NOBLESVILLE, INDIANA

PUD ORDINANCE NO. 52-7-03

DEER CHASE
PLANNED UNIT DEVELOPMENT
DISTRICT

PUD ORDINANCE NO. 52-7-03

DEER CHASE
PLANNED UNIT DEVELOPMENT DISTRICT

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

TABLE OF CONTENTS Page

Section 1. Overall Classification 4

Section 2. Additional Exhibits 4

Section 3. PUD Development Standards 5

Section 4. Procedures 5

SCHEDULE OF EXHIBITS

A. Real Estate - legal description

B. Preliminary Plan

C. Typical Building Landscape Plan

D. Berm Illustrations

E. Illustrations for Pond and Trail

F. Elevations for Apartment Buildings A, B, and C

G. Elevations for Clubhouse and Secondary Buildings

H. Elevations for Maintenance Building

1700 (5) 100nonc

Instrument 200300090494

ORDINANCE NO. 52-7-03

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, A PART OF THE MASTER PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

This is an Ordinance (the "PUD Ordinance") amending the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended (the "Zoning Ordinance"):

WHEREAS, the Plan Commission of the City of Noblesville (the "Commission") has conducted a public hearing as required by law in regard to the application for approval of a preliminary development plan and this PUD Ordinance filed by Olynger, Cardinal & Stone Development, L.L.C. for the real estate (i) containing approximately 29.96 acres, legally described on Exhibit "A" hereto, and located in Noblesville Township, Noblesville, Indiana (the "Real Estate") and (ii) located within the Corporate Campus Park District set forth in Article 8 of the Zoning Ordinance (the "Corporate Campus Park District"); and

WHEREAS, the Commission has sent to the Common Council of the City of Noblesville, Indiana (the "Common Council") a vote of no recommendation adopted on the 21st day of July, 2003, under Docket Number 03N-15-1043.

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the Zoning Ordinance and the zone map (the "Zone Map") corresponding to the Zoning Ordinance are hereby amended as follows:

200300090494
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
09-04-2003 At 03:23 pm.
ORDINANCE 17.00

SECTION 1. OVERALL CLASSIFICATION. The Real Estate is classified as Corporate Campus Park District Multi-Family Residential with an Overlay Subdistrict of Mixed Residential.

SECTION 2. ADDITIONAL EXHIBITS.

A. Attached hereto and incorporated herein by reference as Exhibit "B", are the approved preliminary development plans (the "Preliminary Plan").

B. Attached hereto and incorporated herein by reference as Exhibit "C", is the approved typical building landscape plan which shall replace and supersede the Preliminary Plan with regard to building base landscaping around Apartment Buildings A, B, and C.

C. Attached hereto and incorporated herein by reference as Exhibit "D", is the approved berm illustrations, the location of which are delineated on the Preliminary Plan.

D. Attached hereto and incorporated herein by reference as Exhibit "E", are the approved illustrations of landscaping around the ponds and the trails around the ponds, the location of which ponds are delineated on the Preliminary Plan.

E. Attached hereto and incorporated herein by reference as Exhibit "F" are the approved elevations for Apartment Buildings A, B, and C.

F. Attached hereto and incorporated herein by reference as Exhibit "G", are the approved elevations for the clubhouse and the secondary buildings.

G. Attached hereto and incorporated herein by reference as Exhibit "H", are the approved elevations for the maintenance building.

SECTION 3. PUD DEVELOPMENT STANDARDS. This PUD Ordinance and its exhibits permit variations from the development standards, specifications, guidelines, and/or requirements contained in the Zoning Ordinance and Corporate Campus Park District, including provisions which permit (i) a twenty-five (25) foot buffer yard area along the south and east property lines of the Real Estate, and (ii) landscaping to comprise eleven percent (11%) of the total amount of interior parking lot area. The development standards and requirements established by this PUD Ordinance and/or its exhibits supersede the development standards of the Zoning Ordinance and the Subdivision Control Ordinance of the City of Noblesville, Indiana; provided, however, that unless a development standard, guideline, or requirement specified in the Zoning Ordinance is varied, altered, or modified by this PUD Ordinance and/or its exhibits, then such development standard, guideline, or requirement as specified in the Zoning Ordinance shall apply. Further, (i) all lighting and curbing shall be as required by the Zoning Ordinance and (ii) all mail boxes will be as required by the U.S. Postmaster.

SECTION 4. PROCEDURES. The following procedures shall apply:

A. The Department shall determine whether final plans including, without limitation, building elevations, site plans, and landscape plans, are in substantial conformance with what has been approved by the ARB and by the Common Council in this PUD Ordinance.

B. Any decision of the Department can be appealed to the Common Council.

UPON MOTION DULY MADE AND SECONDED, THIS PUD ORDINANCE WAS FULLY PASSED BY THE MEMBERS OF THE COMMON COUNCIL THIS 26th DAY OF Aug, 2003.

COMMON COUNCIL, CITY OF NOBLESVILLE

BY: AYE		NAY
	James Snyder	
	Alan Hinds	
	Laurie Hurst	
	Jack Martin	
	Dale Snelling	
	Rex Dillinger	
	Terry Busby	

APPROVED and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 26th day of Aug, 2003.

Dennis R. Redick, Mayor,
City of Noblesville, Indiana

ATTEST:

Janet S. Jaros, Clerk-Treasurer
City of Noblesville, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law, NELSON & FRANKENBERGER, 3021 East 98th Street, Suite 220, Indianapolis, IN 46280.

H:\Janet\Cardinal & Stone\Draft PUD 072303.doc

EXHIBITS ARE ON FILE AND MAY BE VIEWED IN THE CITY OF NOBLESVILLE CLERK-TREASURER'S OFFICE, 135 S. 9TH STREET, NOBLESVILLE, IN.

RECEIVED
JUL 23 2003
NOBLESVILLE DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF NOBLESVILLE, INDIANA

DEER CHASE PLANNED UNIT DEVELOPMENT DISTRICT

Common Council
July 29, 2003

Olynger Cardinal and Stone Development, LLC
c/o James Wilson
Telephone: (317) 257-8922

Attorney: Charles D. Frankenberger
Nelson & Frankenberger
3021 E. 98th St., Suite 220
Indianapolis IN 46280
844-0106

TABLE OF CONTENTS

1. Explanation

2. Aerial and legal

3. Site/landscape plans

4. Elevations for Apartment Buildings A, B, and C

5. Elevations for Clubhouse

6. Elevations for secondary buildings

7. Elevations for Maintenance Building

8. PUD Ordinance

Deer Chase Apartments
S.E. Corner of S.R. 238 and Marilyn
City of Noblesville Corporate Campus

