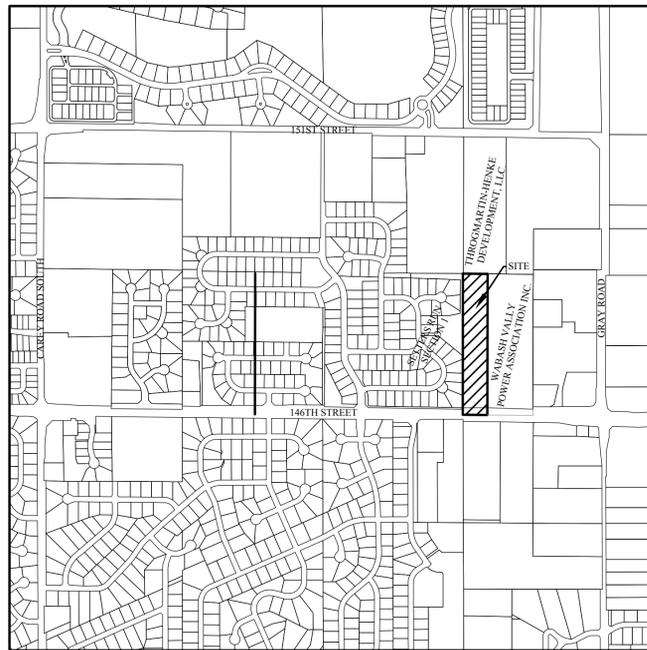


Detailed Development Plan Amendment for StorAmerica

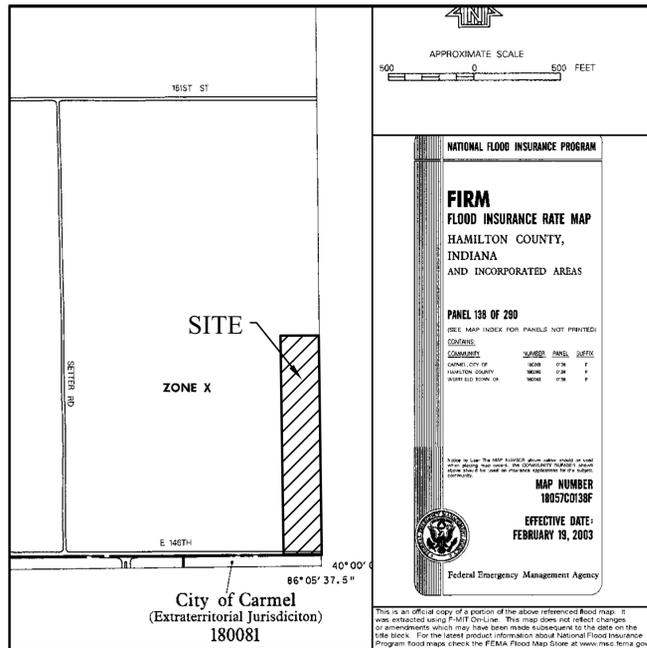
Developed by:
Real America Development, LLC
10711 America Way, Ste 200
Fishers, Indiana 46038
Phone: (317) 815-5929
Contact Person: Ronda Weybright



LOCATION MAP
SCALE: 1" = 800'



SOILS MAP
SCALE: 1" = 300'



