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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented



ORDINANCE NO. 55-08-16

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF NOBLESVILLE, A PART OF THE COMPREHENSIVE MASTER PLAN AND THE ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN AND ORDINANCE TO BE KNOWN AS "METRO ENTERPRISE PARK PLANNED DEVELOPMENT", ALL WITHIN 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 pursuant to its authority under 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. 000945-2016 as required by law in regards to a Change of Zoning and adoption of a Preliminary Development Plan and Ordinance and has sent a favorable recommendation for adoption to the Common Council by a vote of ten (10) ayes and zero (0) nays;

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 Zoning Map are hereby amended as follows:

SECTION 1. Real Estate

That the subject real estate, more particularly described in the attached "Exhibit A" is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana. The Real Estate as depicted in "Exhibit B" is hereby rezoned from "I1" Light Industrial to "I1/PD"

Industrial Planned Development, subject to the Preliminary Development Plan and this "Metro Enterprise Park Planned Development Overlay District Ordinance". That "Exhibit C – Preliminary Development Plan, Exhibit D – Graphic depiction of Areas 1 and 2, and Exhibit E – Conceptual Building Elevations for Lot 1 are hereby adopted as a part of the Ordinance.

SECTION 2. Permitted Uses

All uses listed as a "Permitted Use" in the Official Schedule of Uses for the I1 Light Industrial Zoning District shall be permitted except for the following: Penal or Correctional Facility, Fire or Police Station, Club or Lodge, Public Parks or Playgrounds, Auto Body Repair Shop, Car Wash, Nursery/Greenhouse for Production Purposes ONLY, Those uses listed as "Conditional Uses" and "Accessory Uses" per the Official Schedule of Uses shall be prohibited in Areas 1 and 2.

The following additional uses shall be permitted in this industrial park: General Manufacturing, Training Facility, Assembly of Finished Goods, Beverage Bottling, Warehousing, and Indoor Wholesale Trade.

SECTION 3. Definitions

Primary Facade: The architectural elevation which contains public entrances and identifying commercial signage. The facade facing a public dedicated street.

Secondary Facade: Any building elevation not having a public entrance and does not contain any identifying commercial signage. Secondary Facades may include those building elevations with service and employee entrances, utility services areas and delivery areas. Secondary Facades do not face a public dedicated street.

All building elevations shall be considered either primary facade or secondary facade.

SECTION 4. Development Standards

The overall development shall be permitted one Designation Sign provided the following standards are met:

- (1) Constructed of a masonry product such as brick or stone and utilize anodized individual aluminum letters for the development name "Metro Enterprise Park" at the top of the sign;
- (2) The maximum height of the designation sign shall be 16 feet with the maximum width being 12-feet;
- (3) The sign would have base or ground up-lighting. Internal illumination is prohibited;
- (4) a maximum of eight placards advertising the users within the park; and
- (5) The placards shall be constructed of anodized aluminum with individual black or white lettering.

Should the designation sign not be constructed; a ground identification sign for the real estate shall be permitted. The location of the sign easement on the preliminary development plan is the location of either one designation sign or one park identification ground sign. No individual business signs shall be located within those designated sign areas located adjacent to Pleasant Street.

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A. Area 1

(1) General Bulk Standards

Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Floor Area Ratio	No Maximum
Minimum Front Yard Setback	30 Feet
Minimum Side Yard Setback	20 feet from property line abutting a street
Minimum Rear Yard Setback	10 feet
Maximum Building Heights	40 feet

(2) Parking Standards

Parking standards shall be as per the Unified Development Ordinance Article 10 - Off Street Parking and Loading for specific uses; however, if it is manufacturing/warehousing it will require one parking space per each 1,500-square feet of gross floor area of the building

(3) Signs

Each developed lot shall be permitted one wall sign on the front of the building per street frontage. The wall signs standards shall be as provided in the Unified Development Ordinance in Article 11 - Signs.

(4) Trash Receptacles and Enclosures

Trash receptacles or enclosures shall not be located in the front yard or in the front of any building. Trash receptacles shall be completely screened by materials on three sides, which match the architecture of the building which the trash receptacle is serving with the fourth side requiring a vision block gate of either wood or metal construction. An enclosed compactor located at a dock door is acceptable without being within a trash receptacle enclosure.

