

**EXHIBIT "C"**

**Architectural Character Imagery**

# VANDALIA TRAIL APARTMENTS

119 N. PERRY ROAD, PLAINFIELD, IN 46168



HERMAN & KITTLE  
PROPERTIES, INC.

500 East 96th Street, Suite 300  
Indianapolis, IN 46240  
(317) 846-3111  
www.hermankittle.com

## DEVELOPER

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Indianapolis, Indiana 46240  
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## ARCHITECT

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Indianapolis, Indiana 46240  
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Contact: Elizabeth Eby  
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## CONTRACTOR

HERMAN & KITTLE PROPERTIES, INC.  
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Indianapolis, Indiana 46240  
Phone: 317.846.3111  
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VICINITY MAPS

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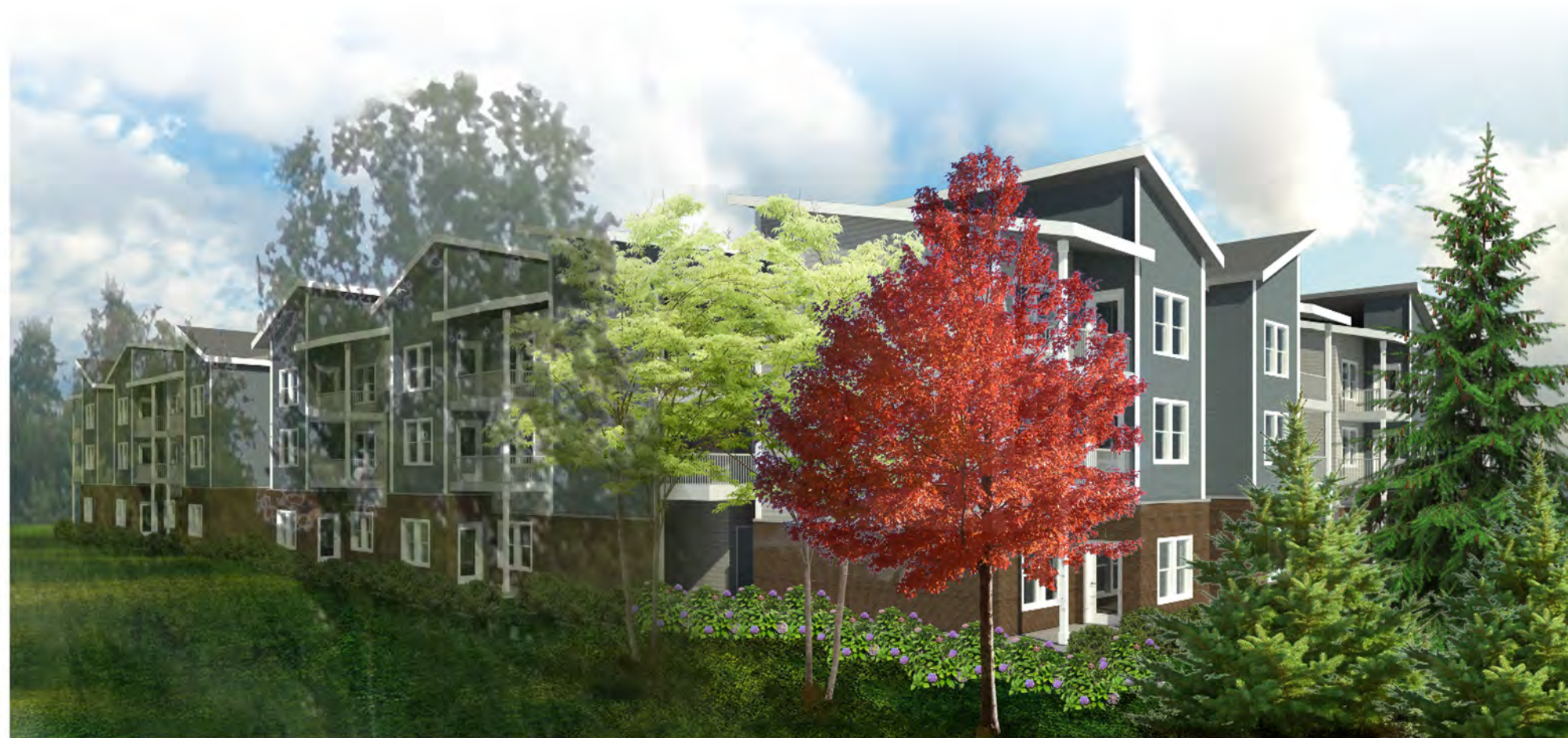
VANDALIA TRAIL  
APARTMENTS

119 N. PERRY ROAD, PLAINFIELD, IN 46168

COVER

| JOB NO. | DATE     |
|---------|----------|
| 19-004  | 07/25/19 |

SHEET NO.  
A000



**HERMAN & KITTLE  
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**VANDALIA TRAIL  
APARTMENTS**

119 N. PERRY ROAD, PLAINFIELD, IN 46168

**UNIT MIX**

LEVEL 1  
LEVEL 2  
LEVEL 3  
CLUBHOUSE  
BIKE STORAGE  
STORAGE  
BREEZEE WAYS

**TOTAL**

**GARAGE AREA**

**TOTAL BUILDING AREA**

| # OF BUILDINGS | # UNITS | 1BR/1BA-ACC | 1BR- CORNER | 1BR/1BA | 2BR/2BA-ACC | 2BR/2BA  | 3BR/2BA-ACC | 3BR/2BA | AREA      |
|----------------|---------|-------------|-------------|---------|-------------|----------|-------------|---------|-----------|
| 1              |         | 790 SF      | 1,040 SF    | 790 SF  | 1,050 SF    | 1,050 SF | 1,320 SF    | 1,320SF |           |
|                | 15      | 2           | 0           | 3       | 2           | 6        | 1           | 1       | 14,994 SF |
|                | 17      |             | 2           | 5       |             | 8        |             | 2       | 17,070 SF |
|                | 17      |             | 2           | 5       |             | 8        |             | 2       | 17,070 SF |
| 1              |         |             |             |         |             |          |             |         | 2,160 SF  |
| 1              |         |             |             |         |             |          |             |         | 250 SF    |
| 8 (5X5')       |         |             |             |         |             |          |             |         | 500 SF    |
|                |         |             |             |         |             |          |             |         | 9,846 SF  |
|                | 49      | 2           | 4           | 13      | 2           | 22       | 1           | 5       | 61,890 SF |
|                |         |             |             |         |             |          |             |         | 4,586 SF  |
|                |         |             |             |         |             |          |             |         | 66,476 SF |

**PARKING & STORAGE**

PARKING  
STORAGE  
GARAGE TYPE A (BUILDING)  
GARAGE TYPE B (BUILDING)

**TOTAL**

| SURFACE SPACES | HC SURFACE | GARAGE | HC | STANDARD | AREA  |
|----------------|------------|--------|----|----------|-------|
| 98             | 9          |        |    | 78       |       |
|                |            |        | 1  | 6        |       |
|                |            | 1      | 1  | 6*       | 2,370 |
|                |            | 1      | 0  | 6        | 2,216 |
|                |            | 2      |    | 12*      | 4,586 |

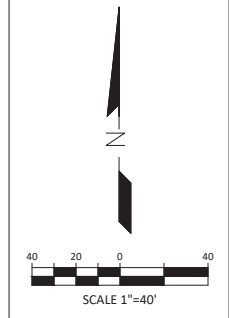
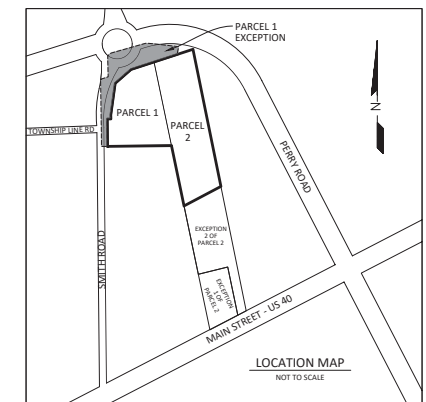
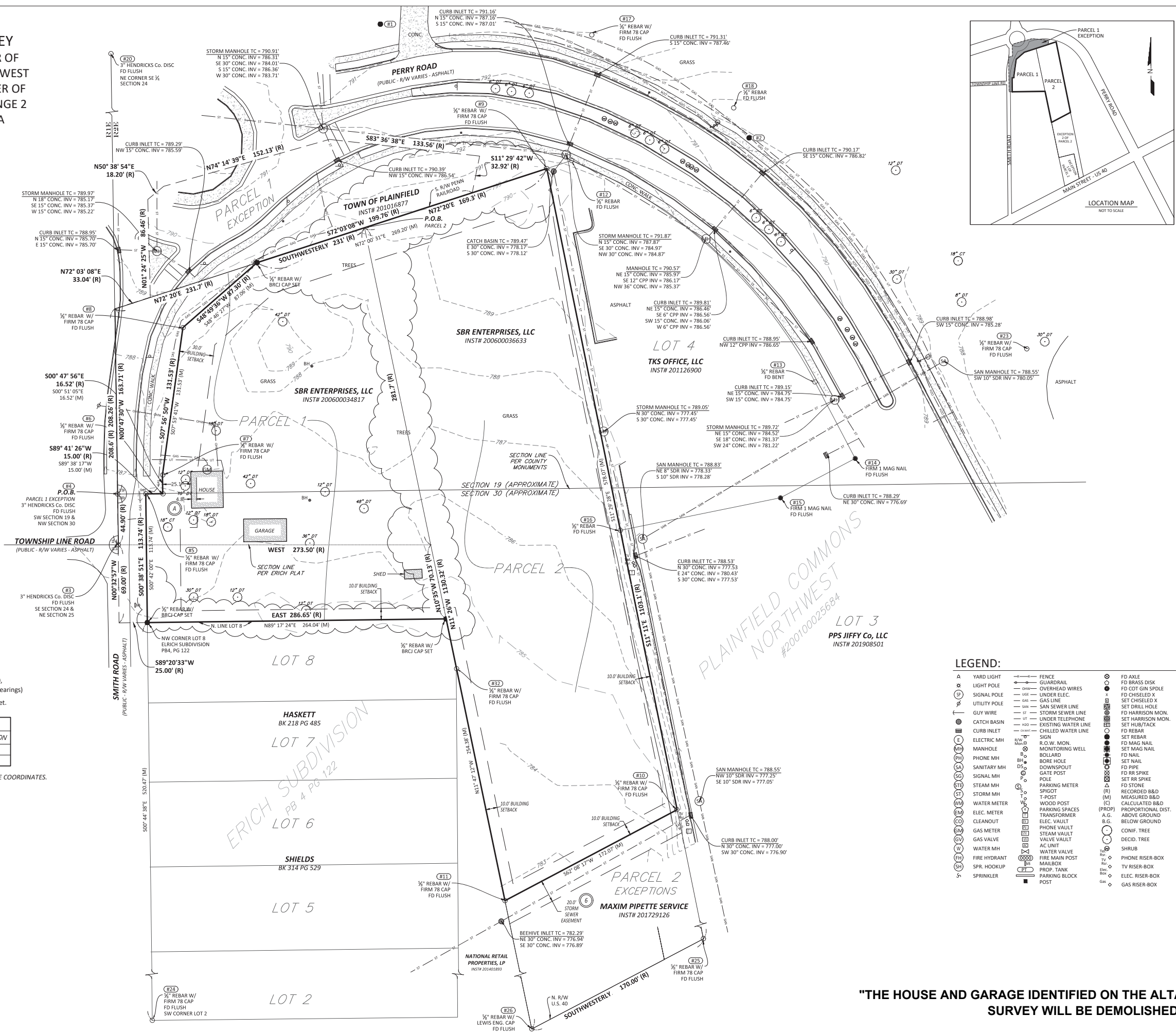
\* Note: One garage space will be used as a maintenance bay.

BUILDING  
SUMMARY

| JOB NO. | DATE     |
|---------|----------|
| 19-004  | 07/25/19 |

SHEET NO.  
A001

**ALTA / NSPS LAND TITLE SURVEY**  
 A PART OF THE SOUTHWEST QUARTER OF  
 SECTION 19 AND A PART OF THE NORTHWEST  
 QUARTER OF THE NORTHWEST QUARTER OF  
 SECTION 30, TOWNSHIP 15 NORTH, RANGE 2  
 EAST, HENDRICKS COUNTY, INDIANA



**CONTROL POINTS:**

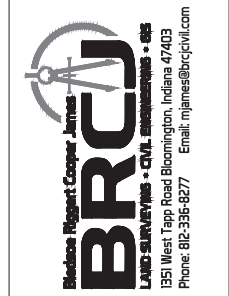
HORIZONTAL DATUM: Reference Frame NAD 83(2011) Epoch 2010.0000,  
 Indiana State Plane Coordinates West Zone, U.S. Survey Feet. (Basis of Bearings)  
 VERTICAL DATUM: NAVD88 (Computed using Geoid 12B), U.S. Survey Feet.

| POINT # | NORTHING     | EASTING      | ELEVATION | DESCRIPTION |
|---------|--------------|--------------|-----------|-------------|
| 1       | 1629710.2024 | 3156073.1254 | 791.48    | SI WT CAP   |
| 2       | 1629609.7100 | 3156398.9300 | 791.22    | SI WT CAP   |

ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES.

