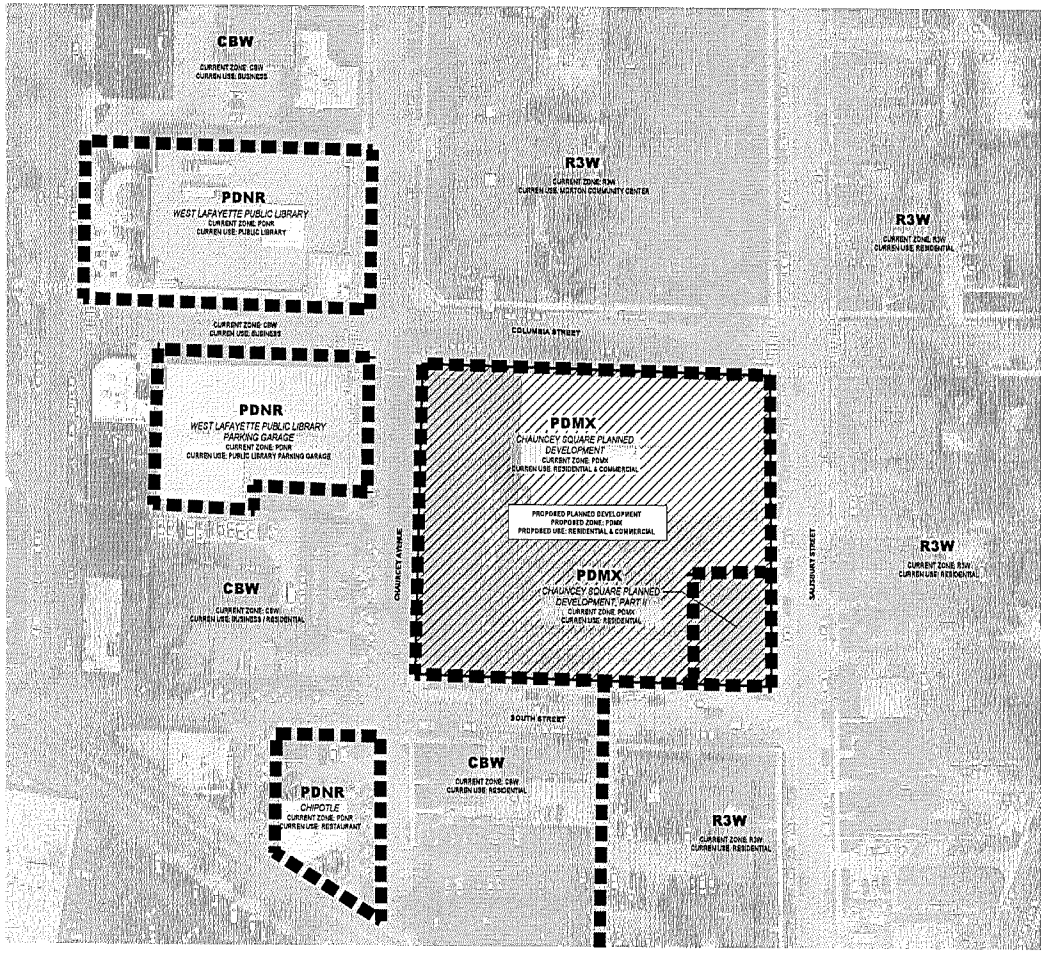
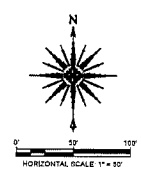




LEGEND

ZONING BOUNDARY

TBIRD
Design Services Corporation
Engineering • Surveying
Environmental • Construction Management
105 NORTH 17th STREET • LAFAYETTE, INDIANA
phone (765) 742-1900 • fax (765) 742-1905
www.tbirdsurvey.com

CERTIFIED BY:

