

RESTATED BROOKS CHASE PUD  
ORDINANCE NO. 111703D

AN ORDINANCE (i) AMENDING THE ZONING  
ORDINANCE OF FISHERS, INDIANA – 1980 AND  
(ii) CONSOLIDATING AND REPLACING ORDINANCE  
NO. 070901B (BROOKS CHASE PUD) AND  
ORDINANCE NO. 100702A (BROOKS CHASE II PUD).

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FISHERS, INDIANA, THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES - 1980, ORDINANCE - 1980, ORDINANCE NO. 110380 (the "Zoning Ordinance"), AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. DECLARATION. That the text of the Zoning Code of the Town of Fishers, Indiana, Ordinance No. 110380, and the Official Zoning Map, Town of Fishers, Indiana, dated November 3, 1980, which accompanies and is part of the Zoning Code of the Town of Fishers, Indiana, as amended, are hereby amended as follows: That the Zoning Classification of the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A" is hereby zoned as PUD per the terms of this Ordinance, which shall hereinafter be referred to as the "Restated Brooks Chase PUD Ordinance". This Restated Brooks Chase PUD Ordinance replaces and supersedes Ordinance No. 070901B ("Brooks Chase PUD") and Ordinance No. 100702A ("Brooks Chase II PUD") in their entirety.

SECTION 2. PURPOSE AND INTENT. The purpose and intent of this Restated Brooks Chase PUD Ordinance is to permit flexibility and creativity in development of the Real Estate.

SECTION 3. LAND USE. Detached single family residential dwellings and buildings accessory thereto shall be permitted on what are identified on the Conceptual Plan (defined below) as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E. Land uses permitted in Parcel F shall be those permitted in the R3, Single Family District of the Zoning Ordinance, as amended.

SECTION 4. DEVELOPMENT STANDARDS. The Development Standards for what are identified on the Conceptual Plan (defined below) as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E are specified in what is attached hereto and incorporated herein as Exhibit "B". The Development Standards for what is identified on the Conceptual Plan (defined below) for Parcel F shall be those specified in the R3, Single Family District of the Zoning Ordinance, as amended

SECTION 5. CONCEPT BOOK. The Concept Book is attached hereto and incorporated herein by reference as Exhibit "C".

SECTION 6. CONCEPTUAL PLAN. The Conceptual Plan is attached hereto and incorporated herein by reference as Exhibit "D".

SECTION 7. EXIT 10 OVERLAY DISTRICT STANDARDS. The standards specified in the Exit 10 Overlay District Ordinance No. 060401F (the "Overlay District"), shall not apply to what is identified on the Conceptual Plan as Parcel F; however, all of the standards specified in the Overlay District, pertaining to residential uses, shall apply to what are identified on the Conceptual Plan as Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E, except as modified below:

- 7.1 Building Orientation. Paragraph 15 of subsection 3 of Section 2 of the Overlay District shall not apply to what is identified on the Conceptual Plan as Parcel E; provided, however, that in areas without existing vegetation, the external boundaries of Parcel E adjacent to Brooks School Road and I-69 shall be planted at a rate of six (6) trees per one hundred (100) lineal feet, 50% of which shall be evergreen and 50% of which shall be deciduous.
- 7.2 Street Trees. Street trees shall be planted at a ratio of one (1) tree per forty (40) feet on center, between the street and sidewalk where possible, and shall have a minimum caliper at planting of 1.75 inches; provided, however, that (i) where, as identified on the Tree Plan attached hereto and made a part hereof as Exhibit "E" (the "Tree Plan") Street Trees shall not be required to be planted where utility constraints do not allow street trees to be planted in accordance with the requirements in this paragraph 7.2, and (ii) the number of trees equal to the difference between the street trees required and the street trees actually planted shall be planted on the perimeter of the Subdivision and within the Subdivision common areas.
- 7.3 Front Yard Trees. A standard landscaping package shall be included with each residence sold. This landscape package shall provide for trees, shrubs and flowers around the building. At least two trees, one deciduous of at least 1.75" caliper and one ornamental of at least 1 to 1 ½" caliper measured one (1) foot from the ground and eight (8) shrubs shall be planted in the front yard of each lot purchased. On lots less than 65' in width, each lot is required to have only one deciduous tree in addition to the street tree planted between the sidewalk and curb. When utility constraints do not allow the trees to be planted in accordance with these requirements, the Developer may substitute with the following standards all of which are in addition to the required eight (8) foundation shrubs:

## Landscaping Standards

All options below include 8 foundation shrubs

**35' Lots in Parcel C and D:**

Option A	1 alley tree
Option B	3 large deciduous shrubs on front corner of house
Option C	3 large deciduous shrubs by sidewalk

(Options A, B, and C are illustrated in Exhibit "F")

**50' Lots in Parcel B, C, D and E:**

Option A	3 large and 3 small deciduous shrubs near house
Option B	3 large and 3 small deciduous shrubs by sidewalk

(Options A and B are illustrated in Exhibit "G")

**All Lots in Parcel A:**

Option A	1 front yard tree and 3 large and 3 small deciduous shrubs
Option B	For Lots 43, 44, 45, and 70 on the Tree Plan, 3 large and 3 small deciduous shrubs by house, and 3 large and 3 small deciduous shrubs by sidewalk

(Options A and B are illustrated in Exhibit "H")

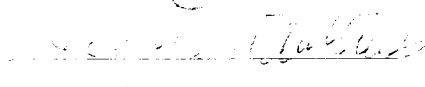
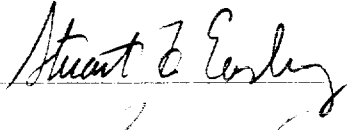
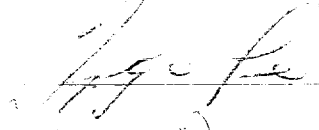
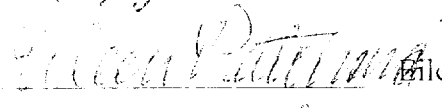
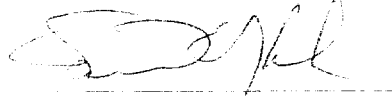
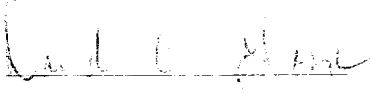
7.4 The Tree Plan. If the developer plants street trees and front yard trees in the number and approximately at the locations identified on the Tree Plan, and if the developer also complies with the landscaping alternatives specified in paragraphs 7.3, whichever is applicable, then the developer shall be in compliance with the requirements of this Restated Brooks Chase PUD Ordinance specified in paragraphs 7.2 and 7.3 above.


SECTION 8. PROCEDURES. The adoption of this ordinance and the subsequent consideration of any detailed and final development Plan shall be consistent with and pursuant to the provisions of the Planned Unit Development process as set forth in Section 151.072 Planned Unit Development District and the procedures as set forth in the Overlay District, except to the extent the Overlay District is inapplicable or modified as set forth above.

SECTION 9. APPROVAL. This ordinance shall be in full force and effect from and after its passage by the Town Council. All provisions or parts thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 5<sup>th</sup> day of Jan, 2004.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

BY:	AYE	NAY
	_____	_____
Scott A. Faultless, President		
	_____	_____
Stuart F. Easley, Vice President		
	_____	_____
Timothy O. Lima, Member		
	_____	_____
Mleen N. Pritchard, Member		
	_____	_____
Daniel E. Henke, Member		
_____	_____	_____
Charles P. White, Member		
	_____	_____
David D. George, Member		

ATTEST:   
 Linda Gaye Cordell, Clerk-Treasurer,  
 The Town of Fishers, Indiana  
 111709D

Prepared by: Charles D. Frankenberger, NELSON & FRANKENBERGER, 3105 E. 98<sup>th</sup> Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

H. User Janet CP Morgan Brooks Chase Text: Amend Restated PUD 122203.doc

## EXHIBIT "A"

### Legal Description of Real Estate

A part of the East Half of the Northeast Quarter of Section 27, Township 18 North, Range 5 East, of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of said Half Quarter Section; thence North 0 degrees 43 minutes 57 seconds West (Assumed Bearing) along the west line thereof 864.82 feet; thence North 89 degrees 32 minutes 00 seconds East 36.15 feet to the southwest corner of parcel 1 as described in a quitclaim deed to Sharyel Graul, recorded as Instrument Number 9809832940 in the Office of the Recorder of Hamilton County (the following five courses being along the boundary thereof): 1) thence North 02 degrees 08 minutes 44 seconds East 70.63 feet; 2) thence North 06 degrees 24 minutes 30 seconds East 120.31 feet to a 5/8" rebar with yellow plastic cap stamped "SCHNEIDER FIRM #0001", hereinafter referred to as a capped rebar, at the Point of Beginning 3) thence continuing North 06 degrees 24 minutes 30 seconds East 81.25 feet; 4) thence North 01 degrees 39 minutes 56 seconds East 397.84 feet; 5) thence North 57 degrees 48 minutes 00 seconds East 189.92 feet to the northeasterly corner of said Parcel I also being the northwesterly corner of Parcel II as described in said Instrument (the following three courses being along the boundary thereof): 2) thence continuing North 57 degrees 48 minutes 00 seconds East 301.39 feet; 2) thence South 00 degrees 43 minutes 00 seconds East 926.65 feet; 3) thence South 89 degrees 31 minutes 58 seconds West 257.03 feet to the southwesterly corner thereof also being the southeasterly corner of said Parcel I; thence North 00 degrees 43 minutes 00 seconds West along the west line of said Parcel II also being the east line of said Parcel I a distance of 190.00 feet to a capped rebar; thence South 89 degrees 32 minutes 00 seconds West parallel with the southerly line of said Parcel I a distance of 188.58 feet to the Point of Beginning, containing 7.079 acres, more or less.