**LEGEND:**

|   |              |   |                     |   |                    |
|---|--------------|---|---------------------|---|--------------------|
| A | YARD LIGHT   | — | FENCE               | ⊗ | FD AXLE            |
| ⊗ | LIGHT POLE   | — | GUARDRAIL           | ⊙ | FD BRASS DISK      |
| ⊙ | SIGNAL POLE  | — | OVERHEAD WIRES      | ⊗ | FD COT GIN SPDL    |
| ⊙ | UTILITY POLE | — | UNDER ELEC.         | ⊗ | FD CHISELED X      |
| ⊙ | GUY WIRE     | — | GAS LINE            | ⊗ | SET CHISELED X     |
| ⊙ | CATCH BASIN  | — | SAN                 | ⊗ | SET DRILL HOLE     |
| ⊙ | CURB INLET   | — | STORM SEWER LINE    | ⊗ | FD HARRISON MON.   |
| ⊙ | ELECTRIC MH  | — | UNDER TELEPHONE     | ⊗ | SET HARRISON MON.  |
| ⊙ | MANHOLE      | — | EXISTING WATER LINE | ⊗ | SET HUB/TACK       |
| ⊙ | PHONE MH     | — | CHILLED WATER LINE  | ⊗ | FD REBAR           |
| ⊙ | SANITARY MH  | — | SIGN                | ⊗ | SET REBAR          |
| ⊙ | SIGNAL MH    | — | R.O.W. MON.         | ⊗ | FD MAG NAIL        |
| ⊙ | STEAM MH     | — | MONITORING WELL     | ⊗ | SET MAG NAIL       |
| ⊙ | STORM MH     | — | BOLLARD             | ⊗ | FD NAIL            |
| ⊙ | WATER METER  | — | BORIE HOLE          | ⊗ | SET NAIL           |
| ⊙ | ELEC. METER  | — | DOWNSPOUT           | ⊗ | FD PIPE            |
| ⊙ | CLEANOUT     | — | GATE POST           | ⊗ | FD RR SPIKE        |
| ⊙ | GAS METER    | — | POLE                | ⊗ | SET RR SPIKE       |
| ⊙ | GAS VALVE    | — | PARKING METER       | ⊗ | FD STONE           |
| ⊙ | WATER MH     | — | SPIGOT              | ⊗ | RECORDED B&D       |
| ⊙ | FIRE HYDRANT | — | T-POST              | ⊗ | MEASURED B&D       |
| ⊙ | SPR. HOOKUP  | — | WOOD POST           | ⊗ | CALCULATED B&D     |
| ⊙ | SPRINKLER    | — | PARKING SPACES      | ⊗ | PROPORTIONAL DIST. |
|   |              |   | TRANSFORMER         | ⊗ | (PROP)             |
|   |              |   | ELEC. VAULT         | ⊗ | A.G.               |
|   |              |   | PHONE VAULT         | ⊗ | ABOVE GROUND       |
|   |              |   | STEAM VAULT         | ⊗ | BELOW GROUND       |
|   |              |   | VALVE VAULT         | ⊗ | CONF. TREE         |
|   |              |   | AC UNIT             | ⊗ | DC/DIC. TREE       |
|   |              |   | WATER VALVE         | ⊗ | SHRUB              |
|   |              |   | PHONE MAIN POST     | ⊗ | PHONE RISER-BOX    |
|   |              |   | MAILBOX             | ⊗ | RISER-BOX          |
|   |              |   | PROP. TANK          | ⊗ | ELEC. RISER-BOX    |
|   |              |   | PARKING BLOCK       | ⊗ | GAS RISER-BOX      |
|   |              |   | POST                | ⊗ |                    |



**N. PERRY ROAD & SMITH ROAD**  
**PLAINFIELD, INDIANA**  
 FOR  
**HERMAN & KITTLE PROPERTIES, INC.**

SURVEYED BY: B.H., J.L., G.W.  
 DRAWN BY: R.S.L.  
 CHECKED BY: M.J.J.  
 DATE: JUNE 14, 2019

**ALTA / NSPS SURVEY**  
 SHEET **1** OF **2**  
 PROJECT NO. **10127**

**"THE HOUSE AND GARAGE IDENTIFIED ON THE ALTA SURVEY WILL BE DEMOLISHED"**

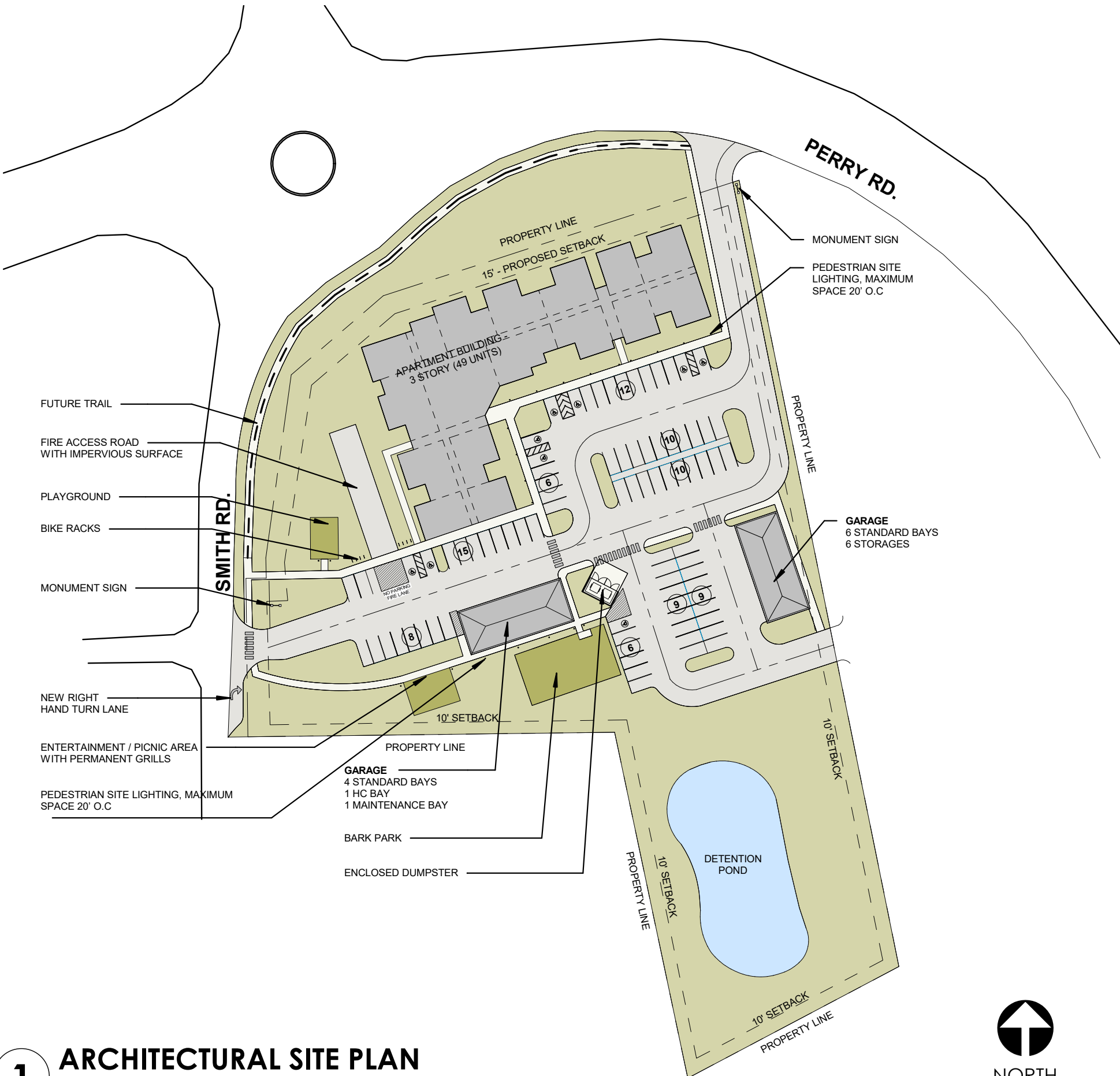


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APARTMENTS**

119 N. PERRY ROAD, PLAINFIELD, IN 46168



**1 ARCHITECTURAL SITE PLAN**  
1" = 80'-0"



**BUILDING SUMMARY**

**UNIT SUMMARY**

| UNIT TYPES   | TOTAL     | 10% ACCESSIBLE | TYPICAL   |
|--------------|-----------|----------------|-----------|
| 1 BEDROOM    | 19        | 2              | 17        |
| 2 BEDROOM    | 24        | 3              | 21        |
| 3 BEDROOM    | 6         | 1              | 5         |
| <b>TOTAL</b> | <b>49</b> | <b>6</b>       | <b>43</b> |

**SURFACE PARKING**

TOTAL REQUIRED: 74 PARKING SPACES (1.5 PER UNIT)

| TOTAL PROVIDED            |           |
|---------------------------|-----------|
| STANDARD RESIDENT PARKING | 76 SPACES |
| HANDICAP                  | 9 SPACES  |

TOTAL PARKING PROVIDED: 86 SPACES (1.74 PER UNIT)

**TOTAL GARAGES PROVIDED**

|                 |           |
|-----------------|-----------|
| 2 RAGE BUILDING |           |
| HANDICAP BAY    | 1 SPACE   |
| STANDADARD BAY  | 11 SPACES |

**SITE AMENITIES**

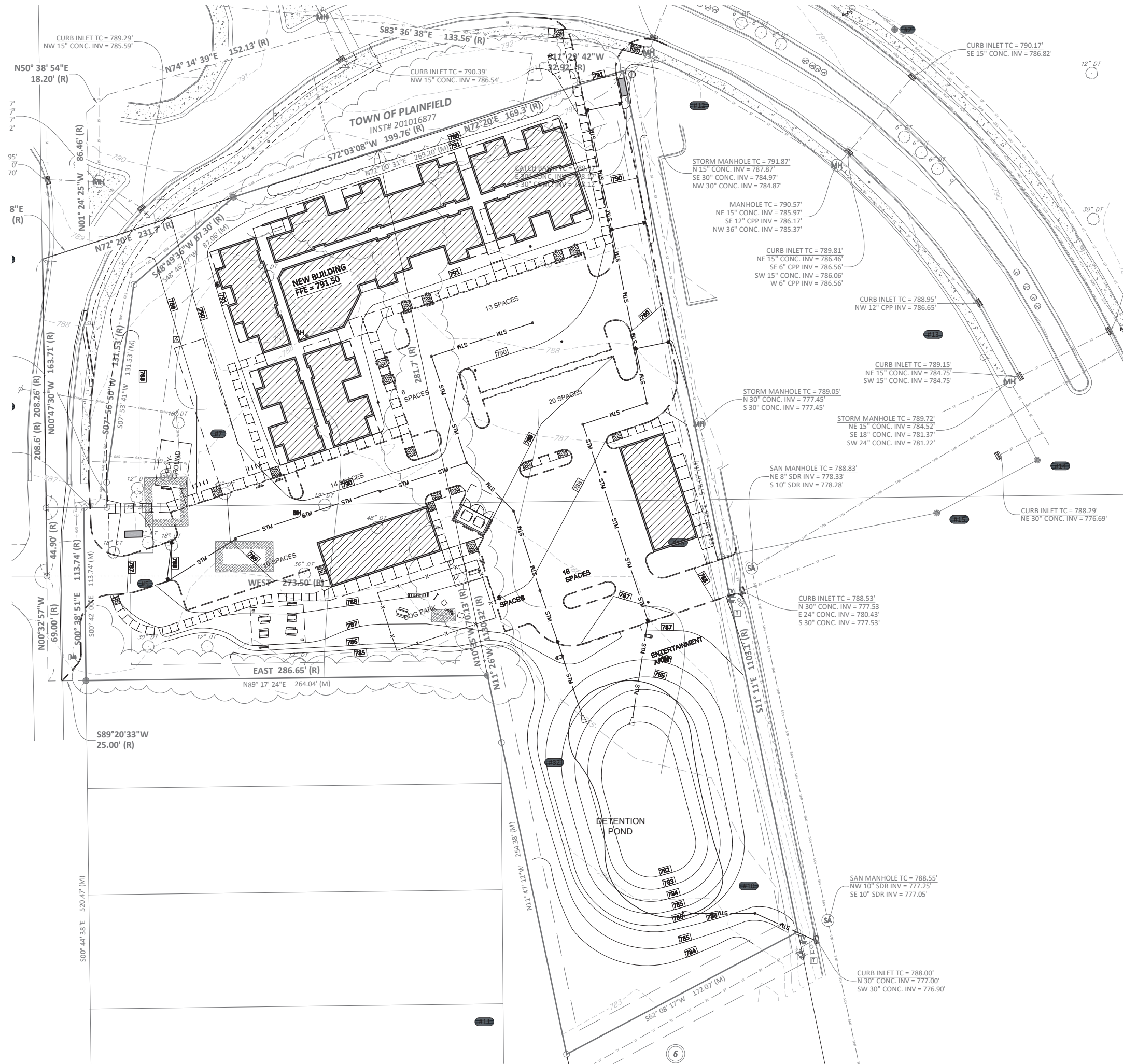
- MONUMENT SIGNS
- DUMPSTER ENCLOSED
- OUTDOOR ENTERTAINMENT AREA
- PLAYGROUND, BIKE RACKS & BIKE STORAGE
- BARK PARK

**"NO PORTION OF THE SITE IS LOCATED IN A FLOOD  
PLAIN OR CONTAINS WETLANDS."**

ARCHITECTURAL  
SITE PLAN

| JOB NO. | DATE     |
|---------|----------|
| 19-004  | 08/15/19 |

SHEET NO.  
ASP 1



**GENERAL NOTES**

- A. TEMPORARILY SEED ALL DISTURBED AREA.
- B. REFER TO LANDSCAPE SHEETS FOR AREAS OF PERMANENT SEEDING AND/OR SOD.
- C. REFER TO STORMWATER POLLUTION PREVENTION NOTES AND DETAIL SHEETS.
- D. ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH THE TOWN OF PLAINFIELD STANDARDS.
- E. ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

**PLAN NOTES**

1. CONSTRUCTION ENTRANCE.
2. INLET PROTECTION.
3. SILT FENCE.

**PLAN SYMBOLS**

- CONCRETE WASHOUT AREA
- SILT FENCE
- PROPOSED STORM SEWERS
- CONSTRUCTION/GRADING LIMITS
- PROPOSED CONTOURS
- PROPOSED IMPROVEMENTS
- TREE PROTECTION

