

EASEMENT VACATION – PUBLIC HEARING

Department of Planning Services

VEAS 2018 0001	Bill #G-18-02-22	Project Start: 27 February 2018
APPLICANT:	Coliseum and Sherman, LLC	
REQUEST:	To vacate a 15-foot wide easement on Lot 33 in Trixholme Addition.	
LOCATION:	South of 901 W. Coliseum Boulevard (Section 27 of Washington Township)	
COUNCIL DISTRICT:	District 3 – Tom Didier	
LAND AREA:	Approximately 0.062 acres proposed to be vacated.	
PUBLIC HEARING DATE:	March 13, 2018 (to be held by City Council)	
NEXT COUNCIL ACTION:	If all agencies have responded, staff is recommending approval following the public hearing.	

PROJECT SUMMARY

The petitioner is making this request to allow for reconstruction of the Lassus convenience store at the southwest corner of West Coliseum Boulevard and Sherman Boulevard. The development plan includes an expansion of the site, which would encroach into the easement. Review is requested from all utility agencies before seeking approval from Council.

City Plan:	Indiana Code (36-7-3-16 (b)) states that any public utility occupying a public way or easement shall not be deprived of the use of the public way for the location and operation of existing facilities. The petitioner shall provide all necessary easements (as approved) at the time the vacation petition is recorded.
Traffic Engineering:	Approved
Stormwater Engineering:	Need partial easement
Water Engineering:	Need partial easement
WPC Engineering – Sanitary:	Need partial easement
City Parks Department:	Approved
Fire Department:	Approved
Land Acquisition Agent:	Approved
Frontier:	Need partial easement
Comcast Cable:	Approved
AEP:	Need partial easement
NIPSCO:	Approved

Grounds for Remonstrance for Vacation Requests (I.C. 36-7-3-13):

- (1) The vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
- (2) The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
- (3) The vacation would hinder the public's access to a church, school, or other public building or place.

- (4) The vacation would hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

VEAS-2018-0001

Bill No. G-18-02-22

Easement Vacation – Notifications

The Clerk's Office placed legal notification in the Fort Wayne Newspapers.

DPS Staff notified the following by Certified Mail:

PIN/Property Address:

Property Owner of Record:

020727226030000073
4307 Sherman

Coliseum and Sherman, LLC
1800 Magnavox Way
Fort Wayne, IN 46804

020727226007000073
921 West Coliseum

Trustee of Mary Cross Tippman Charitable Trust
9009 Coldwater Road
Fort Wayne, IN 46825

020820251004000072
4302 Kentland

Donald Lee Whitaker
4302 Kentland Avenue
Fort Wayne, IN 46808

DPS Staff notified the following by Email:

Community Liaison, Palermo Galindo
Northwest Area Partnership

DEPARTMENT OF PLANNING SERVICES

SUITE 150, CITIZENS SQUARE
200 EAST BERRY
FORT WAYNE, IN 46802

260-449-7607
260-449-7682
WWW.ALLENCOUNTY.US

TO: All interested persons
FROM: Michelle Wood, RLA
Senior Land Use Planner
RE: Public Hearing Notice
DATE: February 23, 2018

We are sending this notice to let you know the Common Council of Fort Wayne, Indiana will hold a public hearing **Tuesday March 13, 2018 at 5:30 p.m.** The Council will hold the hearing in **Room 030 of the Citizens Square Building at 200 East Berry Street.** Room 030 is on the Garden Level (basement) of the building. The agenda for the hearing includes the following request.

PROPOSAL: VEAS-2018-0001
BILL NO: G-18-02-22
APPLICANT: Coliseum and Sherman, LLC
REQUEST: To vacate a 15-foot wide easement on Lot 33 of Trixholme Addition.
LOCATION: South of 901 W. Coliseum. (Section 27 of Washington Township)
LAND AREA: approximately 0.062 acres to be vacated

We have additional information regarding this application at our office at Suite 150, Citizens Square, 200 East Berry Street.

We are sending you this notice because you own property that is adjacent to the above request. This public hearing is your chance to offer input you may have regarding the request.

If you are unable to attend the hearing but want to be heard, or are planning to attend and want to submit information for the Council to review at the hearing, please have 11 copies of your written comments to our office before 12:00 p.m. March 13, 2018. You may also email comments to michelle.wood@allencounty.us.

Correspondence may also be hand delivered to staff or the Council at the hearing. Please include your name and mailing address on all correspondence. Thank you for your attention to this matter. Please call this office if you have any questions.

CITY OF FORT WAYNE

Vacation Petition

City Clerk / Suite 110 / Citizens Square Building / 200 East Berry Street / Fort Wayne IN 46802 / 260.427.1221

I/We do hereby petition to vacate the following:

X Easement _____ Public Right of Way (street or alley)

More particularly described as follows:

THE SOUTH 15' OF LOT 33 OF TRIXHOLME ADDITION.

