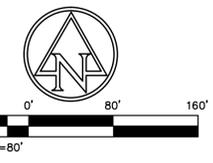
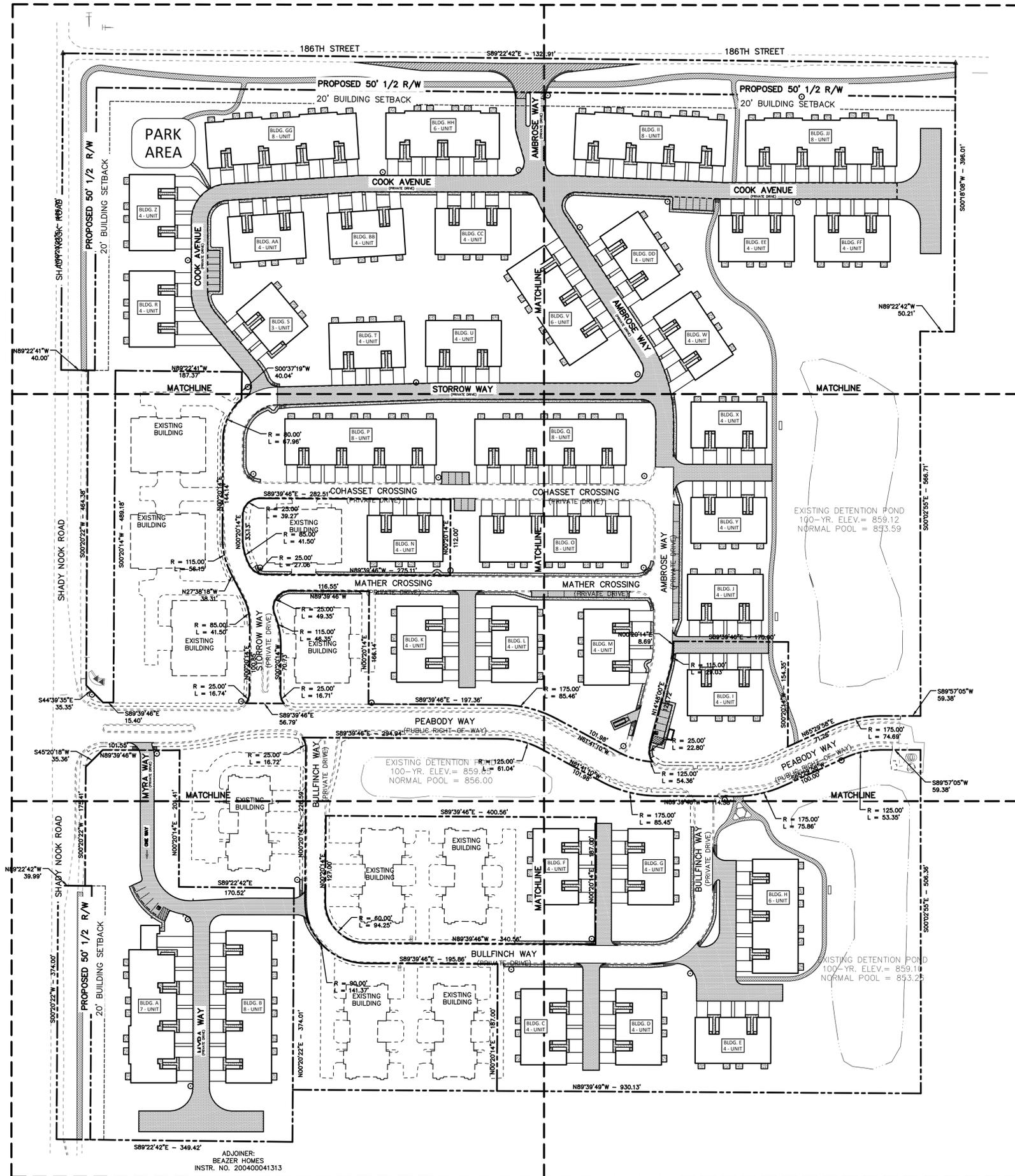


PRINT DATE: 5/1/13 PLOT SCALE: 1"=80' EDIT DATE: 2/19/13 - 4:42 PM EDITED BY: BSCHERER DRAWING FILE: P:\2012\01446\DRAWINGS\CIVIL\PLAN SET\2012.01446.CE.04.C03.00.VRSP.DWG



**LEGAL DESCRIPTION**

**PARCEL I:**

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:  
 Commencing at the iron rod located at the Northeast corner of the Northeast Quarter of Section 32, Township 19 North, Range 4 East; thence North 89 degrees 43 minutes 03 seconds West (assumed bearing) 1321.91 feet on and along the North line of said Northeast Quarter to a mag nail at the point of beginning of this description; thence South 00 degrees 18 minutes 08 seconds West 396.01 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence South 89 degrees 22 minutes 42 seconds West 330.00 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 18 minutes 08 seconds East 396.01 feet to a mag nail on the North line of said Northeast Quarter; thence South 89 degrees 22 minutes 42 seconds East 330.00 feet on and along the North line of said Northeast Quarter to the point of beginning, containing 3.0 acres, more or less.

**PARCEL II:**

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:  
 Beginning at the iron rod at the Northwest corner of the Northeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 466.70 feet on and along the West line of said Northeast Quarter to a mag nail; thence South 89 degrees 03 seconds East 466.69 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 00 minutes 00 seconds 466.70 feet parallel with the West Line of said Northeast Quarter to a mag nail on the North line of said Northeast Quarter; thence North 89 degrees 43 minutes 03 seconds West 466.69 feet to the point of beginning, containing 5.0 acres, more or less.

**PARCEL III:**

A part of the West half of the Northeast Quarter of Section 32, Township 19 North, Range 4 East of the second principal Meridian, more particularly described as follows, to wit:  
 Commencing at the Northwest corner of said Half Quarter Section, thence South 00 degrees 20 minutes 22 seconds West along the West line of said Half Quarter Section a distance of 1226.50 feet to the Point of Beginning of this description; thence continuing South 00 degrees 20 minutes 22 seconds East along said line a distance of 374.00 feet to a Northwest corner of real estate described in Instrument Number 2004-25608 in the Office of the Recorder, Hamilton County, Indiana; thence along the boundary lines of said real estate by the following three (3) calls: (1) South 89 degrees 22 minutes 42 seconds East parallel with the North line of said Half Quarter Section 339.42 feet; (2) North 00 degrees 20 minutes 22 seconds East parallel with the West line of said Half Quarter Section 374.00 feet; (3) North 89 degrees 22 minutes 42 seconds West parallel with the North line of said Half Quarter Section 349.42 feet to the place of beginning, containing 3.00 acres more or less.