(5) Service/Material Yard and Storage Areas

The following requirements apply to outside material yards and outside storage areas for said real estate that does not have frontage on Pleasant Street or Union Chapel Road an eight-ft. height black vinyl chain link fence with slats is acceptable.

For real estate that has outside storage area with frontage on Pleasant Street and/or Union Chapel Road. Except for the entrances, a masonry wall not less than eight feet in height constructed of architectural block, brick or decorative tilt-up concrete panels and said wall being less in height than the eave of the roof of said structure and shall closely as possible match the architecture of the building. The masonry wall shall extend from the building a minimum of twenty-five (25) feet along each side yard for those lots that have frontage on Pleasant Street and/or Union Chapel Road, and at the termination of the masonry wall, a minimum eight-ft. height black vinyl coated chain link fence with slats shall enclose the balance of the materials yard/storage area.

For those lots abutting Union Chapel Road the materials yard/storage area must be completely enclosed by a minimum 8-FT masonry wall.

Materials stored behind any screening wall or fence shall be stacked no higher than one foot below the top of the wall or fence. Equipment and vehicles shall be stored at their lowest state possible.

An area fifty (50) feet in depth adjacent to the building must be hard surfaced with asphalt pavement or concrete unless said area is adjacent to the rear of the building and said lot does not have frontage on Pleasant Street or Union Chapel Road. The balance of the materials yard/storage area must be finished with stone. The aggregate shall be a base of #2 stone and capped with #53 stone. If aggregate is used, such storage areas must have dust control measures implemented by the user during operation. No curbing is required around

the materials yard/storage area. Travel lanes providing access to said material yards/storage areas shall be hard surfaced with asphalt pavement or concrete.

(6) Display Areas

Display areas are permitted in the front yard areas adjacent to the building subject to the following:

- a) Shall not be located within the required front yard setback
- b) Shall be landscaped as per the requirements of this ordinance.
- c) Shall not exceed 500-square feet nor display more than three (3) products.

(7) Overhead Doors

No overhead doors shall be located fronting the public right-of-way of Metro Park Court or Pleasant Street. For lots that have front yards facing three public rights-of-way, an overhead door would be permitted along Union Chapel Road provided a masonry screening wall is provided to hide the overhead doors from view of said roadway. The wall shall be at a height taller than the overhead door(s) to be hidden from view by adding one foot to the height of the overhead door for the construction of the masonry wall.

(8) Loading Docks

No truck docks shall be located on a building facade that fronts the public right-of-way of Metro Park Court and/or Pleasant Street. For lots that have front yards facing three public rights-of-way, a loading dock area would be permitted along Union Chapel Road provided a masonry screening wall is provided to hide the loading dock area from view of said roadway.

B. Area 2

(1) General Bulk Standards

Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Floor Area Ratio	No Maximum
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	20 feet from the property line abutting a street
Minimum Rear Yard Setback	10 feet
Maximum Building Heights	40 feet

(2) Parking Standards

Parking standards shall be as per the Unified Development Ordinance Article 10 - Off Street Parking and Loading; however, if it is manufacturing/warehousing it will require one parking space per each 1,500-square feet of gross floor area of the building.

(3) Signs

Each developed lot shall be permitted one wall sign on the front of the building per street frontage. The wall signs standards shall be as provided in the Unified Development Ordinance in Article 11 - Signs. For any lot over five acres, one ground sign and one wall sign would be permitted per each developed lot. Sizes for these signs shall be as per the Unified Development Ordinance Article 11 - Signs.

(4) Trash Receptacles and Enclosures

Trash receptacles or enclosures shall not be located in the front yard or in the front of any building. Trash receptacles shall be completely screened by materials on three sides that match the architecture of the building which the trash receptacle is serving with the fourth side

requiring a vision block gate of either wood or metal construction. An enclosed compactor located at a dock door is acceptable without being within a trash receptacle enclosure.

(5) Service/Material Yard and Storage Areas

- a) Shall be completely screened by a minimum eight-ft. height black vinyl coated chain link fence with black slats.
- b) Area shall be finished in aggregate of #2 stone base capped with #53 stone. If aggregate is used in such storage areas, dust control measures shall be implemented during operation.
- c) No curbing shall be required around material yard/storage areas
- d) Materials stored behind any fence shall be stacked no higher than one foot below the top of the fence. Equipment and vehicles shall be stored at their lowest state.
- e) Travel lanes providing access to said material yards/storage areas shall be hard surfaced with asphalt pavement or concrete.