The Southwest Quarter of the Northwest Quarter of Section 26, and parts of the East Half of the northeast quarter of Section 27, and the West Half of the Northwest Quarter of the Northwest Quarter of Section 26, all in Township 18 North, Range 5 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at the Southwest corner of the said East Half of the Northeast Quarter of Section 27; thence North 0° 43' 57" West 685.77 feet along the west line of said half-quarter section; thence N 89° 16' 03" E 16.50 feet to the east boundary of Brooks School Avenue; thence N 14° 22' 37" E 51.79 feet along said boundary; thence N 2° 07' 47" E 129.62 feet along said boundary; thence N 89° 31' 03" E 207.03 feet; thence N 0° 43' 57" W 768.13 feet to the southeastern boundary of Interstate 69; thence N 57° 51' 48" E 1,999.77 feet, along said southeastern boundary, to the north line of said Section 26; thence N 89° 04' 56" E 34.62 feet along said North line to the northeast corner of said west half of the Northwest Quarter of the Northwest Quarter of Section 26; thence S 0° 41' 56" E 1,332.81 feet, along the east line of said half-quarter-quarter section to the north line of the said Southwest Quarter of the Northwest Quarter of Section 26; thence N 89° 02' 47" E 657.70 feet, along said north line, to the northeast corner of said quarter-quarter section; thence S 0° 39' 51" E 1,332.40 feet, along the east line of said quarter-quarter section, to

the south line thereof; thence S 89° 00' 37" W 1,313.79 feet, along said south line, to the southeast corner of the said Northeast Quarter of Section 27; thence S 89° 00' 27" W 1,326.51 feet, along the south line of said Northeast Quarter Section, to the point of beginning and containing 40.223 acres, more or less, in said Southwest quarter of the Northwest Quarter of Section 26 and 17.426 acres, more or less, in said West Half of the Northwest Quarter of the Northwest Quarter of Section 26, and 53.421 acres, more or less, in said East Half of the Northeast Quarter of Section 27, and containing 111.070 acres, more or less, in all.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING five (5) acre tract:

A part of the east half of the Northeast Quarter of Section 27, Township 18 North, Range 5 East located in Fall Creek Township being more specifically described as follows:

Commencing at the southwest corner of the east half of the Northeast Quarter of Section 27, Township 18 North, Range 5 East, said point being equidistant from and colinear with a found stone with x marking the southwest corner of said Northeast Quarter and a found stone marking the southeast corner of said Northeast Quarter; thence North 00 degrees 43 minutes 00 seconds West (assumed bearing) 865.23 feet; thence North 89 degrees 32 minutes 00 seconds East 243.50 feet to the southeast corner of a 2.95 acre tract of land described in Deed Record 333, Page 815 and the POINT OF BEGINNING of this description; thence North 00 degrees 43 minutes 00 seconds West 768.13 feet to the northeast corner of said 2.95 acre tract, said northeast corner being on the southerly right of way line of Interstate Highway #69; thence North 57 degrees 48 minutes 00 second East 301.39 feet on and along said southerly right of way line; thence South 00 degrees 43 minutes 00 seconds East 926.65 feet; thence South 89 degrees 30 minutes 00 seconds West 257.03 feet to the POINT OF BEGINNING. Containing 5.00 acres, more or less, and being subject to all applicable easements and rights of way of record.

EXHIBIT "B"

Parcel Permitted Uses	A Single Family Detached		B Single Family Detached		C Single Family Detached		D Single Family Detached		E Single Family Detached		F Single Family Detached	
					Lane Lots	Perimeter Lots	Lane Lots	Perimeter Lots	Lane Lots	Perimeter Lots		
Minimum Lot Width	65 feet		50 feet		35 feet	50 feet	35 feet	50 feet	50 feet	50 feet		Fishers R3 Standards
Minimum Setbacks												
Front	20 feet		20 feet		15 feet	20 feet	15 feet	20 feet	20 feet	20 feet		Fishers R3 Standards
Side	5 feet per side, 15 feet between buildings		5 feet per side, 10 feet between buildings		1 foot per side, 10 feet between buildings	5 feet per side, 10 feet between buildings	1 foot per side, 10 feet between buildings	5 feet per side, 10 feet between buildings	5 feet per side, 10 feet between buildings	5 feet per side, 10 feet between buildings		Fishers R3 Standards
Rear	20 feet		20 feet		15 feet from centerline of lane	20 feet	15 feet from centerline of lane	20 feet	20 feet	20 feet		Fishers R3 Standards
Maximum Building Height	2 stories		2 1/2 stories		2 1/2 stories	2 1/2 stories	2 1/2 stories	2 1/2 stories	2 1/2 stories	2 1/2 stories		Fishers R3 Standards
Building Type*	1		2		3	2	3	2	2	2		Fishers R3 Standards
Minimum Home Size												
	1800 sq ft single story, 2000 sq ft two story		1300 sq ft single story, 1600 sq ft two story		1200 sq ft	1300 sq ft single story, 1600 sq ft two story	1200 sq ft	1300 sq ft single story, 1600 sq ft two story	1300 sq ft single story, 1600 sq ft two story	1300 sq ft single story, 1600 sq ft two story		Fishers R3 Standards
Acres**	27		25		24	24	24	30	30	7		1
Units**	100		105		145	145	180	180	23	23		1
Maximum Density	3.7		4.2		6	6	6	6	3.3	3.3		1

\*See Brook's Chase Development Standards Book

\*\*The acreage and units in each parcel may vary by up to 10%; however, there shall be no increase in the number of permitted units per acre for any Parcel, and the overall density or number of units to be located within the real Estate shall not exceed 554 units.

**Introduction and Contents**

This Development Standards Book accompanies the Brooks Chase PUD ordinance along with the Concept Plan and Development Standards Matrix. The purpose of this Development Standards Book is to expand upon the Concept Plan and Development Standards Matrix by providing visual and written guidance regarding the design intent for the development and homes. The Development Standards Book is organized as follows:

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II. Building Type 1	3
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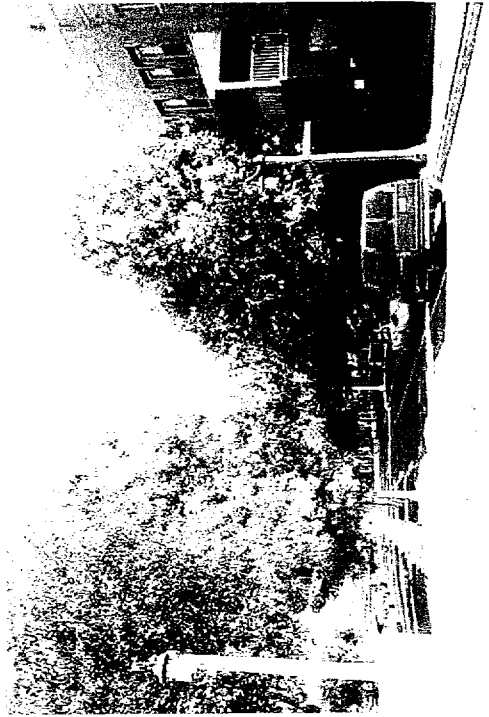
# *Brook's Chase*

## **I. Land Planning Concepts**

The land planning concepts apply to the entire development PUD and the Exit Ten Overlay District



The site is organized around a central canal with greenspace.  
Photo: Disney's Celebration, Florida

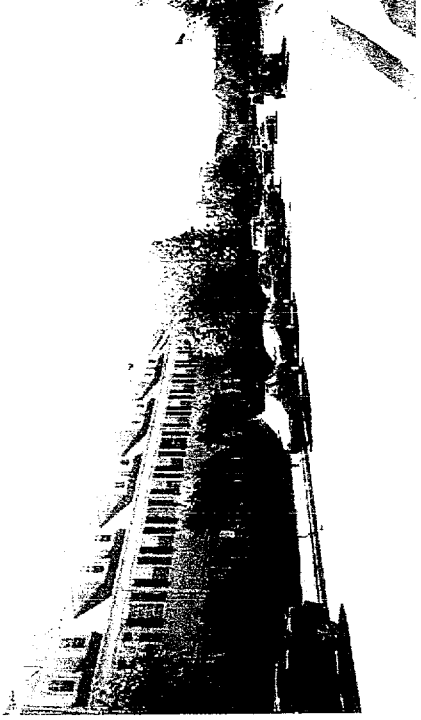


Buildings are encouraged to face public spaces and streets.  
Photos: Disney's Celebration, Florida

These are examples of developments that could be built under the standards of the Brooks Chase



