Director" shall mean the official in charge of the Department or Director of Planning and Development for the City of Noblesville and authorized to administer and enforce the Zoning Ordinance.
- "Stony Creek PD Ordinance" shall mean the ordinance establishing the Stony Creek Market Place - Lot 7 Planned Development Overlay District.
- "Stony Creek Preliminary Development Plan" shall mean the Preliminary Development Plan for the Property prepared by Duke Construction Realty Partnership and filed with and as a part of the Application.
- "Open Space" shall mean those areas within the Overall Plan that are dedicated as green space areas, water areas and natural environmental features.
- "Overall Plan" shall mean the plat for Stony Creek Market Place as recorded in the Offices of the Recorder of Hamilton County, Indiana, as Instrument
- Number 200200079217.
- "Plan Commission" shall mean the Noblesville Plan Commission.
- "Retail Uses" shall mean those uses designated as permitted uses by the Zoning Ordinance for the PB District.
- "Zoning Ordinance" shall mean the Unified Development Ordinance for the City of Noblesville, Indiana as such existed on January 9, 2002.

**Section 4. Planned Development Standards.** WHEREAS, the development standards established by this Ordinance and/or its attached Exhibits supersede the development standards of the Unified Development Ordinance and portions of the previously adopted Ordinance No. 83-11-03 for the City of Noblesville, Hamilton County, Indiana provided however that unless a development standard, guideline, or requirement specified in the Unified Development Ordinance is varied, altered, or modified by this Ordinance and/or its Exhibits, then such development standard, guideline, or requirement as specified by the Unified Development Ordinance or Ordinance No. 83-11-03 shall apply. The specific variations include (1) a

reduction of the front yard setback requirement along Pleasant Street to 34-FT; (2) the elimination of the east-west service drive as adopted by the Original PD Ordinance; and (3) the establishment of the blue wedge as illustrated by "Exhibit A", a part of the signage, to a maximum height of 38-FT and a maximum square footage of the blue wedge at 1,345-SF and the yellow tag at 360-SF maximum.

**Section 5. Landscaping.** The landscaping shall be in accordance with the landscaping requirements of the Zoning Ordinance, except as required by the area specifically illustrated by "Exhibit B" for Lot 7b.

**Section 6. Detailed Development Plan Approval.**

**Section 6.1 Approval.** Approval by the Director of the Detailed Development Plan for Stony Creek (or any part thereof) including architectural design and landscaping shall be necessary prior to (i) construction of any structure, or (ii) issuance of any improvement location permit for a structure. A Preliminary Development Plan is attached hereto and marked "Exhibit C". Upon application for a Detailed Development Plan, if the structure substantially complies with the Preliminary Development, is consistent and compatible with existing development in the Overall Plan, and complies with any other applicable development standards in this Stony Creek PD Ordinance, the Director shall approve the application. If the Director determines that the structure does not substantially comply with the Preliminary Development Plan or does not comply with some other applicable development standard in this Stony Creek PD Ordinance and denies the application for approval, the Director shall specifically detail in writing the basis for the belief that the structure does not substantially comply with the Preliminary Development Plan or does not meet some other development standard in this Stony Creek PD Ordinance. An applicant who has been denied may immediately apply for approval of a new or amended plan for the structure. In addition, any decision of the Director may be appealed to the Plan Commission in accordance with the Plan Commission's rules and regulations.

**Section 6.2 Appeals.** For any appeal to the Plan Commission as provided in this Section 9, the Plan Commission shall either affirm or reverse the decision of the Director. If the Plan Commission reverses the decision of the Director, the Detailed Development Plan shall be approved. If the Plan Commission affirms the decision of the Director, the Plan Commission shall specifically detail in writing its basis for the decision. An applicant who has not received approval of a Detailed Development Plan may immediately reapply for approval.

**Section 7. Amended Preliminary Development Plan Approval.** If there is a desire to amend or substantially change the approved Preliminary Development Plan as attached hereto as "Exhibit C", the following procedures apply. If it is a minor modification as defined in the Unified Development Ordinance for the City of Noblesville, then approval can be obtained by the Director prior to any construction on the property including the issuance of an improvement location permit. The Director's approval of an amended Preliminary Development Plan shall be provided upon a determination by the Director that (i) such development is in accord with the

existing development in the overall plan, and (ii) such development is architecturally compatible with the existing development of the overall Stony Creek Marketplace. Should the amendment to the approval preliminary development plan be a major modification as defined by the Unified Development Ordinance, then approval shall be obtained from the Plan Commission and then the Council.

**Section 8. Change in Development Standards.** Upon petition of the land Owner, the Plan Commission may approve a development plan or development standards that are not included in or are different from those set forth in this Stony Creek PD Ordinance if the Plan Commission determines that such modification or change would not substantially affect the integrity of the development within the Overall Plan. Any change in any uses must be accomplished through an amendment to this Stony Creek PD Ordinance approved by the Common Council.

**Section 9.** That the exhibits attached hereto are an amendment to the original exhibits for this planned development.

**Section 10.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 28th day of Feb, 2005.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

\_\_\_\_\_  
Alan Hinds

\_\_\_\_\_  
Kathie Stretch

Laurie Hurst  
Laurie Hurst

Dale Snelling  
Dale Snelling

Terry L. Busby  
Terry Busby

Mary Sue Rowland  
Mary Sue Rowland

\_\_\_\_\_  
Brian Ayer

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 28th day of Feb, 2005.

