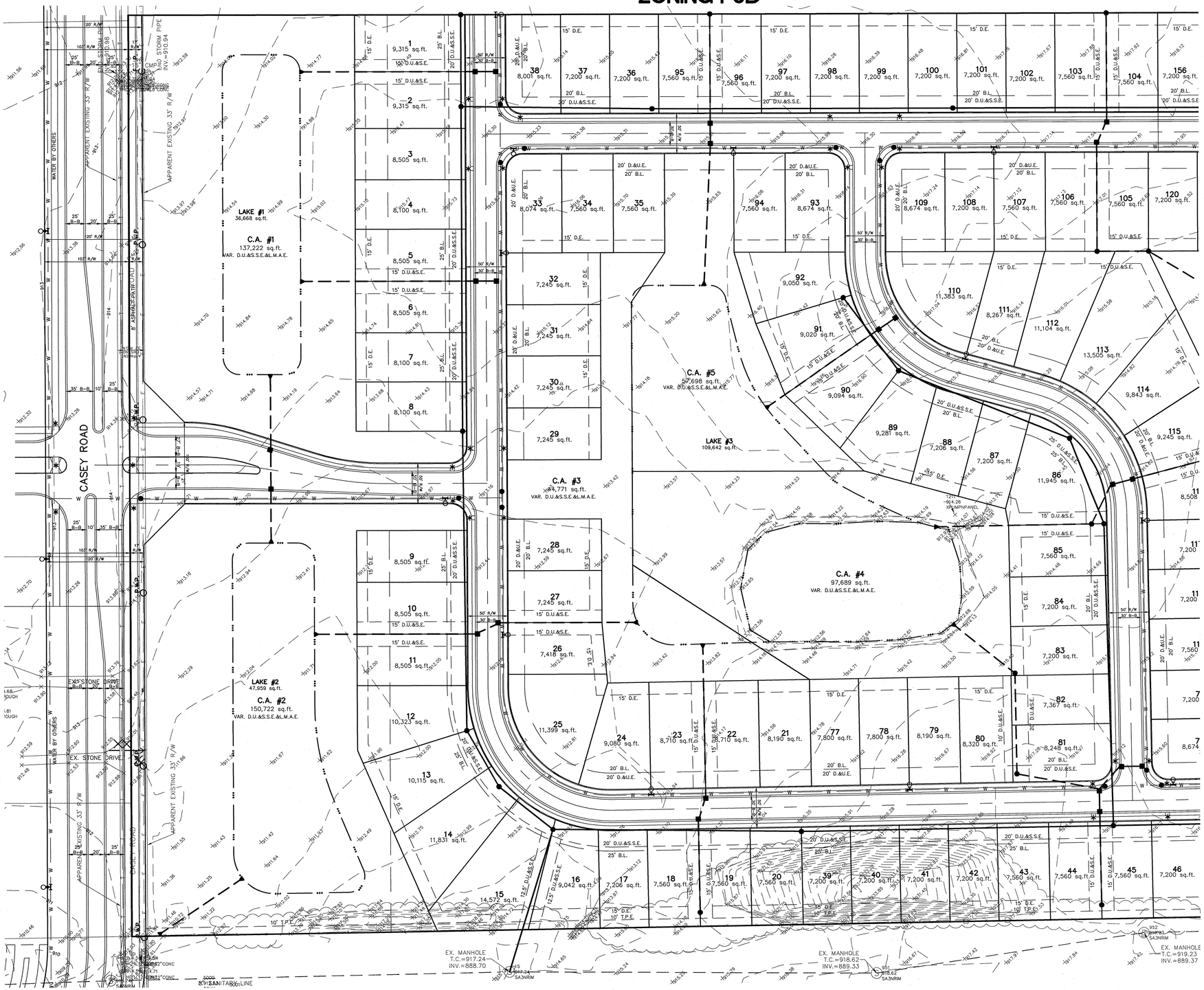
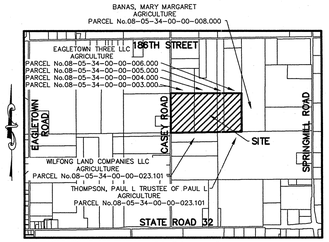
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

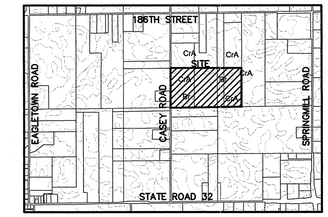
THIS INSTRUMENT PREPARED FOR:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

SPRING ORCHARD
AT SPRINGMILL TRAILS
DEVELOPMENT PLAN
ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
CrA,Br
(N.T.S.)

SITE = 50.528Ac.±
TOTAL C.A. =13.331Ac.±

USABLE OPEN SPACE PROVIDED:
13.331Ac.± (6.59%)

DENSITY = 3.08 LOTS/ACRE

ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 25'
SIDE YARD = 6'
REAR YARD = 20'
MIN. LOT AREA = 5,400 Sq. Ft.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&L.M.A.E.	DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
*	HANDICAP RAMP

LEGEND

P.W.P.	EXISTING POWER POLES
FM	EXISTING FORCE MAIN
CT	CABLE TELE.
E	EXISTING ELECTRIC LINES
BTC	EXISTING BURIED TELE. & CABLE
	EXISTING WOODS
	EXISTING STORM SEWER
S	EXISTING SANITARY SEWER
830	EXISTING CONTOUR
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G	EXISTING GAS LINE
x	EXISTING FENCE LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	PROPOSED SWALE

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Know what's below.
Call before you dig.