Parcels C and (optional) D are primarily lane-based, with traditional homes on the perimeter.  
Photo: Tennyson Park, Village Homes, Arvada, Colorado



## 1. Land Planning Concepts (continued)

1. **Overall Concept** - Brooks Chase is a residential development intended to provide critical residential base for the commercial portions of the adjacent proposed Saxony development. Brooks Chase has been designed to respond to Saxony's design, including the extension of 131st Street between Brooks School Road and Ohio Road. Saxony is a New Urban development, and the Department of Development has created the Exit Ten Overlay District to ensure that adjacent developments like Brooks Chase complement New Urban principles. Brooks Chase has been designed to respond to these principles, in part by including a unique housing form with rear-load garages.
2. **Site Plan Concept** - The Brooks Chase site plan is organized around two intersecting features: 1) the 131st Street extension which runs west to east through the site, and 2) a central canal amenity which runs north-south through the site. This creates four unique quadrants or parcels:
  - a. Parcel A, the southwest quadrant, abuts Brooks School Rd., and is designated for the largest single family detached lots. Homes in Parcel A will conform to the standards herein for Building Type 1. Parcel A is approximately 27 acres and shall have a maximum density of 3.7 units per acre, for approximately 100 homes.\*
  - b. Parcel B, the southeast quadrant, also is designated for single-family detached development. Homes in Parcel B will conform to the standards herein for Building Type 2. Parcel B is approximately 25 acres and shall have a maximum density of 4.2 units per acre, for approximately 105 homes.\*
  - c. Parcel C, the northwest quadrant, is designated for two types of development. The perimeter lots will be the same as those in Parcel B - Building Type 2. The interior lots will be the innovative new design for single family detached homes with rear-loading garages accessed by lanes (Building Type 3). This concept results in a better streetscape with no garage doors, in response to the goals of the Overlay District. Parcel C consists of approximately 24 acres and shall have a maximum density of 6 units per acre, for approximately 145 homes.\*
  - d. Parcel D, the northeast quadrant of the site and closest to Saxony, is designated for either the same types of development as Parcel C (Building Type 2 on the perimeter and Building Type 3 on the interior) or for multifamily development as currently approved for the site (Building Type 4).

\* The acreage and units in each parcel may vary up to 10%; however, there shall be no increase in the number of permitted units per acre for any Parcel, and the overall density or total number of units to be located within the 106.07 acres of Real Estate shall not exceed (i) 590 units, if the Multi-Family Option is implemented in Parcel D, or (ii) 530 units, if the Single Family Detached Option is implemented in Parcel D.

Parcel D is approximately 30 acres. If developed as single family it shall have a maximum density of 6 units per acre, for approximately 180 homes. If developed as multifamily it shall have a maximum density of 8 units per acre, for approximately 240 apartment units.\*

## 3. Streets

- a. The extension of 131st Street through Brooks Chase and Saxony meets the request of the Department of Development and is proposed to be added to the Thoroughfare Plan.
- b. Lanes provided in Parcels C and D shall be privately owned and maintained with 12' width of pavement for one-way traffic.

## 4. Open Space, Buffers and Landscaping

- a. The site will be organized around a central canal amenity.
- b. A minimum 20' landscaped buffer shall be provided on the western boundary of the site adjacent to Brooks School Road. The landscaping shall include mounds a minimum of four feet in height and evergreen trees a minimum of six feet in height.
- c. Sufficient land shall be set aside on the northern boundary of the site to provide a buffer against I-69.
- d. Existing trees shall be preserved as much as possible.
- e. There shall be street trees provided on both sides of each public street.
- f. A landscape package shall be provided for each lot in conformance with the Exit Ten Overlay District.

## 5. Urban Design and Architecture

- a. Homes are encouraged to face public streets and open spaces. No home shall back up to the 131st Street thoroughfare.
- b. All homes designs shall minimize the appearance of garages in conformance with the Exit Ten Overlay District.
- c. All homes shall meet or exceed the criteria of the Exit Ten Overlay District regarding materials and architectural features.

# *Brook's Chase*

## **II. Building Type 1**

Building Type 1 is intended for the largest single family lots, those closest to Brooks School Road. These are examples of typical Building Type 1 homes that could be built under the standards of the Brooks Chase PUD and the Exit Ten Overlay District



Photo: C.P. Morgan's Northpoint, Fishers, Indiana

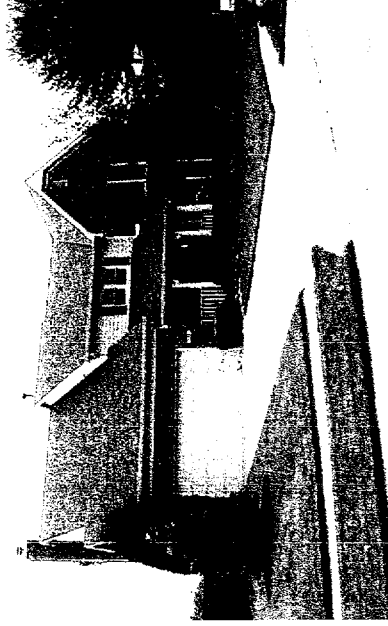


Photo: C.P. Morgan's Lake Forest, Carmel, Indiana

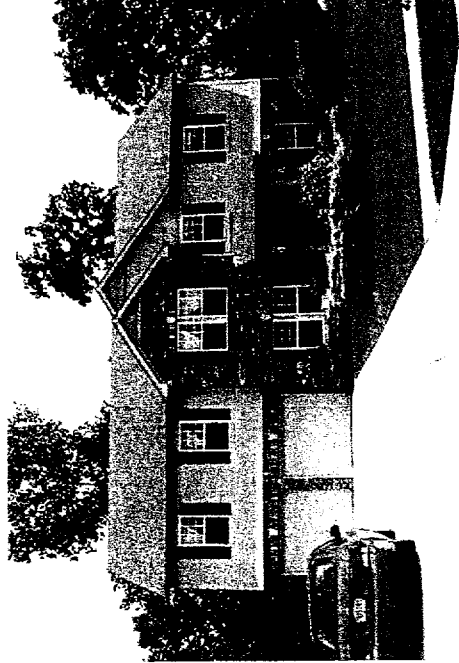


Photo: C.P. Morgan's Shadybrook, Carmel, Indiana

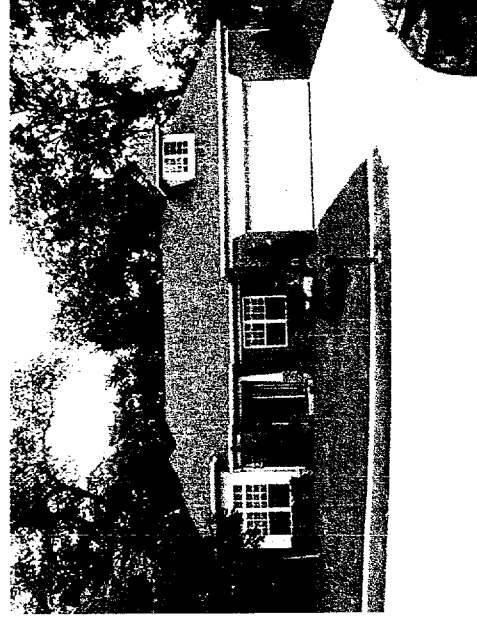
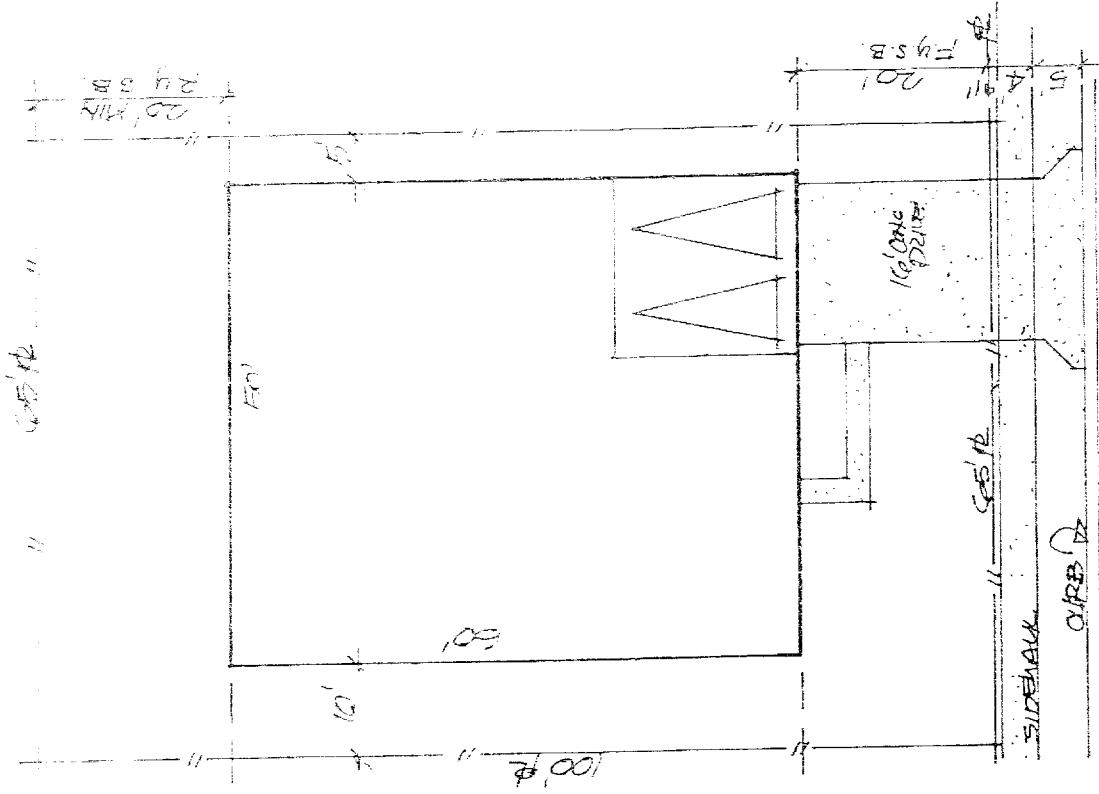


