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Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. #6-1-07

Document Cross Reference No.

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

This is an ordinance to amend Ordinance No. 59-12-02 (the "Noble West PD Ordinance") previously approved pursuant to the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana (the "City's Development Ordinance"), 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 on Application No. 06N-15-2087 as required by law in regard to the application filed by Hazel Dell, LLC, (the "Developer") to amend the Noble West PD Ordinance; and,

WHEREAS, the Plan Commission at its January 16, 2007 meeting sent a favorable recommendation to the Noblesville Common Council by a vote of ten (10) in favor and zero (0) opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Noble West PD Ordinance is hereby amended as follows:

SECTION 1. The subject real estate containing approximately 8.39 acres, more particularly described in "Exhibit A" attached hereto (the "Real Estate"), is located on the east side of Hazel Dell Parkway, north of Edenshall Road, all of which is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate currently is zoned Noble West Planned Development District.

SECTION 2. The Real Estate is hereby designated as a "Retail Area", as provided by Ordinance No. 59-12-02. Subsequently, the Noble West Planned Development Ordinance, Ordinance No. 59-12-02, is hereby amended as follows:

- A. "Retail Area", as defined by Section 3, shall be amended to define Retail Area to "mean that area designated on the Location Plan as the Retail Area and consisting of approximately forty-seven and one half (47 ½) acres".
- B. The "Location Plan" as described by Section 4 and incorporated as Exhibit C of Ordinance No. 59-12-02, shall be replaced by the "Amended Location Plan", attached hereto as "Exhibit C".
- C. The maximum square footage in the Retail Area, as provided by Section 6.3, shall be amended to permit fifty-six thousand (56,000) square feet of retail development on the Real Estate.
- D. The Development Requirements, as provided by Section 7.2 Retail Area, shall be amended to require "for the Retail Real Estate that the elevation and exterior buildings shall be substantially in accordance with the Elevation Plans, attached hereto as "Exhibit D", and other criteria filed as part of the Noble West Architectural Guidelines."

- E. Section 6.4 is amended to provide that the maximum number of dwelling units permitted for the Multi-Family Area shall be reduced from five hundred and twenty (520) units to four hundred and twenty-six (426) units.
- F. All other provisions of the Noble West Planned Development Ordinance applicable to the Retail Area shall apply to the Real Estate.

SECTION 3. Preliminary Development Plan. The Noble West Planned PD preliminary development plan and "Retail Plan", as defined by Section 3 of Ordinance No. 59-12-02, is hereby amended. The amended preliminary development plan for the Real Estate, attached hereto as "Exhibit E", is hereby approved.

SECTION 4. As provided in the amended commitments attached hereto as "Exhibit F", Developer shall grant to the City of Noblesville at no cost the real estate described in "Exhibit B" (the "Community Area"). The uses permitted for the Community Area shall be those uses determined appropriate by the Director to establish a gateway identification feature for the City of Noblesville including but not limited to: "Welcome to Noblesville" signage, landscaping, walls, sculptures, monuments and fountains. The Community Area shall be developed to be architecturally compatible with the total Noble West development as determined by the Director. The Open Space and Park Area requirements, as provided by Section 9, shall be amended to state that "the Community Area shall be permitted to be credited towards the required Open Space for the Retail Area."

SECTION 5. All other provisions of the Noble West Planned Development Ordinance shall remain in effect with the adoption of this ordinance.

SECTION 6. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 16th day of Feb, 2007.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

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

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 16th day of Feb, 2007.

John Ditslear
John Ditslear, Mayor
City of Noblesville, IN

ATTEST:

Janet Jaros
Janet Jaros, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney-At-Law, Baker & Daniels, LLP
970 Logan Street, Noblesville, IN 46060, (317) 569-9600

Exhibits are on file and may be viewed in the City of Noblesville Clerk-Treasurer's Office.

EXHIBIT A
Real Estate

A part of Section 15, Township 18 North, Range 4 East, of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows:

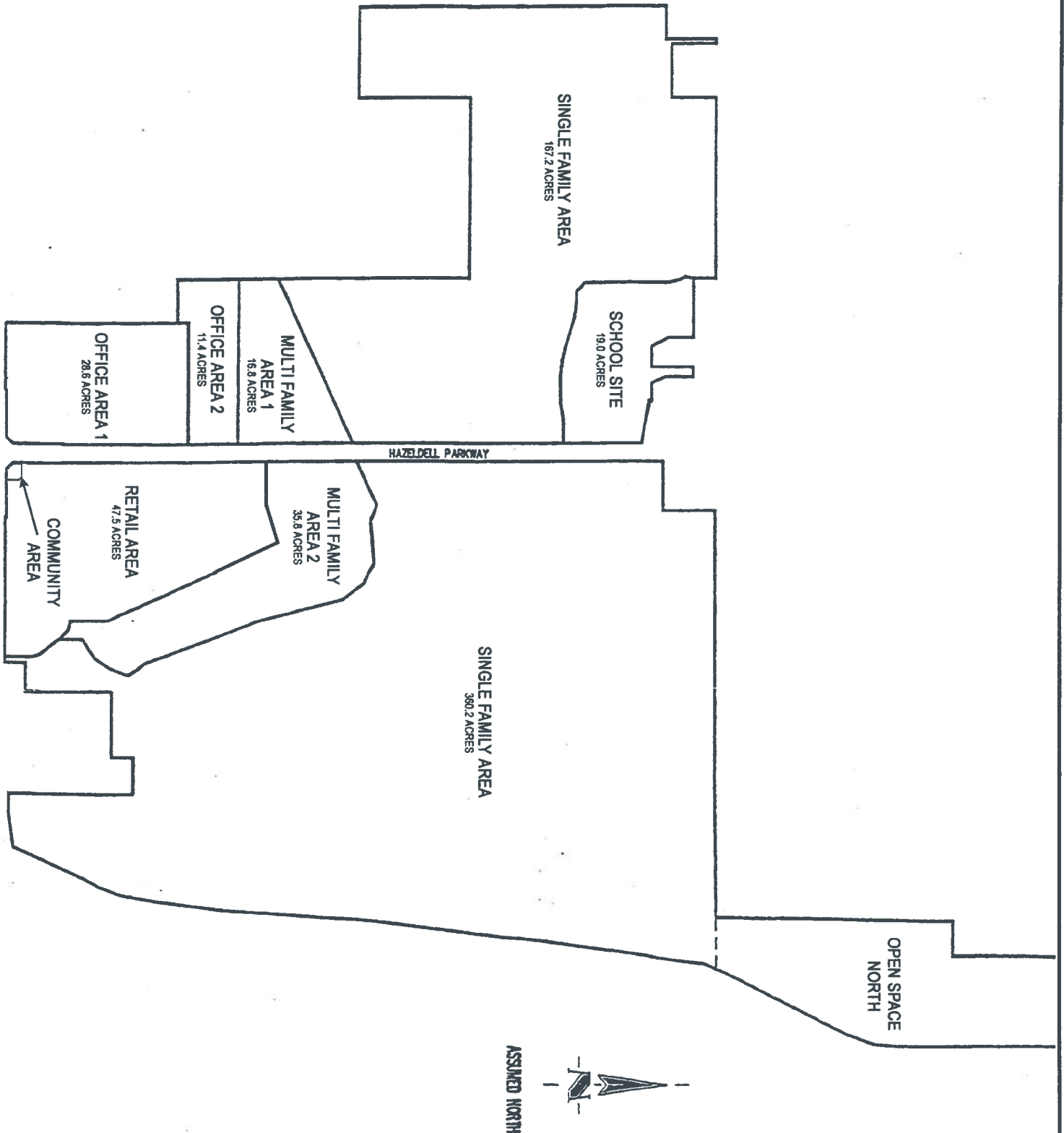
Commencing at the Southwest Corner of the Southwest Quarter of Section 15, Township 18 North, Range 4 East; thence North 00 degrees 00 minutes 00 seconds (assumed bearing) 1,395.65 feet along the West line of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East 70.00 feet to the eastern right-of-way line of Hazel Dell Road, said point being the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 00 seconds 580.66 feet along said eastern right-of-way line; thence North 89 degrees 02 minutes 56 seconds East 337.68 feet; thence North 63 degrees 03 minutes 57 seconds East 225.42 feet; thence South 26 degrees 56 minutes 03 seconds East 503.65 feet; thence South 64 degrees 41 minutes 24 seconds West 297.85 feet to a curve concave northerly having a radius of 1,167.00 feet; the radius point of said curve bears North 25 degrees 18 minutes 36 seconds West; thence westerly 514.09 feet to a point which bears South 00 degrees 04 minutes 12 seconds East from said radius point to the POINT OF BEGINNING containing 8.387 acres, more or less.