(6) Display Areas

Display areas are permitted in the front yard areas adjacent to the building subject to the following:

- a) Shall not be located within the required front yard setback
- b) Shall be landscaped as per the requirements of this ordinance.
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No truck docks shall be located on a building facade that fronts the public right-of-way of Metro Park Court and/or Pleasant Street. For lots that have front yards facing three public rights-of-way, a loading dock area would be permitted along Union Chapel Road provided a masonry screening wall is provided to hide the loading dock area from view of said roadway.

SECTION 5. Architectural Standards

A. AREA 1

1) Primary Façade Materials

- a. Appropriate building finish materials for the primary facade include: brick (clay), natural stone, simulated cut stone, finished textured and painted concrete, finished and textured pre-cast concrete panels, ceramic or porcelain tile, textured architectural block, and EIFS wall systems if at least eight (8) feet above grade. Steel siding is permissible if it is installed at least eight (8) feet above grade and said material does not exceed 75% of the total exterior square footage of the building walls.
- b. Prohibited building finish materials for the primary facade include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

- c. Primary facades may have window glazing.
- d. Permitted trim materials include: brick (clay), stone, simulated cut stone, ceramic or porcelain tile, wood, glass, painted aluminum formed polymers, and EIFS.
- e. Colors used on primary facades must be complementary. Natural, muted colors shall be the primary colors with brighter tones used as limited accents.
- f. Entries shall be clearly defined with architectural articulation including the following: porticos, overhangs, fabric awnings, cantilevered architectural metal canopies, covers arcades, and projecting architectural bays.

2) Secondary Façade Materials

- a. Steel Curtain Wall Systems are permitted.
- b. If the Secondary Façade faces a side yard and includes a Masonry Wall, then the Secondary Façade shall include Masonry Materials at least eight (8) feet above grade and extending from the Primary Façade to the point the Masonry Wall, meets the Secondary Façade.
- c. If the Secondary Façade facing a side yard does not include a Masonry Wall, then the Secondary Façade shall include Masonry Materials at least eight (8) feet above grade and extending a minimum of 25-Feet from the Primary Façade.
- d. Prohibited building finish materials for the Secondary Façade include: wood, plywood, unfinished concrete or concrete panels, plastics, and reflective glass.
- e. Colors used on primary facades must be complementary. Natural, muted colors shall be the primary colors with brighter tones used as limited accents.

f. Lighting on Secondary Facades including wall pack lighting shall be half cut-off fixtures provided the foot-candle requirements of the Unified Development Ordinance are met.

B. Area 2

1) Primary Façade Materials

- a. Appropriate building finish materials for the primary facade include: brick (clay), natural stone, simulated cut stone, finished textured and painted concrete, finished and textured pre-cast concrete panels, ceramic or porcelain tile, textured architectural block, and EIFS wall systems if at least eight (8) feet above grade. Steel siding is permissible if it is installed at least eight (8) feet above grade and said material does not exceed 75% of the total exterior square footage of the building walls.
- b. Prohibited building finish materials for the primary facade include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- c. Primary facades may have window glazing.
- d. Permitted trim materials include: brick (clay), stone, simulated cut stone, ceramic or porcelain tile, wood, glass, painted aluminum formed polymers, and EIFS.
- e. Colors used on primary facades must be complementary. Natural, muted colors shall be the primary colors with brighter tones used as limited accents.
- f. Entries shall be clearly defined with architectural articulation including the following: porticos, overhangs, fabric awnings, cantilevered architectural metal canopies, covers arcades, and projecting architectural bays.

2) Secondary Façade Materials

- a. Steel curtain wall systems are permitted.
- b. Prohibited building finish materials for the Secondary Façade include: wood, plywood, unfinished concrete or concrete panels, plastics, and reflective glass.
- c. Colors used on primary facades must be complementary. Natural, muted colors shall be the primary colors with brighter tones used as limited accents.
- d. Lighting on Secondary Facades including wall pack lighting shall be half cut-off fixtures provided the foot-candle requirements of the Unified Development Ordinance are met.

