Planning & Design Guidelines

Vanderburgh Industrial Park
Evansville, Indiana

June 2000
The Evansville Industrial Foundation has established these Planning and Design Guidelines for the Vanderburgh Industrial Park to create an ordered business environment of the highest quality, one which will provide long-term benefits to park residents and to the surrounding community. The specific purposes for which these Guidelines have been established are as follows:

- To define aesthetic guidelines to be utilized by property owners and/or design professionals for the planning of each property located within the Vanderburgh Industrial Park.
- To protect the owners, lessees and/or tenants of buildings within the Vanderburgh Industrial Park against improper and undesirable use of other building sites in the Park, and to foster the development of high quality improvements for all building sites.

These Guidelines and are to be adhered to by all owners, tenants and builders in the Vanderburgh Industrial Park. No improvement shall be constructed, erected, placed, altered, maintained or permitted on any building site unless it complies with the these Guidelines, the Park's Protective Covenants, and all applicable governmental requirements, and is approved by the Architectural Review Committee. In the event of a conflict between the terms and provisions contained these Guidelines, the Park's Protective Covenants, and the applicable governmental requirements, the more restrictive shall be deemed controlling.
The Evansville Industrial Foundation, hereinafter referred to as “EIF”, has provided for the establishment of an Architectural Review Committee, hereinafter referred to as the “ARC”, in the Declaration of Protective Covenants, hereinafter referred to the "Covenants", for the Vanderburgh Industrial Park. The ARC will monitor adherence to these Planning and Design Guidelines, hereinafter referred to as "Guidelines", by reviewing and approving the plans for development of any building site within the Park, as prescribed in the Covenants. The intent of the review is to uphold the Guidelines' requirements, both written and implied. Interpretation of these Guidelines will be by the ARC. The EIF reserves the right to revise the Guidelines.

Signed plan approval by the ARC is required prior to the undertaking of any site improvements, construction or installation, including but not limited to clearing, grading, paving, signs, structures, landscaping, building additions or alterations and subdivisions. The reviewing agency, ARC, is located at the offices of the Metropolitan Evansville Chamber of Commerce. Three sets of prints and other supporting information will be submitted for review. One approved set of bluelines will be returned to purchaser. Following ARC review and approval, plan approval should also be coordinated with required public agencies.

Review and approval will be based on standards set forth in these Guidelines. Plans will be reviewed not only for the quality of the specific proposal, but also for the development’s effect and impact on its neighbors and on the general surroundings. Evaluation will be made of spatial relationships among buildings and between buildings and other surrounding elements. With the intent of minimizing detrimental visual impact, careful concern will be given to location and treatment of utility and service facilities. Site ingress and egress may be limited to permit efficient flow of traffic on abutting streets.
Preliminary Review

In order to simplify and expedite the design process, a preliminary review may be requested of the ARC in order to provide comments regarding the initial design of a development. At a preliminary review, the following material will be submitted:

- Site Development Plans, including identification and location of components pertinent to the development i.e., building, parking, service areas, landscape design, etc.
- Renderings depicting architectural massing and building materials, colors, finishes.

Final Approval

Final review by the ARC shall include all information as required to identify the following:

- Architectural, structural, mechanical, electrical and plumbing plans and specifications as required to depict the overall design intent of the proposed development.
- Site development plans showing site access, building location, service areas, parking, utilities, grading and storm detention or retention areas, signage, etc.
- Landscape plans including plant locations, size, quantities and species.
- Finish Board containing samples of exterior building materials.
- Renderings to depicted building massing and other improvements.
- Illustrations of proposed signage and/or graphic materials.
- Samples of paving materials if other than asphalt or concrete.
- Other information that the ARC may deem necessary to insure compliance with the Guidelines.

The final plans and specifications will be submitted at least 30 days prior to submission for local approvals required by the City of Evansville and Vanderburgh County. This will allow for a 30 day review and approval (or disapproval) process. If the ARC does not respond in writing as to the approval the final plans and specifications within the 30 day time period, they are to be deemed approved.


**Interpretation and Waiver**

The ARC’s interest in reviewing the above items is to assure that quality compatible development is consistently achieved. When questions of judgment or interpretation arise, the decision of the ARC is final. All issues not covered specifically by these Guidelines will be resolved by the ARC on a case-by-case basis.

In order to meet special unforeseen situations, it may be desirable from time to time for the ARC to allow variances of certain requirements. Any variance granted is made with the welfare of the overall development in mind and is not precedent setting. Variances are defined in the Covenants Article 3 - Section 3.04.
Public Approvals

Prior to development, each Owner, Lessee and/or Tenant must verify the current code requirements. Although based on local zoning and subdivision regulations, these Guidelines may be more restrictive in land use, site development standards, landscape requirements, or in other matters. In every case in which these Guidelines are at variance with public agency requirements, the more restrictive regulations will govern.