DATE	REVISED PER TAC COMMENTS	BY
5/31/12		KRG

REVISIONS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REPORT OF ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/04/2012

DENNIS D. OLMSTEAD
REGISTERED No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

SPRING ORCHARD
AT SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
KRG	BKR

SHEET NO. 1 OF 3 SHEETS

S & A JOB NO. 6070001-A

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
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9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
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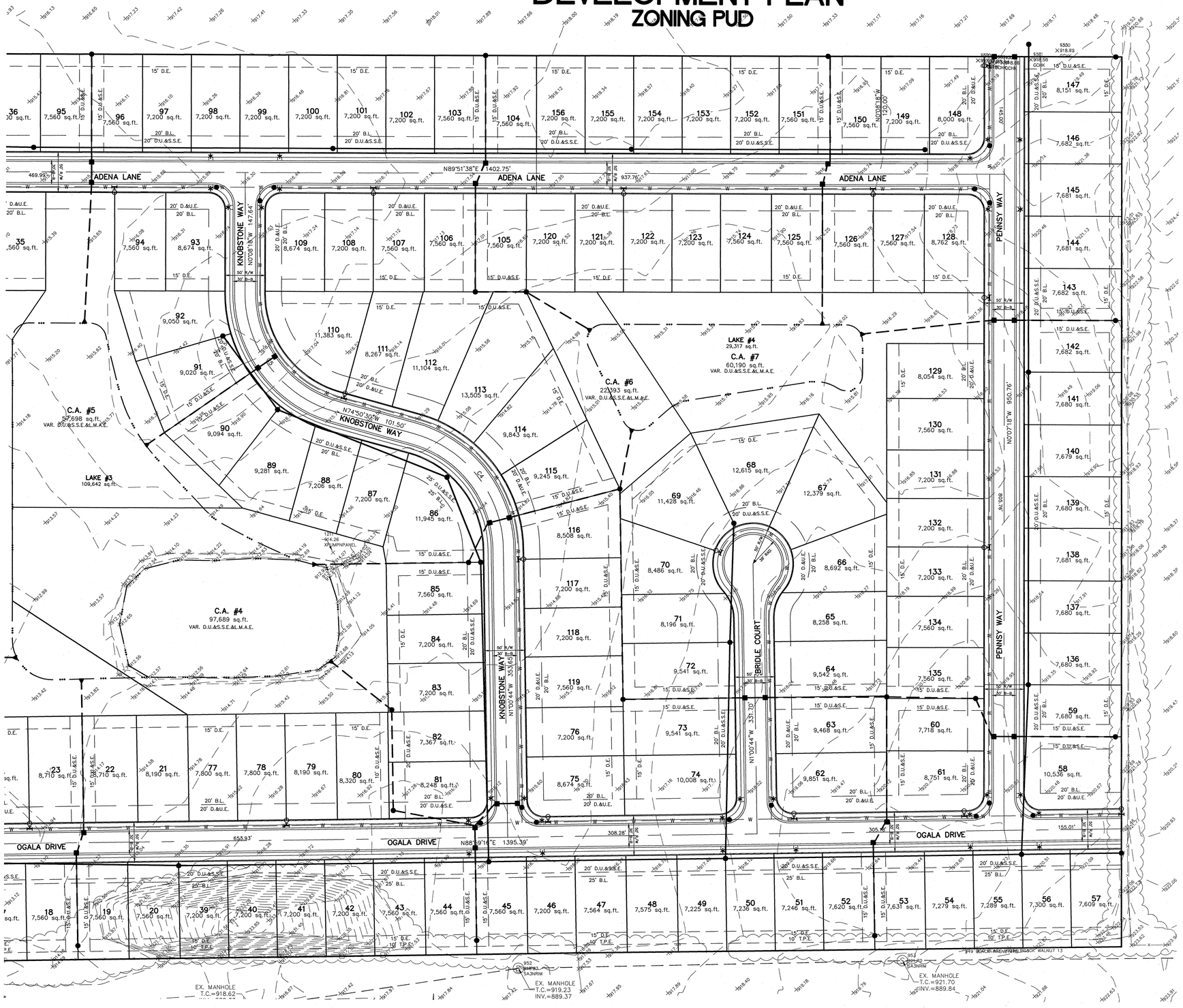
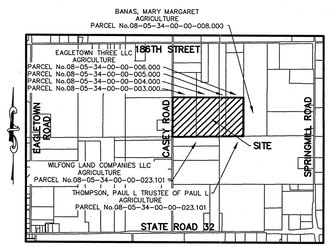
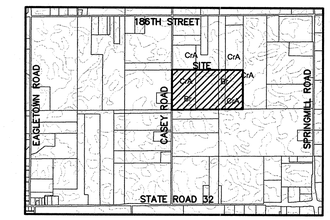
SPRING ORCHARD
AT SPRINGMILL TRAILS
DEVELOPMENT PLAN
ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



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	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	PROPOSED SWALE

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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Know what's below.
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DATE	REVISIONS	BY
5/31/12	REVISED PER TAC COMMENTS	KRG

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OF ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 05/04/2012

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
SPRING ORCHARD
AT SPRINGMILL TRAILS
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP
PREPARED FOR:

