EXHIBIT G

TRILOGY HEALTH SERVICES, LLC

VILLAS AT PRAIRIE LAKES NOBLESVILLE
PRAIRIE LAKES BLVD. E
CITY OF NOBLESVILLE , COUNTY OF HAMILTON , STATE OF INDIANA

BENCHMARKS

BENCHMARK A
X-NOTCH ON NE RIM OF SANITARY MANHOLE, 92 FEET WEST OF SW CORNER OF EXISTING BUILDING AND 6 FEET BEHIND NORTH CURB LINE OF PRIVATE DRIVE.
ELEVATION = 821.22'

BENCHMARK B
X-NOTCH ON NW RIM OF SANITARY MANHOLE, 134 FEET NORTH OF CENTERLINE OF PRAIRIE LAKES BLVD. N AND 99 FEET NORTH OF EXISTING FIRE HYDRANT.
ELEVATION = 819.93

BENCHMARK C
X-NOTCH ON WESTERLY BACK OF CURB OF PRAIRIE LAKES BLVD. N, 6 FEET SOUTH OF MOST SOUTHERLY CURB INLET OF THREE AND 33 FEET NE FROM EXISTING STORM MANHOLE.
ELEVATION = 815.85

CONTROL POINT #1
3/8 INCH IRON PIN. LOCATED ON THE NORTH EAST MOST CORNER. APPROXIMATELY 82 FEET NORTH OF SANITARY MANHOLE D.
NORTHING: 1730594.69
EASTING: 235271.72

LOCATION MAP
SCALE: 1"=300'

INDEX OF SHEETS

TITLE SHEET....1
SITE DEVELOPMENT PLAN....2
LANDSCAPE PLAN....3
PHOTOMETRICS PLAN....4-5

UTILITY CONTACTS

SANITARY SEWERS
HAMILTON SOUTHEASTERN UTILITIES, INC.
11901 LAKESIDE DR.
FISHERS, INDIANA 46038
PHONE: 317-557-2300

WATER SERVICE
INDIANA AMERICAN WATER-NOBLESVILLE
15227 HERRIMAN BLVD.
NOBLESVILLE, IN 46060
CONTACT: JOSHUA COX
PHONE: 317-900-4975
EMAIL: JOSHUA.COX@AMWATER.COM

GAS SERVICE
VECTREN
16222 ALLISONVILLE RD.
NOBLESVILLE, IN 46060
CONTACT: RANDY CRUTCHFIELD
PHONE: 317-776-5560
EMAIL: 1(800)227-1376

ELECTRIC COMPANY
DUKE ENERGY
100 S. MILL CREEK ROAD
NOBLESVILLE, IN 46062
CONTACT: ERIC LONG
PHONE: 317-776-5336
EMAIL: ERIC.LONG@DUKE-ENERGY.COM

CABLE
AT&T INDIANA
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PHONE: 317-610-5436
EMAIL: WENDY.NOBLE@ATT.COM

PROJECT CONTACTS

DEVELOPER
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ARCHITECT
UNIVERSAL DESIGN ASSOCIATES, INC.
910 MAIN STREET/P.O. BOX 99
FERDINAND, IN 47532
ATTN: JON SCHNARR
PHONE: 812-367-2831
JONSCHNARR@UDASSOC.COM

CIVIL ENGINEER
THE MANNIK & SMITH GROUP, INC.
20600 CHAGRIN BLVD., SUITE 500
SHAKER HEIGHTS, OH 44122
ATTN: KRISTOPHER HOLEYFIELD, PE.
PHONE: (317) 449-3030
EMAIL: KHOLEYFIELD@MANNIKSMITHGROUP.COM

CLOSEOUT

THE GENERAL CONTRACTOR SHALL COORDINATE THE CLOSEOUT OF THE PROJECT. THE CLOSEOUT SHALL BE AS REQUIRED TO ENSURE A SMOOTH AND COMPLETE PROCESS, AND NOT INTERFERE WITH TRILOGY'S TAKE OVER OF THE STATE FIRE MARSHALL, STATE HEALTH DEPARTMENT, LIFE SAFETY, LOCAL APPLICABLE AGENCIES, AND THE VIP OPENINGS. GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING STATE AND LOCAL AGENCIES FOR REQUIRED INSPECTIONS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SUPPLIERS' DELIVERY OF MATERIALS AND WORK. ITEMS INCLUDED ARE: FIRE ALARM, NURSE CALL, KITCHEN EQUIPMENT, KITCHEN HOOD, FIRE SUPPRESSION SYSTEM FOR THE HOOD, DISHWASHER HOOD, WONDERGUARD SYSTEM, MAGLOCK SYSTEM, PHONE, AND DATA SYSTEM, ETC.