**VANDALIA TRAIL APARTMENTS**

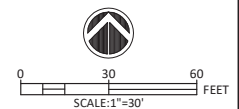
PLAINFIELD, IN

**TAC DEVELOPMENT PLAN**

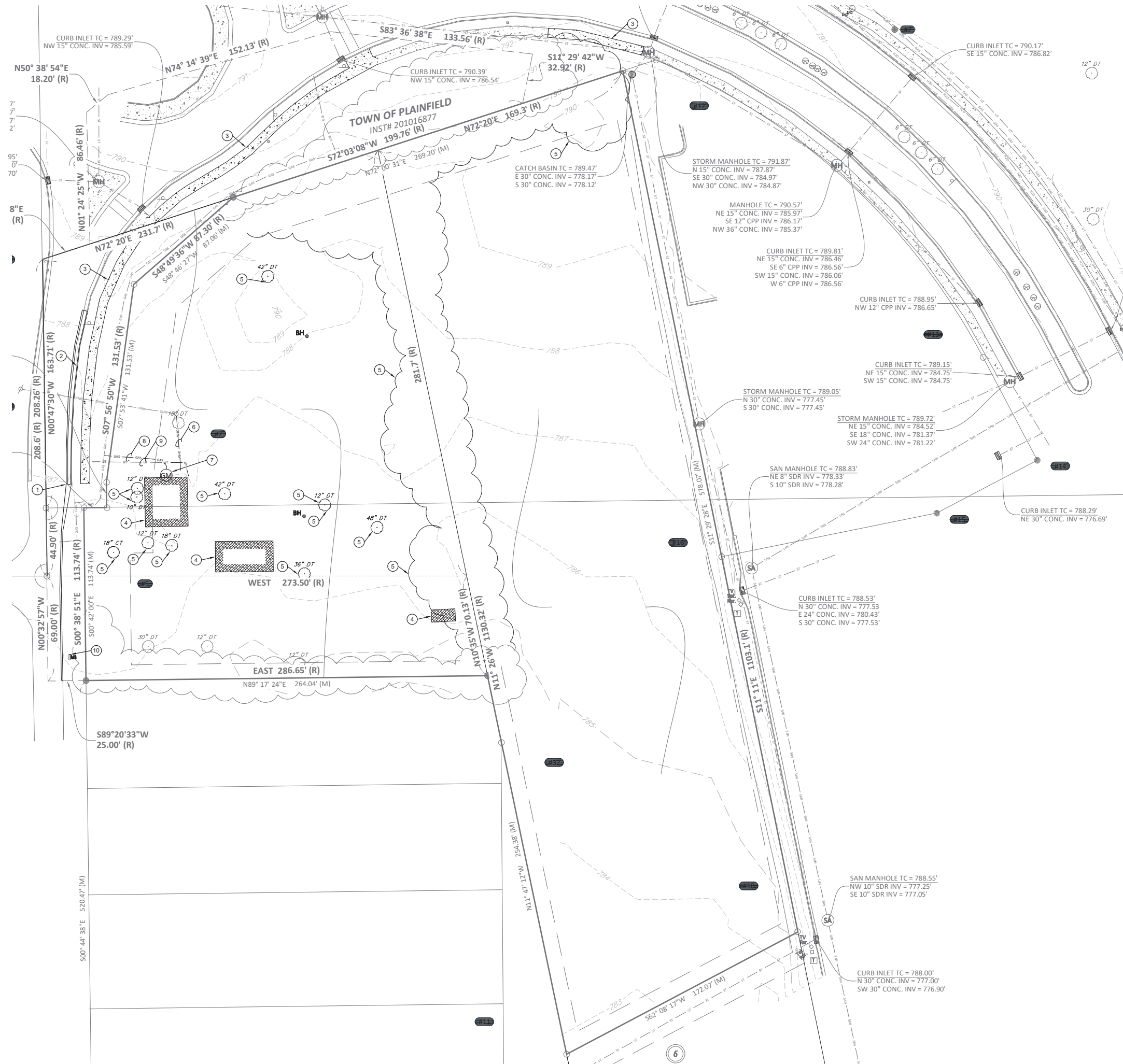
| NUMBER | DATE | DESCRIPTION |
|--------|------|-------------|
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |

**STORMWATER POLLUTION PREVENTION PLAN**

SCALE: 1" = 30'  
DATE: AUG 29, 2019  
PROJECT #: 191PSC25  
DRAWN: CLM  
COORD: ADS  
APPROVED: ADS



**C100**



**VANDALIA TRAIL APARTMENTS**  
 PLAINFIELD, IN

**TAC DEVELOPMENT PLAN**

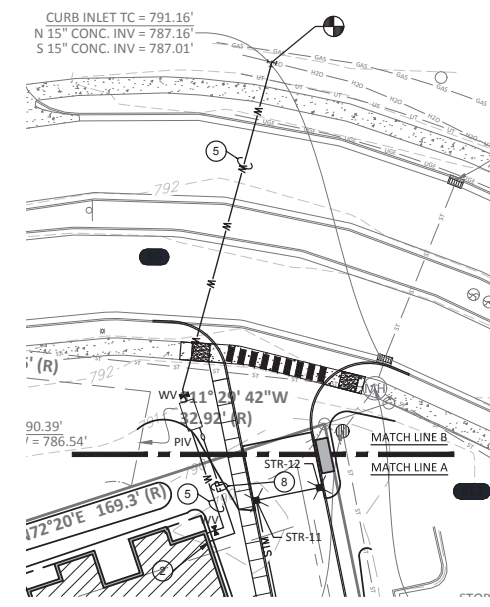
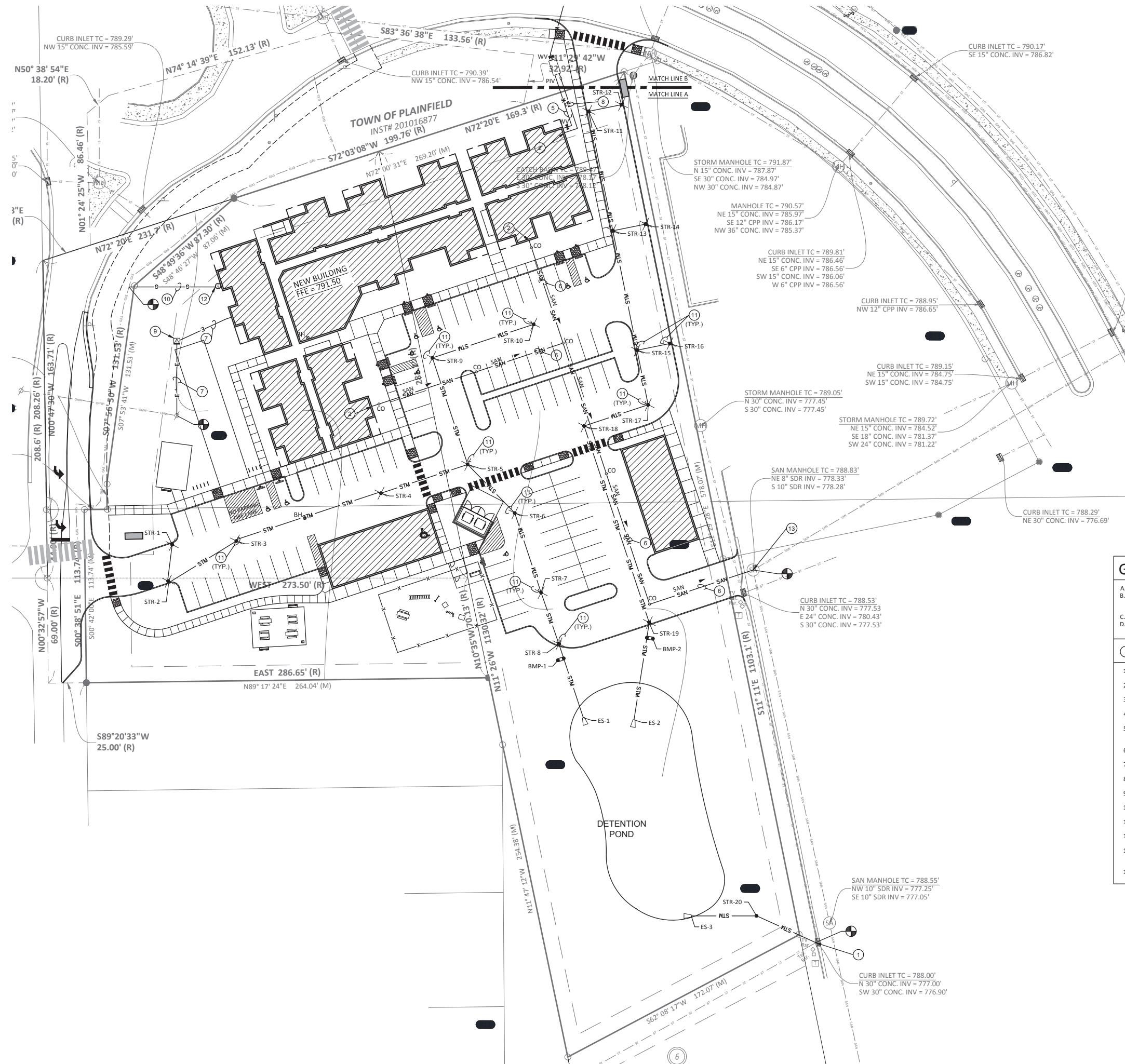
| NUMBER | DATE | DESCRIPTION |
|--------|------|-------------|
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |

**SITE DEMOLITION PLAN**

SCALE: 1" = 30'  
 DATE: AUG 29, 2019  
 PROJECT #: 19JPS25  
 DRAWN: CLM  
 COORD: ADS  
 APPROVED: ADS

**C200**





1 SITE UTILITY PLAN  
SCALE: 1"=30'

**GENERAL NOTES**

- A. REFER TO UTILITY DETAILS FOR NOTE REFERENCES.
- B. ALL CASTINGS SHALL HAVE THE WORDS "NO DUMPING DRAINS TO STREAM" CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" HEIGHT. A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
- C. CASTINGS TO BE NEENAH TYPE OR APPROVED EQUAL.
- D. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

**PLAN NOTES**

- 1. CONTRACTOR TO FIELD VERIFY EXISTING STORM SEWER LOCATION, ELEVATION AND SIZE.
- 2. COORDINATE SIZE, LOCATION AND ELEVATION OF PIPING WITH PLUMBING PLANS.
- 3. NEW EXTERIOR CLEANOUT PER DETAIL DS-S07 ON SHEET 17 OF THE TOWN STANDARDS.
- 4. WATER AND SEWER CROSSING, MINIMUM 18" CLEARANCE OR USE CONCRETE CRADLE.
- 5. NEW 2" WATER LINE PER TOWN STANDARDS. SEE SHEET 11 OF TOWN STANDARD DETAILS.
- 6. NEW 6" SANITARY SEWER (PVC SDR-26) @ 2.5%. PER TOWN STANDARD DETAIL DS-S01.
- 7. NEW ELECTRICAL LINE.
- 8. NEW FIRE PROTECTION LINE.
- 9. NEW TRANSFORMER.
- 10. NEW GAS LINE.
- 11. INLET SUBSURFACE DRAIN.
- 12. NEW GAS METER.
- 13. SANITARY MANHOLE CONNECTION SHALL BE PER DETAIL DS-S03 ON SHEET 16 OF THE TOWN STANDARDS.
- 14. NEW FIRE SERVICE VAULT.

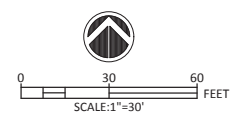
**VANDALIA TRAIL APARTMENTS**  
 PLAINFIELD, IN

**TAC DEVELOPMENT PLAN**

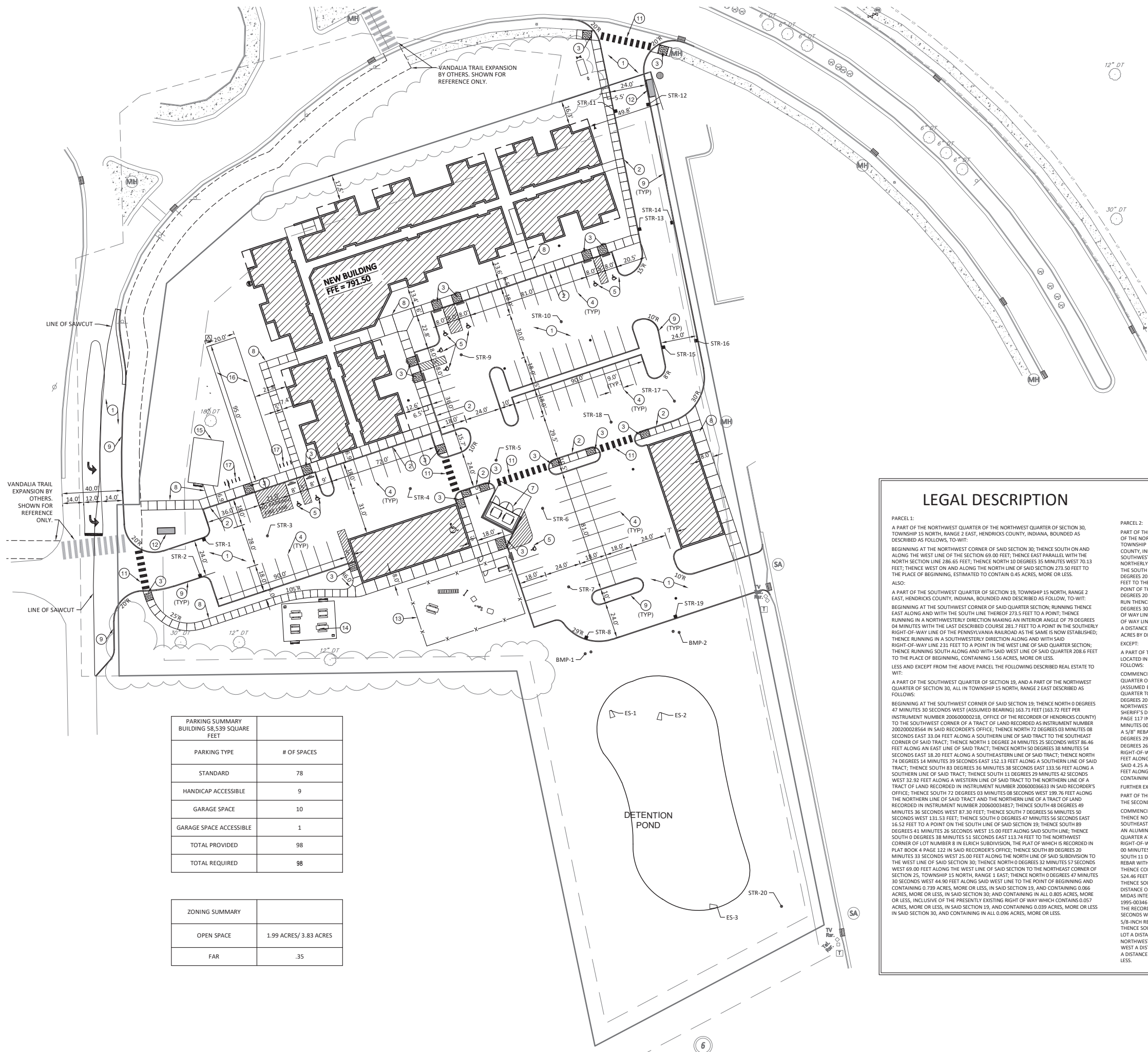
| NUMBER | DATE | DESCRIPTION |
|--------|------|-------------|
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |

**SITE UTILITY PLAN**

SCALE: 1" = 30'  
 DATE: AUG 29, 2019  
 PROJECT #: 191PSC25  
 DRAWN: CLM  
 COORD: ADS  
 APPROVED: ADS



**C400**



| PARKING SUMMARY<br>BUILDING 58,539 SQUARE FEET |             |
|--|-------------|
| PARKING TYPE                                   | # OF SPACES |
| STANDARD                                       | 78          |
| HANDICAP ACCESSIBLE                            | 9           |
| GARAGE SPACE                                   | 10          |
| GARAGE SPACE ACCESSIBLE                        | 1           |
| TOTAL PROVIDED                                 | 98          |
| TOTAL REQUIRED                                 | 98          |

| ZONING SUMMARY |                        |
|----------------|------------------------|
| OPEN SPACE     | 1.99 ACRES/ 3.83 ACRES |
| FAR            | .35                    |

### GENERAL NOTES

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND FEDERAL AGENCIES PRIOR TO STARTING CONSTRUCTION.
- B. CONTRACTOR SHALL VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING SEWERS PRIOR TO START OF CONSTRUCTION.
- C. CONTRACTOR SHALL MAINTAIN A COMPLETE AND OPERABLE UTILITY SYSTEM AT ALL TIMES.
- D. CONTRACTOR SHALL INCLUDE COSTS FOR CUTTING AND PATCHING AS REQUIRED IN THEIR BID PROPOSAL TO COMPLETELY INSTALL THE WORK INDICATED.
- E. CONTRACTOR SHALL INCLUDE ALL TAP FEES, PERMIT FEES AND APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- F. INFORMATION SHOWN WAS OBTAINED FROM A SITE SURVEY OF EXISTING CONDITIONS AND IS UNCONFIRMED. CONTRACTOR IS REQUIRED TO FIELD VERIFY THIS INFORMATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES SO MODIFICATION CAN BE MADE.
- G. CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS WITH THE OWNER AND LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK. UTILIZE THE INDIANA UNDERGROUND UTILITY LOCATION SERVICE AT 811 OR 800-382-5544 PRIOR TO ANY EXCAVATION ON THE SITE.

### PLAN NOTES

1. NEW ASPHALT PAVEMENT.
2. NEW CONCRETE CURB AND WALK.
3. NEW ACCESSIBLE CURB RAMP.
4. NEW 4" WIDE PAINTED PARKING STRIPE, WHITE.
5. NEW ACCESSIBLE PARKING SPACE.
6. NEW CONCRETE STOOP. REFER TO STRUCTURAL DRAWINGS.
7. NEW DUMPSTER ENCLOSURE.
8. NEW CONCRETE SIDEWALK.
9. NEW CONCRETE CURB.
10. NEW 7" THICK CONCRETE PAVEMENT.
11. NEW CROSS WALK.
12. NEW MONUMENT SIGN. REFER TO ARCHITECTURAL DRAWINGS.
13. NEW DOG PARK.
14. NEW PICNIC AREA WITH PERMANENT GRILLS.
15. NEW PLAYGROUND AREA.
16. NEW GRASS PAVE FIRE ACCESS DRIVE.
17. NEW BIKE RACK.

### LEGAL DESCRIPTION

**PARCEL 1:**  
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA, BOUNDED AS DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30, THENCE SOUTH ON AND ALONG THE WEST LINE OF THE SECTION 69.00 FEET; THENCE EAST PARALLEL WITH THE NORTH SECTION LINE 286.65 FEET; THENCE NORTH 10 DEGREES 25 MINUTES WEST 70.13 FEET; THENCE WEST ON AND ALONG THE NORTH LINE OF SAID SECTION 278.50 FEET TO THE PLACE OF BEGINNING, ESTIMATED TO CONTAIN 0.45 ACRES, MORE OR LESS.

**ALSO:**  
A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST ALONG AND WITH THE SOUTH LINE THEREOF 273.5 FEET TO A POINT; THENCE RUNNING IN A NORTHWESTERLY DIRECTION MAKING AN INTERIOR ANGLE OF 79 DEGREES 04 MINUTES WITH THE LAST DESCRIBED COURSE 281.7 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD ALONG AND WITH SAID RIGHT-OF-WAY LINE 331 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER SECTION; THENCE RUNNING SOUTH ALONG AND WITH SAID WEST LINE OF SAID QUARTER SECTION; THENCE RUNNING SOUTH ALONG AND WITH SAID WEST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING, CONTAINING 1.56 ACRES, MORE OR LESS.

**LESS AND EXCEPT FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:**  
A PART OF THE SOUTHWEST QUARTER OF SECTION 19, AND A PART OF THE NORTHWEST QUARTER OF SECTION 30, ALL IN TOWNSHIP 15 NORTH, RANGE 2 EAST DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE NORTH 0 DEGREES 47 MINUTES 30 SECONDS WEST (ASSUMED BEARING) 163.71 FEET (163.72 FEET PER INSTRUMENT NUMBER 20060000218, OFFICE OF THE RECORDER OF HENDRICKS COUNTY) TO THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 200200028564 IN SAID RECORDER'S OFFICE; THENCE NORTH 72 DEGREES 03 MINUTES 08 SECONDS EAST 33.04 FEET ALONG A SOUTHERN LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 1 DEGREE 24 MINUTES 25 SECONDS WEST 86.46 FEET ALONG AN EAST LINE OF SAID TRACT; THENCE NORTH 50 DEGREES 38 MINUTES 54 SECONDS EAST 18.20 FEET ALONG A SOUTHEASTERN LINE OF SAID TRACT; THENCE NORTH 74 DEGREES 14 MINUTES 39 SECONDS EAST 152.13 FEET ALONG A SOUTHERN LINE OF SAID TRACT; THENCE SOUTH 83 DEGREES 36 MINUTES 38 SECONDS EAST 133.56 FEET ALONG A SOUTHERN LINE OF SAID TRACT; THENCE SOUTH 11 DEGREES 29 MINUTES 42 SECONDS WEST 32.92 FEET ALONG A WESTERN LINE OF SAID TRACT TO THE NORTHERN LINE OF A TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 200600036633 IN SAID RECORDER'S OFFICE; THENCE SOUTH 72 DEGREES 03 MINUTES 08 SECONDS WEST 159.76 FEET ALONG THE NORTHERN LINE OF SAID TRACT AND THE NORTHERN LINE OF A TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 200600034817; THENCE SOUTH 48 DEGREES 49 MINUTES 36 SECONDS WEST 87.30 FEET; THENCE SOUTH 7 DEGREES 56 MINUTES 50 SECONDS WEST 131.53 FEET; THENCE SOUTH 0 DEGREES 47 MINUTES 36 SECONDS EAST 16.52 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 41 MINUTES 26 SECONDS WEST 15.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0 DEGREES 38 MINUTES 51 SECONDS EAST 113.74 FEET TO THE NORTHWEST CORNER OF LOT NUMBER 8 IN ELICH SUBDIVISION, THE PLAY OF WHICH IS RECORDED IN PLAT BOOK 4 PAGE 122 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 20 MINUTES 33 SECONDS WEST 25.00 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF SAID SECTION 30; THENCE NORTH 0 DEGREES 32 MINUTES 57 SECONDS WEST 69.00 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST; THENCE NORTH 0 DEGREES 47 MINUTES 30 SECONDS WEST 49.90 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.739 ACRES, MORE OR LESS, IN SAID SECTION 19, AND CONTAINING 0.096 ACRES, MORE OR LESS, IN SAID SECTION 30; AND CONTAINING IN ALL 0.805 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.057 ACRES, MORE OR LESS, IN SAID SECTION 19, AND CONTAINING 0.039 ACRES, MORE OR LESS IN SAID SECTION 30, AND CONTAINING IN ALL 0.096 ACRES, MORE OR LESS.

**PARCEL 2:**  
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30 ALL IN TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 2 EAST, RUN THENCE NORTHERLY ON THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 208.26 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD; RUN THENCE NORTH 72 DEGREES 30 MINUTES EAST ON AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 163.3 FEET; RUN THENCE SOUTH 11 DEGREES 11 MINUTES EAST (GIVEN IN OTHER DEEDS AS SOUTH 10 DEGREES 30 MINUTES EAST, MORE OR LESS) A DISTANCE OF 1103.1 FEET TO THE NORTH RIGHT-OF-WAY LINE U.S. HIGHWAY 40; RUN THENCE SOUTHWESTERLY ON AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 170.00 FEET; RUN THENCE NORTH 11 DEGREES 26 MINUTES WEST A DISTANCE OF 1131.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.25 ACRES, (3.98 ACRES BY DEED) MORE OR LESS.

**EXCEPT:**  
A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST LOCATED IN HENDRICKS COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 27 SECONDS WEST (ASSUMED BEARING), 208.26 FEET ALONG THE WEST LINE EXTENDED OF SAID NORTHWEST QUARTER TO THE SOUTH RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD; THENCE NORTH 72 DEGREES 30 MINUTES 00 SECONDS EAST, 231.7 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF A 4.25 ACRE TRACT CONVEYED TO DONALD V. JOHNSTONE BY SHERIFF'S DEED, DEED RECORD 338, PAGES 30-32 AND BY WARRANTY DEED, DEED RECORD 338, PAGE 117 IN THE RECORDS OF HENDRICKS COUNTY, INDIANA; THENCE SOUTH 11 DEGREES 26 MINUTES 00 SECONDS EAST, 895.66 FEET ALONG THE WEST LINE OF SAID 4.25 ACRE TRACT TO A 5/8" REBAR AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 76 DEGREES 29 MINUTES 43 SECONDS EAST, 125.18 FEET TO A 5/8" REBAR; THENCE SOUTH 11 DEGREES 26 MINUTES 00 SECONDS EAST, 203.83 FEET TO A 5/8" REBAR ON THE NORTH RIGHT-OF-WAY OF U.S. 40; THENCE SOUTH 62 DEGREES 47 MINUTES 01 SECONDS WEST, 130.00 FEET ALONG SAID NORTH RIGHT-OF-WAY TO A 5/8" REBAR AND THE SOUTHWEST CORNER OF SAID 4.25 ACRE TRACT; THENCE NORTH 11 DEGREES 26 MINUTES 00 SECONDS WEST, 234.66 FEET ALONG THE WEST LINE OF SAID 4.25 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES, MORE OR LESS.

**FURTHER EXCEPTING:**  
PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA DESCRIBED AS FOLLOWS:  
COMMENCING AT A 1/4-INCH REBAR MARKING THE NORTHWEST CORNER OF SAID QUARTER, THENCE NORTH 0 DEGREES 50 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 2 EAST (AS EVIDENCED BY AN ALUMINUM COUNTY SURVEYOR DISK AT THE WEST QUARTER CORNER OF SOUTHWEST QUARTER AT A DISTANCE OF 2646.37 FEET) A DISTANCE OF 163.72 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE FORMER PENNSYLVANIA RAILROAD; THENCE NORTH 72 DEGREES 00 MINUTES 03 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 401.04 FEET; THENCE SOUTH 11 DEGREES 29 MINUTES 57 SECONDS EAST A DISTANCE OF 578.06 FEET TO A 5/8-INCH REBAR WITH CAP STAMPS "KRUSE CONSULT FIRM NO. 78" AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 11 DEGREES 29 MINUTES 57 SECONDS EAST A DISTANCE OF 524.46 FEET TO A 5/8-INCH REBAR WITH SAID CAP ON THE NORTH BOUNDARY OF U.S. 40; THENCE SOUTH 62 DEGREES 17 MINUTES 13 SECONDS WEST ALONG SAID BOUNDARY A DISTANCE OF 39.01 FEET TO A 5/8-INCH REBAR WITH SAID CAP ON THE EAST LINE OF LOT 1 IN MIDAS INTERNATIONAL AS PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 1995-00346 IN PLAT CABINET 3, SLIDE 104, PAGE 2 AND SLIDE 105, PAGE 1 IN THE OFFICE OF THE RECORDER OF SAID HENDRICKS COUNTY; THENCE NORTH 11 DEGREES 48 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 203.52 FEET TO A 5/8-INCH REBAR WITH CAP STAMPS "LEWIS ENG" AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 76 DEGREES 07 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 125.18 FEET TO A 5/8-INCH REBAR WITH SAID KRUSE CAP AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 11 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 288.51 FEET; THENCE NORTH 62 DEGREES 07 MINUTES 40 SECONDS EAST A DISTANCE OF 172.11 FEET TO THE POINT OF BEGINNING, CONTAINING 1.34 ACRES, MORE OR LESS.