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: KRG	CHECKED BY: BKR	

SHEET NO. 2 OF 3 SHEETS
S & A JOB NO. S2702PLA

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

SPRING ORCHARD
AT SPRINGMILL TRAILS
DEVELOPMENT PLAN
ZONING PUD

LEGEND

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D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
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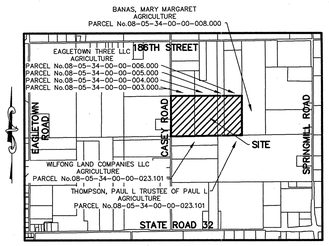
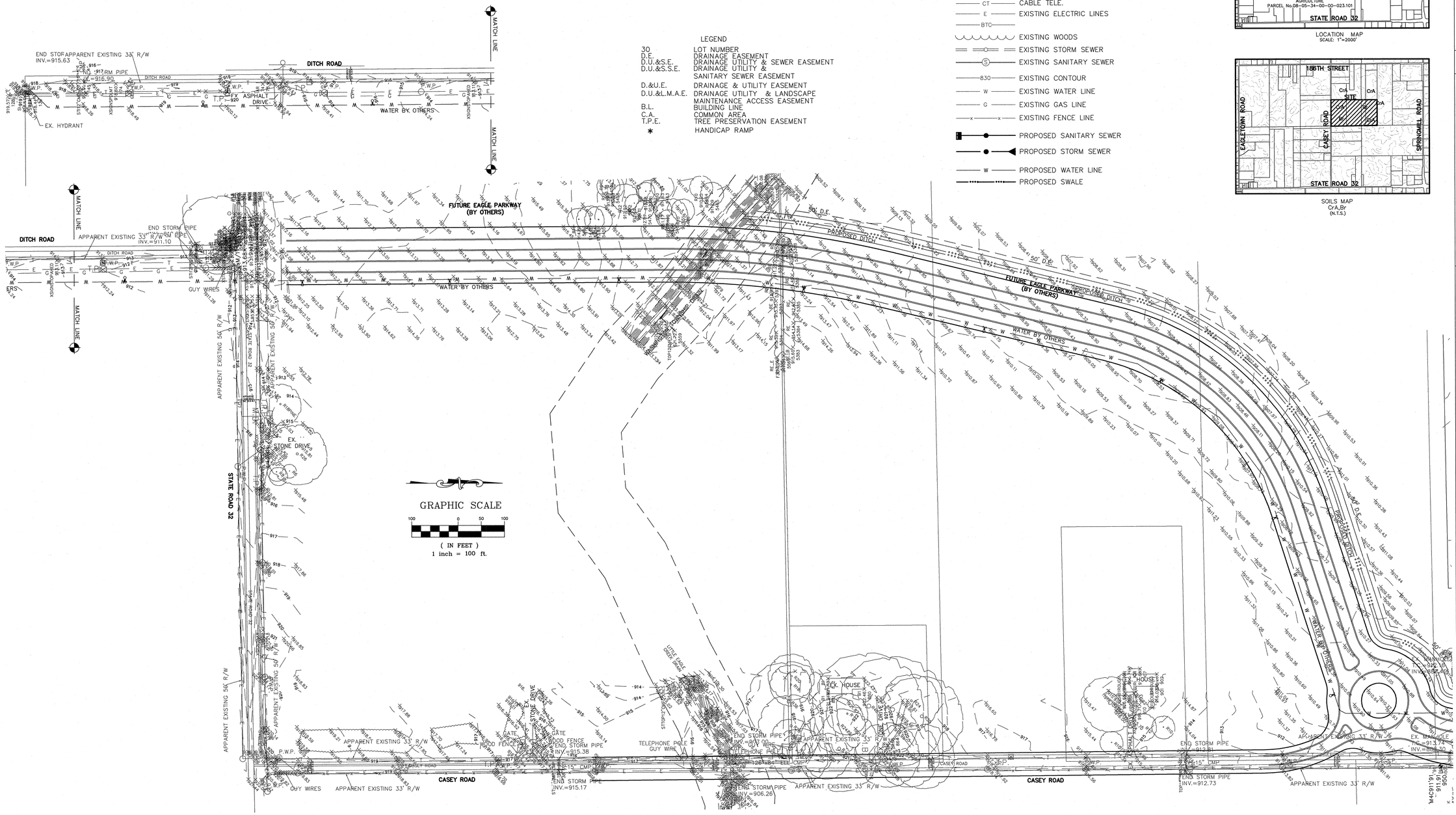
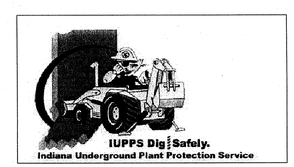
	PROPOSED SWALE



LOCATION MAP
SCALE: 1"=2000'

SOILS MAP
CrA,Br
(N.T.S.)





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DATE	REVISIONS	BY
5/31/12	REVISED PER TAC COMMENTS	KRG

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 05/04/2012

STOEPPELWERTH
A L W A Y S O N .
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
PREPARED FOR:
SPRING ORCHARD
AT SPRINGMILL TRAILS
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

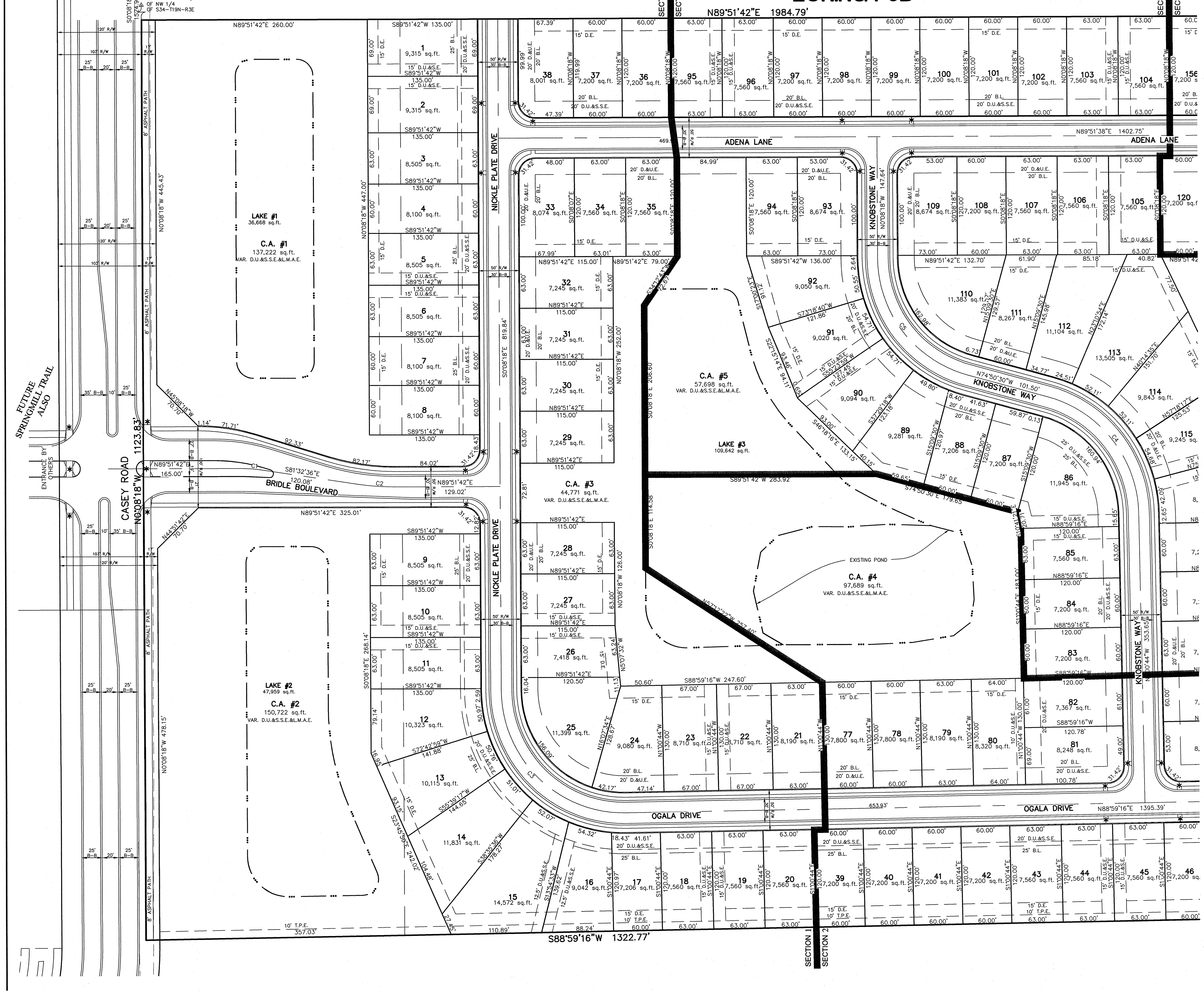
SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: KRG	CHECKED BY: BKR	