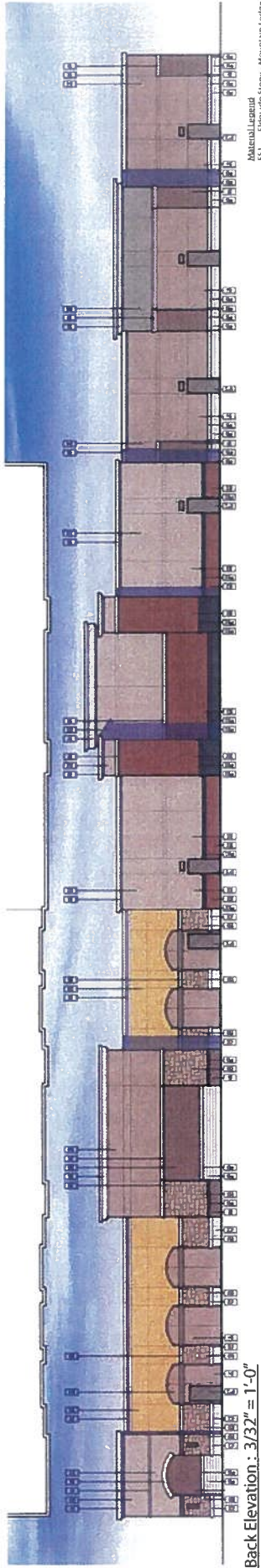
EXHIBIT B
Community Area

A part of the Southwest Quarter of Section 15, Township 18 North, Range 4 East located in Noblesville Township, Hamilton County, Indiana being bounded as follows:

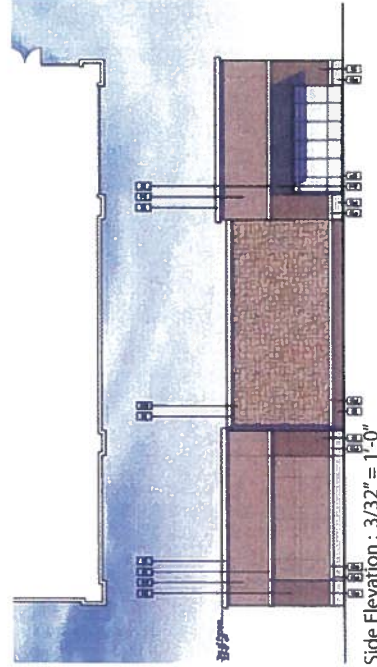
Commencing at the Southwest Corner of the Southwest Quarter of Section 15, Township 18 North, Range 4 East; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) 230.12 feet along the West Line of said Southwest Quarter; thence North 89 degrees 49 minutes 31 seconds East 80.00 feet to the eastern right-of-way line of Hazel Dell Parkway and the POINT OF BEGINNING of this description; thence North 89 degrees 49 minutes 31 seconds East 55.10 feet to a point of curvature to the right, said point being located North 00 degrees 10 minutes 29 seconds West 29.50 feet from the radius point of said curve; thence Southeasterly 26.70 feet along said curve to a point of reverse curvature to the left, said point being located North 51 degrees 41 minutes 22 seconds East 29.50 feet from the radius point of said curve and being located South 51 degrees 41 minutes 22 seconds West 325.38 feet from the radius point of said reverse curve to the left; thence Southeasterly 77.96 feet along said reverse curve to a point of reverse curvature to the right, said point being located South 37 degrees 57 minutes 39 seconds West 325.38 feet from the radius point said reverse curve to the left and being located North 37 degrees 57 minutes 39 seconds East 29.50 feet from the radius point of said reverse curve to the right; thence Southeasterly 26.70 feet along said curve to its point of tangency, said point being located North 89 degrees 49 minutes 31 seconds East 29.50 feet from the radius point of said curve; thence South 00 degrees 10 minutes 29 seconds East 70.29 feet to the northern right-of-way line of 146th Street, the following two course are along the northern right-of-way of 146th Street; 1) thence South 89 degrees 43 minutes 53 seconds West 95.39 feet; 2) thence North 51 degrees 35 minutes 10 seconds West 63.40 feet; thence North 00 degrees 00 minutes 00 seconds East 120.38 feet along the eastern right-of-way line of Hazel Dell Parkway to the POINT OF BEGINNING containing 0.436 acres, more or less.

