

INTELLI PLEX
THE FUSION OF LIFE + SCIENCE

PLANNED UNIT DEVELOPMENT
DETAILED PLAN

SUBMITTED:
May 14, 2003



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Development Standards

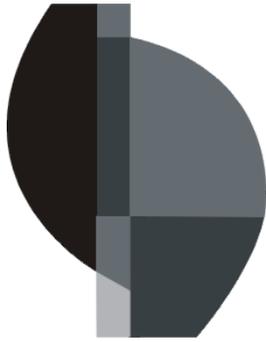
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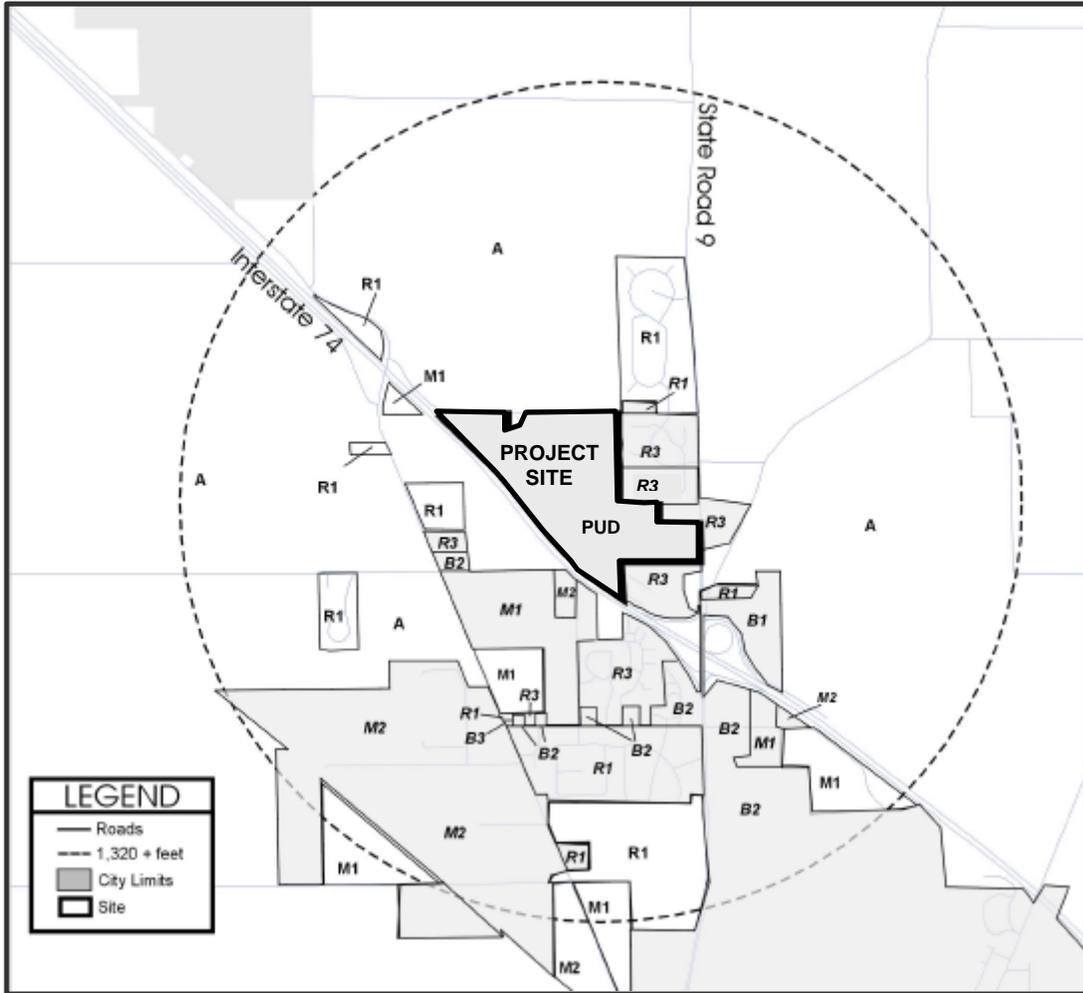


INTELLIPLIX
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PROJECT CONTEXT



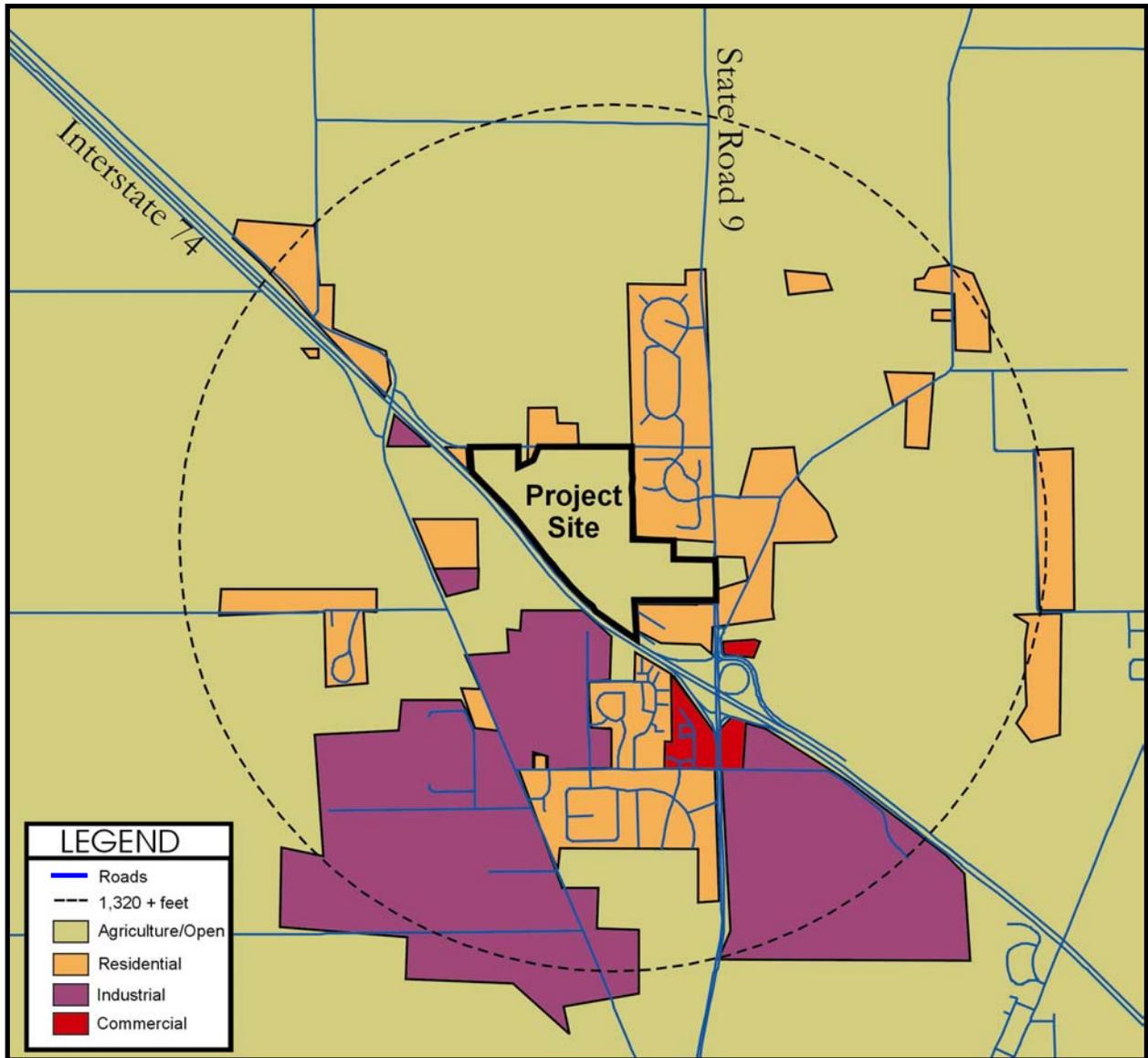
Current Zoning Classification of Site and Areas Within 1,320 feet



Zoning Designations	
A	Agricultural District
R-1	One Family Residence District
R-2	Two Family Residence District
R-3	Multiple Family Residence District
B-1	Central Business District
B-2	Highway Commercial District
B-3	Neighborhood Commercial District
M-1	Light Industrial District
M-2	Heavy Industrial District



Current Land Use Classification of Site and Areas Within 1,320 feet





Common Holdings

Clara Alford, the current owner of a large portion of the project site (the property is being sold on contract to the applicant), also owns the property along the project site's southwest border (on the other side of I-74). The applicant and owner understand the City's need to coordinate development efforts. Ms. Alford currently has no intention of selling this property for development purposes. Given this, and the fact that there is no foreseeable access between the two sites, it is believed that this common holding will have no immediate or near future affect on the proposed IntelliPlex.

Val Gardena Farms also owns portions of the IntelliPlex site. Val Gardena Farms owns no other properties adjacent to the proposed site.

Aerial Photo



**Intelliplex
Project Site**

Bassett Road

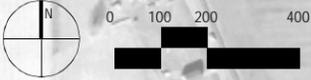
**Trotter's
Chase**

State Road 9

**Fellowship Baptist
Church of Shelby County
Undeveloped Parcel**

**Martin
Estates
Apartments**

**Northridge
Industrial Park**



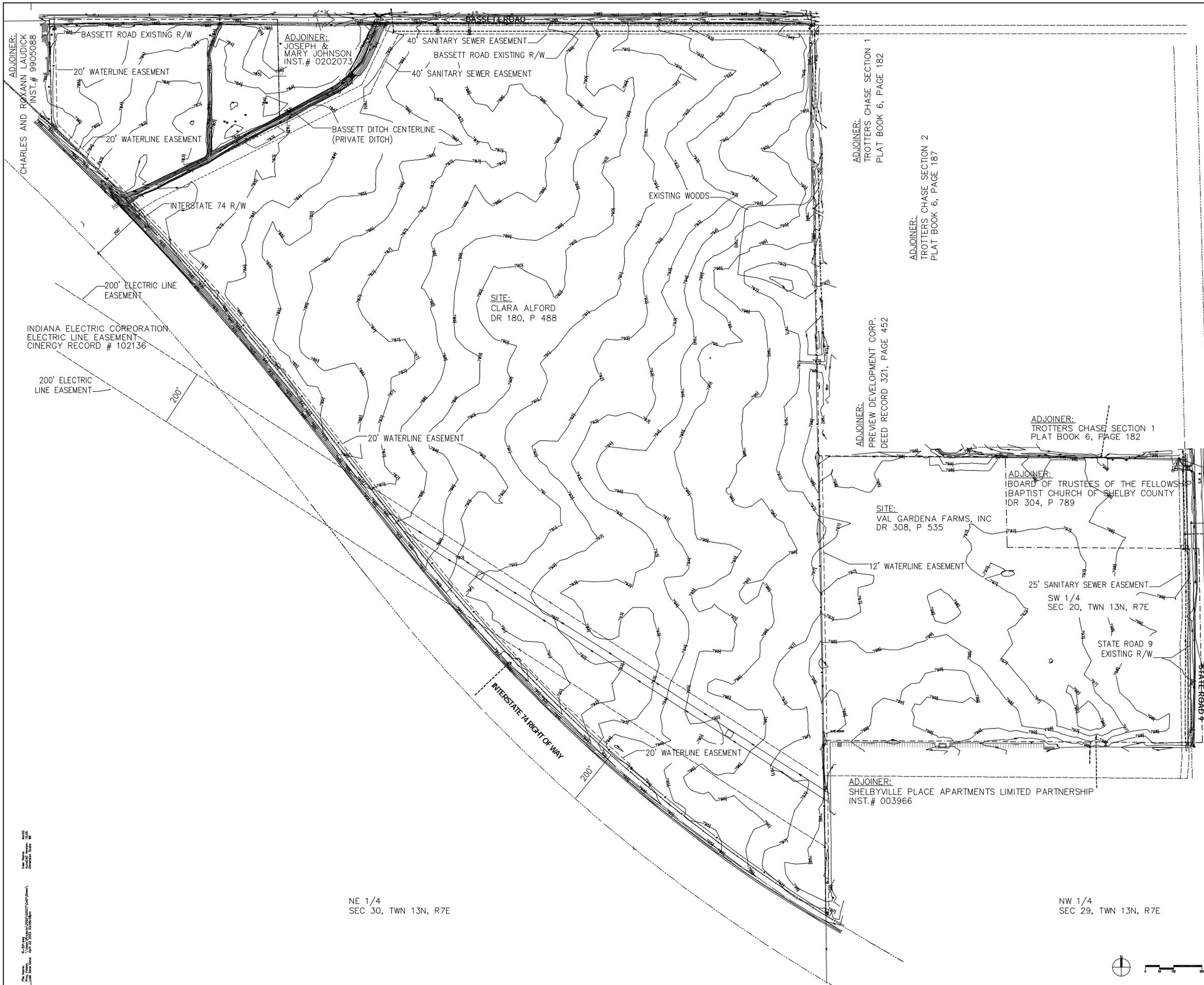


Existing Conditions Summary

Natural Features: Currently the site is primarily comprised of open fields. The topography is relatively flat, with the lowest point being Bassett Ditch. Bassett Ditch is a riparian corridor that bisects the northwest corner of the site. Drainage on site generally flows toward Bassett Ditch. On site there are several trees of significant size and two wooded areas. Near the Northwest corner of the site, there are 7 trees that measure 8" DCH or greater. Along the east boundary of the site, adjacent to Trotter's Chase, there is a wooded area. There is also a smaller wooded area south of Trotters Chase, in close proximity to the Fellowship Baptist Church of Shelby County parcel.

