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Document Cross-Reference No's: 9809802755 and 2008057581

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application #12N-15-1743 and Application #12N-15-1744, respectively, as required by law concerning applications for an amendment to a preliminary development plan regarding sign amendments for property legally described in "Exhibit A" (11.5 +/- acres) submitted by Cumberland 146<sup>th</sup> Street Partners and Community Health Network and sign amendments to an adopted "Program of Signs" for property legally described in "Exhibit B" (4.4 +/- acres)

submitted by Powell Healthcare Real Estate and the Indiana Surgery Center Noblesville, all located within the City of Noblesville's zoning jurisdiction, Hamilton County, Indiana; and

WHEREAS, the Plan Commission at their November 19, 2012 meeting has sent its favorable recommendation to the Noblesville Common Council regarding Application #12N-15-1743 in the manner by a vote of 7 ayes, 3 nays, and 0 abstention and sent a favorable recommendation to the Noblesville Common Council regarding Application #12N-15-1744 in the manner by a vote of 9 ayes, 1 nay, and 0 abstention.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, that said Ordinance as a part of the Unified Development Ordinance for said City is hereby amended as follows:

SECTION 1. The sign package as per "EXHIBIT C" including the number of signs, size of signs, and general location of signs as depicted in said Exhibit shall be permitted and approved, subject to meeting all other sign requirements as per the Unified Development Ordinance and hereby replaces and supersedes the previously adopted Ordinance No. 53-10-08 regarding signage only, except those exhibits regarding signs for the single-story building of which signage shall remain as originally adopted as per Hamilton County Parcel No. 18-11-19-00-40-002.003.

SECTION 2. The sign package as per "EXHIBIT C" shall supersede and replace the "Program of Signs" originally adopted for the Noblesville Business Park, specifically for property known as the Indiana Surgery Center Noblesville, Hamilton County Parcel No. 11-11-18-00-00-011.102, (9700 East 146<sup>th</sup> Street) ONLY, with all other properties within the Noblesville Business Park adhering to the adopted "Program of Signs" for said Noblesville Business Park. "Exhibit C" includes the removal of existing signage for all parcels.

SECTION 3. The proposed ground sign located on property at 9669 and 9779 East 146<sup>th</sup> Street and adjacent to the southwest intersection of Cumberland Road and 146<sup>th</sup> Street, and the proposed ground sign located on property at 9700 East 146<sup>th</sup> Street and adjacent to the northwest intersection of Cumberland Road and 146<sup>th</sup> Street, shall not exceed the maximum height of twelve (12) feet. The "vision corner clearance area" adjacent to roadway and/or driveway intersections shall remain free of any signs.

SECTION 4. All other provisions of the Planned Development Ordinance and the adopted "Program of Signs" shall remain in effect with the adoption of this ordinance.

SECTION 5. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.



**EXHIBIT A**  
**REAL ESTATE**

Part of Block 2 of the AMLI at Prairie Lakes Secondary Plat, recorded as Instrument Number 200500055139 in the Office of the Recorder of Hamilton County, Indiana, and being located within 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) a distance of 608.51 feet to the easterly extension of the south line of Riverview Medical Arts Secondary Plat, recorded as Instrument Number 2007019732 in said Recorder's Office, the following two (2) courses are along said easterly extension; 1) thence North 89 degrees 56 minutes 36 seconds West a distance of 60.00 feet to the west line of the land conveyed to the City of Noblesville ("Noblesville Tract") described in Instrument Number 200600040585 on file in said Recorder's Office, and the POINT OF BEGINNING; 2) thence continuing North 89 degrees 56 minutes 36 seconds West a distance of 861.83 feet to the southeast corner of said Riverview Medical Arts Secondary Plat; thence North 00 degrees 03 minutes 25 seconds East along the east line of said Riverview Medical Arts Secondary Plat, a distance of 549.42 feet to the southern right-of-way line of 146th Street as defined by said AMLI at Prairie Lakes Secondary Plat, the following five (5) courses are along the southern right-of-way line of 146th Street; 1) thence North 84 degrees 19 minutes 00 seconds East a distance of 131.02; 2) thence South 05 degrees 48 minutes 02 seconds East a distance of 10.17 feet; 3) thence North 84 degrees 18 minutes 54 seconds East a distance of 318.38 feet to the point of curvature of a non tangent curve concave to the southeast, the radius point being located South 05 degrees 40 minutes 09 seconds East 4,821.14 feet from said point of curvature; 4) thence Easterly 363.91 feet along said curve to a point that is located North 01 degree 20 minutes 40 seconds West 4,821.14 feet from the radius point of said curve; 5) thence South 45 degrees 35 minutes 22 seconds East a distance of 69.97 feet to the western right-of-way line of Cumberland Road as defined by Instrument Number 9909919188 on file in said Recorder's Office; thence South 00 degrees 00 minutes 17 seconds West along said western right-of-way line and the west line of said Noblesville Tract, a distance of 557.95 feet to the POINT OF BEGINNING. Containing 11.466 acres, more or less.