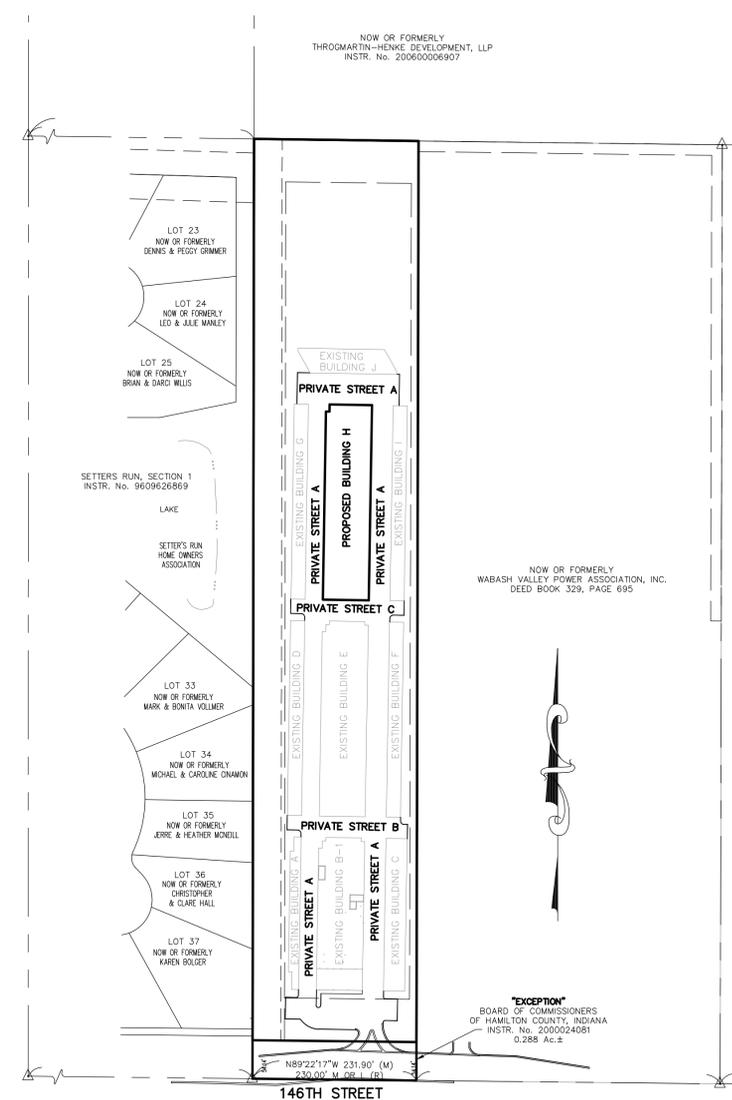
Flood Map
(NOT TO SCALE)

INDEX
DESCRIPTION

SHT.	COVER SHEET	DESCRIPTION
C001	COVER SHEET	
C200-C206	SITE PLAN	

REVISIONS

SHT.	DESCRIPTION



Site Map
SCALE: 1" = 120'

WARRANTY DEED - Instrument No. 200100004809

A part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East; thence northerly on the West line of said Quarter-Quarter a distance of 1320 feet, more or less to the Northwest corner of said Quarter-Quarter; thence easterly on the North line of said Quarter-Quarter a distance of 230 feet, more or less, to the Northwest corner of the real estate described in Deed Book 329, Page 695 (Carmel 146th Street Substation) in the Office of the Recorder of Hamilton County, Indiana; thence southerly on the West line of said real estate a distance of 1320 feet, more or less, to the Southwest corner of said real estate, said point also being on the South line of said Quarter-Quarter; thence westerly on said South line a distance of 230 feet, more or less, to the point of beginning, containing 7 acres, more or less.

EXCEPT:

A part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way line depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "A" in Instrument recorded as Instrument Number 2000-024018, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 08 minutes 41 seconds East 16.501 meters (54.14 feet) along the West line of said Quarter-Quarter Section to point "401" designated on plat recorded as Instrument Number 2000-024081, in the Office of the Recorder of Hamilton County, Indiana; thence parallel to the South line of said Quarter-Quarter Section South 89 degrees 22 minutes 12 seconds East 70.694 meters (231.94 feet) to point "402" designated on plat recorded as Instrument Number 2000-024081, in the Office of the Recorder of Hamilton County, Indiana and the East line of the grantor's land; thence South 00 degrees 09 minutes 37 seconds West 16.501 meters (54.14 feet) along said East line to the South line of said Quarter-Quarter Section; thence North 89 degrees 22 minutes 12 seconds West 70.690 meters (231.92 feet) to the point of beginning and containing 0.1166 hectares (0.288 acres), more or less, inclusive of the presently existing right-of-way which contains 0.0355 hectares (0.088 acres), more or less.

BENCHMARK:

Hamilton County Benchmark #55 - Bronze plug in 18" tall 10" x 10" concrete post, 14 feet North of Northeast wingwall, 6 feet East of East edge of pavement on Oak Road, 40 feet = North of centerline of Cool Creek.