MARKET RATE UNIT	Market	NUMBER OF UNITS	RENTS
Two Bedroom	2.78%	4	$ 660.00
Three Bedroom	6.25%	9	$ 825.00
Four Bedroom	2.08%	3	$ 875.00
Total @ Market	11.11%	16	
RENT MAX. @	60%		
Two Bedroom	1.39%	2	$ 660.00
Three Bedroom	3.47%	5	$ 825.00
Four Bedroom	0.00%	0	$ 875.00
Total @ 60%	4.86%	7	
	5%		
RENT MAX. @	50%		
Two Bedroom	37.50%	54	$ 618.00
Three Bedroom	11.81%	17	$ 710.00
Four Bedroom	2.08%	3	$ 787.00
Total @ 50%	51.39%	74	
RENT MAX. @	40%		
Two Bedroom	6.94%	10	$ 474.00
Three Bedroom	11.11%	16	$ 543.00
Four Bedroom	3.47%	5	$ 601.00
Total @ 40%	21.53%	31	
RENT MAX. @	30%		
Two Bedroom	4.17%	6	$ 329.00
Three Bedroom	3.47%	5	$ 376.00
Four Bedroom	3.47%	5	$ 415.00
Total @ 30%	11.11%	16	
SUBTOTAL	100.00%	144	$ 613.19

To read this chart:

1. Under the financing agreements with the Indiana Housing Finance Authority, a particular number of units are rented at a level which is restricted to 30% of the income earned by the resident. This is administered by setting aside a certain number of units whose rents are reflective of households earning a particular percentage of the area medium income as defined by HUD.
2. The chart to the left reflects the units restricted to individuals earning 60%, 50%, 40% and 30% of area medium income and the corresponding rents. For example, a three bedroom unit restricted to residents whose total household income is 40% of area median income would pay a rent of $543.
3. To see what the income would be for a resident to qualify for a set-aside rent, look on the chart below. Continuing the example, a family of four would have to earn $25,640 or less to qualify for the reduced rents.

INCOME SET ASIDE	2002					Family of						
		1	2	3	4	5	6	7	8
60%	OF MEDIAN INCOME	$ 26,940	$ 30,780	$ 34,620	$ 38,460	$ 41,520	$ 44,640	$ 47,700	$ 50,760
50%	OF MEDIAN INCOME	$ 22,450	$ 25,650	$ 28,850	$ 32,050	$ 34,600	$ 37,200	$ 39,750	$ 42,300
40%	OF MEDIAN INCOME	$ 17,960	$ 20,520	$ 23,080	$ 25,640	$ 27,680	$ 29,760	$ 31,800	$ 33,840
30%	OF MEDIAN INCOME	$ 13,470	$ 15,390	$ 17,310	$ 19,230	$ 20,760	$ 22,320	$ 23,850	$ 25,380

Deer Chase Apartments
S.E. Corner of S.R. 238 and Marilyn
City of Noblesville Corporate Campus

DEER CHASE
MULTI-FAMILY

BUILDING	BUILDING TYPE	STORIES	UNITS
1	B	2	16
2	A	2	16
3	B	2	16
4	B	2	16
5	C	2	16
6	A	2	16
7	A	2	16
8	B	2	16
9	A	2	16
10	A	2	16
11	B	2	16
12	A	2	16
13	B	2	16
14	B	2	16
15	A	2	16
16	B	2	16
17	A	2	16
18	C	2	16

NOTE:
- PARKING LOTS AND PLANTING ISLANDS TO BE CURBED TO STANDARD SPECIFICATIONS
- ALL SITE LIGHTING SHALL MEET STANDARD SPECIFICATIONS
- MAIL BOXES SHALL BE PUT IN AND LOCATED PER POST MASTERS REQUEST
- SIGN WALL SHALL NOT EXCEED 6' IN HEIGHT
- BUILDING SHALL NOT EXCEED 45' IN HEIGHT
- BANK OF PONDS WILL BE IRREGULAR
- LANDSCAPE ISLAND PLANTINGS TO COMPLY WITH ORDINANCE

	TOTAL
GROSS AREA	29.968 Ac±
NET AREA	23.949 Ac±
NUMBER OF UNITS	288

		PER GROSS AREA	PER NET AREA
USABLE C.A.	7.71 Ac±	25.73%	32.19%
POND #1	0.50 Acs	1.67%	2.09%
POND #2	1.07 Acs	3.57%	4.47%
POND #3	0.67 Acs	2.24%	2.79%
CLUBHOUSE & POOL AREA	0.35 Acs	1.17%	1.46%
COMMON AREA	5.12 Acs	17.08%	21.38%

DENSITY	
RIGHT-OF-WAY MARILYN ROAD & S.R. 238	3.584 Ac±
TOTAL POND	2.24 Ac±
POND #1	0.50 Acs
POND #2	1.07 Acs
POND #3	0.67 Acs
FLOODWAY	0.195 Ac±
GROSS DENSITY See Note 1:	9.61 U/A
NET DENSITY See Note 2:	12.02 U/A
CORPORATE CAMPUS BASE DENSITY	14 U/A
CORPORATE CAMPUS PERMITTED DENSITY	7-20 U/A

Note 1: Gross Density is equal to the total number of units divide by the total acres in the site. (288 Units/29.968 acres = 9.61 units per acre)

Note 2: Net Density is equal to the total number of units divide by the total acres in the site not including the right-of-way of Marilyn Road & State Road 238, floodway or the pond area. (288 Units/(29.968 acres - 3.584 acres - 0.195 acres - 2.24 acres) = 12.02 units per acre)

F.A.R.

TOTAL NET LIVABLE OF BUILDINGS	325,112 sq.ft.
GROSS AREA OF SITE	29.968 Ac±
NET AREA OF SITE	24.144 Ac±
FLOOR RATIO PER GROSS ACRES	0.25
FLOOR RATIO PER NET ACRES	0.31
PERMITTED FLOOR RATIO PER STAFF REPORT	0.60

PARKING SPACES

REQUIRED BY ORDINANCE	TOTAL UNITS	REQUIRED SPACES PER UNIT	TOTAL REQUIRED SPACES
2 BEDROOM UNITS	152	1.7	258.4
3 BEDROOM UNITS	104	1.9	197.6
4 BEDROOM UNITS	32	1.9	60.8
TOTAL	288		516.8

PROVIDED ON SITE	
REGULAR SPACES	323
HANDICAP SPACES	38
GARAGE SPACES	80
CARPORT SPACES	80
TOTAL	521

PARKING LANDSCAPING		
PAVEABLE AREA	3.90 Ac±	
LANDSCAPED AREA	0.594 Ac±	15.2%

LEGEND
- LAKE AREA
- STREETS
- SIDEWALKS
- CARPORT
- GARAGE
- ORNAMENTAL TREE
- SMALL EVERGREEN
- SPRUCE TREE
- SMALL SHADE TREE
- LARGE SHADE TREE
- MULTI-USE PATH
- INTERMITTENT 3'-4' ROLLING MOUNDING (NO MOUNDING WILL BE PLACED IN THE FLOOD PLAIN)

Steppelworth & Associates, Inc.
CONSULTING ENGINEERS LAND SURVEYORS
(317) 849-0920 FAX:(317) 849-5942
8840 ALLISONVILLE RD. - FISHERS, INDIANA 46038