This description describes the same tract of land as described in the title commitment.

## EXHIBIT B

### LEGAL DESCRIPTION

#### PARCEL I

Part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 18 North, Range 5 East, of the Second Principal Meridian, located in Noblesville Township, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18, Township 18 North, Range 5 East of the Second Principal Meridian, located in Noblesville Township, Hamilton County, Indiana; thence South 89 degrees 15 minutes 07 seconds West (basis of bearings is Indiana State Plane coordinate system – NAD83 East Zone) a distance of 1333.22 feet on the South line of the Southeast Quarter of said Southeast Quarter to the Southwest corner thereof; thence North 00 degrees 20 minutes 53 seconds West 95.13 feet on the West line of the Southeast Quarter of said Southeast Quarter to a point on a non-tangent curve, concave Northerly, the radius point of which bears North 03 degrees 42 minutes 50 seconds West 4830.13 feet from said point; thence Easterly 203.38 feet on said curve to the left to the point of tangency thereof, said curve having a chord bearing of North 85 degrees 04 minutes 48 seconds East 203.36 feet; thence North 83 degrees 52 minutes 25 seconds East 322.63 feet; thence North 06 degrees 07 minutes 35 seconds West 10.17 feet; thence North 83 degrees 52 minutes 25 seconds East 191.85 feet to a 5/8 inch rebar w/cap marked Weihe Engr 0012 ("capped rebar") at the POINT OF BEGINNING; thence continuing North 83 degrees 52 minutes 25 seconds East 126.99 feet to the point of curvature of a tangent curve, concave Southerly, having a radius of 5020.04 feet; thence Easterly 383.83 feet on said curve to the right to a "capped rebar" on a non-tangent line; thence North 44 degrees 03 minutes 36 seconds East 72.10 feet to a "capped rebar" on a line located 60.00 feet West of the East line of said Southeast Quarter, as measured by parallel lines; thence north 00 degrees 18 minutes 47 seconds West 282.34 feet parallel with the East line of said Southeast Quarter to a "capped rebar"; thence South 89 degrees 39 minutes 52 seconds West 559.85 feet to a "capped rebar" on a line which bears North 00 degrees 19 minutes 54 seconds West from the point of beginning; thence South 00 degrees 19 minutes 54 seconds East 370.77 feet to the point of beginning.

#### PARCEL II (North Access)

An Easement for Access as set forth in Access Easement Agreement by and among NBP, LLC, Noblesville Business Park Owners Association, Inc. and Hamilton Surgery Development, LLC dated August 23, 1999 and recorded August 26, 1999 as Instrument No. 99-50646 in the Office of the Recorder of Hamilton County, Indiana, over and across the following land:

Part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 18 North, Range 5 East, of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18, Township 18 North, Range 5 East of the second Principal Meridian, Noblesville Township, Hamilton County, Indiana; thence South 89 degrees 15 minutes 07 seconds West (basis of bearings is Indiana State Plane coordinate system - NAD83 East Zone) a distance of 1333.22 feet on the South line of the Southeast Quarter of said Southeast Quarter to the Southwest corner thereof; thence North 00 degrees 20 minutes 53 seconds West 95.13 feet on the West line of the Southeast Quarter of said Southeast Quarter to a point on a non-tangent curve, concave Northerly, the radius point of which bears North 03 degrees 42 minutes 50 seconds West 4830.13 feet from said point; thence Easterly 203.38 feet on said curve to the left to the point of tangency thereof, said curve having a chord bearing of North 85 degrees 04 minutes 48 seconds East 203.36 feet; thence North 83 degrees 52 minutes 25 seconds East 322.63 feet; thence North 06 degrees 07 minutes 35 seconds West 10.17 feet; thence North 83 degrees 52 minutes 25 seconds East 191.85 feet to a 5/8 inch rebar w/cap marked Weihe Engr 0012 ("capped rebar"); thence North 00 degrees 19 minutes 54 seconds West 370.77 feet to a capped rebar; thence North 89 degrees 39 minutes 52 seconds East 197.32 feet to the POINT OF BEGINNING of the herein described access easement; thence North 00 degrees 00 minutes 00 seconds East 46.30 feet; thence North 89 degrees 58 minutes 53 seconds East 362.29 feet; thence South 00 degrees 18 minutes 47 seconds East 44.29 feet to a point bearing North 89 degrees 39 minutes 52 seconds East from the POINT OF BEGINNING; thence South 89 degrees 39 minutes 52 seconds West 362.53 feet to the POINT OF BEGINNING.

**PARCEL III (Southwest Access)**

An Easement for access as set forth in an Access Easement Agreement by and among NBP, LLC, Noblesville Business Park Owners Association, Inc. and Hamilton Surgery Development, LLC dated August 23, 1999 and recorded August 26, 1999 as Instrument No. 99-50646 in the Office of the Recorder for Hamilton County, Indiana over and across the following land:

Part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 18 North, Range 5 East, of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18, Township 18 North, Range 5 East of the Second Principal Meridian, Noblesville Township, Hamilton County, Indiana; thence South 89 degrees 15 minutes 07 seconds West (basis of bearing is Indiana State Plane coordinate system - NAD83 East Zone) a distance of 1333.22 feet on the South line of the Southeast Quarter of said Southeast Quarter to the Southwest corner thereof; thence North 00 degrees 20 minutes 53 seconds West 95.13 feet on the West line of the Southeast Quarter of said Southeast Quarter to a point on a non-tangent curve, concave Northerly, the radius point of which bears North 03 degrees 42 minutes 50 seconds West 4830.13 feet from said point; thence Easterly 203.38 feet on said curve to the left to the point of tangency thereof, said curve having a chord bearing of North 85 degrees 04 minutes 48 seconds East 203.36 feet; thence North 83 degrees 52 minutes 25 seconds East 322.63 feet; thence North 06 degrees 07 minutes 35 seconds West 10.17 feet; thence North 83 degrees 52 minutes 25 seconds East 191.85 feet to a 5/8 inch rebar w/cap marked Weihe Engr 0012 ("capped rebar"), said rebar marks the POINT OF BEGINNING of the herein described access

easement; thence South 83 degrees 52 minutes 25 seconds West 45.26 feet; thence North 00 degrees 02 minutes 33 seconds East 91.15 feet; thence North 89 degrees 59 minutes 39 seconds East 44.43 feet to a point bearing North 00 degrees 19 minutes 54 seconds West from the POINT OF BEGINNING; thence South 00 degrees 19 minutes 54 seconds East 86.32 feet to the POINT OF BEGINNING.



This is a detailed site plan for the intersection of Linden Road and Linden Avenue. The plan shows the layout of existing and proposed structures, setbacks, and corner clearance areas. Key features include:

- Proposed Structures:** Labeled with red numbers 9700-1 through 9700-7. These are located along the north side of Linden Road, adjacent to the intersection.
- Existing Structures:** Labeled with red numbers 9669-1 through 9669-10. These are located along the south side of Linden Road, adjacent to the intersection.
- Setbacks:** Indicated by red lines and text. For example, "18 foot setback" is shown for the proposed structures, and "10 foot setback" is shown for the existing structures.
- Corner Clearance Area:** A red dashed line outlines the "ON CORNER CLEARANCE AREA" at the intersection.
- Streets:** Linden Road runs horizontally across the top, and Linden Avenue runs vertically down the right side.
- Other Features:** The plan includes details of parking lots, sidewalks, and various setbacks (e.g., "15 foot setback", "10 foot setback").



THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE CIRCLED NOTES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, JUNCTIONS, AND OTHER DEVICES OR MARKS AS SHOWN BY OTHERS. THERE MAY BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBTAINED. THE EXACT LOCATION OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

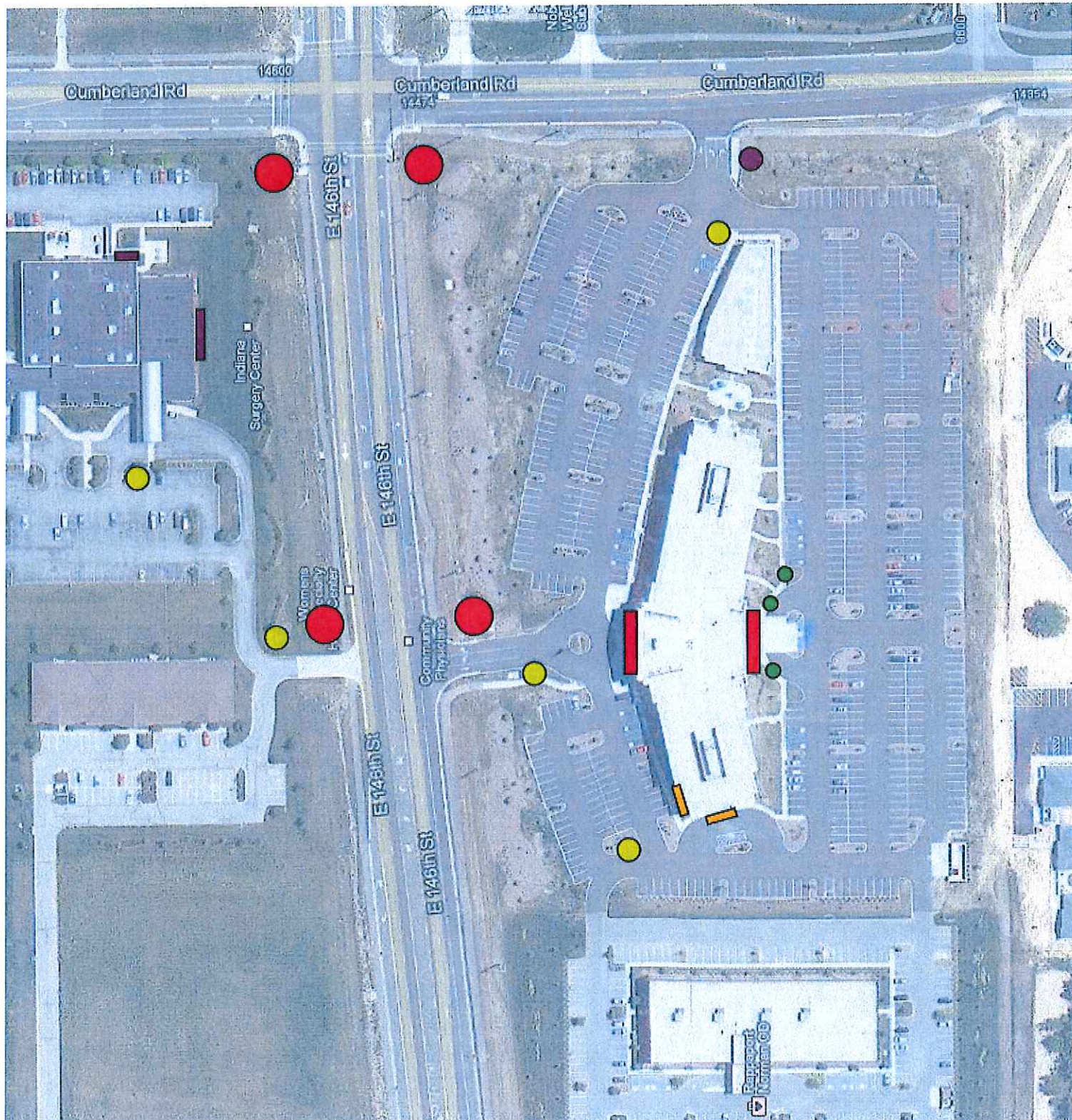
CALL TOLL FREE  
- INDIANA UNDERGROUND -