Approval of plans by the ARC does not relieve the Owners, Lessees and/or Tenants of required approvals of all federal, state and local regulatory agencies having jurisdiction over the project. Should the standards outlined herein conflict with requirements set forth by regulatory agencies, the stricter of the standards will prevail.
Individual building sites shall be designed as to allow for pleasant views into and throughout the park. The implementation of such views can be achieved through an organized site layout, maximized greenspaces with natural placement of landscape materials, the use of a material palette consistent to the overall development, proper screening of outdoor equipment, storage as approved by the ARC, and employee areas, and proper maintenance of the individual’s property.

Exterior spaces, i.e., loading, service, mechanical equipment, outside storage and employee areas shall be screened and integrated with the overall site development and building character. All screen walls for such items shall be integrated with the overall building character. Preferably, these will be constructed of same materials as used on the primary structure.

Overall site development shall be of unified and integrated character that fits the preferred image of this quality industrial center. Compliance with this image will be reviewed and approved by ARC.
Building Setbacks & Greenspace Requirements

No Building shall at any time be erected, placed or permitted on any building site other than as provided for hereinafter. Any setback variance may be permitted only with the prior written approval of the ARC.

General

No part of any kind of construction shall be placed within any right-of-way, easement or setback line other than as follows:

- Roof overhangs, which will be subject to the specific approval of the ARC in writing.
- Steps, walks, driveways, curbs and vehicle parking areas. Refer to Greenspace Requirement.
- Landscaping - plants, hedges and/or required screening as approved by the ARC.
- Approved signage, retention ponds and underground equipment.

Front Building Setbacks

The "front" of a building site is defined as any side of a site that abuts State Road 57, Foundation Drive or Woehler Drive. The minimum building setback along a lot's "front" side that abuts either State Road 57 or Foundation Drive shall be seventy-five (75) feet. The minimum building setback along a lot's "front" side that abuts Woehler Drive shall be fifty (50) feet, but only if Woehler Drive is actually built. (See Attachment A)

Side Building Setbacks

The "side" of a building site is defined as any side of a site that does not meet the definition of "front". A minimum setback of twenty (20) feet shall be required from side property lines.

Rear Building Setbacks

A minimum setback of twenty (20) feet shall be required from rear property lines.

Greenspace

Paved areas shall not be permitted within twenty-five (25) feet of any property line abutting any street right-of-way, or within ten (10) feet of any property line not abutting any street right-of-way.
Summary of Requirements

Building Setbacks
- Front Yard Setback (Foundation Drive, SR 57) 75'-0" min
- Front Yard Setback (Woehler Drive) 50'-0" min
- Side Yard Setback 20'-0" min
- Rear Yard Setback 20'-0" min

Greenspace Requirements
- Front Yard (All Roads) 25'-0" min
- Side & Rear Yards 15'-0" min
- Area Between Front Building Face & Paving 10'-0" min
- Area Between Side Building Face & Paving 5'-0" min

Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation within all parcels will be designed to function in a safe and efficient manner.

The number of vehicular access points per site will be based upon size of development and its relationship to public health, safety, and welfare. In all instances, access points will be kept to a minimum and will only be permitted with the park. Site access will not be permitted from State Road 57. Curb cuts along the boundary of lots will be restricted to the minimum requirements of the appropriate local authority. Joint cuts may be developed to serve abutting parcels. In addition, multiple entry drives will not be located closer than 150 feet and will be aligned directly across and sharing the same street right-of-way. All distances will be measured from centerline to centerline. All access and entrances must be approved by the Area Planning Commission.

Parking

Each owner shall provide adequate off-street paved vehicle parking on its building site, together with paved access drives and paved loading areas as may be required for the business activity to be conducted on or from the building site. No vehicle parking shall be permitted on any street, alley, right-of-way, or any portion of the Common Areas, or in any location on a building site within twenty-five (25) feet from a lot line adjacent to any street. Extended parking of vehicles (more than a single uninterrupted period of 48 hours in any calendar month) is not permitted. The location, number and size of parking spaces within parking areas on a building site shall be subject to the approval of the ARC, but the following minimum parking standards for each building site shall be no less than required by all applicable local codes and regulations. The parking shall be landscaped and screened as set forth in the Guidelines. Refer to Landscape requirements for further clarifications. Paved parking requires cement or asphalt surface. There shall be no gravel surfaces.
The overall parking layout will be designed to function in a safe and efficient manner in accordance with the requirements of the local ordinances. The minimum allowable stall dimensions will be per appropriate local authority. All parking lot striping and other markings will be white.