Easements: There are several easements to note on site. A 200' electric line easement runs near the southern border of the site. Waterline easements can be found along the northwest border, along the I-74 right-of-way, and along the current Shelbyville limits. Sanitary sewer easements run adjacent to the site along the State Road 9 and Bassett Road rights-of-way. There is also a storm water outlet that serves Trotter's Chase Subdivision along Basset Road.

SEE ALSO: SHEET R-200



ADJOINER:
CHARLES AND ROXANN LAUDICK
INST.# 9905088

ADJOINER:
JOSEPH &
MARY JOHNSON
INST.# 0202073

ADJOINER:
TROTTERS CHASE SECTION 1
PLAT BOOK 6, PAGE 182

ADJOINER:
TROTTERS CHASE SECTION 2
PLAT BOOK 6, PAGE 187

ADJOINER:
PREVIEW DEVELOPMENT CORP.
DEED RECORD 321, PAGE 452

ADJOINER:
TROTTERS CHASE SECTION 1
PLAT BOOK 6, PAGE 182

ADJOINER:
BOARD OF TRUSTEES OF THE FELLOWSHIP
BAPTIST CHURCH OF SHELBY COUNTY
IDR 304, P 789

SITE:
VAL GARDENA FARMS, INC
DR 308, P 535

ADJOINER:
SHELBYVILLE PLACE APARTMENTS LIMITED PARTNERSHIP
INST.# 003966

INDIANA ELECTRIC CORPORATION
ELECTRIC LINE EASEMENT
CINERGY RECORD # 102136

NE 1/4
SEC 30, TWN 13N, R7E

NW 1/4
SEC 29, TWN 13N, R7E



Applicant
Major Affiliates, Inc.
150 West Washington Street
Shelbyville, Indiana 46176
317 992 3211

Developer/Primary Contact
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11405 North Pennsylvania Street
Suite 101
Carmel, Indiana 46032
Contact Larry Browning at 317 398 8533

Landscape Architect/Urban Planner
Ratio Architects, Inc.
Suite 100, Schrader Building
107 South Pennsylvania Street
Indianapolis, Indiana 46204-3684
317 633 4040

Civil Engineer
BSA LifeStructures
9265 Counselors Row
Suite 300
Indianapolis, Indiana 46240
317 819 7878

Ecological Design
Williams Creek, Inc.
846 N. Senate Avenue
Suite 214
Indianapolis, Indiana 46202
317 423 0690

Surveyor
American Consulting, Inc.
7260 Shadeland Station
Indianapolis, Indiana 46256
317-547-5580

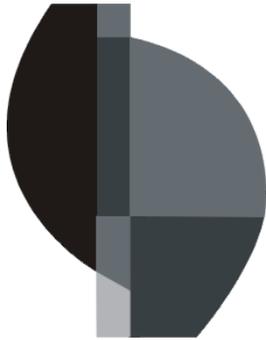
PLANNED UNIT
DEVELOPMENT
DETAILED
DEVELOPMENT
SUBMITTAL

SHEET TITLE
EXISTING
CONDITIONS
MAP

PROJECT NO. 02027.000	SHEET NUMBER
DATE 04-22-2003	R-200



Prepared by: [Name] / Checked by: [Name] / Date: April 22, 2003 / Scale: As Shown / Drawing Title: [Title]



INTELLI PLEX
THE FUSION OF LIFE + SCIENCE

PLANNED UNIT DEVELOPMENT
DETAILED PLAN

City Council Adoption Date
Resolution ##
See Also:
Instrument # _____
Instrument # _____

Prepared By:
BSA LifeStructures
Ratio Architects, Inc.

Prepared for:
Major Hospital
Evergreen Investment



Detailed Plan Overview

Major Affiliates Inc., in association with Evergreen Investment Corporation, is pleased to present the Detailed Plan for Intelliplex, a premier business location dedicated to the life sciences industry. Located at 2201 North Riley Highway in Shelbyville, Indiana, Intelliplex is a 142-acre multi-use business park offering an array of land use opportunities with a focus upon the life science industry. Intelliplex provides building tracts in a multitude of sizes and configurations accessible by a landscaped divided boulevard. As an ecologically friendly development, Intelliplex features a progressive storm water management system capable of addressing many of the quantity and quality issues identified in the EPA's Phase II Rulings for the management of stormwater.

Major Affiliates Inc. is planning for Intelliplex to be the home of its future Medical Imaging Facility, Cancer Treatment Center, and Storage Area Network Facility. Along with these medical uses, it is envisioned that the park will accommodate both general business and neighborhood service uses. The general business uses are to be focused primarily on the life science industry and involve research and development, technology, light manufacturing and related activities. The neighborhood services area is to include businesses such as a delicatessen, coffee shop, dry cleaners, childcare center, and travel center. This entire complex will be linked to the neighboring residential communities by a comprehensive system of sidewalks and multi use trails.

The following chart shows how the proposed land uses in the development breakdown:

Proposed Use	Approximate Size	Percent of Site
Medical Campus	28.2 acres	20%
General Business	56.5 acres	40%
Neighborhood Services	9.5 acres	7%
Open Space/Pond Areas	32.8 acres	23%
Infrastructure/Easement/Misc.	15 acres	10%
TOTAL	142 acres	100%

Phasing: Anticipated phasing for the project is as follows:

- Phase 1: 90% of all infrastructure to be installed and completed.
- Phase 2: Hospital development in Medical Campus areas, as per need and hospital scheduling.
- Phase 2-3: Tenant driven development of parcels as per demand.



Project Team

Primary Contact/ Developer	Evergreen Investment Corp.; 54 West Broadway Street; Ste. 2; Shelbyville, Indiana 46176; Contact Larry Browning 317.398.8533
Applicant	Major Affiliates, Inc.; 150 West Washington St.; Shelbyville Indiana 46176; P 317.392.3211
Surveyor	American Consulting; 7260 Shadeland Station; Indianapolis, Indiana 46256; P. 317.547.5580
Civil Engineer	BSA LifeStructures; 9365 Counselors Row; Ste. 300; Indianapolis, Indiana 46240; P. 317.819.7878
Ecological Design	Williams Creek, Inc.; 846 N. Senate Avenue; Ste. 214; Indianapolis, Indiana 46202; P. 317.423.0690
Landscape Architect/ Urban Planner	Ratio Architects, Inc.; Ste. 100, Schrader Building; 107 S. Pennsylvania St.; Indianapolis, Indiana 46204; P. 317.633.4040

Detailed Sheets

Refer to the following list of sheets for IntelliPlex detailed site information.

Instrument # _____: R-201 Land Use/Open Space Plan

Instrument # _____: R-202 Detailed Planting/Lighting Plan

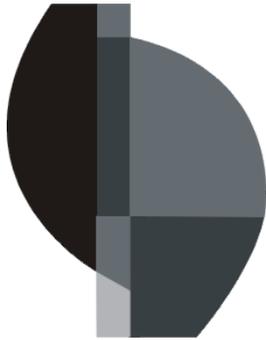
Instrument # _____: B-201 Road Layout Plan

Instrument # _____: B-202 Cross-Sections

Instrument # _____: B-203 Road Intersection Details

Instrument # _____: B-204 Utility and Easement Plan

Instrument # _____: B-205 Site Drainage Plan



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LAND USE DESCRIPTION AND MATRIX



Land Uses

Uses of all property within Intelliplex shall comply with the following requirements. These land use requirements and restrictions shall replace all City of Shelbyville Zoning Ordinance land use requirements for the property, unless otherwise specified. The provisions of this land uses section may be enforced by the City of Shelbyville as a part of the Intelliplex Planned Unit Development zoning district. Enforcement shall be consistent with the provisions established by the City of Shelbyville Zoning Ordinance (as amended from time to time) for all other City zoning districts.

Land Use Districts

Intelliplex shall be divided into 4 categories of primary land use as described below. Each of these land use areas shall stand-alone and is not a part of a hierarchy system of uses. For example, the primary uses listed as permitted in the Neighborhood Services (NS) area are not permitted in the General Business (GB) area unless specifically noted as such.

1. Neighborhood Services (NS): This area is intended to provide an area of retail establishments, personal service providers, and professional service providers for use by Intelliplex's tenants, their employees, and residents of the surrounding area.
2. General Business (GB): This area is intended to accommodate a variety of business uses generally focused on life-sciences and involving research and development, technology, light manufacturing and assembly, data processing, and professional offices. The General Business district is further subdivided into 2 subdistricts as follows:
 - a. *Urban Area*: the General Business Urban Area is located adjacent to the Neighborhood Services Area. Its development standards are intended to create an urban character, providing a transition between the features of the Neighborhood Services area and the rest of Intelliplex.
 - b. *Campus Area*: The General Business Campus Area has development standards that are intended to create a business park, campus-like character.
3. Medical Campus (MC): This area is intended to accommodate a variety of health care facilities and related uses in a campus-like setting.
4. Open Space (OS): This area is intended to provide Intelliplex area residents and employees with a variety of recreational opportunities. This area will also accommodate buffer landscaping, storm water drainage features, and other natural elements and common areas in the development.

Permitted Uses

The attached "Intelliplex Table of Permitted Land Uses" identifies the types of land uses that shall be permitted in each land use area identified above. Uses that are not listed as permitted in a land use area by this Table shall be prohibited in that area.

Accessory Uses

All uses that are typically accessory to the primary uses listed in the attached "Intelliplex Table of Permitted Land Uses" shall be permitted in association with that primary use. For example, uses permitted as accessories to a hospital/medical center in the MC area would include but not be limited to a helipad, a water treatment facility, an incinerator, a power generating plant, a gift shop, a cafeteria, etc. Likewise, a research and development facility may include a commercial greenhouse, agricultural products storage, food processing, and other similar accessory uses. The accessory uses permitted for each primary use shall not be limited in number or scale. Permitted accessory uses shall be those that are commonly associated with the primary uses and/or are integral to the function and advancement of the medical, research, and life-sciences goals of the development.



Temporary Uses

All temporary uses which are commonly associated with the primary uses listed in the attached "Intelliplex Table of Permitted Land Uses" shall be permitted in association with that primary use.

Interpretation and Enforcement

For the purpose of enforcing these provisions as the Intelliplex Planned Unit Development approval of the City of Shelbyville, the Shelbyville Plan Commission Director may interpret the attached "Intelliplex Table of Permitted Land Uses" and determine whether or not questionable and emerging land uses (if such uses are not specifically listed), accessory land uses, and temporary land uses are permitted in each land use area. All decisions of the Plan Commission Director shall be appealable to the City of Shelbyville Board of Zoning Appeals consistent with the provisions of the Indiana Code (IC 36-7-4-918.1 and IC 36-7-4-919) permitting appeal of decisions made in the administration of zoning regulations.