OLD ALLEY/UTILITY EASEMENT WHICH IS NO LONGER IN USE, AND RELOCATE NIPSCO GAS LINE TO A NEW EASEMENT 65' SOUTH TO ACCOMMODATE STORE REDEVELOPMENT.
(Please Attach a Legal Description of the property requested to be vacated, along with a survey or other acceptable drawing showing the property.)

DEED BOOK NUMBER: 644 PAGE(S) NUMBER(S): 233 (This information can be obtained from the Allen County Recorder's Office on the 2nd Floor, City-County Building, One Main Street, Fort Wayne, IN)

The reasons for the proposed vacation are as follows:

SEE ABOVE.

(If additional space is needed please attach separate page.)

The applicant on an attached sheet must also provide the names and addresses of all adjacent property owner(s). The information on that sheet must be as follows:

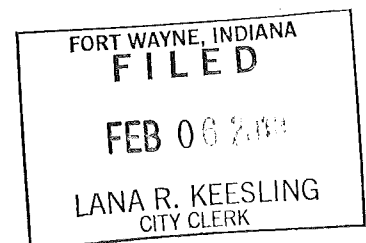
Property owner(s) Name(s); Street Address; City; State; Zip Code; Phone Number with Area Code.

Applicant's name(s) if different from property owner(s):

Name: COLISEUM & SHERMAN LLC

Street Address: 1800 MAGNAVOX WAY

City: FT. WAYNE State: IN Zip: 46804 Phone: 260-436-1415



I/We, your petitioners, file this petition pursuant to the authority granted in Indiana Code, and provisions of local ordinance. I/We agree to abide by all provisions of the Fort Wayne Zoning Ordinance and/or Subdivision Control Ordinance, as well as all procedures and policies of the Fort Wayne City Plan Commission as those provisions, and policies relate to the handling and disposition of this petition. I/We also certify that this information is true and accurate to the best of my/our knowledge.

Signature [Handwritten Signature] Printed Name GREG LASSUS Date 2/5/18
Address 1800 MAGNOLIA WAY City/State/Zip FT WAYNE, IN 46804

Signature _____ Printed Name _____ Date _____

Address _____ City/State/Zip _____

If additional space is needed for signatures please attach a separate page.

Agent's Name (Print Legibly): SAM SCHEUKEL

Street Address: SAME

City: _____ State: _____ Zip: _____ Phone: _____

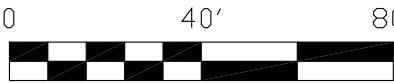
NOTICE:

- Legal Description is to be the area to be vacated and must be complete and accurate. If necessary a licensed surveyor's legal description may be required.
- Applicant is hereby informed that in the case of a utility being located in a public way or easement, the applicant may be required to bear the cost of relocation, or of providing a replacement easement or easement's as needed.

For Office Use Only:

Receipt #: 157725 \$200.00 Date Filed: 2/6/18

Map #: K-26 Wash 27 Reference #: VEAS-2018-0001



SCALE: 1"=40'
-ORIGINAL SCALE-

DEC 29, 2017

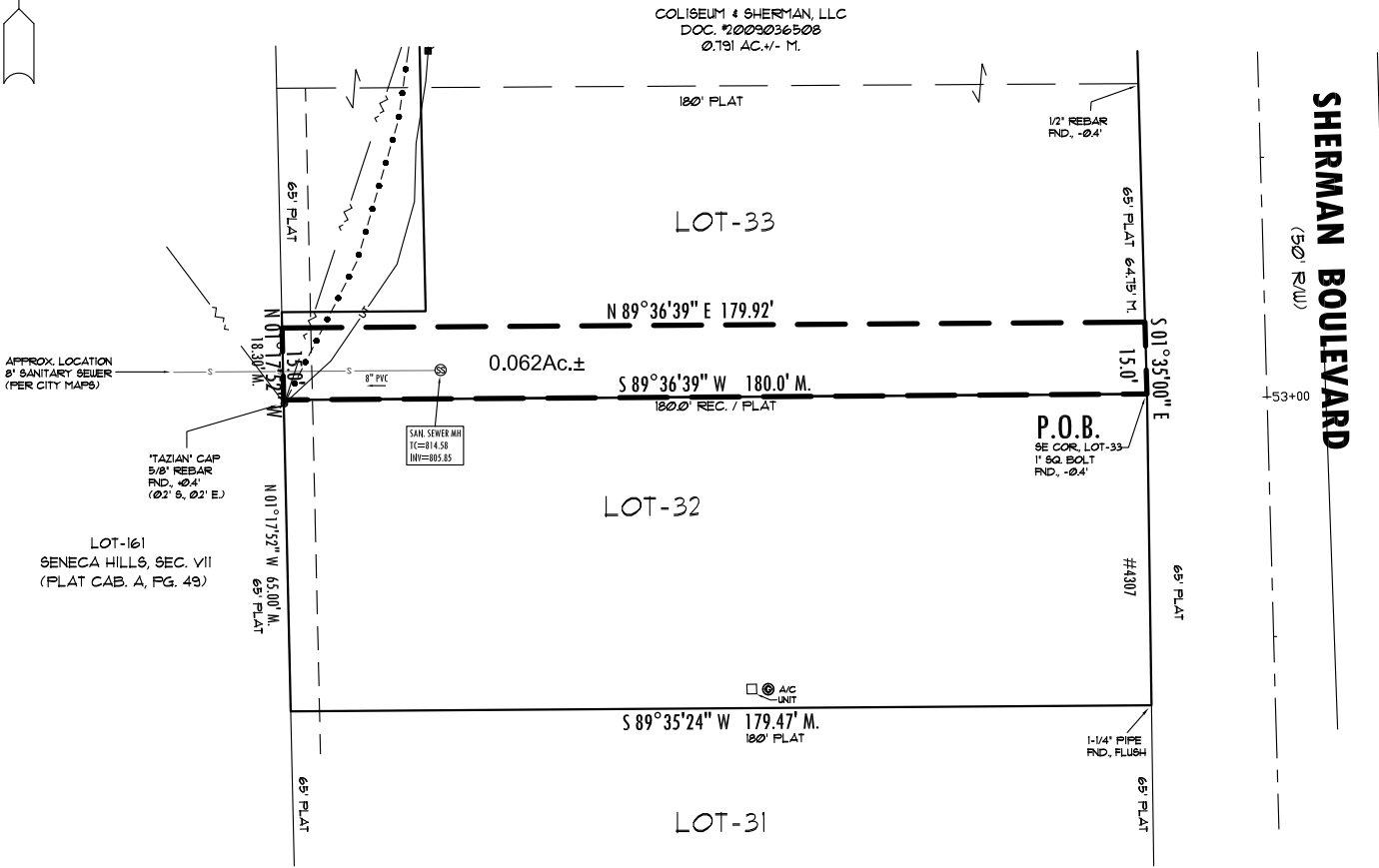
ANDERSON SURVEYING, INC.

Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A

1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
Toll Free: (888) 483-1724

1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855

JOB DESCRIPTION:
LASSUS SHERMAN STREET
PT. LOTS 32 AND 33 TRIXHOLME ADDITION
ALLEN CO., IN



Michael C. Vodde

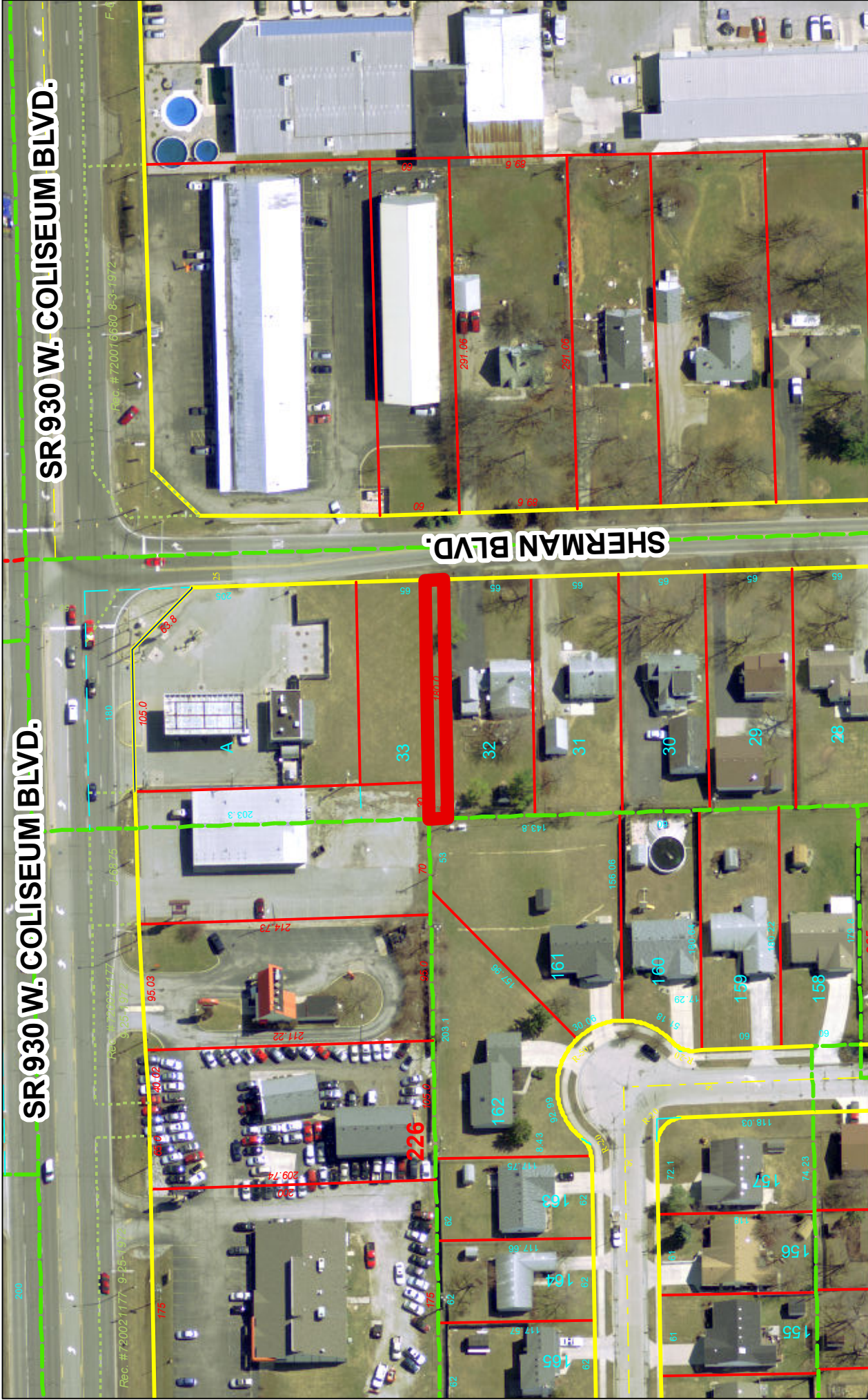
DESCRIPTION NUMBER: 09-03-118 VACATION

REV. 2/21/18

EASEMENT VACATION EXHIBIT "A"

A partial vacation of the easement conveyed to the City of Fort Wayne in Deed Book 644, Page 233, being the South 15.0 feet of Lot 33 in Trixholme Addition to the City of Fort Wayne, Allen County, Indiana, more particularly described as follows:

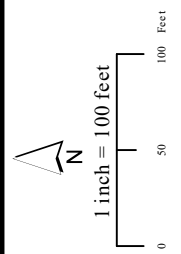
beginning at a 1" square bolt found monumenting the Southeast corner of Lot Number 33 in Trixholme Addition; thence South 89 degrees 36 minutes 39 seconds West (all bearings in this description are based on WGS-84 longitude and latitude by GPS observation), on the South line of Lot 33, a distance of 180.0 feet, to the Southwest Corner of said Lot 33; thence North 01 degrees 17 minutes 52 seconds West, on the West line of said Lot 33, a distance of 15.0 feet; thence North 89 degrees 36 minutes 39 seconds East, a distance of 179.92 feet, to a point on the West line of said Lot 33; thence South 01 degrees 35 minutes 00 seconds East, on said West line, a distance of 15.0 feet, to the point of beginning. Containing 0.062 acres, more or less.