ALL FINISH FLOORING SHALL BE INSTALLED AS NEAR TO THE END OF CONSTRUCTION AS POSSIBLE. ALL FLOORING THAT IS INSTALLED PRIOR TO COMPLETION OF CONSTRUCTION SHALL BE PROTECTED BY TEMPORARY COVERING. IN THE EVENT THE FINISH FLOORING IS SOILED OR DAMAGED, IT SHALL BE COMMERCIALLY CLEANED OR REPLACED. ONLY VACUUMING WILL NOT BE SATISFACTORY.

THE HVAC TEST AND BALANCE MUST BE PERFORMED, ADJUSTED AS NECESSARY, APPROVED AND CERTIFICATES PROVIDED AND ALL ATTIC INSULATION MUST BE IN PLACE PRIOR TO THE FINAL COMPLETION BEFORE ANY FURNITURE OR ACCESSORIES ARRIVE TO THE BUILDING.

GENERAL CONTRACTOR AND SUB-CONTRACTORS MUST DO THEIR OWN COMPLETE INSPECTIONS (PUNCH LIST) AND CORRECT ALL ITEMS PRIOR TO HAVING ENGINEER DO THEIR INSPECTION AND PUNCH LIST.

THE ENTIRE PROJECT CONSTRUCTION SHALL BE ONE HUNDRED PERCENT (100%) COMPLETE PRIOR TO ENGINEER/OWNER FINAL INSPECTION (PUNCH LIST) BEING PERFORMED. AFTER THE PUNCH LIST IS PROVIDED, ALL ITEMS MUST BE CORRECTED IMMEDIATELY FOR REINSPECTION TO VERIFY COMPLETION. THE ENTIRE PUNCH LIST MUST BE COMPLETE PRIOR TO OBTAINING THE CERTIFICATE OF OCCUPANCY.

THE TRILOGY TEAM WILL NOT PROVIDE RESOURCES AND MANPOWER TO GET THE BUILDING READY FOR THE CLOSEOUT PROCEDURES AND FURNITURE/ACCESSORIES INSTALLATION. THE BUILDING MUST BE COMPLETE INCLUDING THE PUNCH LISTS PRIOR TO THE SCHEDULED MOVE-IN OF FURNITURE AND ACCESSORIES.

FURNITURE AND ACCESSORIES ARE SCHEDULED FOUR (4) MONTHS IN ADVANCE TO BE DELIVERED AND THEREFORE CONSTRUCTION MUST STAY ON THE TIMELINE WITH NO EXCEPTION. MISSING THE CONSTRUCTION COMPLETION DATE IS SUBJECT TO A PENALTY.

IN THE EVENT THE COMPLETION OF THIS PROJECT CONSTRUCTION IS NOT ACCOMPLISHED WITHIN THE SCHEDULE, AND IF THE TRILOGY TEAM HAS TO ASSIST THE CONTRACTOR ON NON-COMPLETED WORK, TRILOGY HAS THE RIGHT TO CHARGE THE CONTRACTOR FOR ALL EXPENSES INCURRED.

THE CONTRACTOR SHALL SUBMIT THE ITEMS (CERTIFICATIONS) FOR LICENSE AND OCCUPANCY, MAINTENANCE AND WARRANTY MANUALS, AND THE AS-BUILT DRAWINGS PRIOR TO THE FINAL COMPLETION.

Indiana 811
Know what's below. 811 before you dig.