Intelliplex

Table of Permitted Land Uses (May 14, 2002)

Intelliplex Land Use Districts:

- NS - Neighborhood Services
- GB - General Business
- MC - Medical Campus
- OS - Open Space

Land Use (Permitted Uses are indicated by a "P" for each district)	District			
	NS	GB	MC	OS

Residential Uses				
assisted living facility		P	P	
retirement facility		P	P	
nursing home		P	P	

Institutional/Public Uses				
community center	P	P	P	
day-care center	P	P	P	
child care institution		P	P	
hospital/medical center and/or clinic	P	P	P	
government office	P	P	P	
police/fire/rescue station	P	P	P	
post office	P	P	P	
library	P	P		
museum	P	P		
parking lot or garage	P	P	P	
trade or business school	P	P	P	
university or college	P	P	P	

Communications/Utilities Uses				
utility substation/transmission line	P	P	P	
communications service exchange		P	P	
water tower	P	P	P	

Park Uses				
nature preserve/center	P	P	P	P
athletic fields/courts/areas	P	P	P	P
park/playgrounds	P	P	P	P

Commercial Uses - Recreational				
restaurant	P			
assembly/banquet hall	P	P	P	



Intelliplex

Table of Permitted Land Uses (December 2003)

Intelliplex Land Use Districts:

- NS - Neighborhood Services
- GB - General Business
- MC - Medical Campus
- OS - Open Space

Land Use <small>(Permitted Uses are indicated by a "P" for each district)</small>	District			
	NS	GB	MC	OS

Commercial Uses - Professional Services				
retreat center	P	P	P	
conference center	P	P	P	
hotel	P	P		
bank/financial institution	P	P	P	
administrative and/or professional offices	P	P	P	
veterinary office/animal clinic (excluding outdoor kennels)	P	P	P	
medical and/or dental offices	P	P	P	
business/financial services office	P	P	P	
secretarial/employment service	P	P	P	
radio/TV station	P	P	P	
print shop/copy center	P	P	P	
travel agency	P	P	P	

Commercial Uses - Personal Services				
tanning facility	P			
beauty/barber shop	P			
dry cleaners (retail)	P			
photographic studio	P			
self-service laundry	P			
shoe repair shop	P			
tailor and pressing shop	P			
dance or martial arts studio	P	P		
fitness center	P	P	P	
gymnastics center	P	P		



IntelliPLEX

Table of Permitted Land Uses ~~December 29, 2010~~ ^{May 14, 2003}

IntelliPLEX Land Use Districts:

- NS - Neighborhood Services
- GB - General Business
- MC - Medical Campus
- OS - Open Space

Land Use <small>(Permitted Uses are indicated by a "P" for each district)</small>	District			
	NS	GB	MC	OS

Commercial Uses - Retail				
video store	P			
art or photo studio/gallery	P	P		
bakery (retail)	P			
delicatessen	P			
electronics shop	P			
flower shop	P			
gift shop	P			
bookstore/news dealer	P			
stationary shop	P			
ice cream shop	P			
craft/fabric shop	P			
convenience store (without gas station)	P			
wine shop	P			
music/instrument shop	P			
apparel/footwear store	P			
sporting goods shop	P			
pharmacy	P			
garden shop	P			
jewelry store	P			
meat market	P			
pet shop	P			
variety store	P			
antique shop	P			
office supply store	P			



Intelliplex

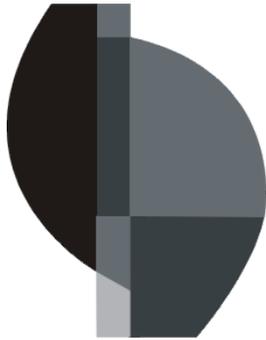
Table of Permitted Land Uses

Intelliplex Land Use Districts:

- NS - Neighborhood Services
- GB - General Business
- MC - Medical Campus
- OS - Open Space

Land Use <small>(Permitted Uses are indicated by a "P" for each district)</small>	District			
	NS	GB	MC	OS

Industrial Uses				
data processing center	P	P	P	
printing/publishing facility		P		
life sciences and/or technology research & development facility		P	P	
life sciences and/or technology warehouse		P		
life sciences and/or technology distribution facility		P		
life sciences and/or technology packaging facility		P		
life sciences and/or technology assembly facility		P		
life sciences and/or technology light manufacturing facility		P		



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DEVELOPMENT STANDARDS



DEVELOPMENT STANDARDS

The development and design of all property within IntelliPlex shall comply with the following requirements. These development standards shall replace all City of Shelbyville Zoning Ordinance requirements for the property, unless otherwise specified. The provisions of this development standards section may be enforced by the City of Shelbyville as a part of the IntelliPlex Planned Unit Development zoning district. Enforcement shall be consistent with the provisions established by the City of Shelbyville Zoning Ordinance (as amended from time to time) for all other City zoning districts.

For the following categories of development standards all land use areas of IntelliPlex shall conform with the requirements of the like categories of development standards established by the City of Shelbyville Zoning Ordinance. Any amendments to these requirements of the City of Shelbyville Zoning Ordinance shall also serve to amend these requirements for IntelliPlex. IntelliPlex shall comply with City of Shelbyville Zoning Ordinance development standards for:

- parking amount, materials, and space dimensions;
- industrial emissions and impacts;
- environmental sensitivity,
- flood hazard area protection,
- entrance and driveway dimensions,
- sight visibility at intersections,
- telecommunications facilities,
- satellite dish, and
- fence, hedge, and wall height and use.

Minimum Lot Area

The minimum lot area for the Medical Campus and Open Space Areas shall be as shown on the IntelliPlex Detailed Plan Map. No further subdivision of the lots established in these areas shall be permitted. The General Business and Neighborhood Services Areas may be further subdivided. The minimum lot area for the General Business Area shall be 1 acre.

Minimum Public Street Access

All lots shall be required to have legal access to a public street for both vehicle and pedestrian traffic. In no instance shall this be interpreted as requiring any lot to have direct frontage on a public street.

Maximum Impervious Surface

All hard surfaces on each lot, such as buildings, parking lots, sidewalks, and interior drives shall be considered impervious surface. In no instance shall the impervious surface on any lot in the Neighborhood Services, General Business, or Medical Campus areas exceed 90%. In no instance shall the impervious surface on any Open Space area lot exceed 20%.

Front Yard Setback and Build-to Areas

In all instances, the front yard shall be measured as the distance between the edge of an adjacent public street right-of-way and the nearest structure. A front yard shall be required wherever a lot has frontage on a public street (for example: a corner lot shall be considered as having two front yards). However, in cases where a common area or other feature of the development (which may or may not be located on the same lot) provides a separation from the right-of-way that is at least equal to the required front yard setback no additional setback shall be required. Where a front yard setback is required, no portion of any structure may be located closer to the right-of-way than the minimum setback indicated. Where a build-to line is established, all structures shall provide a front yard exactly equal to the build-to dimension for a minimum of 75% of the building length along the street



frontage. In the Neighborhood Services and General Business - Urban areas, awnings, projecting signs, cornices and other architectural elements of buildings may extend up to 5 feet closer to the right-of-way than the identified build-to line. No encroachments of eaves or other building features into required setbacks shall be permitted in any other land use area. In no instance, in any land use area shall any portion of a building or structure encroach on any public right-of-way. Required front yard setbacks and built-to lines shall be as follows:

1. Basset Road: The minimum setback shall be 30 feet.
2. Intelliplex Drive: All structures in the Neighborhood Services area shall conform to either a 5 foot or a 15 foot build-to line (as indicated on the detailed plan map). All structures in the General Business - Urban area shall conform to a 15 foot build-to line. All structures in all other areas shall be setback a minimum of 30 feet.
3. State Road 9: The build-to line shall be 25 feet.
4. Interstate 74: The minimum setback shall be 50 feet.

Side & Rear Yard Setback

The side and rear yards shall be measured as the distance between the side or rear property line and the nearest structure. Where a side or rear yard setback is required, no portion of any structure may be located closer to the property line than the minimum setback indicated. The required side and rear yard setbacks shall be in addition to any buffer, common area, or landscape area located along the property lines of the lot. The rear yard shall be defined as the yard opposite the front yard. Corner lots shall have two front yards and two side yards. Wedge shaped lots shall have two side yards and one front yard. Side and rear yards shall be required on all lots as follows:

1. Side Yard Setback: No side yard setback shall be required for the Neighborhood services, General Business, or Open Space areas. A minimum side yard of 20 feet shall be provided in the Medical Campus area.
2. Rear Yard Setback: No rear yard setback shall be required for the Open Space area. The minimum rear yard for the Neighborhood Services and General Business areas shall be 10 feet. The minimum rear yard setback for the Medical Campus area shall be 20 feet.

Height

In all instances, structure height shall be measured as the distance between the lowest point of ground level at the foundation and the highest point on the structure. The maximum structure height in the Neighborhood Services and Open Space areas shall be 35 feet, the maximum structure height in the General Business area shall be 45 feet, and the maximum height in the Medical Campus area shall be 65 feet. In no instance shall any structure or portion of any structure exceed these height limitations.

Building Materials

The facades of all structures in all land use areas shall either one or a combination of the following: brick, native stone, architectural pre-cast concrete, and/or architectural metal. Portions of the buildings faced with glass and pedestrian and vehicle doors shall be excluded from any calculation of building materials compliance. Buildings with facades composed primarily or entirely of glass shall be permitted. Of the materials listed above, a primary material shall be used for a minimum of 50% of the facade of each structure (excluding any glass surfaces and doors). The primary materials used in each land use area shall be as follows: Neighborhood Services - brick, General Business - architectural pre-cast concrete, Open Space - native stone. There shall be no primary material requirement for the Medical Campus area.

1. Architectural Pre-cast Concrete: Architectural pre-cast concrete shall be defined as architectural grade precast materials meeting industry defined standards for uniformity of appearance, surface details, color, and texture.



2. Architectural Metal: Architectural metal shall be defined as corrosion resistant material such as stainless steel, galvanized steel, copper, zinc, bronze, brass, and anodized and factory coated aluminum meeting industry defined standards for uniformity of appearance, surface details, color, and texture.

Loading Docks

Loading docks and other shipping and receiving facilities shall either (1) not be located facing any adjacent residential area or (2) be screened so as not to be visible from, or cast light into any adjacent residential area. All truck facilities and screens shall be designed so that movement does not result in headlight illumination being focused on adjacent residential areas.

Landscaping

In all land use areas, all portions of every lot not occupied by structures, parking areas, or other paved surfaces shall be designed, constructed, and maintained in a cultivated landscape condition. All open portions of each lot shall be planted with grass or other vegetative ground cover. All shrubs shall be a minimum of 18 inches in height at the time of planting, measured from the top of the rootball. All deciduous trees shall have a trunk measuring a minimum of 2 inches in diameter at 6 inches above the rootball at the time of planting. All evergreen trees shall be a minimum of 5 feet in height at the time of planting measured from the top of the rootball. All plant materials shall be allowed to grow and mature over time and shall only be trimmed in the event of damage or disease. Topping, limbing-up, and other similar practices shall be prohibited. All plant material that dies shall be replaced during the soonest planting season (spring or fall). Specifically, landscaping treatment shall be required as follows:

1. Parking Lot Perimeter: A landscape area shall be designed, constructed, and maintained around a minimum of 80% of the exterior perimeter of every parking lot. Any landscaped areas provided for the development that (1) serve to separate the parking lot from other lots or public streets and (2) meet the planting standards provided below shall be considered as meeting these parking lot perimeter requirements. The landscape area shall at no point measure less than 10 feet in width. It shall be planted with a combination of shrubs and trees designed to partially screen the parking area from view of adjacent properties and public streets. A minimum of 1 tree and 5 shrubs shall be provided for every 600 square feet of landscaped area. No more than 60% of the trees planted on each lot to meet these requirements may be of an ornamental variety.
2. Parking Lot Interior: A minimum landscaped area equal to 15% of all paved passenger vehicle surfaces (including parking spaces, driving aisles, and driveways) shall be provided within every parking lot. All loading docks and other truck surfaces shall be excluded from this calculation. These landscaped areas shall generally be provided in the form of islands and median strips between rows of parking. They should generally be used to define driving aisles and to provide safe pedestrian movement within the parking area. No landscape island shall be less than 360 square feet in area. All required landscape areas shall be protected from vehicle travel through the use of curbing and/or wheelstops. A minimum of 1 tree and 4 shrubs shall be provided for every 360 square feet of landscaped area. No more than 40% of the trees planted on each lot to meet these requirements may be of an ornamental variety.
3. Lot Yard Areas: All yards and other open areas that are to remain undeveloped and are not being held for future phased development shall include plant material. A minimum of 1 tree shall be provided for every 5,000 square feet of yard area (excluding all common areas, buffer areas, landscape easements, parking lot interior and perimeter landscaped areas, and other similar features). No more than 20% of trees planted on each lot in these areas may be of an ornamental variety.