**7. Page 14**

- [illegible]



- Large pylon (two existing)
- Medium pylon (one existi
- Small/Address pylon (thre two new)
- Primary wall sign (two ne
- Secondary/Tenant wall's three, one replacement, i
- MedCheck (one replacen
- Regulatory Signs (three n























Robertson, Image Date: August 2009





Health  
Services

MedCheck

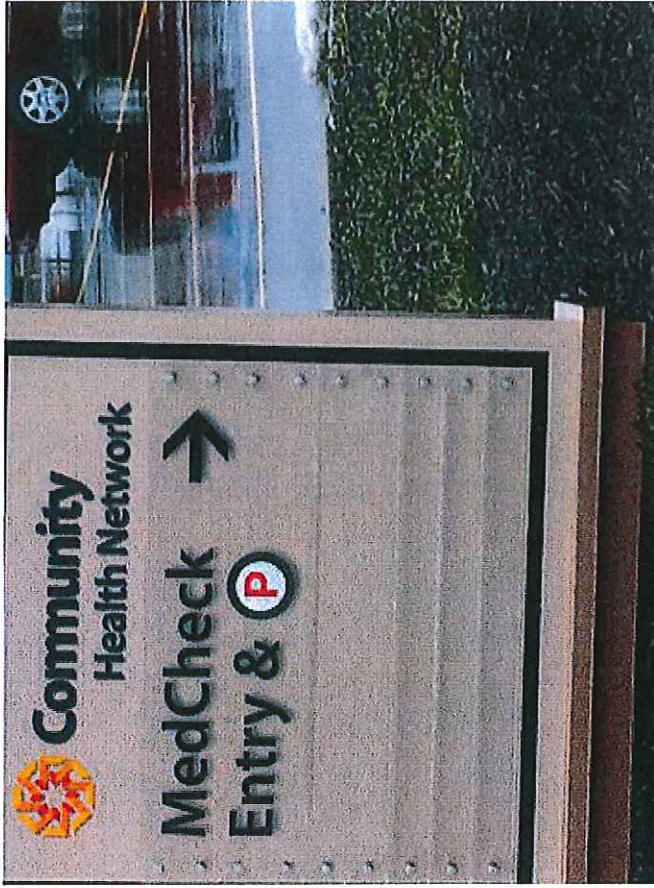
Physician  
Offices

Wellspring  
Pharmacy













**Community**  
Health Network

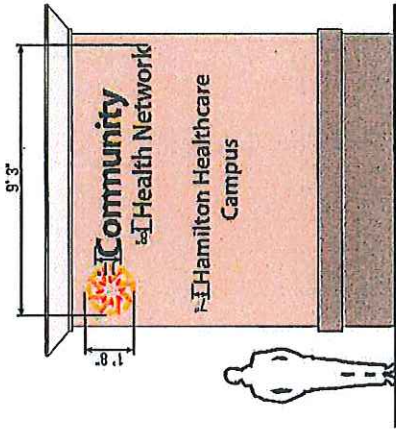
**MedCheck**

**9 AM to 9 PM**  
*Seven days per week*

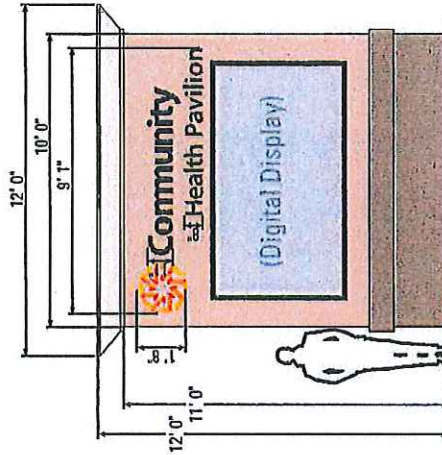
9779

9669

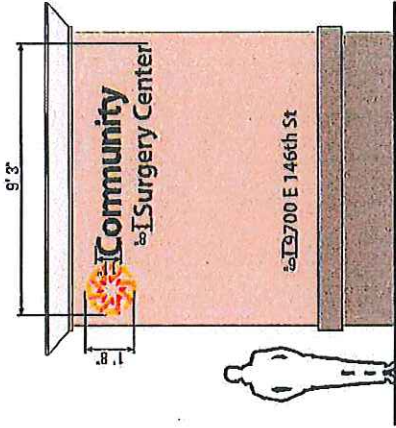




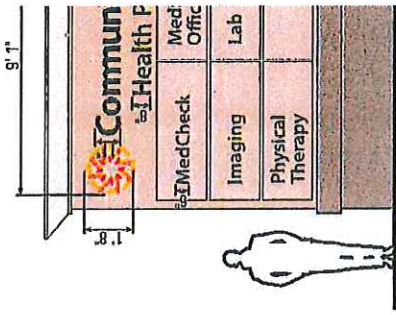
● Elevation - pylon sign 9669-6, 9700-4  
1/2" = 1'



● Elevation - pylon sign 9669-7  
1/2" = 1'



● Elevation - pylon sign 9700-7, 9700-3  
1/2" = 1'



● Elevation - pylon sign 9669-1  
1/2" = 1'

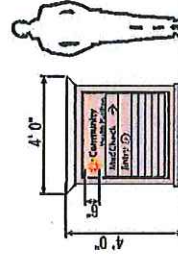
Sign cabinet to match existing HHC building pylons, use LED fill. Logomark and logotype routed out of face panel with push through acrylic flush with cabinet face surface.  
Faces are translucent plexiglass to match PMS 143 (Gold), PMS 158 (Orange), and PMS 1795 (Red), and letters are 3m perforated vinyl to match Matte Black.  
"Hamilton Healthcare Campus" letters are routed out of cabinet face, and clear acrylic push-through forms that exceed the cabinet face by 1/4" minimum. Returns are polished/flamed for maximum transference of light. Letter faces are opaque vinyl to match Matte Black.

