

39-
15

1XREF

2016052207 ORDINANCE \$40.00
10/05/2016 02:52:51P 15 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 64-09-16

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
NO. 62-12-95, SAXONY CORPORATE CAMPUS ORDINANCE NO. 49-08-16,
AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE
MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY,
INDIANA

Document Cross-Reference No: 2016049244

An Ordinance to amend the Unified Development Ordinance and Ordinance No. 49-08-16,
and all amendments thereto for the City of Noblesville, Hamilton County, Indiana, enacted by the
City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly
1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing
on Application No. 000951-2016 as required by law concerning waivers being granted regarding
signage for the BJ's Restaurant and Brewhouse, a part of the Saxony Corporate Campus Planned
Development, all a part of the Unified Development Ordinance and after due consideration has
sent a favorable recommendation for adoption to the Council with a vote of 6 ayes and 2
nays at their September 19, 2016 meeting, and

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,
and Ordinance No. 49-08-16 Saxony Corporate Campus Planned Development Ordinance, and all
amendments thereto are hereby amended as follows:

SECTION 1. That the subject real estate located at 13003 Campus Parkway, a part of the Saxony Corporate Campus Planned Development and legally described as Lot HH-4 in the Saxony Corporate Campus subdivision, is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana and is currently zoned CCPD Corporate Campus Planned Development with a subcategory of "Commercial" and subdistrict of "Interchange".

SECTION 2. That this ordinance and attached "Exhibit 1" indicates the proposed signage for the BJ's Restaurant and Brewhouse and specifically the location of the signage on each elevation including the size, colors, and type. As per the "Exhibit 1" the following waivers are granted: (1) permitting three signs each on the north elevation to include a cabinet sign, mural, and two separate channel letter signs together exceeding the maximum square footage by 12-square feet; east elevation permitted a cabinet sign and two separate channel letter signs; and on the south elevation permitting a cabinet sign, two separate channel letter signs, and a silhouette. The sizes and locations of the signage shall be as illustrated on the attached "Exhibit 1

SECTION 3. Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance or the Saxony Corporate Campus Planned Development Ordinance No. 49-08-16 is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, specifications, guidelines, and/or requirements as specified in the Unified Development Ordinance and/or the Saxony Corporate Campus Planned Development Ordinance No. 49-08-16 shall apply.

SECTION 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

SECTION 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 27th day of September, 2016.

COMMON COUNCIL

AYE		NAY
<u>[Signature]</u>	Brian Ayer	_____
<u>[Signature]</u>	Mark Boice	_____
<u>[Signature]</u>	Wil Hampton	_____
<u>[Signature]</u>	Christopher Jensen	_____
<u>[Signature]</u>	Roy Johnson	_____
<u>[Signature]</u>	Gregory P. O'Connor	_____
<u>[Signature]</u>	Mary Sue Rowland	_____
<u>[Signature]</u>	Rick L. Taylor	_____
<u>[Signature]</u>	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 27th day of September, 2016.

[Signature]
Ditslear, Mayor
Noblesville, Indiana

ATTEST:
[Signature]
Evelyn L. Lees, Clerk



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.

Joyceann Yelton
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10th Street, Noblesville, IN 46060 (317) 776-6325

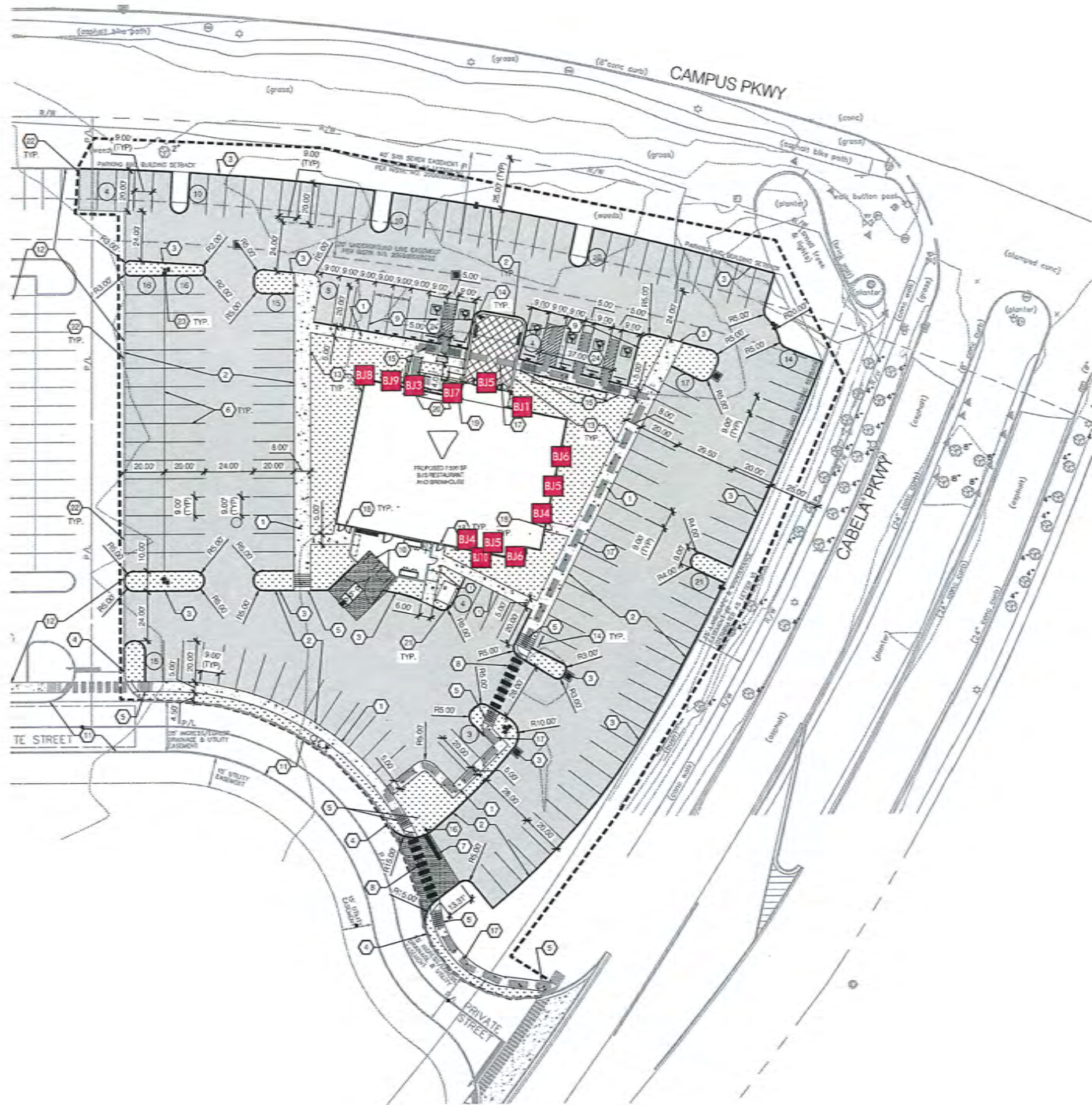


RESTAURANT

BREWHOUSE

BJ'S RESTAURANT & BREWHOUSE
Saxony Corp Campus
Noblesville, IN 46060

01/27/16 - INITIAL RENDERING
1/29/16 - CHANGE ELEVATIONS
3/17/16 - 5ft LOGO FRONT EL
4/12/16 - REMOVE MONUMENT
5/26/16 - PER MUNICIPALITY COMMENTS