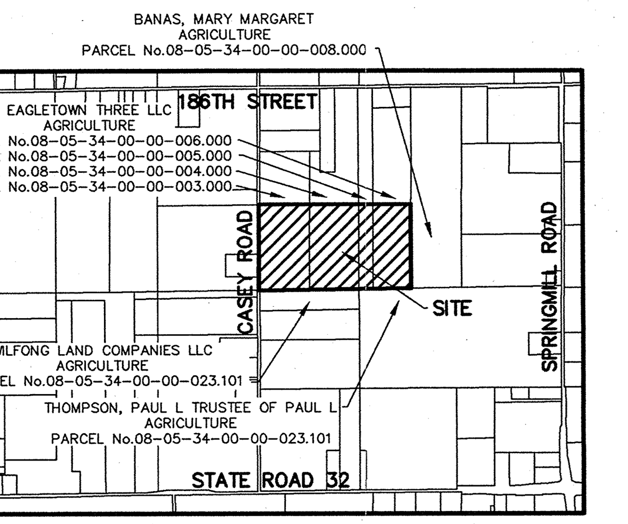
SHEET NO. 3 OF 3 SHEETS
S & A JOB NO.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

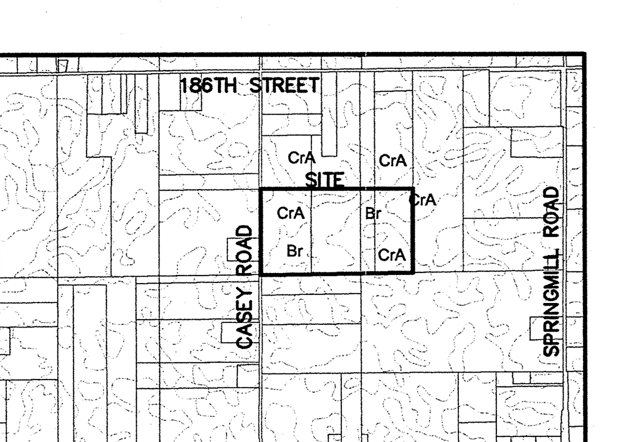
THIS INSTRUMENT PREPARED FOR:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

SPRING ORCHARD
AT SPRINGMILL TRAILS
PRELIMINARY PLAT
ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
CrA,Br
(N.T.S.)

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60 0 30 60
(IN FEET)
1 inch = 60 ft.

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LEGEND

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D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
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B.L.	BUILDING LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
A.T.E.	ALTERNATIVE TRANSPORTATION EASEMENT
*	HANDICAP RAMP

Curve Table: Alignments

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	22.50'	11.27'	22.48'	S85°50'27"E	8°35'42"
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C4	150.00'	193.29'	112.68'	180.19'	S37°55'37"E	73°49'47"
C5	150.00'	195.57'	114.48'	182.01'	S37°29'24"E	74°42'13"

PRIMARY PLAT

A part of the East Half of the Northwest Quarter and a part of the Northeast Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said East Half; thence South 00 degrees 08 minutes 18 seconds East along the West line of said East Half a distance of 1,524.93 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 51 minutes 42 seconds East 1,984.79 feet; thence South 00 degrees 07 minutes 18 seconds East 1,095.49 feet to the South line of said Northeast Quarter Section; thence South 89 degrees 09 minutes 17 seconds West along said South line a distance of 661.91 feet to the Southwest corner of the Northeast Quarter; thence South 88 degrees 59 minutes 16 seconds West along the South line of said Northwest Quarter a distance 1,322.77 feet to the West line of said East Half; thence North 00 degrees 08 minutes 18 seconds West along said West line a distance of 1,123.83 feet to the place of beginning, containing 50.528 acres, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

Wednesday, May 02, 2012 KRG

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Indiana Underground Plant Protection Service

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DATE	REVISIONS	BY
5/31/12	REVISED PER TAC COMMENTS	KRG

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 05/04/2012

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:
SPRING ORCHARD
AT SPRINGMILL TRAILS
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
KRG	BKR

SHEET NO.
1
OF 2 SHEETS
S & A JOB NO.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
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PHONE: (317) 849-5935