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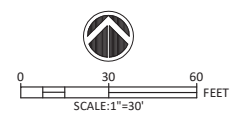
**VANDALIA TRAIL APARTMENTS**  
PLAINFIELD, IN

### TAC DEVELOPMENT PLAN

| NUMBER | DATE | DESCRIPTION |
|--------|------|-------------|
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |

### SITE IMPROVEMENT PLAN

SCALE: 1" = 30'  
DATE: AUG 29, 2019  
PROJECT #: 19JPSC25  
DRAWN: CLM  
COORD: ADS  
APPROVED: ADS



# C500



2 / A200  
159' - 0 3/4"

1 / A200  
245' - 2 1/2"



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119 N. PERRY ROAD, PLAINFIELD, IN 46168

UNIT MIX - BUILDING AREAS

|                    |                  |
|--------------------|------------------|
| 1 BED - ACCESSIBLE | 3 BED - STANDARD |
| 1 BED - STANDARD   | BIKE STORAGE     |
| 2 BED - ACCESSIBLE | COMMUNITY AREA   |
| 2 BED - STANDARD   | CORRIDOR         |
| 3 BED - ACCESSIBLE | LEASING OFFICE   |

**1 FIRST FLOOR - ARCHITECTURAL PLAN**  
1" = 20'-0"

FIRST FLOOR PLAN

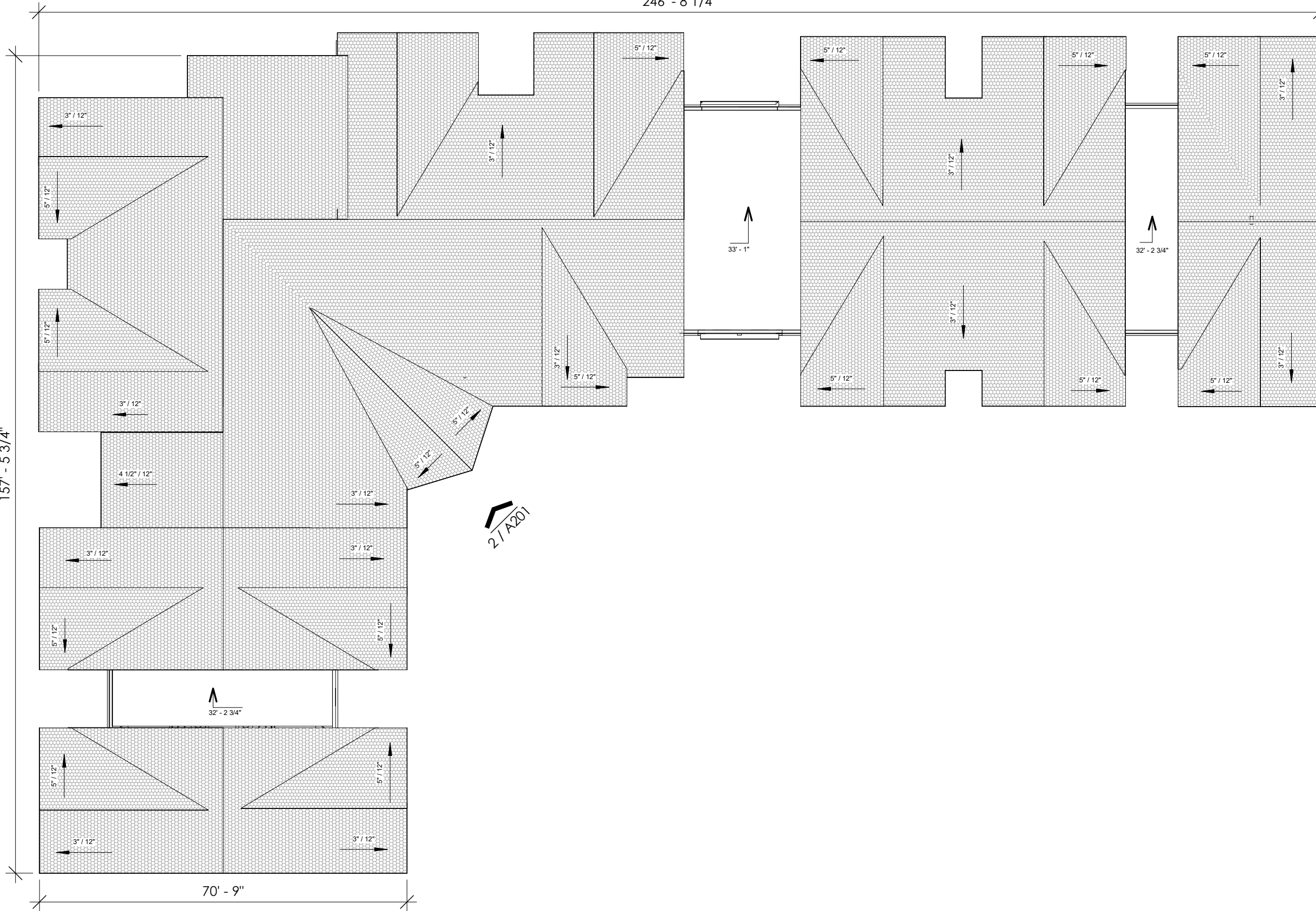
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| JOB NO.   | DATE     |
| 19-004    | 07/25/19 |
| SHEET NO. |          |
| A101      |          |



1 / A200

246' - 8 1/4"

2 / A200  
157' - 5 3/4"



3 / A201

**1** ROOF PLAN  
1" = 20'-0"



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ROOF PLAN

|         |         |
|---------|---------|
| JOB NO. | DATE    |
| 19-004  | 0725/19 |

SHEET NO.  
A103



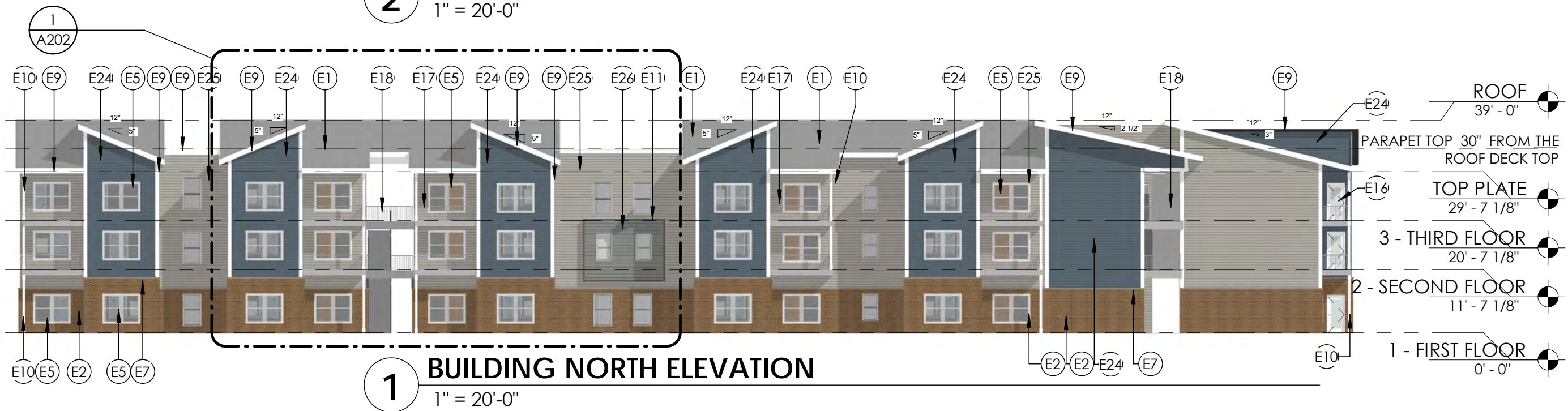
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| EXTERIOR ELEVATION KEYNOTES |  |
|-----------------------------|--|
| E1                          | DIMENSIONAL ASPHALT SHINGLE ROOF - COLOR: RUSTIC BLACK                   |
| E2                          | KING SIZE BRICK - COLOR : INDIANA MILLSTONE                              |
| E5                          | WINDOWS W/ 3.5" WHITE DECORATIVE TRIM SURROUND                           |
| E7                          | BANDING BRICK (MODEL CHAMFER) - COLOR: 1101                              |
| E9                          | 1X8 AND 1X6 FASCIA BAND BD. AT BRICK / SMART TRIM TRANSITION AND CORNERS |
| E10                         | 7X7 COMPOSITE "REAL" COLUMN, PAINTED COLOR: WHITE                        |
| E11                         | CORNER TRIM - STANDARD - COLOR: EARL GREY                                |
| E16                         | 2 PANEL DOOR - 6 LITE MUTTON (THROUGHOUT)                                |
| E17                         | VINYL RAILING - COLOR WHITE  |
| E18                         | METAL RAILING - COLOR BRONZE   |
| E24                         | 7" FIBER- CEMENT LAP SIDING - COLOR 1                                    |
| E25                         | 7" FIBER- CEMENT LAP SIDING - COLOR 2                                    |
| E26                         | 7" FIBER- CEMENT LAP SIDING - COLOR 3                                    |



**2 BUILDING WEST ELEVATION**  
1" = 20'-0"



**1 BUILDING NORTH ELEVATION**  
1" = 20'-0"

**VANDALIA TRAIL  
APARTMENTS**

119 N. PERRY ROAD, PLAINFIELD, IN 46168

EXTERIOR  
ELEVATIONS

|         |          |
|---------|----------|
| JOB NO. | DATE     |
| 19-004  | 08/12/19 |

SHEET NO.  
A200



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| EXTERIOR ELEVATION KEYNOTES |  |
|-----------------------------|--|
| E1                          | DIMENSIONAL ASPHALT SHINGLE ROOF - COLOR: RUSTIC BLACK                   |
| E2                          | KING SIZE BRICK - COLOR : INDIANA MILLSTONE                              |
| E5                          | WINDOWS W/ 3.5" WHITE DECORATIVE TRIM SURROUND                           |
| E7                          | BANDING BRICK (MODEL CHAMFER) - COLOR: 1101                              |
| E9                          | 1X8 AND 1X6 FASCIA BAND BD. AT BRICK / SMART TRIM TRANSITION AND CORNERS |
| E10                         | 7X7 COMPOSITE "REAL" COLUMN, PAINTED COLOR: WHITE                        |
| E16                         | 2 PANEL DOOR - 6 LITE MUTTON (THROUGHOUT)                                |
| E17                         | VINYL RAILING - COLOR WHITE  |
| E18                         | METAL RAILING - COLOR BRONZE   |
| E24                         | 7" FIBER- CEMENT LAP SIDING - COLOR 1                                    |
| E25                         | 7" FIBER- CEMENT LAP SIDING - COLOR 2                                    |
| E26                         | 7" FIBER- CEMENT LAP SIDING - COLOR 3                                    |



**3 BUILDING SOUTH ELEVATION**  
1" = 20'-0"



**1 BUILDING EAST ELEVATION**  
1" = 20'-0"

**VANDALIA TRAIL  
APARTMENTS**

119 N. PERRY ROAD, PLAINFIELD, IN 46168

EXTERIOR  
ELEVATIONS

|           |          |
|-----------|----------|
| JOB NO.   | DATE     |
| 19-004    | 08/12/19 |
| SHEET NO. | A201     |

**2 BUILDING SOUTH EAST ELEVATION**  
1" = 20'-0"

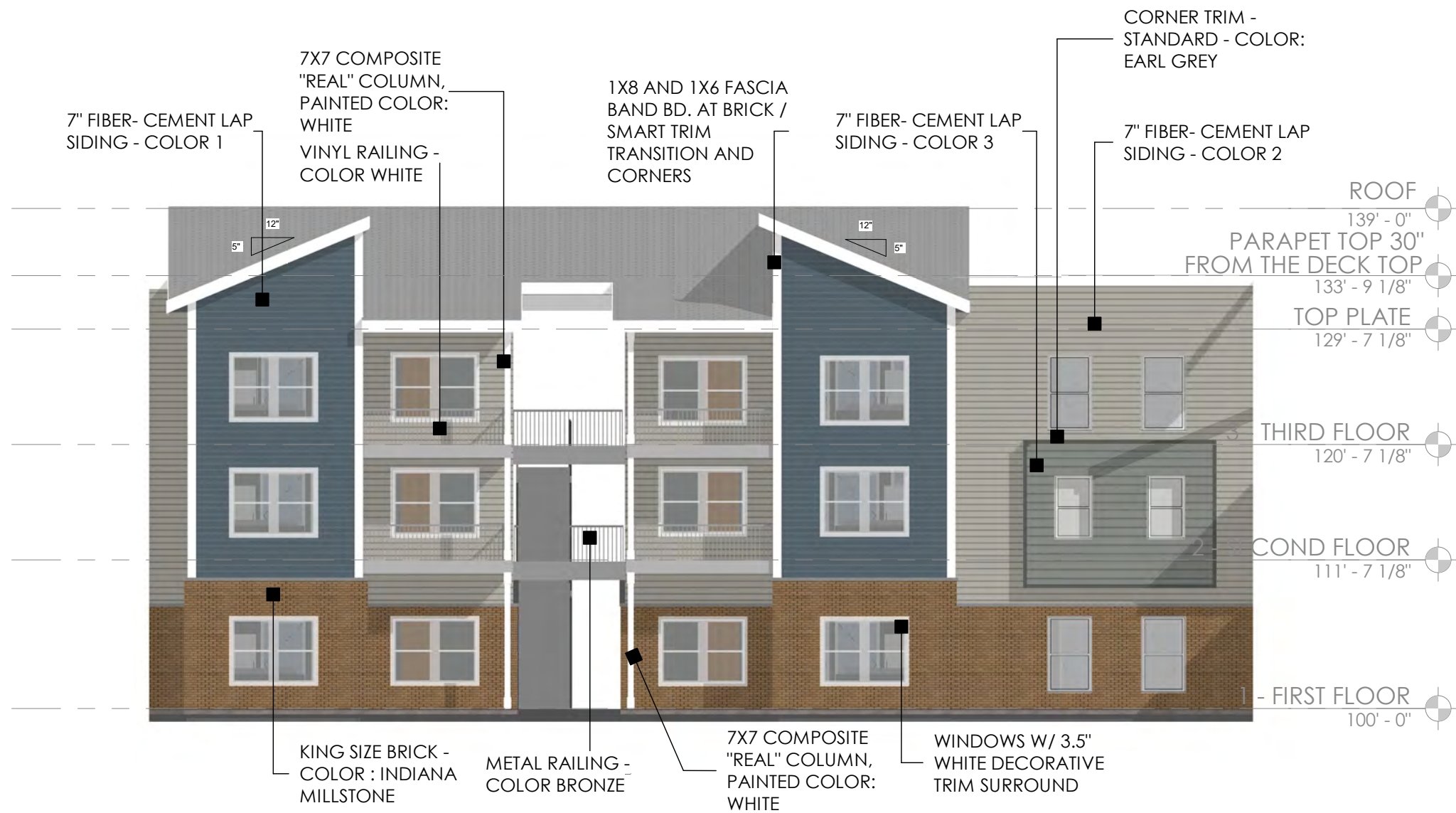


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**1 ENLARGED BUILDING ELEVATION**  
3/32" = 1'-0"