DEER CHASE
MULTI-FAMILY

NOTE:
- PARKING LOTS AND PLANTING ISLANDS TO BE CURBED TO STANDARD SPECIFICATIONS
- ALL SITE LIGHTING SHALL MEET STANDARD SPECIFICATIONS
- MAIL BOXES SHALL BE PUT IN AND LOCATED PER POST MASTERS REQUEST
- SIGN WALL SHALL NOT EXCEED 6' IN HEIGHT
- BUILDING SHALL NOT EXCEED 45' IN HEIGHT
- BANK OF PONDS WILL BE IRREGULAR
- LANDSCAPE ISLAND PLANTINGS TO COMPLY WITH ORDINANCE

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PARKING LANDSCAPING		
PAVEABLE AREA	3.90 Ac±	
LANDSCAPED AREA	0.594 Ac±	15.2%

LEGEND
- LAKE AREA
- STREETS
- SIDEWALKS
- CARPORT
- GARAGE
- USABLE OPEN SPACE
- BUFFER AREA
- PARKING OPEN SPACE
- ORNAMENTAL TREE
- SMALL EVERGREEN
- SPRUCE TREE
- SMALL SHADE TREE
- LARGE SHADE TREE
- MULTI-USE PATH
- INTERMITTENT 3'-4' ROLLING MOUNDING (NO MOUNDING WILL BE PLACED IN THE FLOOD PLAIN)

Stoeppelwerth & Associates, Inc.
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(317) 848-0035 FAX (317) 848-0042
8840 ALLISONVILLE RD. - FISHERS, INDIANA 46038

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BERM CONFIGURATION

THE BERM HAS BEEN DESIGNED TO BE INTEGRATED WITH THE FENCE. BOTH THE FENCE AND THE BERM HAVE A MAXIMUM HEIGHT OF 4 FEET. THE TYPICAL FENCE SECTION IS 8 FEET LONG AND A MINIMUM RUN OF FENCE IS RECOMMENDED AT NO LESS THAN 3 SECTIONS. THE FENCE WILL BE WHITE CONSTRUCTED OF VINYL OR CONCRETE. THE LENGTH OF THE BERM RUNS SHOULD VARY TO ADD DIVERSITY WITH A MINIMUM RECOMMENDED LENGTH OF NO LESS THAN 40 FEET. LARGE TREES WILL BE PLANTED TO ACCENTUATE THE BERM RISE AND PROVIDE SCREENING. EVERGREENS AND ORNAMENTAL TREES MAY BE PLANTED ALONG THE TAPER ENDS OF THE BERM TO PROVIDE A PLEASING TRANSITION TO THE FENCE SEGMENTS. LOW SHRUBS AND FLOWERS MAY ALSO BE PLACED IN FRONT OF THE FENCE SEGMENTS TO ADD INTEREST AND COLOR.

REPETITIVE BERM PATTERN EFFECT

THE UNDULATING BERM IS COUPLED WITH SECTIONS OF HORSE FENCE. LARGE TREES ON TOP OF THE BERM WILL ALSO DIFFUSE THE VIEW OF THE BUILDINGS FROM OUTSIDE THE PROPERTY.

DEER CHASE

BERM ELEVATIONS - JUNE 26, 2003

NOT TO SCALE

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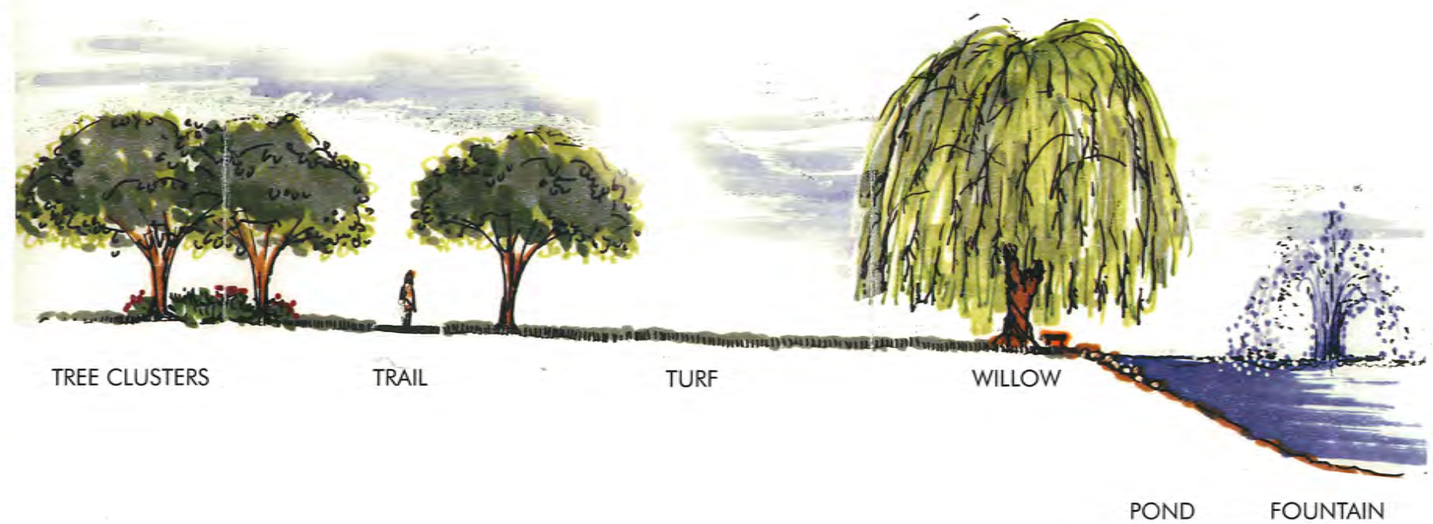
POND LANDSCAPE

THESE ELEVATIONS ILLUSTRATE THE VARIOUS LANDSCAPE CONDITIONS THAT WILL OCCUR AROUND THE POND. (SEE PLAN SHEETS FOR PLANT LIST). THE POND WILL BE DESIGNED WITH A SHALLOW BANK (LITTORAL ZONE) AND WILLOWS WILL BE PLANTED ALONG THE POND EDGE. THE BANKS OF THE POND WILL BE ACCESSIBLE FROM THE TRAIL AND SHADY SEATING AREAS WILL BE CREATED IN AND AROUND THE POND-SIDE TREE CLUSTERS. TREES WILL BE PLANTED IN NATURALIZED CLUSTERS WITH SHADE AND ORNAMENTAL TREES DRIFTED ALONG THE POND EDGE IN A NATURALIZED MANNER. THE FOUNTAIN LOCATED IN POND NUMBER 2 WILL PROVIDE A SCENIC FOCAL POINT AS SHOWN IN THE ILLUSTRATION AT THE RIGHT.