Qty.	Description
BJ1 1	BJ's Channel letters - "Restaurant" 15"x15"8" Dual Illumination
BJ3 1	BJ's Channel letters - "Brewhouse" 15"x15"8" Dual Illumination
BJ4 2	BJ's Channel letters - "Restaurant" 12"x12"6" Dual Illumination
BJ5 3	BJ's Logo cabinet 60"H Dual Illuminated Cabinet
BJ6 2	BJ's Channel letters - "Brewhouse" 12"x12"6" Dual Illumination
BJ7 1	BJ's "TAKE OUT" Single Face Cabinet
BJ8 1	BJ's FCO Aluminum address letters brushed satin black finish - 1/4"
BJ9 1	BJ's Silhouette - HD install only - product by others
BJ10 1	BJ's Architectural Mural Dimensions to be Field Verified

SIGN LEGEND

HILTONDISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
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 www.hiltondisplays.com

JOB NAME

BJ's Restaurant and Brewhouse

LOCATION

CUSTOMER CONTACT

SALESMAN / PM
Jim Prentice

DESIGNER
BRYAN PERRY

DWG. DATE
01-27-16

REV. DATE / REVISION
01-29-16
03-17-16
04-12-16
05-26-16

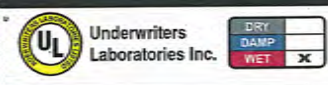
SCALE
As Noted

FILE

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION ALLOWABLE SF: 230.24SF

BJ1 19.5 SF

BJ3 19.5 SF

BJ5 25.3 SF

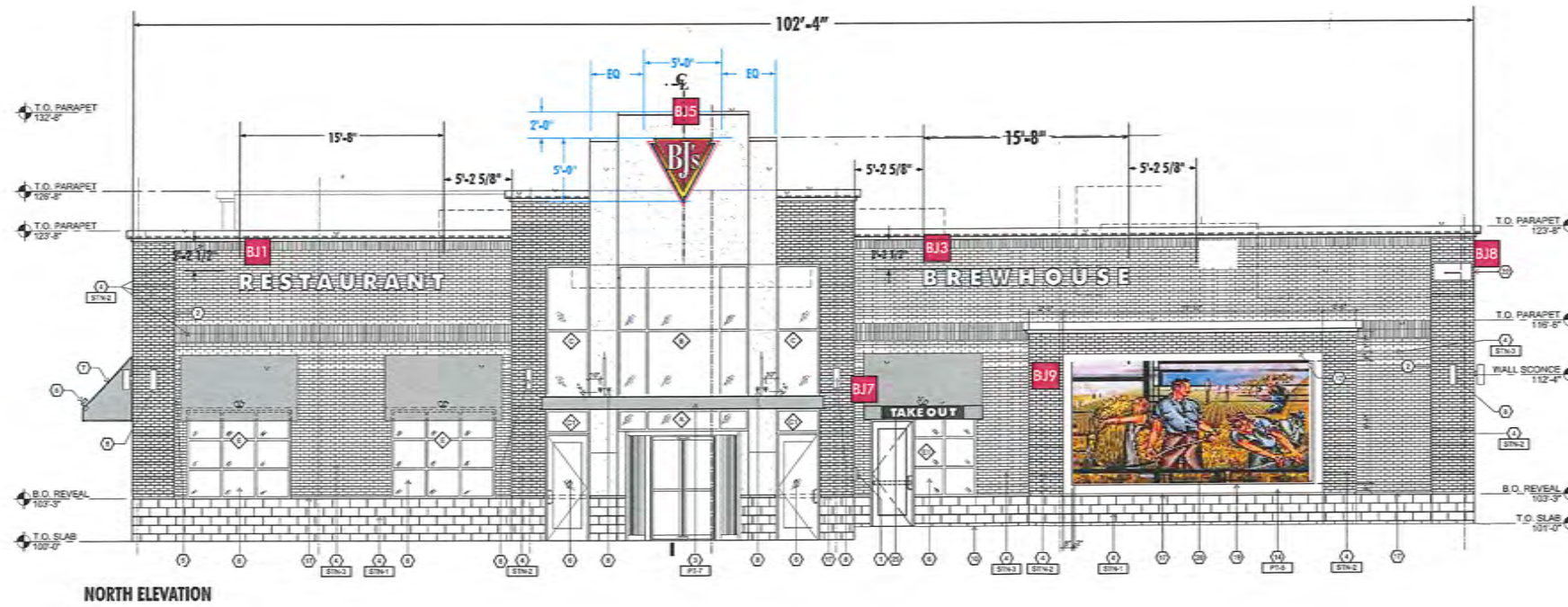
BJ7 4 SF

BJ8 3 SF

ELEVATION PROPOSED AGGREGATE SF: 71.3SF

Mural size is 171.1-SF

TOTAL SQUARE FOOTAGE: 242.4 SQUARE FEET



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BRYAN PERRY

DWG. DATE

01-27-16

REV. DATE / REVISION

01-29-16

03-17-16

04-12-16

05-26-16

SCALE

As Noted

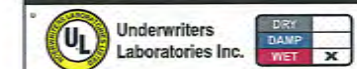
FILE

DESIGN SPECIFICATIONS ACCEPTED BY:

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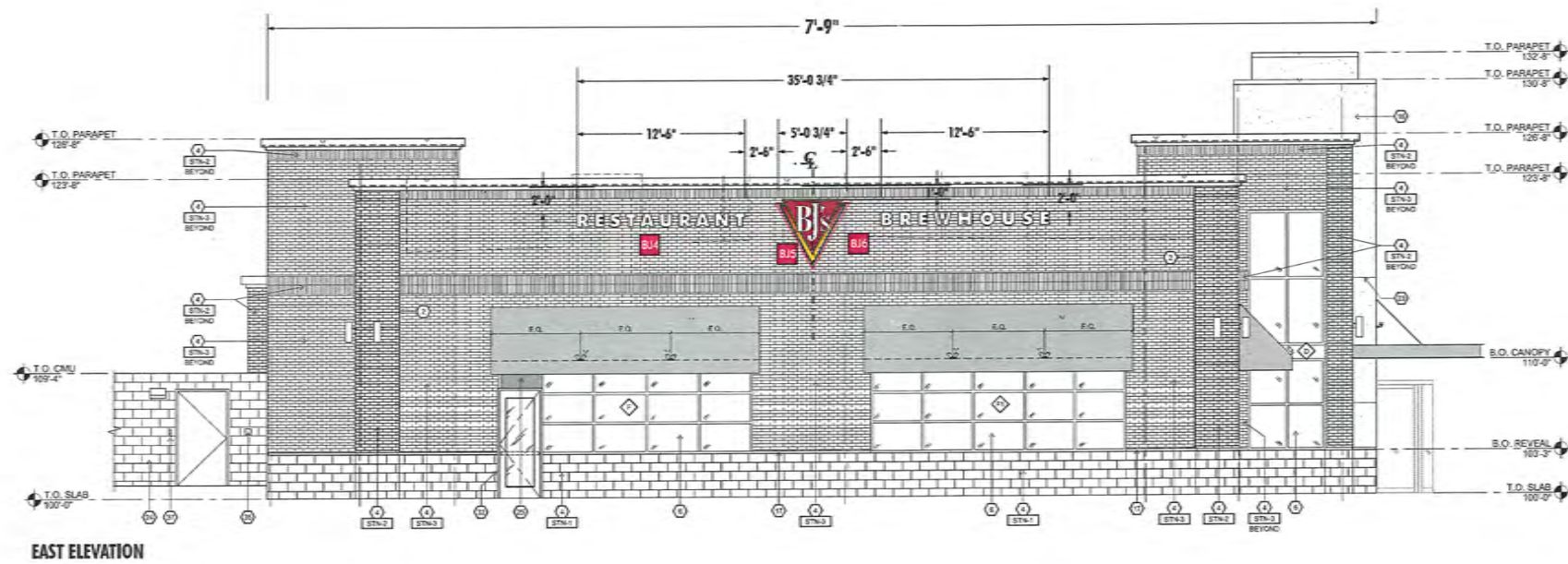
ELEVATION ALLOWABLE SF: 185.43SF