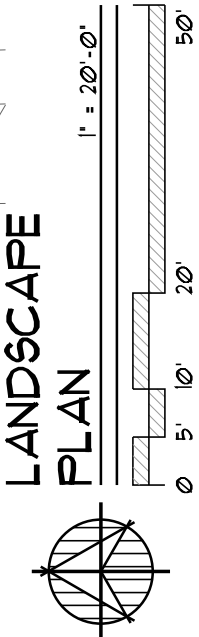
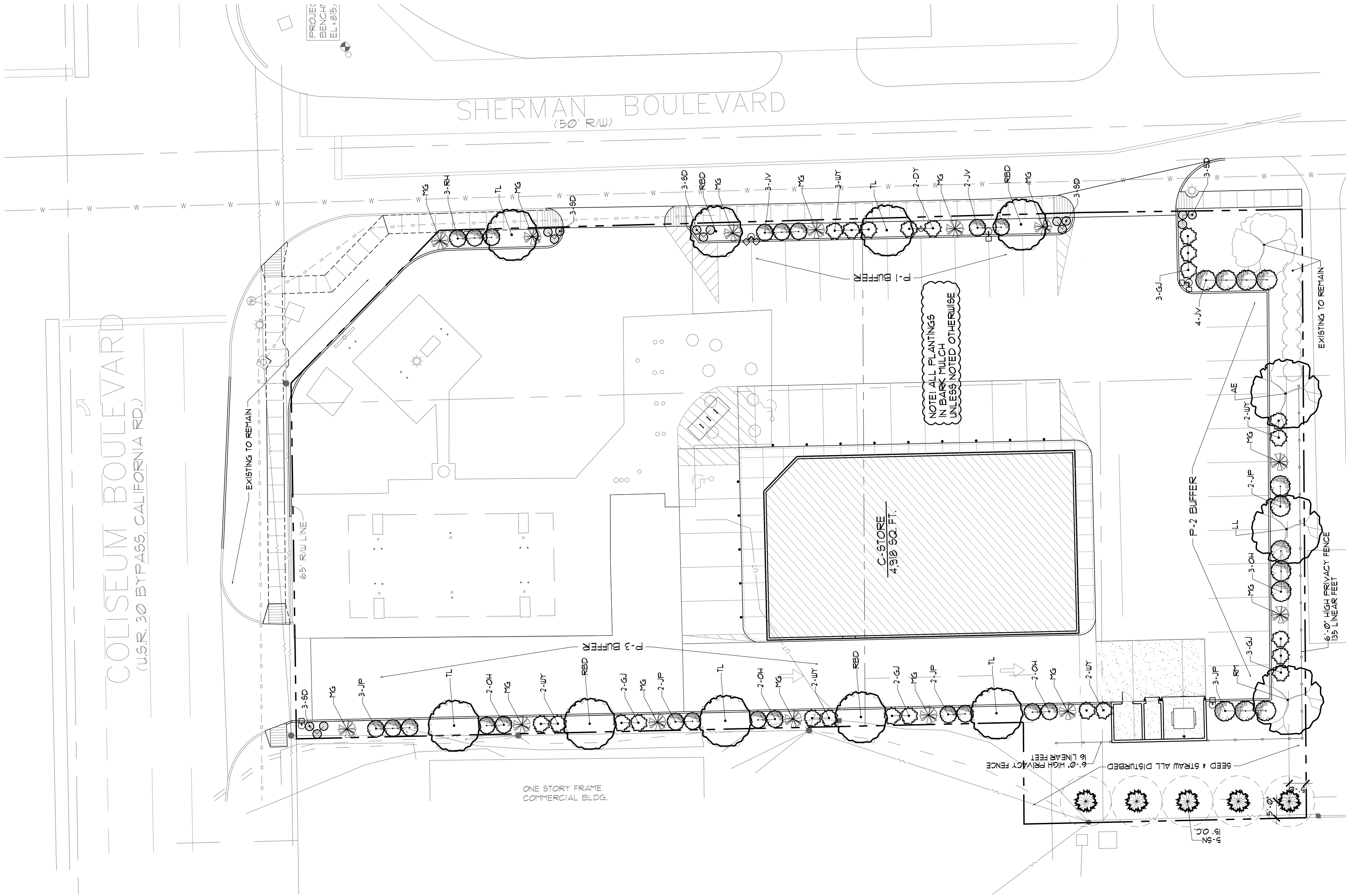
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/19/2018

Project Boundaries Represented with Bold Lines are for Representational Purposes Only



COLISEUM BOULEVARD
(U.S.R. 30 BYPASS, CALIFORNIA RD.)