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9757 WESTPOINT DRIVE SUITE 600
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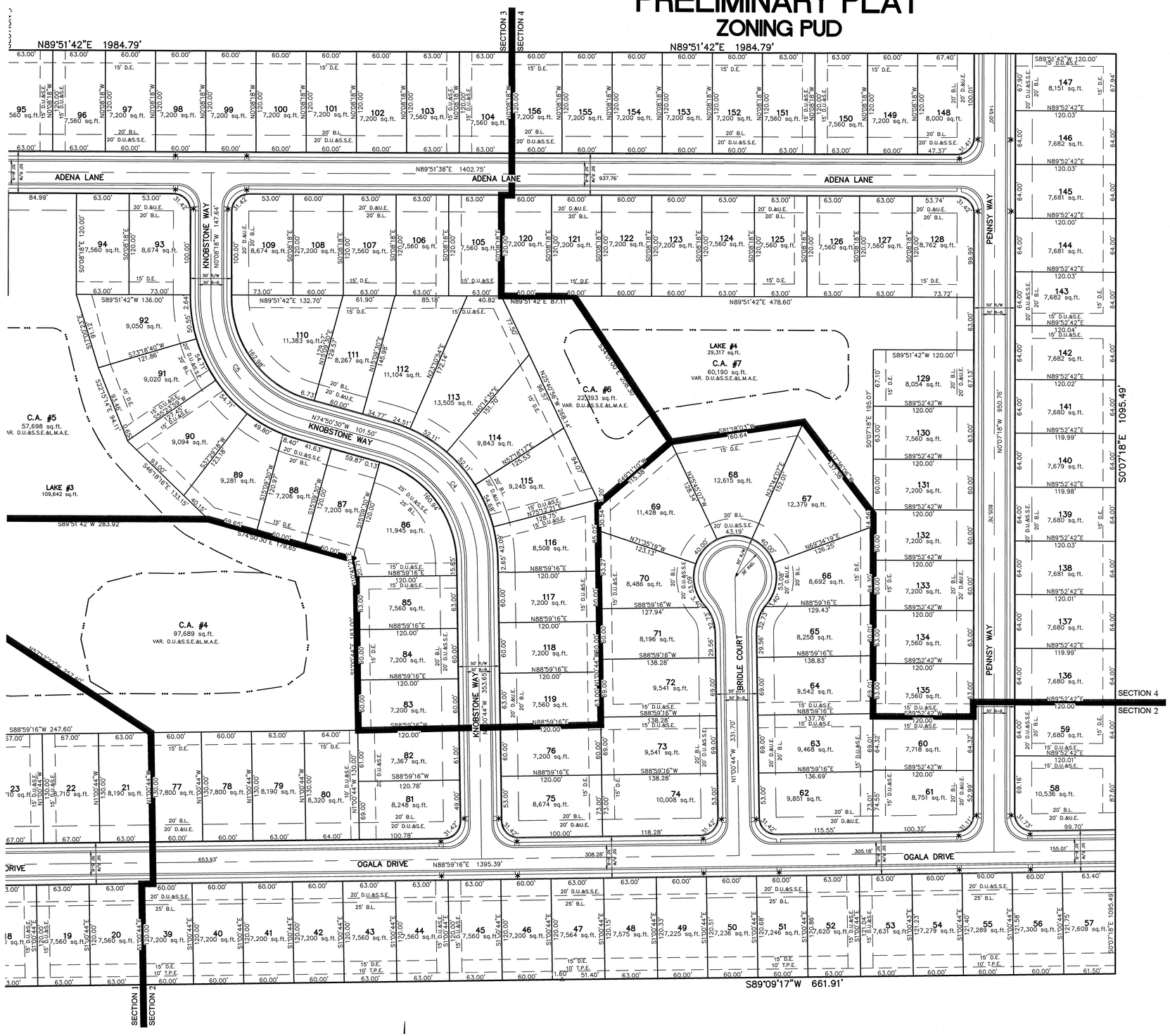
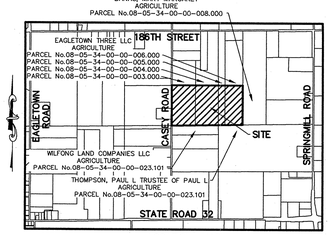
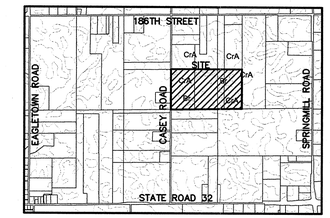
AT SPRINGMILL TRAILS
PRELIMINARY PLAT
ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



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DATE	REVISIONS	BY
5/31/12	REVISED PER TAC COMMENTS	KRG

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CERTIFIED: 05/04/2012

DENNIS D. OLMSTEAD
REGISTERED No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

SPRING ORCHARD
AT SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY: KRG
CHECKED BY: BKR

SHEET NO. 2 OF 2 SHEETS

S & A JOB NO. 62390PLA

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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Know what's below.
Call before you dig.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
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9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
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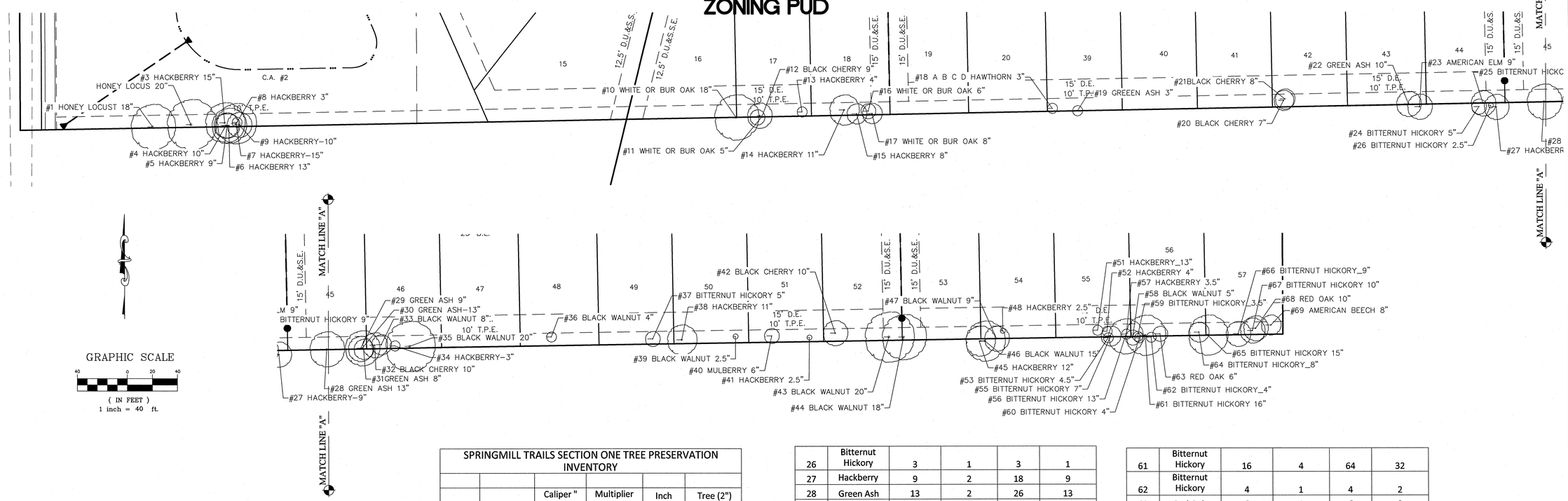
SPRING ORCHARD
AT SPRINGMILL TRAILS
TREE PRESERVATION PLAN
ZONING PUD



