

APPROVED

ORIGINAL ADOPTED ORDINANCE

ORDINANCE NO. 13-05-02

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE
CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

An ordinance to amend the Unified Development Ordinance 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, the Plan Commission of the City of Noblesville has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Republic Development; and,

WHEREAS, the Plan Commission has sent its recommendation to the Noblesville Common Council in the following manner: *favorable 11-0*;

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 for said City and the Official Zone Map of said Ordinance are hereby amended as follows:

SECTION 1. That the subject real estate along and adjacent to the north side of Exit 10, Interstate Highway 69, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana, is hereby rezoned from the "CCPD" (Corporate Campus Park District) classification to the "CCPD-PD" (Corporate Campus Park District-Planned Development) classification, as designated in said Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana and said real estate is more particularly described in "Exhibit I".

SECTION 2. That the preliminary development plan, labeled as "Exhibit C", the Zoning Matrix, labeled as "Exhibit A", General Development Standards identified in

"Exhibit B", S.R. 238 / 146th Street – Section, labeled as "Exhibit J", and the Thoroughfare Plan, labeled as "Exhibit D", be adopted as part of this ordinance.

SECTION 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 11th day of June, 2002.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE
[Signature]
[Signature]
Laurie E. Hurst
[Signature]
[Signature]
[Signature]

NAY

Rex Dillinger _____
Alan Hinds _____
Laurie E. Hurst _____
Jack Martin _____
Jay McCoskey _____
Dale Snelling _____
James R. Snyder _____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 11th day of June, 2002.

Dennis R. Redick
Dennis R. Redick, Mayor
City of Noblesville, IN

ATTEST:
[Signature]
Janet Jaros, Clerk-Treasurer

Approved by: Michael A. Howard, Attorney-At-Law
696 Logan Street, Noblesville, IN 46060

EXHIBIT - (A)

SAXONY CORPORATE CAMPUS AT NOBLESVILLE - DEVELOPMENT STANDARDS (Corporate Campus Planned Development - CCPD)

EXECUTIVE SUMMARY

Noblesville, Indiana

(See Supplemental Zoning Text (EXHIBIT - (B)) for General Development Standards which apply to all Subareas)

Revised 5/1/02

Prepared for: Republic Development Corp.
Land Planning: Bird/Houk & Associates, Inc.

SUB-AREA <i>See EXHIBIT - (C) for locations</i>	PERMITTED LAND USES	DENSITY		SETBACKS AND RESTRICTIONS							FRONT YARD SETBACKS & ROADWAY TYPES				REQUIRED PARKING
		District Acreage* (±) Net of R.O.W.	Maximum S.F./Ac. (Net Acres)	Rear Yard (Min.)	Side Yard (Min.)	Lot Width (Min.)	Lot Size (Min.)	Building Footprint (Min. S.F.)	Maximum Cover Impervious Surface	Building Hgt. (Max.)	Primary Arterials	Perimeter Roads		Internal Roads	SPACES AND LOADING SPACES
											SR 238 & New 146th St.	Brooks School Rd.	Old 146th Street	Public Internal Roads	
A (Corporate Campus Interchange District)	Highway related Retail Uses, Institutions and Institutions and Offices, Regional and Professional Offices, Restaurants, Professional Activities, Banks, Hotels, Service/Gas Stations. No truck stops or terminals. <i>See Note #1 Below</i>	27.11	10,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	1,500 S.F. for Retail & Restaurant Uses	75% of Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/ Commercial - 40'	50' Pavement & Building	—	—	25' Pavement & Building	<i>See Chart "A" Below</i>
B-1 (Corporate Campus Secondary Corridor District)	Flex Office with a minimum 20% office and the remaining being office, storage/warehouse/laboratory or similar type uses and all permitted uses in Subarea A. <i>See Notes #2 & #3 Below</i>	24.99	18,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	10,000 S.F. for Office & Warehouse Uses 1,500 Retail & Commercial Uses	75% of Gross Lot Area	Office - 60' Industrial - 50' Retail/ Commercial - 40'	—	—	—	25' Pavement & Building	<i>See Chart "A" Below</i>
B-2 (Corporate Campus Secondary Corridor District)	Flex Office with a minimum 20% office and the remaining being office, storage/warehouse/laboratory or similar type uses and all permitted uses in Subarea C2 & D. <i>See Notes #2 & #3 Below</i>	15.27	18,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	10,000 S.F. for Office & Warehouse Uses 1,500 Retail & Commercial Uses	75% of Gross Lot Area	Office - 60' Industrial - 50' Retail/ Commercial - 40'	—	—	50' Pavement & Building	25' Pavement & Building	<i>See Chart "A" Below</i>
C-1 (Corporate Campus Interchange District)	Institutions and Offices, Public Uses, Regional and Professional Offices, Professional Activities, Hotels, Banks and Financial Institutions, Sit-Down Restaurants (over 2,000 S.F. footprint), Regional Mall, or Shopping Center (750,000 S.F. or larger) <i>See Notes #2 & #3 Below</i>	77.33	18,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	20,000 S.F. for Office Uses 2,000 S.F. for Retail & Restaurants	70% of Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/ Commercial - 40'	50' Pavement & Building	50' Pavement & Building	—	25' Pavement & Building	<i>See Chart "A" Below</i>
C-2 (Corporate Campus Interchange District)	Professional Offices, Professional Activities, Hotels, Banks and Financial Institutions, Sit-Down Restaurants (over 2,000 S.F. footprint) <i>See Notes #2 & #3 Below</i>	8.51	18,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	10,000 S.F. for Office Uses 2,000 S.F. for Retail & Restaurant Uses	75% Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/ Commercial - 40'	50' Pavement & Building	—	—	25' Pavement & Building	<i>See Chart "A" Below</i>
D (Corporate Campus Interchange District)	Neighborhood Retail Uses, Institution and Offices, Regional and Professional Offices, Restaurants, Professional Activities, Banks and Hotels <i>See Note #1 Below</i>	17.82	10,000 S.F./Ac.	15' Pavement 25' Building	15' Pavement 25' Building	Office and Retail Center Uses 200' Out-Parcels 150'	Office 2 Ac. Retail Center 5 Ac. Out-Parcel One Ac.	1,500 S.F. for Retail & Restaurant Uses	75% Gross Lot Area	Office - 120' Hotel - 120' Industrial - 50' Retail/ Commercial - 40'	50' Pavement & Building	25' Pavement & Building	50' Pavement & Building	25' Pavement & Building	<i>See Chart "A" Below</i>
E (Corporate Campus Secondary Corridor District)	Warehousing and Wholesaling Uses, Institutions and Offices, Regional and Professional Offices, Professional Activities <i>See Notes #2, #4, & #5 Below</i>	74.99	14,000 S.F./Ac.	30' Building 15' Pavement 30' Pavement from Legal Drain	30' Building 15' Pavement 30' Pavement from Legal Drain	Office Use 200' Industrial/ Warehousing Uses 400'	Office 2 Ac. Industrial/ Warehousing 5 Ac.	20,000 S.F. for all Uses	80% Gross Sub Area (See Note #5)	Office - 60' Industrial - 50' Retail/ Commercial - 40'	—	—	30' Pavement & 55' Building	30' Pavement & 55' Building	<i>See Chart "A" Below</i>
Overall Totals	TOTAL NET ACREAGE	246.02													
	R.O.W. ACREAGE	33.98													
	TOTALS (GROSS)	280.00													