SECTION 6. Roof Design – AREAS 1 AND 2

- 1. All roofs in Areas I and II must incorporate appropriately a sloped roof, parapets, or screen walls matching the colors of the primary façade.
- 2. Rooftop penetrations (vents) shall be of the same color as the primary façade

SECTION 7. Landscaping – AREAS 1 AND 2

Street Trees

Building facades not fronting directly on Pleasant Street or Union Chapel Road shall provide one Street Tree per every sixty (60) linear feet. The placement of street trees along Pleasant Street and Union Chapel Road, shall follow the current adopted standards of the Unified Development Ordinance.

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Lot Landscaping

1. Ornamental Trees shall be planted at a rate of one (1) tree for every forty (40) feet of primary building facade.
2. Shrubs shall be planted at a rate of one (1) shrub for every seven (7) feet of primary building facade. Shrubs shall be evenly distributed between deciduous and evergreen plants.
3. Where outside display areas are used and such display areas on a public street, ornamental trees shall be planted at a rate of one (1) tree per thirty (30) lineal feet of frontage of the display area and planted along the road frontage of which the display area faces.
4. One row of evergreen trees shall be planted thirty (30) feet apart, minimum height of six-feet, along the remaining property lines.
5. Mulch used in the planting beds shall be a dark natural color shall extend at a minimum 18-inches from the plants to form an edge of the planting beds. Planting beds adjacent to the primary facade may choose dark natural mulch or corresponding color stone matching or enhancing the building color.
6. Underground irrigation systems shall be installed and properly operated and maintained to water plant materials and yards in all areas adjacent to the primary facade.

Parking Lot Landscaping

Parking Lot landscaping shall meet the requirements of Article 12 - Landscaping and Screen as per the Unified Development Ordinance.

SECTION 8. Lighting Standards – AREAS 1 AND 2

1. Light Standards shall be dark bronze or anodized aluminum color and either metal halide or LED light. Light poles shall not exceed twenty-five feet in height. All light standards for each lot shall match in color.
2. Illumination shall be subject to the lighting standards as set forth in the Unified Development Ordinance in Article 13 - Environmental Performance Standards.
3. Lighting shall serve only to illuminate signage, parking lots, loading areas, storage areas, walkways and entrances, or to accent landscaping and architectural details.
4. Exterior wall pack fixtures shall be permitted at a distance no closer than one per every forty (40) linear feet of building.

SECTION 9. Additional Standards for Lot One (1) ONLY.

1. Shall be permitted silos not exceeding 40-feet in height to be placed adjacent to the side or rear of the building as feasible.
2. Parking for the initial constructed building shall provide a total of 80 parking spaces. Additions to the original building would require additional parking as per the adopted standards.
3. The southern property line shall have a reduced peripheral buffer yard in the area adjacent to the hammerhead which is adjacent to the southern property line of said development. The peripheral buffer yard adjacent to the hammerhead area shall be screened by evergreen trees to sufficiently screen said area and be a minimum height of eight (8) feet at the time of planting.
4. Construction of the building on Lot 1 shall be similar in materials and character as per the attached "Exhibit E".

SECTION 10. Detailed Development Plan

Prior to final approval from the Planning Department as a part of the Technical Advisory Committee, a letter shall be received from the Metro Enterprise Park Design Review Board approving the architectural, landscaping, signage, and lighting plans for each individual lot. This shall be completed prior to the issuance of a building permit.

SECTION 11. Unless a development standard, specification, guideline, and/or requirement is varied, altered, or modified by this ordinance and/or exhibits; such development standards, specifications, guidelines, and/or requirements as specified in the Unified Development Ordinance shall apply.

SECTION 12. Exhibit A – Legal Description, Exhibit B – Aerial Photograph generally depicting area to be rezoned, Exhibit C – Preliminary Development Plan, Exhibit D – Map designating "Areas 1 and 2", and Exhibit E – Conceptual Elevation for building on Lot 1 are all hereby adopted as a part of said ordinance.

SECTION 13. 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.

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SECTION 14. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 23rd day of August, 2016.