ENLARGED  
ELEVATION

|         |          |
|---------|----------|
| JOB NO. | DATE     |
| 19-004  | 08/12/19 |

SHEET NO.  
A202



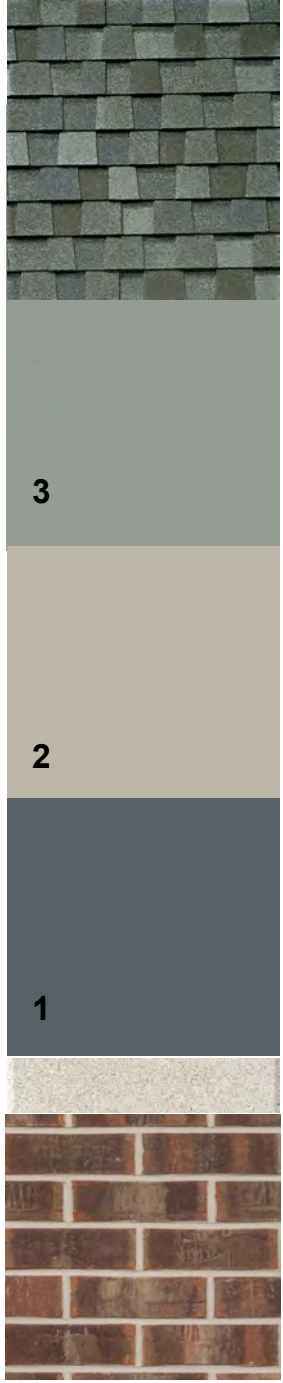
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**VANDALIA TRAIL  
APARTMENTS**

119 N. PERRY ROAD, PLAINFIELD, IN 46168

| EXTERIOR BUILDING MATERIALS SUMMARY |            |  |  |          |                                  |
|-------------------------------------|------------|--|--|----------|----------------------------------|
| ELEVATIONS                          | TOTAL AREA | AREA EXCLUDING:<br>WINDOWS, DOORS,<br>ROOFING & SOFFIT | AREA OF EXTERIOR BUILDING MATERIALS      |          | PERCENTAGE OF<br>MATERIALS AREAS |
| NORTH<br>ELEVATION                  | 9,600 SF   | 7,760 SF   | FIBER- CEMENT SIDING                     | 5,780 SF | 61%                              |
|                                     |            |  | KING SIZE BRICK COLOR: INDIANA MILLSTONE | 1,980 SF | 20%                              |
|                                     |            |  | OTHER: WINDOWS, ROOFING & TRIM CORNER    | 1,840 SF | 20%                              |
| EAST<br>ELEVATION                   | 6,200 SF   | 4,900 SF   | FIBER- CEMENT SIDING                     | 3,350 SF | 56%                              |
|                                     |            |  | KING SIZE BRICK COLOR: INDIANA MILLSTONE | 1,550 SF | 25%                              |
|                                     |            |  | OTHER: WINDOWS, ROOFING & TRIM CORNER    | 1,300 SF | 20%                              |
| SOUTH<br>ELEVATION                  | 9,400 SF   | 8,220 SF   | FIBER- CEMENT SIDING                     | 5,820 SF | 60%                              |
|                                     |            |  | KING SIZE BRICK COLOR: INDIANA MILLSTONE | 2,400 SF | 20%                              |
|                                     |            |  | OTHER: WINDOWS, ROOFING & TRIM CORNER    | 1,180 SF | 20%                              |
| WEST<br>ELEVATION                   | 5,700 SF   | 4,350 SF   | FIBER- CEMENT SIDING                     | 3,520 SF | 57%                              |
|                                     |            |  | KING SIZE BRICK COLOR: INDIANA MILLSTONE | 1,090 SF | 19%                              |
|                                     |            |  | OTHER: WINDOWS, ROOFING & TRIM CORNER    | 1,350 SF | 24%                              |
| SOUTH EAST<br>ELEVATION             | 1,070 SF   | 650 SF   | FIBER- CEMENT SIDING                     | 440 SF   | 40%                              |
|                                     |            |  | KING SIZE BRICK COLOR: INDIANA MILLSTONE | 210 SF   | 20%                              |
|                                     |            |  | OTHER: WINDOWS, ROOFING & TRIM CORNER    | 420 SF   | 40%                              |



ASPHALT SHINGLE ROOF:  
COLOR - RUSTIC BLACK

FIBER-CEMENT LAP SIDING:  
COLOR 3 - EARL GREY

FIBER-CEMENT LAP SIDING:  
COLOR 2 - ANEW GRAY

FIBER-CEMENT LAP SIDING:  
COLOR 1 - OUTER SPACE

BANDING (BRICK), CHAMFER:  
COLOR - 1101

KING SIZE BRICK:  
COLOR - INDIANA  
MILLSTONE

**EXTERIOR  
ELEVATIONS  
MATERIAL  
SUMMARY**

|         |          |
|---------|----------|
| JOB NO. | DATE     |
| 19-004  | 08/12/19 |

SHEET NO.  
A203

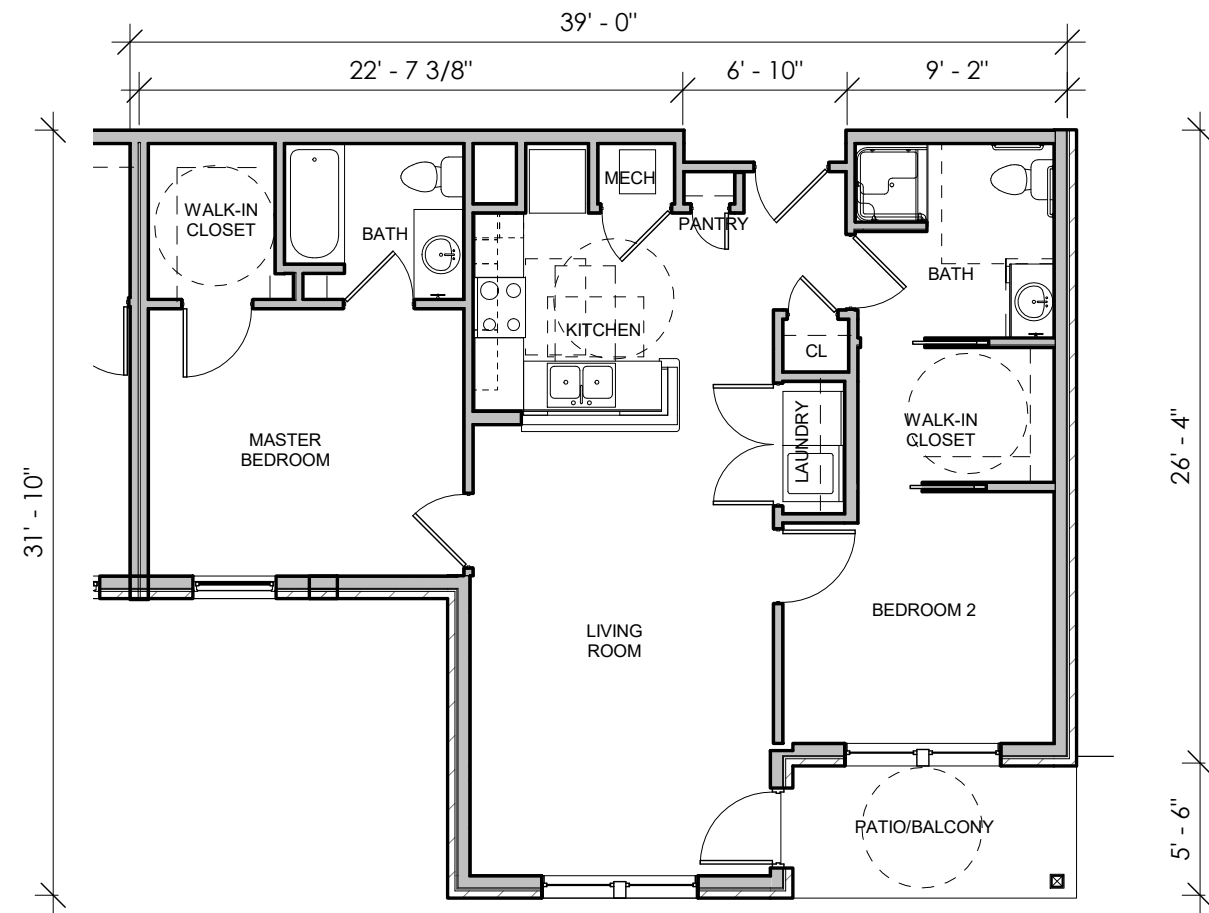
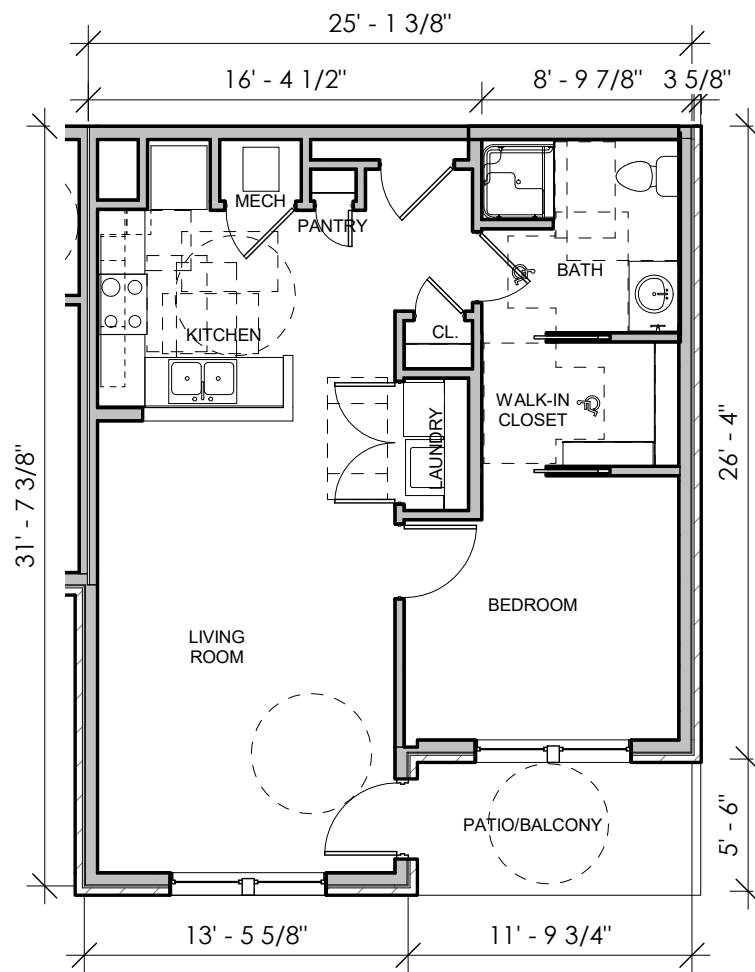


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**VANDALIA TRAIL  
APARTMENTS**

119 N. PERRY ROAD, PLAINFIELD, IN 46168



**2** 1 BEDROOM ACCESSIBLE UNIT PLAN (790SF)  
1/8" = 1'-0"

**1** 2 BEDROOM ACCESSIBLE UNIT PLAN (1,050 SF)  
1/8" = 1'-0"

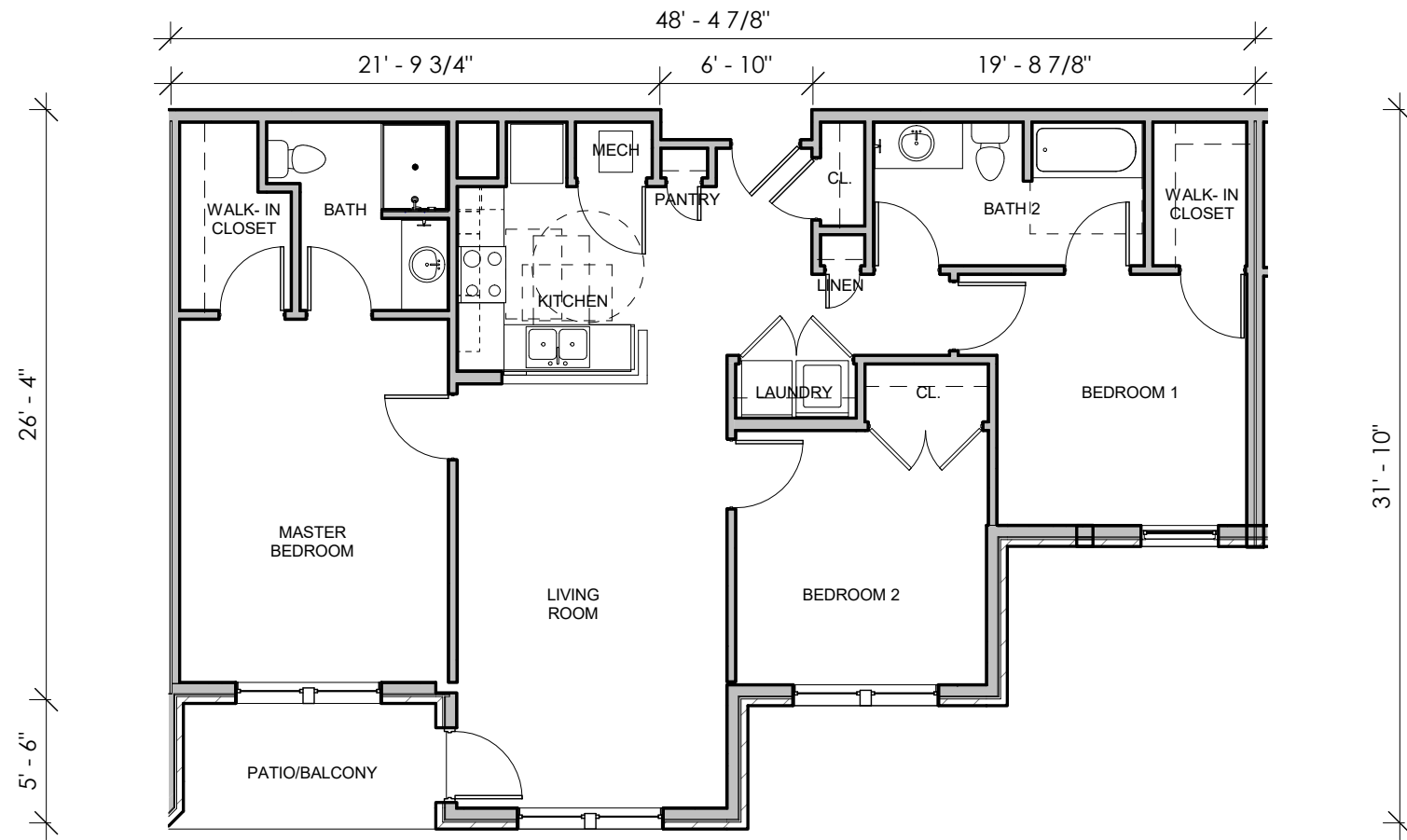
ENLARGED  
ACCESSIBLE  
UNITS PLANS

|           |          |
|-----------|----------|
| JOB NO.   | DATE     |
| 19-004    | 07/25/19 |
| SHEET NO. |          |
| A400      |          |