*All acreages are approximate and may vary with final engineering.

- Notes: #1. Drive thru uses shall be permitted with conditional approval. Banks and restaurants shall be exempt from conditional approval.
#2. Restaurants and banks shall be permitted within office buildings subject to conditional use review by the Planning Commission.
#3. Parking garages, warehousing, and wholesale businesses shall be permitted subject to conditional use review by the Planning Commission.
#4. Food processing and limited manufacturing shall be permitted subject to conditional use review by the Planning Commission.
#5. Gross lot coverage on warehousing may exceed 80%, but not more than 90%, of an individual lot as long as the total subarea does not exceed 80%.
#6. Gross lot subarea acreage = total acreage minus any public road pavement area.

CHART "A" - OFF STREET PARKING AND LOADING MINIMUMS

LAND USE	PARKING SPACES	LOADING AREA
Retail/Service	4 per 1,000 S.F.	1 per User
Office	3 per 1,000 S.F.	1 per Building
Health/Education	3 per 1,000 S.F.	1 per Building
Manufacturing/Assembly/Production	2 per 1,000 S.F.	1 per 15,000 S.F.
Distribution	1 per 4,000 S.F.	1 per 15,000 S.F.
Storage	1 per 1,000 S.F.	1 per 15,000 S.F.

EXHIBIT - (B)

SAXONY CORPORATE CAMPUS AT NOBLESVILLE

*Prepared for: Republic Development Corp.
Land Planning: Bird/Houk & Associates, Inc.*

GENERAL DEVELOPMENT STANDARDS CORPORATE CAMPUS PLANNED DISTRICT

REVISED: MAY 1, 2002 (FOR FINAL DRAFT)

I. Subarea Descriptions

- A. Subarea A: Because of its relation to I-69 and being immediately adjacent to the Exit 10 Interchange, the proposed uses within this Subarea are primarily freeway oriented services and retail.
- B. Subarea B-1: This subarea serves as a transition between the freeway related Subarea A to the south and the industrial Subarea E to the north. It is characterized by smaller flex type office uses, multi-tenant office buildings, and commercial service uses. Due to its close proximity to Subarea A and relationship to the freeway interchange, all the uses that are allowed in Subarea A will be permitted within this subarea.
- C. Subarea B-2: This subarea serves as a transition between the neighborhood retail center in Subarea D to the west and the industrial Subarea E to the east. It is characterized by smaller flex type office products and multi-tenant office buildings. Due to its close proximity to Subarea D and Subarea C2, all the uses that are allowed in Subarea D and C2 will be permitted within this subarea.
- D. Subarea C-1: Because of its location and visibility along I-69 and State Route 238 to the north, this subarea is planned to contain freeway oriented office uses which include general offices, corporate campuses, corporate headquarters, major institutional users, mid-rise signature office buildings, hotels and limited commercial services.
- E. Subarea C-2: Because of its location along State Route 238 and smaller size, this subarea will contain freeway oriented office uses, multiple tenant office buildings, and limited commercial services.

- F. Subarea D: This subarea shall be characterized by neighborhood retail uses which will provide convenience and services for users of the surrounding development as well as existing area residents.
- G. Subarea E: The proposed uses for this subarea include industrial uses such as warehousing and wholesaling operations. Food processing and light manufacturing will be permitted conditionally. Office uses within this subarea shall be consistent with other general office uses and flex office uses previously discussed within this text.