Screening

In all land use areas, all dumpsters, recycling containers, outdoor storage areas, and mechanical equipment shall be entirely enclosed. All enclosures shall be constructed to comply with the exterior material requirements for the land use area in which they are located. All enclosures shall be designed to be of compatible appearance and materials as the buildings on the lot. No stored materials, dumpsters, trash, or mechanical appurtenances shall be permitted to extend over or beyond the enclosure. Where gates are necessary to access the enclosed facilities or materials they shall be constructed of 100% opaque wood materials. The use of chain link or plastic gate material shall be prohibited. All gates shall remain securely closed when not in use.

Exterior Lighting

All exterior lighting in all use areas shall be designed and constructed to avoid glare and the direct illumination of adjacent properties. Directional 90 degree cut-off fixtures directed at the surface being illuminated shall be used. The use of spot lights, floodlights, searchlights, and standard wall packs and other non-directional fixtures shall be prohibited. In no instance shall these exterior lighting standards be interpreted as prohibiting any lighting needed for the effective operation of the Medical Campus area facilities (such as "emergency" signs or helipad lighting).

1. Pole Mounted Fixtures: Pole mounted light fixtures shall be limited to a maximum of 20 feet in height in the Neighborhood Services and Open Space areas. A maximum height of 25 feet shall be allowed in the General Business and Medical Campus areas. Height shall be measured as the distance between the grade level of the surface being illuminated and the bottom of the lighting fixture.
2. Lighting of Building Facades: Fixtures illuminating building facades shall be located, aimed, and shielded so that light is directed only onto the building facade. They shall be designed to wash the facade of the building with light (rather than providing a spotlight affect). Exterior facade lighting shall be contained on the building facade and shall focus on entries and architectural features.
3. Externally Illuminated Signs: Fixtures illuminating signs shall be located, aimed, and shielded so that light is directed only onto the sign face; with minimal light spillage around, below, and/or above the sign.

Construction and Development Signs

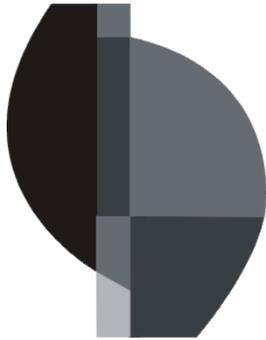
An unlimited number of signs shall be permitted during the construction of Intelliplex and the sale of lots within the project. One such sign may have a maximum sign face area of 500 square feet and a maximum height of 45 feet, measured from ground level. Each additional sign shall have a maximum face area of 150 square feet and a maximum height of 25 feet, measured from ground level. All signs shall be placed a minimum of 10 feet from public street rights-of-way and a minimum of 50 feet from all other property lines. All construction and development signs shall be removed within 30 days of the closing on the final lot for sale in Intelliplex.

Signs

Signs identifying Intelliplex and the businesses within Intelliplex shall be permitted. Signs may incorporate sculptural and other art elements. These elements shall not be included in the calculation of sign height, or face area. No sign shall be placed within Intelliplex without the proper permits from the City of Shelbyville, consistent with the procedures of the Shelbyville Sign Code. These PUD development standards for signs shall serve as the sign code for Intelliplex, replacing any Shelbyville requirements regarding the dimensions, height, number, or type of signs, etc. However, the procedures for permitting and enforcing sign regulations contained within the Shelbyville Sign Code shall apply to the Intelliplex PUD as they do to all other Shelbyville zoning districts. Signs within the Intelliplex PUD shall not constitute a traffic hazard by restricting sight visibility by their placement or lighting design. The following types of signs shall be permitted in the development:



1. Intelliplex Project Signs: A maximum of 3 development identification signs shall be permitted.
 - a. *Interstate 74 Sign:* One such sign shall be located within 350 feet of the right-of-way of Interstate 74, and shall have a minimum setback of 50 feet from that right-of-way. The sign shall have a maximum height of 45 feet, measured from ground level, and shall have a maximum sign face area of 500 square feet. This sign may include up to 150 square feet of face area for each business located in the General Business and Medical Campus areas of the development.
 - b. *State Road 9 Sign:* One such sign shall be located within 100 feet of the right-of-way of State Road 9, and shall have a minimum setback of 10 feet from that right-of-way. The sign shall be incorporated as a feature of a building in the Neighborhood Services area. The sign shall have a maximum height of 30 feet, measured from ground level, and shall have a maximum sign face area of 300 square feet. This sign may include up to 32 square feet of face area for each business located in the Neighborhood Services area of the development.
 - c. *Bassett Road Sign:* One such sign shall be located within 100 feet of the right-of-way of Bassett Road, and shall have a minimum setback of 10 feet from that right-of-way. The sign shall have a maximum height of 10 feet, measured from ground level, and shall have a maximum sign face area of 300 square feet. This sign may include up to 32 square feet of face area for each business located in the General Business and Medical Campus areas of the development.
2. Intelliplex Directional Signs: Directional signs for use within the development providing direction to individual facilities, businesses, and features shall be permitted. There shall be no limit to the number of such signs, however, they shall be limited to locations within 20 feet of pedestrian trails and within 50 feet of lot access points along Intelliplex Drive. Any such sign shall be setback a minimum of two feet from the right-of-way of any adjacent public street. Each sign shall be a maximum of 10 feet in height, and shall be limited to 10 square feet of face area per business, facility, or feature identified.
3. Business/Facility Signs: Signs shall be permitted for the purpose of identifying each business and/or facility located in Intelliplex. Roof-mounted signs are not permitted.
 - a. *Neighborhood Services Area Signs:* Each Neighborhood Services area business use shall be permitted window signs, 1 awning or wall-mounted sign, and 1 projecting sign. The total face area of all signs shall not exceed a figure equal to 1.5 square feet for every 1 linear foot of building frontage on a public street occupied by the business. No projecting sign may exceed 12 square feet in face area (per side). Window signs shall not occupy more than 25% of the total window area of the business. Each business use shall also be permitted a temporary sandwich board sign, which shall not exceed 6 square feet in face area (per side).
 - b. *General Business Area Signs:* Each General Business area business use shall be permitted wall-mounted signs. The signs shall be placed on the walls of the building in which the business is located. The wall signs for each business use shall be limited to a total maximum face area equal to 2 square feet for every 1 linear foot of public street building frontage occupied by the business. In addition, each building shall be permitted building identification signs with a total sign face area equal to 1.5 square feet for every 1 linear foot of building frontage on a public street.
 - c. *Medical Campus Area Signs:* Each Medical Campus area business use shall be permitted wall-mounted signs. The signs shall be placed on the walls of the building in which the business is located. The wall signs for each business use shall be limited to a maximum total face area equal to 2 square feet for every 1 linear foot of public street building frontage occupied by the business. In addition, each building shall be permitted building identification signs with a total sign face area equal to 1.5 square feet for every 1 linear foot of building frontage on a public street.
 - d. *Open Space Area Signs:* No signs shall be permitted in the Open Space area other than the Intelliplex Direction Signs described above.



INTELLIPLIX
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WRITTEN COMMITMENTS



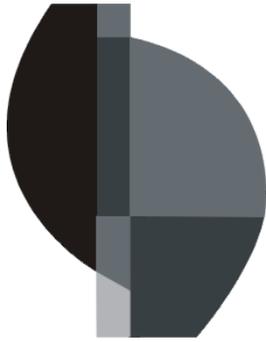
WRITTEN COMMITMENTS

Written Commitments are particular agreements made between the City and the applicant during the development approval process.

Commitment 1: The developer will create covenants for IntelliPlex that shall, at a minimum, (1) create an architectural control committee and standards for its use in reviewing proposed developments on each lot and (2) provide for the control and maintenance of drainage facilities and other non-public infrastructure elements that serve more than one lot in the development.

Commitment 2: The intersection of State Road 9 and IntelliPlex Drive shall be designed and constructed for future signalization.

Commitment 3: Maintenance access will be provided to both Bassett Ditch and to the sanitary sewer easement adjacent to Bassett Ditch. If pedestrian paths are used for this access, they will be designed to sustain the weight of, and provide feasible access for, the appropriate maintenance vehicles and equipment.



INTELLI PLEX
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DEFINITIONS



DEFINITIONS

Words used in a special sense in this document are defined below. All other words, terms, and/or phrases not specifically defined by this document shall have the meaning inferred from their context or their ordinarily accepted definitions.

A

Accessory Use: A use which is subordinate to a primary use in area, intent, and/or purpose; contributes to the comfort, convenience, or necessity of occupants of the primary use; does not alter or change the character of the property; and is located on the same lot as the primary use.

Administrative Office: An office establishment primarily engaged in overall management and general supervisory functions, such as executive, personnel, finance, legal, and sales activities.

Assembly/Banquet Hall: A building or portion of a building in which facilities are provided for group civic, educational, political, professional, religious, cultural, or social functions.

Assisted Living Facility : A facility providing services that assist residents with daily activities, such as dressing, grooming, bathing, etc. An assisted living facility may accommodate persons with mental illnesses and developmental disabilities.

Athletic Field: A wide stretch of open land used for outdoor games such as baseball, basketball, football, or soccer.

B

Bakery (retail): An establishment primarily engaged in the retail sale of baked products for consumption either on or off-site. The products may either be prepared on or off-site.

Bank: A facility for the custody, loan, or exchange of products, typically money. Also included is the extension of credit and facilitating the transmission of funds.

Beauty/Barber Shop: Any commercial establishment where cosmetology is offered or practiced on a regular basis for compensation.

Bookstore/News Dealer: A retail establishment that, as its primary business, engages in the sale, rental, or other charge-for-use of books, magazines, newspapers, greeting cards, postcards, videotapes, computer software and/or any other printed or electronically conveyed media.

C

Child Care Institution: As defined by IC 12-7-2-29 (A) a residential facility that provides child care on a 24 hour basis for more than 10 children; or (B) a residential facility with a capacity of not more than 10 children that does not meet the residential structure requirements of a group home; or (C) a facility that operates under a license issued under IC 12-17.4; provides for delivery of mental health services that are appropriate to the needs of the individual; and complies with the rules adopted under IC 4-22-2 by the Indiana Division of Family and Children.



City: The City of Shelbyville, Indiana.

Clinic: A facility in which human patients are admitted for medical or dental study or treatment on an out-patient only basis, and in which the services of at least two physicians or dentists are provided.

Community Center: A meeting place where people in the same community and their guests may carry on cultural, recreational, or social activities.

Communications Service Exchange: A telecommunications facility that houses one or more computer systems and related equipment dedicated to building, maintaining, and/or processing data. Such a facility would include a telephone service exchange, a data center, and a server farm.

Convenience Store: A small retail establishment that offers for sale a limited line of groceries, convenience goods, tobacco products, periodicals, and other household products.

D

Data Processing Center: Facilities where electronic data is processed by employees, including data entry storage, conversion, or analysis; subscription and credit card transaction processing; telephone sales and order collection; mail order and catalogue sales; and mailing list processing. Such a facility would include accessory telecommunication equipment.