BJ4 19.5 SF

BJ5 25.3 SF

BJ6 19.5 SF

ELEVATION PROPOSED AGGREGATE SF: 64.3SF



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LOCATION

CUSTOMER CONTACT

SALESMAN / PM

Jim Prentice

DESIGNER

BRYAN PERRY

DWG. DATE

01-27-16

REV. DATE / REVISION

01-29-16

03-17-16

04-12-16

05-26-16

SCALE

As Noted

FILE

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SLS/PM: LANDLORD:

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UL Underwriters Laboratories Inc.

DRY:
 DAMP:
 WET:

ELEVATION ALLOWABLE SF: 230.24SF

BJ4 19.5 SF

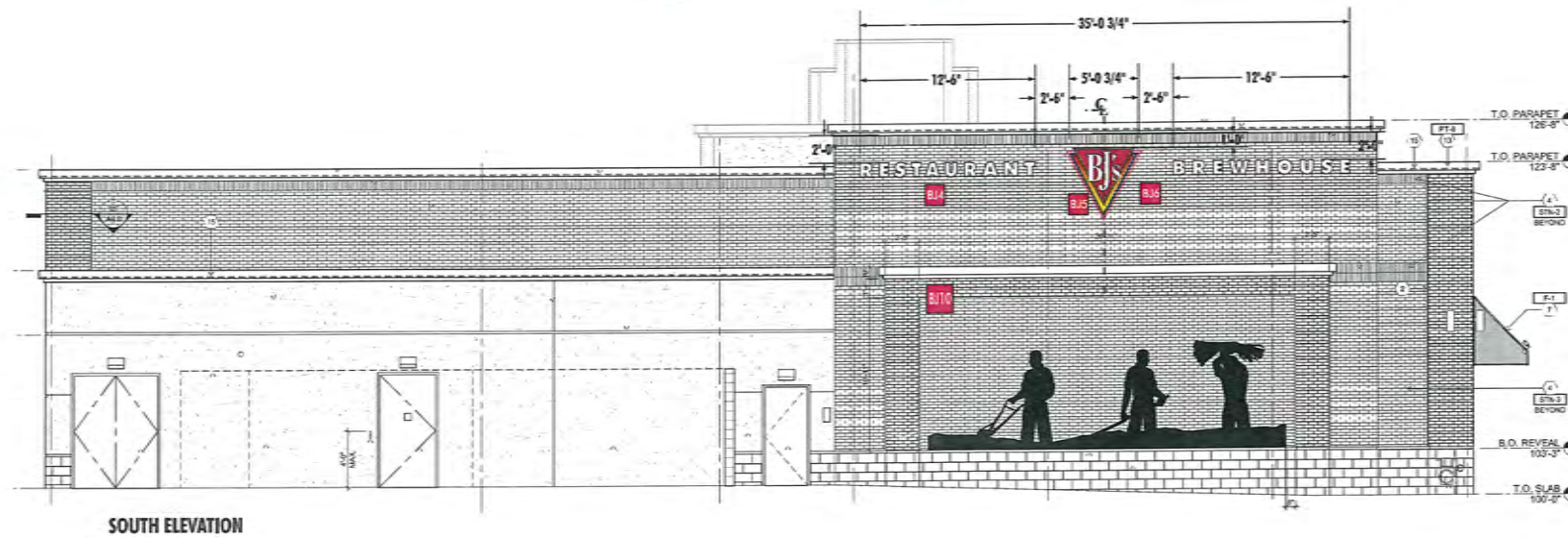
BJ5 25.3 SF

BJ6 19.5 SF

ELEVATION PROPOSED AGGREGATE SF: 64.3SF

Silhouette square footage 116.1

total square footage 180.45



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DWG. DATE

01-27-16

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SCALE

As Noted

FILE

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SLS/PM: LANDLORD:

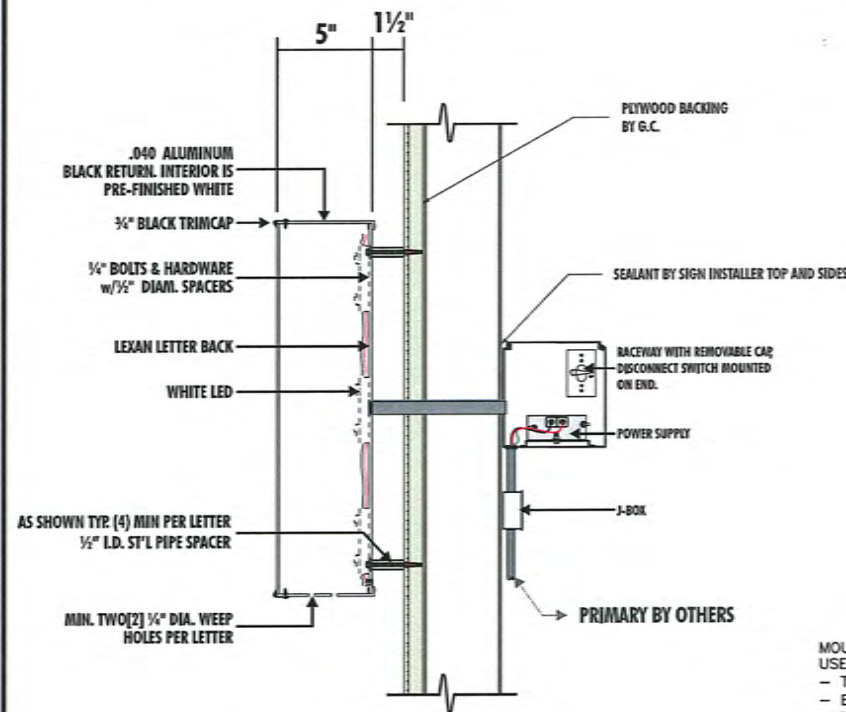
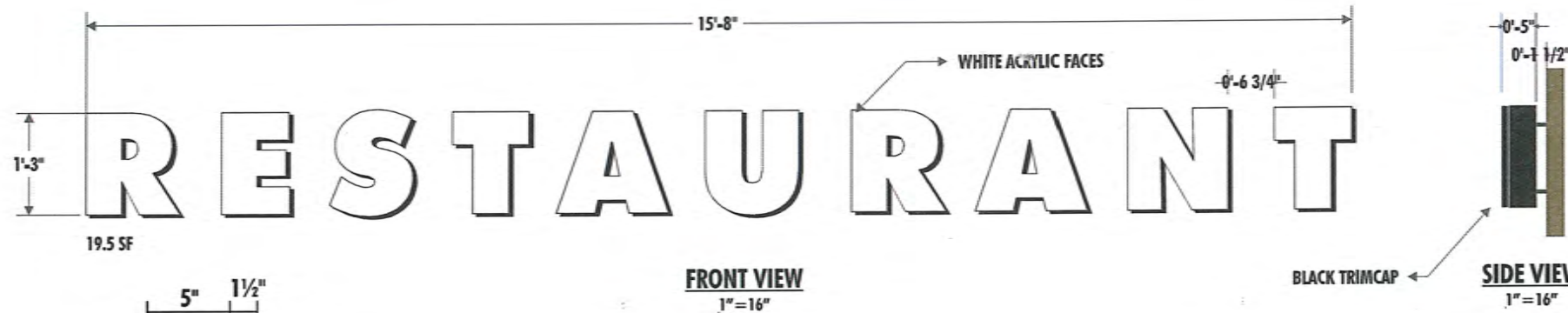
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RESTAURANT