Photo: C.P. Morgan's Millbrook, Carmel, Indiana

## II. Building Type 1 (continued)

### Minimum Standards

1. *Minimum Lot Width* - 65 feet
2. *Minimum Setbacks*
  - a. Front - 20 feet
  - b. Side - 5 feet per side, 15 feet separation between buildings
  - c. Rear - 20 feet
3. *Maximum Building Height* - 2 stories
4. *Minimum Home Size*
  - a. One-story - 1800 sq ft
  - b. Two-story - 2000 sq ft
5. *Garage Standards* - The garage shall occupy less than 50% of the front facade. It may be recessed from the facade, flush with the facade, or projecting by a maximum of 14 feet.
6. *Architectural Standards* - The homes shall be characterized by architectural features such as but not limited to partial brick, porches, decorative trim mouldings, reverse gables, dormers, and shutters, in keeping with the Exit Ten Overlay District.



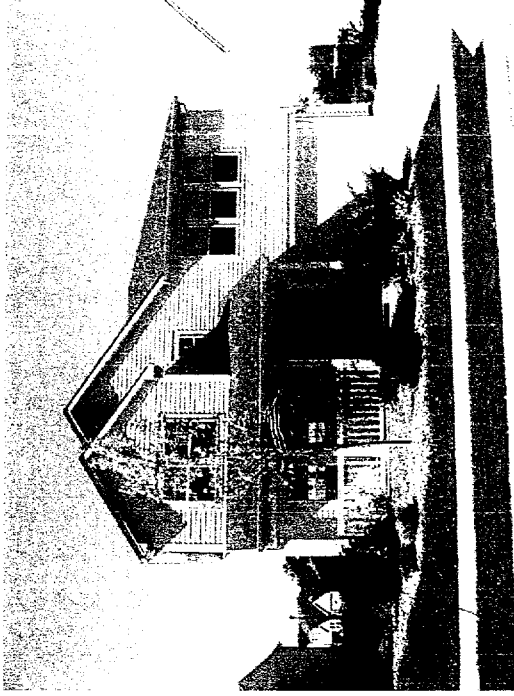
Typical lot with minimum standards.

# *Brook's Chase*

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## **III. Building Type 2**

Building Type 2 is intended for the single family lots in Parcel B and on the perimeters of Parcels C and D. These are examples of typical Building Type 2 homes that could be built under the standards of the Brooks Chase PUD and the Exit Ten Overlay District.

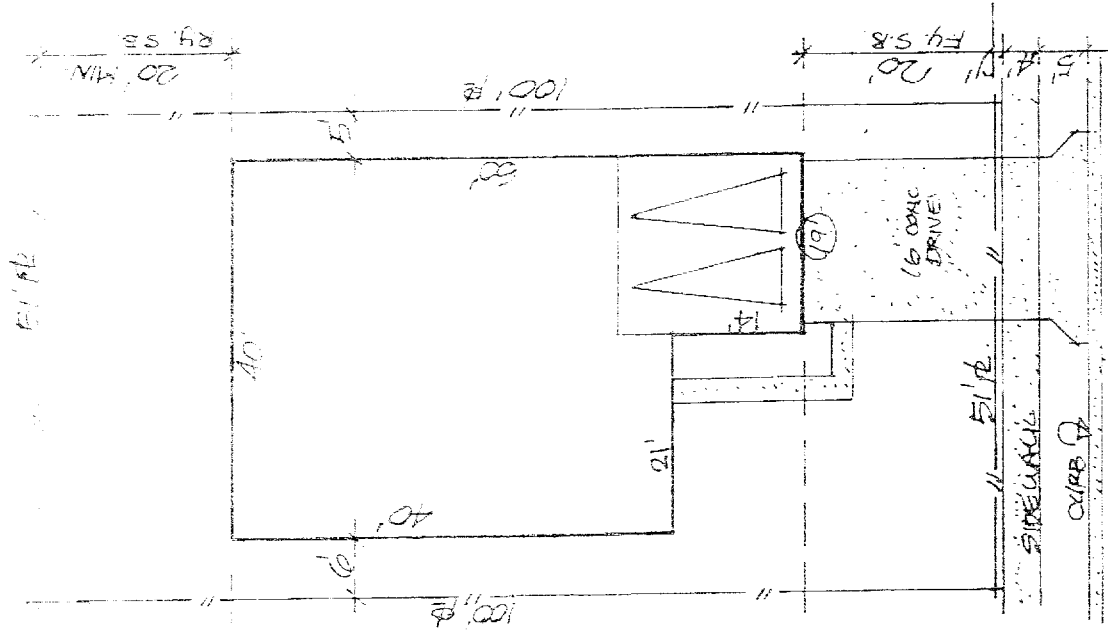


Photos: C.P. Morgan's Brookston Place, Fishers, Indiana

### III. Building Type 2 (continued)

#### Minimum Standards

1. *Minimum Lot Width* - 50 feet
2. *Minimum Setbacks*
  - a. Front - 20 feet
  - b. Side - 5 feet per side, 10 feet separation between buildings
  - c. Rear - 20 feet
3. *Maximum Building Height* - 2 1/2 stories
4. *Minimum Home Size*
  - a. One-story - 1300 sq ft
  - b. Two-story - 1600 sq ft
5. *Garage Standards* - The garage shall occupy less than 50% of the front facade. It may be recessed from the facade, flush with the facade, or projecting by a maximum of 14 feet.
6. *Architectural Standards* - The homes shall be characterized by architectural features such as but not limited to partial brick, reverse gables, shutters, garage door windows, porches, and decorative trim mouldings, in keeping with the Exit Ten Overlay District.



Typical lot with minimum standards.

# Brook's Chase

## IV. Building Type 3

Building Type 3 is intended for the single family lots on the interiors of Parcels C and D. These are examples of typical Building Type 3 homes that could be built under the standards of the Brooks Chase PUD and the Exit Ten Overlay District.



Photos: Parkside,  
Houston, Texas

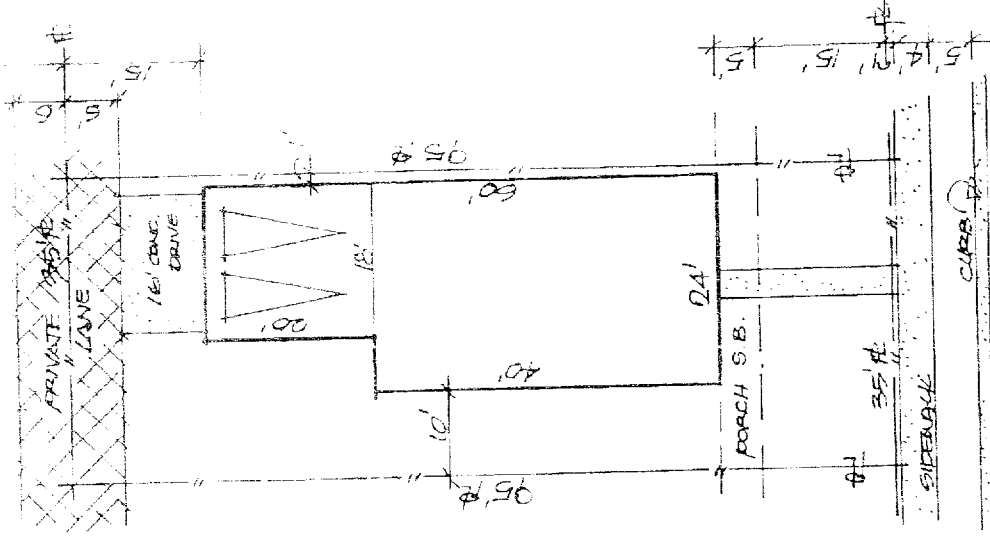


Photo: 103rd St./Central Ave.,  
Carmel, Indiana

## IV. Building Type 3 (continued)

### Minimum Standards

1. *Minimum Lot Width* - 35 feet
2. *Minimum Setbacks*
  - a. Front - 15 feet
  - b. Side - 1 foot per side, 10 feet separation between buildings
  - c. Rear - 15 feet from centerline of lane
3. *Maximum Building Height* - 2 1/2 stories
4. *Minimum Home Size* - 1200 sq ft
5. *Garage Standards* - Garages shall face the rear of the home and shall be accessed by privately owned and maintained lanes with 12' width of pavement for one-way traffic.
6. *Architectural Standards* - The homes shall be characterized by architectural features such as but not limited to reverse gables, shutters, porches, decorative trim mouldings, and partial brick, in keeping with the Exit Ten Overlay District.
7. *Fences*
  - a. Fences may be permitted subject to the approval of the Architectural Control Committee as described in the Declaration of Covenants, Conditions, and Restrictions for Brook's Chase.
  - b. Rear yard fences shall be set back equivalent to the rear garage wall, in order to: 1) provide adequate turning from lanes to garages, and 2) ensure a consistent appearance along lanes.