CHAUNCEY SQUARE
PLANNED DEVELOPMENT 2011

CAMPUS ACQUISITIONS, LLC
161 NORTH CLARK STREET, SUITE 4900
CHICAGO, IL 60601

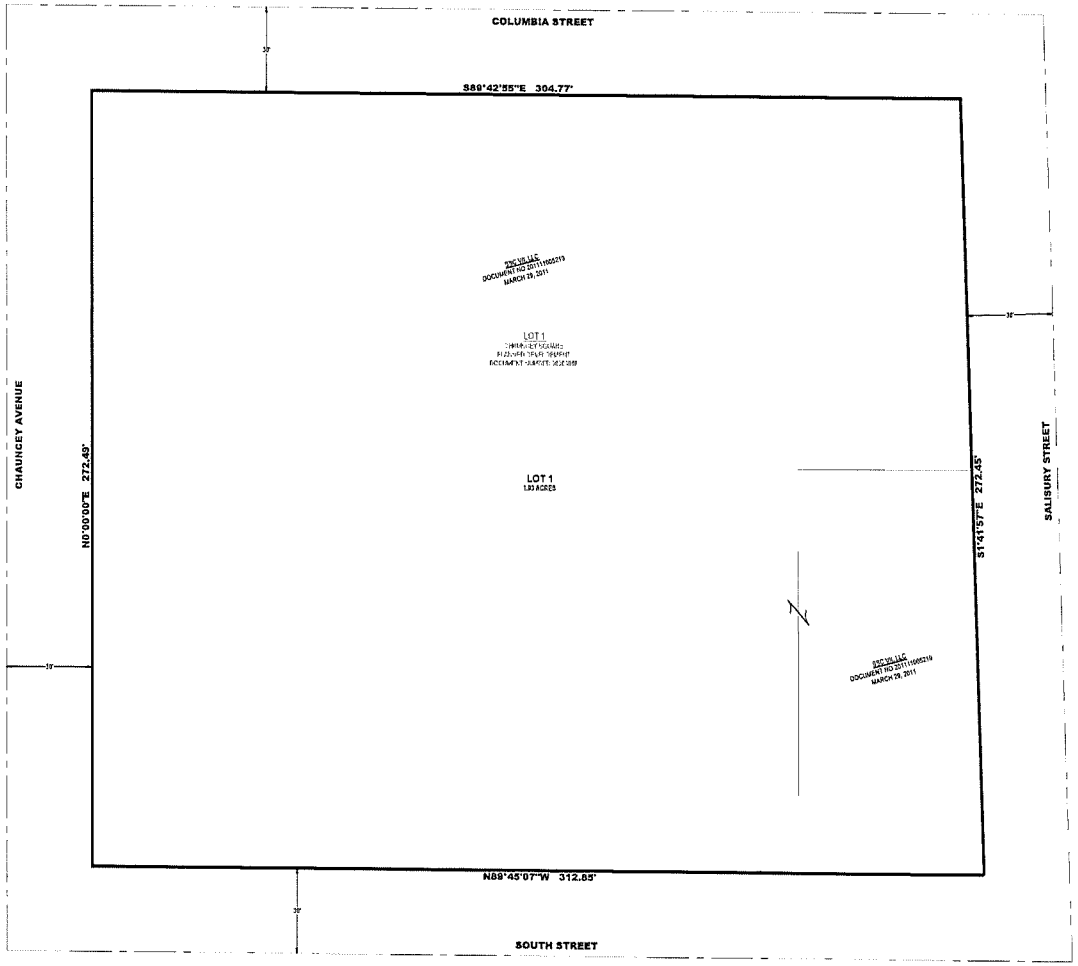
MARK	DATE	DESCRIPTION

PROJECT NO:	11027
FILE:	11027-ZONING.DWG
DRAWN BY:	JSF
CHECKED BY:	TRB
LOCATION:	A PART OF THE NORTHEAST QUARTER QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

TITLE:

ZONING

V2



PRELIMINARY PLAT

CHAUNCEY SQUARE PLANNED DEVELOPMENT

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

LEGAL DESCRIPTION

PARCEL I

Lot numbered One (1) in Chauncey Square Planned Development, as per the plat thereof dated March 6, 2006, recorded May 4, 2006 in Plat Book 11, page 313, as Document Number 00008888, Located in the City of West Lafayette, Wabash Township, Tippecanoe County, Indiana.

PARCEL II

Lot numbered Twenty-four (24) and Lot numbered Twenty-five (25) EXCEPT thirty (30) feet off of the east side of Lot numbered Twenty-five (25) in the Town Plat of Kingston in the Town of West Lafayette, Said Addition is platted on the south part of the East half of the Northeast Quarter of Section Nineteen (19) Township Twenty-three (23) North, Range Four (4) West.

PARCEL III

That portion of the alley running East and West between Chauncey Avenue and Salisbury Street that lies along the northern line of Lots 24 and 25 in the Plat of Kingston from the northwestern corner of said Lot 24 eastwardly to the western right of way line of Salisbury Street, (Said alley was vacated by City of West Lafayette Ordinance No. 20-07, dated August 6, 2007, recorded September 14, 2007 as Document Number 07019572).

Containing in all,1.93 acres ,more or less.