BJ1

ILLUMINATION VIEW



DUAL LIT LETTERS MOUNTED TO WALL
SECTION DETAIL

MOUNTING METHOD:
USE MOST APPROPRIATE UPON WALL INSPECTION
- TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING
- EPON SCREEN THREADED RODS W/SOLID CONCRETE
- THRU BOLTS W/ WOOD BLOCKING

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QID VARIOUS

PART NUMBER

BJ-R15-FLHL-CL

DESCRIPTION

COLOR LEGEND

	PMS/PAINT	VINYL
	PMS 200C	3M 3630-73
	PMS 1375C	3M 3630-74
	PMS 300C	3M 3630-127
	BLACK	3M 3630-22
	GRADIENT	DIGITAL PRINT

DESIGNER DWG. DATE

B.PERRY 01-27-16

REV. DATE / REVISION

01-29-16

03-17-16

04-12-16

05-26-16

SCALE

As Noted

FILE

2014/BJ's/Standards/
CHANNEL LETTERS /
BJCL15-R01

DESIGN SPECIFICATIONS ACCEPTED BY:

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SLS/PM: LANDLORD:

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UL 2151 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART: 600.5 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

Underwriters Laboratories Inc.

DRY
DAMP
WET

BREWHOUSE

ILLUMINATION VIEW

BJ3

HILTONDISPLAYS

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QID VARIOUS

PART NUMBER

BJ-B15-FLHL-CL

DESCRIPTION

COLOR LEGEND

PMS PAINT	VINYL
PMS 200C	3M 3630-73
PMS 1375C	3M 3630-74
PMS 300C	3M 3630-127
BLACK	3M 3630-22
GRADIENT	DIGITAL PRINT

DESIGNER DWG. DATE

B.PERRY 01-27-16

REV. DATE / REVISION

01-29-16

03-17-16

04-12-16

05-26-16

SCALE

As Noted

FILE

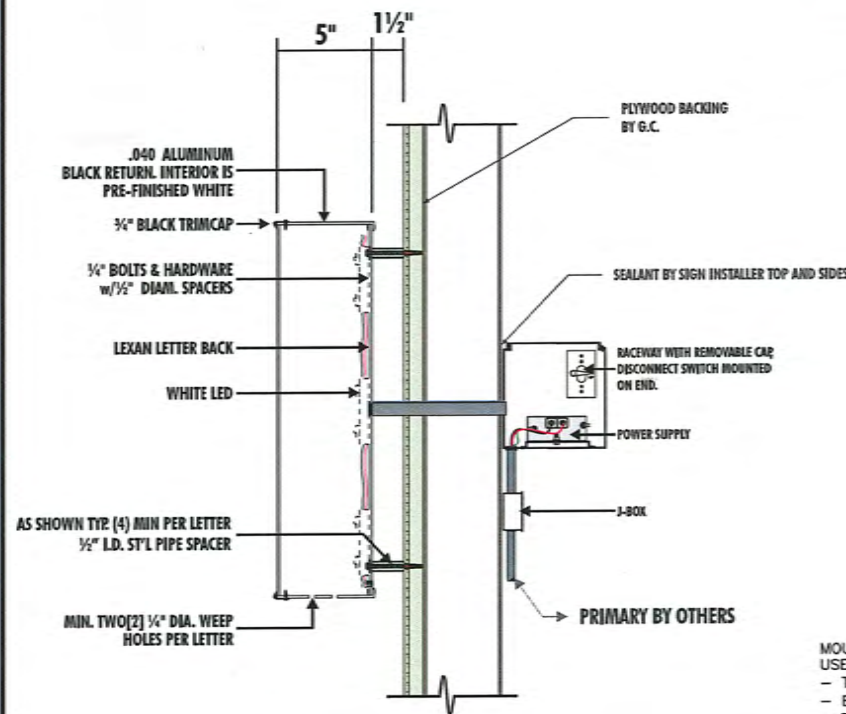
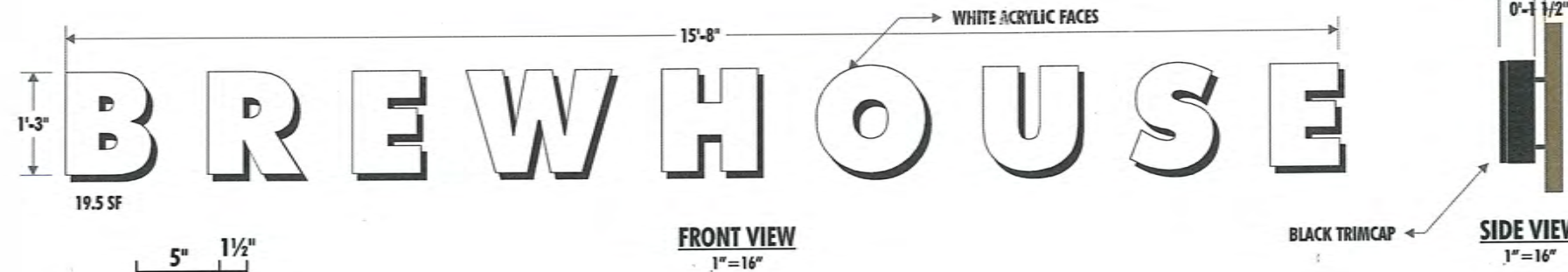
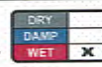
2014/BJ's/Standards/
CHANNEL LETTERS /
BJCL15-B01

DESIGN SPECIFICATIONS ACCEPTED BY:

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SLS PM: LANDLORD:

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DUAL LIT LETTERS MOUNTED TO WALL
SECTION DETAIL

MOUNTING METHOD:
USE MOST APPROPRIATE UPON WALL INSPECTION
- TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING
- EPCON SCREEN THREADED RODS W/SOLID CONCRETE
- THRU BOLTS W/ WOOD BLOCKING

UL2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

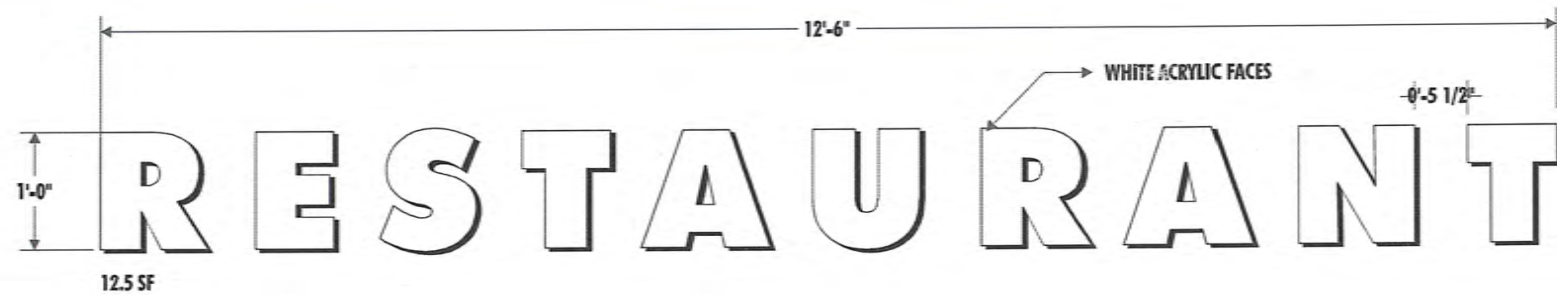
GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