John Ditslear  
John Ditslear, Mayor  
City of Noblesville, IN

ATTEST:

Janet Jaros  
Janet Jaros, Clerk-Treasurer

Prepared by: Steven D. Hardin, Esq., Attorney-At-Law, Bingham McHale LLP  
970 Logan Street, Noblesville, IN 46060

ALL EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE  
CLERK-TREASURER'S OFFICE.

# STONY CREEK MARKET PLACE

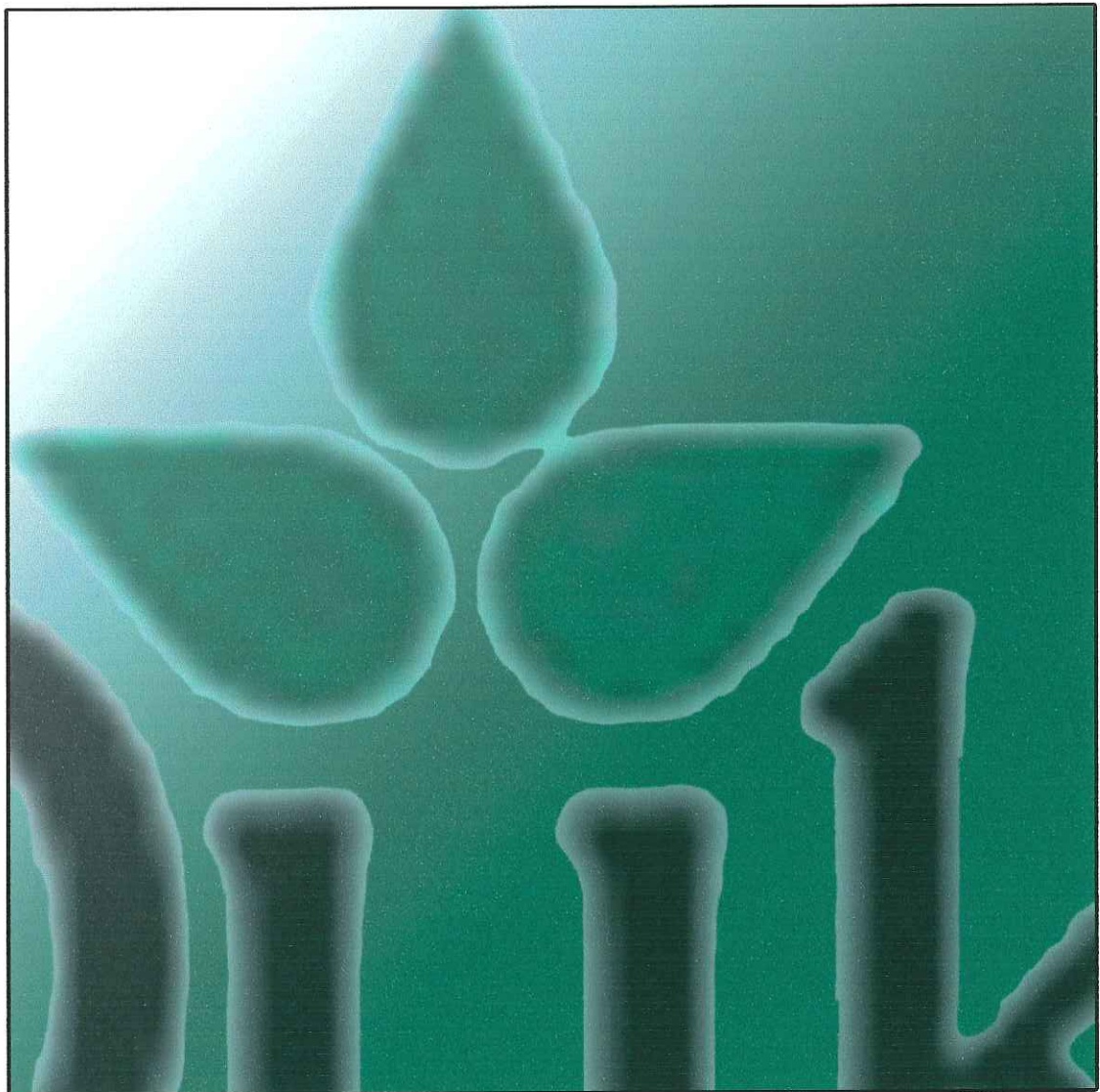
**Bingham ● McHale** LLP  
a t t o r n e y s   a t   l a w

970 Logan Street  
Noblesville, IN 46060  
317.776.8668  
binghammchale.com

## REQUEST FOR AMENDMENT TO STONY CREEK MARKET PLACE—LOT 7 PLANNED DEVELOPMENT

### STONY CREEK MARKET PLACE DUKE REALTY

By Steven D. Hardin, Esq.



Ordinance #4-1-05

Submitted February 22, 2005  
for February 28, 2005  
City Council Second Reading

**Duke**  
REALTY CORPORATION

# STONY CREEK MARKET PLACE LOT 7

DUKE REALTY

By Steven D. Hardin, Esq.

Request for PD Amendment

5.8 Acres +/-  
East of Mercantile Blvd, South of Pleasant Street

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Tab C .....	Amended Development Plan
Tab 5 .....	Original Development Plan
Tab 6 .....	Original Landscape Plan
Tab 7 .....	Feasibility Statement

# STONY CREEK MARKET PLACE, LOT 7

## STATEMENT OF PURPOSE

Duke Realty submits this PD Amendment request to amend the existing Stony Creek Market Place—Lot 7 Planned Development. This modification will accommodate the next phase of development which is planned to include Best Buy and Petsmart. Specifically, Duke requests this amendment to allow for a modification of the front yard setback of sixty (60) feet to thirty-five (35) feet along Pleasant Street and to allow the Best Buy front façade to extend 3' above the 35' building height standard.