SUBJECT TO ALL EASEMENTS ,RESTRICTIONS ,AND RIGHTS-OF-WAY OF RECORD

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY :

Title Holder: SSC VII, LLC
Document Number: 201111005219
Key Number: 164-02600-1019 & 164-02600-0280

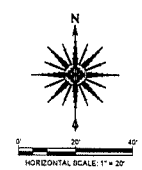
LAND SURVEYOR'S CERTIFICATE

The undersigned ,a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above preliminary plat was prepared under his direct supervision.

CERTIFIED BY Justin R. Frazier 04/27/11
Justin R. Frazier Date

SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted .This plat has been prepared pursuant to Section B-1 (Preliminary Plats for PD Submissions), of the United Zoning Ordinance of Tippecanoe County, Indiana as adopted January 2, 1998 (amended) and is based on survey work by CAS Engineering, Document Number 04015361, and CoCal Consulting LLC, Project No. 10195.



TBIRD Design Services Corporation
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Environmental • Construction Management
105 NORTH 10TH STREET • LAFAYETTE, INDIANA
phone (765) 742-1900 • fax (765) 742-1905
www.tbirdsdesign.com

CERTIFIED BY:
JUSTIN R. FRAZIER
REGISTERED
NO 20800035
STATE OF INDIANA
LAND SURVEYOR

CHAUNCEY SQUARE PLANNED DEVELOPMENT 2011

CAMPUS ACQUISITIONS, LLC
161 NORTH CLARK STREET, SUITE 4900
CHICAGO, IL 60601

MARK	DATE	DESCRIPTION

PROJECT NO. 11027
FILE: 11027-PRELIMINARY PLAT.DWG
DRAWN BY: JRF
CHECKED BY: TRB
LOCATION:
A PART OF THE NORTHEAST QUARTER QUARTER OF SECTION 19, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA

TITLE:
PRELIMINARY PLAT

V3

N

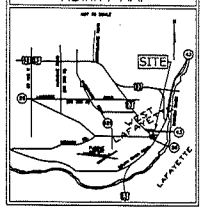
SCALE: 1" = 20'