**Curbs**

All roads provided in VIP will have an integral 6" concrete curb and gutter. (See Illustration – Page 27) It will be the responsibility of the purchaser to remove the curbs for their entrance drives. Proposed entrance drives will match existing curb and road pavement grades and design. (See Illustration – Page 26) Expansion joints will be required along the curbs every 40'-0" and contraction joints every 10'-0".

All separator island parking areas, drives and edges of all paving located within front yards must be curbed. All separator island parking areas, drives and edges of all paving located in side yards visible to common are suggested to be curbed. Parking spaces and related curb cuts and ramps will comply with all applicable requirements for the physically handicapped.

Adequate drainage will be provided by the purchaser in accordance with the overall drainage plan for the real estate. All other storm runoff from the parcel must be handled internally.

**Paving**

All driveways, service and parking areas will be constructed with bituminous paving or concrete. Service areas subject to abuse, such as loading and dumpster service areas, must be constructed with concrete paving. The above mentioned construction methods will be reviewed and approved (or disapproved) by ARC. Paved walks or pedestrian areas near or adjacent to buildings will be of appropriate materials other than bituminous paving.

**Loading, Service and Outside Storage and Employee Areas**

**Loading Areas**

Each site development plan will provide sufficient on-site loading facilities to accommodate site activities. All loading movements, including turn-around, will be made off of the right-of-way.
Truck loading and receiving areas shall not have the dock(s) or the dock door(s) directly facing State Road 57 or any street within the VIP. Loading docks shall not be located on the side of a building facing the Front side of a lot, provided that the loading dock(s) and dock door(s) shall be angled no closer than ninety degrees (90°) to State Road 57 or from any street within the VIP. For purposes of this paragraph, dock(s) shall not be considered to be directly facing State Road 57 or any street within the VIP as long as there is an adjoining building site between the loading dock(s) in question and State Road 57 or any street within the VIP. All loading docks shall be approved by the ARC and shall be screened to minimize the exposure from the street, in accordance with the Guidelines. All loading areas shall be screened on all sides having exposure to any street.

**Outside Storage & Employee Areas**

Except during the construction of improvements on a building site, no materials, supplies or equipment shall be stored in any area on a building site except inside an approved and enclosed structure. Temporary storage shall not be permitted in any trailer on any building site. No materials, supplies, equipment, finished or semi-finished products or articles of any nature shall be displayed, stored or permitted to remain on any building site outside of its appurtenant building unless appropriate screening be first approved in writing by the ARC. Screening of all approved storage and employee areas shall be of a permanent nature and shall be constructed and maintained in accordance with the Guidelines.

Rubbish and garbage facilities will be screened so as not to be visible from any street, adjacent lot, or building entrance. No trash, garbage or waste material, shall be kept, stored or allowed to accumulate on any portion of a building site except in an approved bin or container within an enclosed structure appropriately screened from view and approved by the ARC. All trash, garbage and other waste materials shall be regularly removed from each building site.

**Temporary Improvements**

No temporary buildings or other improvements of a temporary nature, including but not limited to trailers, tents and shacks, may be permitted on a building site. Temporary improvements used solely in connection with the construction of approved permanent Improvements may be permitted if approved in writing by the Architectural Review Committee, provided they are located as inconspicuously as possible and are removed immediately [no later than fourteen (14) days] after completion of such construction, or occupancy of the permanent building (whichever date is first) in connection with which the temporary structure was used.
**Fencing**

There shall be no fences except where they are used for screening (i.e. loading areas, as referenced herein).

Where fencing is permitted for screening, it shall, at a minimum, consist of a solid opaque man-made face fence or wall a minimum of six (6) feet and a maximum of eight (8) feet in height, and shall be architecturally consistent with the adjoining structure. Gates, if provided to drives, need not be solid or opaque. The type and location of screening shall be shown on the site plan, and such screening shall be located no closer than seventy-five (75) feet to a street right-of-way line.

Security fences may be installed at the discretion of the ARC.

**Landscaping**

The following section will provide Guidelines for the use of plant materials within VIP. A Landscape Design Plan must be submitted for each site as part of the Review Process.

All Sites shall be landscaped only in accordance with a plan submitted to and approved in writing by the ARC prior to the commencement of any construction thereon. The Landscape Plan shall include information regarding the type and location of lawns, shrubs, decorative plantings and trees, the screening of all storage and loading areas, lighting of buildings and parking areas, and all other matters required by the ARC for inclusion in the Landscape Plan. Tree preservation is urged and no cutting of trees is permitted without the approval of the ARC. All landscaping work shall be completed within thirty (30) days after the date of substantial completion of the first building located on a site unless otherwise approved in writing by the ARC.