COMMON COUNCIL

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

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 23rd day of August, 2016

[Signature]
John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:
[Signature]
Evelyn L. Lees, City 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

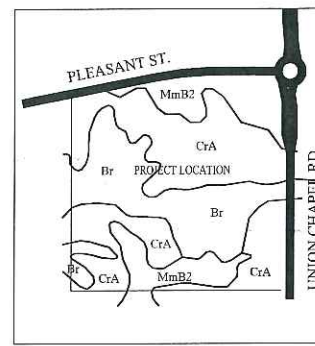
LAND DESCRIPTION

Part of the East Half of the Northeast Quarter of Section 5, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, described as follows:

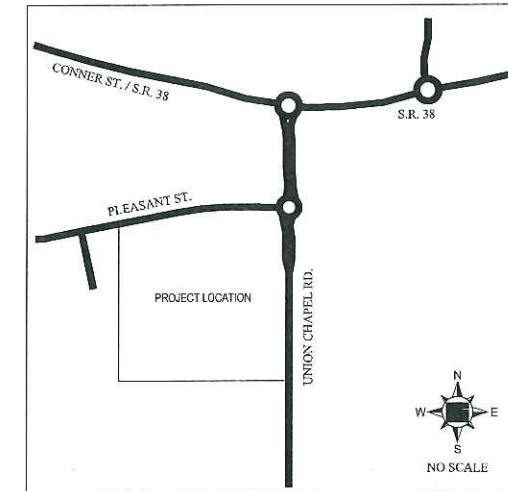
Commencing at the Southeast Corner of said Half Quarter Section; thence along the south line thereof North 89 degrees 57 minutes 36 seconds West (bearings shown are derived from coordinates based the Indiana State Plane Coordinate System (east zone) NAD 83 (2011) epoch 2010.0) 73.27 feet to the west line of Union Chapel Road as described in a Warranty Deed recorded as Instrument No. 2009062368 in the office of the Recorder of Hamilton County, Indiana and the **Point of Beginning**; thence continuing along said south line North 89 degrees 57 minutes 36 seconds West 1243.19 feet to the Southwest Corner of said Half Quarter Section; thence along the west line of said Half Quarter Section North 00 degrees 01 minutes 22 seconds West 1130.21 feet to the south line of Pleasant Street as described in a Warranty Deed recorded as Instrument No. 2009062368 in the office of the Recorder of Hamilton County, Indiana, the next four courses are along said south line; thence North 79 degrees 22 minutes 38 seconds East 524.60 feet to the point of curvature of a curve concave southerly having a radius of 925.00 feet, the radius point of said curve bears South 10 degrees 37 minutes 22 seconds East from said point; thence Easterly along said curve 169.56 feet to the point of tangency which bears North 00 degrees 07 minutes 11 seconds West from the radius point; thence North 89 degrees 52 minutes 49 seconds East 475.35 feet; thence South 36 degrees 29 minutes 58 seconds East 148.49 feet to the west line of aforesaid Union Chapel Road, the remaining courses are along said west line; thence South 00 degrees 02 minutes 55 seconds West 1085.00 feet; thence South 04 degrees 41 minutes 40 seconds West 40.40 feet to the place of beginning, containing 34.70 acres, more or less, and subject to easements and rights of ways.