NO.	DATE	BY	DESCRIPTION
	02/27/2020	KMH	REZONE AND PRELIMINARY SET
00	03/23/2020	KMH	CONTRACTOR PRELIM BID SET
01	04/22/2020	KMH	CONTRACTOR PRELIM BID SET

20600 CHAGRIN BLVD.
SHAKER HEIGHTS, OH 44122
TEL: 216.378.1490
FAX: 216.378.1497

PROJECT DATE: FEB 2020
PROJECT NO.: T1730034
DRAWN BY: RLW
CHECKED BY: KMH

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

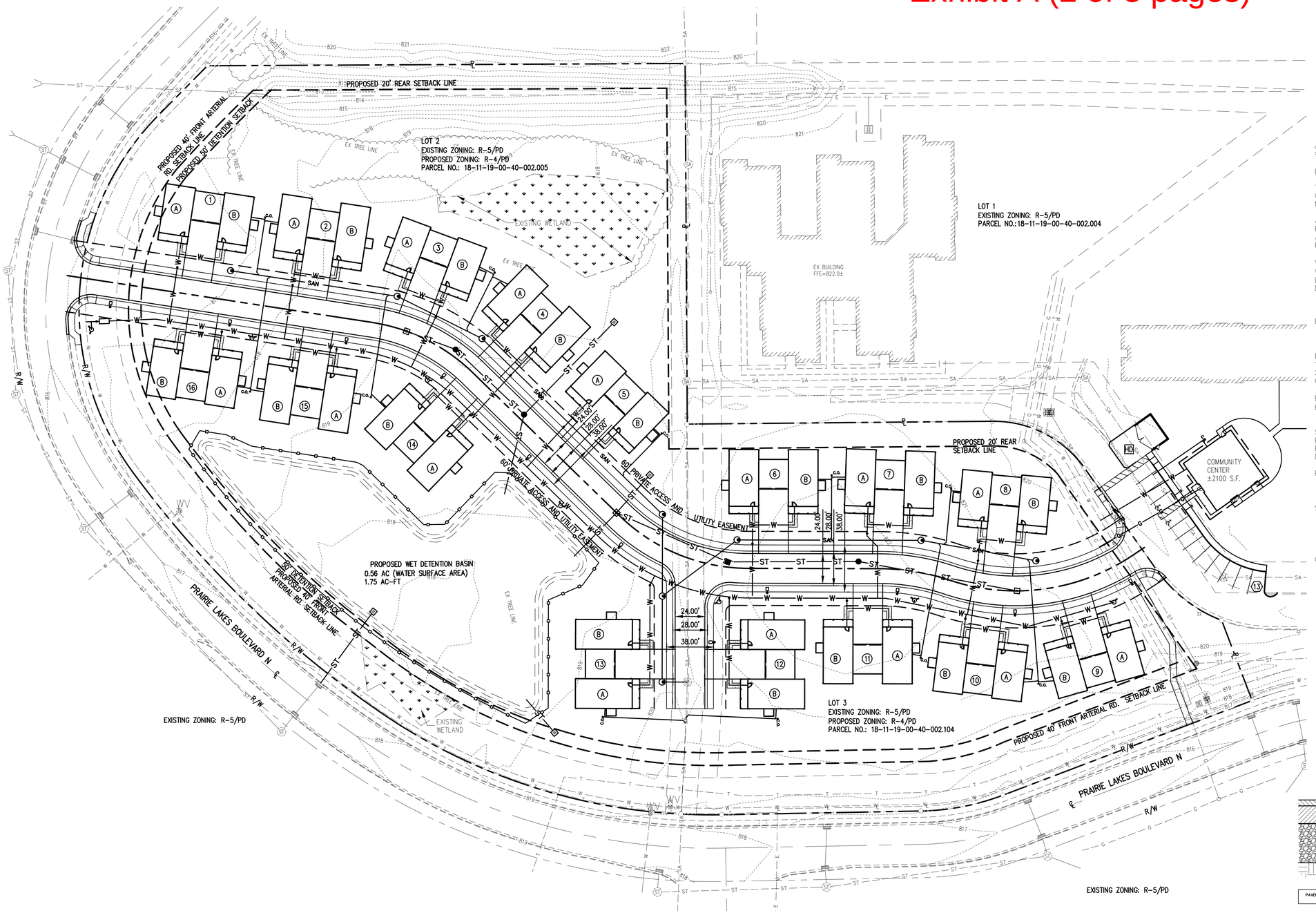
PREPARED FOR:
TRILOGY HEALTH SERVICES, LLC.
303 N. HURSTBOURNE PARKWAY
SUITE 200 LOUISVILLE, KY 40222