**Historical legal descriptions for this property is as follows:**

A part of the West half of the Northeast Quarter of Section 32, Township 19 North, Range 4 East of the second principal meridian, more particularly described as follows, to wit: Beginning at a point in the West line of said Northeast Quarter Seventy-four and one-third (74 1/3) rods South of the Northwest corner of said Quarter Section; thence South on said line Twenty-two and two-thirds (22 2/3) rods to a point; thence East parallel to the North line of said Quarter Section Twenty (20) rods to a point; thence North parallel to the West line of said Quarter Section Twenty-two and two-thirds (22 2/3) rods to a point; thence West parallel to said North line of said Quarter Section Twenty (20) rods to the place of beginning.

A part of the West Half of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Half Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along the West line of said Half Quarter Section a distance of 1,225.50 feet to the Northwest corner of real estate described in Instrument Number 2006-33 127 in the Office of the Recorder, Hamilton County, Indiana, said point also being a Southwest corner of real estate described in Instrument Number 2004-25608 in said Recorder's Office; thence South 89 degrees 22 minutes 42 seconds East along the common line of said real estates 330.00 feet to the Northeast corner of said real estate described in Instrument Number 2006-33127 and the POINT OF BEGINNING of this description; thence along the boundary lines of said real estate described in Instrument Number 2004-25608 by the following three (3) calls: (1) thence South 89 degrees 22 minutes 42 seconds East 194.42 feet; thence South 00 degrees 20 minutes 22 seconds West 374.00 feet; thence North 00 degrees 20 minutes 22 seconds East 122.49 feet to the Southeast corner of said real estate described in Instrument Number 2006-33127; thence North 00 degrees 20 minutes 22 seconds East along the East line of said real estate 374.00 feet to the place of beginning, containing 0.167 acres, more or less.

**PARCEL IV:**

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a rebar at the Northwest corner of said Quarter Section; thence South 89 degrees 22 minutes 42 seconds East along the North line of said Quarter Section a distance of 466.69 feet to a mag nail and to the POINT OF BEGINNING of this description; thence continuing South 89 degrees 22 minutes 42 seconds East along said North line 525.22 feet to mag nail; thence South 00 degrees 18 minutes 08 seconds West parallel with the East line of the West Half of said Quarter Section a distance of 308.71 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence North 00 degrees 20 minutes 14 seconds East 122.49 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence North 00 degrees 20 minutes 14 seconds East 208.15 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence North 89 degrees 39 minutes 46 seconds West 314.00 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence North 00 degrees 20 minutes 22 seconds East 396.98 feet to the place of beginning, containing 3.011 acres, more or less.

**ALSO:**

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence South 89 degrees 22 minutes 42 seconds East along the North line of said Northeast Quarter 466.69 feet to the Northeast corner of the real estate described in Instrument Number 2001-2427 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 20 minutes 22 seconds West along the East line of said real estate 396.98 feet to the POINT OF BEGINNING of this description; thence South 89 degrees 39 minutes 46 seconds East 78.90 feet; thence North 00 degrees 20 minutes 14 seconds East 208.15 feet; thence South 89 degrees 39 minutes 46 seconds East 314.00 feet; thence South 00 degrees 20 minutes 14 seconds West 122.49 feet; thence South 89 degrees 39 minutes 46 seconds East 132.52 feet to a point on the West line of the real estate described in Instrument Number 94-35730 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 18 minutes 08 seconds West along the West line of said real estate 87.30 feet to the Southwest corner of said real estate; thence South 89 degrees 22 minutes 42 seconds East along the South line of said real estate and parallel with aforesaid North line of Northeast Quarter 279.80 feet; thence South 00 degrees 02 minutes 55 seconds East 1,123.08 feet; thence North 89 degrees 39 minutes 46 seconds West 930.14 feet to the East line of the real estate described in Instrument Number 94-35731 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 20 minutes 22 seconds East along the East line of said real estate 297.14 feet to the Northeast corner of said real estate; thence North 89 degrees 22 minutes 42 seconds West along the North line of said real estate and parallel with aforesaid North line of Northeast Quarter 349.42 feet to the Northwest corner of said real estate, said point being on the West line of said Northeast Quarter; thence North 00 degrees 20 minutes 22 seconds East along said West line 759.80 feet to the Southwest corner of the real estate described in Instrument Number 2001-2427 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 22 minutes 42 seconds East along the South line of said real estate 466.69 feet to the Southeast corner of said real estate; thence North 00 degrees 20 minutes 22 seconds East along the East line of said real estate 69.72 feet to the place of beginning, containing 31.600 acres, more or less.

ALSO: The Andover Place Villas, Section One, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

EXCEPTION: Phase Numbers 1, 2, 3, 4, 5, 6 & 12 of the Andover Place Villas, Section One, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

EXCEPTION: The public right-of-way of Shady Nook Road and Peabody Way, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

ALSO: The Andover Place Townhomes, as per plat thereof recorded as Instrument #200500042382, in Plat Cabinet 3, slide 661, in the Office of the Recorder of Hamilton County, Indiana.

EXCEPTION: Phase Numbers 1, 2, 3, 4, 5, and 6 of The Andover Place Townhomes, as per plat thereof recorded as Instrument #200500042382, in Plat Cabinet 3, Slide 661, in the Office of the Recorder of Hamilton County, Indiana.