PRELIMINARY PLANNED DEVELOPMENT METRO INDUSTRIAL PARK NOBLESVILLE, INDIANA SEC. 05-T18N-R05E



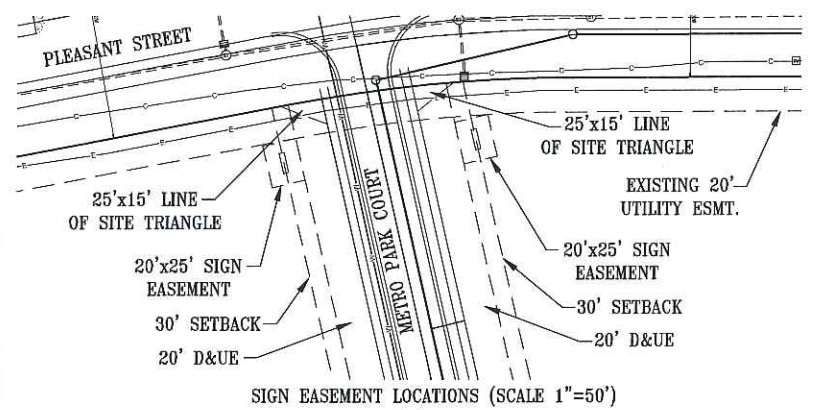
SOILS MAP



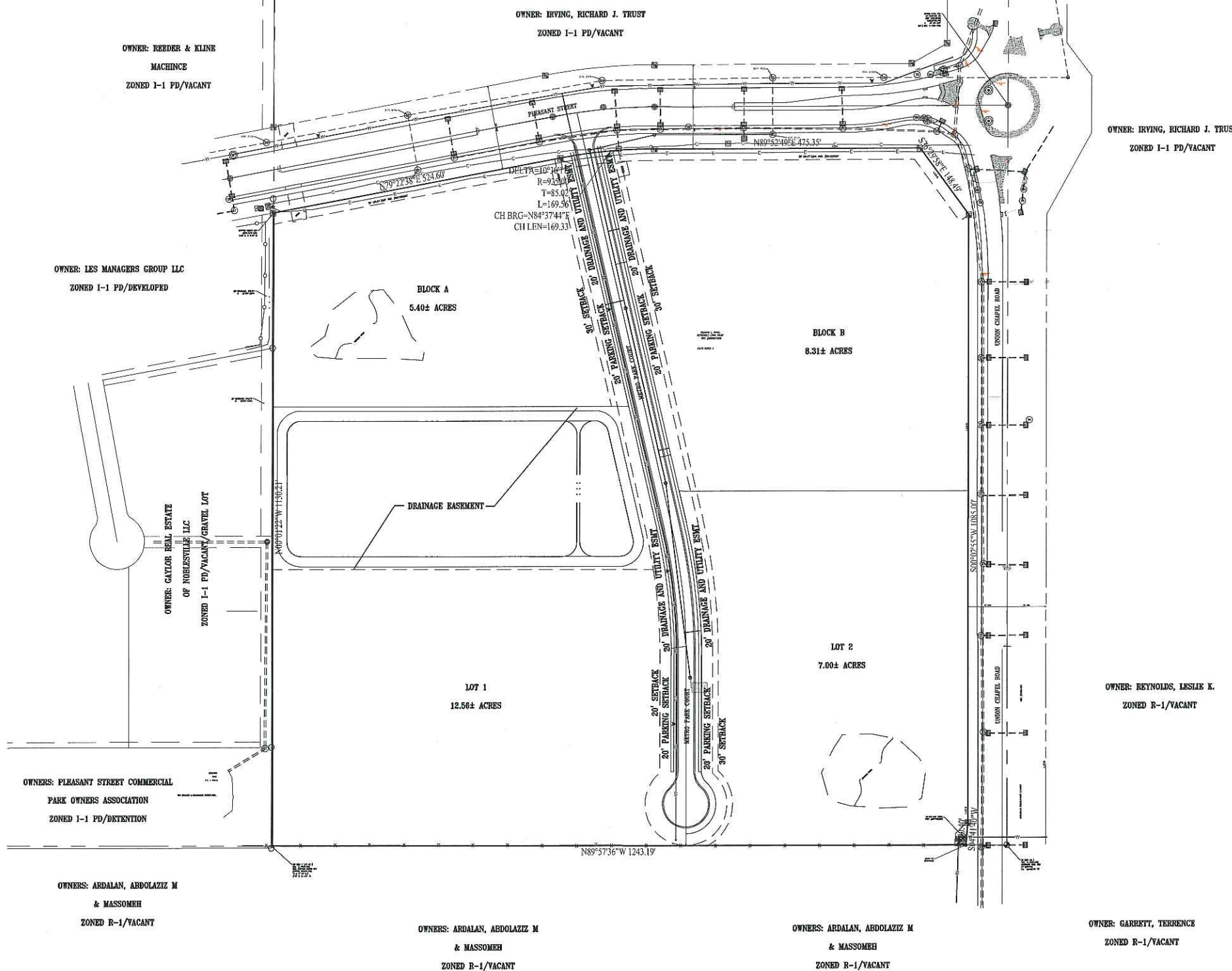
VICINITY MAP

LAND DESCRIPTION

NEW PARCEL
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION, THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 57 MINUTES 38 SECONDS WEST (BEARINGS SHOWN ARE DERIVED FROM COORDINATES BASED THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 (2011) EPOCH 2010.0) 73.27 FEET TO THE WEST LINE OF UNION CHAPEL ROAD AS DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NO. 200902388 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 57 MINUTES 38 SECONDS WEST 1243.19 FEET TO THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID HALF QUARTER SECTION NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST 1130.21 FEET TO THE SOUTH LINE OF PLEASANT STREET AS DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NO. 200902388 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. THE NEXT FOUR COURSES ARE ALONG SAID SOUTH LINE; THENCE NORTH 78 DEGREES 22 MINUTES 38 SECONDS EAST 524.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 925.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10 DEGREES 37 MINUTES 22 SECONDS EAST FROM SAID POINT; THENCE EASTERLY ALONG SAID CURVE 169.56 FEET TO THE POINT OF TANGENCY WHICH BEARS NORTH 80 DEGREES 07 MINUTES 11 SECONDS WEST FROM THE RADIUS POINT; THENCE NORTH 89 DEGREES 52 MINUTES 49 SECONDS EAST 478.36 FEET; THENCE SOUTH 36 DEGREES 29 MINUTES 58 SECONDS EAST 148.40 FEET TO THE WEST LINE OF AKROESD UNION CHAPEL ROAD, THE REMAINING COURSES ARE ALONG SAID WEST LINE; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS WEST 1085.00 FEET; THENCE SOUTH 04 DEGREES 41 MINUTES 40 SECONDS WEST 450.