**Design Concept**

The overall intent is the creation of a simple, strong landscape setting, in scale with the buildings, streets and parking areas of the park. This result can be achieved through the use of a limited plant palette with skillfully arranged massing of similar plant materials, especially along street frontages and at vehicular entries. Except for internal courtyards, small scale, residential garden landscaping will not be acceptable. The character of landscaping at VIP is meant to be informal; however, a limited use of formal planting may, in some cases, be acceptable.
Because a variety of architectural designs are permitted, it is necessary that the landscaping approach be kept consistent in order to maintain overall visual continuity throughout VIP. All open unpaved space including, but not limited to, front, side and rear yard setback areas shall be planted and landscaped according to an approved plan.

**Plant Material**

The basic plant materials to provide overall landscape continuity are trees, shrubbery, ground cover and lawn. As a rule, all trees should be of the minimum size indicated on the Recommended Plan List at the time of planting (See Attachment B). The basic lawn plantings will be supplemented by appropriate trees, shrubs and ground cover selected from the Recommended Plant List. Plants will be arranged to highlight building entries, soften and provide scale to building masses and site development. To insure an adequate buffer, landscape easements (setbacks) may be required of parcels adjacent to the main entries.

**Responsibility of Street Tree Implementation**

Roadside landscaping from the edge of the road to the property line (R/W) will be installed by VIP and maintained as a part of the common area. All landscape installation within the individual parcels are the responsibility of the parcel owner.

**Landscaping within Parking Areas**

Landscaped islands will be 10 feet wide and provided every 15 parking spaces in an alternating pattern. Exterior, or perimeter, parking islands are suggested to be provided every 15 parking spaces (See Illustration – Page 28).

**Lake Edge**

Lakes are intended to provide a visual amenity as well as storm water management. Generally, lake edges are to be treated with a soft landscape edge with informal tree planting. The planting scheme will be in a loose arrangement to allow views to the lakes from buildings and roads. Normally, no building will be allowed within 15’ of the lake edge; however, in certain circumstances, a hard edge or bulkhead may be a more appropriate shoreline and in special cases a building may be placed at the water’s edge or even overhang the water.

**Side/Rear Yard Landscaping**

Side and rear yard landscaping may be required by the ARC for purposes of accent framing and/or screening of access drives, loading, service and employee areas, etc. A screen of at least six feet in height shall consist of a combination of mounding and informal landscaping of trees and shrubs of approved species.
**Landscape Mounding**

Where mounding or earth contouring is required, smooth transitions with soft natural forms are desired. Trees are not to be planted directly on top of mounds.

**Landscape Maintenance**

The Owner Association will provide maintenance within VIP including, but not limited to, irrigation, lawn mowing, tree and shrub trimming (including replacement of dead trees or shrubs), fertilization and weed and insect control for all “Common Areas.”

**Signage and Graphic Requirements**

This section will establish the guidelines for the design of signage and graphics within VIP. In general, signage and graphics will be designed for a sense of continuity as an additional unifying element within the overall business center development.

Only those signs as addressed within this section will be allowed in VIP unless otherwise approved. No sign will be erected until location, plans, elevations, sections, details and specifications have been reviewed and approved.

No sign shall be placed or erected upon or permitted anywhere on any building site without the prior written approval of the ARC. All signs shall be not only subject to regulation by applicable governmental authority, but shall conform to sign standards for the Real Estate as contained in the Guidelines and as prescribed from time to time by the ARC. Signs failing to meet these guidelines shall be taken down at the cost of the Owner. The only signs permitted on any building site shall be those designating the name of the business which is located and operating on the building site. No billboard or other advertising device nor any other signs shall be permitted within the VIP.

All signs shall be of a size and nature to preserve the quality and atmosphere of the VIP and, unless otherwise approved in writing by the ARC. The following restrictions apply to all signs.

- Signs may not be installed to project above the roof line of a building or be located in front of a building setback line.
- Signs may not be of unusual size or shape when compared to the Improvements situated on the building site on which such sign is located.
- No sign shall be located in or painted on any window.
- Signs may not contain or utilize any flashing, blinking, intermittent or moving light as source of illumination.
All signs should be affixed at ground level or on the face of the building. Only two signs identifying the user, nature of the business, and products shall be permitted for each building site, and these shall be of a design and material consistent with the building itself. The only other allowed signs would be of a directional nature or temporary signs indicating "for sale" or "for rent". All signs, either temporary or permanent, whether free standing or affixed to any structure, must be approved in writing by the ARC prior to installation.

The ARC may approve a building standard sign program in writing. If the ARC approves a building standard sign program in writing, signs installed in strict conformance with the requirements of such approved program will not be required to have separate approval, but any sign which deviates from such approved program may not be installed until approved in writing by the ARC.