ELEVATION = 810.10 (NAVD '88)

Br: Brookston silty clay loam- this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water. Because of these engineering limitations this site will be constructed as follows. Maple Village, Section Three, being a singlefamily development within the jurisdiction of The City of Westfield and Hamilton County will have to abide by the current Subdivision Control Ordinance. This ordinance requires that we have an artificially drained site and that the buildings within this development be well above the 100yr elevation of the proposed detention basins and therefore be protected from flooding. All buildings will be of large slab type construction. In cases where a high water table is present special footings shall be constructed. All roads will have adequate sub-base. All sanitary sewers shall be public and therefore no septic systems shall be allowed Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat

CrA: poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20 -40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability. Because of these engineering limitations this site will be constructed as follows. Maple Village, Section Three, being a singlefamily development within the jurisdiction of The City of Westfield and Hamilton County will have to abide by the current Subdivision Control Ordinance. This ordinance requires that we have an artificially drained site and that the buildings within this development be well above the 100yr elevation of the proposed detention basins and therefore be protected from flooding. All buildings will be of large slab type construction. In cases where a high water table is present special footings shall be constructed. All roads will have adequate sub-base. All sanitary sewers shall be public and therefore no septic systems shall be allowed

MmB2: Miami silt loam, 2 to 6 percent slopes, eroded This moderately well drained soil has a seasonal high water table at 2.0 to 3.5 ft. and is onsidelopes and rises on uplands. Slopes are 2 to 6 percent. the native vegetation is hardwoods. The surface layer is silt loam and has moderately loworganic matter content (1.0 to 2.0 percent). Permeability is very slow (<0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is low (5.9 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and water erosion are management concerns for crop production.

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

WESTFIELD CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS LATEST EDITIONS TO BE USED WITH THESE PLANS.

DESIGN DATA

TOTAL ACREAGE = 7.07 Ac.±

BLDG. H (PHASE 2)	356 UNITS	17,825 Sq.Ft.
TOTAL	356 UNITS	17,825 Sq.Ft.

PRIVATE STREET A	2,035.21 L.F.
PRIVATE STREET B	92.50 L.F.
PRIVATE STREET C	92.50 L.F.
TOTAL	2,220.21 L.F.

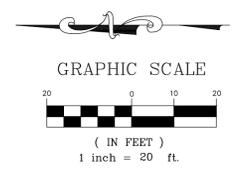
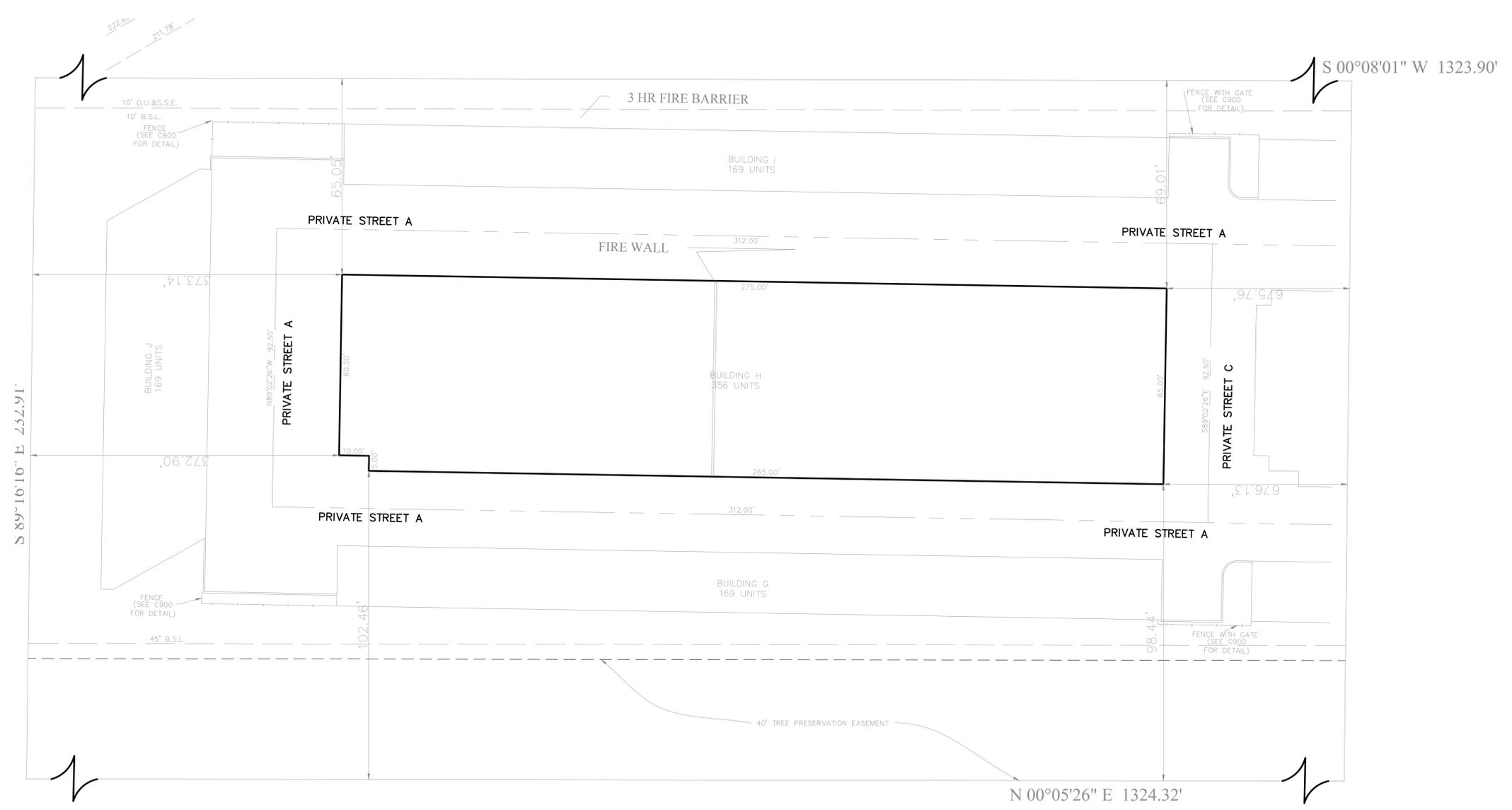
PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 E. 106TH STREET, FISHERS, INDIANA 46038 PHONE:
 (317)-849-5935
 FAX: (317)-849-5942
 CONTACT PERSON: BRIAN K ROBINSON