EXHIBIT C AMENDED LOCATION PLAN

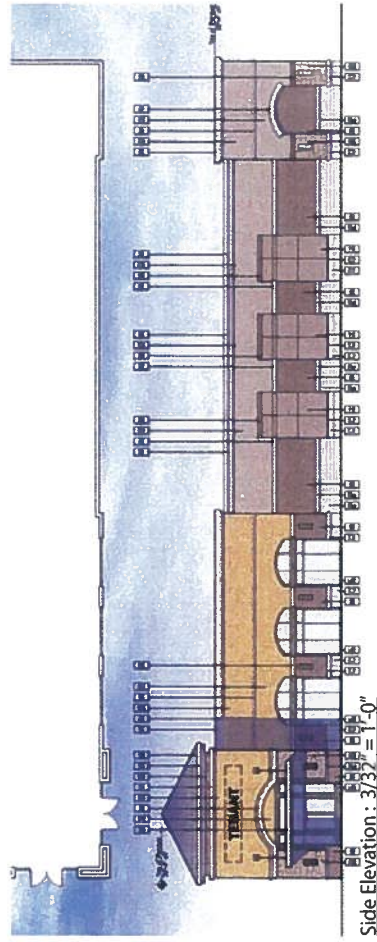




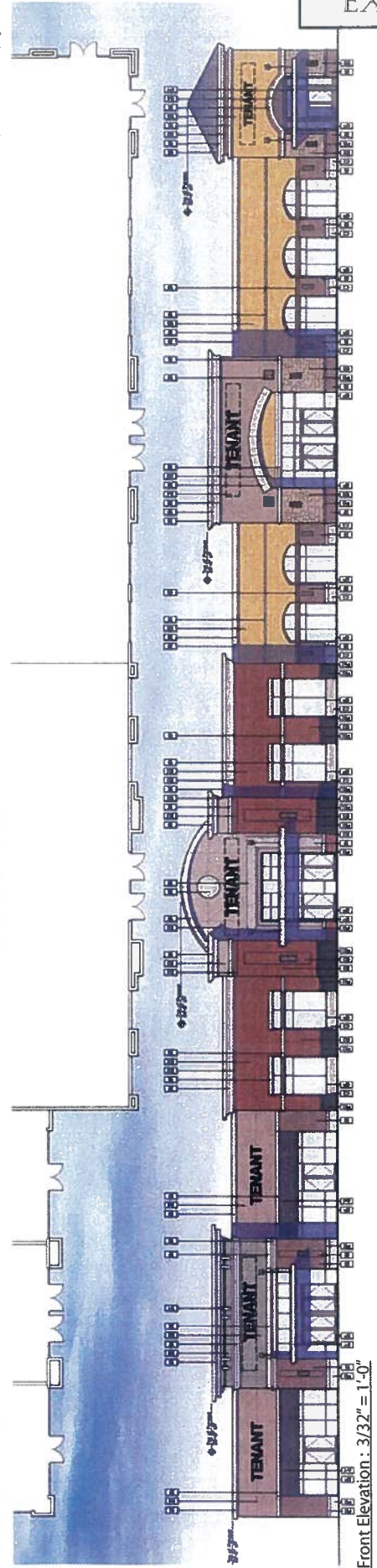
Back Elevation : 3/32" = 1'-0"



Side Elevation : 3/32" = 1'-0"



Side Elevation : 3/32" = 1'-0"



Front Elevation : 3/32" = 1'-0"

- Material Legend**
- E31 - Limestone - Mountain Lodge - Hutton
 - S1 - ST04 32137
 - S2 - ST04 31333
 - S3 - ST04 31402
 - S4 - ST04 31402
 - S5 - ST04 31411
 - S6 - ST04 36331
 - S7 - ST04 37100
 - P51 - Prairie Stone - Alabaster
 - P52 - Prairie Stone - Midnight
 - B1 - Brown Brick
 - B2 - Red Brick
 - R1 - Vance Key Isalangi - Light Charcoal Gray
 - AW1 - Fabric Awnings - By Tenant
 - ST1 - Benjamin Moore - Sterling Slava
 - ST2 - Benjamin Moore - Navajo White
 - SF1 - Medium Bronze Storoit
 - C2 - Whinstone Caststone
- General Notes:**
- Lookout unit shall be screened from public view w/ parapet
 - Building and unit shall be screened from public view w/ landscaping/screen walls

EXHIBIT D

MAEFIEL
DEVELOPMENT
250 East 96th Street, Suite 580
Indianapolis, IN 46240

Noble West Shops

Northeast Corner of 146th Street & Hazel Dell Road Noblesville, Indiana

SLAGGIE
ARCHITECTS, INC.
4600 Madison Avenue Suite 350
Kansas City, Missouri 64112
www.insidekc.com



KEVIN K. PARSONS & ASSOCIATES, INC.
 212 West 18th Street, Suite A-200
 Indianapolis, IN 46202
 Tel: 317.636.1100 Fax: 317.636.9408

SHEET NO. OF	DATE 12/7/06	DRAWN BY JRM	CHECKED BY JRM	JOB NO. 10000114	INTERCOM	Preliminary Development Plan NOBLE WEST II 140th STREET & HAZEL DELL PARKWAY NOBLESVILLE INDIANA		CONTRACTED BY 	MAEFIELD DEVELOPMENT 250 E. 90th STREET, SUITE 200 INDIANAPOLIS INDIANA	
						AMERICAN CONSULTING, INC. Architects Engineers 7200 SHADLARK STATION INDIANAPOLIS, IN 46240-2807 (317) 567-0200 FAX: (317) 567-0276 <small>Copyright © 2006-2007 by American Consulting, Inc.</small>				

**AMENDED COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE**

HAZEL DELL, LLC (the "Developer") makes the following commitments (the "Commitments") to the City of Noblesville Plan Commission (the "Plan Commission"), regarding the use and development of the following described real estate (the "Real Estate") located in Hamilton County, Indiana, which Commitments amend and modify the Commitments Concerning the Development and Use of Real Estate, recorded as Instrument Number 200300066161 (the "Original Commitments"):

Section 1. Description of Real Estate:

See "Exhibit A" attached hereto.

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02/20/2007 09:39:44A 6 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

Section 2. Ordinance Nos.: #5-1-07 and #6-1-07

Section 3. Statement of Commitments:

- A. Section 4(b) of the Original Commitments is hereby deleted and replaced by the following: "Developer shall grant to the City of Noblesville at no cost the real estate described in Exhibit B."
- B. The Developer hereby agrees to include a landscape easement (the "Easement") on the detailed development plan, a minimum width of twenty-five (25') wide and a minimum buffer height of eight feet (8'). The Easement shall be approximately as shown on the Landscape Easement Exhibit, attached hereto as Exhibit C. The Easement shall include the buffer yard plantings in number, height and type as per the City of Noblesville's Unified Development Ordinance in effect on February 13, 2007.

Section 4. Binding Effect

- A. These Commitments are binding upon the Developer, each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless modified or terminated.
- B. These commitments may be modified or terminated only by a decision of the Noblesville Plan Commission following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules.

Section 5. Effective Date

The commitments contained herein shall be effective upon adoption of an ordinance by the City Council of Noblesville, Indiana approving Application No. 06N-14-2105 and 06N-15-2087.

Section 6. Enforcement

These commitments may be enforced by the Plan Commission and by the City Council of Noblesville, Indiana.

Section 7. Recording

The undersigned hereby authorizes the Director of the Department of Planning, or the Secretary of the Plan Commission, to record these Commitments in the Office of the Recorder of Hamilton County, Indiana, following the Effective Date.

IN WITNESS WHEREOF, Hazel Dell, LLC, an Indiana limited liability company, has caused these Commitments to be executed as of the 20th day of FEBRUARY, 2007.

HAZEL DELL, LLC, an Indiana limited liability company,

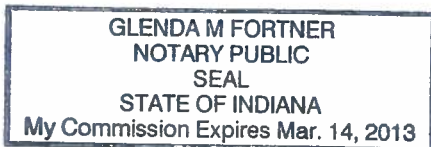
By: [Signature]
Printed: MARK A SIFFIN
Title: MANAGING PARTNER

STATE OF INDIANA)
)
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared MARK A. SIFFIN, who having been duly sworn acknowledged the execution of the foregoing Commitments.