II. Development Standards (Corporate Campus Planned Development CCPD)

Article 8, Part E, Section 7 of the Unified Development Ordinances for the City of Noblesville was used as a reference in the development of this text. Information included in this text (Exhibit - B), the design standards matrix (Exhibit - A), and the submitted drawings are intended to be all-inclusive for this (CCPD). Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These standards ensure consistency and quality throughout the planned district. In the event of conflicts, this text and the design standards matrix shall take precedence over all other zoning standards.

III. Access, Loading, Parking and/or Traffic Related Commitments

- A. Parking and loading requirements for an individual use shall be as shown in Exhibit A. See Article 10 of the Unified Development Ordinance for the City of Noblesville for all other parking questions.
- B. Cross-access easements shall be provided where feasible.

IV. Architectural Standards

- A. Color Palette: Earth tones, muted and natural tones are preferred. Accent colors in brighter hues are permitted for building accent features such as awnings, doors, trim, etc. A mixed palette on a single building should be carefully selected so all colors are harmonious with each other.
- B. Exterior Materials:
 - 1. Warm-tone brick
 - 2. Stone, simulated stone with limestone trim
 - 3. Natural wood, wood composite, stucco, and heavy gauge vinyl (.042 inch nominal thickness)
 - 4. Pre-cast concrete
 - 5. Metal (trim or accent only)
 - 6. Glass

7. Poured in place concrete (i.e. walls - allowed in Subarea E, if articulated with architectural detailing such as textured finishes, aggregate, banding, pigments, etc.)
8. Painted aluminum (trim or accent only)
9. Tile (ceramic or porcelain) (trim or accent only)
10. Formed Polymers ("Fypon" and "EIFS") (trim or accent only)
11. On pitched roofs, standing metal seam, cedar shakes, dimensional asphaltic shingles, slate or tile shall be used.

C. Roof:

1. All Structures two stories or smaller (except warehouse and flex office structures):
 - a. All such buildings within Subareas A, C-1, C-2 and D, and any buildings in Subarea B-1 and B-2 below 10,000 square feet must have pitched roofs with gabled or hipped ends, or they may have flat roofs provided they are proportionately integrated with a slope roof mansard on all sides that adequately hides roof top mechanical equipment. The sloped mansard shall be a minimum of 8' (ht.) tall. The roofs shall have a minimum slope of 5:12 and a maximum slope of 12:12, and shall not exceed one and one half times the height of the building wall (See Figure 1). (Exceptions to this standard will be allowed for gasoline service station canopies as long as they are architecturally consistent with the building



Figure 1: Example of Mansard

design).

- b: Flat roofs shall be allowed on all one-story buildings in Subareas B-1, B-2, and E provided that all roof top mechanical units are fully screened from street levels.
 - c. Minimum 8" roof overhangs are required on all pitched roofs.
2. All structures greater than two stories:

- a. Flat roofs shall be allowed on buildings greater than two stories in Subareas A, C-1, C-2, and D provided that all roof top mechanical units are fully screened from street levels.

3. Rooftop equipment screens and rooftop penetrations (vents) shall be of the same color compatible with the overall building or roof color (not an accent color).

D. Wall Articulation/Fenestration:

1. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of the structure.
2. Building materials shall be consistent on all four sides of the structure.
3. The amount of fenestration should be balanced with the amount of solid façade.
4. Glazing shall not exceed 75% of the façade on small office buildings (two stories or less).

V. Buffering, Landscaping, Open Space and/or Screening Commitments

A. Landscaping

1. Within the 50-foot setback from the right-of-way of New 146th Street, there shall be a 5' (ht.) continuous sculpted and undulating earth mound, except for areas of ingress and egress for roadways and ponds. In the event that a mound is not possible, a continuous 3' (ht.) evergreen hedge shall be placed to screen parked cars. The mound will have a maximum 5:1 slope that will begin at the right-of-way line. The mound will also have a maximum 3:1 slope on the opposite side which will begin at the 50 foot setback line so that the crest of the earth mound will begin approximately 15 feet from the setback line and extend for approximately 10 feet in width. Along the crest of the earth mound or behind the 3' (ht.) evergreen hedge, there shall be five deciduous trees, five ornamental trees plus either four evergreen trees or eight large variety evergreen shrubs grouped in massings planted per each 200 linear feet.
2. Street trees within all subareas are to be planted at a minimum distance of 40 feet on center along proposed roads. Trees will be of deciduous species normally attaining full grown height in excess of 50 feet and will be of 2-1/2" caliper or greater at the time of planting. Street trees along new 146th Street are to be 3 - 1/2" in caliper at time of planting.

3. There shall be a minimum 3' (ht.) parking lot screen containing a hedge, wall with materials consistent with the architecture, or earth mound with a maximum 3:1 slope along the pavement setback where a parking area fronts a proposed roadway (excluding vehicular ingress and egress). The hedge shall be of non-deciduous species and shall be spaced not more than 36 inches apart so as to form a continuous visual screen a minimum of 36 inches in height above grade, under normal growing conditions, within one year after planting.
4. Any portion of a lot upon which a building or parking area is not constructed shall be landscaped with lawn as a minimum. Those areas designated as landscaped buffers, tree lawns, tree preservation zones, entry features or other landscaped features shall be maintained meeting the minimum standards in the Unified Development Ordinances for the City of Noblesville, Article 12. The use of in-ground sprinkler systems, where appropriate, is strongly encouraged.
5. Interior landscaping for vehicular use areas (Subarea E - Industrial omitted): Any open vehicular use area, excluding loading, unloading and storage areas in an industrial zone or business zone, containing more than 6,000 square feet of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to previously required perimeter landscaping. Interior landscaping may be peninsular or island types.
 - a. For each 100 square feet or fraction thereof of vehicular use area in excess of twenty contiguous vehicular parking spaces, a minimum of five square feet of landscaped area shall be provided.
 - b. The minimum individual landscaped area permitted shall be sixty-four square feet with a four-foot minimum distance to all trees or shrubs from edge of pavement where vehicles overhang.
 - c. Maximum contiguous area: In order to encourage the required landscape areas to be properly dispersed, no individual landscape area shall be larger than 350 square feet in size in a vehicular use area under 30,000 square feet, and no individual landscape area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least distance of any required area shall be four feet minimum distance to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.