Modify existing sign cabinet by replacing cabinet face panel. Logomark and logotype routed out of face panel with push through acrylic flush with cabinet face surface.  
Faces are translucent plexiglass to match PMS 143 (Gold), PMS 158 (Orange), and PMS 1795 (Red), and letters are 3m perforated vinyl to match Matte Black. Keep existing digital display.

Sign cabinet to match existing HHC building pylons, use LED fill. Logomark and logotype routed out of face panel with push through acrylic flush with cabinet face surface.  
Faces are translucent plexiglass to match PMS 143 (Gold), PMS 158 (Orange), and PMS 1795 (Red), and letters are 3m perforated vinyl to match Matte Black. Address is 1/4" thick acrylic dimensional letters applied to surface primed and painted Matte Black. Returns are smooth and free of chatter marks.

Sign cabinet to match existing HHC small pylons. Logomark and logotype are individual pieces cut from acrylic and applied directly to cabinet face surface.  
Faces and returns are primed and painted to match PMS 143 (Gold), PMS 158 (Orange), and PMS 1795 (Red), and letters are to match Matte Black. Repair/repaint existing cabinets as necessary.

Sign cabinet to match small pylons. Logomark are individual pieces acrylic and applied d cabinet face surface  
Faces and returns are to match PMS 143 (G and PMS 1795 (Red), to match Matte Black) existing cabinets are below to fabricate ne to match existing.