Witness my hand and Notarial Seal this 20th day of FEBRUARY, 2007.

My Commission Expires:



[Signature]
Notary Public

Printed GLEND M. FORTNER
Resident in HAMILTON County

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney at Law, Baker & Daniels, LLP,
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240.

"EXHIBIT A"
REAL ESTATE

A part of Section 15, Township 18 North, Range 4 East, of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 15, Township 18 North, Range 4 East; thence North 00 degrees 00 minutes 00 seconds East 2,000.97 feet along the West Line of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East 70.00 feet to the eastern right-of-way line of Hazel Dell Road, said point being the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 00 seconds East 25.00 feet along said eastern right-of-way line; thence North 89 degrees 49 minutes 35 seconds East 158.71 feet to a point of curve concave northerly having a radius of 935.50 feet; the radius point of said curve bears North 00 degrees 10 minutes 25 seconds West; thence easterly along said curve 58.73 feet to a point which bears South 03 degrees 46 minutes 15 seconds East from said radius point; thence North 84 degrees 27 minutes 13 seconds East 57.97 feet to the point of curve of a non tangent curve concave northerly having a radius of 935.50 feet; the radius point of said curve bears North 07 degrees 19 minutes 18 seconds West; thence easterly along said curve 115.92 feet to a point which bears South 14 degrees 25 minutes 17 seconds East from said radius point; thence South 14 degrees 25 minutes 17 seconds East 43.80 feet; thence North 63 degrees 03 minutes 57 seconds East 155.71 feet; thence South 26 degrees 56 minutes 03 seconds East 66.34 feet to the point of curve of a non tangent curve concave southwesterly having a radius of 85.50 feet; the radius point of said curve bears South 27 degrees 15 minutes 57 seconds West; thence southeasterly 57.43 feet along said curve to a point which bears North 65 degrees 45 minutes 08 seconds East from said radius point; thence South 24 degrees 14 minutes 52 seconds East 342.64 feet; thence South 26 degrees 56 minutes 03 seconds East 71.05 feet; thence South 64 degrees 41 minutes 24 seconds West 298.70 feet to a point of curve concave northerly having a radius of 1,197.00 feet; the radius point of said curve bears North 25 degrees 18 minutes 36 seconds West; thence westerly 525.14 feet along said curve to a point which bears South 00 degrees 10 minutes 25 seconds East from said radius point; thence South 89 degrees 49 minutes 35 seconds West 2.21 feet to said eastern right-of-way line of Hazel Dell Road; thence North 00 degrees 00 minutes 06 seconds East 635.32 feet along said eastern right-of-way line to the POINT OF BEGINNING, containing 9.490 acres, more or less.

ALSO INCLUDING:

A part of the Southwest Quarter of Section 15, Township 18 North, Range 4 East located in Noblesville Township, Hamilton County, Indiana being bounded as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 15, Township 18 North, Range 4 East; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) 230.12 feet along the West Line of said Southwest Quarter; thence North 89 degrees 49 minutes 31 seconds East 80.00 feet to the eastern right-of-way line of Hazel Dell Parkway and the POINT OF BEGINNING of this description; thence North 89

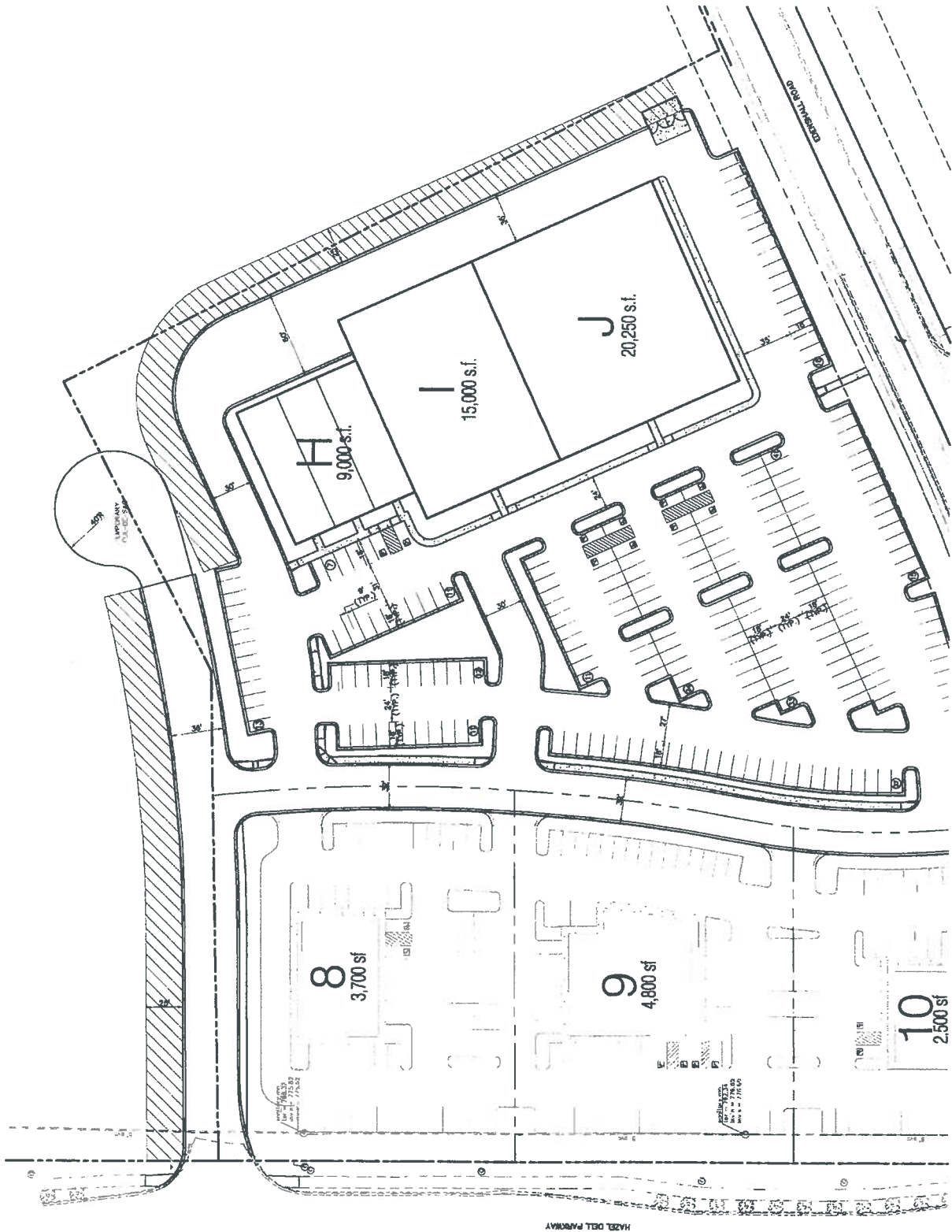
degrees 49 minutes 31 seconds East 55.10 feet to a point of curvature to the right, said point being located North 00 degrees 10 minutes 29 seconds West 29.50 feet from the radius point of said curve; thence Southeasterly 26.70 feet along said curve to a point of reverse curvature to the left, said point being located North 51 degrees 41 minutes 22 seconds East 29.50 feet from the radius point of said curve and being located South 51 degrees 41 minutes 22 seconds West 325.38 feet from the radius point of said reverse curve to the left; thence Southeasterly 77.96 feet along said reverse curve to a point of reverse curvature to the right, said point being located South 37 degrees 57 minutes 39 seconds West 325.38 feet from the radius point said reverse curve to the left and being located North 37 degrees 57 minutes 39 seconds East 29.50 feet from the radius point of said reverse curve to the right; thence Southeasterly 26.70 feet along said curve to its point of tangency, said point being located North 89 degrees 49 minutes 31 seconds East 29.50 feet from the radius point of said curve; thence South 00 degrees 10 minutes 29 seconds East 70.29 feet to the northern right-of-way line of 146th Street, the following two course are along the northern right-of-way of 146th Street; 1) thence South 89 degrees 43 minutes 53 seconds West 95.39 feet; 2) thence North 51 degrees 35 minutes 10 seconds West 63.40 feet; thence North 00 degrees 00 minutes 00 seconds East 120.38 feet along the eastern right-of-way line of Hazel Dell Parkway to the POINT OF BEGINNING containing 0.436 acres, more or less.