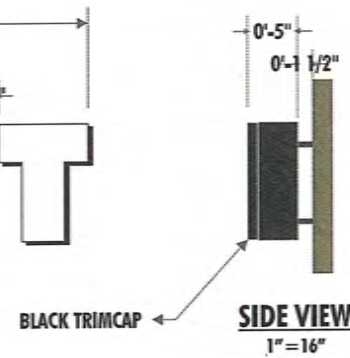
RESTAURANT

ILLUMINATION VIEW

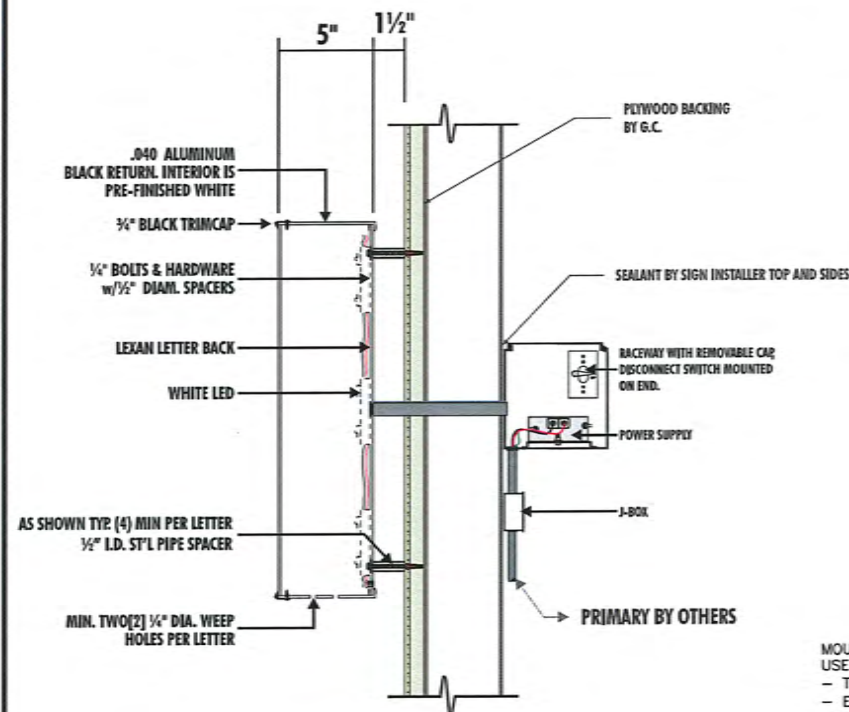
BJ4 QTY 2



FRONT VIEW
1"=16"



SIDE VIEW
1"=16"



DUAL LIT LETTERS MOUNTED TO WALL
SECTION DETAIL

MOUNTING METHOD:
USE MOST APPROPRIATE UPON WALL INSPECTION
- TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING
- EPCON SCREEN THREADED RODS W/SOLID CONCRETE
- THRU BOLTS W/ WOOD BLOCKING

UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

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www.hiltondisplays.com

QID VARIOUS

PART NUMBER

BJ-R12-FLHL-CL

DESCRIPTION

COLOR LEGEND

	PMS PAINT	VINYL
	PMS 200C	3M 3630-73
	PMS 1375C	3M 3630-74
	PMS 300C	3M 3630-127
	BLACK	3M 3630-22
	GRADIENT	DIGITAL PRINT

DESIGNER DWG. DATE

B.PERRY 01-27-16

REV. DATE / REVISION

01-29-16
03-17-16
04-12-16
05-26-16

SCALE

As Noted

FILE

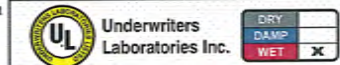
2014/BJ's/Standards/
CHANNEL LETTERS /
BJCL12-R01

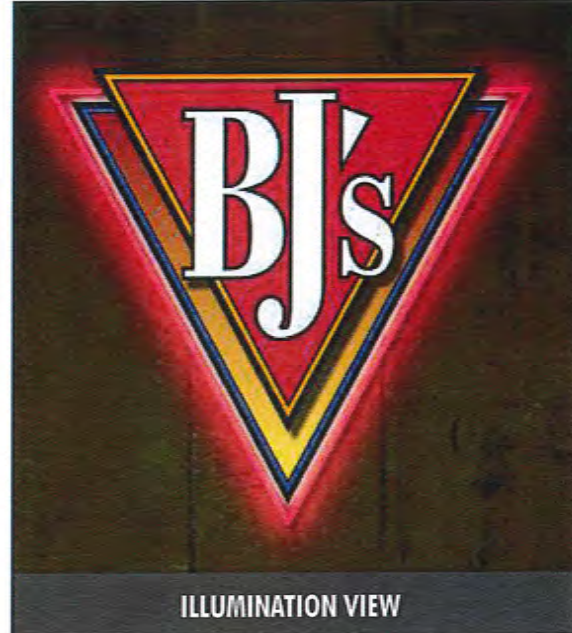
DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