6. Minimum quantities of trees (Subarea E - Industrial omitted): The following minimums are required based upon total ground coverage of structures and vehicular use areas:
 - a. Up to 20,000 square feet: A minimum of one tree per 5,000 square feet of ground coverage, and a total tree planting equal to 1 inch in tree trunk size for every 2,000 square feet of ground coverage.
 - b. Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage.
 - c. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage, and a total tree planting equal to twenty-five inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet of ground coverage.
7. Minimum size of trees and shrubs:
 - a. Deciduous shade and street trees must be a minimum of 2-1/2" in caliper at the time of planting.
 - b. Deciduous shade and street trees along new 146th Street must be a minimum of 3-1/2" in caliper at the time of planting.
 - c. Evergreens must be a minimum of 6' in height at the time of planting.
 - d. Ornamental trees must be a minimum of 1-3/4" in caliper at the time of planting.
 - e. Shrubs must be a minimum of twenty-four inches at time of planting.
8. Protection of Landscaped Islands: Parked vehicles may hang over the interior landscaped area not more than two and one-half feet, as long as concrete or other well stops are provided to ensure no greater overhang or penetration of the landscaped area.
9. Curbs to protect screening material: Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening materials on those sides where there is such material. The

curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

B. Perimeter Area Landscaping (Subarea E - Only)

1. Within the 30' pavement setback (30' buffer area from roadways and the legal drain easement), there shall be a 4' high continuously uniform earth mound except for areas of ingress and egress. The mound will have a maximum 3:1 slope that will begin at the right-of-way line or easement edge. The mound will also have a maximum 3:1 slope on the opposite side which will begin at the pavement setback line, so that the crest of the mound begins approximately 12' from both the right-of-way and pavement setback lines and totals 6' in width.
2. Within the buffer area per 100 linear feet or each fraction thereof, there shall be an evergreen screening consisting of eleven evergreen trees staggered along the crest of the mound 7'-8' from each side of the buffer zone. There shall be a minimum of 18 deciduous shrubs per each 100' grouped between and along the base of the evergreen trees on the right-of-way side of the buffer. Shrubs will not be required along the legal drain easement.
3. Along the right-of-way of Road A and Road E, five deciduous trees and 4 evergreen trees may be used instead of the required eleven evergreen trees.
4. Minimum size of trees at the time of planting shall be 6' (ht.) for evergreen trees and 2 1/2" caliper for deciduous trees.
5. All loading areas shall be screened from public view with vegetation, walls, etc.

VI. Dumpsters, Lighting, Outdoor Display Areas and /or other Environmental Commitments

A. Lighting

1. All parking lot lighting shall not exceed 18 feet in height from finished grade.
2. External lighting shall be cut-off type fixtures.
3. There shall be a consistent and uniform lighting fixture for parking lot lighting within all commercial and office areas.

4. All types of parking, pedestrian and other lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type and style.
5. All light poles and standards shall be metal and shall be black or dark bronze in color.
6. Parking lot lighting shall be high-pressure sodium. Building and landscaping lighting shall be incandescent or metal halide.
7. Landscape and building uplighting from a concealed source shall be permitted.
8. All lights shall be arranged to reflect light away from any street or adjacent property.
9. All building illumination shall be from concealed sources.
10. No colored up-lights or spotlights shall be used to light the exterior of the buildings.

B. Waste and Refuse:

All waste and refuse shall be containerized and screened from view on three sides by a solid brick wall or materials compatible with building materials and at least 6 inches taller than the height of the dumpster. The fourth side shall contain a wood gate at least 6 inches taller than the height of the dumpster.

C. Storage Equipment and Service Areas

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from view with material harmonious with the building.
2. All refuse trash and garbage collection shall be enclosed or not visible from the street or adjoining property.
3. No noises, smoke, odors, vibration or other nuisances shall be permitted.
4. No area of the site will be used for outdoor storage.
5. Service courts and loading docks shall be screened from all streets or adjacent buildings by landscaping, mounding or walls.