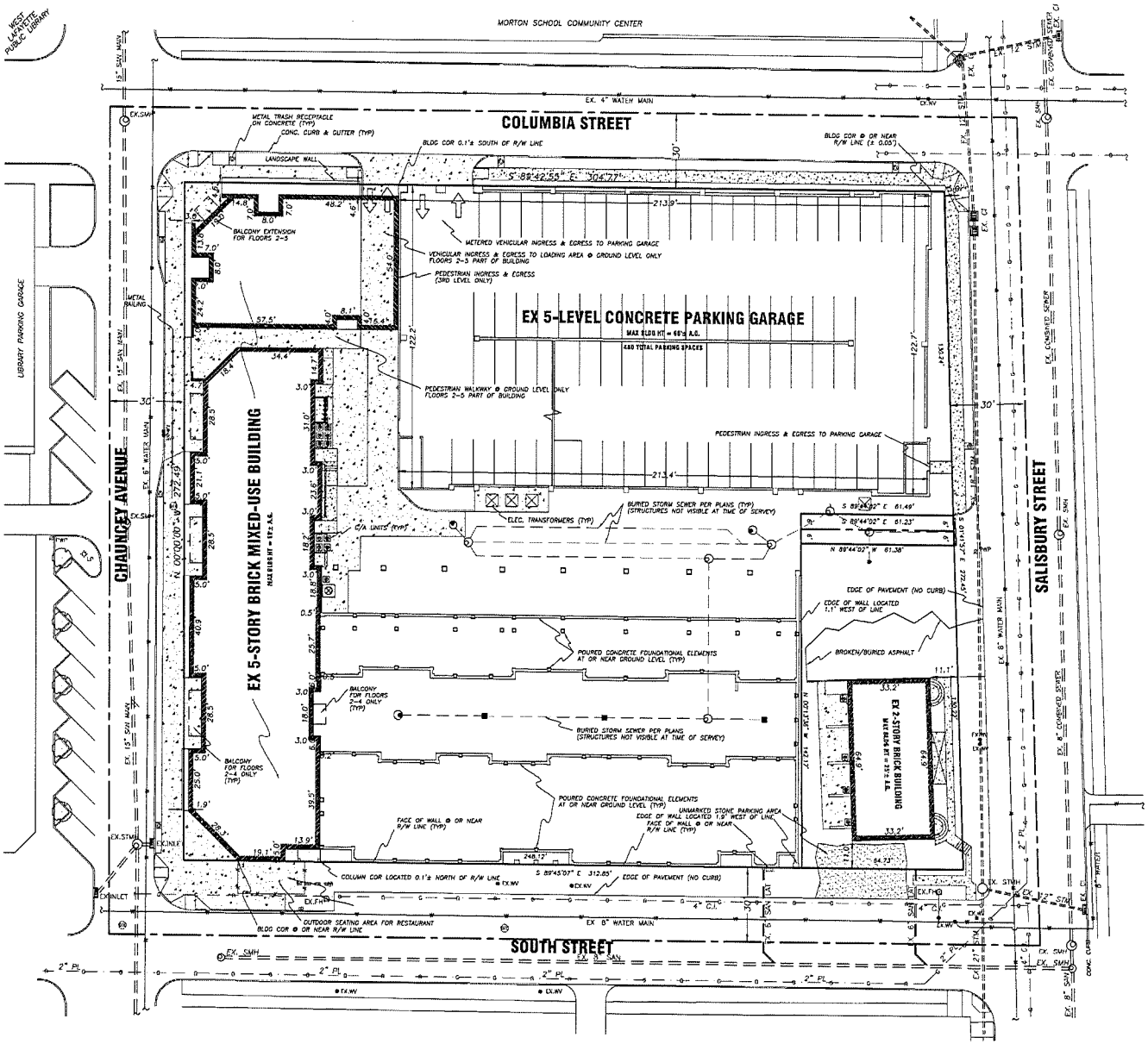
0 20 60 10 40 80

LEGEND

- Existing Manhole
- Existing Curb Inlet
- G — Existing Gas Main
- W — Existing Water Main

VICINITY MAP





DESCRIPTION:

PARCEL I
Lot numbered One (1) in Chauncey Square Planned Development, as per plat thereof dated March 6, 2006, recorded May 4, 2006 in Plat Book 11, page 3 13, as Document Number 06008888. Located in the City of West Lafayette, Wabash Township, Tippecanoe County, Indiana.

PARCEL II
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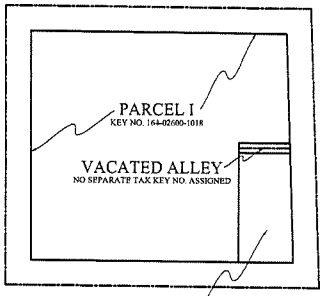
PARCEL INDEX MAP



FLOOD HAZARD STATEMENT:

The accuracy of any flood hazard data acquired and reported as a part of this survey is subject to map scale uncertainty, and any other uncertainties in the location or elevation of the referenced data. The land described herein does NOT lie within any special flood hazard areas, as said land plots by scale on FIRM Panel No. 18157C0141D and Panel No. 18157C0142D, effective 11-25-2008.

SURVEYOR'S CERTIFICATION:

To CHAUNCEY SQUARE LLC, CAMPUS INVESTORS PURDUE, LLC, CENTER BANK, and STALLARD & SCHUH, INC.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 10, AND 11(A) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

P. Joseph Coulis LS20300054

Certification Date: January 10, 2010

Field Work Completed: December 22, 2009

A REPLAT OF PARTS OF THE PLAT OF KINGSTON, TOWN OF WEST LAFAYETTE LOCATED IN WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