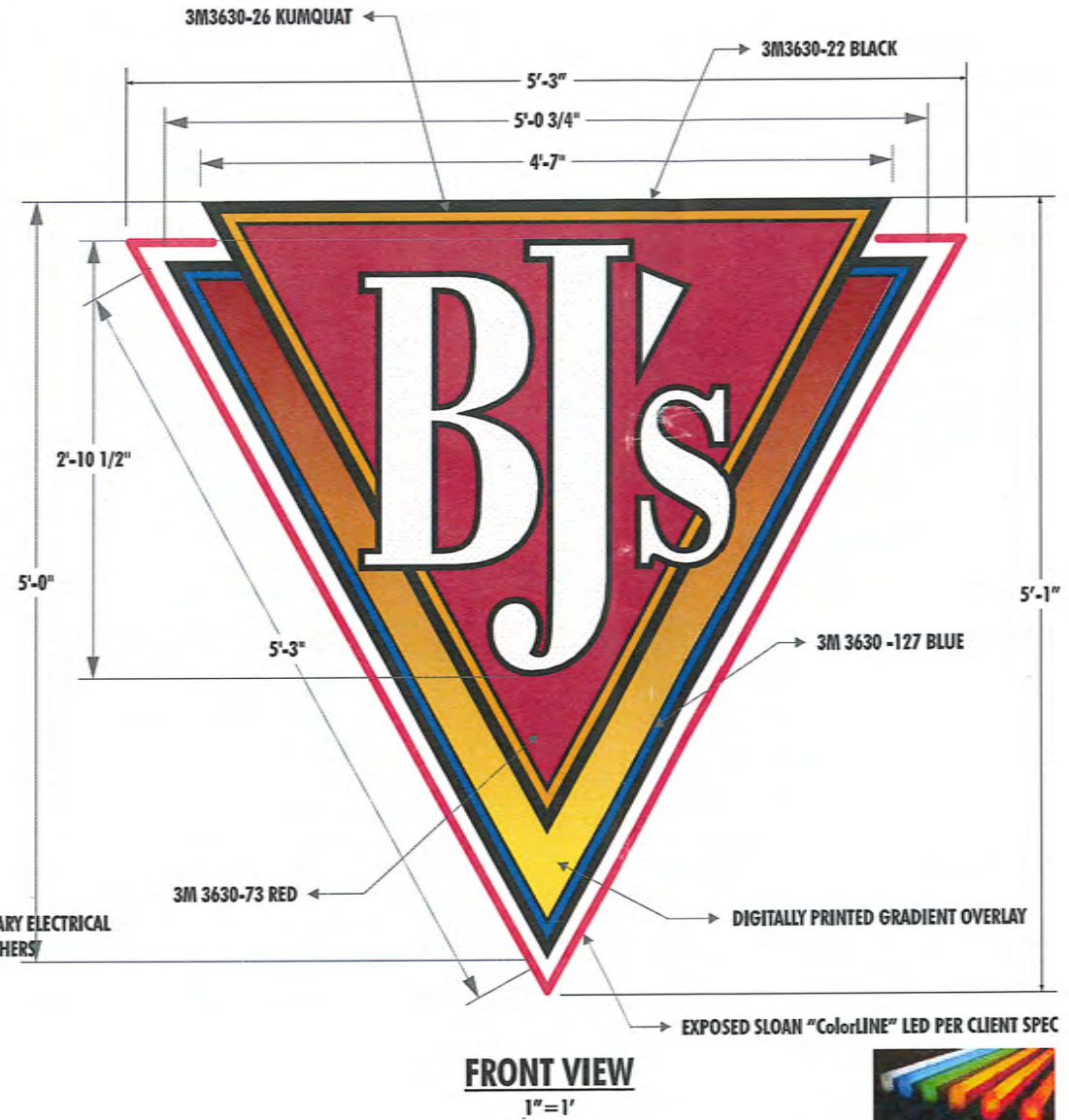
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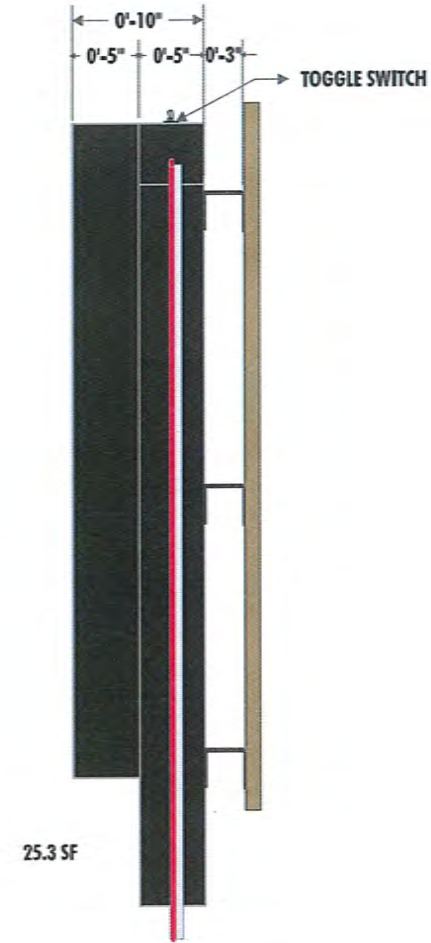


ILLUMINATION VIEW

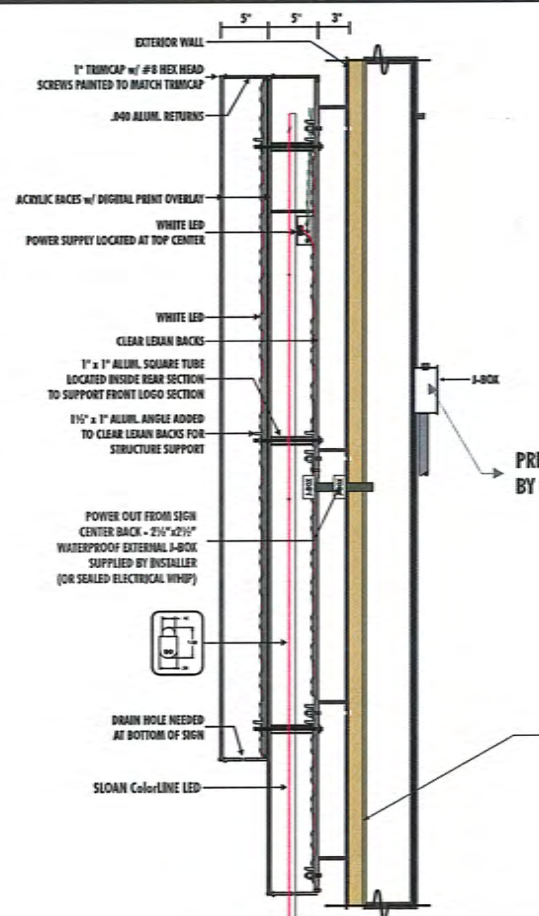
BJ5 QTY 3



FRONT VIEW
1"=1'

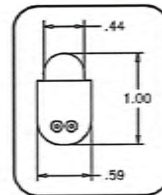
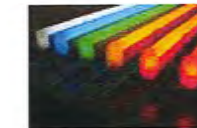


SIDE VIEW
1"=1'



SIDE VIEW DETAIL - TYPICAL
NOT TO SCALE

MOUNTING METHOD:
USE MOST APPROPRIATE UPON WALL INSPECTION
- TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING
- EPICON SCREEN THREADED RODS W/SOLID CONCRETE
- THRU BOLTS W/ WOOD BLOCKING



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QID VARIOUS

PART NUMBER

BJ-BJ60-LWS

DESCRIPTION

COLOR LEGEND

PMS/PAINT	VINYL
PMS 200C	3M 3630-73
PMS 1375C	3M 3630-74
PMS 300C	3M 3630-127
BLACK	3M 3630-22
GRADIENT	DIGITAL PRINT

DESIGNER DWG. DATE

B.PERRY 01-27-16

REV. DATE / REVISION

01-29-16

03-17-16

04-12-16

05-26-16

SCALE

As Noted

FILE

2014/BJ's/Standards/Logo
Cabinets / BJCL60-01

DESIGN SPECIFICATIONS ACCEPTED BY:

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SLS/PM: LANDLORD:

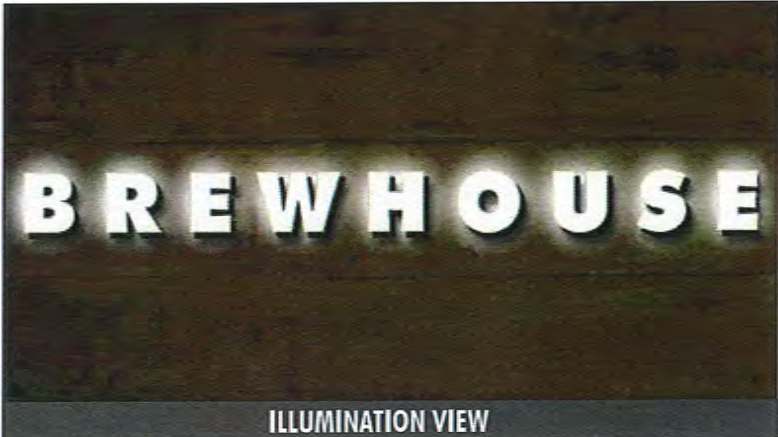
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GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART: 800.5 FDC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.