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VANDALIA TRAIL  
APARTMENTS

119 N. PERRY ROAD, PLAINFIELD, IN 46168

**1** 3 BEDROOM STANDARD/ ACCESSIBLE UNIT PLAN (1,320 SF)  
1/8" = 1'-0"

ENLARGED  
ACCESSIBLE  
UNITS PLANS

| JOB NO. | DATE     |
|---------|----------|
| 19-004  | 07/25/19 |

SHEET NO.  
A401

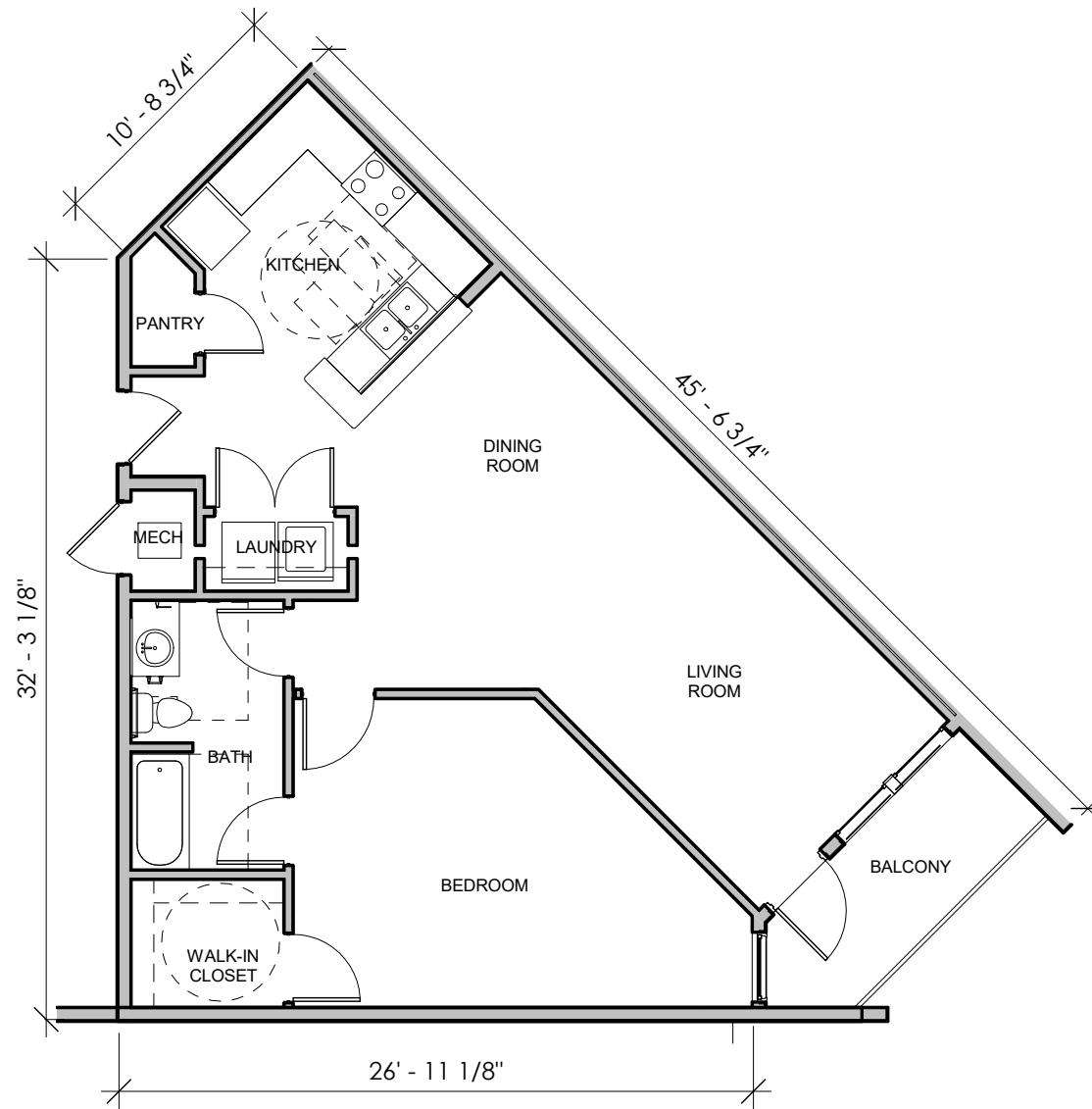
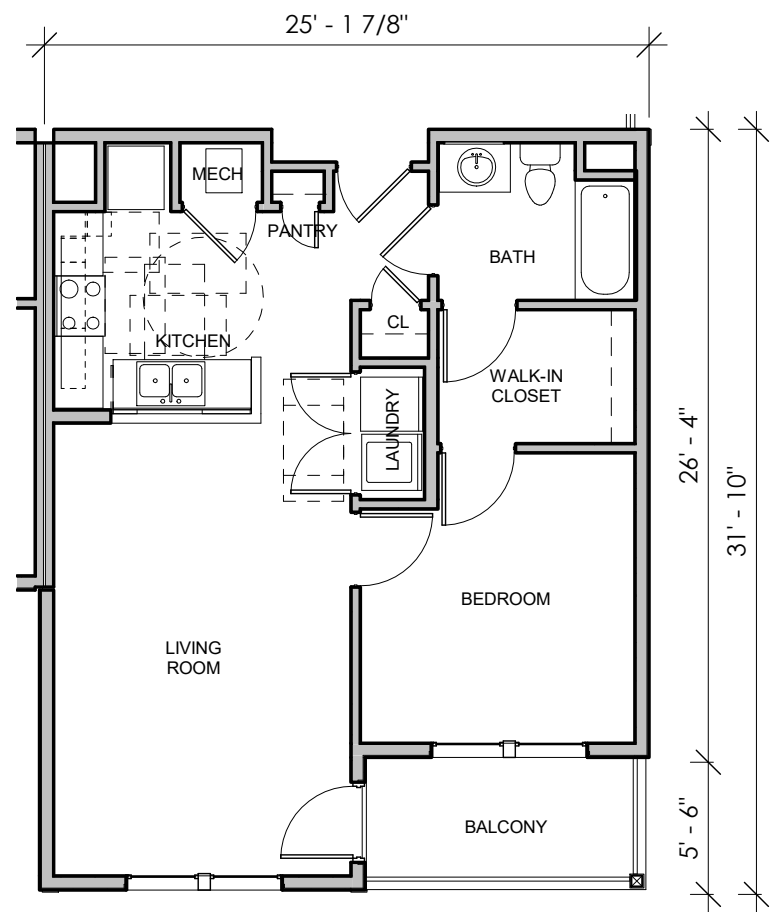


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VANDALIA TRAIL  
APARTMENTS

119 N. PERRY ROAD, PLAINFIELD, IN 46168



ENLARGED  
STANDARD UNIT  
PLANS

| JOB NO. | DATE     |
|---------|----------|
| 19-004  | 07/25/19 |

SHEET NO.  
A402

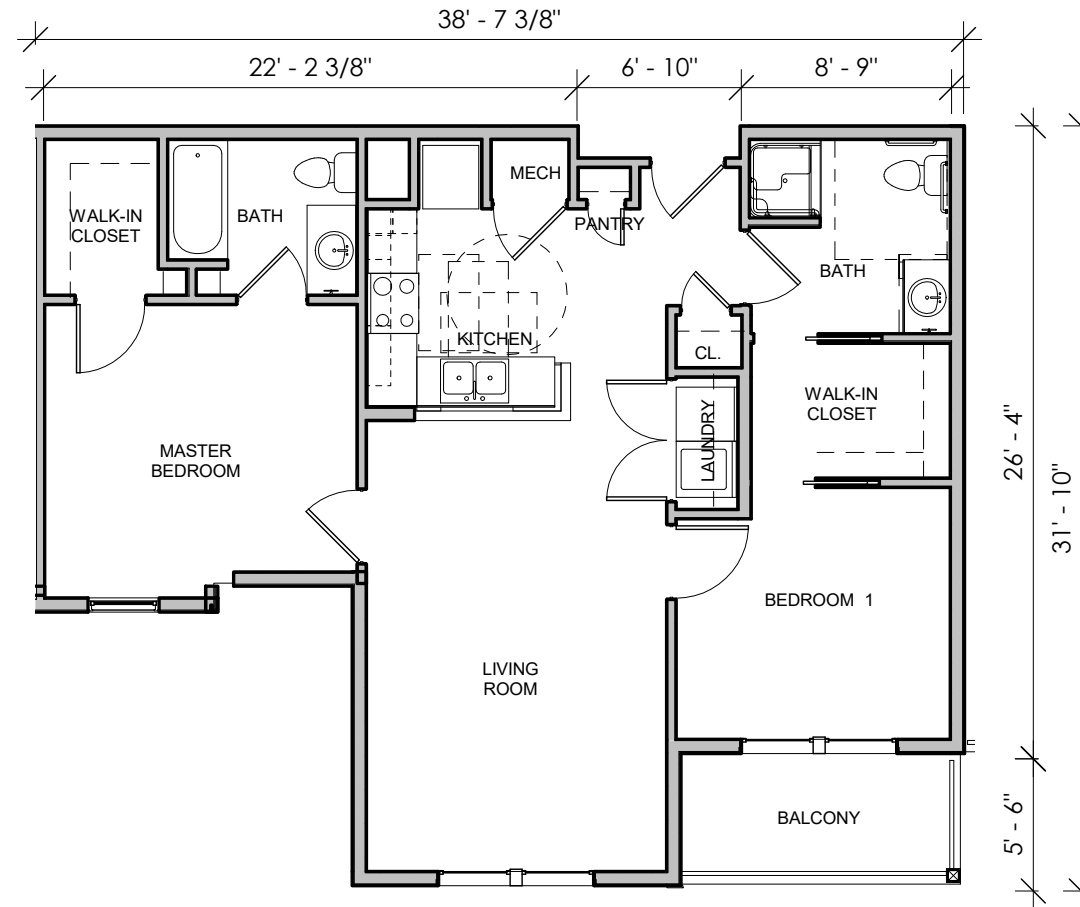
**2** 1 BEDROOM STANDARD UNIT PLAN (790 SF)  
1/8" = 1'-0"

**1** 1 BEDROOM - CORNER UNIT PLAN (1,040 SF)  
1/8" = 1'-0"



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**1** 2 BEDROOM STANDARD UNIT PLAN (1,050 SF)  
1/8" = 1'-0"

VANDALIA TRAIL  
APARTMENTS

119 N. PERRY ROAD, PLAINFIELD, IN 46168

ENLARGED  
STANDARD UNIT  
PLANS

| JOB NO. | DATE     |
|---------|----------|
| 19-004  | 07/25/19 |

SHEET NO.  
A403



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**VANDALIA TRAIL  
APARTMENTS**

119 N. PERRY ROAD, PLAINFIELD, IN 46168



**1 COMMON AREA (2,160 SF)**  
1/8" = 1'-0"

ENLARGED  
FLOOR PLAN -  
FIRST FLOOR -  
COMMON AREA

| JOB NO. | DATE     |
|---------|----------|
| 19-004  | 07/25/19 |

SHEET NO.  
A404

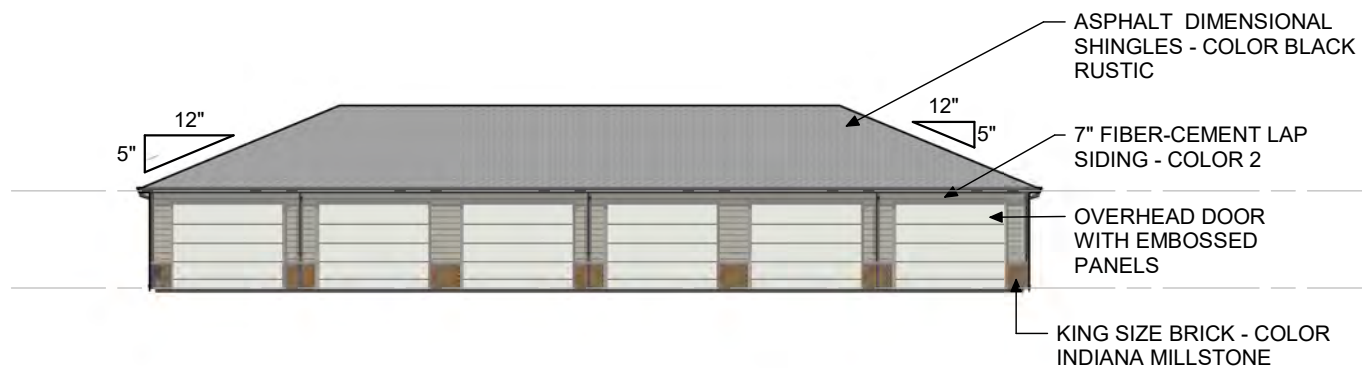


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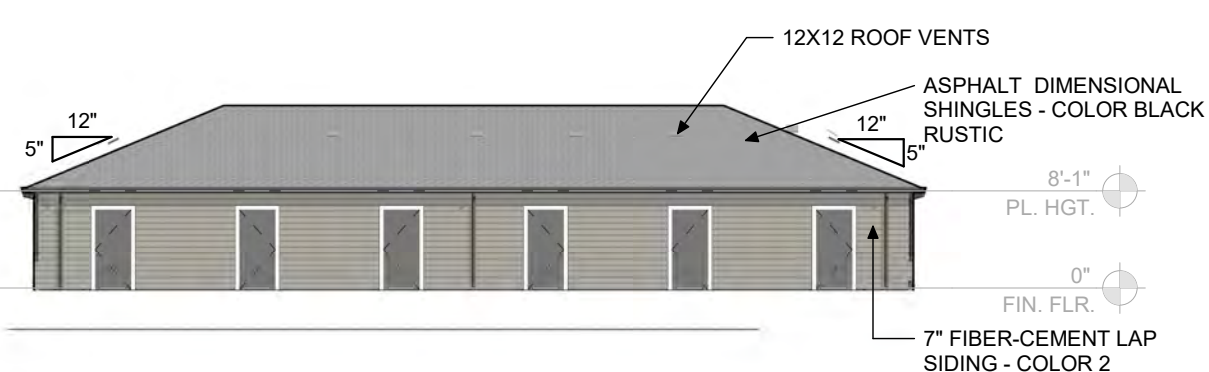
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**VANDALIA TRAIL  
APARTMENTS**