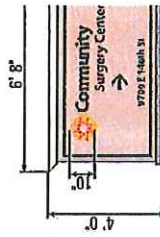
● Elevation - pylon sign 9669-8  
1/2" = 1'



● Elevation - pylon sign 9669-9  
1/2" = 1'

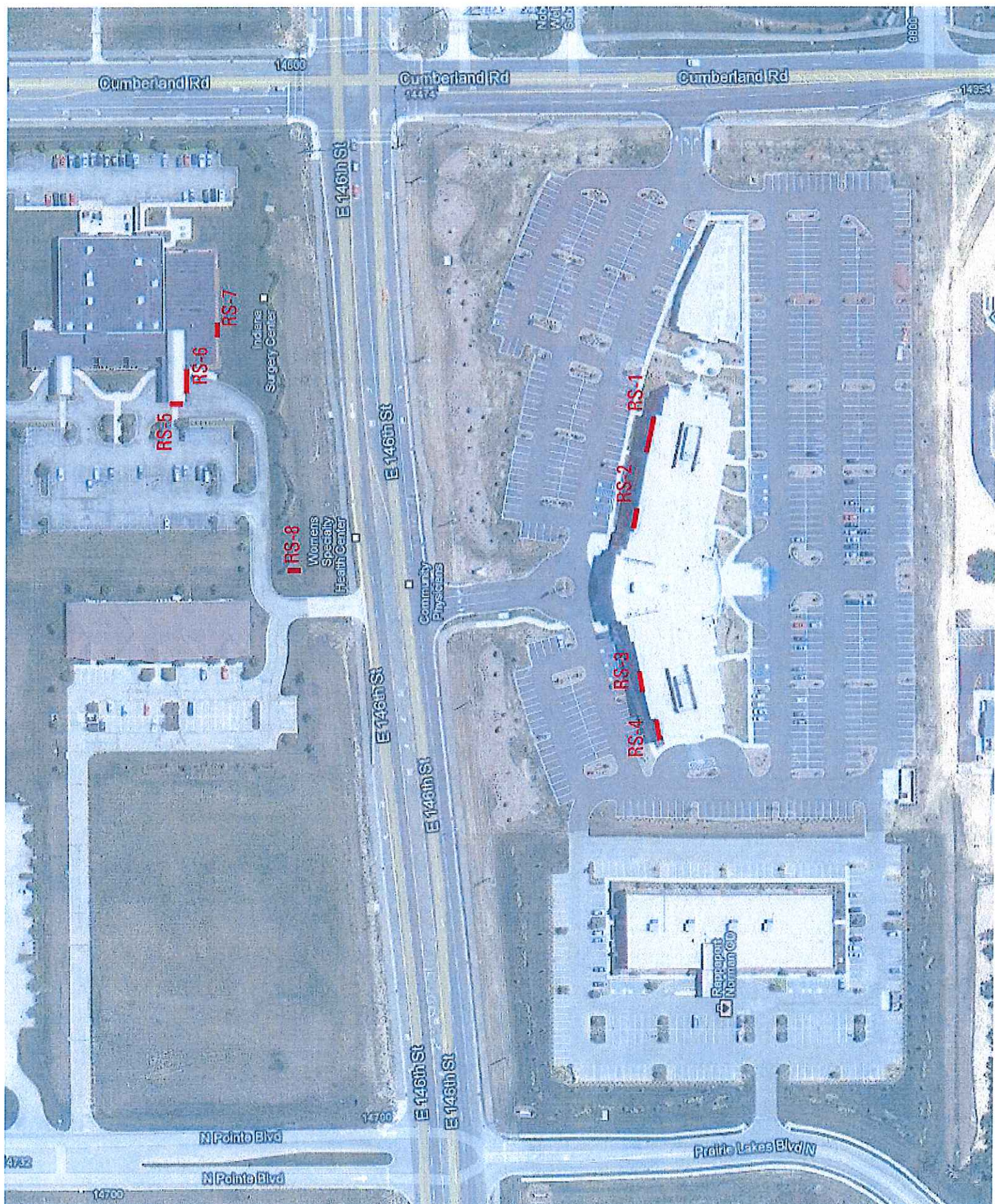


● Elevation - pylon sign 9669-10  
1/2" = 1'



● Elevation - pylon sign 9700  
1/2" = 1'