Typical lot with minimum standards.



# *Brook's Chase*

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## IV. Building Type 3 (continued)

Examples of typical Building Type 3 homes and lanes. Building Type 3 is intended for the single family lots on the interiors of Parcels C and D.

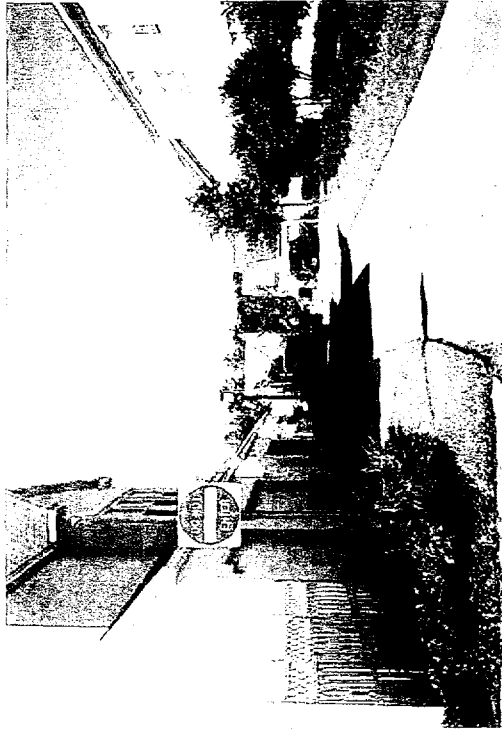


Photo: Disney's Celebration, Florida



Photo: Seattle, Washington  
(Courtesy Town of Fishers, Indiana  
Department of Development)

EXHIBIT "D"