To offset the requested modifications, Duke is proposing to enhance the architecture of the building's façade facing Pleasant Street. In addition, Duke is also proposing to increase the landscaping along Pleasant Street. The building elevations are illustrated in Tab G. The proposed amended landscape plan is shown in Tab E.

Best Buy and Petsmart, both leaders in their respective industries, will help to ensure economic and tenant stability in Stony Creek Marketplace as well as the State Road 37 corridor. This proposal includes Best Buy's prototype, full-service store.

### **RECENT HIGHLIGHTS:**

At the January 28, 2005 City Council meeting, the Council questioned Best Buy's need for its proposed front façade height. As explained, the Best Buy site is set far back from State Road 37, behind a number of outlots. This location results in limited "peak-a-boo" visibility for Best Buy from State Road 37 (e.g., the marketing window as seen by the public travelling along State Road 37). In order to enhance its proposed store's viability, Best Buy originally proposed a 43' tall front façade. Then, through discussions with the Development Department, lowered the proposed elevation to 40'. Now, Best Buy is willing to further compromise by lowering the front façade to 38'. Without the requested façade height, Best Buy is concerned about the visibility of this site and their ability to market from this location because of the distance from State Road 37 and the presence of two outlot buildings directly in front of the Best Buy site.

Best Buy's proposed front façade height will be much lower than the 47' height of the Lowe's front facade at the south end of this commercial corridor (Lowe's is located approximately the same distance from State Road 37 and is set behind a number of outlots, also). At the proposed 38' height, only 25.4 square feet of the façade is above 35'. In addition, as discussed with the Council and to further enhance the north façade along Pleasant Street and to illustrate the need for height and visibility, Best Buy has committed to fund the cost of adding brick on the north façade of the building if a 38' wedge is approved.

Thank you for your consideration. If this amendment is approved, Duke expects to begin construction in Spring 2005.

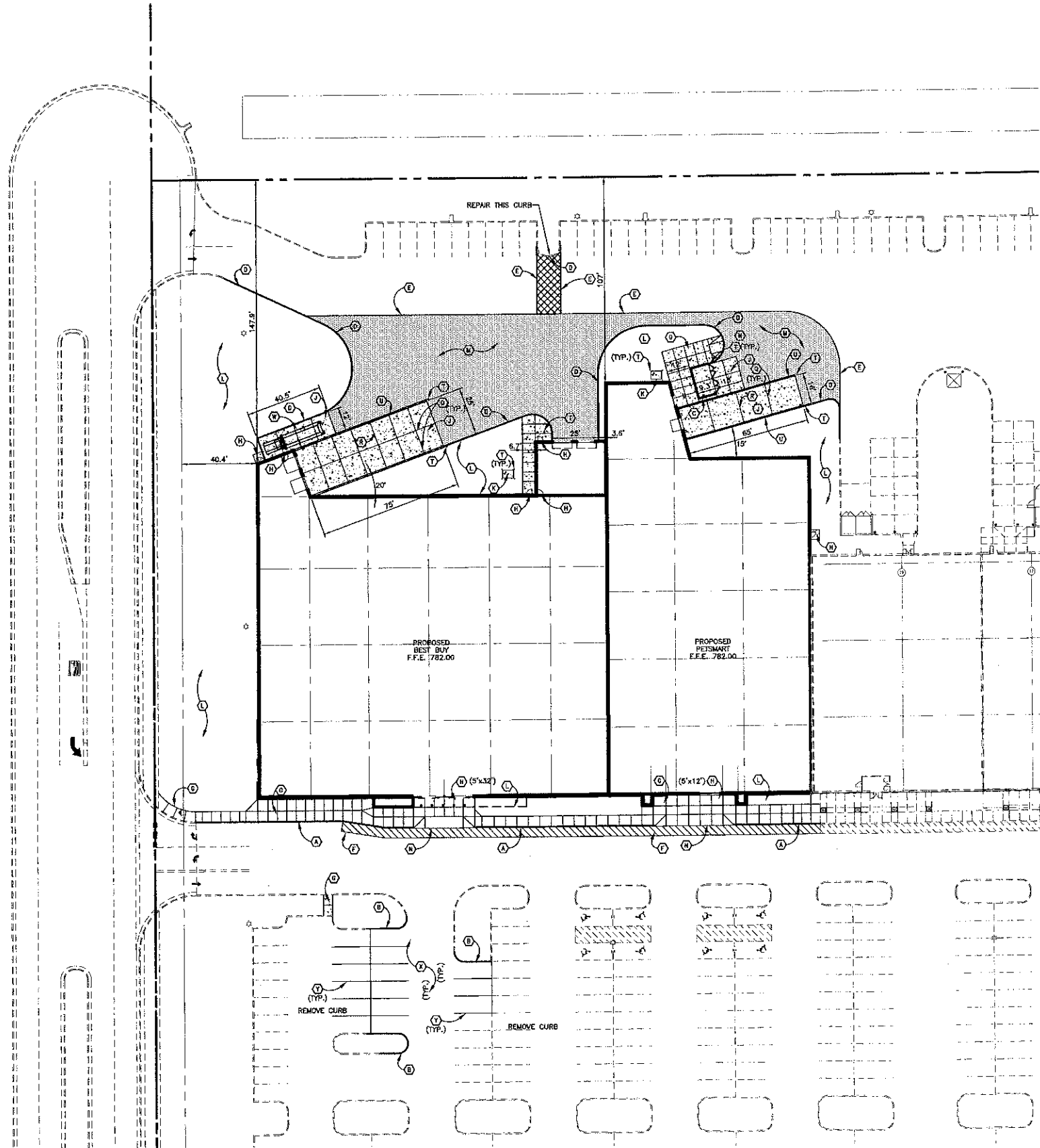
# STONY CREEK MARKETPLACE - LOT 7

## AERIAL LOCATION MAP



Layout Tab Name: SITE PLAN, Images: , Xrefs: Stonyblkl.dwg; Stony Creek-p.dwg; Stony-b.dwg  
LAST SAVED BY Bennett, FEB 10, 2005 - 13:44:31  
G:\SD\Projects\63332-Stony Creek Lot 7B\Gadd\CD\Stony.dwg, Plotted By: Daulton, Plotted: Feb 22, 2005 - 11:20am