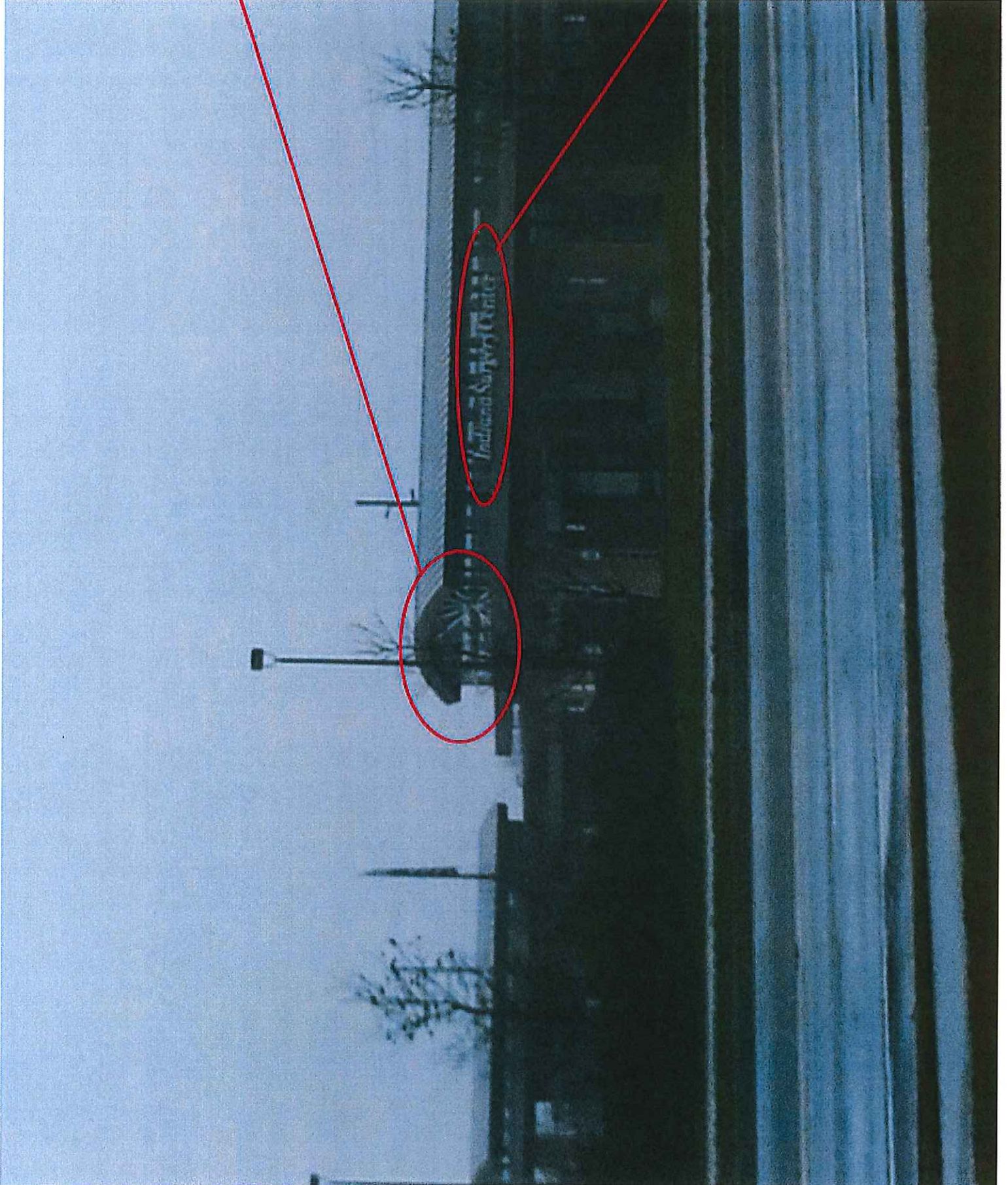






Remove letters a  
canopy, no repla

Remove letters o  
canopy, no repla





Remove letters a  
replace with new  
(see page XX)







Rem:  
repla  
on pt  
Sign:  
(Ham)

9700 E 146th St. South elevation facing 146th st

These drawings may not be  
duplicated or reproduced in  
any form except with the written



FORCADE ASSOCIATES



JOB

Community Health Network  
ReBranding

DRAWING

Elevation 01