David J. Stoepfelwerth
 David J. Stoepfelwerth
 Professional Engineer
 No. 19358

01/12/16

DATE

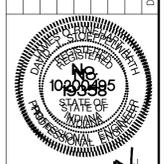




LEGEND

B.S.L. Building setback line
D.U.I.E. Drainage & utility easement
RAD. Radius
H.C. Handicap

BENCHMARK:
Hamilton County Benchmark #55 - Bronze plug in 18" tall 10" x 10" concrete post, 14 feet North of Northeast wingwall, 6 feet East of East edge of pavement on Oak Road, 40 feet ± North of centerline of Cool Creek.
ELEVATION = 810.10 (NAVD '88)



STOPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942
Toll Free: (800) 728-6917

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OF ORIGINAL BOUNDARY SURVEY, A ROUTE REPORT, OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 10/27/2016



HAMILTON COUNTY, INDIANA

RABCO UNIT MIX COUNT
JOB: LU-10-K-1345 DATE: 12/18/2010

BLDG B (2 STORY)

CLIMATE CONTROLLED				NON-CLIMATE CONTROLLED					
WIDTH	DEPTH	SQ. FT.	# UNITS	CC TOTAL S.F. SQ. FT.	% OF UNIT	# UNITS	NCC TOTAL S.F. SQ. FT.	% OF UNIT	TOTAL UNITS
5	5	25	3	-	0.00%	3	75	1.58%	3
5	10	50	15	750	7.89%	6	300	3.16%	21
5	15	75	1	-	0.00%	1	75	0.53%	1
10	10	100	80	9,300	48.95%	27	2,700	14.21%	120
10	20	200	14	2,100	7.81%	1	-	0.00%	14
10	25	250	-	-	0.00%	200	0.53%	1	200
10	30	300	-	-	0.00%	-	-	0.00%	0
15	15	225	-	-	0.00%	-	-	0.00%	0
7.5	10	75	20	1,500	10.53%	-	-	0.00%	20
7.5	15	112.5	4	250	2.11%	-	-	0.00%	4
12	40	480	-	-	0.00%	-	-	0.00%	0
5	12	60	1	60	0.53%	-	-	0.00%	1
10	12	120	5	600	2.63%	-	-	0.00%	5
TOTALS:			152	14,760	80.00%	38	3,350	20.00%	190