SPRINGMILL TRAILS SECTION ONE TREE PRESERVATION INVENTORY					
Location	Existing Tree	Caliper " (DBH)	Multiplier (/Ord.)	Inch Credits	Tree (2") Credits
1	Honey Locust	18	4	72	36
2	Honey Locust	20	4	80	40
3	Hackberry	15	2	30	15
4	Hackberry	10	2	20	10
5	Hackberry	9	2	18	9
6	Hackberry	13	2	26	13
7	Hackberry	15	2	30	15
8	Hackberry	3	1	3	2
9	Hackberry	10	2	20	10
10	White (or Bur) Oak	18	4	72	36
11	White (or Bur) Oak	5	1	5	3
12	Black Cherry	9	2	18	9
13	Hackberry	4	1	4	2
14	Hackberry	11	2	22	11
15	Hackberry	8	2	16	8
16	White (or Bur) Oak	6	1	6	3
17	White (or Bur) Oak	8	2	16	8
18A	Hawthorn	3	1	3	2
18B	Hawthorn	6	1	6	3
18C	Hawthorn	6	1	6	3
18D	Hawthorn	3	1	3	2
19	Green Ash	3	1	3	2
20	Black Cherry	7	1	7	4
21	Black Cherry	8	2	16	8
22	Green Ash	10	2	20	10
23	American Elm	9	2	18	9
24	Bitternut Hickory	5	1	5	3
25	Bitternut Hickory	9	2	18	9
26	Bitternut Hickory	3	1	3	1
27	Hackberry	9	2	18	9
28	Green Ash	13	2	26	13
29	Green Ash	9	2	18	9
30	Green Ash	13	2	26	13
31	Green Ash	8	2	16	8
32	Black Cherry	10	2	20	10
33	Black Walnut	8	2	16	8
34	Hackberry	3	1	3	2
35	Black Walnut	20	4	80	40
36	Black Walnut	4	1	4	2
37	Bitternut Hickory	5	1	5	3
38	Hackberry	11	2	22	11
39	Black Walnut	3	1	3	1
40	Mulberry	6	1	6	3
41	Hackberry	3	1	3	1
42	Black Cherry	10	2	20	10
43	Black Walnut	20	4	80	40
44	Black Walnut	18	4	72	36
45	Hackberry	12	2	24	12
46	Black Walnut	15	2	30	15
47	Black Walnut	9	2	18	9
48	Hackberry	3	1	3	1
49	Black Walnut	15	2	30	15
50	Black Walnut	13	2	26	13
51	Hackberry	3	1	3	2
52	Hackberry	4	1	4	2
53	Bitternut Hickory	5	1	5	2
54	Black Walnut	13	2	26	13
55	Bitternut Hickory	7	1	7	4
56	Bitternut Hickory	13	2	26	13
57	Hackberry	4	1	4	2
58	Black Walnut	5	1	5	3
59	Bitternut Hickory	4	1	4	2
60	Bitternut Hickory	4	1	4	2
61	Bitternut Hickory	16	4	64	32
62	Bitternut Hickory	4	1	4	2
63	Red Oak	6	1	6	3
64	Bitternut Hickory	8	2	16	8
65	Bitternut Hickory	15	2	30	15
66	Bitternut Hickory	9	2	18	9
67	Bitternut Hickory	10	2	20	10
68	Red Oak	10	2	20	10
69	American Beech	8	2	16	8
			TOTAL:	1413.5	706.8

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A PROPERTY LINE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

TREE PRESERVATION

PREPARED FOR:

SPRING ORCHARD
AT SPRINGMILL TRAILS

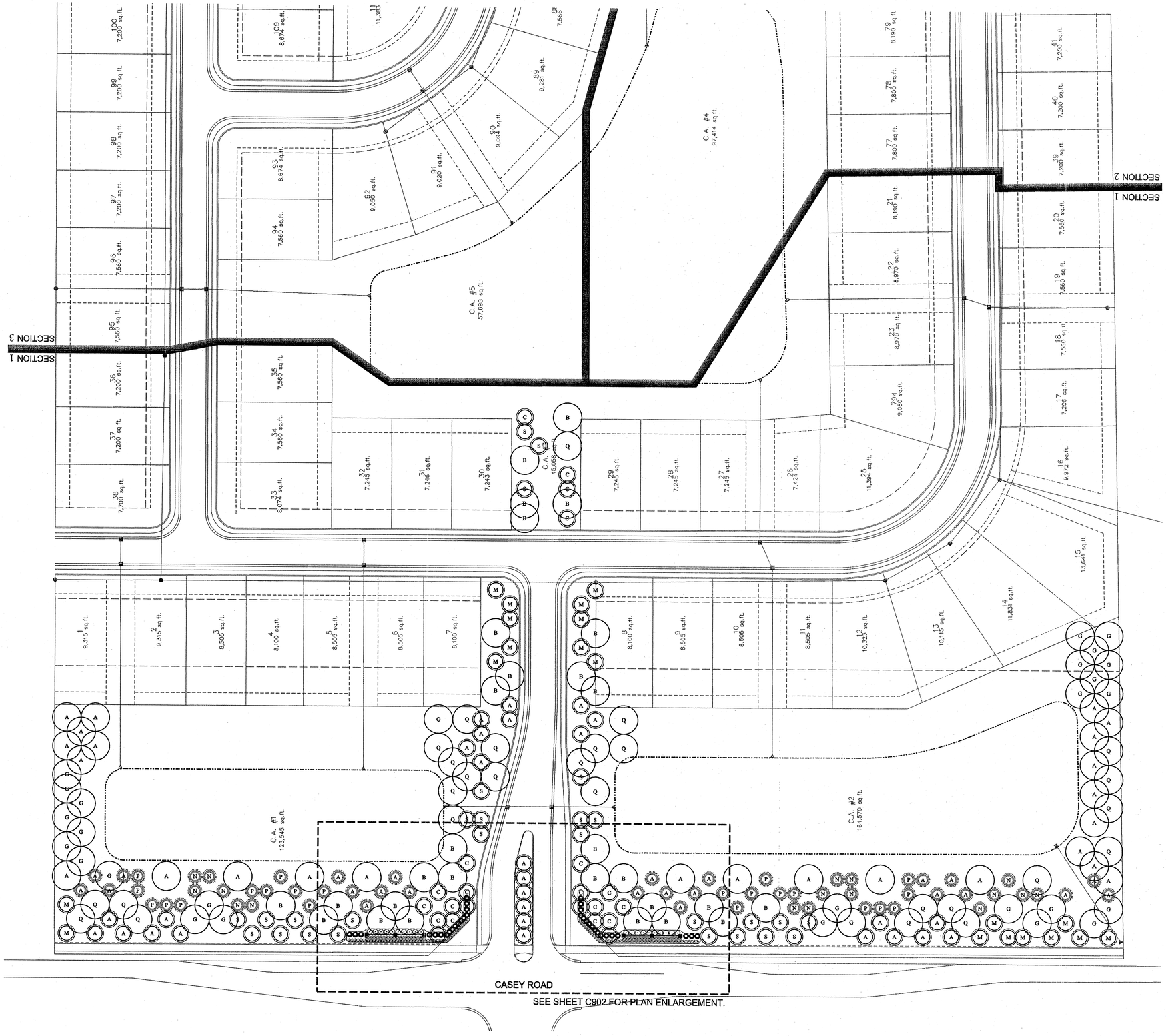
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
KRG	BKR

SHEET NO.
C900

S & A JOB NO.