Day Care Center: A business operated by a person, society, agency, corporation, institution, or any other group for the purpose of providing care, protection, and guidance during only part of a 24-hour day. This term includes nursery schools, preschools, elder-care establishments, and other similar facilities including educational facilities and those offering care for a full 24-hour period.

Detention Area: An area that is designed to capture specific quantities of stormwater and to gradually release the stormwater at a sufficiently slow rate to avert flooding.

Distribution Facility: A use where goods are received and/or stored for delivery to the final consumer at remote locations.

District: An area with common social, physical, economic, or land use characteristics.

Drive-thru Service: An opening or openings in the wall of a building or structure designed and intended to be used to provide for sales and/or service to patrons, who remain in their vehicles, products which are used or consumer off-site.

E

F

Financial Institution: Any establishment wherein the primary use is concerned with such federal or state-regulated business as banking, savings and loans, loan companies, and investment companies.

Fitness Center: A place or building where passive or active exercises and related activities are performed for the purpose of physical fitness, improved circulation or flexibility, and/or weight control.



Flower Shop: Retail business whose principle activity is the selling of plants which are not grown on site, conducting business in an enclosed facility.

G

Gas Station: Any building, structure, or area of land used for the retail sale of automobile fuels, oils, and accessories, without any repair service.

Greenhouse: A building or structure constructed primarily of translucent materials that is devoted to the protection or cultivation of flowers and other tender plants.

Greenhouse, Commercial: A building used for the growing of plants, all or some of which are sold at retail or wholesale either on or of-site.

H

Helipad: An area used for the landing and take-off of helicopters, including any structures, buildings, and equipment associated with that use.

Hospital: An institution where sick or injured persons are given medical care and, during the course of that treatment, are housed overnight, fed, and provided nursing and related services. Related services include diagnostic facilities, clinics, professional offices, laboratories, incinerators, power generation facilities, telecommunications facilities, water treatment facilities, hospices, outpatient facilities, treatment facilities, and training facilities. Hospital does include institutions operating for the treatment of insane persons and persons suffering addictions, but does not include nursing homes, retirement facilities, shelters, or boarding houses.

Hotel: A building in which lodging is provided and offered to the public for compensation, and in which egress and ingress from all rooms is made through an inside lobby or office.

I

J

K

L



Land Use: The occupation or use of land for any human activity or purpose.

Life Sciences: A branch of scientific and technological research, development, manufacturing, and professional practice that includes the fields of health care, physical fitness, nutrition, electronics, data transmission, biology, chemistry, pharmaceuticals, and related endeavors. Life sciences facilities include research, product development, warehousing, assembly, packaging, light manufacturing, and/or distribution.

M

Motel: An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space, located on a single zoning lot, and designed for use by transient automobile tourists. A motel furnishes customary services such as maid service and laundering of linen, telephone, secretarial, or desk service, and the use and upkeep of furniture. See also *Hotel*.

N

Nursing Home: A private home for the 24-hour per day care of the aged, infirm, or any other person in need of nursing care that does not contain equipment for surgical care or for treatment of disease or significant injury, and is not primarily designed for mental patients or alcoholics. Nursing homes may include accessory facilities for the developmentally disabled and/or mentally ill. Nursing home does include physical therapy facilities used in an on-going basis for the rehabilitation of patients.

O

Open Space: An area of land not covered by structures or accessory uses except for those related to recreation. Open space may include nature areas; stormwater management facilities; landscape screening; streams and flood plains; meadows or open fields containing baseball, football, and soccer fields, golf courses, swimming pools, bicycle paths, etc. Open space does not include street rights-of-way, platted lot area, or land scheduled for future development.

P

Parking Lot: An open off-street area to be used for the storage of motor vehicles for limited periods of time. A parking lot includes all parking spaces, interior drives, and maneuvering areas.

Pet Shop: A retail sales facility primarily involved in the sale of domestic animals, such as cats, dogs, fish, birds, and reptiles as well as domestic pet accessories. A pet shop does not include the retail sale of exotic or farm animals.

Pharmacy: A place where drugs and medicines are prepared and dispensed. Pharmacy also includes the incidental retail sale of medical accessories and convenience goods and services.



Professional Office: An office used by members of a recognized profession such as architects, artists, dentists, engineers, lawyers, musicians, physicians, surgeons or pharmacists, Realtors or insurance agents and brokers.

Q

R

Research and Development Facility: A structure or group of structures used primarily for applied and developmental research where product testing is an integral part of the operation and goods or products used in the testing may be manufactured and stored. Research and development facilities include such accessory uses as warehousing, distribution, packaging, assembly, and light manufacturing. This use may also include greenhouses, water treatment facilities, telecommunications facilities, and power generation facilities.

Restaurant: A structure in which the principal use is the preparation and sale of food and beverages (including alcoholic beverages).

Retail Uses: Commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the business.

Retirement Facility: A residential complex containing multi-family dwellings designed for and occupied by senior citizens. Such facilities may include common gathering and dining facilities, but exclude nursing care.

Retreat Center: A facility used for professional, educational, or religious meetings, conferences, or seminars that provides meals, housing, and recreation for participants during the period of the retreat or program.

S

T

Tanning Facility: Any business that provides a service using artificial lighting systems to produce a tan on a person's body, including the incidental sale of tanning products.

Technology: Tools, devices, and other innovations. This primarily includes, but is not limited to, electronic innovations, such as data exchange, computers, and electronics.

Telecommunications, Wireless Facility: A facility that transmits and/or receives electromagnetic signals, including a telecommunications antenna, its support structure or tower, accessory buildings, parking areas, fences and other security barriers, landscape screening, and other uses associated with and incidental to telecommunication.

Temporary Use/Structure: *see Use, Temporary*

Tower: A ground pole, spire, structure, or combination thereof including supporting lines, cables, wires, braces, and masts intended primarily for the purpose of mounting an antenna, a meteorological device, or other similar apparatus above ground.



Trade or Business School: A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills such as accounting, data processing, and computer repair. Includes vocational schools and career centers.

U

Use: The purposes of which land, building, or structure thereon is designed, arranged, or intended, or for which it is occupied, maintained, let, or leased.

Use, Permitted: Any use listed as such on the "Intelliplex Table of Permitted Land Uses" or which is an accessory or temporary use associated with a permitted use for the area in which it is located.

Use, Primary: The main use of land or structures as distinguished from an accessory use.

Use, Temporary: A land use or structure established for a limited and fixed period of time with the intent to discontinue such use or structure upon the expiration of the time period.

V

W

Warehouse: A facility for the storage, wholesale, and distribution of manufactured products, supplies, and equipment.

Wireless Telecommunications Facility: see *Telecommunications, Wireless Facility*

X, Y, & Z



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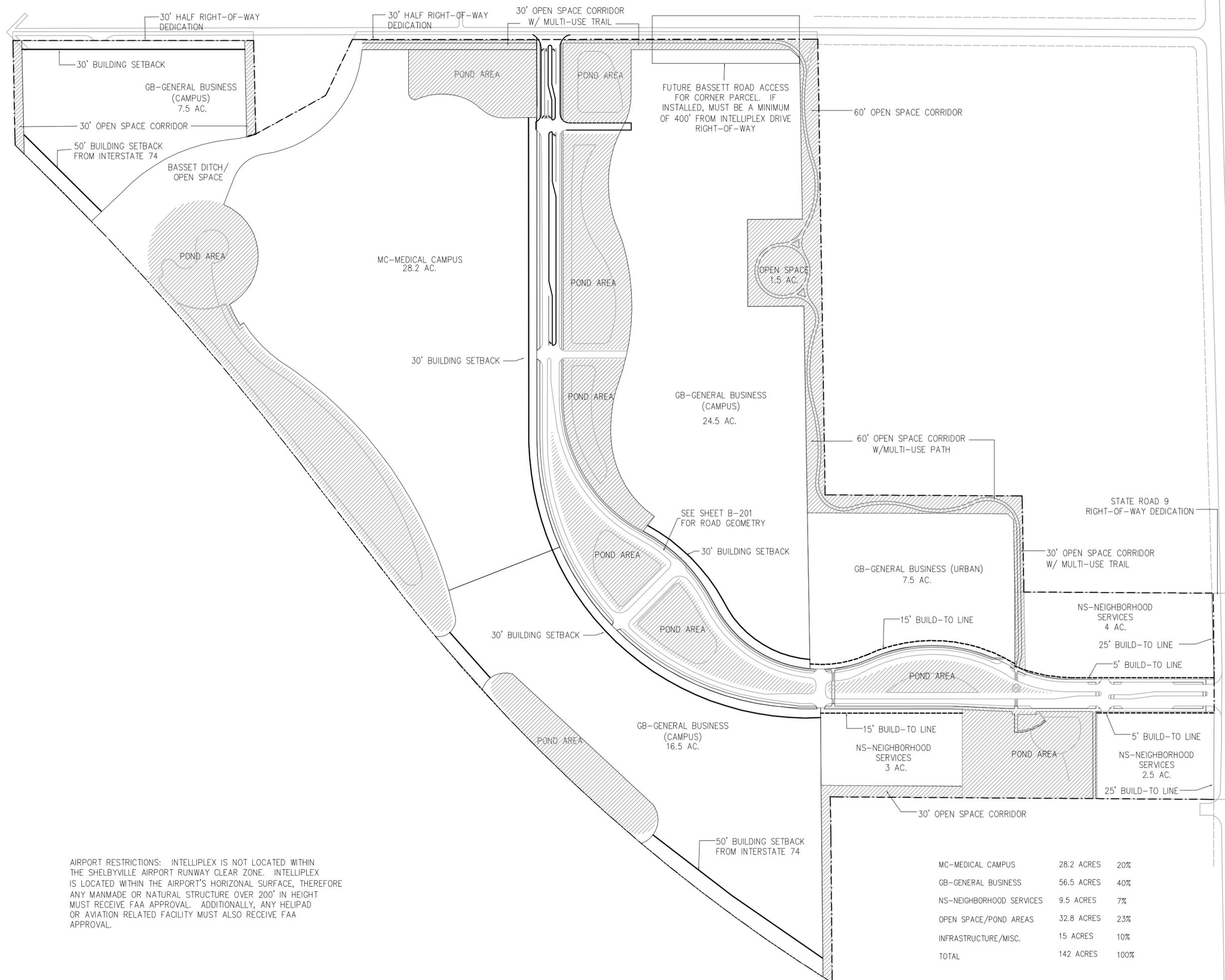
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317-547-5580



AIRPORT RESTRICTIONS: INTELLIPLEX IS NOT LOCATED WITHIN THE SHELBYVILLE AIRPORT RUNWAY CLEAR ZONE. INTELLIPLEX IS LOCATED WITHIN THE AIRPORT'S HORIZONTAL SURFACE, THEREFORE ANY MANMADE OR NATURAL STRUCTURE OVER 200' IN HEIGHT MUST RECEIVE FAA APPROVAL. ADDITIONALLY, ANY HELIPAD OR AVIATION RELATED FACILITY MUST ALSO RECEIVE FAA APPROVAL.