7280 SHADELAND STATION  
 INDIANAPOLIS, IN 46256-3857  
 TEL: 317.547.5580 FAX: 317.543.0270  
 www.structurepoint.com

**AMERICAN STRUCTUREPOINT INC.**

CERTIFIED BY

OVERALL SITE PLAN

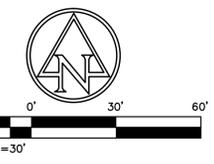
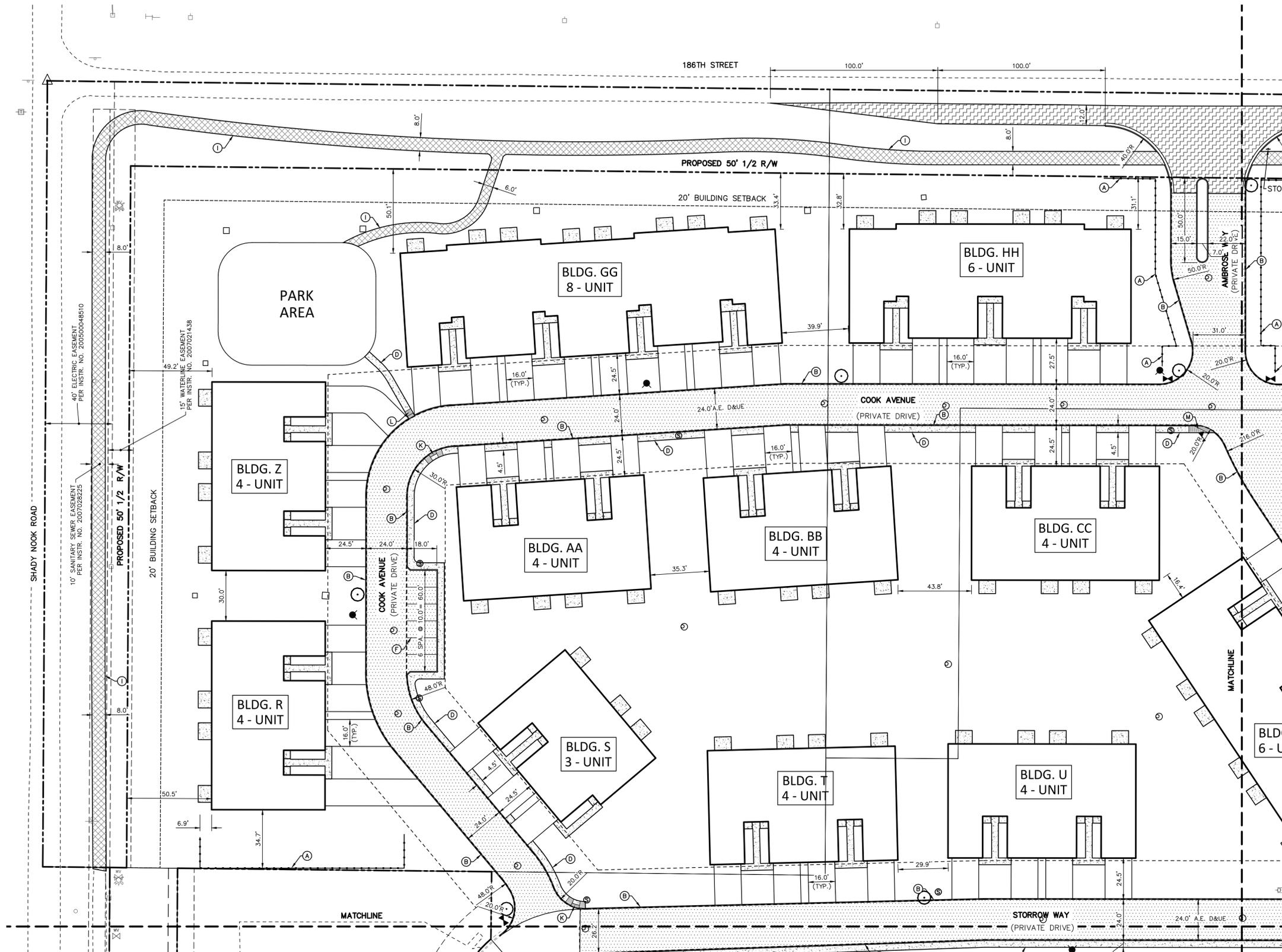
PREPARED FOR:  
**REDWOOD ACQUISITION, LLC**  
**23775 COMMERCE PARK**  
**BEACHWOOD, OHIO**

PROJECT:  
**REDWOOD AT ANDOVER**  
**186th ST. & SHADY NOOK RD.**  
**WESTFIELD, INDIANA**

DATE:	03/29/2013
DRAWN BY:	HHW
CHK'D BY:	WAB
JOB NO.	2012.01446

REVISIONS	
1	ITAC COMMENTS 05/10/2013

SHEET NO.  
**C3.0**  
 OF



- PROPOSED SITE LEGEND**
- CONCRETE PAVEMENT SECTION
  - CONCRETE WALK/PATIO
  - CONCRETE DRIVEWAY
  - ASPHALT RIGHT-OF-WAY PAVEMENT
  - ASPHALT TRAIL
  - 3-RAIL VINYL FENCE
  - 3" HIGH CONCRETE ROLL CURB
  - PARKING BUMPER
  - CONCRETE SIDEWALK
  - SLIDING GATE WITH KNOX BOX PER MANUFACTURER SPECIFICATIONS
  - 4" SOLID WHITE, PAINT LINE
  - 4" SOLID BLUE, PAINT LINE (A.D.A. SPACE)
  - ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
  - ASPHALT TRAIL
  - TAPER CURB HEIGHT FROM 3" TO 0"
  - A.D.A. HANDICAP RAMP TYPE "f"
  - A.D.A. HANDICAP RAMP TYPE "g"
  - A.D.A. HANDICAP RAMP TYPE "h"
  - A.D.A. HANDICAP RAMP TYPE "k"
  - PARK BENCH
  - HANDICAP ACCESSIBLE PARKING SPACE
  - SITE LIGHT POLE

- SITE NOTES**
1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
  2. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
  3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
  4. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
  5. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS NOTED OTHERWISE.
  6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
  7. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
  8. ALL EXCAVATED AREAS SHALL BE SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEW SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL.
  9. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
  10. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
  11. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR MATERIAL.
  12. ALL ASPHALT TO BE IN ACCORDANCE WITH I.N.D.O.T. STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
  13. CHAMFER ENDS OF ALL CURBS.
  14. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
  15. ALL SIDEWALKS SHALL COMPLY WITH A.D.A. STANDARDS, MAX. CROSS SLOPE OF 1:50 & MAX. SLOPE OF 1:20.
  16. EXISTING PAVEMENT TO BE SAWCUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.

7280 SHADELAND STATION  
 INDIANAPOLIS, IN 46256-3857  
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**AMERICAN STRUCTUREPOINT INC.**

CERTIFIED BY \_\_\_\_\_

**SITE PLAN**

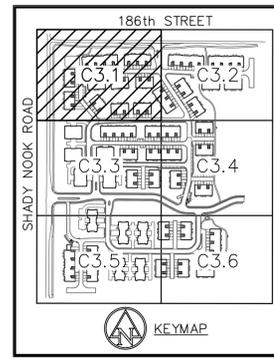
PREPARED FOR:  
**REDWOOD ACQUISITION, LLC**  
 23775 COMMERCE PARK  
 BEACHWOOD, OHIO

PROJECT:  
**REDWOOD AT ANDOVER**  
 186th ST. & SHADY NOOK RD.  
 WESTFIELD, INDIANA

DATE: 03/29/2013  
 DRAWN BY: HHH  
 CHK'D BY: WAB  
 JOB NO. 2012.01446

REVISIONS	
ATAC COMMENTS	05/10/2013

SHEET NO.  
**C3.1**  
 OF \_\_\_\_\_



**PARKING ANALYSIS**

TOTAL UNITS =	180
REQUIRED RATIO =	2 PER UNIT
TOTAL SPACES REQUIRED =	360
2 CAR GARAGE PER UNIT	360
STANDARD PARKING (10'x18")	41
HANDICAP PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE)	2
TOTAL PROPOSED PARKING	403

**DEVELOPMENT STANDARDS**

TOTAL UNITS =	180
UNITS PER ACRE =	5.9
LOT COVERAGE % =	37.2%

**NOTES:**

ALL MAINTENANCE OF TRAFFIC SIGNAGE METHODS, MATERIALS AND CONSTRUCTION DETAILS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF WESTFIELD REQUIREMENTS, INDOT STANDARD DETOUR SHEETS AND SPECIFICATIONS AND THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THIS INCLUDES PLACING ROAD CONSTRUCTION AHEAD SIGNS, LANE MERGING SIGNS, FLASHING ARROW SIGNS, CONSTRUCTION BARRELS, ETC.