SPRINGMILL TRAILS - LANDSCAPE MATERIAL CALCULATIONS:

Plant Material	PUD per lot Requirement	Builder Installed	Develoment Requirement	Total Lots	Total Develoment Requirement
2" Shade	6	2	4	156	624
2" Orn/6' EG	4	1	3	156	468
Shrubs	16	14	2	156	312

Per ordinance, material substitutions up to 50% are allowed

Plant Material	PUD per lot Requirement	Total Lots	Total Requirement	50% of Total
2" Shade	6	156	936	
2" Orn/6' EG	4	156	624	312
Shrubs	16	156	2496	1248

Plant Material	Substitution Equivalents
2" Shade	1
2" Orn/6' EG	2
Shrubs	6

Material	Total Dev Req	Material Substitution	Shade Tree Equivalent	Shade Tree Substitution	Adjusted Develoment Requirement	Preservation Tree Credit	Net Develoment Requirement	Actual Proposed Plantings
2" Shade	624	0	0	190	814	706	108	108*
2" Orn/6' EG	468	310	155		158	0	158	158
Shrubs	312	210	35		102	0	102	106**

Legend:
2" Shade = 2" Shade Tree
2" Orn = 2" Ornamental Tree
6' EG = 6' Evergreen tree

Notes:
* Trees shown on Landscape Plan fulfill both road frontage and on-site planting requirements.
** See note on Sheet C902 for additional information.

PLANT SCHEDULE:

SHADE TREES

- (A) Acer saccharum 'Green Mountain' - 25 @ 2" (Rubyred Horsechestnut)
- (B) Betula nigra - 29 @ 10' Clump Form (River Birch)
- (G) Gleditsia triacanthos inermis 'Imcole' - 27 @ 2" (Imperial Honey Locust)
- (Q) Quercus rubra - 27 @ 2" (Red Oak)

ORNAMENTAL TREES

- (A) Amelanchier x grandiflora 'Autumn Brilliance' - 27 @ 2" (Autumn Brilliance Serviceberry)
- (C) Cercis canadensis - 22 @ 6' Clump Form (Eastern Redbud)
- (M) Malus 'Golden Raindrops' - 20 @ 2" (Golden Raindrops Crabapple)
- (S) Syringa reticulata 'Ivory Silk' - 27 @ 2" (Ivory Silk Japanese Tree Lilac)

EVERGREEN TREES

- (A) Picea abies - 23 @ 6' (Norway Spruce)
- (D) Picea pungens glauca - 22 @ 6' (Colorado Blue Spruce)
- (N) Pinus nigra - 17 @ 6' (Austrian Pine)

NOTES: See Sheet C902 for Planting Details.

PLAN
50 0 25 50
1 INCH = 50 FEET

MARK	DATE	REVISIONS	BY
	05.26.22	Modified Plant Layout and Schedule per Westfield Comments.	
	05.26.22	Modified This Block to Reflect Name Change.	

DRAWN BY: ERIC SIMONS 05.26.22
CHECKED BY: EWR
SCALE: 1" = 60'
DATE: 05.18.22

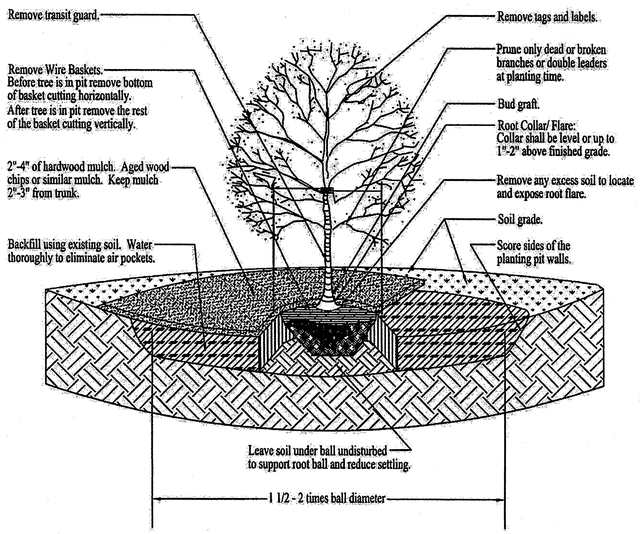
CERTIFIED:

CONSULTING ENGINEERS - LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX:(317) 849-5942
FISHERS INDIANA

LANDSCAPE PLAN

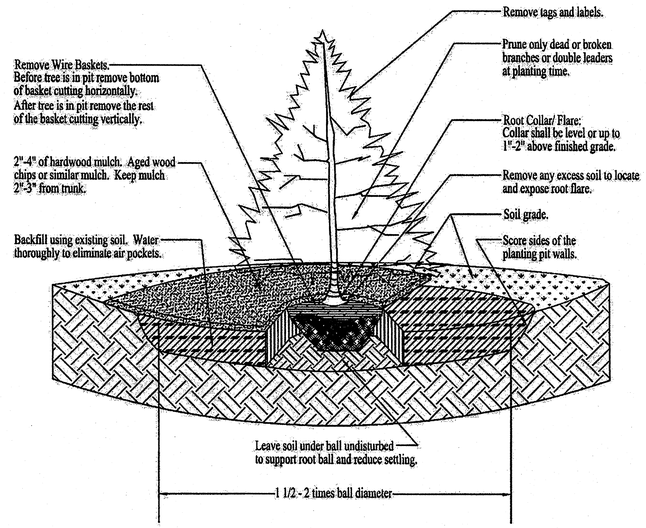
SPRING ORCHARD AT SPRINGMILL TRAILS
SECTION 1-4