VII. Graphics and Signage Commitments

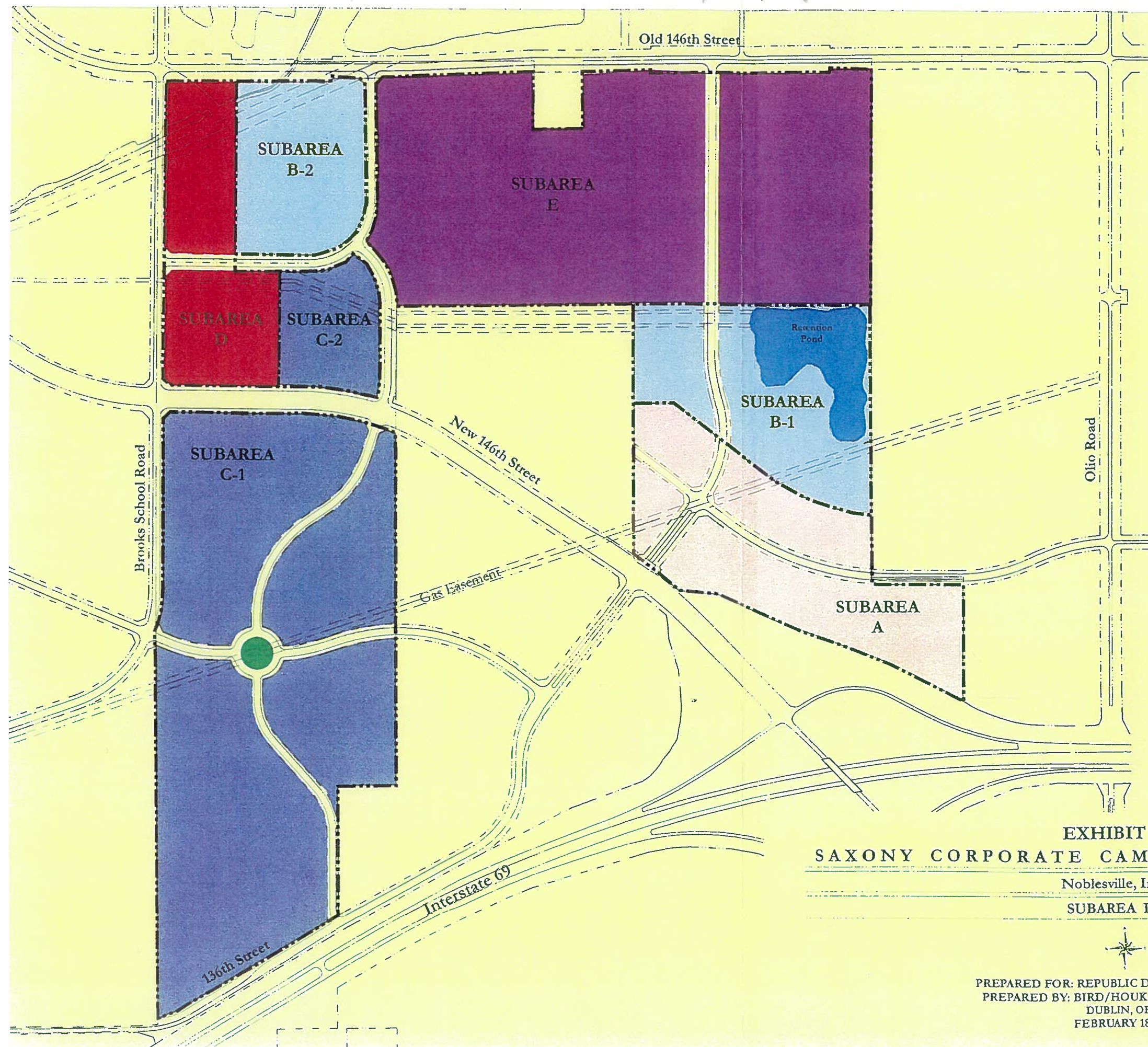
- A. The development shall utilize standard City of Noblesville street and regulatory signage. Other signage may be used subject to approval by the City of Noblesville.
- B. Generally, retail uses shall be allowed one sign per road frontage. Retail uses with one frontage road shall be allowed either one building mounted sign consisting of individual or scripted letters and logo or one ground mounted monument sign. If a ground mounted monument sign is selected, retailer may not include its name on a designation sign. Retail uses with two frontage roads shall be allowed two signs consisting of either one freestanding ground monument sign and one building mounted sign consisting of individual or scripted letters and logo or two building mounted signs. Retail uses with three frontage roads shall be allowed three signs with at least two of the signs being building mounted signs consisting of individual or scripted letters and logo.
- C. Ground monument signs permitted shall be a maximum of six feet in height and contain a maximum area of 50 square feet per sign face. A ground mounted monument sign may be internally or externally illuminated, but external illumination shall be designed to minimize diffusion. All ground monument signs must be landscaped on all sides with bushes, trees, low growth plants and other materials in a landscaped bed not less than 50 square feet. Each sign must be architecturally compatible with the associated retail building structure or a common landscape and signage theme along the road and shall be constructed of similar building materials unless the user can demonstrate to the Planning Department architectural merit otherwise. No ground signs will be permitted along 146th Street.
- D. An exception shall be permitted to allow two signs to a retail user with only one street frontage when a building is constructed so that all sides are predominately brick or stone or combination thereof. The intent under this exception is that the building convey an architectural standard that is not commonly recognized as the retailer's prototype. In such exceptions the signs must meet all the design elements indicated herein.
- E. Retail shopping centers shall be permitted one retail sign per store/tenant front. Such signage must be incorporated within the sign board and shall consist of individual or scripted letters with logo or have the name incorporated into the logo. In cases where the name and logo are incorporated into one sign, such sign must be internally illuminated or, if externally illuminated, the sign must be professionally constructed with durable materials that resist fading and wear and tear.