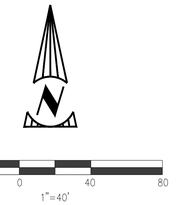
VILLAS AT PRAIRIE LAKES NOBLESVILLE

TITLE SHEET

\\MSGFILESRV\MSGData\Projects\Projects P-T\T1730034\CAD\BASE\01_Title Sheet.dwg - Last printed 5/4/2020 1:53 PM

Exhibit A (2 of 3 pages)





SITE DATA TABLE

LOT INFORMATION:

TOTAL SITE ACREAGE:	8.1 AC
GROSS ACREAGE:	8.1 AC
NET ACREAGE:	8.1 AC
ACRES OF OPEN SPACE:	5.63AC
PERCENTAGE OF OPEN SPACE:	69%
ACRES OF IMPERVIOUS SURFACE:	2.47AC
PERCENTAGE OF IMPERVIOUS AREA:	30%
WETLAND ACREAGE (TO REMAIN):	0.26 AC
WETLAND ACREAGE (TO BE REMOVED):	0.49 AC
DETENTION WATER SURFACE AREA:	0.56 AC
DETENTION VOLUME:	1.75 AC-FT

BUILDING USE: SENIOR LIVING COMPLEX (16 INDEPENDENT LIVING VILLAS AND 1 COMMUNITY CENTER)

BUILDING SIZE:	SQ. FT.
1 BEDROOM VILLAS:	2496
2 BEDROOM VILLAS:	2784
COMMUNITY CENTER:	2147

BUILDING ZONING: R-5/PD MULTI-FAMILY RESIDENTIAL DISTRICT
BUILDING REZONING: R-4/PD MODERATE TO HIGH DENSITY ONE AND TWO FAMILY RESIDENTIAL DISTRICT

SETBACK REQUIREMENTS:	REQUIRED	PROVIDED
FRONT YARD:	40 FT.	40 FT.
REAR YARD:	20 FT.	20 FT.
DETENTION:	50 FT.	50 FT.

PARKING STALL REQUIREMENTS:
REQUIRED 9' WIDTH X 20' LENGTH
PROVIDED 10' WIDTH X 20' LENGTH

SENIOR INDEPENDENT LIVING VILLAS:
REQUIRED 2 SPACES PER DWELLING UNIT X 2 DWELLING UNITS/VILLA X 16 VILLAS = 62 SPACES
PROVIDED 1 DRIVEWAY AND 1 GARAGE SPACE PER DWELLING UNIT X 2 DWELLING UNITS/ VILLA X 15 VILLAS = 60 SPACES

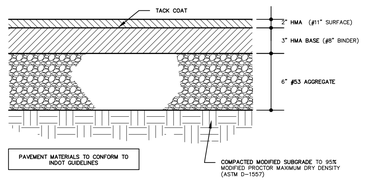
COMMUNITY CENTER:
REQUIRED 1 SPACE PER 200 SF OF FLOOR SPACE X 2109 SF = 11 SPACES
PROVIDED 13 SPACES

FLOODPLAIN STATEMENT:

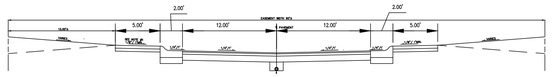
PROPERTY IS LOCATED IN ZONE X ACCORDING TO FIRM MAP NUMBER 18057C0251G REVISED ON NOVEMBER 19, 2014.

GENERAL NOTES:

1. PRIVATE ACCESS DRIVE TO BE CONSTRUCTED AND MAINTAINED BY PROPERTY OWNER.
2. A MINIMUM OF 10' OUTSIDE WALL TO OUTSIDE WALL MUST BE MAINTAINED BETWEEN VILLAS.



TYPICAL ASPHALT PAVEMENT SECTION



TYPICAL ROAD CROSS SECTION
N.T.S.