SHEET NUMBER:
C901



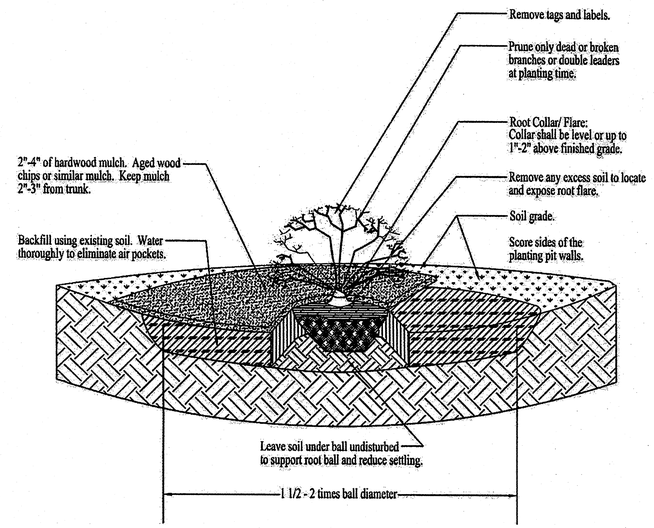
TREE PLANTING DETAIL

NOT TO SCALE



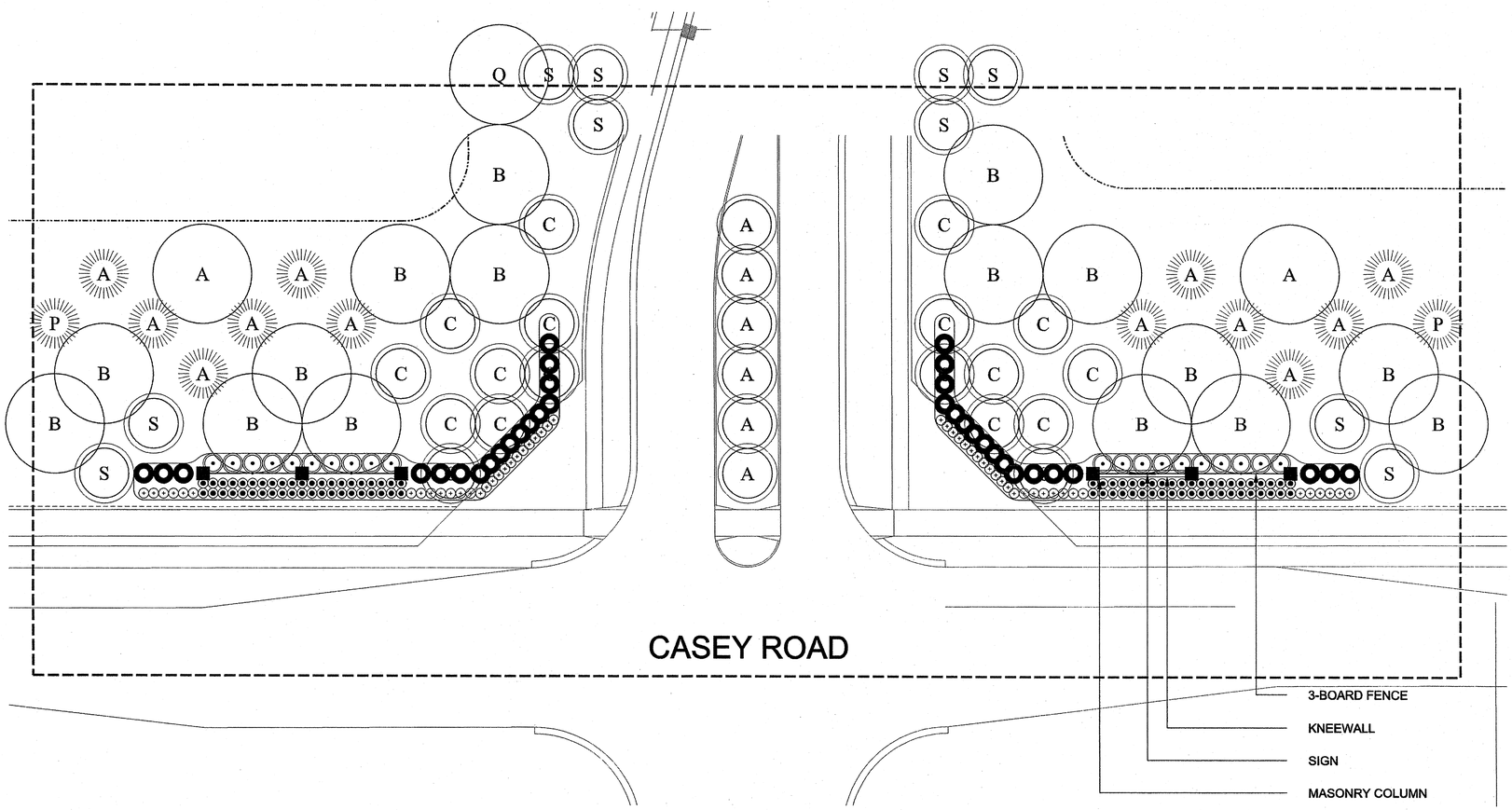
EVERGREEN PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



PLANT SCHEDULE:

SHRUBS

- Buddleia x 'Blue Chip' - 52 @ 3 Gallon (Lo & Behold Blue Chip Butterfly Bush)
- Juniperus horizontalis 'Mother Lode' - 84* @ 1 Gallon (Mother Lode Juniper)
- Physocarpus opulifolius 'Seward' - 34 @ 5 Gallon (Summer Wine Ninebark)
- Viburnum x burkwoodii - 20 @ 5 Gallon (Burkwood Viburnum)

*Note: Initial size does not meet minimum planting height requirements of the Westfield ordinance and therefore does not count towards satisfying net development requirement (as such, not obligatory).

PLAN ENLARGEMENT

20 0 10 20

1 INCH = 20 FEET

N

DRAWN BY:	DATE	MARK	REVISIONS	BY
EDC SIMONS	05.28.12		Modified Plant Layout and Schedule per Westfield Comments.	
CHECKED BY:	05.30.12		Modified Title Block to Reflect Name Change.	
EWS				
SCALE: 1" = 20'				
DATE: 05.18.12				

CERTIFIED:

CONSULTING ENGINEERS - LAND SURVEYORS

(317) 849-5935 1-800-728-6917 FAX:(317) 849-5942

FISHERS INDIANA

LANDSCAPE PLAN ENLARGEMENT & DETAILS

SPRING ORCHARD AT SPRINGMILL TRAILS SECTION 1-4

SHEET NUMBER:

C902