

**LAND SURVEYING**  
PRE-DEVELOPMENT SERVICES



AMERICAN  
**STRUCTUREPOINT**  
INC.



“ The report prepared by American Structurepoint was well organized and clearly identified the numerous causes of our building’s deficiencies, and will serve as a roadmap in our restoration effort. ”

Julie Miller, President, Board of Directors  
Packard Condominium Homeowners Association



**Established in 1966, American Structurepoint has become one of the most recognized firms in the Midwest.**

From assisting in the development of roads and bridges; wetland delineations; and construction of large and small commercial, retail, and mixed-use centers, American Structurepoint is a leader in surveying all aspects of the environment.

## Services

- » 3D Laser Scanning
- » ALTA/NSPS Land Title Surveys
- » Construction Staking
- » Geospatial
- » Hydrographic Surveys
- » Land Acquisition
- » Phase I Environmental Assessment
- » Property Condition Assessment
- » Right-of-Way Services
- » Topographic and Boundary Surveys
- » Transportation and Utility Route Surveys
- » Utility Coordination

## Equipment

- » 3D Laser Scanners
- » Digital Levels
- » Fully Robotic Total Stations
- » Latest Dual-Frequency GPS Receivers with GNSS





# **Our surveying, environmental, engineering, and architectural specialists collaborate on pre-development services that ease buyer burden.**

Representing a property buyer places the responsibility of pre-development surveying and paperwork in your hands, but we're here to help ease and speed up the process by offering a three-in-one package deal to save you time and money. In just two short weeks, American Structurepoint can complete a Phase 1 environmental site assessment (ESA), conduct a property condition assessment (PCA), and file the proper documents to get an ALTA/NSPS land title survey on a property.

**PHASE I ENVIRONMENTAL ASSESSMENT**

**PROPERTY CONDITION ASSESSMENT**

**ALTA/NSPS LAND TITLE SURVEY**







**HAMILTON TOWN CENTER, AS-BUILT  
LAND TITLE SURVEY**  
NOBLESVILLE, INDIANA

Simon Property Group hired American Structurepoint to complete a post-construction ALTA survey for the Hamilton Town Center Development. This was a significant investment for Simon and has proven to be a major asset for the company and the City of Noblesville. The development includes multiple freestanding outlets, a lifestyle center, and large anchor tenants such as Dick's Sporting Goods, JC Penney, and the Hamilton 16 IMAX Theater. Our field and office staff completed the ALTA surveys and boundary for the site in four weeks. All the physical improvements on the site were surveyed, including buildings, walks, utilities, curbs, and parking. Our field and office team worked closely with the client, attorneys, and title companies to complete the project on time and within budget allowing the client to refinance their asset with accurate and timely information.





**COLUMBUS REGIONAL AIRPORT  
AUTHORITY PROPERTY CONDITION  
ASSESSMENT** COLUMBUS, OHIO

American Structurepoint conducted a comprehensive campus assessment encompassing 40 buildings on three airport facilities, including the Columbus International Airport. The comprehensive analysis and assessment included full surveying services, engineering, architectural and structural analysis, energy conservation opportunities, deferred maintenance items, code compliance items, building envelope deficiencies, and other facility infrastructure improvements. The assessment identified current, five and ten year facilities projects, strategies for addressing identified items, prioritization for identified projects, detailed time and cost estimates to accomplish the prioritized maintenance projects, and a detailed annual operating budget to maintain the facilities going forward.