TRAIL LANDSCAPE

THE TRAIL IS LOCATED APPROXIMATELY 60 FEET FROM THE EDGE OF THE PONDS. LANDSCAPING ALONG THE TRAIL IS DESIGNED TO PROVIDE VISUAL INTEREST AND SHADE. IN SOME AREAS THE TRAIL WILL BE SEPARATED FROM THE POND WITH A STAND OF NATIVE GRASSES AND WILDFLOWERS AS SHOWN ABOVE. IN OTHER AREAS, TURF WILL FLANK BOTH SIDES OF THE TRAIL. NATURAL PATHWAYS MAY BE CUT THROUGH THE NATIVE GRASS STANDS TO PROVIDE ADDITIONAL ACCESS POINTS TO THE POND. TREES WILL BE CLUSTERED IN NATURALIZED GROUPINGS TO ENHANCE THE NATIVE LANDSCAPE AESTHETIC. IT IS RECOMMENDED THAT TREES AROUND THE POND AND ALONG THE TRAIL BE PLANTED AS BARE ROOT STOCK IN THE APPROPRIATE CALIPER SIZE. THIS WILL ALLOW A GREATER NUMBER OF TREES TO BE PLANTED AND WILL RESULT IN A MORE RAPID RATE OF GROWTH DUE TO A QUICKER PROCESS OF ACCLIMATIZATION.

DEER CHASE

POND & TRAIL ELEVATIONS - JUNE 26, 2003

NOT TO SCALE

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PLANT KEY

LARGE DECIDUOUS TREES

A GREEN ASH
L LINDEN
O WHITE OAK
RM RED MAPLE
SM SUGAR MAPLE
W WEEPING WILLOW

ORNAMENTAL TREES

H HAWTHORNE
S SERVICEBERRY
C CORNELIAN CHERRY

NATIVE GRASSES & FORBES

TYPICAL PRAIRIE MIX AS SHOWN

ALL PLANT SPECIES AND SIZES WILL CONFORM WITH LOCAL LANDSCAPE REQUIREMENTS AND STAFF RECOMMENDATIONS

LANDSCAPE DESCRIPTION

THE LANDSCAPE PROPOSED AROUND THE POND AND ALONG THE TRAIL HAS BEEN DESIGNED TO PROVIDE A MORE NATURAL SETTING. POCKETS OF NATIVE GRASSES AND FORBES AND CLUSTERS OF TREES HAVE BEEN DESIGNED TO CREATE AN AESTHETIC THAT MORE CLOSELY RESEMBLES A NATURALLY OCCURRING POND. THE NATIVE GRASSES AND WILDFLOWERS WILL PROVIDE A NATURAL FILTER STRIP AROUND THE POND EDGE, WILL REQUIRE LESS MAINTENANCE THAN TURF, AND WILL ENHANCE WILDLIFE HABITAT.

DEER CHASE

POND 3 LANDSCAPE - JUNE 26, 2003

NOT TO SCALE

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PLANT KEY

LARGE DECIDUOUS TREES

A GREEN ASH
L LINDEN
O WHITE OAK
RM RED MAPLE
SM SUGAR MAPLE
W WEEPING WILLOW

ORNAMENTAL TREES

H HAWTHORNE
S SERVICEBERRY
C CORNELIAN CHERRY

SHRUBS

MIXED DECIDUOUS AND EVERGREENS

NATIVE GRASSES & FORBES

TYPICAL PRAIRIE MIX AS SHOWN

ALL PLANT SPECIES AND SIZES WILL CONFORM WITH LOCAL LANDSCAPE REQUIREMENTS AND STAFF RECOMMENDATIONS

LANDSCAPE DESCRIPTION

THE LANDSCAPE AROUND THE POND HAS BEEN DESIGNED TO MAXIMIZE THE SCENIC QUALITIES OF THE POND. THE FOUNTAIN WILL PROVIDE A FOCAL POINT AND WILL ALSO PROVIDE AERATION. THE LANDSCAPE NEAR THE POOL IS DESIGNED TO INTEGRATE THE POOL INTO THE POND SETTING AND PROVIDE SOME BUFFERING FROM THE TRAIL. POCKETS OF NATIVE GRASSES AND WILDFLOWERS WILL ADD DIVERSITY, ENHANCE THE NATURAL QUALITIES OF THE POND.

DEER CHASE

POND 2 LANDSCAPE - JUNE 26, 2003

NOT TO SCALE

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PLANT KEY

LARGE DECIDUOUS TREES

A GREEN ASH
L LINDEN
O WHITE OAK
RM RED MAPLE
SM SUGAR MAPLE
W WEEPING WILLOW

ORNAMENTAL TREES

H HAWTHORNE
S SERVICEBERRY
C CORNELIAN CHERRY

NATIVE GRASSES & FORBES

TYPICAL PRAIRIE MIX AS SHOWN

ALL PLANT SPECIES AND SIZES WILL CONFORM WITH LOCAL LANDSCAPE REQUIREMENTS AND STAFF RECOMMENDATIONS

LANDSCAPE DESCRIPTION

THE LANDSCAPE AROUND THE POND HAS BEEN DESIGNED TO INTEGRATE THE TRAIL MORE CLOSELY WITH THE POND SETTING. NATIVE GRASSES AND WILDFLOWERS WILL PROVIDE A NATURAL CONTRAST FOR TRAIL USERS AS THEY WALK AROUND THE POND. POCKETS OF TREES WILL PROVIDE COLOR AND INTEREST. LARGE TREES AND POND SIDE WILLOWS WILL PROVIDE SHADED AREAS FOR PICNICS OR CONTEMPLATION. PLANT MASSES HAVE BEEN LOCATED TO PROVIDE MAXIMUS SCREENING OF PARKING AREAS AND UNDESIRABLE VIEWS.