- F. Building-mounted signage shall be integrated with the façade design, and not obscure architectural details and not protrude more than 12 inches out from the face of the building without approval from the planning commission.
- G. Corporate or multi-tenant office buildings on sites less than five acres in size may have the building name or address shown in one location on the building. If the name is placed on the building, one ground sign with only the address is permitted. If the address is placed on the building, one ground sign with the name and address of all tenants is permitted. Signs are not to exceed 6' in height or fifty square feet per face.
- H. Corporate or multi-tenant office buildings on sites greater than five acres in size can have the building name shown in one location, and the address shown in another location, or together with the name on the building. In addition, such buildings can have one ground sign showing the names and addresses of tenants. Signs are not to exceed 6' in height or fifty square feet per face.
- I. Service stations that dispense gasoline may integrate pricing information into a ground sign as long as the sign size does not exceed the dimensions set forth herein.
- J. On buildings up to three stories in height, building mounted signage shall not exceed two feet in height. On buildings over three stories in height, building mounted signage shall not exceed three feet in height.
- K. On multi-tenant buildings, all signage must be visually consistent.
- L. Freestanding signage and light standards shall be located in landscaped areas. The size of the landscaped area around ground signs shall be at least three times the surface area of the sign.
- M. Pole signs and roof-mounted signs are prohibited.
- N. The following setback and height requirements shall apply to ground sign: All other ground signs shall be set back a minimum of ten feet from the public right-of-way. No ground sign shall be allowed to exceed six feet in overall height.
- O. All signs must be associated with the permitted use of the property on which they are located.
- P. Street number(s) shall be prominently placed on or among freestanding signage or on the building.
- Q. Directional signs cannot exceed four square feet each. The total square footage for all directional signs cannot exceed 48 square feet.

- R. A maximum of three colors, plus white or black, may be used on any sign. Garish colors must be avoided, and the color scheme must relate to the associated building.
- S. Off-site and temporary signage shall comply with the Unified Development Ordinance regulations.
- T. No neon signs will be permitted.

VIII. Miscellaneous Commitments

- A. Utilities: All utility lines including water service, electricity, telephone and gas and their connections or feeder lines shall be placed underground. Provided, however, that any existing overhead transmission lines may remain above ground. Meters, transformers, etc. may be placed above ground, but shall be screened from view. Where feasible, all above ground utility boxes shall be placed at the rear lot lines or shall be sufficiently screened.



SITE DATA

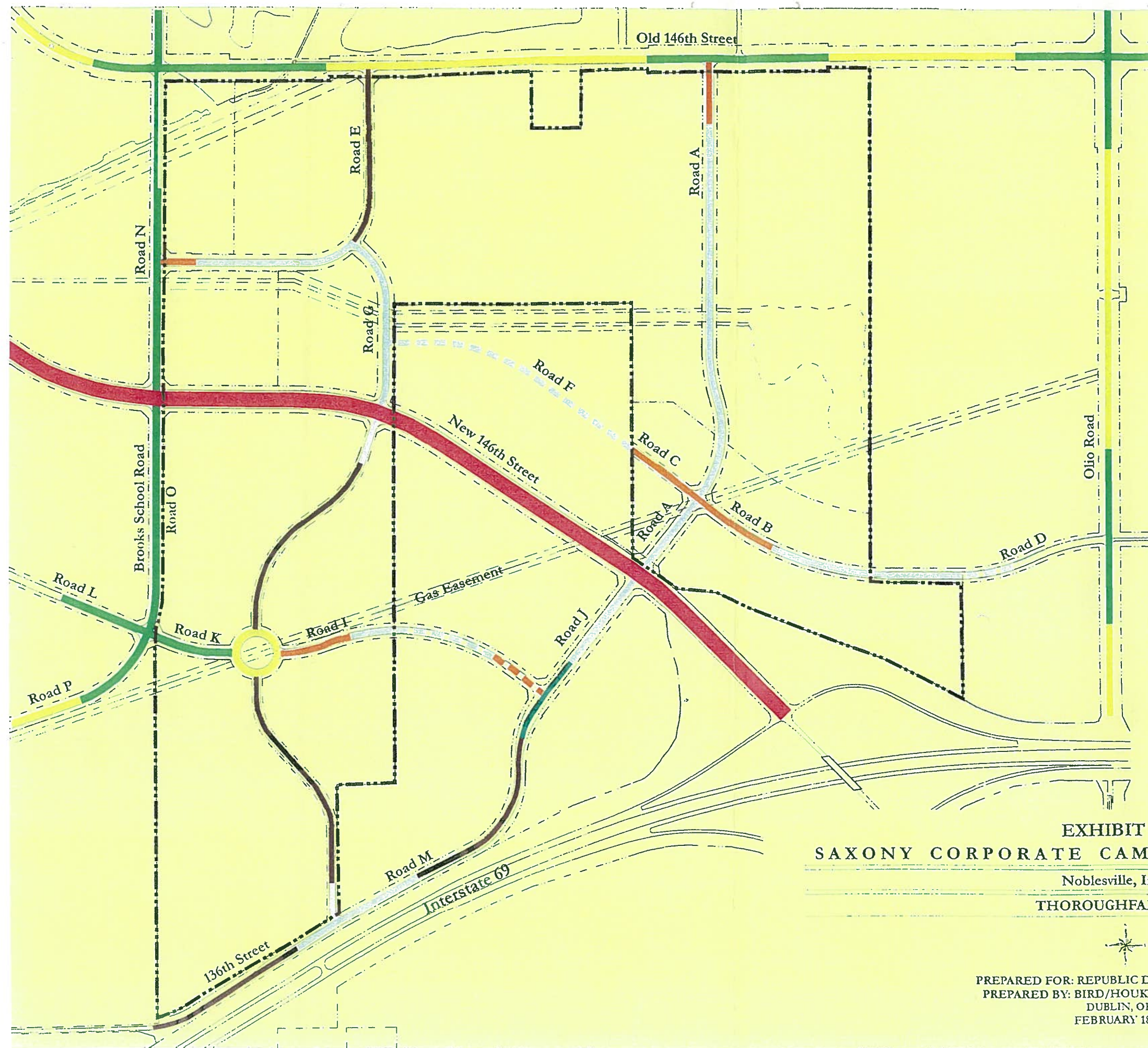
SUBAREA	ACREAGE
A	+/- 27.11
B-1	+/- 24.99
B-2	+/- 15.27
C-1	+/- 77.33
C-2	+/- 8.51
D	+/- 17.82
E	+/- 74.99
Total Net Acreage	+/- 246.02
R.O.W. Acreage	+/- 33.98
Total Gross Acreage	+/- 280.00