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 34.70 ACRES, MORE OR LESS; AND SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.
THE ABOVE DESCRIPTION IS NOT THE SAME AS SHOWN WITHIN THE TITLE COMMITMENT. THE TITLE COMMITMENT DESCRIPTION IS THAT OF THE ENTIRE PARENT TRACT. THE ABOVE DESCRIBED LAND IS WITHIN THE LIMITS OF THE PARENT TRACT AS DESCRIBED WITHIN THE COMMITMENT.



SIGN EASEMENT LOCATIONS (SCALE 1"=50')

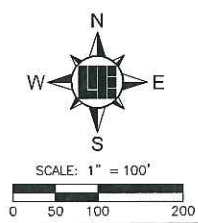


DEVELOPMENT SUMMARY TABLE

OVERALL ACREAGE:	34.70 ± ACRES
LOT 1	12.56 ± ACRES
LOT 2	7.00 ± ACRES
BLOCK A	5.40 ± ACRES
BLOCK B	8.31 ± ACRES
PROPOSED RIGHT-OF-WAY	1.60 ± ACRES
PROP METRO PARK COURT (BY NBLSVL)	54' ROW W/ 32' B-B PVMT
PROP SANITARY SEWER (BY NOBLESVILLE)	8" SEWER MAIN
PROPOSED WATER MAIN	12" MAIN ALONG PLEASANT STREET
PROPOSED WATER MAIN	8" MAIN ALONG METRO PARK COURT
PROPOSED SIDEWALK (BY NOBLESVILLE)	5' WIDE IN ROW

CURRENT OWNERSHIP:
IRVING, RICHARD J. TRUST
PO BOX 337
GREENTOWN, IN 46936

PROPOSED OWNERSHIP:
METRO ENTERPRISES LLC
9175 EAST 146TH STREET
NOBLESVILLE, IN 46060



811
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IT IS ALWAYS THE USER'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCIES BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihh.com
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
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PROJECT NO.:	W16.0244
DWG. NAME:	
DESIGNED BY:	MLT
DRAWN BY:	MLT
CHECKED BY:	MLT
DATE:	06-27-2018