BROOK'S CHASE

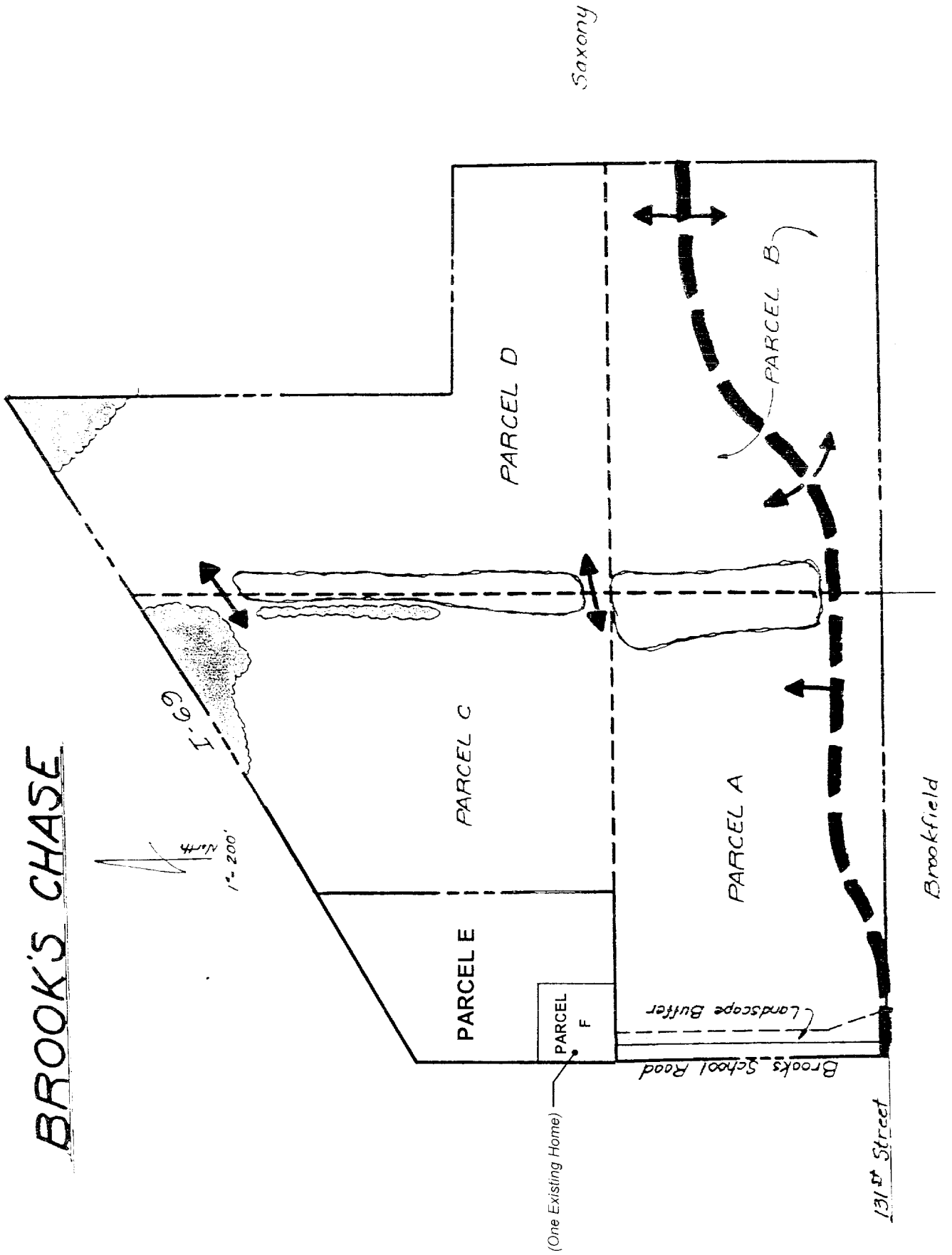


EXHIBIT E

# BROOKS CHASE SECTIONS 1-5 TREE LOCATION PLAN

December 12, 2003

## OWNER/SUBDIVIDER

C. P. MORGAN COMMUNITIES, L.P.  
4670 NORTH HAVEN BLVD.  
INDIANAPOLIS, INDIANA 46280  
(317) 848-4040

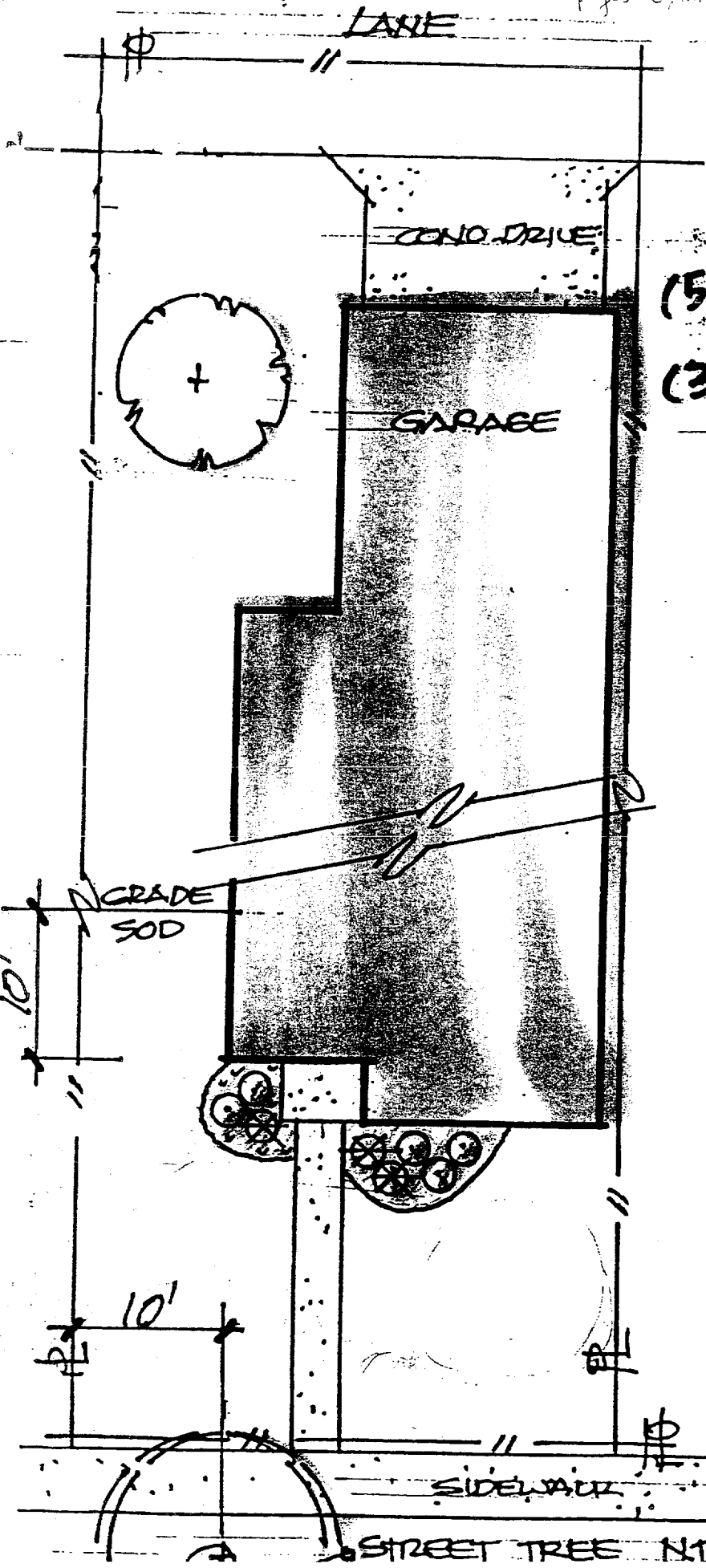


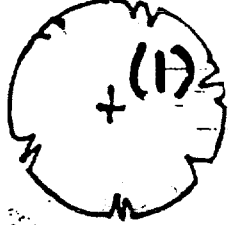



## ENGINEER

THE SCHNEIDER CORPORATION  
12821 EAST NEW MARKET ST., STE. 100  
CARMEL, IN 46032  
(317) 569-8112

## TREE LOCATION PLAN SUMMARY

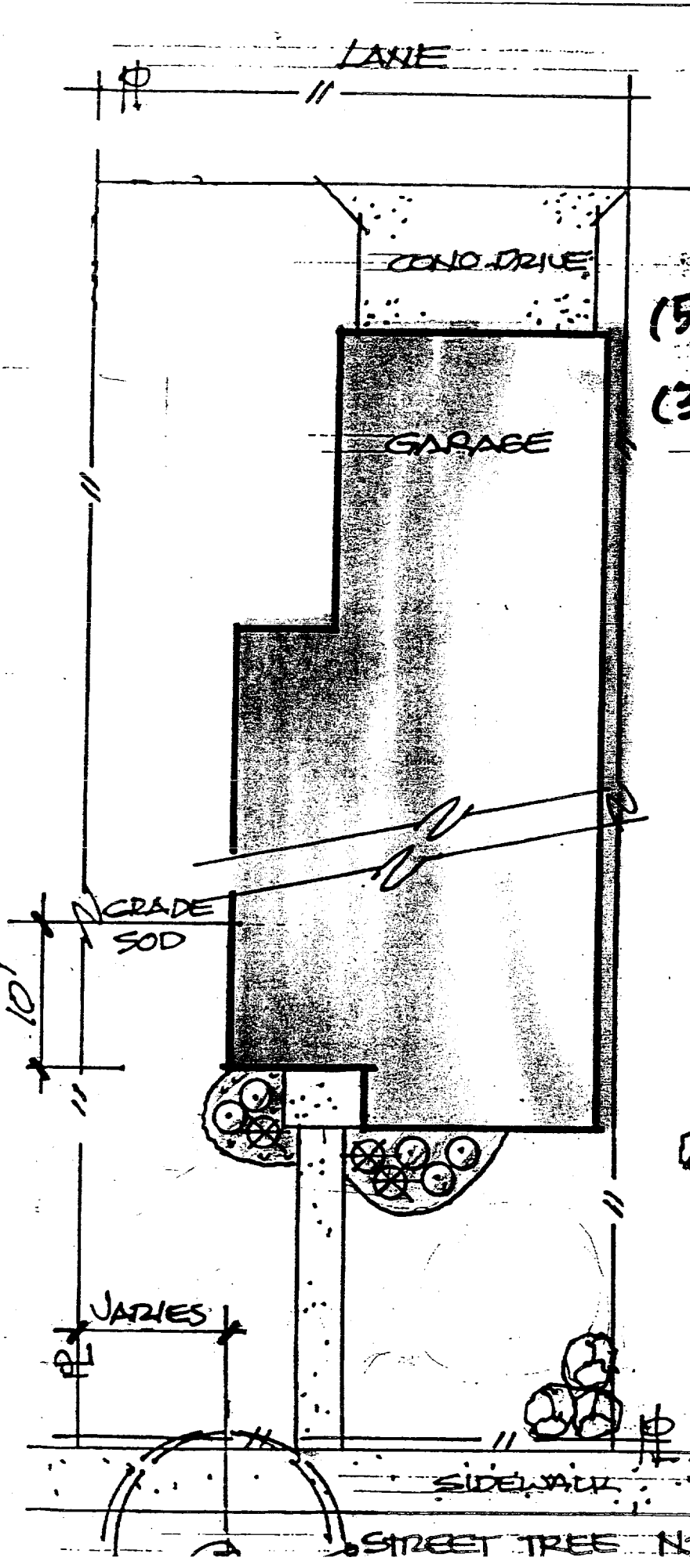
Tree Description	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5	Overall Totals
16' Diameter Yard Tree	126	28	51	0	45	250
20' Diameter Street Tree	169	108	108	61	84	530
16' Diameter Street Tree	72	16	1	41	2	132
20' Common Area Tree	44	30	100	13	15	202

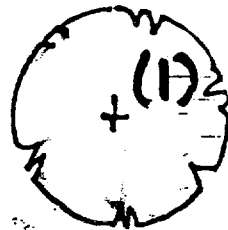



- (1)  FLOWERING TREE  
1 3/4' CAL.
- (5)  DECIDUOUS SHRUB  
5 GAL.
- (3)  EVERGREEN SHRUB
-  MULCH BED.

BROOKS CHASE  
 VILLAGE LANE LANDSCAPE PLAN

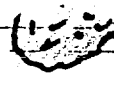
DATE: 2-11-02 . OPTION A.  
 REV: 10.9.03  
 REV: 10.23.03




(1)  FLOWERING TREE  
1 3/4' CAL.

(5)  DECIDUOUS SHRUB  
5 GAL.

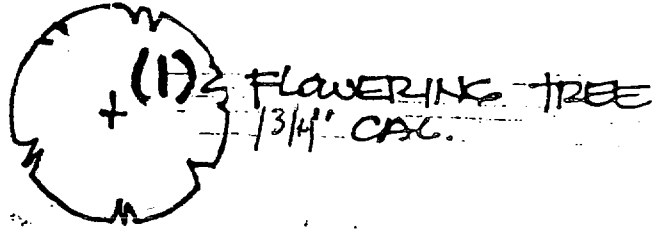
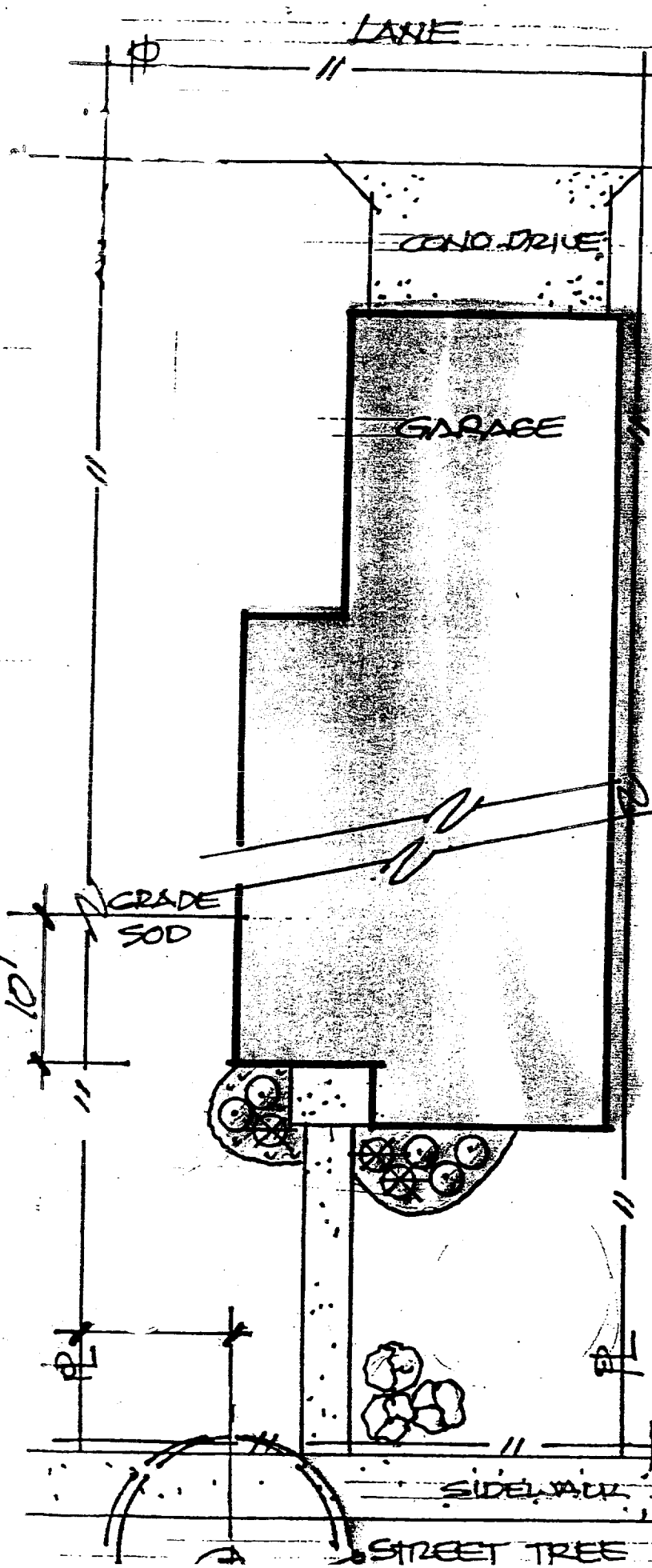
(3)  EVERGREEN SHRUB

 MULCH BED.