LEGEND

- SUBAREA A - Freeway Retail
- SUBAREA B - Flex Office
- SUBAREA C - Corporate Office Campus
- SUBAREA D - Neighborhood Retail
- SUBAREA E - Industrial

EXHIBIT - (C)
SAXONY CORPORATE CAMPUS AT NOBLESVILLE
Noblesville, Indiana
SUBAREA PLAN

PREPARED FOR: REPUBLIC DEVELOPMENT CORP.
PREPARED BY: BIRD/HOUK & ASSOCIATES, INC.
DUBLIN, OHIO
FEBRUARY 18, 2002



LEGEND

- Primary Arterial
New 146th St.
 100' R.O.W. from Center Line
 200' R.O.W. Total
- Perimeter Roads
Brooks School Road
 95' R.O.W. from Center Line
 (Special Purpose)
- Perimeter Roads
Old 146th St. R.O.W. Varies
Brooks School Road
 75' R.O.W. from Center Line
 150' R.O.W. Total
- Perimeter Roads
Old 146th St. R.O.W. Varies
Brooks School Road
 60' R.O.W. from Center Line
 120' R.O.W. Total
- Internal Road
Entry Boulevard Collector
 50' R.O.W. from Center Line
 100' R.O.W. Total
- Internal Road
Primary Collector
 45' R.O.W. from Center Line
 90' R.O.W. Total
- Internal Road
Primary Collector
 40' R.O.W. from Center Line
 80' R.O.W. Total
- Internal Road
Local Collector
 35' R.O.W. from Center Line
 70' R.O.W. Total
- Internal Road
Local Collector
 30' R.O.W. from Center Line
 60' R.O.W. Total

EXHIBIT - (D) SAXONY CORPORATE CAMPUS AT NOBLESVILLE Noblesville, Indiana THOROUGHFARE PLAN



PREPARED FOR: REPUBLIC DEVELOPMENT CORP.
 PREPARED BY: BIRD/HOUK & ASSOCIATES, INC.
 DUBLIN, OHIO
 FEBRUARY 18, 2002

EXHIBIT ' I '

Part of the Northeast, Northwest, Southwest, and Southeast Quarters of Section 23, Township 18 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter of said Section 23; thence South 63 degrees 19 minutes 05 seconds East along the centerline of State Road 238 a distance of 87.20 feet to a tangent curve to the right having a radius of 881.47 feet, the radius point of which bears South 26 degrees 40 minutes 55 second West; thence Southeasterly along said curve and the centerline of said State Road 238 a distance of 323.65 feet to a point on the Northwestern bank of Sand Creek, said point bears North 47 degree 43 minutes 09 seconds East from said radius point (the following seven courses are along the Northerly bank of said Sand Creek); 1) thence North 64 degrees 30 minutes 35 seconds East 90.49 feet; 2) thence North 73 degrees 45 minutes 03 seconds East 16.65 feet; 3) thence North 68 degrees 42 minutes 08 seconds East 80.41 feet; 4) thence North 73 degrees 26 minutes 27 seconds East 76.59 feet; 5) thence North 68 degrees 17 minutes 01 seconds East 56.88 feet; 6) thence North 43 degrees 50 minutes 05 seconds East 115.05 feet; 7) thence North 44 degrees 22 minutes 35 seconds East 60.29 feet to the North line of said Northwest Quarter; thence North 89 degrees 29 minutes 17 seconds East along said North line 1319.23 feet to the Northwest corner of land described in Instrument No. 97-51940, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 12 minutes 22 seconds East along the West line of said described land 375.00 feet to the Southwest corner thereof; thence North 89 degrees 29 minutes 17 seconds East along the South line of said described land 270.00 feet to the Southeast corner thereof; thence North 00 degrees 12 minutes 22 seconds West along the East line of said described land 375.00 feet to the North line of said Northwest Quarter; thence North 89 degrees 29 minutes 17 seconds East along said North line 287.90 feet to the Northwest corner of the Northeast Quarter of said Section 23; thence North 89 degrees 29 minutes 05 seconds East along said North line 1315.93 feet to the Northeast corner of the West Half of said Northeast Quarter; thence South 00 degrees 07 minutes 35 seconds East along the East line of said West Half 2663.66 feet to the Northwest corner of the East Half of the Southeast Quarter of said Section 23; thence South 00 degrees 07 minutes 20 seconds East along the West line of said East Half 193.83 feet to the Southwest corner of land described in Instrument No. 95-53794, recorded in said recorder's office; thence North 89