CHAUNCEY VILLAGE
PLANNED DEVELOPMENT
& ADJACENT TRACTS

ALTA/ACSM LAND TITLE SURVEY

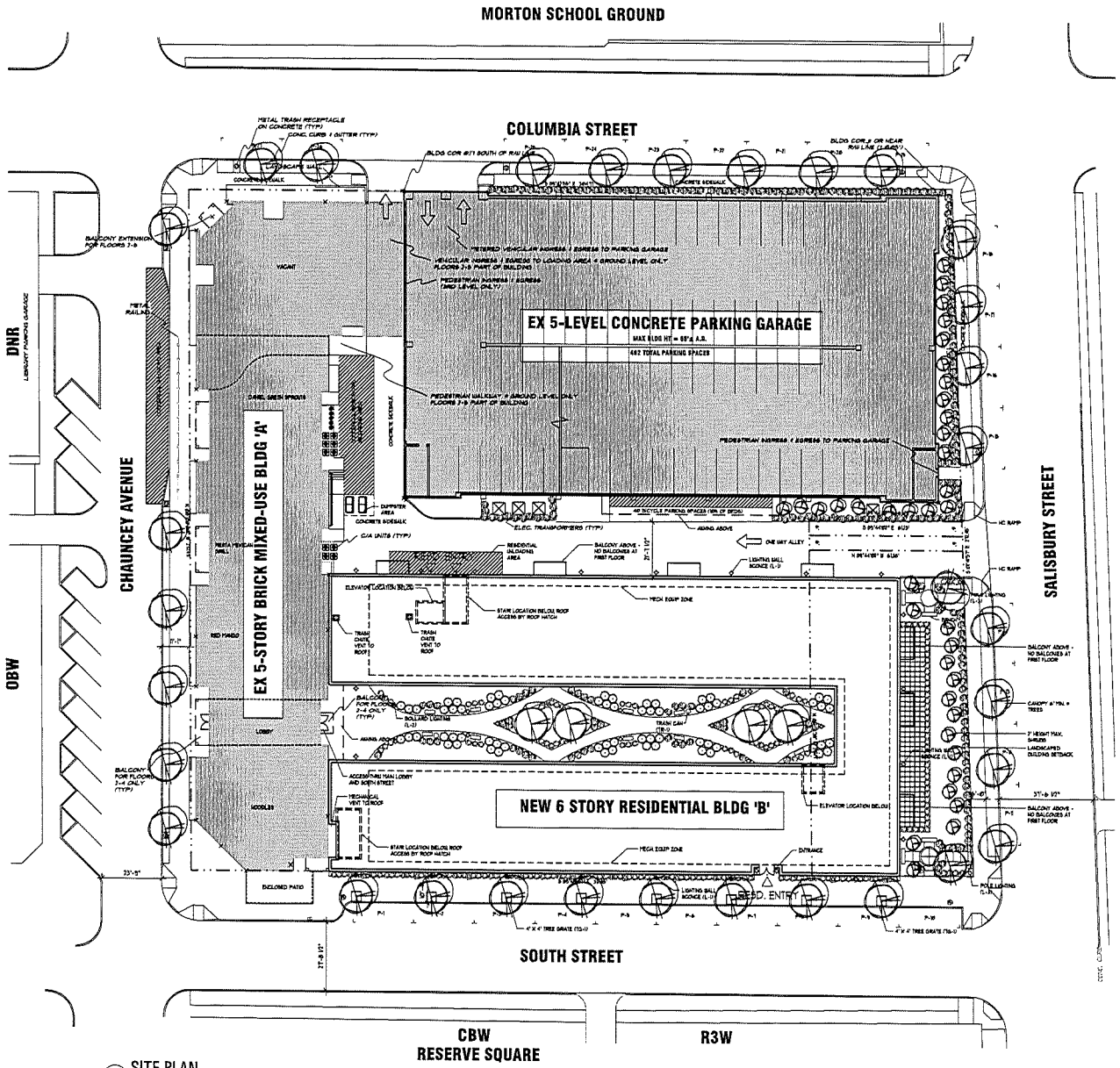
P. JOSEPH COULIS REGISTERED No. 20300054 STATE OF INDIANA LAND SURVEYOR

CoCal Consulting LLC
Surveying • Engineering • Planning
Construction Management
1719 Marion Avenue
Lafayette, IN 47904
P. 765.838.3005
F. 765.838.3008
CoCalLLC@consultant.com

REVISIONS	BY
1	
2	
3	
4	
5	
6	
7	
8	

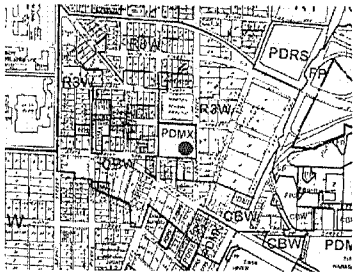
ALTA/ACSM LAND TITLE SURVEY

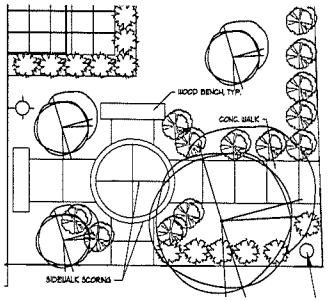
DRAWN BY	AGD
CHECKED BY	JOE
SCALE	1" = 20'
PROJECT No.	10105
DATE	1/10/08
SHEET	V1



1 SITE PLAN
SCALE: 1" = 20'

ZONING REFERENCE LOCATION MAP





CORNER BLOW-UP

GREEN SPACE CALCULATION

PROPERTY AREA	BUILDING AREA	GREEN AREA	GREEN AREA PERCENTAGE
84,070 SF	61,488 SF	11,716 SF	13.9%

SITE LIGHTING SCHEDULE

SYM.	NAME	TYPE	MODEL NO.
⊕	L-1	WALL	STERNBERG LTG.A840 OLD TOWN, WB 579, OR APRV.EQ.
◇	L-2	BOLLARD	BK LTG. LITESTICK, BLACK SATIN FINISH, OR APRV. EQ.
○	L-3	POLE	STERNBERG LTG. A840 OLD TOWN, 5P, 450 PB, OR APRV. EQ.