**Location and Character**

Planning of signage for each building site shall be carefully integrated into the overall design. In concept, all signs within a building site shall be one family or style based upon a hierarchy as follows:

**Special Entry Signs**

These signs will be installed by VIP and maintained as a part of the common area of VIP.

**Building Identification Sign**

Each building, assuming one building per parcel, may have one identification sign. An identification sign will be allowed within the required Greenspace if the approved by the ARC and surrounded by appropriate landscaping. (See Illustration – Page 26) If the building houses several businesses, a building identification sign with additional identification for each business will be considered on an individual basis by submission to ARC.

It is recognized that many businesses have their corporate identities expressed in signage and graphics; information allowed on the identification sign will be the name of the business and the identifying corporate symbol and colors. In no case will the corporate identity or logo occupy more than 25% of the total area of the sign wall.

In order to allow business’ maximum exposure to State Road 57, permanent building-mounted signage will be allowed, subject to the written approval of ARC. In the appropriate review process, please submit the signage lighting plan. Signage is subject to approval by local government agencies.

**Temporary Signs and Locations**

Each parcel may have two signs designated for leasing or project construction identification, as applicable.
Other Signs

Traffic signs such as Stop, One Way, Speed Limit and Incidental signs will be incorporated and designed as a part of the overall signage concept. All signs will conform to the appropriate local signage authority requirements.

Manufacturing and Installation Standards

All signs will be manufactured and installed by competent professions. Graphics will be accomplished in a professional manner; no hand lettering will be permitted. Under no circumstances will conduits, ballasts, transformers, manufacturer labels and the like be located within public view. Upon completion of installation, the affected construction site will be restored to a finish condition.

Maintenance

All of the above signage requirements will be maintained in a safe and attractive condition so as to preserve the aesthetic qualities established for VIP. In the event signage is not maintained and becomes in need of repair, a notice of said disrepair will be delivered to the responsible Owner. If repair is not initiated within thirty (30) days, VIP will undertake repair at the Owner’s expense.

Temporary signs shall be permitted during construction and when a building site is offered for sale or lease.

Building-mounted signage

Permanent building-mounted signage is subject to the review and written approval of the ARC. All signage shall conform to local government agencies. Temporary signage, “supergraphics”, and so on are prohibited on the building. Reference Signage and Graphic Requirements.

Utility Connections

With the intent of minimizing detrimental visual impact, careful concern will be given to location and treatment of utility and service facilities. Therefore, all utility service facilities and connections, including all electrical and telephone connections and installation of wires to buildings, shall be made underground from the nearest available source and in accordance with the Guidelines. No placement may be made above the surface other than in accordance with the Guidelines.
**Site Grading & Drainage**

All building sites shall be graded and provide drainage in accordance with a plan submitted to and approved in writing by the ARC prior to the commencement of any construction thereon. The Grading and Drainage Plan must conform to the overall drainage plans for VIP, and must provide for positive drainage of the building site without detrimental effects on adjacent building sites. All surface drainage, including roof drainage of buildings, shall be designed to conform to the overall Drainage Plan of the Real Estate, and shall meet the requirements of the Guidelines.

Soil Erosion Control is subject to approval by appropriate regulatory agencies. However, when regulations are not stipulated by the appropriate regulatory agencies, the following measures are recommended to reduce soil erosion and sediment deposits in downstream areas in order to minimize soil erosion and siltation.

- Retain as much vegetation ground cover whenever possible.
- Install temporary mulching on areas to be left bare of plant material for an extended period of time.
- Provide de-silting basins to remove sediment from runoff water during development.
- Install permanent landscaping as soon as practical, per the Guidelines.
- Straw bales and other erosion control measures must be removed within 12 months of placement.

**Drainage and Water Retention Lakes**

Development of VIP land is intended to achieve a high degree of water management through the use of internal storm sewers and water retention lakes. A drainage plan must be submitted for each building site as part of the Plan Review Process.

The drainage system, as constructed during the development stage of this project, was designed to conform with the local requirements and provides storm water retention areas.

The retention areas are designed to accept the increased runoff from the development and meter the flow as it leaves the property at the existing rate of runoff. (See Attachment A).

Swales and storm sewers are constructed to convey the storm runoff to those retention areas. Easements will be established to provide access to those retention areas by all building sites in VIP.
There shall be no fill placed in the existing drainage easements. Any paved inverts disturbed during construction of the building site shall be repaired by purchaser. Any work performed within the designed drainage easements must be approved in advance by VIP. Any areas disturbed during construction shall be put back to its original condition by purchaser. Repairs must be inspected by VIP.