DEER CHASE

POND 1 LANDSCAPE - JUNE 26, 2003

NOT TO SCALE

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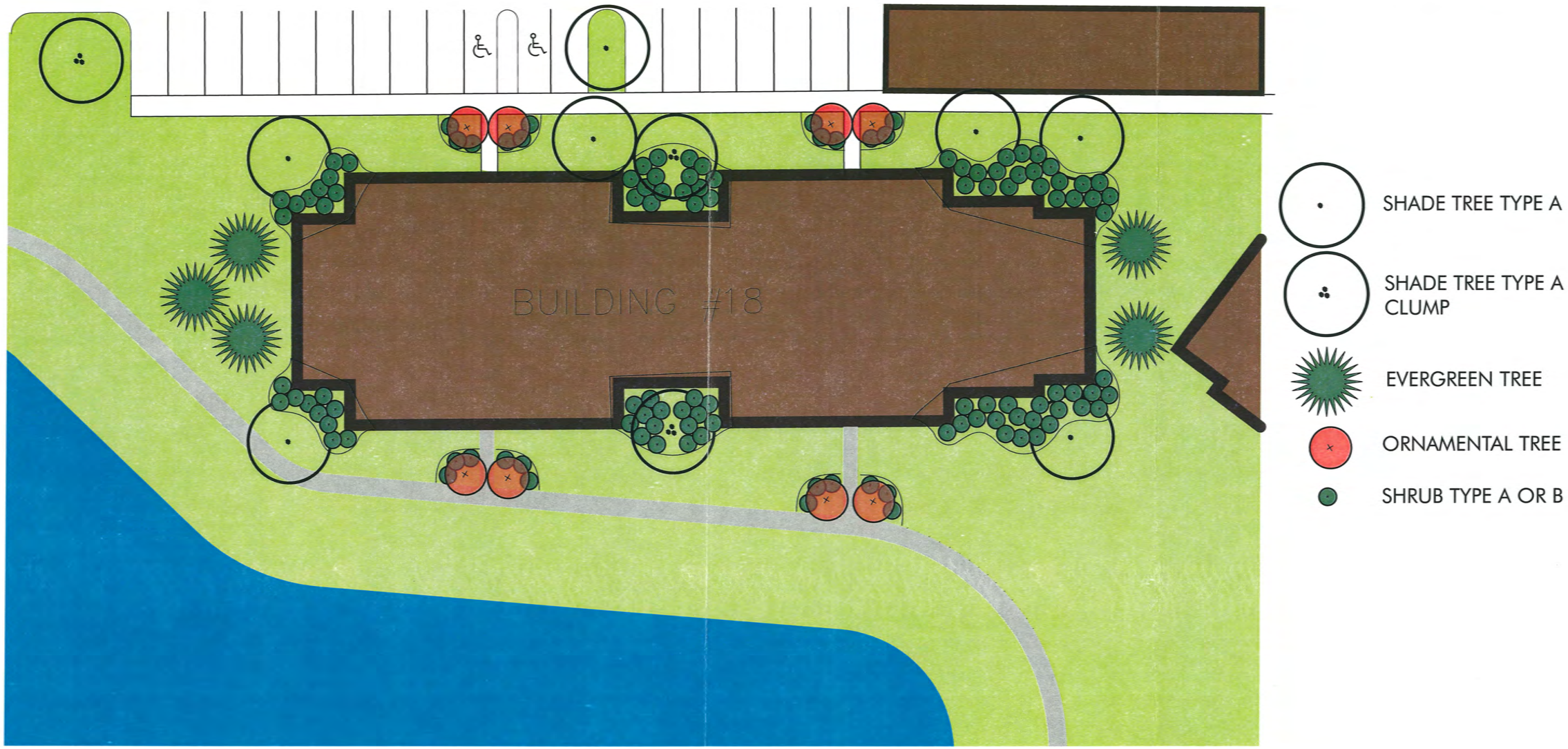
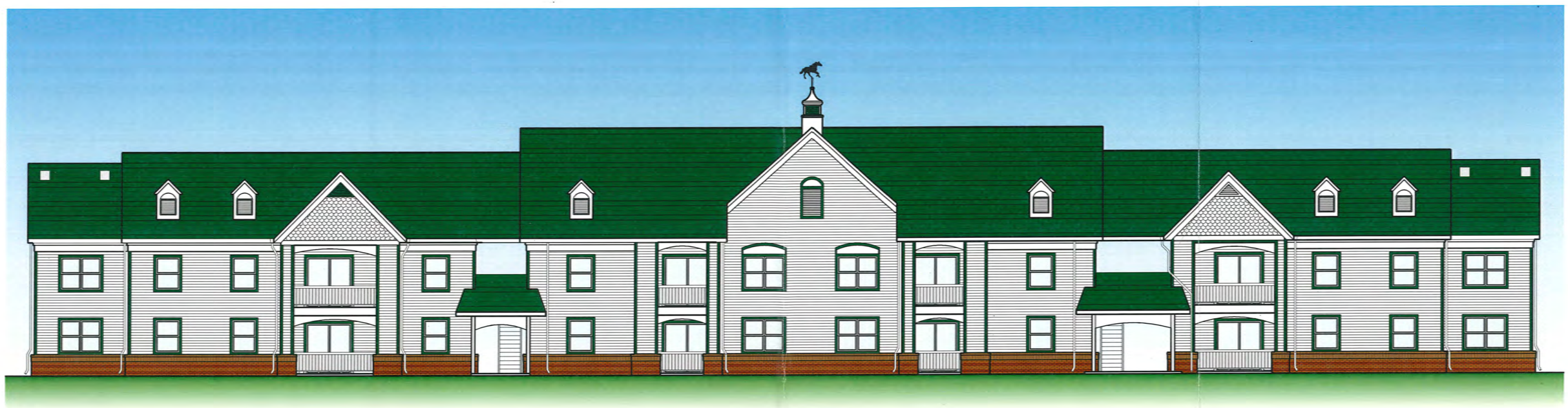


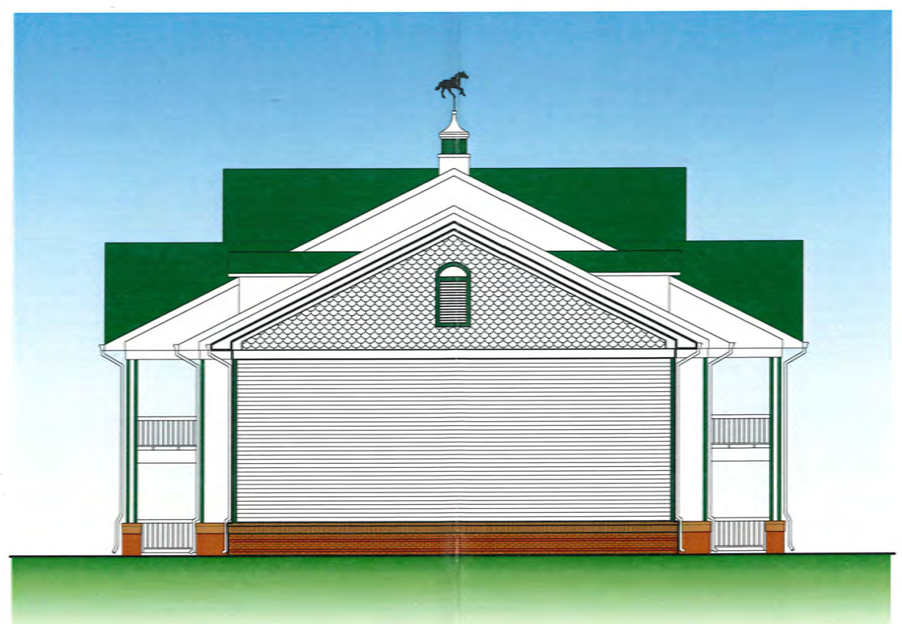
DEER CHASE

TYPICAL BUILDING LANDSCAPE
JULY 17, 2003

NOT TO SCALE



BUILDING 'A'
FRONT AND REAR ELEVATION



BUILDING 'A'
TYPICAL SIDE ELEVATION

BUILDING 'A'