STREET FURNISHING SCHEDULE

NAME	TYPE	MODEL NO.
B-1	BENCH	RENAISSANCE BENCH 2808-6
TG-1	TREE GRATE	NEENAH
TR-1	TRASH CAN	RENAISSANCE MODEL 2814-DT-P

SITE PLAN ANALYSIS - 6 STORY BUILDING B

TOPIC	TOTAL DEVELOPMENT	BUILDING A (EXISTING)	BUILDING B (PROPOSED)
UNITS	158	48	110
BEDS	386	106	280
GARAGE PARKING	482	106	280
TOTAL PARKING	482	106	280

27 PUBLIC STREET PARKING SPACES (NOT IN PROJECT)

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of property sized and braced systems. Submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

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CHAUNCEY SQUARE

WEST LAFAYETTE, IN

	DATE	ISSUED FOR
△	03/25/11	PRE-CONFERENCE MTG
△	03/31/11	PLANNING DRAFT
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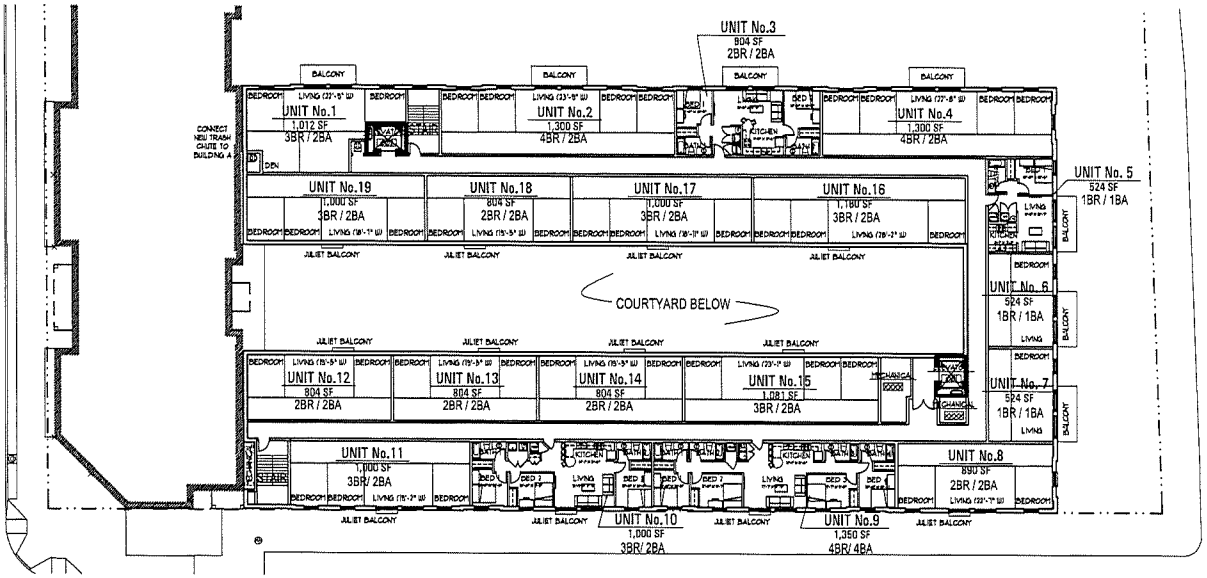
hpa
Hartshorne Plunkard Architecture
232 North Carpenter, Chicago IL 60607
P 312 826 4488
F 312 826 4490
www.hparchitecture.com