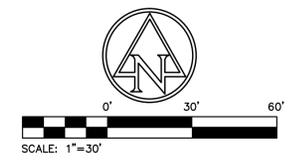
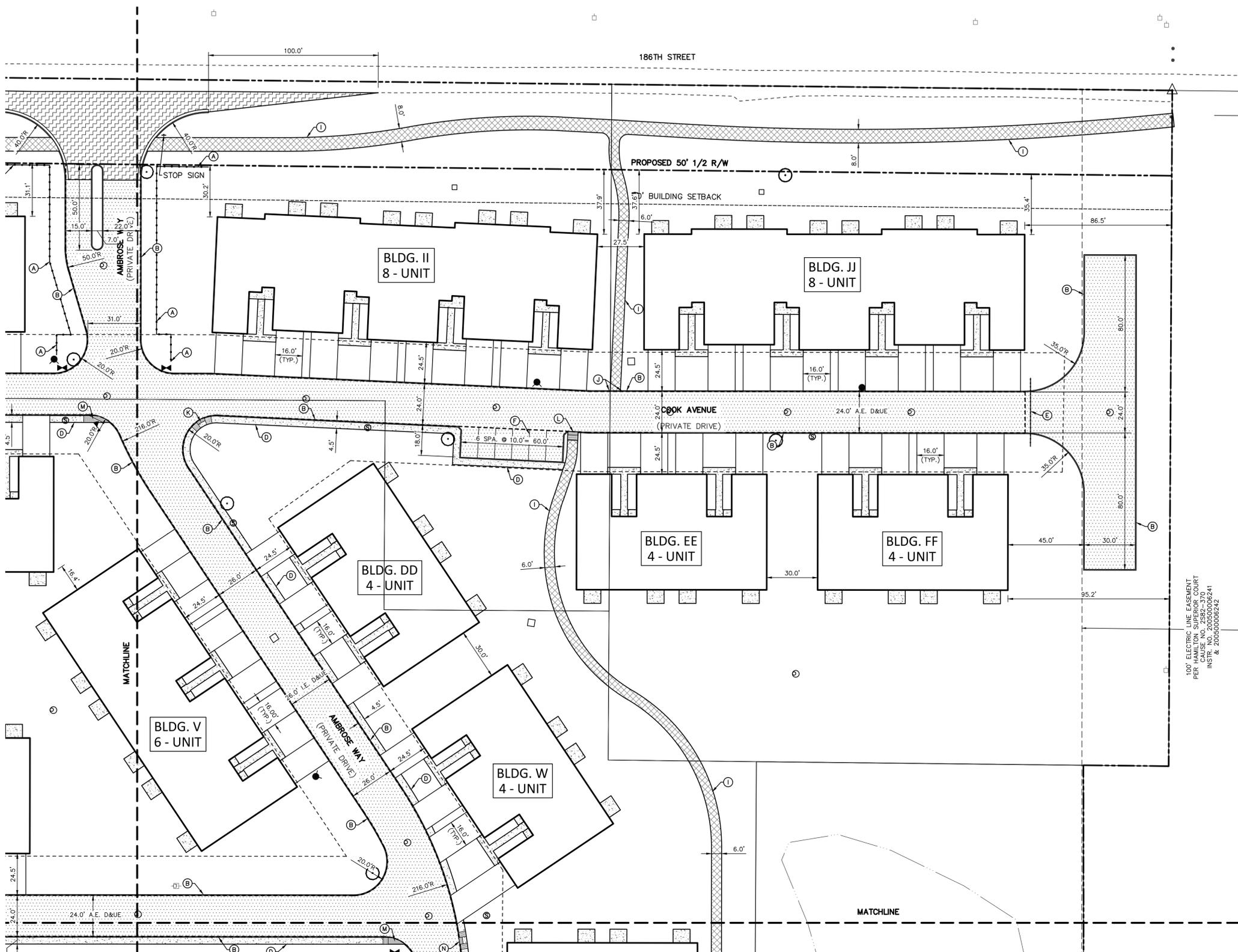
- NOTES:**
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
  2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

**CAUTION !!**

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544  
 CALL TOLL FREE  
 - INDIANA UNDERGROUND -

PRINT DATE: 5/1/13  
 PLOT SCALE: 1:2,584.9  
 EDIT DATE: 2/19/13 - 10:41 AM  
 EDITED BY: HINDHORST  
 DRAWING FILE: P:\2012\01446\01446.D\DRAWINGS\CIVIL\PLAN SET\2012.01446.CE.05.C03.1-03.6.SP.DWG



- PROPOSED SITE LEGEND**
- CONCRETE PAVEMENT SECTION
  - CONCRETE WALK/PATIO
  - CONCRETE DRIVEWAY
  - ASPHALT RIGHT-OF-WAY PAVEMENT
  - ASPHALT TRAIL
  - 3-RAIL VINYL FENCE
  - 3' HIGH CONCRETE ROLL CURB
  - PARKING BUMPER
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  - SLIDING GATE WITH KNOX BOX PER MANUFACTURER SPECIFICATIONS
  - 4" SOLID WHITE, PAINT LINE
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  - A.D.A. HANDICAP RAMP TYPE "F"
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  - A.D.A. HANDICAP RAMP TYPE "H"
  - A.D.A. HANDICAP RAMP TYPE "K"
  - PARK BENCH
  - HANDICAP ACCESSIBLE PARKING SPACE
  - SITE LIGHT POLE

- SITE NOTES**
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  - PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
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  - RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
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100' ELECTRIC LINE EASEMENT  
 PER HAMILTON SUPERIOR COURT  
 INSTR. NO. 20050006241  
 & 20050006242