PLANT MATERIAL LIST

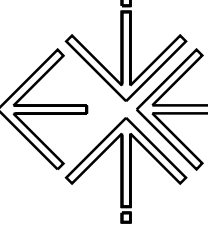
ITEM	SIZE	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	DESCRIPTION
SHADE TREES						
REB		RYEGRASS BIRCH	BETULA NIGRA	2" CAL./B. HT.	55' T. 20" W.	SHEDS BARK
AE		AMERICAN ELM	ULMUS AMERICANA PRINCEITON	2" CAL./B. HT.	40' T. 20" W.	FAST GROWING
IL		IMPERIAL HONEYLOCUST (SEEDLESS)	GLADSTRIA TRIA NERTIS 'IMPERIAL'	2" CAL./B. HT.	35' T. 20" W.	FAST GROWING
LL		GREENSPRING LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPRING'	2" CAL./B. HT.	40' T. 20" W.	
NP		CLEVELAND NORWAY MAPLE	ACER PLATANOIDES 'CLEVELAND'	2" CAL./B. HT.	50' T. 20" W.	THICK GREEN SHADE TREE
RP		RED BARNET RED MAPLE	ACER RUBRUM 'RED BARNET'	2" CAL./B. HT.	50' T. 20" W.	NICE EARLY FALL COLOR
BY		SUGAR MAPLE	ACER SACCARINUM	2" CAL./B. HT.	80' T. 60" W.	YELLOW RED IN FALL
BO		BURR OAK	QUERCUS MACROCARPA	2" CAL./B. HT.	75' T. 75" W.	YELLOW GROWING
AP		ARISTOCRAT GALLERY PEAR	PIRUS GALLERY ANA 'ARISTOCRAT'	2" CAL./B. HT.	40' T. 35" W.	FAST GROWING WHITE FLOWER
EVERGREEN						
PN		AUSTRIAN PINE	PINUS NIGRA	2" CAL./4" HT.	65' T. 15" W.	CONES
CB		COLORADO SPRUCE	PICEA PINENS	2" CAL./4" HT.	65' T. 15" W.	THICK EVERGREEN
SN		SPRUCE NORWAY	PICEA ABIES	2" CAL./4" HT.	80' T. 40" W.	
DECORATIVE TREES						
CA		COLUMBIA VARIETIES	PAULUS SPECIES	2" CAL./6" HT.	15' T. 20" W.	RED FRUIT
PD		FLOWERING DOGWOOD	DOGWOOD FLORIDA	2" CAL./6" HT.	30' T. 30" W.	WHITE FLOWER
RD		RED BIRD	CECISUS CANADENSIS	2" CAL./6" HT.	30' T. 25" W.	PURPLE/PINK FLOWER
GH		WINTER KING GREEN HAWTHORN	CRATAEGUS VIRENS 'WINTER KING'	2" CAL./6" HT.	20' T. 20" W.	WHITE FLOWER RED BERRY
AB		AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	2" CAL./6" HT.	20' T. 20" W.	SMALL WHITE FLOWER
TL		TREE LILAC	SYRINGA RETICULATA 'VICTORY SILK'	2" CAL./6" HT.	20' T. 15" W.	
SHRUBS						
RT		DOGWOOD TATARIAN (RED/WHITE)	CORNUS ALBA SIBERICA	36" HT.	6' T. 6' W.	
LG		FORSTHIA X INTERMEDIA 'L'INWOOD VARIETY'	FORSTHIA X INTERMEDIA 'L'INWOOD VARIETY'	36" HT.	6' T. 6' W.	PURPLE/RED FLOWER
DN		DIABLO LINDBERGH	PHYSO CARRUS OPULIFOLIS 'DIABLO'	36" HT.	4' T. 5' W.	
CB		KOREAN LILAC (PINK KIM)	SYRINGA FIBESCENS 'PINK KIM'	36" HT.	8' T. 8' W.	WHITE FLOWER
VA		VIBURNUM AMERICAN CRANBERRY BUSH	VIBURNUM TRILOBATUM	36" HT.	8' T. 8' W.	PINK FLOWER
JV		JAPANESE VIBURNUM	VIBURNUM JAPANESE	36" HT.	4' T. 5' W.	
OL		OAK LEAF HYDRANGEA	HYDRANGEA OAKLEAF	24" HT.	5' T. 5' W.	PINK + PURPLE FLOWERS
CKL		DUAR KOREAN LILAC	SYRINGA METER 'PALMIR'	24" HT.	4' T. 5' W.	RED IN FALL BERRY WHITE FLOWER
CAG		COMPACT AMERICAN CRANBERRY BUSH	VIBURNUM TRILOBATUM 'BAILEY COMPACT'	18" HT.	2' T. 3' W.	DEEP RED IN FALL
DJ		DUAR JAPANESE EMBERS	EBURUS HANDBERGII VARIETIES	18" HT.	2' T. 3' W.	
BU		LITTLE LEAF BOWWOOD (WINTER GREEN)	EVANUS MICROPHYLLA VAR. KOREANA	18" HT.	3' T. 3' W.	YELLOW/WHITE FLOWER
ENH		SPREADER POND MONSIEUR	LONGERA X L. OSTRIA 'SPREADER POND'	18" HT.	4' ROUND	DEEP YELLOW FLOWER
JP		JAPANESE POTENTILLA	POTENTILLA JAPONICA 'JAPANESE'	18" HT.	4' ROUND	PINK FLOWERS
PS		PROCEDE SPREA	SPREA X BUTALDIA 'PROCEDE'	18" HT.	4' ROUND	PURPLE FLOWER
AR		AUTUMN NOTALIT ENCORE ALAEE	AZALEA X CORNUS	18" HT.	4' ROUND	
EVERGREEN						
DY		DENSE SPREADING YEW	TAXUS MEDIA 'DENSIFORTIS'	18" HT.	3' -4' T. 4' -6' W.	EVERGREEN
UT		WARD YEW	TAXUS X MEDIA 'WARDII'	18" HT.	2' -3' T. 3' -4' W.	RED BERRIES IN FALL
MP		MUGO PINE	PINUS MUGO 'PILLO'	18" HT.	4' T. 10" W.	EVERGREEN
GU		CHINESE JUNIFER (OLD GOLD)	JUNIPERUS CHINENSIS 'OLD GOLD'	12" HT.	4' -5' T. 6' -10' W.	YELLOW/GREEN EVERGREEN
BJ		BROADLEAF JUNIFER	JUNIPERUS SABINA	12" HT.	2' -3' T. 8' -10' W.	EVERGREEN
WJ		WILTON BLUE RUG JUNIFER	JUNIPERUS HORIZONTALIS 'WILTON'	12" HT.	6' -1' T. 6' W.	GROUND COVER
FLOWERS OTHER						
SD		STELLA D'ORO DANTLY	HETEROCALIS LILIACEAE 'STELLA D'ORO'	16" GAL.	12" T. 12" W.	YELLOW FLOWER
DY		DIABLO DANTLY	HETEROCALIS LILIACEAE 'DIABLO'	16" GAL.	12" T. 12" W.	PINK OF COLORED FLOWERS
BS		BLACK EYED SUSAN	RUDBECKIA HIRTZA	16" GAL.	2' -3' T. 3' W.	YELLOW/BLACK FLOWER
BL		BOSTON VIT	FATHEA OLEAGINOSA 'BOSTON VIT'	16" GAL.	AS SHOWN	PURPLE FOLIAGE
ORNAMENTAL GRASSES						
FG		FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARE FORESTER'	2-GAL.	5' -7' HT.	WHITE FLOWERS
YG		YARDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	2-GAL.	3' -6' HT.	CREAMY WHITE FLOWERS
FG		FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	2-GAL.	2' -3' HT.	PURPLE FLOWERS
DG		DIABLO GRASS	PENNISETUM ALOPECUROIDES 'HANELY'	2-GAL.	1' -3' HT.	PINK/WHITE FLOWERS
BE		BEDIM	SEDUM ELLICOMBIANUM	1-OT.	Ø 6" -12"	YELLOW FLOWERS
MULCHING						
ROCK MULCH: 2" DIAMETER WASHED GRAVEL OVER SIX (6) MIL BLACK VULCANIZED RUBBER						
BARK MULCH: 4" THICK SHREDED HARDWOOD OVER LOVEN WEED BARRIER						
MULCHING: NONE REQUIRED						
ROCK BOLLERS						