REVISIONS AND REVISIONS	
DATE	BY
06/27/2018	MLT

PREPARED FOR:
METRO DEVELOPMENT
METRO ENTERPRISES, LLC
PLEASANT ST. & UNION CHAPEL RD., NOBLESVILLE, IN 46060

OWNER: REYNOLDS, LESLIE K.
ZONED R-1/VACANT

OWNER: GARRETT, TERENCE
ZONED R-1/VACANT

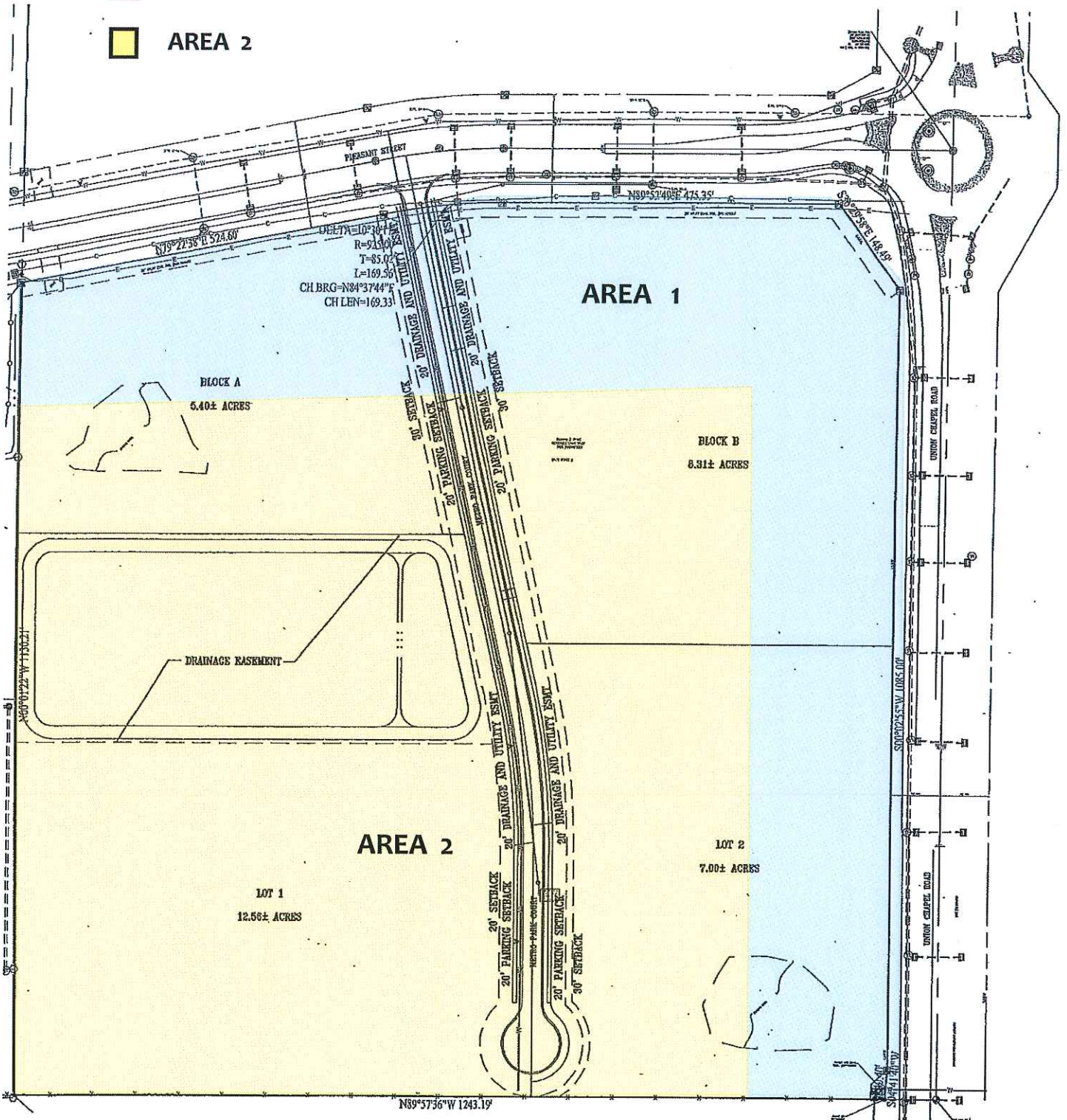
OWNER: ARDALAN, ABDOLAZIZ M & MASSOMEH
ZONED R-1/VACANT

OWNER: ARDALAN, ABDOLAZIZ M & MASSOMEH
ZONED R-1/VACANT

SHEET NO. PROJECT NO. W16.0244

Map of Designated Areas

- AREA 1
- AREA 2





**A New Building for:
Metro Development**

Noblesville, Indiana
2016