"EXHIBIT B"
GATEWAY REAL ESTATE

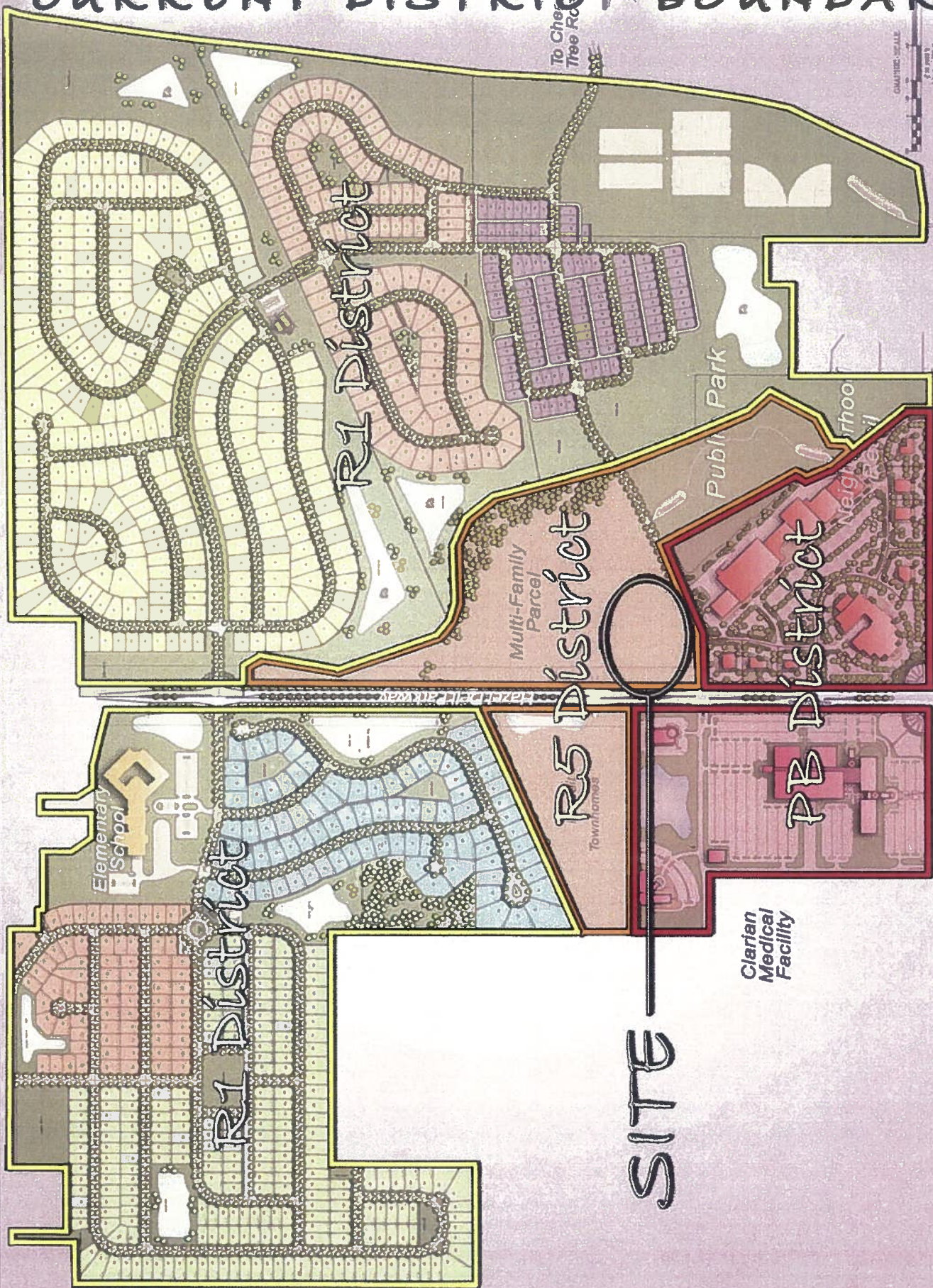
A part of the Southwest Quarter of Section 15, Township 18 North, Range 4 East located in Noblesville Township, Hamilton County, Indiana being bounded as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 15, Township 18 North, Range 4 East; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) 230.12 feet along the West Line of said Southwest Quarter; thence North 89 degrees 49 minutes 31 seconds East 80.00 feet to the eastern right-of-way line of Hazel Dell Parkway and the POINT OF BEGINNING of this description; thence North 89 degrees 49 minutes 31 seconds East 55.10 feet to a point of curvature to the right, said point being located North 00 degrees 10 minutes 29 seconds West 29.50 feet from the radius point of said curve; thence Southeasterly 26.70 feet along said curve to a point of reverse curvature to the left, said point being located North 51 degrees 41 minutes 22 seconds East 29.50 feet from the radius point of said curve and being located South 51 degrees 41 minutes 22 seconds West 325.38 feet from the radius point of said reverse curve to the left; thence Southeasterly 77.96 feet along said reverse curve to a point of reverse curvature to the right, said point being located South 37 degrees 57 minutes 39 seconds West 325.38 feet from the radius point said reverse curve to the left and being located North 37 degrees 57 minutes 39 seconds East 29.50 feet from the radius point of said reverse curve to the right; thence Southeasterly 26.70 feet along said curve to its point of tangency, said point being located North 89 degrees 49 minutes 31 seconds East 29.50 feet from the radius point of said curve; thence South 00 degrees 10 minutes 29 seconds East 70.29 feet to the northern right-of-way line of 146th Street, the following two course are along the northern right-of-way of 146th Street; 1) thence South 89 degrees 43 minutes 53 seconds West 95.39 feet; 2) thence North 51 degrees 35 minutes 10 seconds West 63.40 feet; thence North 00 degrees 00 minutes 00 seconds East 120.38 feet along the eastern right-of-way line of Hazel Dell Parkway to the POINT OF BEGINNING containing 0.436 acres, more or less.