LANDSCAPING NOTES

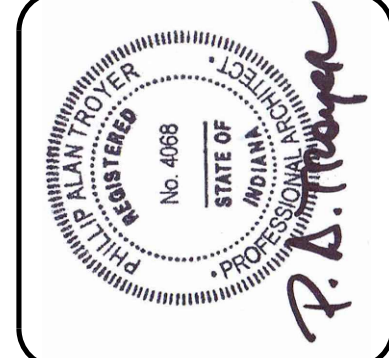
- THE LANDSCAPE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE LANDSCAPE WORK PRIOR TO BEGINNING ANY WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE LANDSCAPE AREA FREE OF DEBRIS AND WEEDS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE AREA FREE OF DEBRIS AND WEEDS.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ANY CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL LANDSCAPE RELATED WORK WITH OTHER CONTRACTORS AND TRADES.
- THE EXCAVATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL NECESSARY EROSION CONTROL MEASURES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL FINISH GRADING IN CONJUNCTION WITH SEEDING THE SITE. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE FINISH GRADE OF ALL LAWN AND PLANTING AREAS IS SUFFICIENT TO PREVENT EROSION AND MAINTAIN PROPER DRAINAGE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FORTNITE EROSION CONTROL MEASURES TO PREVENT EROSION AND MAINTAIN PROPER DRAINAGE.

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING APPROVED PLANTING SOIL MIX AREAS PER THE PLANTING DETAILS.
- PLANTING BED EDGES SHALL BE HAND CUT 3" -4" DEEP.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL LAWN AREAS WITH APPROVED SEED. THE CONTRACTOR SHALL LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF 4" AND REMOVE STICKS/ROOTS/WEEDS AND STONES LARGER THAN 1/2" DIAMETER. DISTRIBUTE SEED BY SOILING IN EQUAL QUANTITIES IN TWO DIRECTIONS. WATER SEEDS IMMEDIATELY AFTER SEEDING. SEEDING RATE AND APPLICATION RATE BELOW SEED (OR SEED) TURF GRASS SEED (OR SEED)
- 1) 100% KENTUCKY BLUEGRASS-EQUAL PARTS NUGLAGE, ASPEN
- 2) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 3) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 4) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 5) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 6) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 7) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 8) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 9) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 10) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 11) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 12) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 13) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 14) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 15) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 16) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 17) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 18) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 19) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 20) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 21) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 22) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 23) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 24) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 25) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 26) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 27) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 28) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 29) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 30) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 31) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 32) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 33) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 34) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 35) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 36) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 37) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 38) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 39) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 40) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 41) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 42) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 43) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 44) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 45) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 46) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 47) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 48) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 49) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 50) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 51) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 52) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 53) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 54) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 55) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 56) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 57) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 58) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 59) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 60) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 61) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 62) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 63) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 64) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 65) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 66) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 67) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 68) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 69) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 70) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 71) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 72) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 73) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 74) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 75) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 76) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 77) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 78) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 79) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 80) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 81) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 82) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 83) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 84) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 85) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 86) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 87) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 88) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 89) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 90) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 91) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 92) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 93) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 94) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 95) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 96) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 97) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 98) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 99) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT
- 100) 100% PENNSYLVANIA BLUEGRASS-EQUAL PARTS ASPEN AND ACCENT