The basic concept for individual site drainage is to provide open swales, ditches and enclosed drainage pipes, with downstream sites providing capacity for upstream sites. Current drainage provided is not be considered the final drainage available to a building site. It is the responsibility of the owner of a building site to provide drainage retention. Drainage is subject to approval by local government agencies.

**Site Lighting Requirements**

The following section will provide guidelines in reference to lighting. The overall use of site lighting will be designed as a unifying and aesthetic element in terms of lighting fixture style and lighting levels.

Lighting in parking areas shall be limited to metal halide lights. Architectural lighting shall be restricted to concealed uplighting or downlighting. Such lighting shall be restrained in design and level of illumination. It shall enhance not only the building design, but also the adjoining landscape. Illumination of signage is permitted provided that the source of light is concealed.

**Lighting Concepts**

Site lighting is intended to be low-key. Exterior building lights may be used to accent entrances and special features. Overall high levels of light are not desired; intensity should be no greater than required for automobile and pedestrian safety. To minimize the number of lighting standards, overflow light from inside the building should be used wherever possible. Only discrete ground mounted lighting of buildings will be permitted.

**Lighting Fixtures**

Any fixture mounting height shall not exceed 35'-0". Pole-mounted fixtures shall be set on a square concrete base extending 30" above grade. The light fixture design shall be Kim Lighting, Inc., EKG501, or approved equivalent. The lamp type will be metal halide. The pole type shall be square aluminum or steel. The finish for fixtures and pole shall be the manufacturer’s Polyester Powder-Coat System.
A minimum of one (1) footcandle will be maintained along pedestrian circulation between buildings and parking lot whereas all other pedestrian circulation lighting will be a minimum of one-half (½) footcandle. A minimum of six-tenths (.6) foot candle will be maintained within parking lots and along pedestrian access ways to buildings. Uniformity must be maintained with a maximum to minimum ratio not to exceed 4:1.

Building mounted site lighting will not be allowed. Light fixtures adjacent the Sites perimeter and loading dock lighting will be shielded with an appropriate spill glare guard in order to minimize glare and spillage.

**Maintenance**

The site lighting will be maintained in a safe and attractive manner so as to preserve the aesthetic qualities established for VIP.

In the event site lighting is not maintained and becomes in need of repair, a notice of said disrepair will be delivered to the responsible Owner. If repair is not initiated within thirty (30) days, VIP will undertake repairs at owner’s expense.
The following Building Design Standards are provided in order to encourage attractive developments and ensure proper and desirable construction within the VIP. All structures within the park shall be constructed to meet certain basic requirements as presented in the following section, including integration of the design of any structures with the overall site design, and use of materials deemed suitable by the ARC for which recommendations are made.

The overall massing of the primary structure and any additional structures approved by the ARC shall be integrated into the overall site design to provide a proper hierarchy and organization to the property.

Generally, there shall be no out-buildings, with the exception of those requested and approved. It is intended that ancillary building areas, i.e., loading, service, outside storage and employee areas shall have a character that maintains the overall character of the primary structure. There will be no noticeable attachments or appendages to the primary building with the exception of screen walls for loading docks, dumpsters or ground mounted mechanical equipment.
**Materials**

Materials for building facades are encouraged to be limited in number to three, one of which will be the predominant material.

Preferred major exterior materials include brick, natural stone masonry, and/or architectural precast panels. Preformed steel and aluminum panel systems shall be permitted upon review and approval by ARC. Panel systems shall provide a flush contiguous appearance with no exposed fasteners. Exterior finish shall be either Class I - Anodic Finish or Fluoropolymer Coating paint system i.e., Kynar 500, Hylar 5000, Duranar, or approved equal. All materials used will reflect a high degree of quality, durability and craftsmanship. Exterior stucco system such as DRYVIT or STO may be used as trim and accent features in walls which are predominantly of brick masonry.

Liberal use of glass is encouraged. Glass used shall be tinted or reflective glass with an outdoor reflectance of no more than 20%.

Exterior building materials will not include painted or stained wood, aluminum or vinyl siding, simulated materials such as adhesive applied brick, etc. Building coloration will consist predominantly of a neutral overall color that compliments the building’s surroundings. Accent colors are encouraged and will be reviewed by VIP along with the overall building color scheme.

**Roof and Roof Appurtenances**

All fans, vents, cooling towers, skylights and any equipment located on the roof of any improvements shall be located in a manner to minimize their distraction from the architectural attractiveness of the improvement, and in a manner to screen them from sight of traffic.

It is suggested that sloping roofs will be screened by flat parapets and sloped to appropriate drains. Pitched roofs with a minimum slope of 8 in 12 will be permitted.