MC-MEDICAL CAMPUS	28.2 ACRES	20%
GB-GENERAL BUSINESS	56.5 ACRES	40%
NS-NEIGHBORHOOD SERVICES	9.5 ACRES	7%
OPEN SPACE/POND AREAS	32.8 ACRES	23%
INFRASTRUCTURE/MISC.	15 ACRES	10%
TOTAL	142 ACRES	100%



PLANNED UNIT DEVELOPMENT
DETAILED DEVELOPMENT SUBMITTAL

SHEET TITLE
LAND USE/
OPEN SPACE PLAN

PROJECT NO. 02027.000
DATE 05-14-2003
SHEET NUMBER R-201



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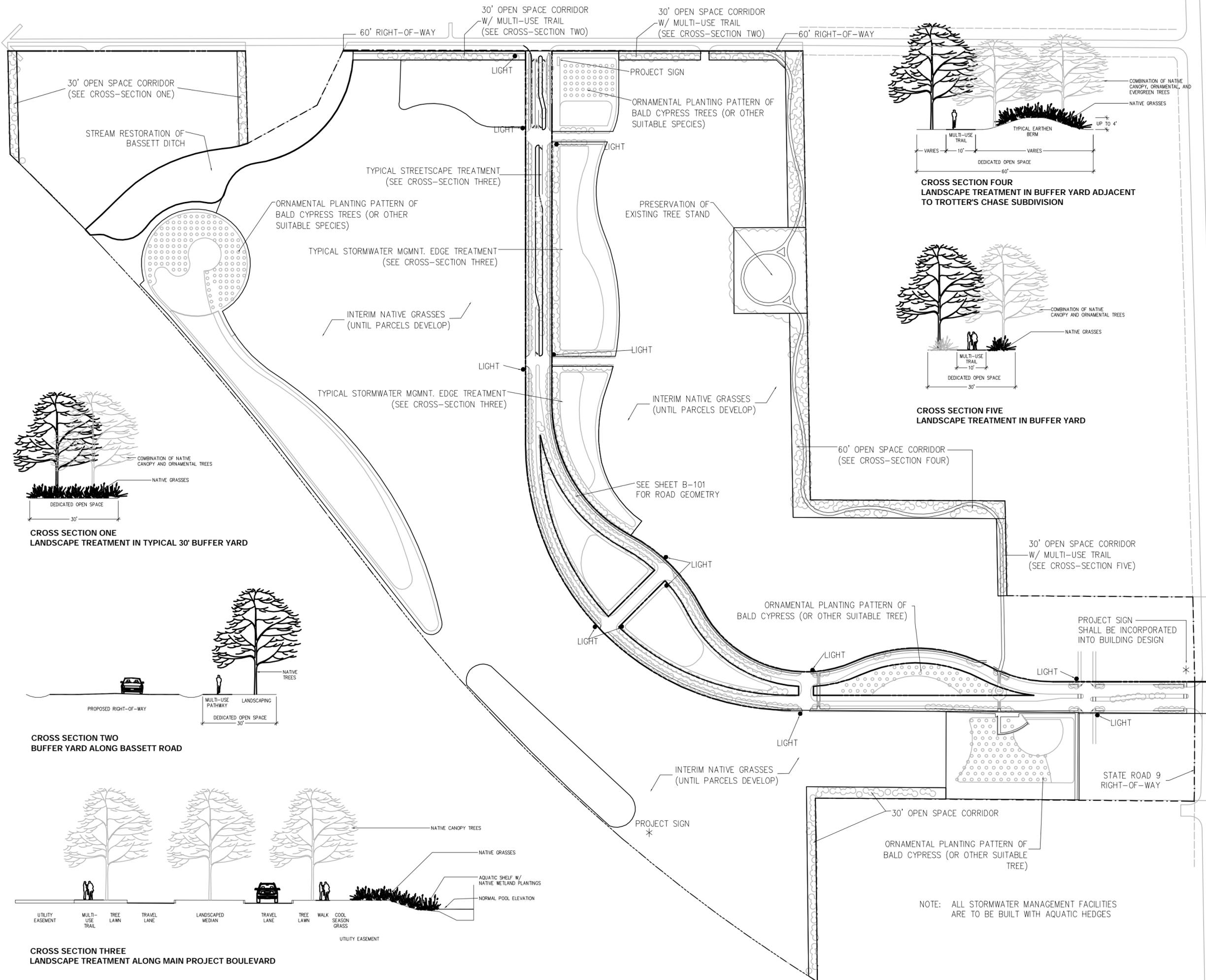
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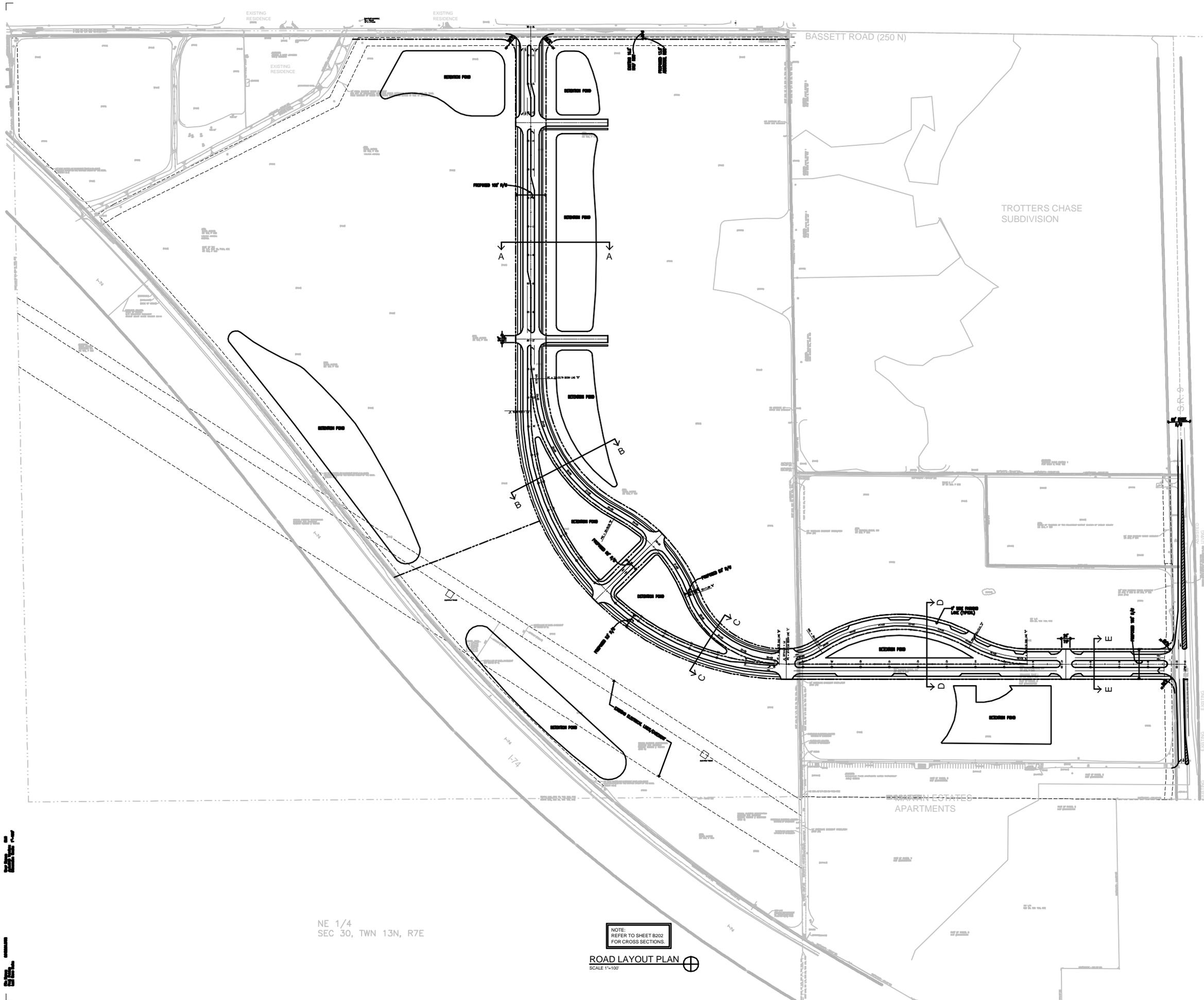
PLANNED UNIT
DEVELOPMENT
DETAILED
DEVELOPMENT
SUBMITTAL

SHEET TITLE
**DETAILED
PLANTING/LIGHTING
PLAN**

PROJECT NO. SHEET NUMBER
02027.000 R-202

DATE
05-14-2003





NE 1/4
SEC 30, TWN 13N, R7E

NOTE:
REFER TO SHEET B202
FOR CROSS SECTIONS.

ROAD LAYOUT PLAN
SCALE 1"=100'



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PLANNED UNIT
DEVELOPMENT

CONCEPTUAL
DEVELOPMENT
SUBMITTAL

SHEET TITLE
ROAD LAYOUT PLAN

PROJECT NO. 550001	SHEET NUMBER B201
DATE 04-22-2003	

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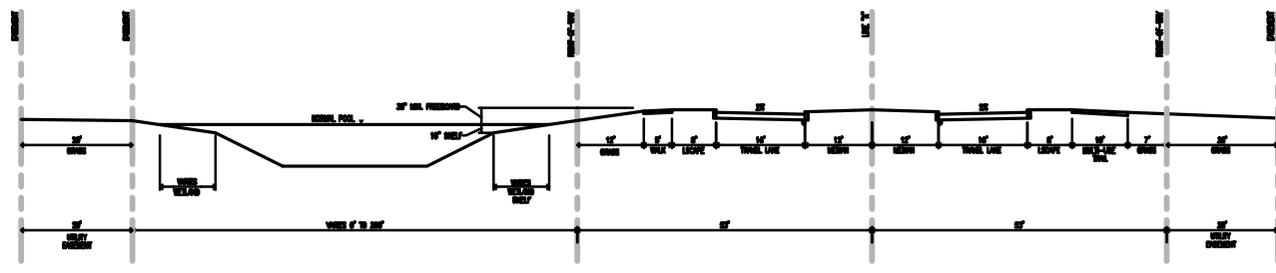
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PLANNED UNIT
DEVELOPMENT

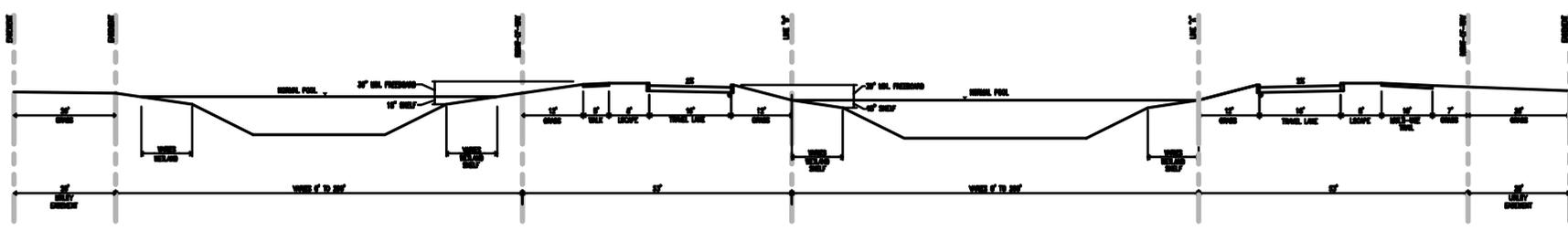
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DEVELOPMENT
SUBMITTAL

SHEET TITLE
CROSS SECTIONS

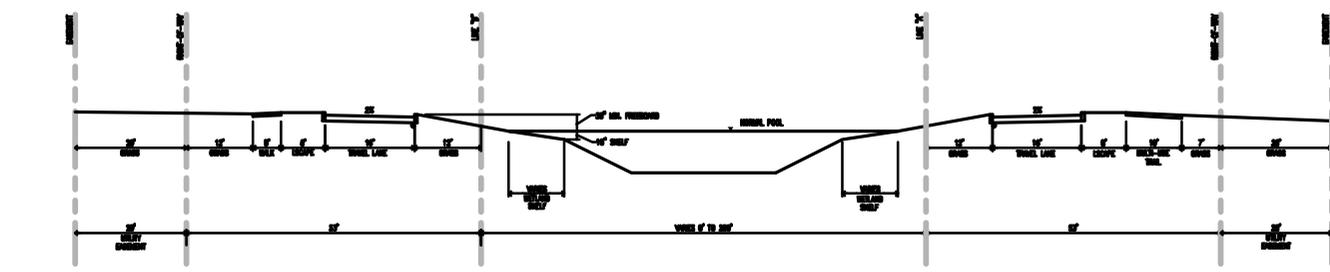
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DATE 04-22-2003	