TOTAL RENTABLE UNITS: 190
TOTAL OFFICE SQ. FT.: 1850
TOTAL HALLWAY/MECH. SQ. FT.: 7,640
TOTAL UNIT SQUARE FOOTAGE: 18,110
TOTAL GROSS SQUARE FOOTAGE: 27,700
TOTAL PERCENT RENTABLE: 65.38%

RABCO UNIT MIX COUNT
JOB: LU-10-K-1345 DATE: 12/18/2010

BLDG E & H (PHASE 2)

CLIMATE CONTROLLED				NON-CLIMATE CONTROLLED					
WIDTH	DEPTH	SQ. FT.	# UNITS	CC TOTAL S.F. SQ. FT.	% OF UNIT	# UNITS	NCC TOTAL S.F. SQ. FT.	% OF UNIT	TOTAL UNITS
5	5	25	2	50	0.56%	8	200	2.25%	10
5	10	50	64	3,200	17.98%	16	800	4.49%	80
5	15	75	1	75	0.28%	1	75	0.26%	2
10	10	100	84	6,400	17.98%	68	6,800	24.72%	152
10	15	150	-	-	0.00%	12	1,800	3.37%	12
10	20	200	-	-	0.00%	4	800	1.12%	4
10	25	250	-	-	0.00%	-	-	0.00%	0
10	30	300	-	-	0.00%	-	-	0.00%	0
15	15	225	-	-	0.00%	-	-	0.00%	0
7.5	10	75	92	6,900	25.84%	-	-	0.00%	92
12.5	10	125	4	500	1.12%	-	-	0.00%	4
12	40	480	-	-	0.00%	-	-	0.00%	0
0	0	0	-	-	0.00%	-	-	0.00%	0
0	0	0	-	-	0.00%	-	-	0.00%	0
TOTALS:			277	17,125	63.76%	128	12,475	36.24%	356

TOTAL RENTABLE UNITS: 356
TOTAL OFFICE SQ. FT.: 5,976
TOTAL HALLWAY/MECH. SQ. FT.: 29,600
TOTAL UNIT SQUARE FOOTAGE: 35,575
TOTAL GROSS SQUARE FOOTAGE: 35,575
TOTAL PERCENT RENTABLE: 83.20%

RABCO UNIT MIX COUNT
JOB: LU-10-K-1345 DATE: 12/18/2010

BLDGS. A C F D G & J

CLIMATE CONTROLLED				NON-CLIMATE CONTROLLED					
WIDTH	DEPTH	SQ. FT.	# UNITS	CC TOTAL S.F. SQ. FT.	% OF UNIT	# UNITS	NCC TOTAL S.F. SQ. FT.	% OF UNIT	TOTAL UNITS
5	5	25	-	-	0.00%	-	-	0.00%	0
5	10	50	-	-	0.00%	11	550	6.51%	11
5	15	75	-	-	0.00%	-	-	0.00%	0
10	10	100	-	-	0.00%	3	300	1.78%	3
10	15	150	-	-	0.00%	18	2,700	10.65%	18
10	20	200	-	-	0.00%	30	20,800	51.54%	104
10	25	250	-	-	0.00%	-	-	0.00%	0
10	30	300	-	-	0.00%	-	-	0.00%	0
15	15	225	-	-	0.00%	21	6,300	12.43%	21
7.5	10	75	-	-	0.00%	-	-	0.00%	0
12.5	10	125	-	-	0.00%	-	-	0.00%	0
12	40	480	-	-	0.00%	12	5,760	7.10%	12
0	0	0	-	-	0.00%	-	-	0.00%	0
0	0	0	-	-	0.00%	-	-	0.00%	0
0	0	0	-	-	0.00%	-	-	0.00%	0
TOTALS:			6	-	0.00%	169	36,410	100.00%	169

TOTAL RENTABLE UNITS: 169
TOTAL OFFICE SQ. FT.: -
TOTAL HALLWAY/MECH. SQ. FT.: -
TOTAL UNIT SQUARE FOOTAGE: 36,410
TOTAL GROSS SQUARE FOOTAGE: 36,410
TOTAL PERCENT RENTABLE: 100.00%



CALL TOLL FREE
1-800-382-5544

CAUTION
LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE. (including, but not limited to, manholes, inlets, valves, & 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 SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

SITE PLAN
STORAMERICA

DRAWN BY: KRG CHECKED BY: BKR
SHEET NO: C200
5 & 4 JOB NO: 59815RAD