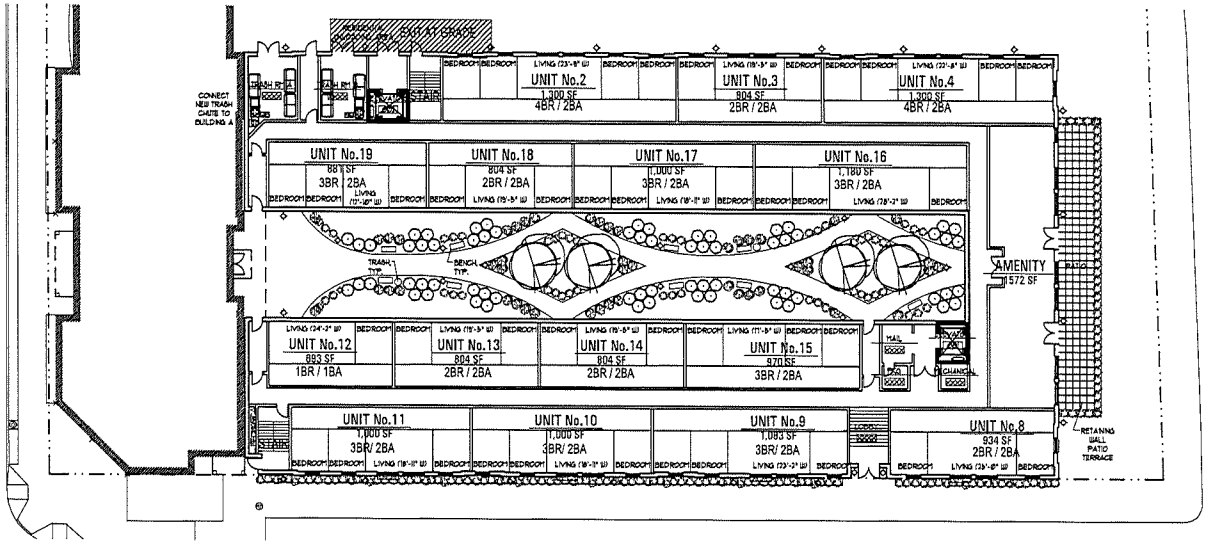
CK. BY:	TP
DN. BY:	JA
DATE:	03/18/11 (PROJECT START DATE)
SCALE:	1" = 20'
PROJ. #	1002

SITE PLAN

A0.0



2 TYPICAL FLOOR PLAN - 2ND THRU 6TH
SCALE: 1/16" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLAN NOTES:

- The unit mix shown on Typical Floor Plan is subject to changes in the overall Planned Development until Final Detailed Plans are submitted and approved

- All floor plans subject to change per municipal and regulatory review of construction documents

- 4 bedroom units may be 2 bath or 4 bath depending on municipal building codes and market demand

- Unit layouts may change slightly per final building permit and owner adjustments

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any dimensions or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems, submit shop drawings to architect for approval on sectionally to Architectural design intent.

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CHAUNCEY SQUARE

WEST LAFAYETTE, IN

	DATE	ISSUED FOR
△	03/25/11	PRE-CONFERENCE MTG
△	03/31/11	PLANNING DRAFT
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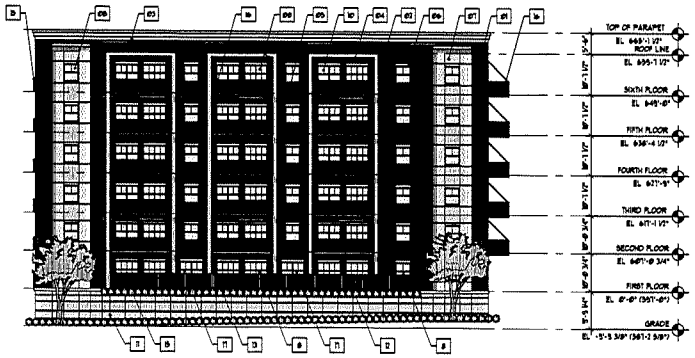
hpa
Hartshorne Plunkard Architecture
125 North Carpenter, Chicago IL 60607
P 312 226 4288
F 312 226 4420
www.hparchitecture.com

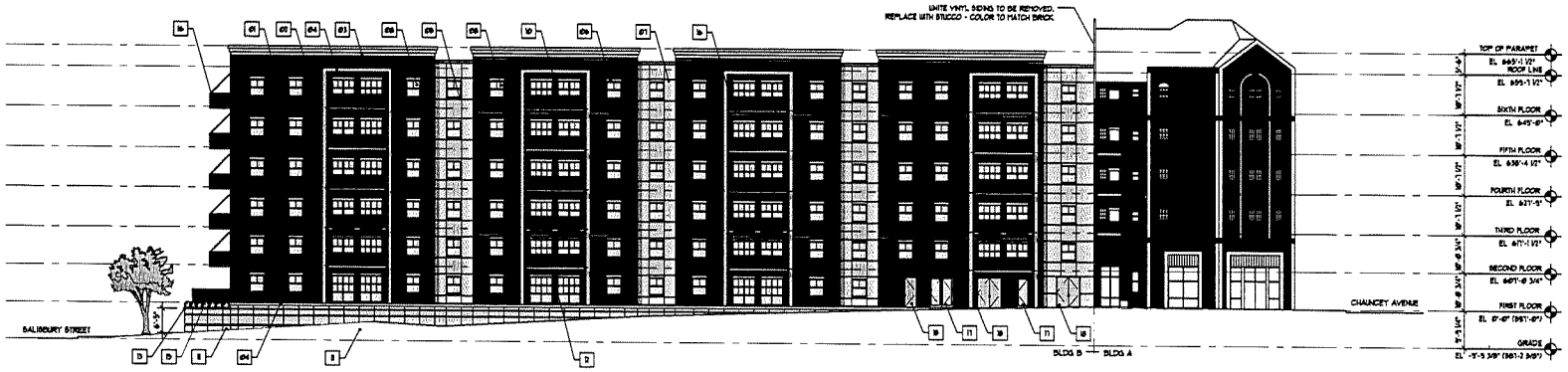
CK. BY:	TP
DN. BY:	JA
DATE:	03/18/11 (PROJECT START DATE)
SCALE:	1" = 20'
PROJ.:	1903