ENTRUST ADMINISTRATION, INC.  
 FEO JASON SPARTZ, ROTH IRA #31884  
 INSTR. NO. 2010065741

7280 SHADELAND STATION  
 INDIANAPOLIS, IN 46256-3857  
 TEL 317.547.5580 FAX 317.543.0270  
 www.structurepoint.com

**AMERICAN STRUCTUREPOINT**  
 INC.

CERTIFIED BY

**SITE PLAN**

PREPARED FOR:  
**REDWOOD ACQUISITION, LLC**  
 23775 COMMERCE PARK  
 BEACHWOOD, OHIO

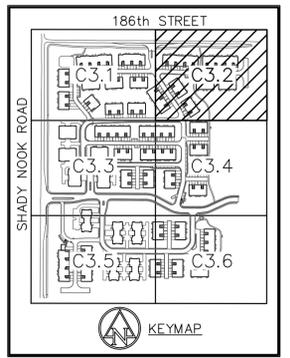
PROJECT:  
**REDWOOD AT ANDOVER**  
 186th ST. & SHADY NOOK RD.  
 WESTFIELD, INDIANA

DATE: 03/29/2013  
 DRAWN BY: HHH  
 CHK'D BY: WAB  
 JOB NO. 2012.01446

REVISIONS

NO.	DATE	DESCRIPTION
1	05/10/2013	ATAC COMMENTS

SHEET NO.  
**C3.2**  
 OF



**PARKING ANALYSIS**

TOTAL UNITS	=	180
REQUIRED RATIO	=	2 PER UNIT
TOTAL SPACES REQUIRED	=	360
2 CAR GARAGE PER UNIT		360
STANDARD PARKING (10'x18")		41
HANDICAP PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE)		2
TOTAL PROPOSED PARKING		403

**DEVELOPMENT STANDARDS**

TOTAL UNITS	=	180
UNITS PER ACRE	=	5.9
LOT COVERAGE %	=	37.2%

**NOTES:**

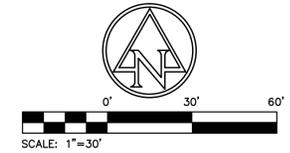
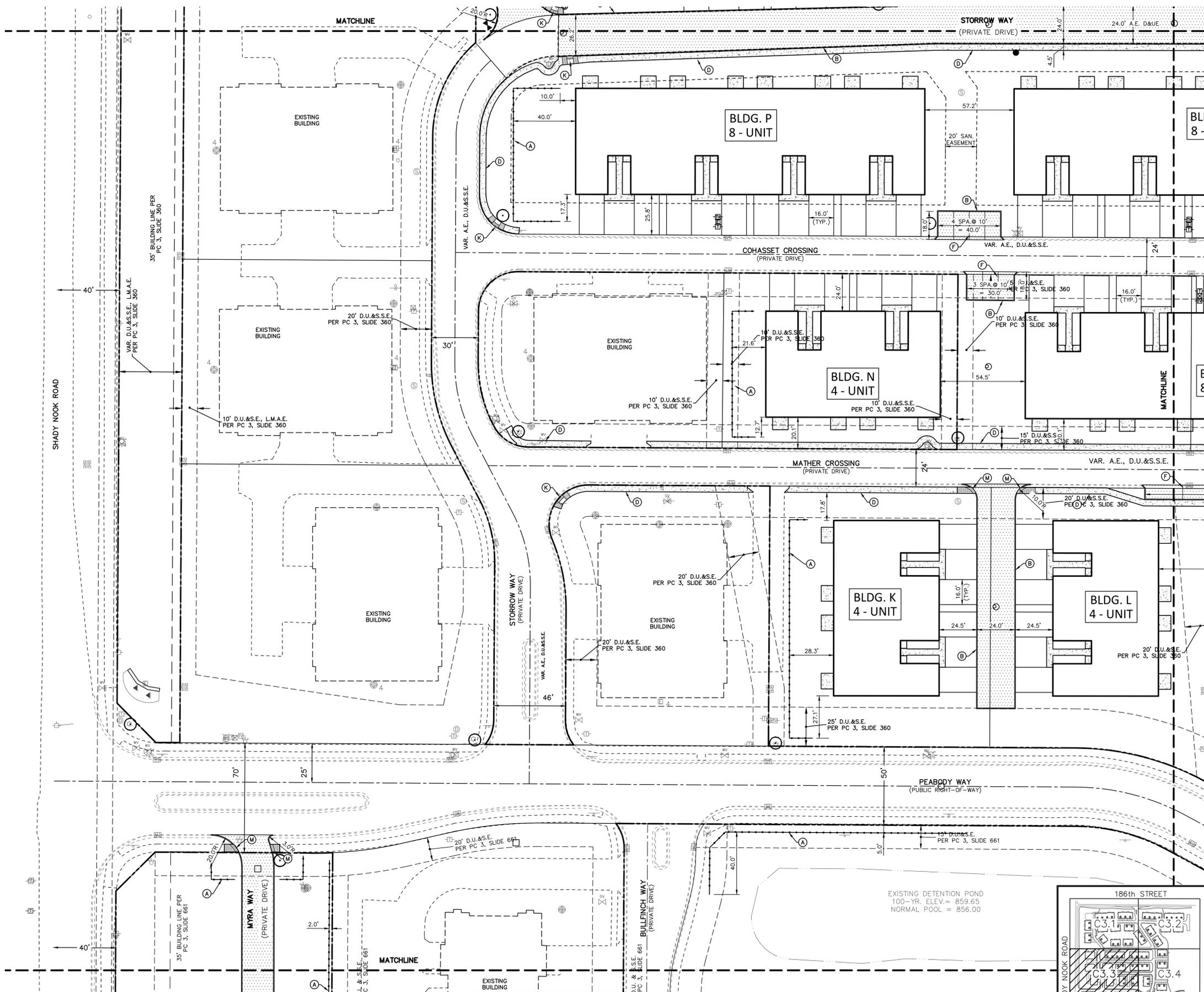
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- NOTES:**
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  - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

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1-800-382-5544  
 CALL TOLL FREE  
 - INDIANA UNDERGROUND -



**PROPOSED SITE LEGEND**

- CONCRETE PAVEMENT SECTION
- CONCRETE WALK/PATIO
- CONCRETE DRIVEWAY
- ASPHALT RIGHT-OF-WAY PAVEMENT
- ASPHALT TRAIL
- 3-RAIL VINYL FENCE
- 3' HIGH CONCRETE ROLL CURB
- PARKING BUMPER
- CONCRETE SIDEWALK
- SLIDING GATE WITH KNOX BOX PER MANUFACTURER SPECIFICATIONS
- 4" SOLID WHITE, PAINT LINE
- 4" SOLID BLUE, PAINT LINE (A.D.A. SPACE)
- ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- ASPHALT TRAIL
- TAPER CURB HEIGHT FROM 3" TO 0"
- A.D.A. HANDICAP RAMP TYPE "F"
- A.D.A. HANDICAP RAMP TYPE "G"
- A.D.A. HANDICAP RAMP TYPE "H"
- A.D.A. HANDICAP RAMP TYPE "K"
- PARK BENCH
- HANDICAP ACCESSIBLE PARKING SPACE
- SITE LIGHT POLE