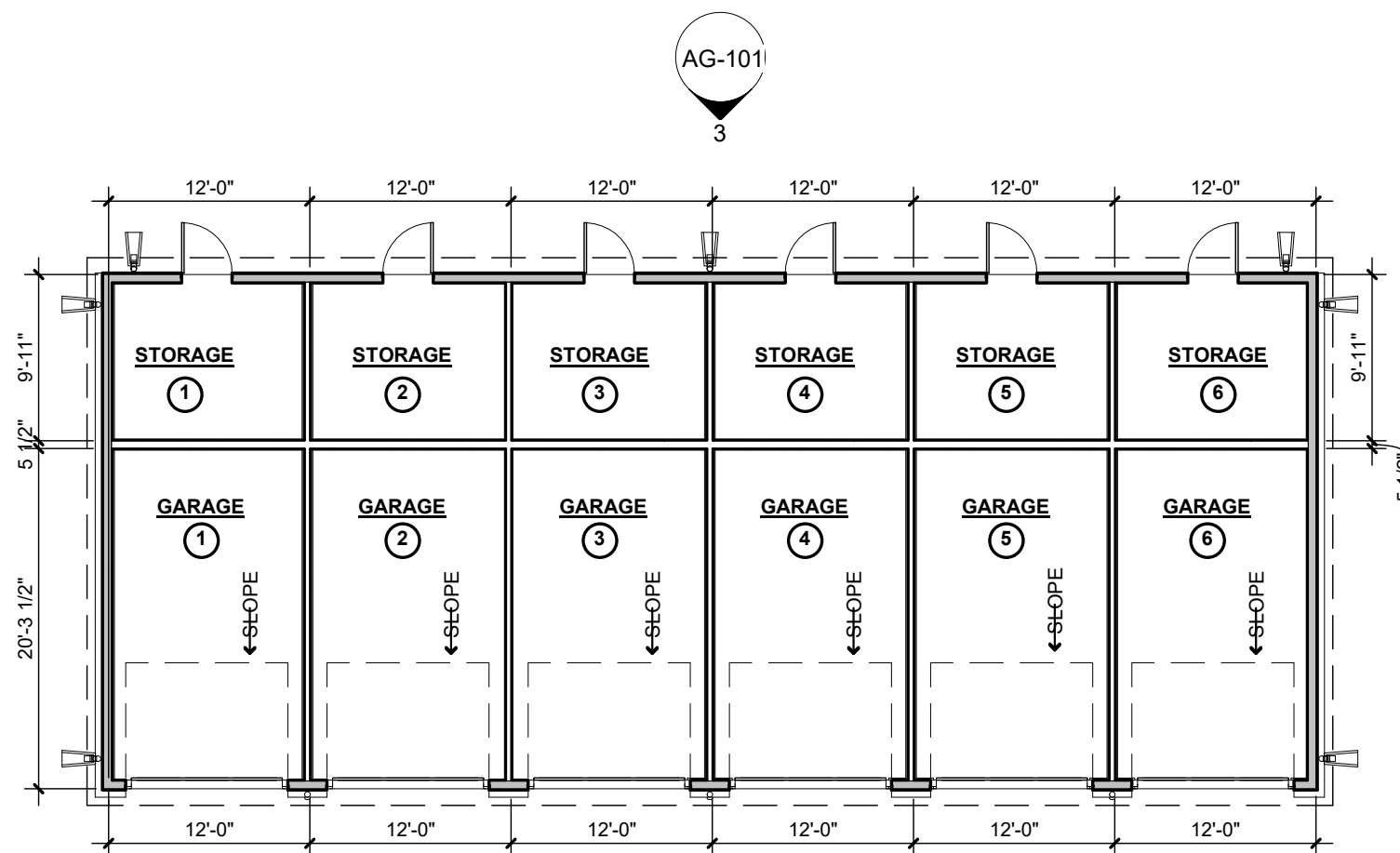
119 N. Perry Road, Plainfield, IN 46168



**2 6-BAY GARAGE A FRONT ELEVATION**  
1/16" = 1'-0"



**3 6-BAY GARAGE B REAR ELEVATION**  
1/16" = 1'-0"



**1 6-BAY GARAGE B - FLOOR PLAN**  
3/32" = 1'-0"

|  |  |
|--|--|
| <b>EXTERIOR MATERIAL CALCULATIONS:</b> |  |
| <b>BRICK = 20%</b>                     |  |
| <b>SIDING = 80%</b>                    |  |

**GARAGE TYPES -  
FLOOR PLAN AND  
ELEVATIONS**

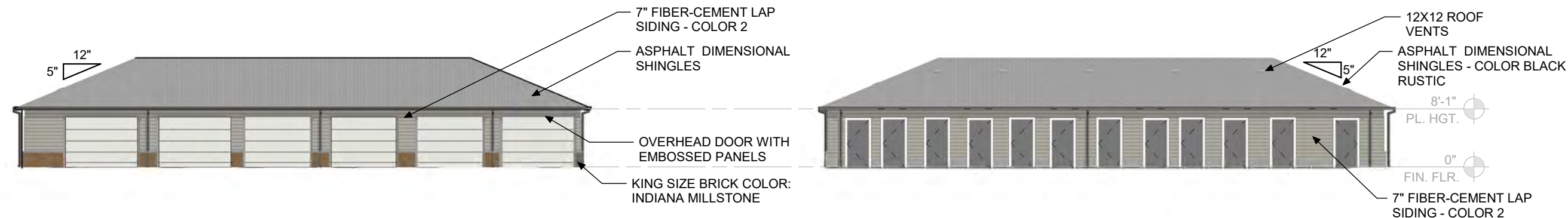
|                |             |
|----------------|-------------|
| <b>JOB NO.</b> | <b>DATE</b> |
| 19-004         | 08/12/2019  |

**SHEET NO.**  
AG-101



# HERMAN & KITTLE PROPERTIES, INC.

500 East 96th Street, Suite 300  
Indianapolis, IN 46240  
(317) 846-3111  
www.hermankittle.com

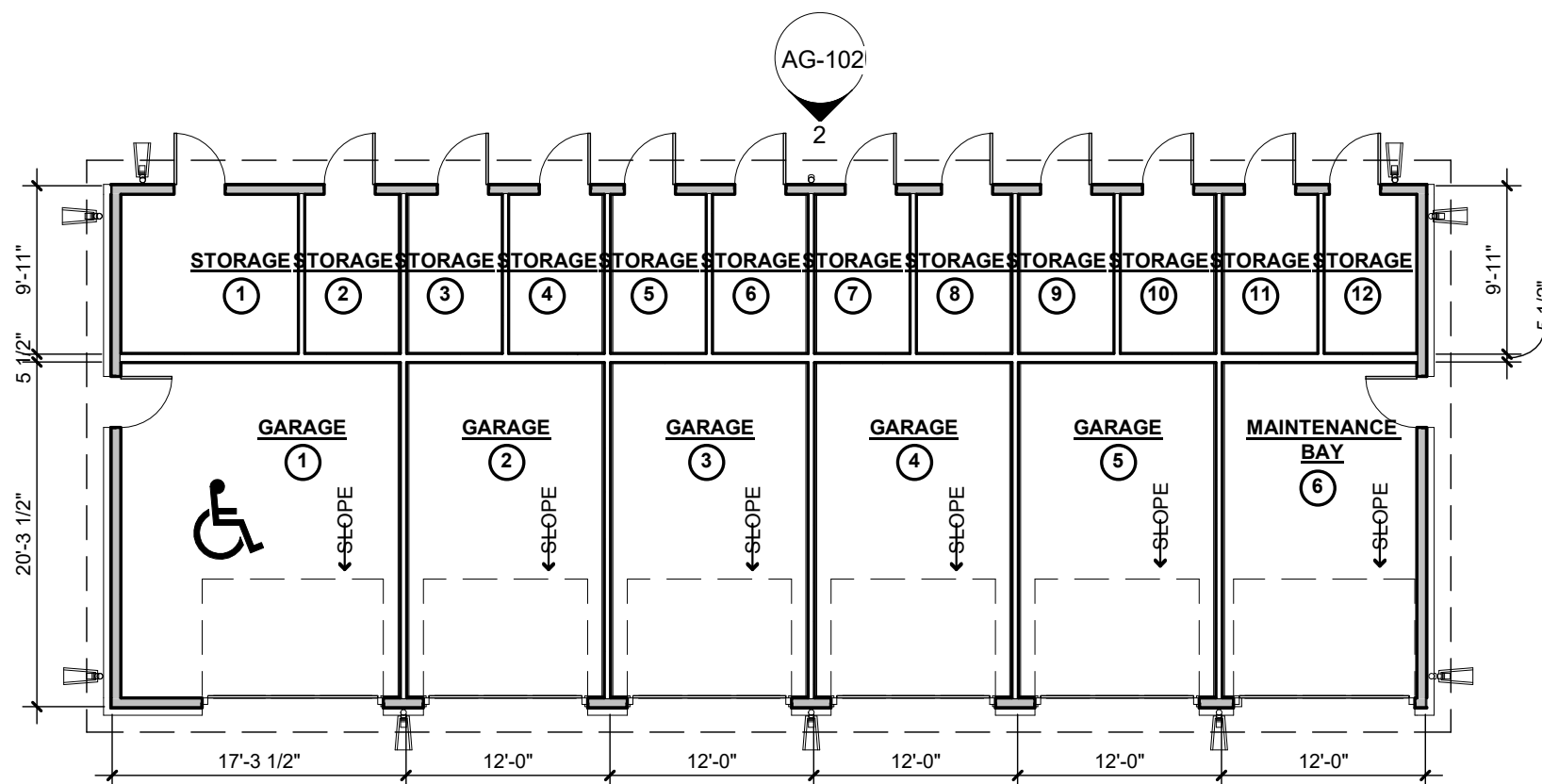


### 3 6-BAY GARAGE FRONT ELEVATION

1/16" = 1'-0"

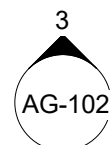
### 2 6-BAY GARAGE REAR ELEVATION

1/16" = 1'-0"



### 1 6-BAY GARAGE A - FLOOR PLAN

3/32" = 1'-0"



| EXTERIOR MATERIAL CALCULATIONS: |       |
|---------------------------------|-------|
| BRICK                           | = 20% |
| SIDING                          | = 80% |

## VANDALIA TRAIL APARTMENTS

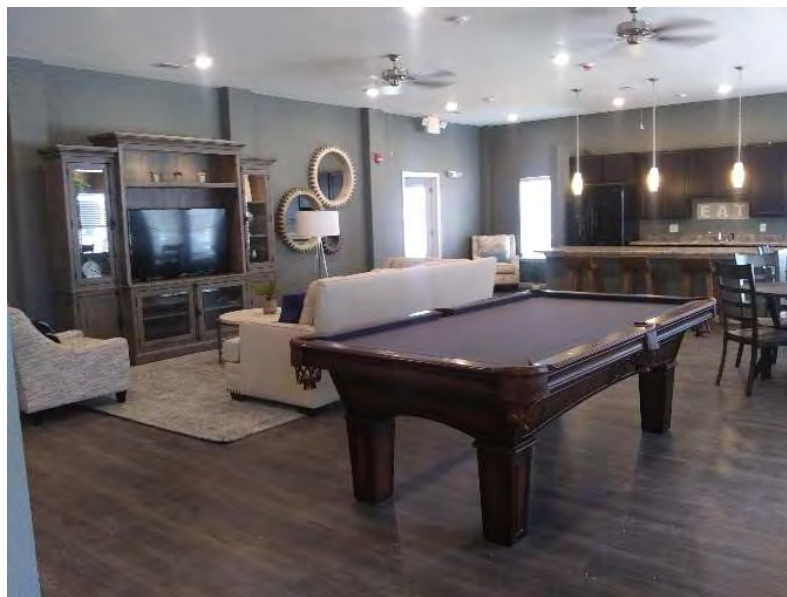
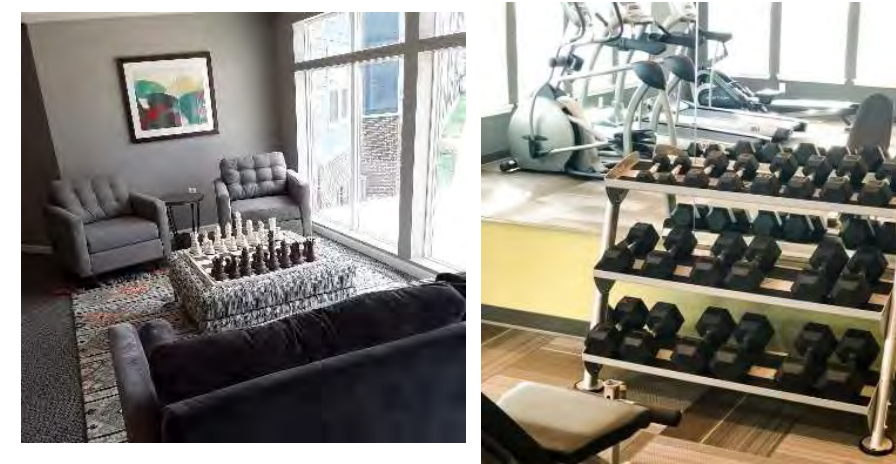
119 N. Perry Road, Plainfield, IN 46168

### GARAGE TYPES - FLOOR PLAN AND ELEVATIONS

| JOB NO. | DATE       |
|---------|------------|
| 19-004  | 08/12/2019 |

SHEET NO.  
AG-102

# COMMUNITY SPACES AND AMENITIES



- Community Space
- Kitchenette
- Game Area
- Business Center/Workspace
- On-site Leasing/Management
- Fitness Room

Photographs represent the level of interior finishes and amenities Herman & Kittle has provided in our similar past projects.



**HERMAN & KITTLE  
PROPERTIES, INC.**

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**VANDALIA TRAIL  
APARTMENTS**

119 N. Perry Road, Plainfield, IN 46168

TYPICAL INTERIOR

| JOB NO. | DATE     |
|---------|----------|
| 19-004  | 07/25/19 |

SHEET NO.  
IN-1