BJ6 QTY. 2

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QID VARIOUS
PART NUMBER
BJ-B12-FLHL-CL
DESCRIPTION

COLOR LEGEND

PMS/PAIN	VINYL
PMS 200C	3M 3630-73
PMS 1375C	3M 3630-74
PMS 300C	3M 3630-127
BLACK	3M 3630-22
GRADIENT	DIGITAL PRINT

DESIGNER DWG. DATE
 B.PERRY 01-27-16

REV. DATE / REVISION

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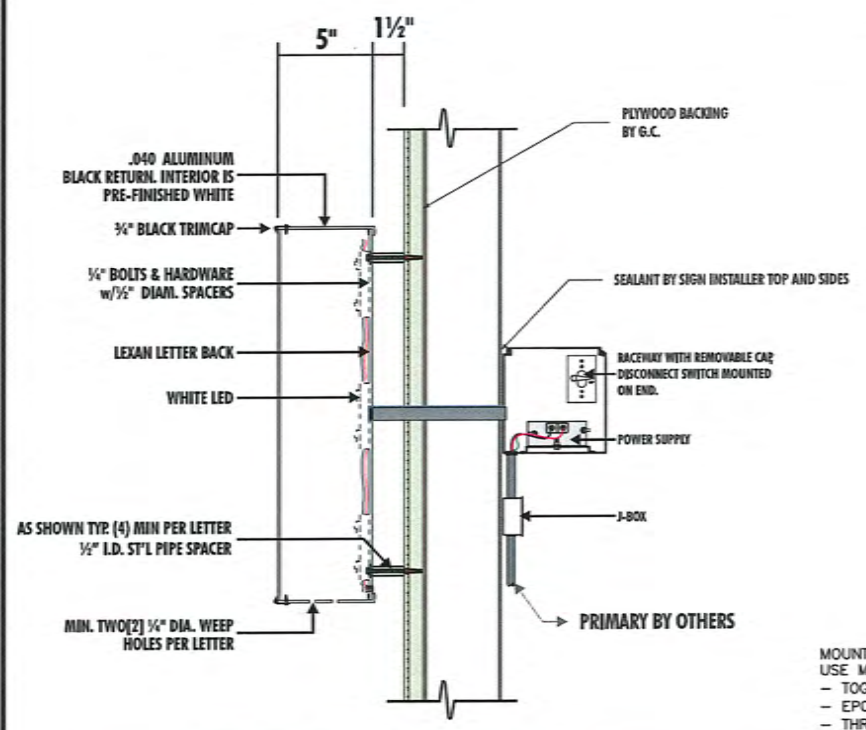
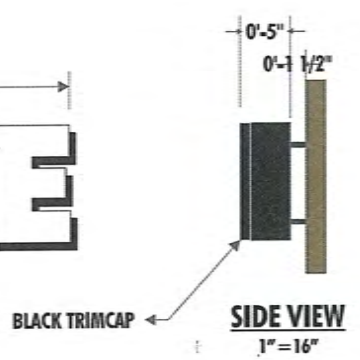
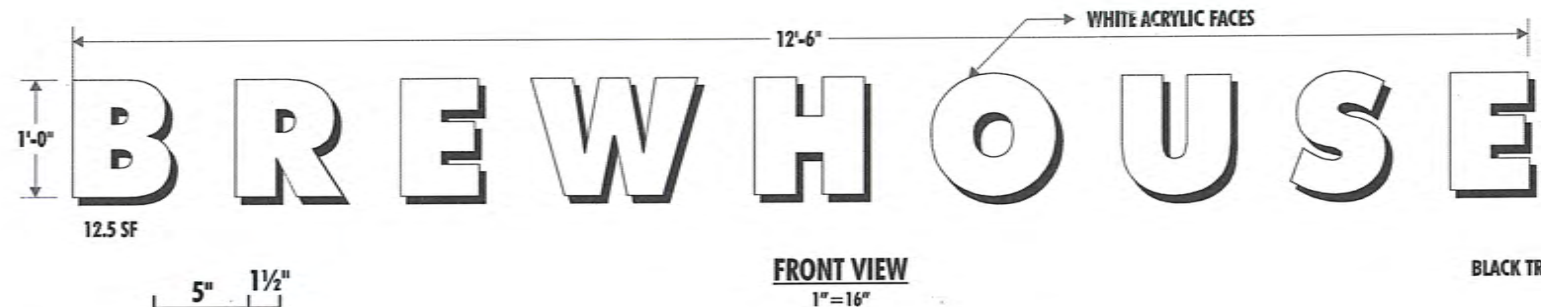
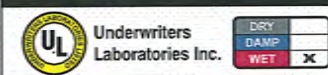
SCALE
 As Noted

FILE
 2014/BJ's/Standards/
 CHANNEL LETTERS /
 BJCL12-B01

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:
 SLS/PM: LANDLORD:

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MOUNTING METHOD:
 USE MOST APPROPRIATE UPON WALL INSPECTION
 - TOGGLE BOLTS W/ HOLLOW CORE PLYWOOD BACKING
 - EPON SCREEN THREADED RODS W/SOLID CONCRETE
 - THRU BOLTS W/ WOOD BLOCKING

UL 2181 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.
 GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALL AND SERVICE.
 FINAL ELECTRICAL HOOK UP BY OTHERS.
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART. 600.8 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