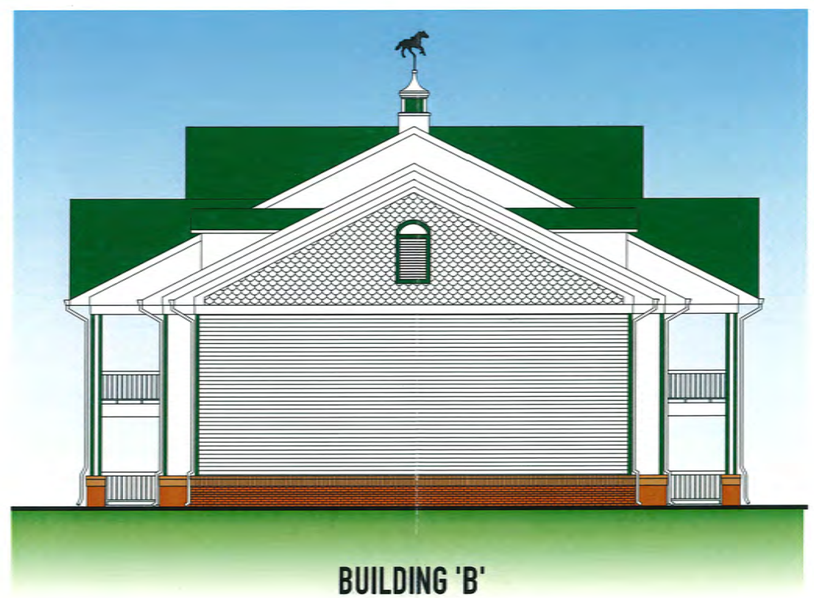
DEER CHASE APARTMENTS

June 20, 2003

NOBLESVILLE, INDIANA

HALSTEADarchitects

BUILDING 'B'
FRONT ELEVATION



BUILDING 'B'
SIDE ELEVATION

BUILDING 'B'

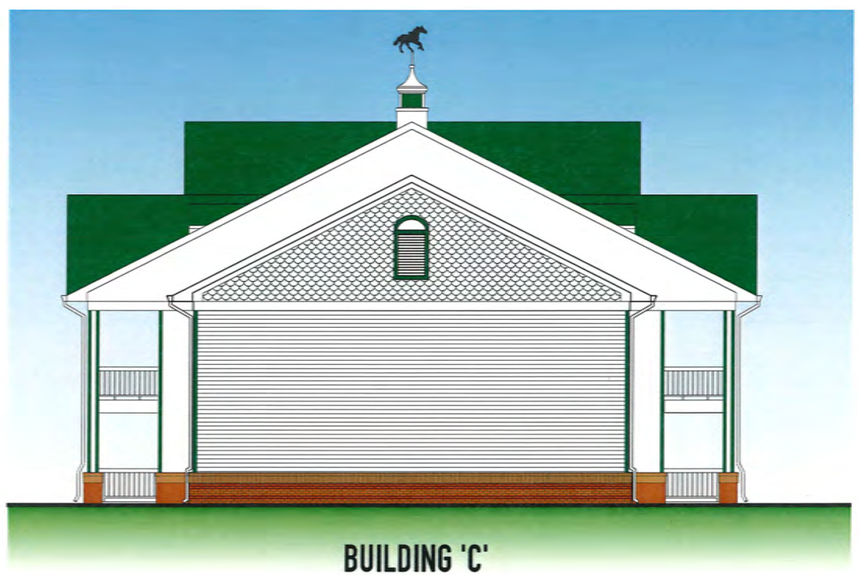
DEER CHASE APARTMENTS

June 20, 2003

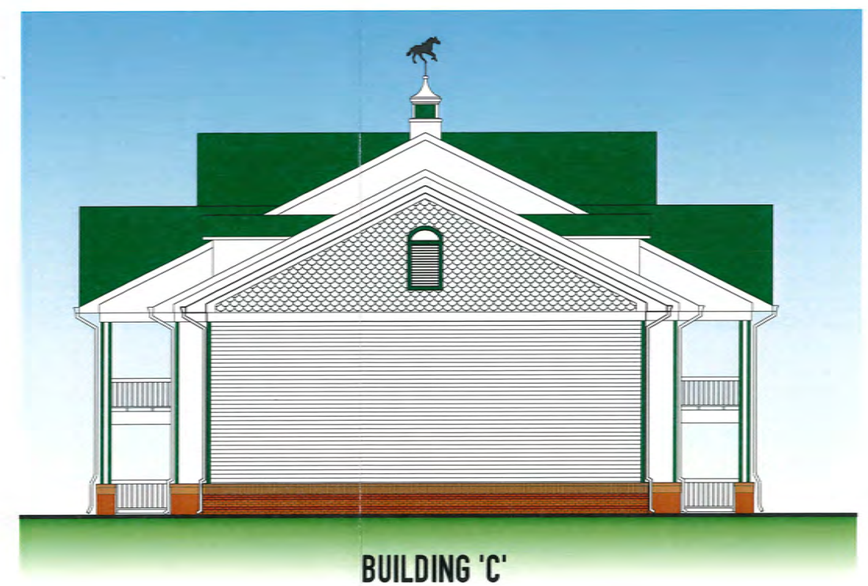
NOBLESVILLE, INDIANA

HALSTEADarchitects

BUILDING 'C'
FRONT AND REAR ELEVATION



BUILDING 'C'
SIDE ELEVATION



BUILDING 'C'
SIDE ELEVATION

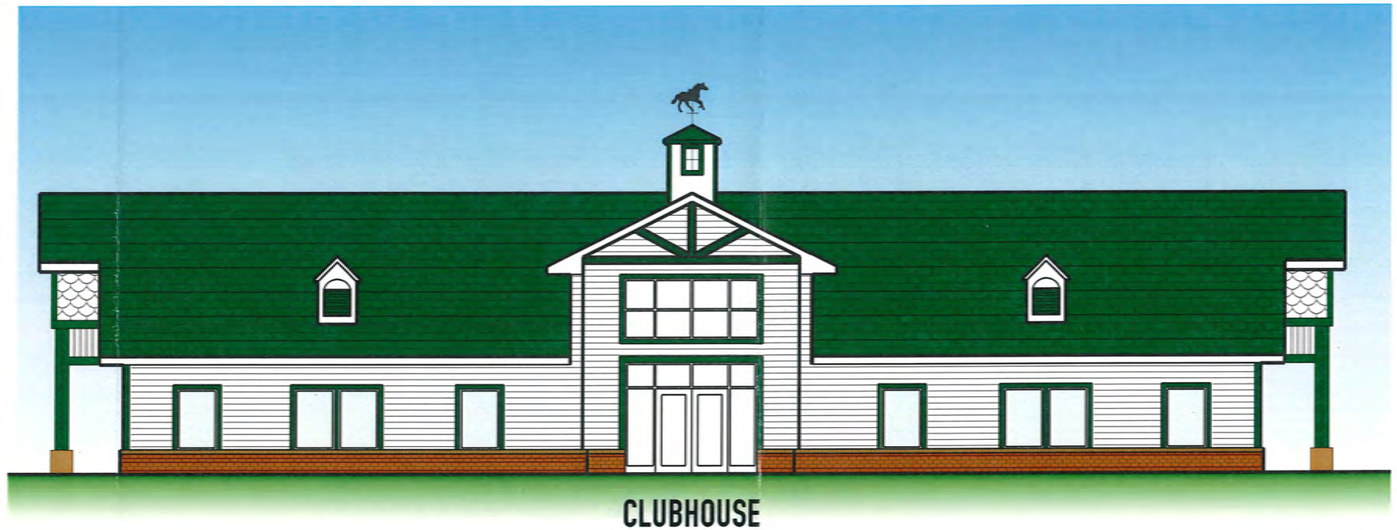
BUILDING 'C'