"EXHIBIT C"
LANDSCAPE EASEMENT EXHIBIT
(Cross Hatched Area Shows Landscape Easement)



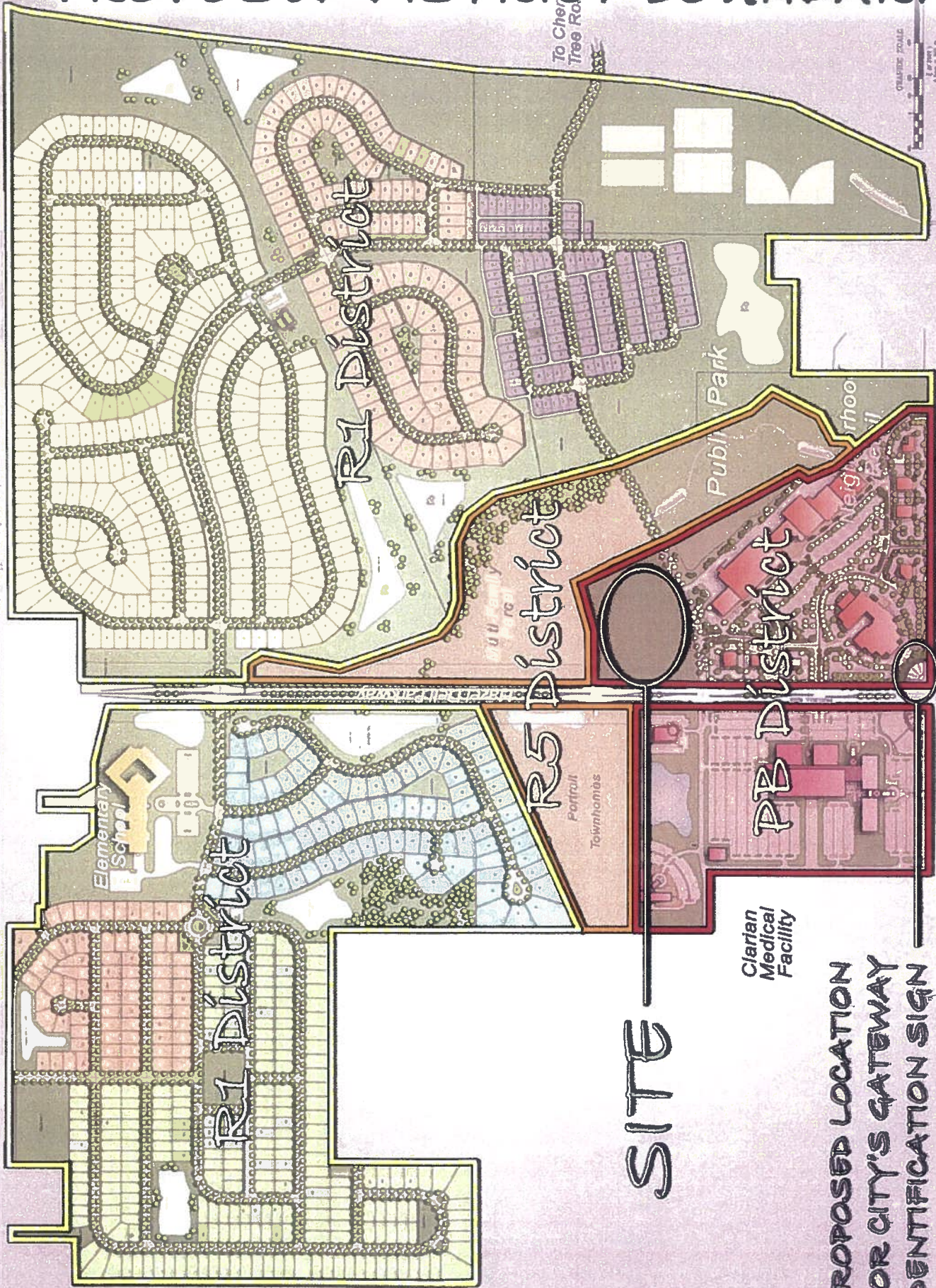
CURRENT DISTRICT BOUNDARIES



Noblesville, Indiana

NOBLE WEST

PROPOSED DISTRICT BOUNDARIES



Noblesville, Indiana

NOBLE WEST

PROPOSED LOCATION
FOR CITY'S GATEWAY
IDENTIFICATION SIGN

SITE

Clarian
Medical
Facility

Public Park

Portrill
Townhomes

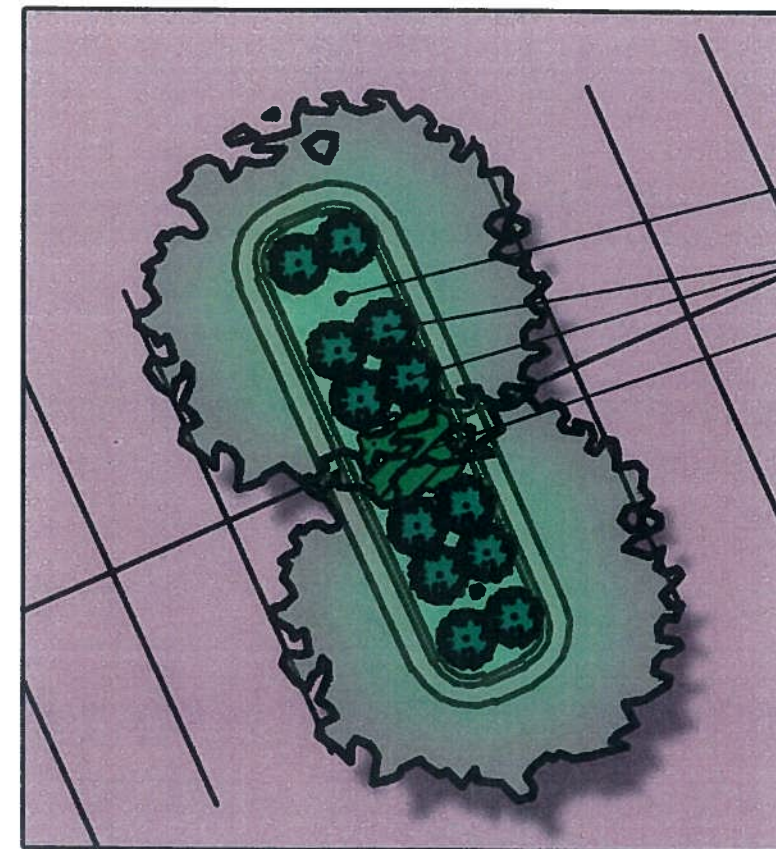
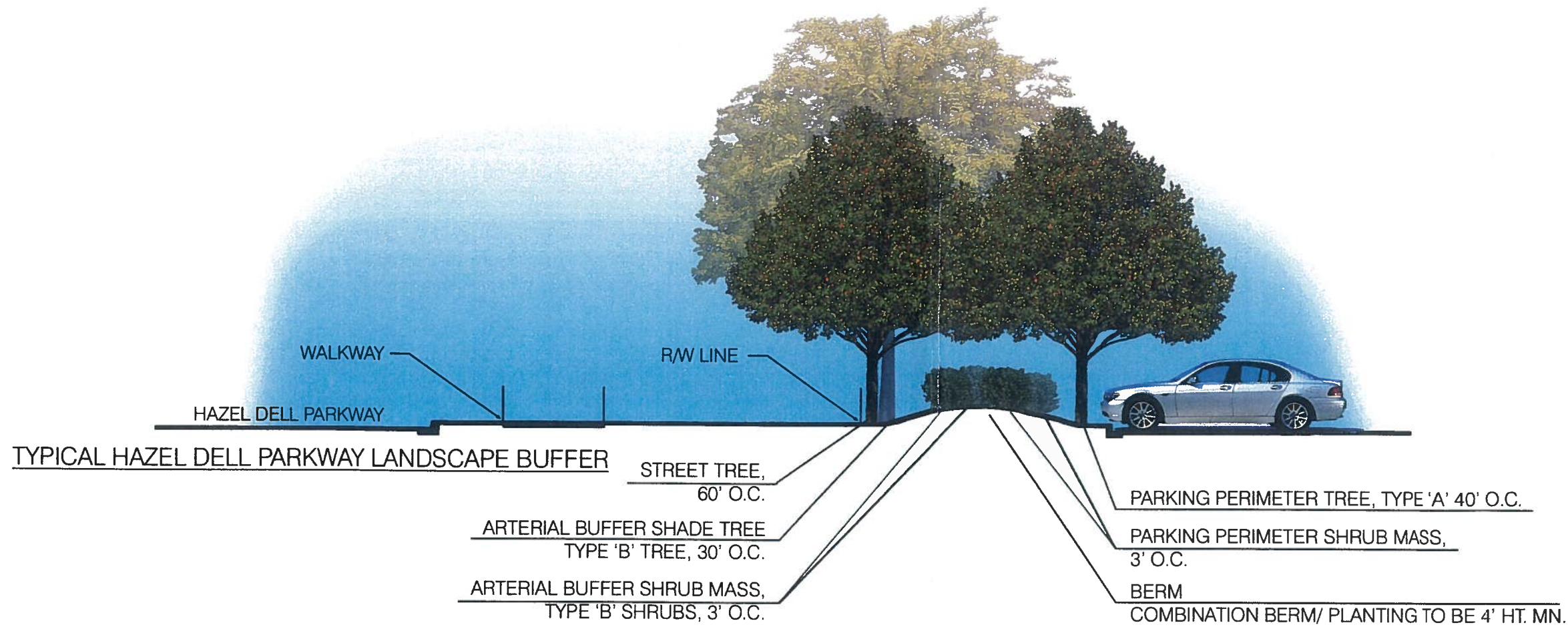
R1 District

R5 District

PB District

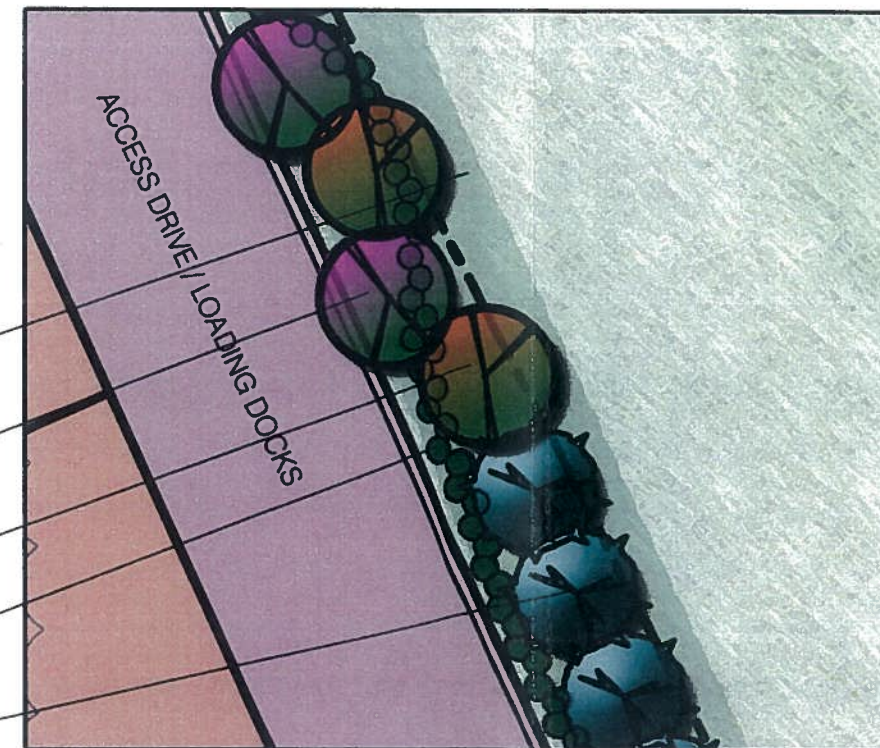
To Cherokee
Tree Road

0 100 200
Feet
0 1/2 1
Miles



TYPICAL PARKING LOT ISLAND PLANTING

- TYPE B TREE
- TYPE B SHRUBS
- PERENNIAL FLOWERS OR GROUNDCOVER
- BERM
- BERM/ PLANTING TO BE 8' HT. MIN.
- BUILDING BASE LANDSCAPE SHADE TREE TYPE 'A', MIN. 8' HT., 2 1/2" CAL.
- BUFFER YARD SHADE TREE TYPE 'A', MIN. 8' HT., 2 1/2" CAL.
- SHRUB HEDGE TYPE 'B', MIN. 24" HT., PLANTED 3' O.C.
- EVERGREEN TREE TYPE 'D', MIN. 6' HT.



TYPICAL EAST PROPERTY BUFFER



KEVIN K. PARSONS & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN
 212 WEST 10TH STREET - SUITE A-290
 INDIANAPOLIS, IN 46202
 PH: 317.955.9155 FX: 317.955.9455

MAEFIELD DEVELOPMENT
 250 E. 96th STREET, SUITE 680
 INDIANAPOLIS INDIANA

AMERICAN CONSULTING, INC.
 7260 SHADELAND STATION
 INDIANAPOLIS, IN 46256-3957
 (317) 547-5360 FAX: (317) 543-0270
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PRELIMINARY LANDSCAPE PLAN

NOBLE WEST SHOPS
 146th STREET & HAZEL DELL PARKWAY
 NOBLESVILLE INDIANA

DATE:	11/15/06
DRAWN BY:	WAB
CHK'D BY:	WAB
JOB NO.	02006.1187

REVISIONS	

SHEET NO.