**IU WISHARD MEDICAL CAMPUS**  
**PROPERTY CONDITION ASSESSMENT**  
INDIANAPOLIS, INDIANA

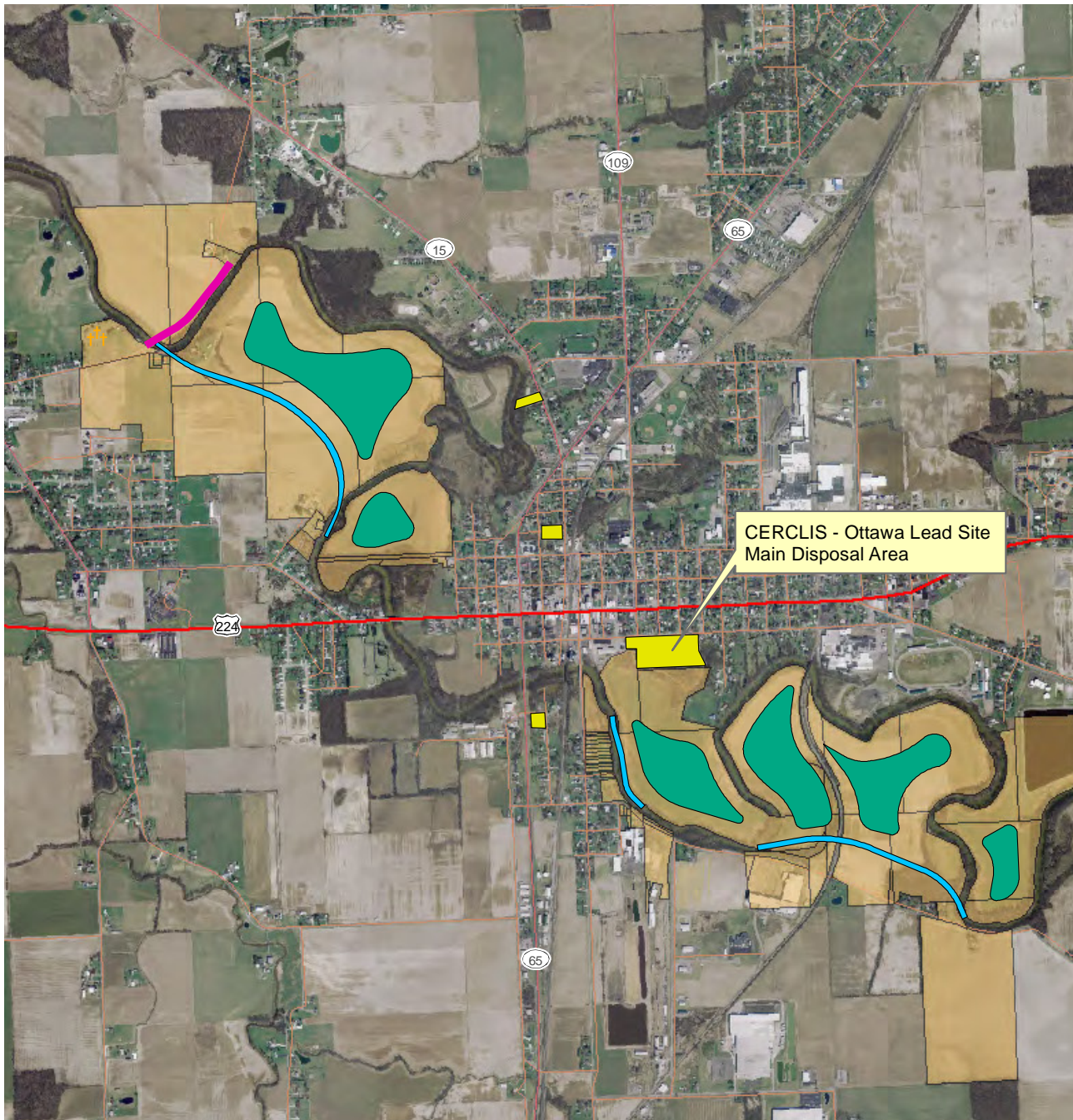
American Structurepoint surveyed the site and conducted evaluations of the exterior envelope components of 13 campus buildings and 1.3 million sft on the Wishard Hospital campus in downtown Indianapolis. The intent of the investigation was to provide inventory and condition information pertaining to the buildings' façades, roofs, doors, windows, and structural systems for planning purposes. Along with the buildings' inventory information, American Structurepoint collected thermal images of the buildings' façades and roof areas to identify areas of energy loss due to missing and/or wet insulation. The survey and assessment was used by our team to create an opportunity analysis that determined the highest and best use of the buildings on the campus, and included demolition, renovation, and cost scenarios.





**BLANCHARD AFB PHASE I ESA**  
FINDLAY/OTTAWA, OHIO

American Structurepoint performed Phase I ESAs for properties within the Findlay and Ottawa area to aid in URS Corporation and Hancock County's evaluation of a flood risk management project along the Blanchard River. The flood risk management projects were completed as part of a US Army Corps of Engineers civil works project. American Structurepoint's environmental investigation included over 200 parcels within the flood risk management corridor.





**INDIANAPOLIS INTERNATIONAL AIRPORT  
ENVIRONMENTAL MONITORING AND  
REPORTING PROGRAM**  
INDIANAPOLIS, INDIANA

American Structurepoint served as consultant to the IAA for environmental monitoring and reporting for multiple seasons. Our work effort included land surveying and in-field investigation of wetland mitigation sites and endangered species monitoring. As part of the maintenance facility and runway construction projects, wetland mitigation areas were created on land owned by the Airport Authority. Our reporting effort determined the quality and type of hydrophytic vegetation, the existence hydrology, and hydric soils. The report included recommendations for improvements to the mitigation sites. American Structurepoint also established the monitoring and maintenance program in conjunction with input from the US Fish and Wildlife Service. This effort included the structure maintenance of bat houses, mist netting, radio-telemetry, and a status report of the colony conditions.







## **ADDITIONAL PRE-DEVELOPMENT SERVICES PROJECTS**

- **Allison Transmission ALTA Survey** Speedway, Indiana
- **Bill Estes Chevy ALTA Survey** Indianapolis, Indiana
- **Bill Estes Ford ALTA Survey** Brownsburg, Indiana
- **Walmart ALTA Survey** Naperville, Illinois
- **Indianapolis Airport Authority ALTA Surveys (12- and 62-acre tracts)** Plainfield, Indiana
- **MacAllister Machinery ALTA Surveys** Various Locations, Indiana
- **Simon Property Group ALTA Survey** Nationwide
- **Hamilton Town Center ALTA Survey** Noblesville, Indiana
- **US Postal Service Property Condition Assessments, On-Call Contract** Midwest Region
- **Indiana University Property Condition Assessments, On-Call Contract** Various Locations, Indiana
- **IU Wishard Medical Campus Property Condition Assessments** Indianapolis, Indiana
- **Duke Realty Parking Garage Condition Assessments** Indianapolis, Indiana
- **Cummins Headquarters Property Condition Assessment** Columbus, Indiana
- **Blanchard Air Force Base Phase I ESA** Findlay, Ohio
- **Adesa Cincinnati Parking Lot Environmental Site Assessments** Cincinnati, Ohio
- **Indianapolis International Airport Environmental Monitoring Program** Marion and Hendricks Counties, Indiana
- **Environmental On-Call** INDOT Crawfordsville District, Indiana
- **Col. Glenn Highway/Grange Hall Road Phase I ESA** Beavercreek, Ohio
- **Citywide Environmental Assessment Projects** Speedway, Indiana



With one of the largest survey crews in the Midwest and an extensive library of data, we generate accurate geospatial information within record time.

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