**SITE NOTES**

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
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4. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS NOTED OTHERWISE.
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13. CHAMFER ENDS OF ALL CURBS.
14. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
15. ALL SIDEWALKS SHALL COMPLY WITH A.D.A. STANDARDS, MAX. CROSS SLOPE OF 1:50 & MAX. SLOPE OF 1:20.
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**CAUTION !!**

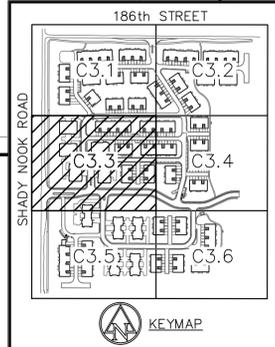
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1-800-382-5544  
 CALL TOLL FREE  
 - INDIANA UNDERGROUND -

PARKING ANALYSIS	
TOTAL UNITS =	180
REQUIRED RATIO =	2 PER UNIT
TOTAL SPACES REQUIRED =	360
2 CAR GARAGE PER UNIT	360
STANDARD PARKING (10'x18')	41
HANDICAP PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE)	2
TOTAL PROPOSED PARKING	403

DEVELOPMENT STANDARDS	
TOTAL UNITS =	180
UNITS PER ACRE =	5.9
LOT COVERAGE % =	37.2%

**NOTE:**  
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7260 SHADELAND STATION  
 INDIANAPOLIS, IN 46256-9557  
 TEL 317.547.5580 FAX 317.543.0270  
 www.structurepoint.com

**AMERICAN STRUCTUREPOINT INC.**

CERTIFIED BY

PREPARED FOR:  
**REDWOOD ACQUISITION, LLC**  
 23775 COMMERCE PARK  
 BEACHWOOD, OHIO

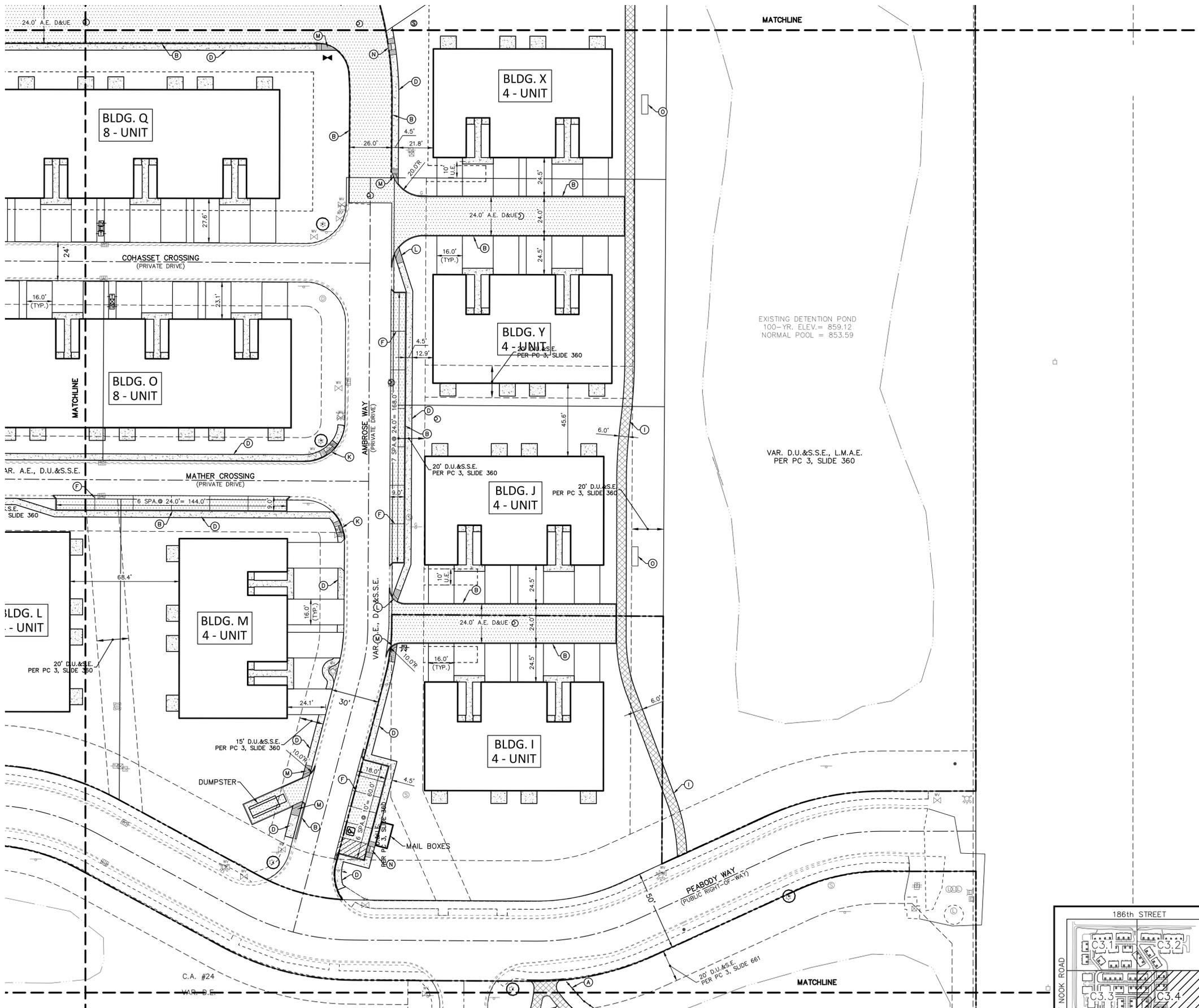
PROJECT:  
**REDWOOD AT ANDOVER**  
 186th ST. & SHADY NOOK RD.  
 WESTFIELD, INDIANA

DATE: 03/29/2013  
 DRAWN BY: HHW  
 CHK'D BY: WAB  
 JOB NO. 2012.01446

REVISIONS	
Δ TAC COMMENTS	05/10/2013

SHEET NO.  
**C3.3**  
 OF

PRINT DATE: 5/1/13 PLOT SCALE: 1:2,584.9 EDIT DATE: 2/19/13 10:41 AM EDITED BY: HINDHORST DRAWING FILE: P:\2012\01446\DRAWINGS\CIVIL\PLAN SET\2012.01446.CE.05.C03.1-03.6.SP.DWG