DEER CHASE APARTMENTS

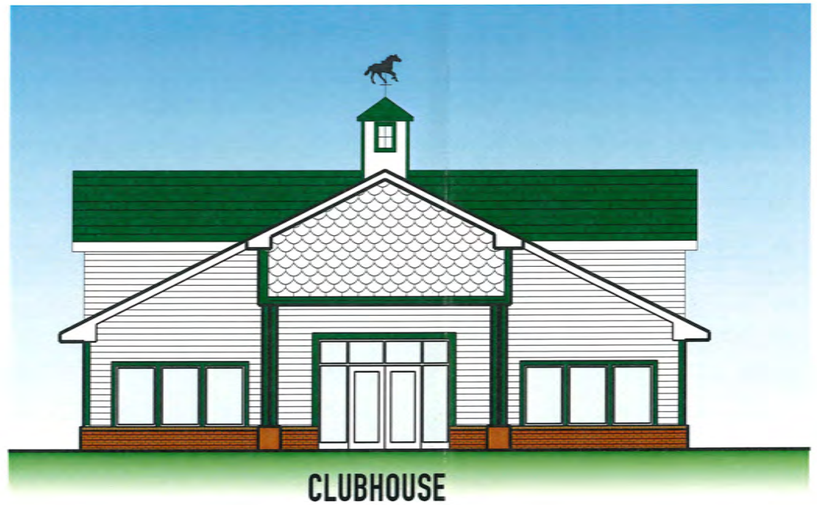
June 20, 2003

NOBLESVILLE, INDIANA

HALSTEADarchitects



CLUBHOUSE
FRONT AND REAR ELEVATION



CLUBHOUSE
SIDE ELEVATION

CLUBHOUSE
DEER CHASE APARTMENTS

June 20, 2003

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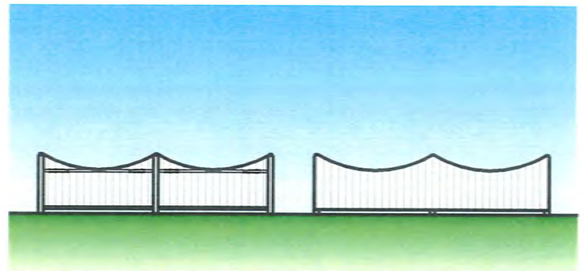
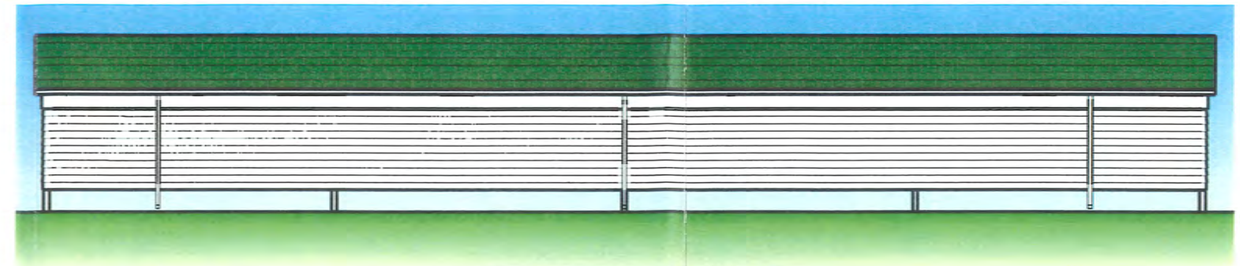
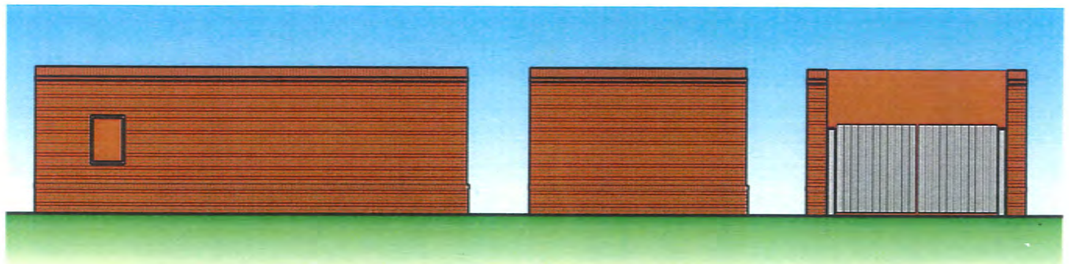


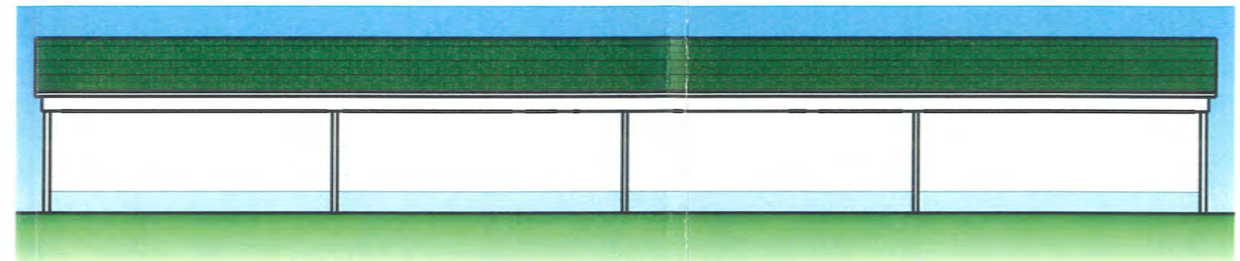
FENCE/UTILITY SCREEN FRONT AND REAR ELEVATIONS



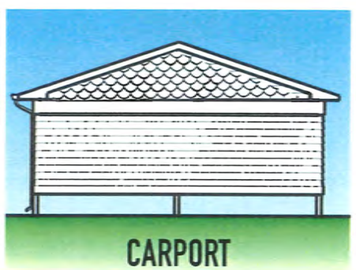
CARPORT REAR ELEVATION



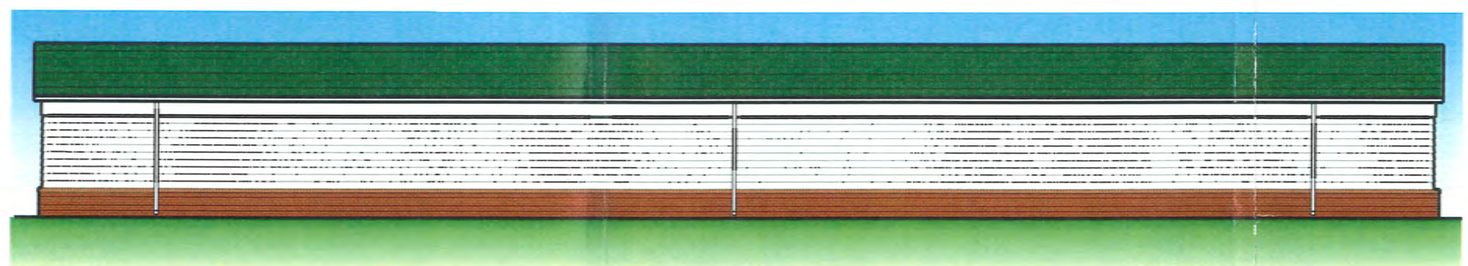
TRASH COMPACTOR ENCLOSURE SIDE, REAR, AND FRONT ELEVATIONS