BUILDING SCHEDULE	BUILDING #
1 BEDROOM	3, 5, 8, 9, 10, 16
2 BEDROOM	1, 2, 4, 6, 7, 11-15
COMMUNITY CENTER	COMMUNITY CENTER

NO.	DATE	BY	DESCRIPTION
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01	04/22/2020	KMH	CONTRACTOR PRELIM BID SET

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SUITE 200 LOUISVILLE, KY 40222

VILLAS AT PRAIRIE LAKES
NOBLESVILLE

SITE DEVELOPMENT PLAN

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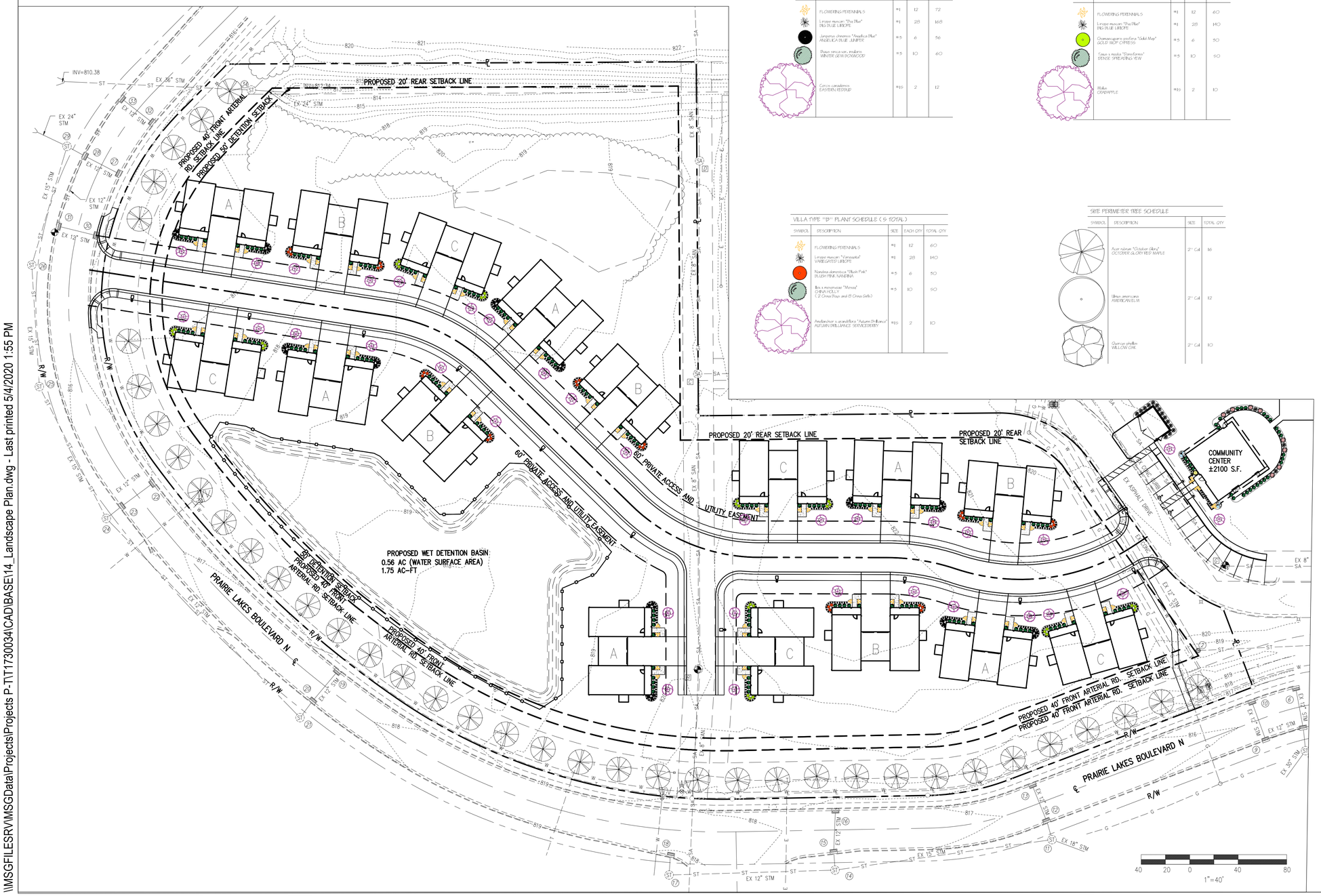
Exhibit A (3 of 3 pages)