0' 30' 60'  
SCALE: 1"=30'

**PROPOSED SITE LEGEND**

- CONCRETE PAVEMENT SECTION
- CONCRETE WALK/PATIO
- CONCRETE DRIVEWAY
- ASPHALT RIGHT-OF-WAY PAVEMENT
- ASPHALT TRAIL
- 3-RAIL VINYL FENCE
- 3" HIGH CONCRETE ROLL CURB
- PARKING BUMPER
- CONCRETE SIDEWALK
- SLIDING GATE WITH KNOX BOX PER MANUFACTURER SPECIFICATIONS
- 4" SOLID WHITE, PAINT LINE
- 4" SOLID BLUE, PAINT LINE (A.D.A. SPACE)
- ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- ASPHALT TRAIL
- TAPER CURB HEIGHT FROM 3" TO 0"
- A.D.A. HANDICAP RAMP TYPE "F"
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- A.D.A. HANDICAP RAMP TYPE "K"
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- HANDICAP ACCESSIBLE PARKING SPACE
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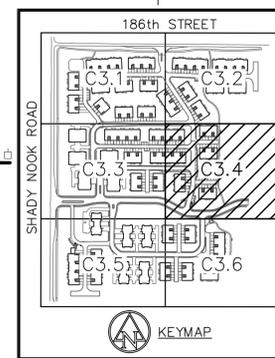
1-800-382-5544  
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- INDIANA UNDERGROUND -

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TEL: 317.547.5580 FAX: 317.543.0270  
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INC.



CERTIFIED BY

**SITE PLAN**

PREPARED FOR:  
**REDWOOD ACQUISITION, LLC**  
23775 COMMERCE PARK  
BEACHWOOD, OHIO

PROJECT:  
**REDWOOD AT ANDOVER**  
186th ST. & SHADY NOOK RD.  
WESTFIELD, INDIANA

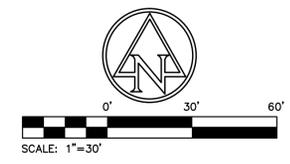
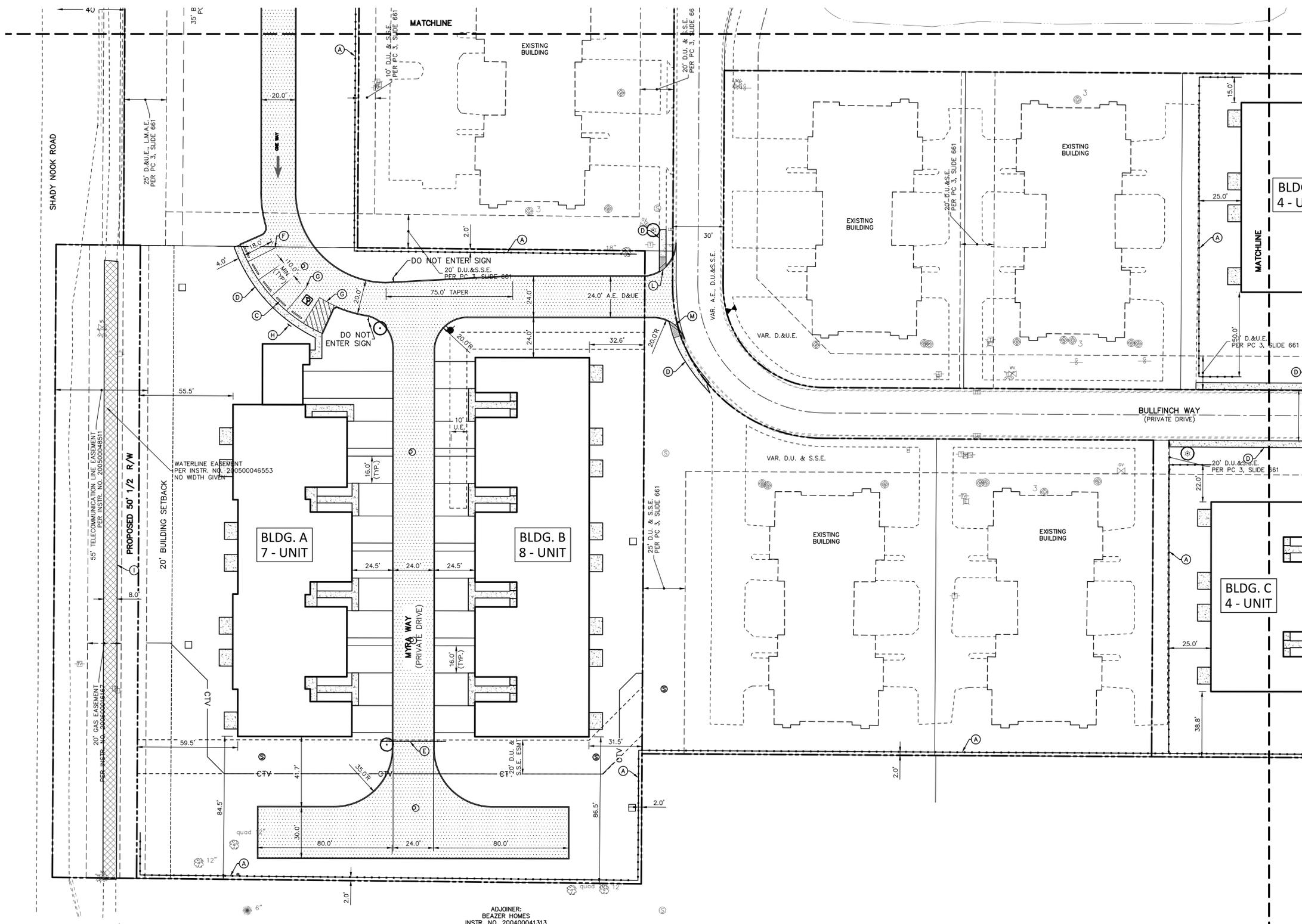
DATE: 03/29/2013  
DRAWN BY: HHH  
CHK'D BY: WAB  
JOB NO. 2012.01446

REVISIONS  
DATE COMMENTS 05/10/2013

SHEET NO.