FLOOR PLANS

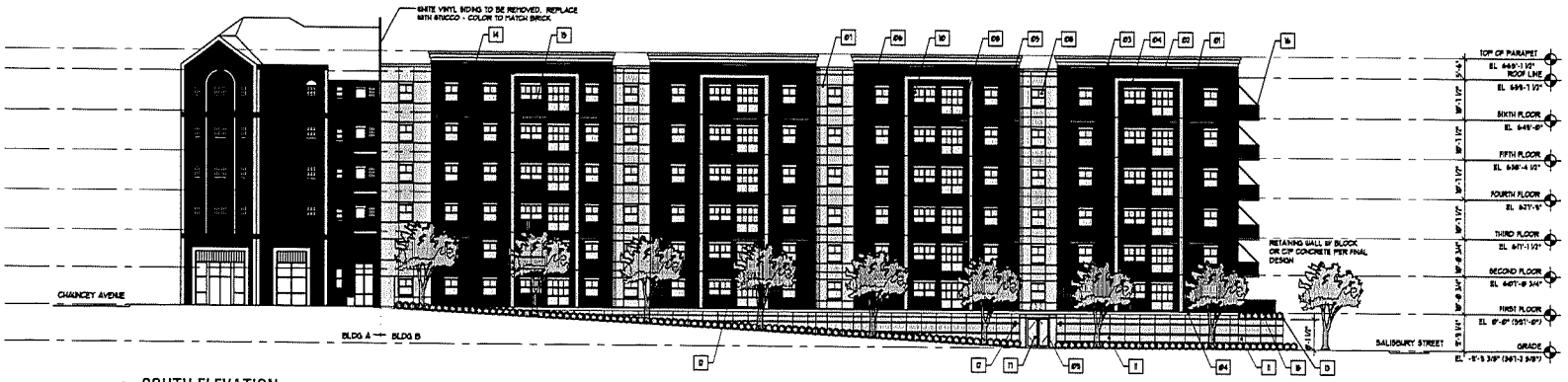
A1.0



3 EAST ELEVATION
SCALE: 1" = 15'-0"



2 NORTH ELEVATION
SCALE: 1" = 15'-0"



1 SOUTH ELEVATION
SCALE: 1" = 15'-0"

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Contractor is responsible for design and installation of properly sized and loaded systems, submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for the project and along with these printed documents constitute the Contract Documents for this project. Work scope outlined in all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Contract Documents/Construction copies are available anytime upon request.

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CHAUNCEY SQUARE

WEST LAFAYETTE, IN

	DATE	ISSUED FOR
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2	03/31/11	PLANNING DRAFT
3		
4		
5		
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8		
9		
10		

hpa
Hartshorne Plunkard Architecture
1101 North Carpenter, Chicago IL 60607
P 312 226 4488
F 312 226 4499
www.hpaarchitecture.com

DR. BY:	TP
CHK. BY:	JA
DATE:	03/18/11 (PROJECT START DATE)
SCALE:	1" = 20'
PROJ. #	1002

ELEVATIONS

A2.0

2 PERSPECTIVE FROM SOUTHEAST CORNER
SCALE: NTS

1 PERSPECTIVE FROM SOUTHWEST CORNER
SCALE: NTS

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and braced bracing. Submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the Contract Documents in their entirety and are familiar and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

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CHAUNCEY SQUARE

WEST LAFAYETTE, IN

	DATE	ISSUED FOR
△	03/25/11	PRE-CONFERENCE MTG
△	03/31/11	PLANNING DRAFT
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hpa
Hartshorne Plunkard Architecture
233 North Carpenter, Chicago IL 60607
P 312 226 4488
F 312 226 4490
www.hparchitecture.com

DR. BY:	TP
CK. BY:	JA
DATE:	03/18/11 (PROJECT START DATE)
SCALE:	NTS
PROJ. #	1002

PERSPECTIVE VIEWS

A3.0