VILLA TYPE "A" PLANT SCHEDULE (6 TOTAL)

SYMBOL	DESCRIPTION	SIZE	EACH QTY	TOTAL QTY
	FLOWERING PERENNIALS	#1	12	72
	Liriope muscari "Big Blue" BIG BLUE LIRIOPE	#1	28	168
	Juniperus chinensis "Angelica Blue" ANGELICA BLUE JUNIPER	#5	6	36
	Buxus sinica var. insularis WINTER GEM BOXWOOD	#5	10	60
	Cercis canadensis EASTERN REDBUD	#15	2	12

VILLA TYPE "B" PLANT SCHEDULE (5 TOTAL)

SYMBOL	DESCRIPTION	SIZE	EACH QTY	TOTAL QTY
	FLOWERING PERENNIALS	#1	12	60
	Liriope muscari "Gracenella" VARIEGATED LIRIOPE	#1	28	140
	Nandina domestica "Blush Pink" BLUSH PINK NANDINA	#5	6	30
	Ilex x meserveae "Mesog" CHINA HOLLY C.2 Cirrus Drops and 8 Cirrus Girls	#5	10	50
	Amelanchier x grandiflora "Autumn Brilliance" AUTUMN BRILLIANCE SERVICEBERRY	#15	2	10

VILLA TYPE "C" PLANT SCHEDULE (5 TOTAL)

SYMBOL	DESCRIPTION	SIZE	EACH QTY	TOTAL QTY
	FLOWERING PERENNIALS	#1	12	60
	Liriope muscari "Big Blue" BIG BLUE LIRIOPE	#1	28	140
	Chamaecyparis pisifera "Gold Mop" GOLD MOP CYPRESS	#5	6	30
	Taxus x media "Densiformis" DENSE SPREADING YEW	#5	10	50
	Malus CRABAPPLE	#15	2	10

SITE PERIMETER TREE SCHEDULE

SYMBOL	DESCRIPTION	SIZE	TOTAL QTY
	Acer rubrum "Outdoor Glory" OUTDOOR GLORY RED MAPLE	2" Cal	16
	Ulmus americana AMERICAN ELM	2" Cal	12
	Quercus phellos WILLOW OAK	2" Cal	10

CLUBHOUSE PLANT SCHEDULE

SYMBOL	DESCRIPTION	SIZE	QTY
	FLOWERING PERENNIALS	#1	9
	Liriope muscari "Big Blue" BIG BLUE LIRIOPE	#1	19
	Buxus sinica var. insularis WINTER GEM BOXWOOD	#5	29
	Thuja occidentalis "Smaragd" EMERALD GREEN ARBORVITAE	6' Ht.	15
	Buxus sempervirens GRANDIFOLIA BUNDY BOXWOOD	#10	1
	Hydrangea paniculata "Little Quick Fire" QUICK FIRE HYDRANGEA	#5	5
	Ilex "Land" GINGER HOLLY	#10	2
	Amelanchier x grandiflora "Autumn Brilliance" AUTUMN BRILLIANCE SERVICEBERRY	#15	2

40 20 0 40 80
1"=40'

GENERAL NOTES

(58) 2" CALIPER DECIDUOUS TREES TO BE INCLUDED (SPECIES TBD)
HARDWOOD ALL BARK MULCH AT PLANTING BEDS
SPADE CUT BED EDGES
APPLY PREFLAN PRE-EMERGENT AT TIME OF INSTALL
ALL TREES TO BE STAKED (3 STAKES/ WIRE / STRAPS PER TREE)
4" MULCH RING AT ALL TREES
SOD TO BE INSTALLED AT VILLA AND CLUBHOUSE FRONTAGES
SEED / STRAW AT ALL OTHER DISTURBED AREAS
SEE IRRIGATION PLAN FOR SYSTEM REQUIREMENTS

NO.	DATE	BY	DESCRIPTION
00	03/02/2020	KMH	REZONE AND PD AMENDMENT
01	03/23/2020	KMH	CONTRACTOR PRELIM BID SET
	04/28/2020	KMH	CONTRACTOR PRELIM BID SET

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SUITE 200 LOUISVILLE, KY 40222

VILLAS AT PRAIRIE LAKES
NOBLESVILLE

LANDSCAPE PLAN

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