(3)  LARGE DECIDUOUS SHRUBS  
36" PLANTING TEST.

BROOKS CHASE  
VILLAGE LANE LANDSCAPE PLAN

DATE: 2-11-02 . OPTION B ALTERNATE  
REV: 10.9.03 W/OPTION C (ADJOINING LOTS)



(5) DECIDUOUS SHRUB 5 GAL.

(3) EVERGREEN SHRUB

MULCH BED

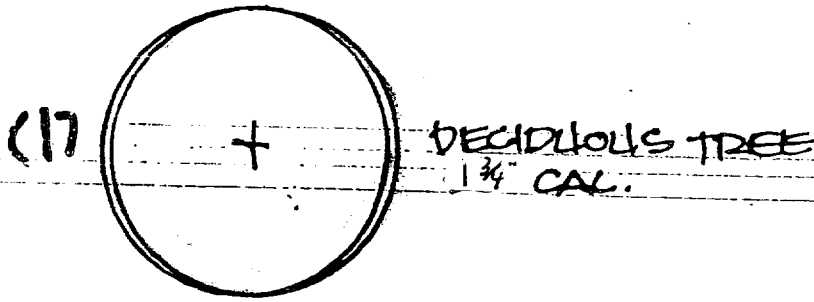
LARGE DECIDUOUS SHRUB 36" PLANTING HGT.



BROOKS CHASE  
VILLAGE LANE LANDSCAPE PLAN


DATE: 2-11-02  
REV: 10-9-03  
OPTION C. ALTERNATE w/OPTION B (ALTERNATE LOTS)


SIDEWALK  
STREET TREE NIC.

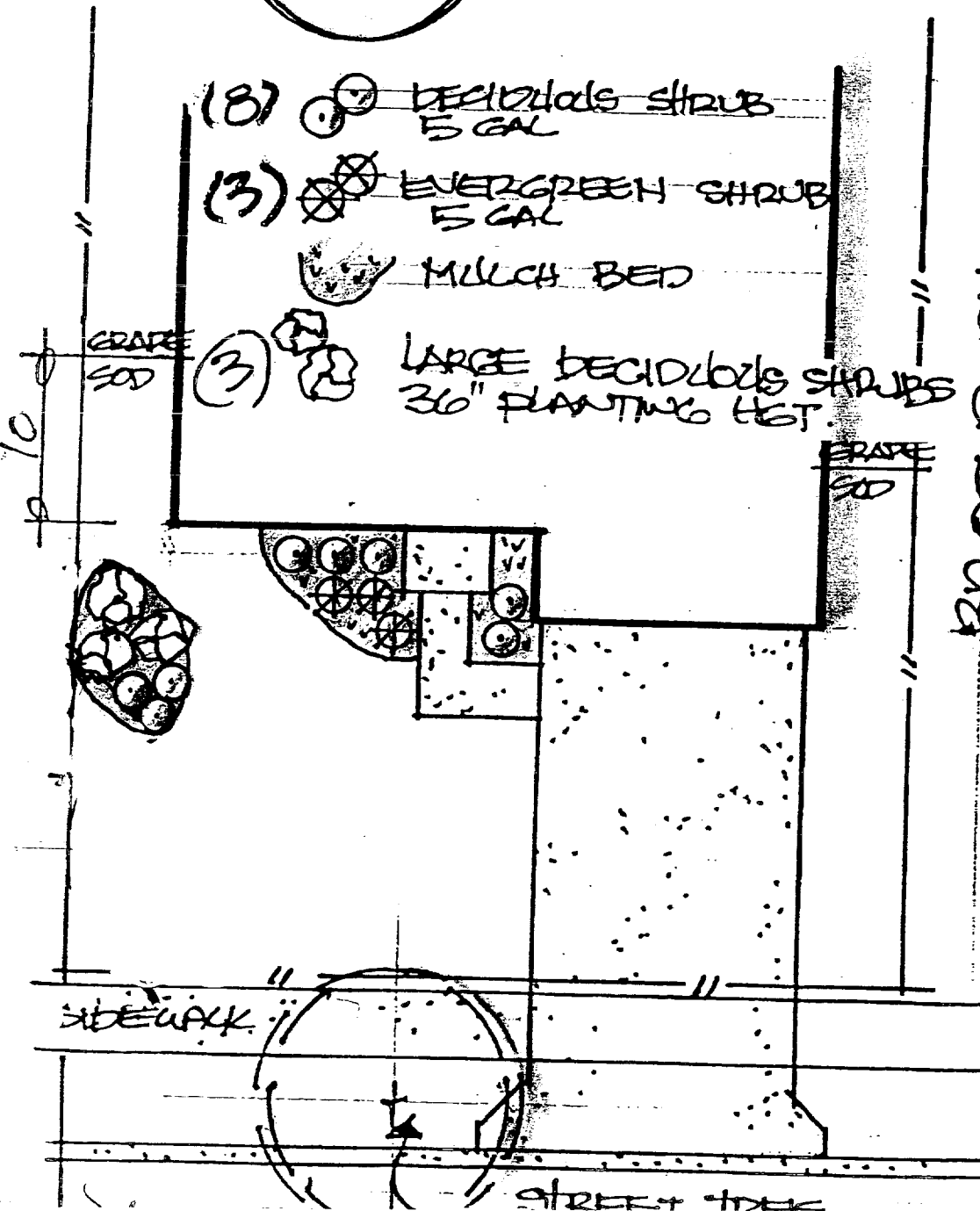


(18)  DECIDUOUS SHRUB  
5 GAL

(3)  EVERGREEN SHRUB  
5 GAL

 MULCH BED

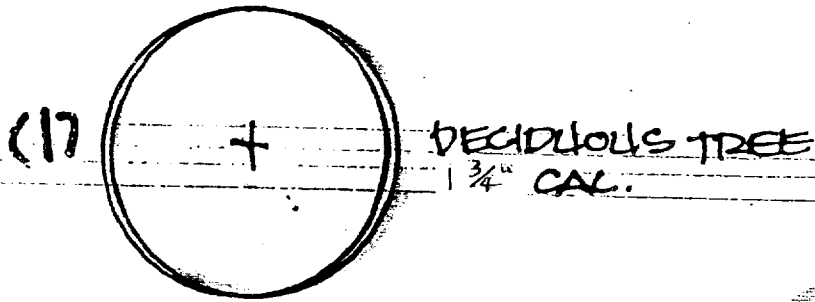
(3)  LARGE DECIDUOUS SHRUBS  
36" PLANTING HGT.



BROOKS CIRCLE  
HALLMARK LANDSCAPE PLAN

DATE: 2.11.02 - OPTION A. ALTERNATE w/option B  
REV: 10.9.03

(ADJOINING lots)