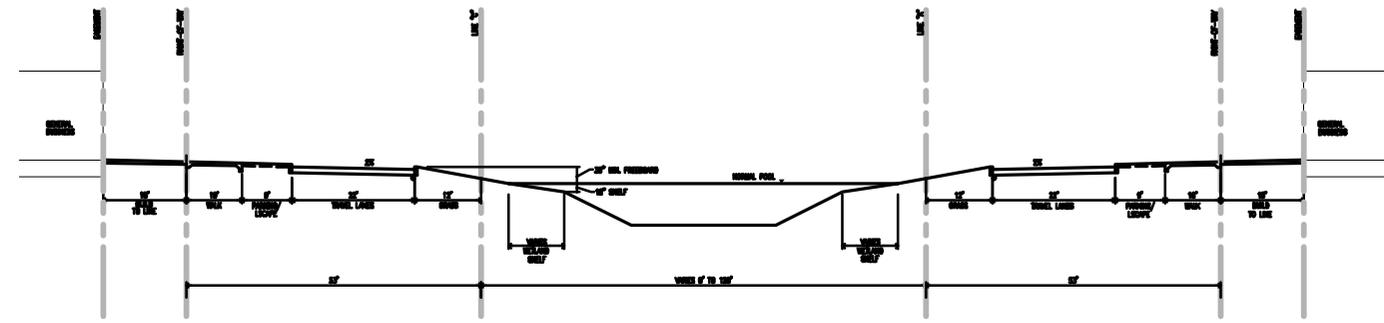
A-A
STA 28100 TO 28104 LINE 'A'



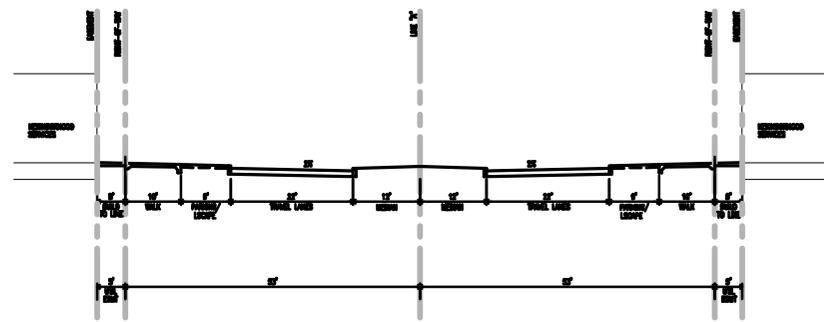
B-B
STA 28104 TO 28108 LINE 'A'



C-C
STA 28100 TO 28148 LINE 'A'



D-D
STA 28148 TO 28167 LINE 'A'



E-E
STA 28167 TO 28188 LINE 'A'

04-22-2003



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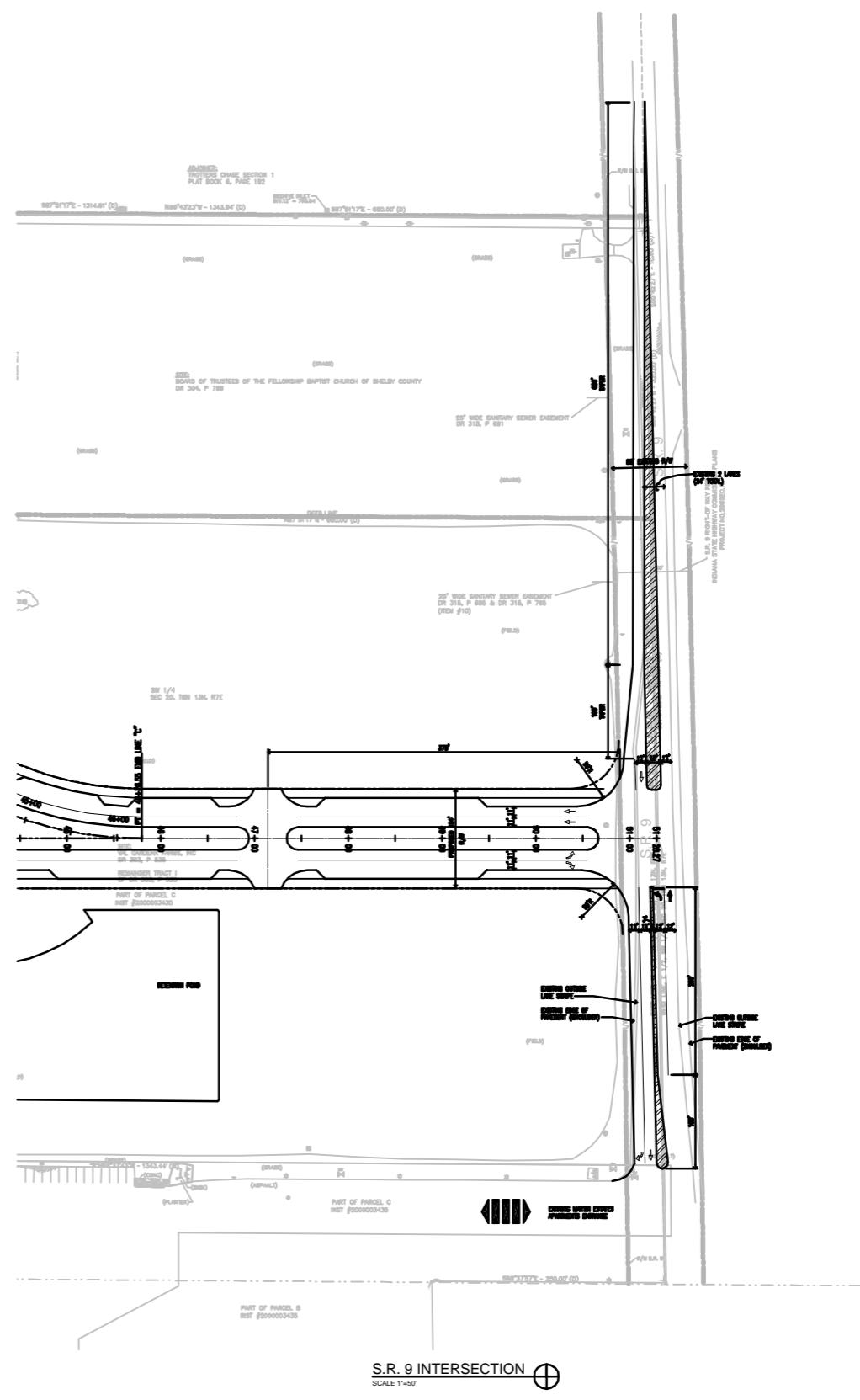
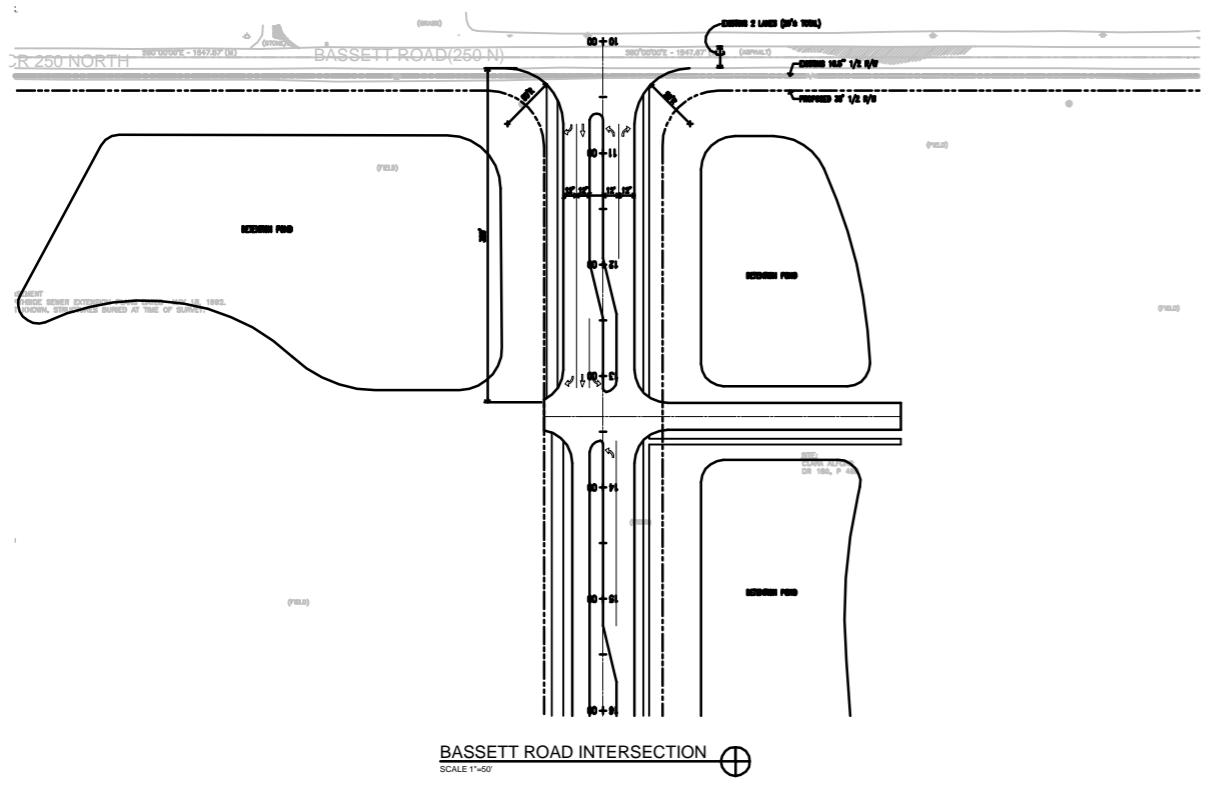
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PLANNED UNIT DEVELOPMENT