**C3.4**

OF



**PROPOSED SITE LEGEND**

- CONCRETE PAVEMENT SECTION
- CONCRETE WALK/PATIO
- CONCRETE DRIVEWAY
- ASPHALT RIGHT-OF-WAY PAVEMENT
- ASPHALT TRAIL
- 3-RAIL VINYL FENCE
- 3" HIGH CONCRETE ROLL CURB
- PARKING BUMPER
- CONCRETE SIDEWALK
- SLIDING GATE WITH KNOX BOX PER MANUFACTURER SPECIFICATIONS
- 4" SOLID WHITE, PAINT LINE
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- A.D.A. HANDICAP RAMP TYPE "F"
- A.D.A. HANDICAP RAMP TYPE "G"
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ADJOINER:  
BEAZER HOMES  
INSTR. NO. 20040041313

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TEL 317.547.5580 FAX 317.543.0270  
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**SITE PLAN**

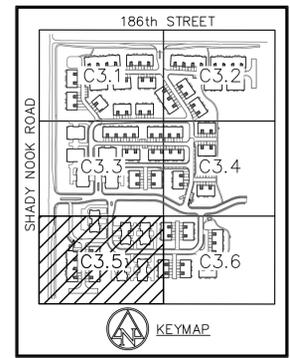
PREPARED FOR:  
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23775 COMMERCE PARK  
BEACHWOOD, OHIO

PROJECT:  
**REDWOOD AT ANDOVER**  
186th ST. & SHADY NOOK RD.  
WESTFIELD, INDIANA

DATE: 03/29/2013  
DRAWN BY: HHH  
CHK'D BY: WAB  
JOB NO. 2012.01446

REVISIONS	
AC COMMENTS	05/10/2013

SHEET NO.  
**C3.5**  
OF \_\_\_\_\_



PARKING ANALYSIS	
TOTAL UNITS =	180
REQUIRED RATIO =	2 PER UNIT
TOTAL SPACES REQUIRED =	360
2 CAR GARAGE PER UNIT	360
STANDARD PARKING (10'x18")	41
HANDICAP PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE)	2
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DEVELOPMENT STANDARDS	
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UNITS PER ACRE =	5.9
LOT COVERAGE % =	37.2%

**NOTES:**

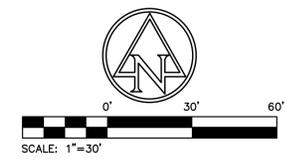
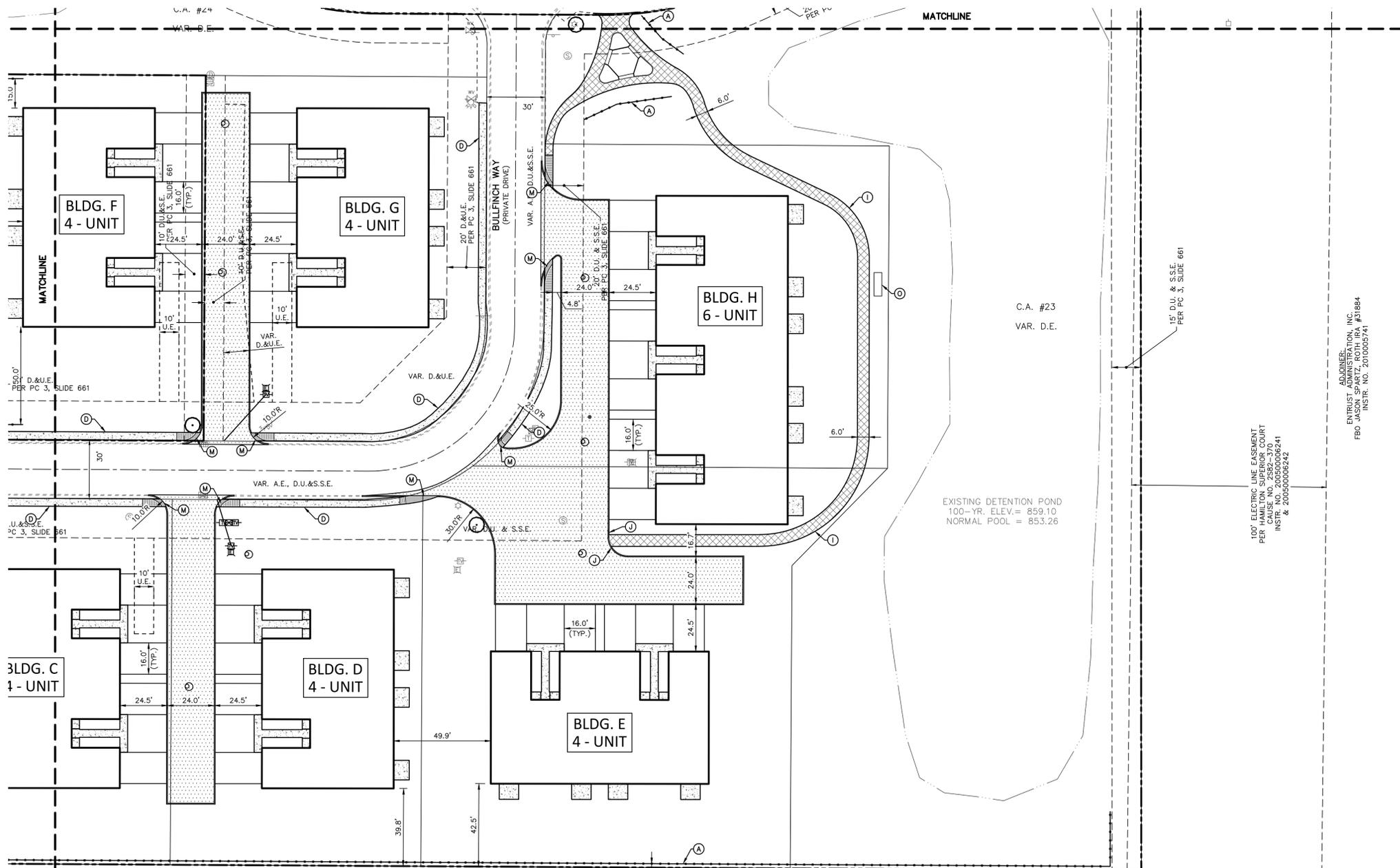
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- SITE LIGHT POLE

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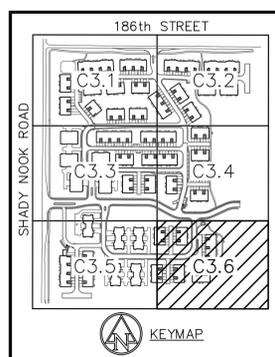
100' ELECTRIC LINE EASEMENT PER HAMILTON SUPERIOR COURT ORDER, INSTR. NO. 20050008241 INSTR. NO. 20050008241 & 20050008242

ADJOINER: ENTHUSIAST ADMINISTRATION, INC. FEB 04/08 INSTR. NO. 2010005741

EXISTING DETENTION POND 100-YR. ELEV. = 859.10 NORMAL POOL = 853.26

C.A. #23 VAR. D.E.

15' D.U. & S.S.E. PER PG. 3, SLIDE 661



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REVISIONS	
ATAC COMMENTS	05/10/2013

SHEET NO.  
**C3.6**  
OF