DUAL LIT LETTERS MOUNTED TO WALL
SECTION DETAIL

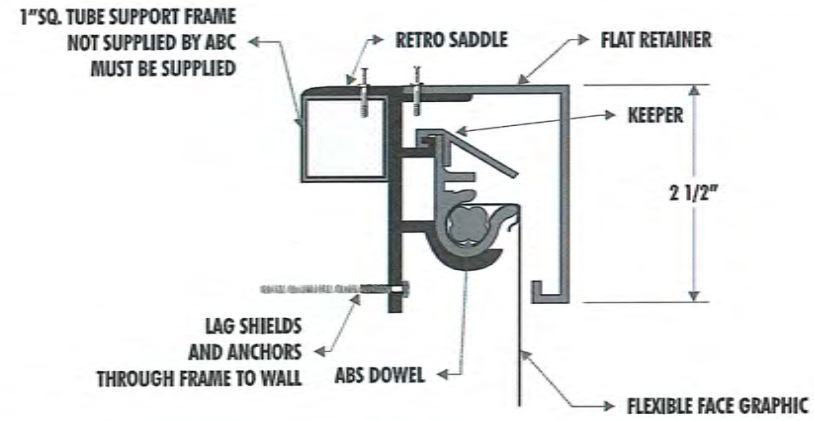
BJ9



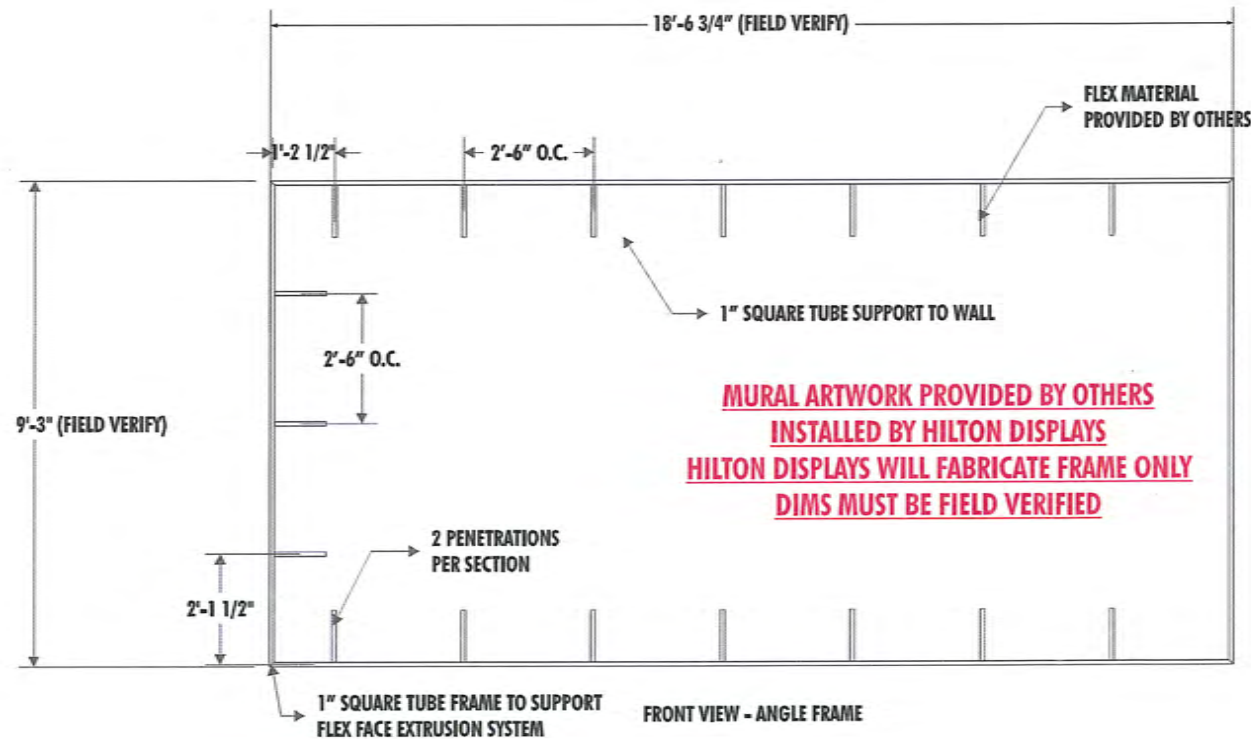
FLEXIBLE FACE GRAPHICS BY OTHERS

ABC FLEX FRAME RETAINER (1" SQUARE TUBE SUPPORT FRAME BEHIND)

AS ASSEMBLED - N.T.S.



ABC PRODUCTS FLEX FACE SYSTEM DETAIL - N.T.S.



HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID VARIOUS

PART NUMBER

BJ-FM-S

DESCRIPTION

BJ'S 112" X 222" SF FLEX FRAME
NON ILLUMINATED
GRAPHICS PROVIDED BY OTHERS

COLOR LEGEND

PMS/PAINT	VINYL
BLACK	3M 3630-22
WHITE	

DESIGNER DWG. DATE

B.PERRY 01-27-16

REV. DATE / REVISION

01-29-16

03-17-16

04-12-16

05-26-16

SCALE

As Noted

FILE

BJ's/Standards/
/ BJFF-112x222

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



BJ10

HILTONDISPLAYS

125 HILLSIDE DRIVE - GREENVILLE SC 29607
P 800 353 9132 - F 864 242 2204
www.hiltondisplays.com

QID VARIOUS

PART NUMBER

INSTALL

DESCRIPTION

BJ'S DIE CUT ALUMINUM
SILHOUETTES

COLOR LEGEND

	PMS PAINT	VINYL
BLACK		3M 3630-22
WHITE		

DESIGNER DWG. DATE

B.PERRY 01-27-16

REV. DATE / REVISION

01-29-16

03-17-16

04-12-16

05-26-16

SCALE

As Noted

FILE

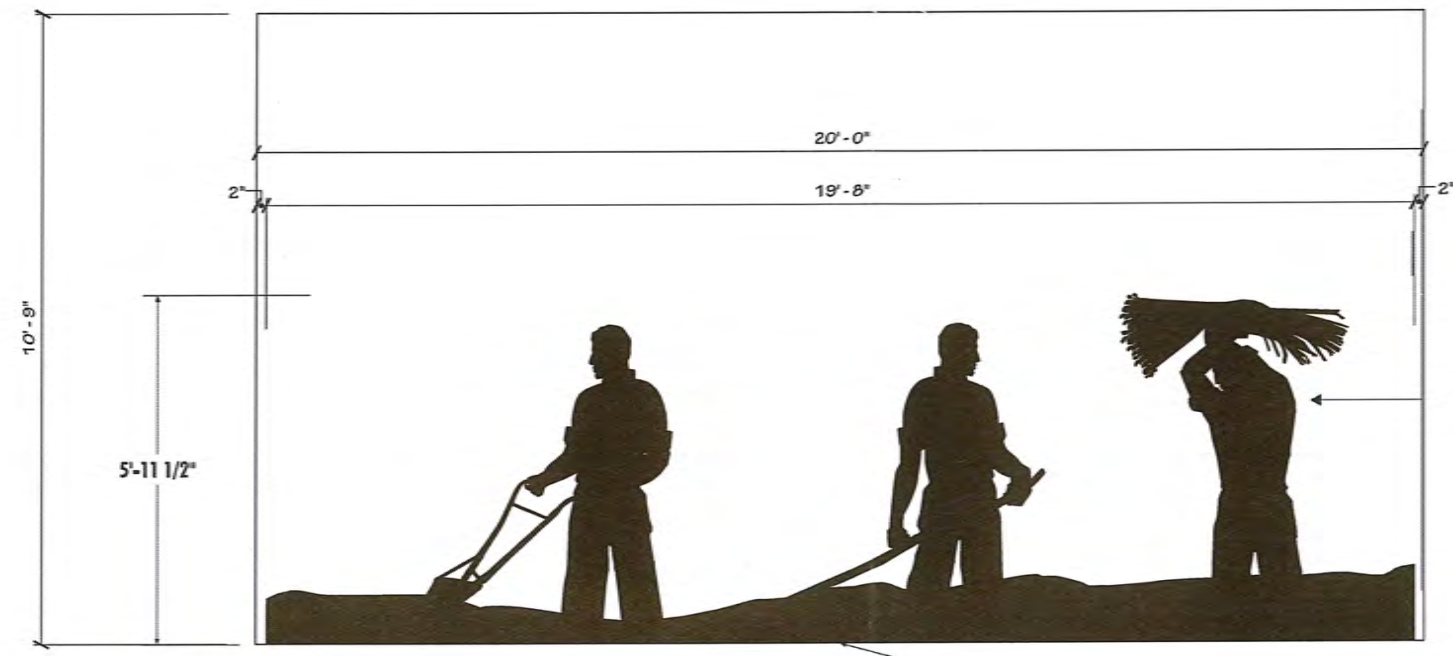
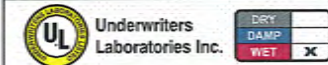
BJ's/Standards

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

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ALUM. SILHOUETTE
IS PAINTED TO MATCH
JBR BRNZ 'DARK BRONZE'

1 FRONT ELEVATION
3/8" = 1'-0"

INSTALL BY SIGN COMPANY
PRODUCT PROVIDED BY OTHERS

DIMENSIONS NOT VERIFIED BY PROVIDER