**DONT  
DIG  
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#### LEGEND

SYMBOL	DESCRIPTION
(1)	INTEGRAL WALK & CURB
(2)	EXTRUDED CURB
(3)	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
(4)	6" STRAIGHT CURB
(5)	SAWCUT EXISTING EDGE OF ASPHALT
(6)	YELLOW "NO PARKING-FIRE LANE" AND 45° MATCHED STRIPING
(7)	CONCRETE WALK
(8)	CONCRETE STOOP (5'x5' UNLESS OTHERWISE NOTED)
(9)	6" THICK CONCRETE PAVEMENT
(10)	7'x7' TRANSFORMER PAD
(11)	LANDSCAPED AREA
(12)	HEAVY DUTY ASPHALT PAVEMENT
(13)	DISABLED RAMP
(14)	CONTROL JOINT
(15)	EXPANSION JOINT
(16)	STOP SIGN
(17)	GUARD POST
(18)	RETAINING WALL (SEE STRUCTURAL PLANS)
(19)	TRASH COMPACTOR (BY OTHERS)
(20)	LIGHT DUTY ASPHALT
(21)	4" WIDE WHITE PAINT STRIPE
(22)	CURB TRANSITION
(23)	NUMBER OF PARKING SPACES
(24)	PROPOSED CONCRETE
(25)	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
(26)	ASPHALT PATCH

#### NOTES

- ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB.  
-ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT.  
-ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB.  
-ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
- ALL RADI IN PAVED AREAS & ON CURBS SHALL BE 5' UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
- ALL RADI INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- DISABLED RAMP AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODE WHICHEVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS.
- ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE ONLY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.

**Duke**  
REALTY CORPORATION  
900 East 90th Street  
Suite 100  
Indianapolis, IN 46240  
Phone: (317) 808-6900  
Fax: (317) 808-6977

**WOOLPERT, INC.**  
7140 Waldemar Drive  
Indianapolis, Indiana  
46268-4192  
317.299.7500  
317.291.5805



Revisions:  
2 01/17/05 PER PETSMART, CITY  
3 02/09/05 ADDED PARKING

Scale: 1"=30'  
Date: 11/29/04  
Drawn By: SM5  
Checked By: GSS

**STONY CREEK MARKETPLACE - LOT 7B**

STATE ROAD 37  
NOBLESVILLE, INDIANA

**SITE PLAN**

Certified By:

Drawing Number:

**C200**

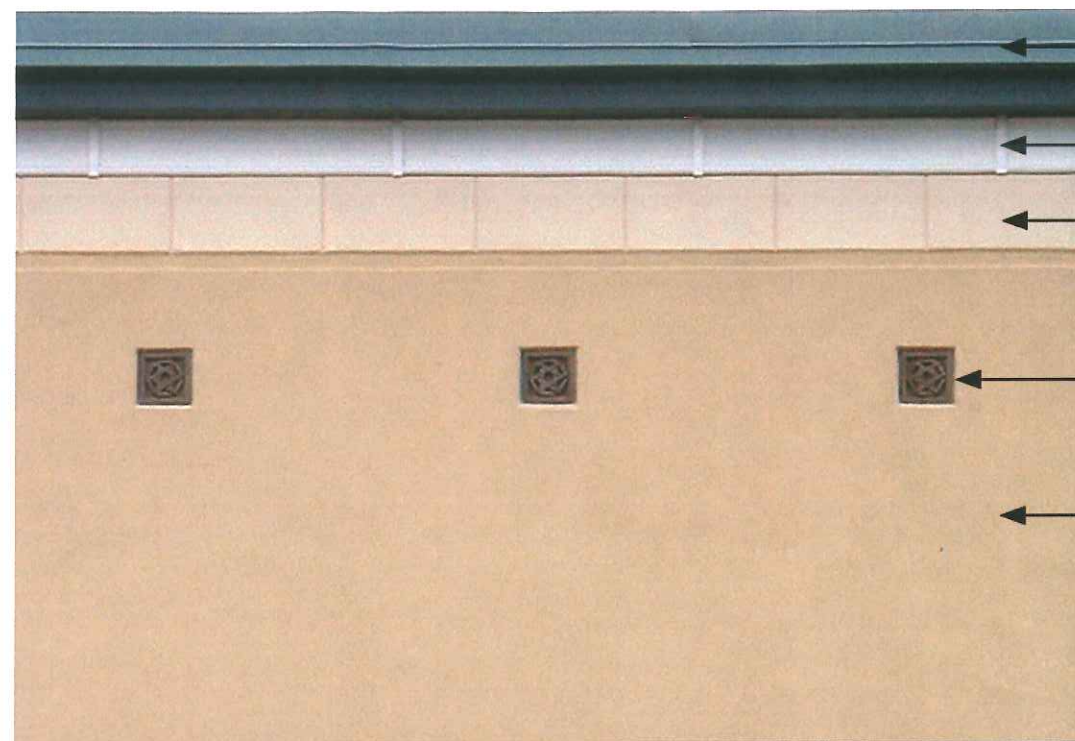
3 of Sheets

Duke Realty Job Number:

**STC301-005**

A/E Job Number:

**063332**



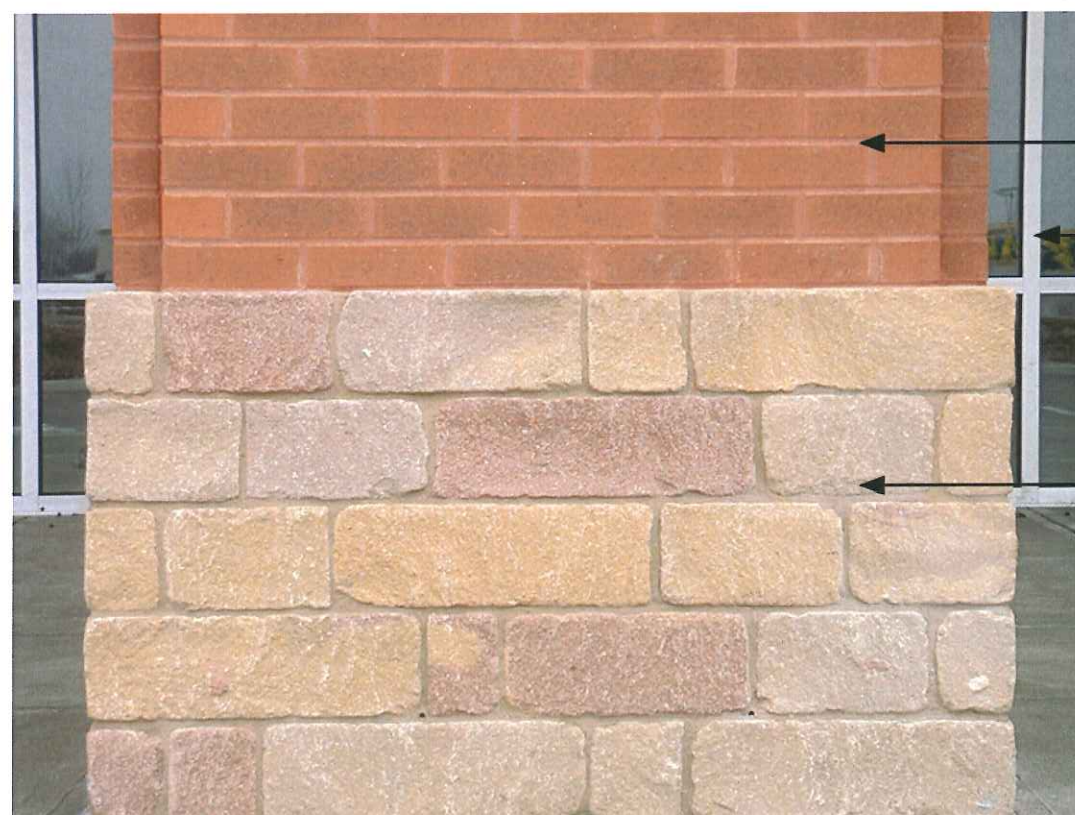
Coping/Standing Seam

White EIFS

Accent EIFS

Precast Medallion

Field EIFS



Brick

Storefront Frames

Cast Stone



**Duke**  
REALTY CORPORATION  
500 East 96th Street  
Suite 100  
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Phone: (317) 808-6000  
Fax: (317) 808-6797

**WOOLPERT, INC.**  
7140 Waldemar Drive  
Indianapolis, Indiana  
46268-4192  
317.299.7500  
FAX: 317.291.5805



Revisions:  
2 01/17/06  
PER RESURF CITY  
COMMENTS

Scale: 1" = 30'  
Date: 11/29/04  
Drawn By: SMB  
Checked By: GSS

STONY CREEK MARKETPLACE - LOT 7B

STATE ROAD 37  
NOBLESVILLE, INDIANA  
LANDSCAPE PLAN

Certified By:

Drawing Number:

C500

Owner's Job Number:

STC301-005

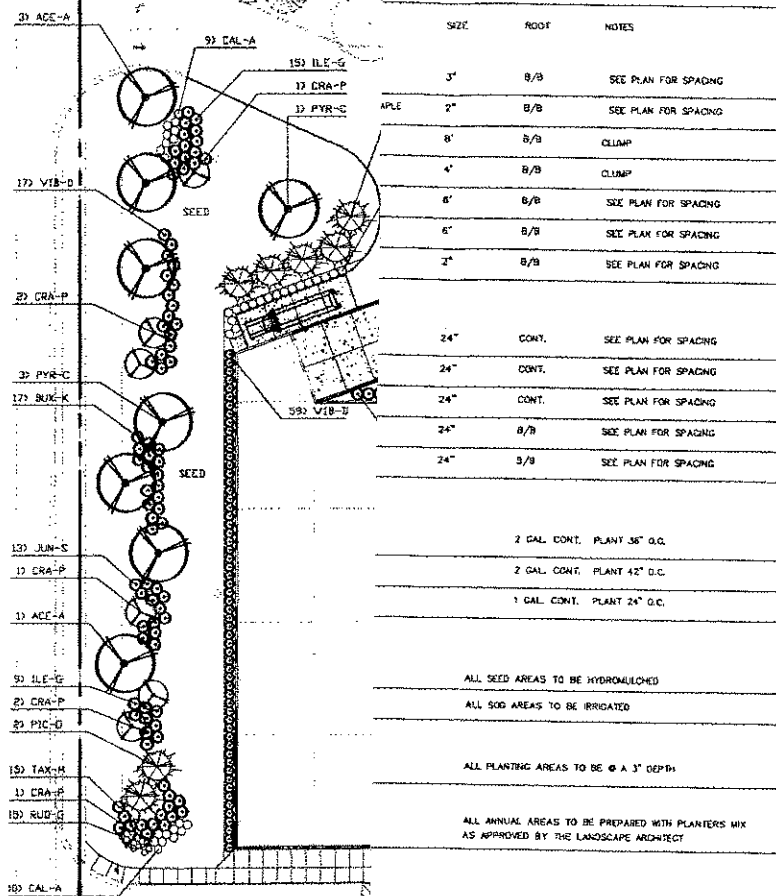
A/E Job Number:

063332

**DON'T  
DIG  
BLIND**



1-800-382-5544  
CALL TOLL FREE



- IDENTIFICATION BOX QUANTITY SHOWN ON PLAN DIFFERS FROM THE LANDSCAPE ARCHITECT.
- ANNUAL FLOWER BEDS SHALL BE COVERED WITH 2" SHREDDED MULCH UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED AS ALLOWED.
- RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE WHIP PLANTINGS OPERATIONS. LANDSCAPE ARCHITECT RESERVES
- THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO
- SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY
- 1) YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. WHIP SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE

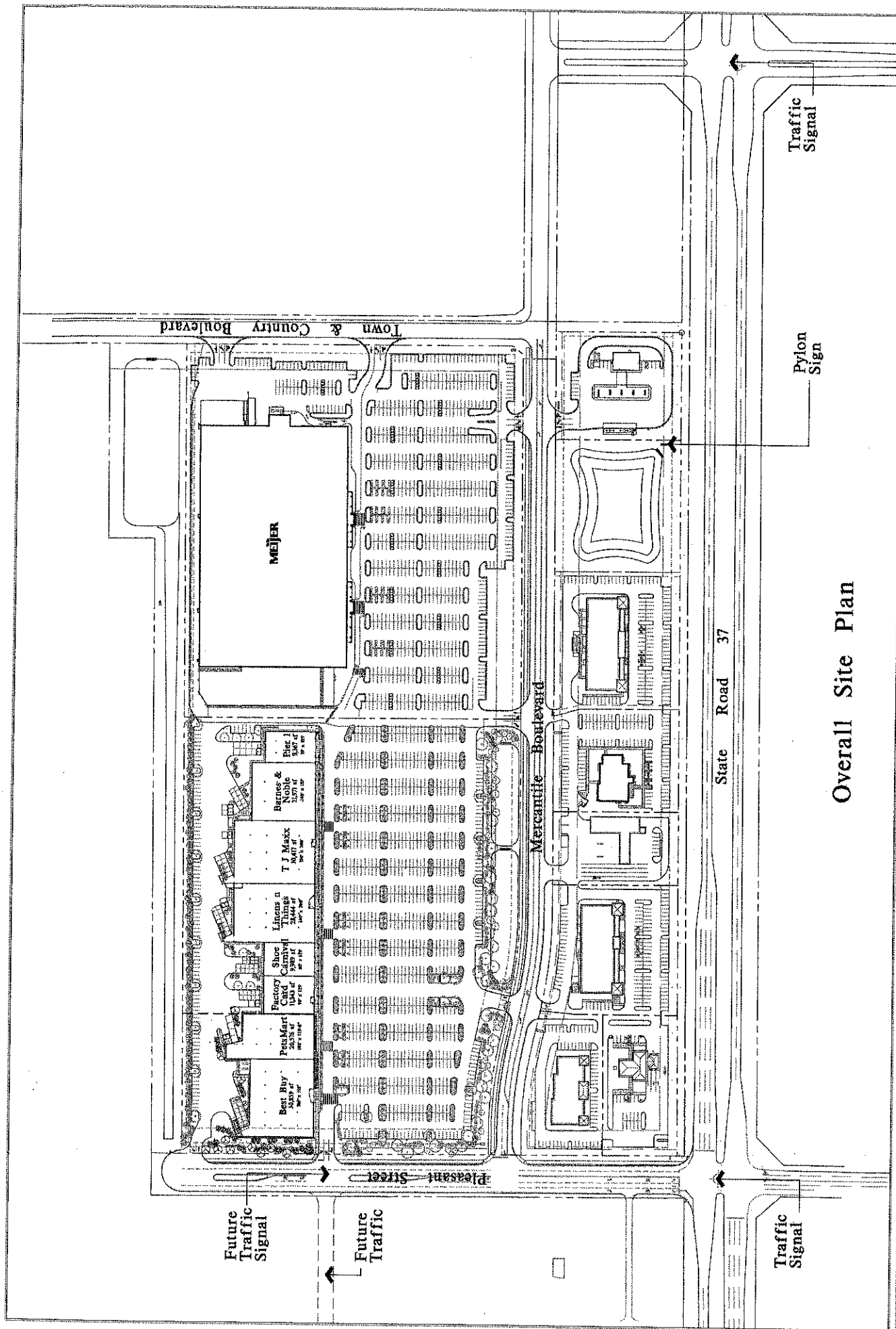
THIRD FOR HIS PORTION OF WORK.  
MIX IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED MULCH OF LANDSCAPE ARCHITECT.  
PLANTS THAT HE FEELS MAY NOT SURVIVE TRANSPLANTING

2000 LAMNS SHALL BE SEED MIX "U" FROM INDIANA STATE  
IF ONE (1) YEAR GUARANTEE PERIOD WITH NO BARE SPOTS DEFTIBLE STAND OF GRASS IS ESTABLISHED.