degrees 08 minutes 01 seconds East along the South line of said described land 510.58 feet to a property line described in an agreement recorded as Instrument No. 97-2752, recorded in said recorder's office (the following four courses are along said property line); 1) thence South 00 degrees 06 minutes 58 seconds West 130.91 feet; 2) thence South 01 degrees 45 minutes 59 seconds East 129.01 feet; 3) thence South 01 degrees 59 minutes 43 seconds West 154.27 feet; 4) thence South 00 degrees 07 minutes 31 seconds East 279.07 feet to the Northern right-of-way of Frontage Road No. 3 (the following five courses are along said Northern right-of-way); 1) thence North 62 degrees 13 minutes 37 seconds West 256.07 feet to a tangent curve to the left having a radius of 2904.79 feet, the radius point of which bears South 27 degrees 46 minutes 23 seconds West; 2) thence Northwesterly along said curve 392.91 feet to a point which bears North 20 degrees 01 minutes 23 seconds East from said radius point; 3) thence North 69 degrees 58 minutes 37 seconds West 508.64 feet; 4) thence North 65 degrees 38 minutes 49 seconds West 331.13 feet; 5) thence North 85 degrees 11 minutes 15 seconds West 207.60 feet to the Northeastern right-of-way of State Road 238; thence North 55 degrees 52 minutes 36 seconds West along said Northeastern right-of-way 306.78 feet to the East line of the Southwest Quarter of said Section 23; thence North 00 degrees 07 minutes 08 seconds West along said East line and the East line of the Northwest Quarter of said Section 23 a distance of 1420.16 feet to the Southeast corner of the North Half of the Northwest Quarter of said Section 23; thence South 89 degrees 27 minutes 58 seconds West along the South line of said Half Quarter 1316.30 feet to the East line of the West Half of the Northwest Quarter of said Section 23; thence South 00 degrees 06 minutes 32 seconds East along said East line and the East line of the West Half of the Southwest Quarter of said Section 23 a distance of 2666.34 feet to the North line of the South Half of the Southwest Quarter of said Section 23; thence South 89 degrees 27 minutes 18 seconds West along said North line 320.10 feet to the Northwest corner of land described in Deed Record 252, page 292, recorded in said recorder's office; thence South 00 degrees 06 minutes 20 seconds East along the West line of said described land 721.81 feet to the Northern right-of-way of East 136th Street and a non-tangent curve to the left having a radius of 8013.45 feet, the radius point of which bears South 30 degrees 19 minutes 33 seconds East (the following three courses are along said Northern right-of-way); 1) thence Southwesterly along said curve 204.11 feet to a point which bears North 31 degrees 47 minutes 07 seconds West from said radius point; 2) thence South 58 degrees 12 minutes 53 seconds West 766.30 feet to a tangent curve to the right having a radius of 453.22 feet, the radius point of which bears North 31 degrees 47 minutes 07 seconds West; 3) thence Southwesterly along said curve 181.96 feet to a point on the West line of the Southwest Quarter of said Section 23, said point bears South 08 degrees 46 minutes 55 seconds East from said radius point; thence North 00 degrees 05 minutes 55 seconds West along the West line of said Southwest Quarter and the West line of the Northwest Quarter of said Section 23 a distance of 5282.53 feet to the POINT OF BEGINNING, containing 278.429 acres, more or less.

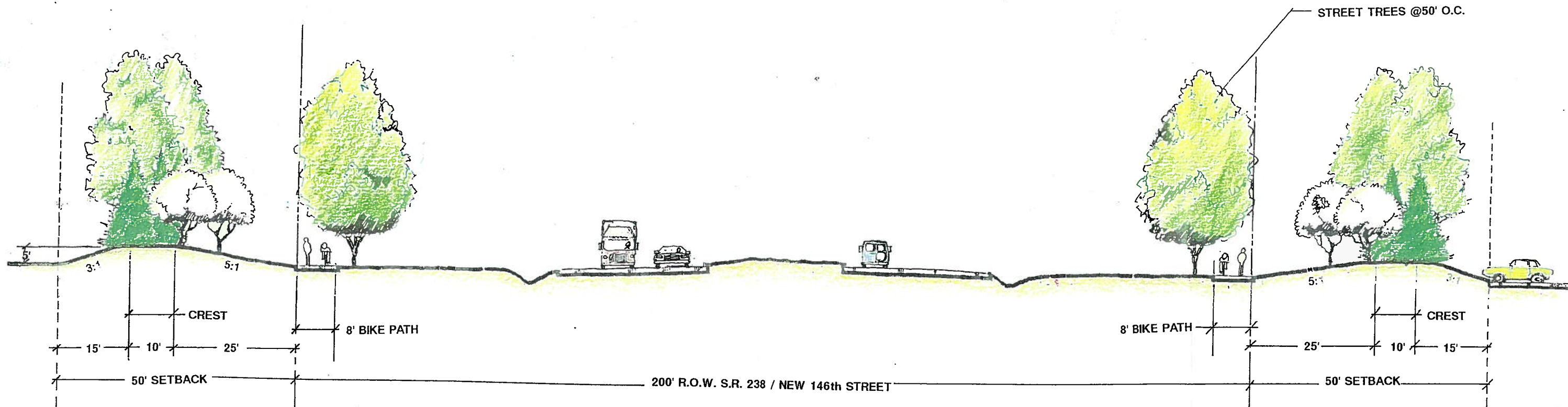


EXHIBIT J
S.R. 238 / 146th STREET - SECTION
N.T.S.

SAXONY CORPORATE CAMPUS

AT NOBLESVILLE

Noblesville, Indiana

S.R. 238 / NEW 146th STREET BUFFER TREATMENT