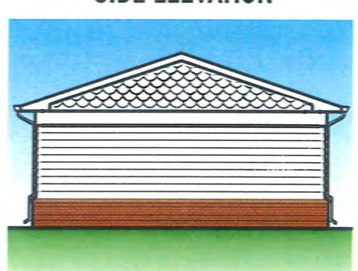
CARPORT FRONT ELEVATION



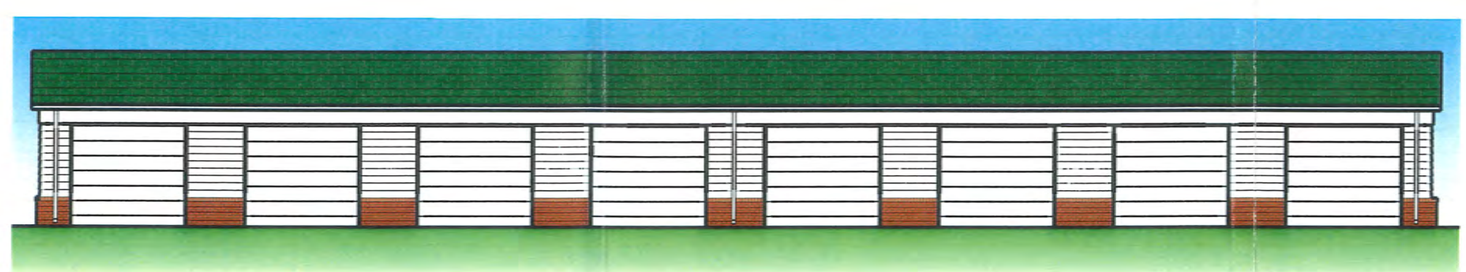
CARPORT
SIDE ELEVATION



GARAGE REAR ELEVATION



GARAGE
SIDE ELEVATION



GARAGE FRONT ELEVATION

SECONDARY BUILDING ELEVATIONS

DEER CHASE APARTMENTS

June 20, 2003

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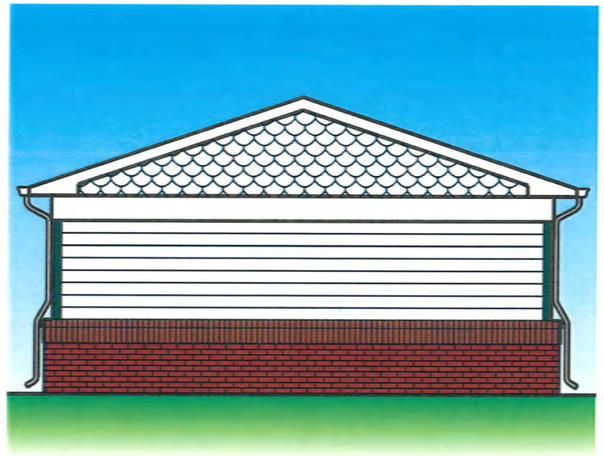
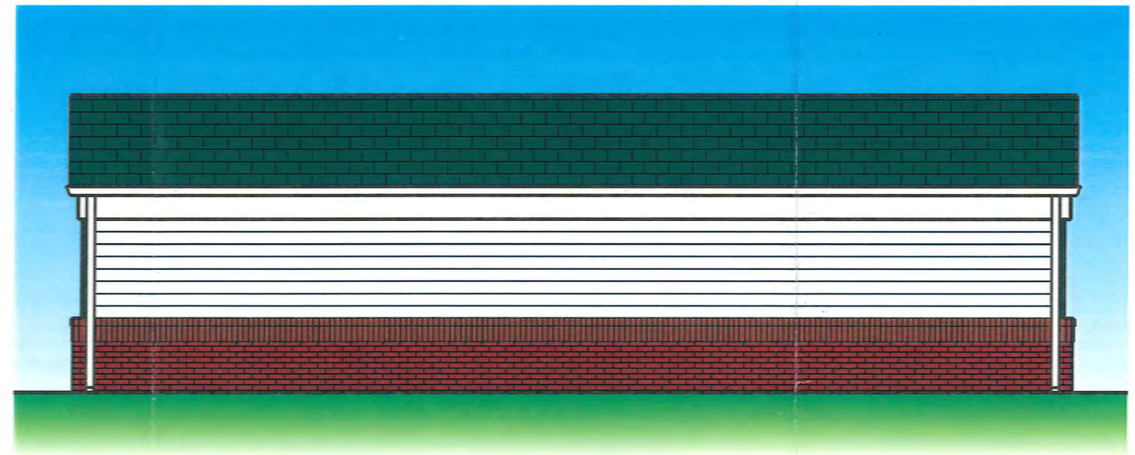
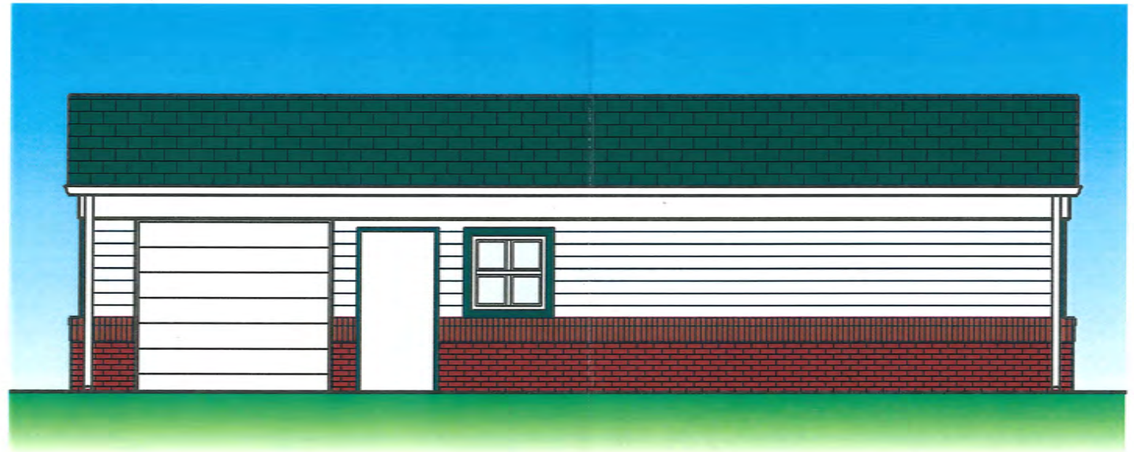


SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

MAINTENANCE BUILDING ELEVATIONS

DEER CHASE APARTMENTS

July 16, 2003

NOBLESVILLE, INDIANA

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