Permissible materials for pitched roofs will be limited to standing seam or flat seam configuration metals. Non-weathering metals (i.e., galvanized steel) will be painted with finish approved by the ARC. All roof appurtenances projecting above the roof, such as exhaust fans, heating and air conditioning units, condensers, electrical equipment, plumbing vents and stacks, will be screened from view. Such screening may be achieved by extending exterior walls above the roof to form a parapet or through the use of other opaque walls to be constructed of materials compatible in texture, color and quality with exterior walls of the building.
Utility and Service Requirements

This section will establish the standards pertaining to utilities and services. A Utility Plan, including connections to existing utility lines and proposed easements, must be submitted for each building site as part of the Plan Review Process.

Location of Lines and Connections

All utility lines will be located underground. It is the design intent to have one primary utility corridor from which secondary utility corridors are directed to each individual parcel as necessary. In order to minimize visual disruption brought about by repair or alteration, all secondary utility lines will be located within side yards; under no circumstances, will a visible utility line be located within a front yard. All transformers, air conditioning equipment, meters and other necessary equipment will be screened from public view. Utility easements are shown on Attachment A.

Security

Utility lines, connections and related functions will be designed and constructed with regard to public safety, health and welfare.

Maintenance

All of the above utility and service requirements will be maintained in a safe and attractive condition so as to preserve the aesthetic qualities established for VIP. In the event utility services are not maintained and become in need of repair, a notice of said disrepair will be delivered to the responsible owner. If repair is not initiated within thirty (30) days, VIP will undertake repairs at the owner’s expense.
These Design Guidelines may be amended at any time by action of the Vanderburgh Industrial Park Owners Association, the establishment of which is prescribed by the Declaration of Protective Covenants.
Site Diagram
New Curb & Paving Design Shall
Match Existing or Alternate Curb
Designs as Depicted in Illus. - Page 27

Site Entrance Requirements

N.T.S.
Existing Curb & Gutter Detail

NOTES:

1. 1/2" PREFORMED EXPANSION JOINT MATERIAL AT ALL PC AND PT CURB RADIUS AND MAX SPACING OF TANGENT SECTIONS = 90°.

2. TOOLED CONTRACTION JOINTS AT 10'-0" CENTERS, CENTERS, CONTRACTION JOINTS TO BE MINIMUM 3" DEEP AND 1/8" TO 1/4" WIDE.

Alternate Curb & Gutter Detail

1" = 1'-0"
Parking Lot Requirements

Required Greenspace:
15'-0" @ Side / Rear
25'-0" @ Front

Required Greenspace:
5'-0" @ Side / Rear
10'-0" @ Front

Landscape Island
Landscape Buffer

N.T.S.
Required Building Setbacks:
75'-0" @ Front Yard (Primary Roads)
50'-0" @ Front Yard (Secondary Roads)
20'-0" @ Side / Rear Yards

Required Greenspace:
25'-0" @ Front Yard
15'-0" @ Side / Rear Yard

Building Setback & Greenspace Requirements
# Recommended Plant List

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shade Trees:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acer platanoides</td>
<td>Norway Maple</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Acer rubrum</td>
<td>Red Maple</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Acer saccharum</td>
<td>Sugar Maple</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Fraxinus pennsylvania</td>
<td>Green Ash</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Celtis occidentalis</td>
<td>Hackberry</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Liquidambar styraciflua</td>
<td>Sweet Gum</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Platanus occidentalis</td>
<td>American Sycamore</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Quercus alba</td>
<td>White Oak</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Quercus palustris</td>
<td>Pin Oak</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Gleditsia triacanthos</td>
<td>Honey Locust</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Betula nigra</td>
<td>River Birch</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td>Acer platanoides &quot;Crimson King&quot;</td>
<td>&quot;Crimson King&quot; Maple</td>
<td>2-1/2&quot; - 3&quot;</td>
</tr>
<tr>
<td><strong>Ornamental Trees:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acer ginnala</td>
<td>Amur Maple</td>
<td>8' ht.</td>
</tr>
<tr>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
<td>5' ht.</td>
</tr>
<tr>
<td>Salix matsudana &quot;Tortuosa&quot;</td>
<td>Corkscrew Willow</td>
<td>8' ht.</td>
</tr>
<tr>
<td>Cornus florida</td>
<td>Flowering Dogwood</td>
<td>6' ht.</td>
</tr>
<tr>
<td>Crataegus phaenopyrum</td>
<td>Washington Hawthorne</td>
<td>1-1/2&quot; cal.</td>
</tr>
<tr>
<td>Magnolia x soulangiana</td>
<td>Saucer Magnolia</td>
<td>6' ht.</td>
</tr>
<tr>
<td>Magnolia stellata</td>
<td>Star Magnolia</td>
<td>6' ht.</td>
</tr>
<tr>
<td>Malus floribunda</td>
<td>Japanese Flowering Crabapple</td>
<td>6' ht.</td>
</tr>
<tr>
<td>Malus sargentii</td>
<td>Sargent Crabapple</td>
<td>1-1/2&quot; cal.</td>
</tr>
<tr>
<td>Malux x zumi</td>
<td>Zumi Crabapple</td>
<td>1-1/2&quot; cal.</td>
</tr>
</tbody>
</table>
### Recommended Plant List