(18) DECIDUOUS SHRUB  
5 GAL

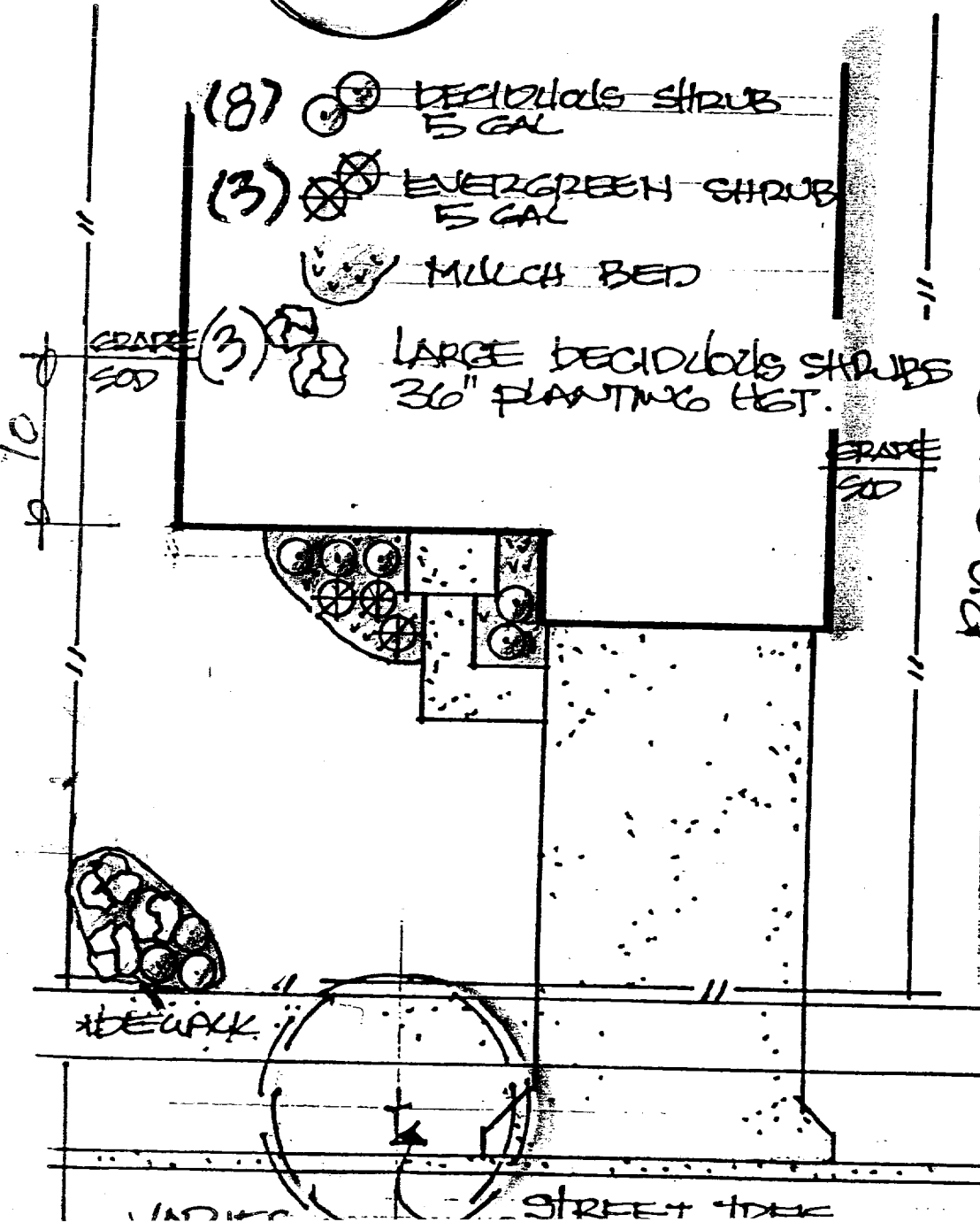
(3) EVERGREEN SHRUB  
5 GAL

MULCH BED

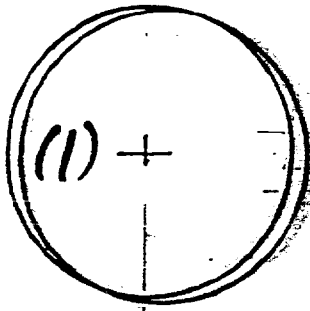
(3) LARGE DECIDUOUS SHRUBS  
36" PLANTING HGT.

BROOKS CLASE  
HALLMARK LANDSCAPE PLAN

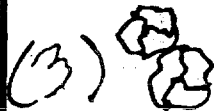
DATE: 2.11.02 . OPTION B . ALTERNATE w/ OPTION A  
 DES: 10.9.03  
 REV: 10.23.03  
 ADJAINING LOTS.



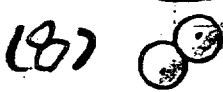




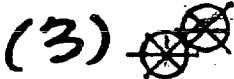
DECIDUOUS TREE  
1 1/2' CAL.



(3) LARGE DECIDUOUS SHRUBS  
36" PLANTING HGT.



DECIDUOUS SHRUB 5 CAL.



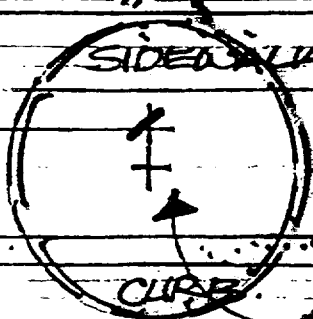
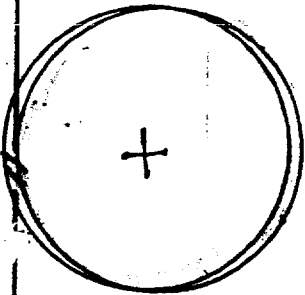
(3) EVERGREEN SHRUB 5 CAL.



MULCH BED

GRADE  
500

GRADE  
500.



SIDEWALK

ARIES

CURB

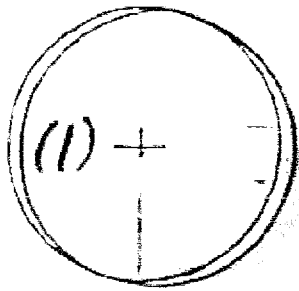
STREET TREE

SCALE: 1" = 10'

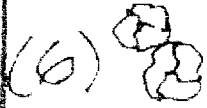
BROOKS CHASE  
NEW TRADITIONS LANDSCAPE PLAN

DATE: 2.11.02 REV: 10.23.03

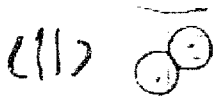
REV: 10.9.03



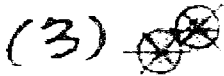
(STREET TREE ONLY)  
DECIDUOUS TREE  
2" CAL.



LARGE DECIDUOUS SHRUBS  
36" PLANTING HGT.



DECIDUOUS SHRUB 5 GAL



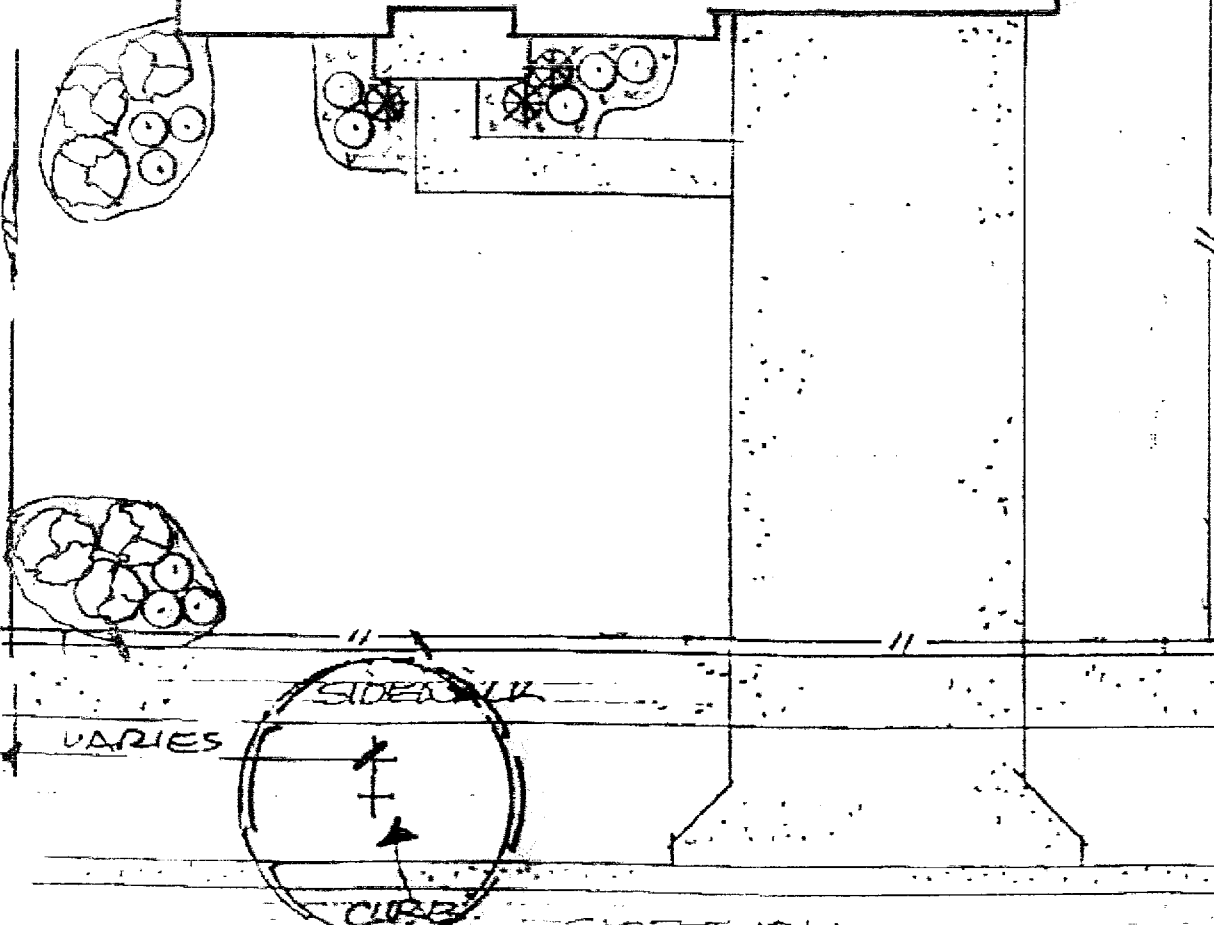
EVERGREEN SHRUB 5 GAL.



MULCH BED

GRADE  
500

GRADE  
500.



BROOKS CHASE  
NEW TRADITIONAL LANDSCAPE PLAN  
DATE: 2.11.02 REV: 10.23.03  
REV: 10.9.03 REV: 10.30.03  
ADDED 12-17-03

STREET TREE  
SCALE: 1" = 10'