PE ARCHITECT. ALL SODDED LAWN TO BE MAINTAINED FOR A CONTRACTOR. MAINTENANCE TO INCLUDE WATERING, WEEDING, MOWING OF LAWNS AND PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING OR IS NOTED INCLUDED IN CONSTRUCTION.

1ST.  
ING OR SODDING OPERATIONS.  
1" LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL A TEST.

Loyd Tab Name: LANDSCAPE PLAN, Improvements - Xrefs: Stony Creek - p.dwg; Stony Creek - b.dwg; Stony Creek - b.dwg  
LAST SAVED BY: BROWN, FEB 19, 2005 - 14:46:5  
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Overall Site Plan

**STONY CREEK MARK-ET-PLACE**  
NOBLESVILLE, INDIANA  
21 FEBRUARY 2005  
133596

**Duke**  
ARCHITECTS

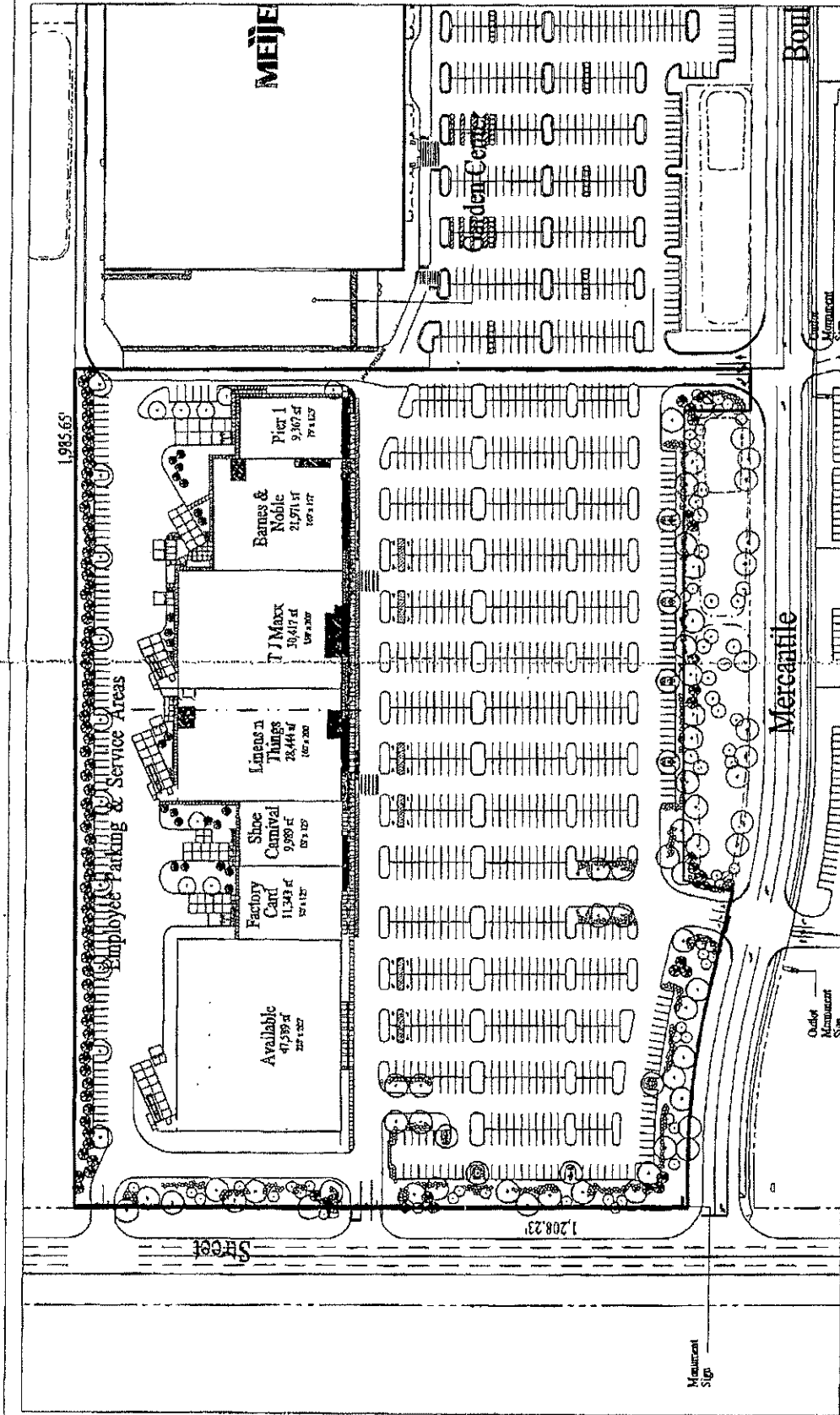
**CSO**

0 40 80 160  
Feet

Scale: 1" = 80'