#### Evergreen Trees:

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Common Name</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Picea abies</td>
<td>Norway Spruce</td>
<td>6'-8'</td>
</tr>
<tr>
<td>Picea pungens</td>
<td>Colorado Spruce</td>
<td>6'-8'</td>
</tr>
<tr>
<td>Pinus densiflora</td>
<td>Japanese Red Pine</td>
<td>6'-8'</td>
</tr>
<tr>
<td>Pinus nigra</td>
<td>Black Pine</td>
<td>6'8'</td>
</tr>
<tr>
<td>Pinus resinosa</td>
<td>Red Pine</td>
<td>6'-8'</td>
</tr>
<tr>
<td>Pinus strobus</td>
<td>Eastern White Pine</td>
<td>6'-8'</td>
</tr>
<tr>
<td>Pinus sylvestris</td>
<td>Scots Pine</td>
<td>6'-8'</td>
</tr>
</tbody>
</table>

#### Shrubs:

<table>
<thead>
<tr>
<th>Shrub Species</th>
<th>Common Name</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cotoneaster apiculata</td>
<td>Cranberry Cotoneaster</td>
<td>18&quot;-24&quot;</td>
</tr>
<tr>
<td>Cotoneaster divaricata</td>
<td>Spreading Cotoneaster</td>
<td>18&quot;-24&quot;</td>
</tr>
<tr>
<td>Euonymus alata</td>
<td>Burning Bush</td>
<td>18&quot;-24&quot;</td>
</tr>
<tr>
<td>Juniperus chinensis</td>
<td>Chinese Juniper</td>
<td>15&quot;</td>
</tr>
<tr>
<td>Juniperus horizontalis</td>
<td>Creeping Juniper</td>
<td>12&quot;</td>
</tr>
<tr>
<td>Rhododendron catawbiense</td>
<td>Catawba Rhododendron</td>
<td>18&quot;-24&quot;</td>
</tr>
<tr>
<td>Spiraea x bumalda</td>
<td>Bumalda Spirea</td>
<td>18&quot;-24&quot;</td>
</tr>
<tr>
<td>Taxus x media &quot;Densiformis&quot;</td>
<td>Densiform Yew</td>
<td>18&quot;-24&quot;</td>
</tr>
<tr>
<td>Viburnum x burkwoodii</td>
<td>Burkwood Viburnum</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Viburnum carlesii</td>
<td>Korean Spice Viburnum</td>
<td>18&quot;-24&quot;</td>
</tr>
<tr>
<td>Viburnum dentatum</td>
<td>Arrowwood</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Viburnum lantana</td>
<td>Wayfaring Tree</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Viburnum opulus</td>
<td>European Cranberry Bush</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Viburnum plicatum</td>
<td>Japanese Snowball</td>
<td>36&quot;</td>
</tr>
<tr>
<td>Cornus sericea</td>
<td>Redtwig Dogwood</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Cornus sericea &quot;Flaciramea&quot;</td>
<td>Yellowtrig Dogwood</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Berberis thunbergii</td>
<td>Crimson Pygmy</td>
<td>15&quot;</td>
</tr>
<tr>
<td>Berberis thunbergii &quot;Aurea&quot;</td>
<td>Golden Barberry</td>
<td>18&quot;-24&quot;</td>
</tr>
<tr>
<td>Spirea x bumalda</td>
<td>Golden Flame Spirea</td>
<td>17&quot;-18&quot;</td>
</tr>
<tr>
<td>&quot;Gold Flame&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Juniperus chinensis &quot;Sargentii&quot;</td>
<td>Sargent Juniper</td>
<td>15&quot;</td>
</tr>
<tr>
<td>Juniperus horizontalis &quot;Bar Harbor&quot;</td>
<td>Bar Harbor Juniper</td>
<td>15&quot;</td>
</tr>
<tr>
<td>Juniperus horizontalis &quot;Wiltonii&quot;</td>
<td>Blue Rug Juniper</td>
<td>15&quot;</td>
</tr>
</tbody>
</table>

**Recommended Sod and Seed Mixture:** Will be addressed at final review as part of landscape plans.