OF

LEGEND

<p>TREE TYPE 'A' - SMALL SHADE TREE (DECIDUOUS) MIN. 8' HT. & 2 1/2" CAL. AVERAGE MATURE SPREAD >25'</p> <p>COMMON NAME AUTUMN BLAZE MAPLE OCTOBER GLORY RED MAPLE GREENSPIRE LINDEN LAMARCKI SERVICEBERRY SKYLINE HONEYLOCUST NEW BRADFORD PEAR</p> <p>BOTANICAL NAME ACER X FREEMANII 'AUTUMN BLAZE' ACER RUBRUM 'OCTOBER GLORY' TILIA CORDATA 'GREENSPIRE' AMELANCHIER CANADENSIS 'LAMARCKI' GLEDTISIA TRIACANTHOS I. 'SKYCOLE' PYRUS CALLERYANA 'HOLMFORD'</p>	<p>TREE TYPE 'B' - LARGE SHADE TREE (DECIDUOUS) MIN. 12' HT. & 3 1/2" CAL. AVERAGE MATURE SPREAD >35'</p> <p>COMMON NAME RED OAK SWEET GUM</p> <p>BOTANICAL NAME QUERCUS RUBRA LIQUIDAMBAR SYRACIFLUA</p>	<p>TREE TYPE 'D' - SMALL EVERGREEN TREE MIN. 6' HT. & 2 1/2" CAL. AVERAGE MATURE SPREAD >15'</p> <p>COMMON NAME NORWAY SPRUCE WHITE FIR COLORADO BLUE SPRUCE</p> <p>BOTANICAL NAME PICEA ABIES ABIES CONCOLOR PICEA PUNGENS</p>	<p>SHRUB TYPE 'A' - SCREENING EVERGREEN MIN. 24" HT. PLANTED 3' O.C. 4' MAX. HT. AT MATURITY</p> <p>COMMON NAME DENSE SPREADING YEW WINTERGREEN BOXWOOD EMERALD MAGIC HOLLY</p> <p>BOTANICAL NAME TAXUS X MEDIA 'DENSIFORMIS' BUXUS M. 'WINTERGREEN' ILEX X WILLEMER</p>	<p>SHRUB TYPE 'B' - DECORATIVE (EV OR DEC.) MIN. 24" HT. PLANTED 3' O.C. 4' MAX. HT. AT MATURITY</p> <p>COMMON NAME DENSE SPREADING YEW WINTERGREEN BOXWOOD COMPACT BURNING BUSH REDTWIG DOGWOOD MISS KIM LILAC ALFREDO COMPACT VIBURNUM COMPACT OPULUS VIBURNUM</p> <p>BOTANICAL NAME TAXUS X MEDIA 'DENSIFORMIS' BUXUS M. 'WINTERGREEN' EUONYMUS ALATUS 'COMPACTUS' CORNUS SERICEA SYRINGA PATULA 'MISS KIM' VIBURNUM TRILOBUM 'ALFREDO' VIBURNUM OPULUS 'COMPACTUM'</p>	<p>ORNAMENTAL GRASS TYPE 'C' MIN. 24" HT. PLANTED 3' O.C. 4' MAX. HT. AT MATURITY, MAX. 20% OF PLANTINGS</p> <p>COMMON NAME LITTLE FOUNTAIN SILVER GRASS HAMELN DWARF FOUNTAIN GRASS</p> <p>BOTANICAL NAME MISCANTHUS S. 'KLEINE FONTAINE' PENNISETUM A. 'HAMELN'</p>
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LANDSCAPE REQUIREMENTS

STREET TREES

HAZEL DELL ROAD - FRONTAGE LENGTH= 560'
TYPE 'A' TREES REQUIRED (40-60 FT. O.C.)=10-14
TYPE 'A' TREES PROVIDED= 10
EDENSHALL ROAD- FRONTAGE LENGTH= 766'
TYPE 'A' TREES REQUIRED (40-60 FT. O.C.)=13-20
TYPE 'A' TREES PROVIDED= 13

SITE PERIMETER

HAZEL DELL ROAD- FRONTAGE LENGTH= 560'
TYPE 'B' TREES REQUIRED (30' O.C.)=19
TREES PROVIDED=19
TYPE 'B' SHRUBS REQUIRED (3' O.C.)= 187
SHRUBS PROVIDED=187
NORTH PERIMETER- LENGTH= 560'
TYPE 'A' OR 'D' TREES REQUIRED (30' O.C.)= 19
TREES PROVIDED= 20
TYPE 'B' SHRUBS REQUIRED (3' O.C.)= 187
SHRUBS PROVIDED= 187
EAST PERIMETER- LENGTH= 432'
TYPE 'A' OR 'D' TREES REQUIRED (30' O.C.)= 15
TREES PROVIDED= 17
TYPE 'B' SHRUBS REQUIRED (3' O.C.)= 144
SHRUBS PROVIDED= 144

BUILDING BASE

NORTH AND WEST FACADES (H,I,J) LENGTH= 425'
TYPE 'A' TREES REQUIRED (1/30')= 15
TREES PROVIDED= 15
TYPE 'A', 'B', 'C' SHRUBS REQUIRED (1/3')= 142
SHRUBS PROVIDED= 142
SOUTH AND EAST FACADES (H,I,J) LENGTH= 475'
TYPE 'A' TREES REQUIRED (1/50')= 10
TREES PROVIDED= 12

INTERIOR PARKING

INTERIOR PARKING LOT PLANTING ISLAND AREA= 7178 SQ. FT.
TYPE 'A' TREES REQUIRED (1/180 SQ. FT.)= 40
TREES PROVIDED= 31
TYPE 'A', 'B', 'C' SHRUBS REQUIRED (5/180 SQ. FT.)= 200
SHRUBS PROVIDED= 216

PARKING PERIMETER

ADJACENT TO HAZEL DELL ROAD- LENGTH= 426'
TYPE 'A' TREES REQUIRED (1/40')= 11
TREES PROVIDED= 13
SHRUBS REQUIRED (1/3')= 142
SHRUBS PROVIDED= 142
OUTLOTS 8,9,10 (SOUTH & EAST SIDES)- LENGTH= 473'
TYPE 'A' TREES REQUIRED (1/40')= 12
TREES PROVIDED= 16
SHRUBS REQUIRED (1/3')= 158
SHRUBS PROVIDED= 160
ANCHOR LOT, NORTH SIDE- LENGTH= 118'
TYPE 'A' TREES REQUIRED (1/20')= 6
TREES PROVIDED= 6
SHRUBS REQUIRED (1/3')= 40
SHRUBS PROVIDED= 40
ANCHOR LOT, WEST SIDE- LENGTH= 350'
TYPE 'A' TREES REQUIRED (1/40')= 9
TREES PROVIDED= 10
SHRUBS REQUIRED (1/3')= 117
SHRUBS PROVIDED= 114
ANCHOR LOT, ALONG EDENSHALL ROAD- LENGTH= 417'
TYPE 'A' TREES REQUIRED (1/40')= 11
TREES PROVIDED= 11
SHRUBS REQUIRED (1/3')= 139
SHRUBS PROVIDED= 141

MAEFIELD DEVELOPMENT
250 E. 96th STREET, SUITE 500
INDIANAPOLIS INDIANA

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CERTIFIED BY

PRELIMINARY LANDSCAPE PLAN

NOBLE WEST SHOPS
146th STREET & HAZEL DELL PARKWAY
NOBLESVILLE INDIANA

DATE: 11/15/06
DRAWN BY:
CHK'D BY: WAB
JOB NO. IN2008.1187

REVISIONS

SHEET NO.

OF



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