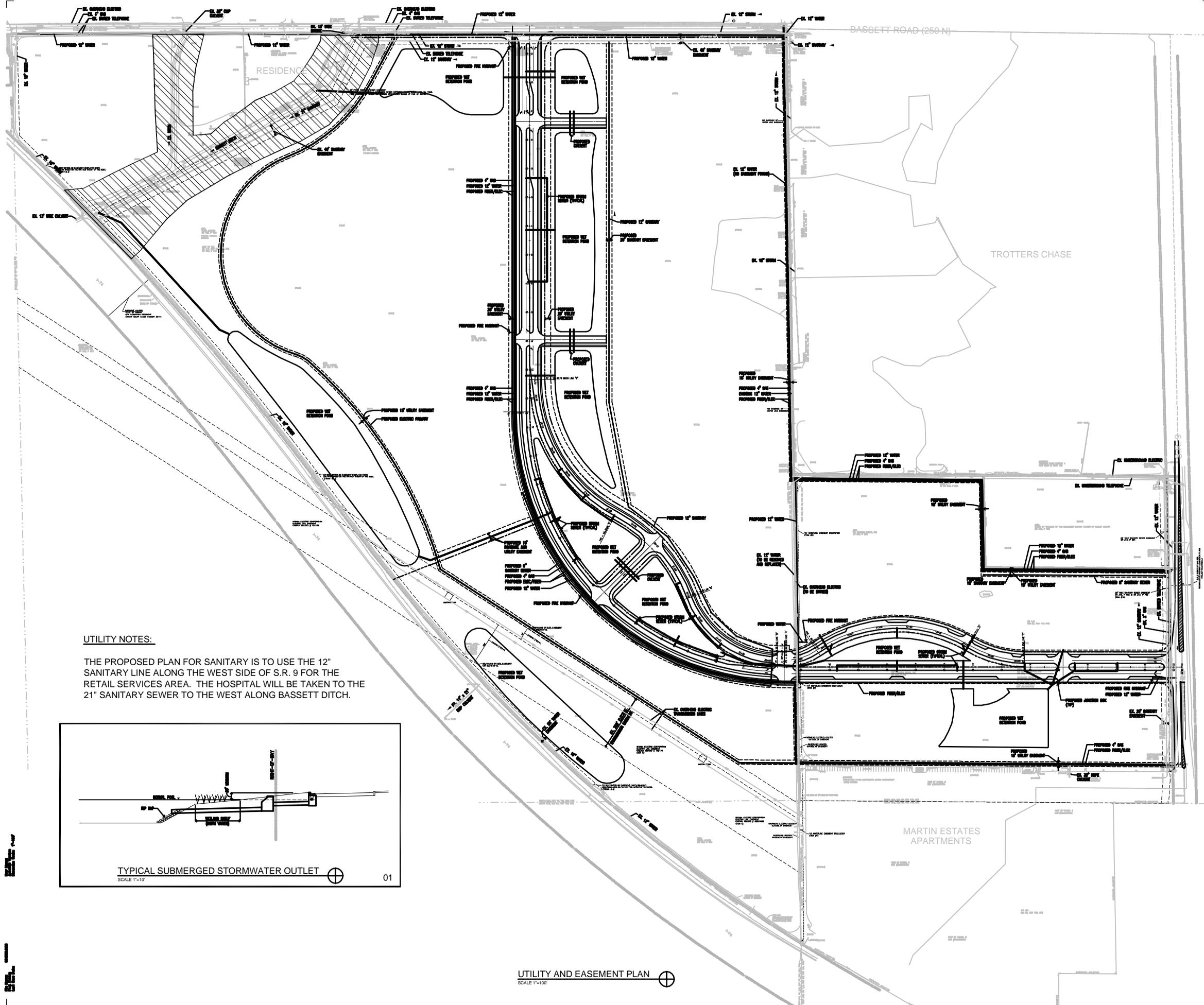
CONCEPTUAL DEVELOPMENT SUBMITTAL

SHEET TITLE
ROAD INTERSECTION DETAILS

PROJECT NO. 550001	SHEET NUMBER B203
DATE 04-22-2003	

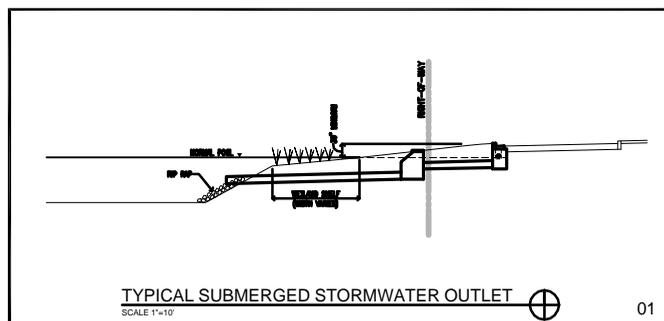


B.S.L.



UTILITY NOTES:

THE PROPOSED PLAN FOR SANITARY IS TO USE THE 12" SANITARY LINE ALONG THE WEST SIDE OF S.R. 9 FOR THE RETAIL SERVICES AREA. THE HOSPITAL WILL BE TAKEN TO THE 21" SANITARY SEWER TO THE WEST ALONG BASSETT DITCH.



UTILITY AND EASEMENT PLAN



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PLANNED UNIT DEVELOPMENT
CONCEPTUAL DEVELOPMENT SUBMITTAL

SHEET TITLE
UTILITY AND EASEMENT PLAN

PROJECT NO. 550001	SHEET NUMBER B204
DATE 04-22-2003	

Applicant
Major Affiliates, Inc.
150 West Washington Street
Shelbyville, Indiana 46176
317-392-3211

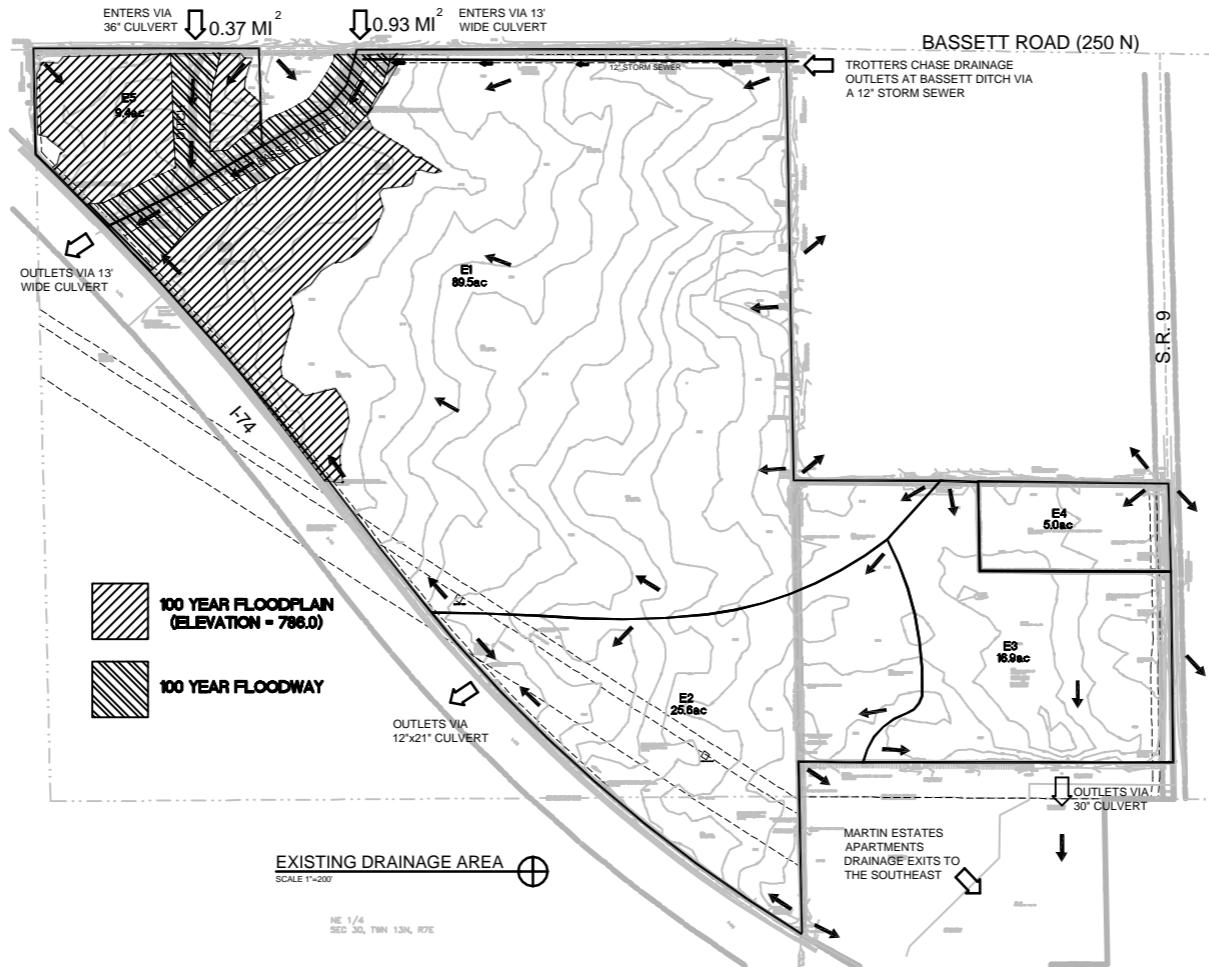
Developer/Primary Contact
Evergreen Investment Corp.
11405 North Pennsylvania Street
Suite 101
Carmel, Indiana 46032
Contact Larry Browning at 317-254-3333

Landscape Architect/Urban Planner
Ratio Architects, Inc.
Suite 100, Schrader Building
107 South Pennsylvania Street
Indianapolis, Indiana 46204-3684
317-633-4040

Civil Engineer
BSA LifeStructures
1345 Cummings Row
Suite 300
Indianapolis, Indiana 46240
317-819-7978

Ecological Design
Williams Creek, Inc.
846 N. Senate Avenue
Suite 214
Indianapolis, Indiana 46202
317-423-0690

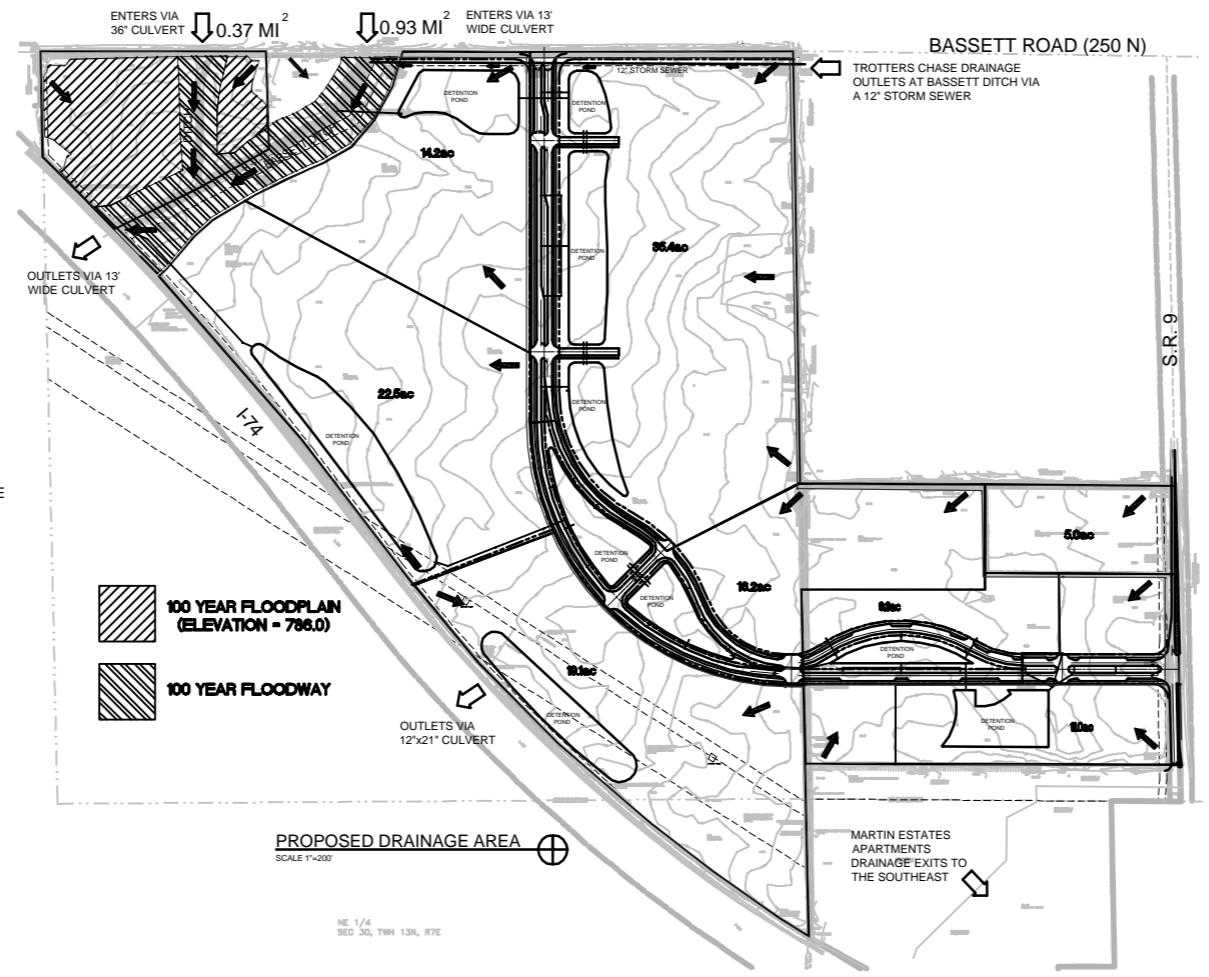
Surveyor
American Consulting, Inc.
7260 Shadeland Station
Indianapolis, Indiana 46256
317-547-5580



DRAINAGE SUMMARY

PROJECT AREA:	132 ACRES
PRE-DEVELOPED 10-YEAR RUNOFF:	98 CFS (CN = 85)
POST-DEVELOPED 100-YEAR RUNOFF:	309 CFS (CN = 92)
REQUIRED DETENTION STORAGE:	24 ACRE-FEET
UPSTREAM WATERSHED:	1.30 SQUARE MILES

NOTE:
THE EXISTING AREA EAST OF
BASSETT DITCH WITHIN THE
100-YEAR FLOODPLAIN WILL BE
FILLED TO A MINIMUM ELEVATION
OF 786.0 TO REMOVE IT FROM THE
100-YEAR FLOODPLAIN.



PLANNED UNIT
DEVELOPMENT

CONCEPTUAL
DEVELOPMENT
SUBMITTAL

SHEET TITLE
SITE DRAINAGE PLAN

PROJECT NO.	560001	SHEET NUMBER	B205
DATE	04-22-2003		