North

# ORIGINAL DEVELOPMENT PLAN



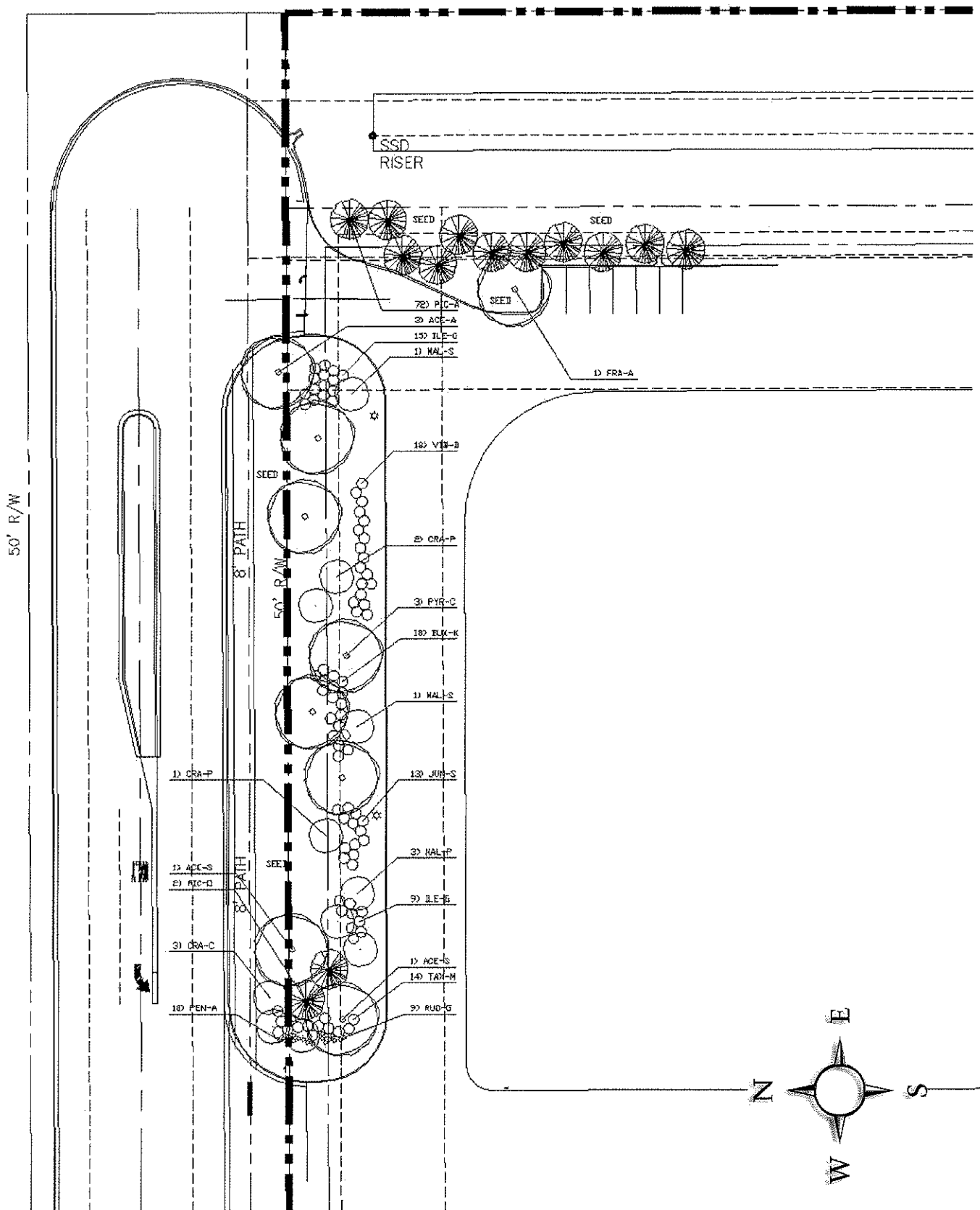
Being Lot 7 of the STONY CREEK MARKETPLACE Lots 2, 3, 4, 5, 7 & Blocks A, B, and C SECONDARY PLAT, as recorded in PC 3, Slide 74 as instrument number 200200079217 in the Recorder's office of Hamilton County, Indiana.

**SITE PLAN**  
 SCALE: 1" = 60'  
 10-3-03

**Duke**  
 LAND SURVEYING  
 100 E. 10th Street  
 Noblesville, IN 46060  
 Phone: (317) 946-2000  
 Fax: (317) 946-2001

**STONY CREEK MARKET PLACE LOT 7**  
 Mercantile and Pleasant Streets  
 Noblesville, IN

# ORIGINAL LANDSCAPE PLAN



# STONY CREEK MARKET PLACE, LOT 7

## FEASIBILITY STATEMENT

**Project Location:** The 5.805-acre site is located at the southeast corner of Mercantile Boulevard and Pleasant Street. The site is zoned PB and is currently occupied by an existing parking lot and rear service drive surrounding a grassy building pad. The site is part of the platted Stony Creek Marketplace retail development and is known as Lot 7B of said plat per instrument number 2004-00003598.

**Access and R/W:** Access to the proposed development will be through the existing public rights-of-way for Pleasant Street and Mercantile Boulevard. Each street was constructed approximately two years ago as part of the initial phase of the overall Stony Creek Marketplace project. Pleasant Street has a total of 100 feet of public right-of-way width, while Mercantile Boulevard has a total of 80 feet of public right-of-way width.

**Drainage:** As previously discussed, the site is part of the overall Stony Creek Marketplace development. The overall development was constructed with master storm water detention areas along Mercantile Boulevard and to the rear of the inline buildings. Drainage for this particular project will be to the east into the rear dry detention area which flows to the south. This drainage pattern is consistent with the master plan for the overall development.

**Utilities:** All public utilities are located within easements along the east side of the site and within the adjacent Block 'C'. Sanitary sewer laterals were previously installed for two tenants in this area. A new lateral connection is proposed for the third new tenant. Public water has been "roughed in" within the original building shell and stubbed to the demising line at the south end of the expansion area. Therefore, no new water taps are anticipated. Public gas, electric and telephone lines are located along the east property line. New service connections of each utility will be made for each tenant.

**Sidewalks and Bike/Walking Paths:** Multi-use paths were originally installed along the south side of Pleasant Street to serve this area. New sidewalks are proposed along the front of the building expansion area.