P. A. TROYER INC
ARCHITECTURE
1510 W. LUDWIG RD.
FT. WAYNE, IN 46825
F. 260-489-6162
C. 260-318-0926

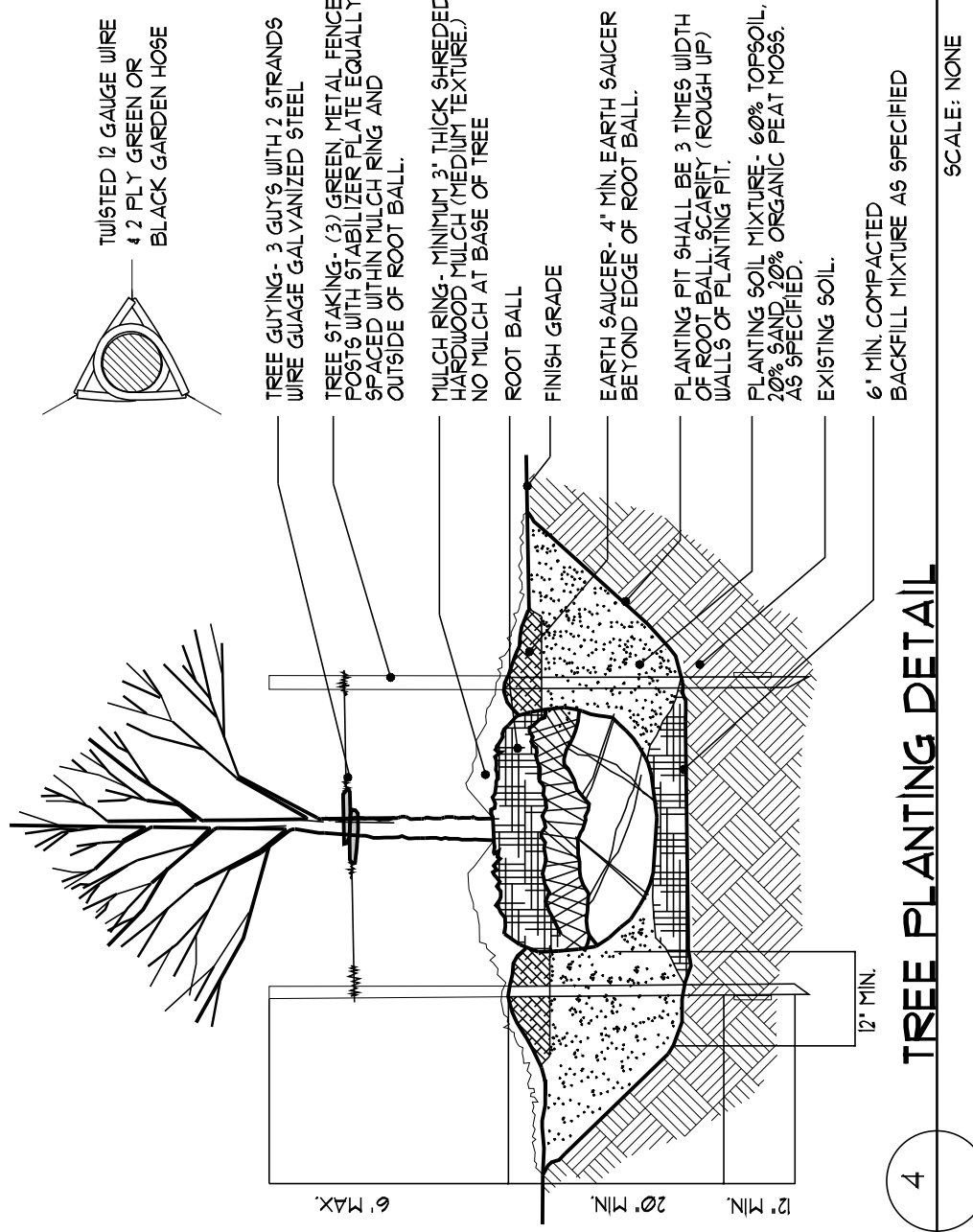


12/6/2016
1/12/2017
2/5/18



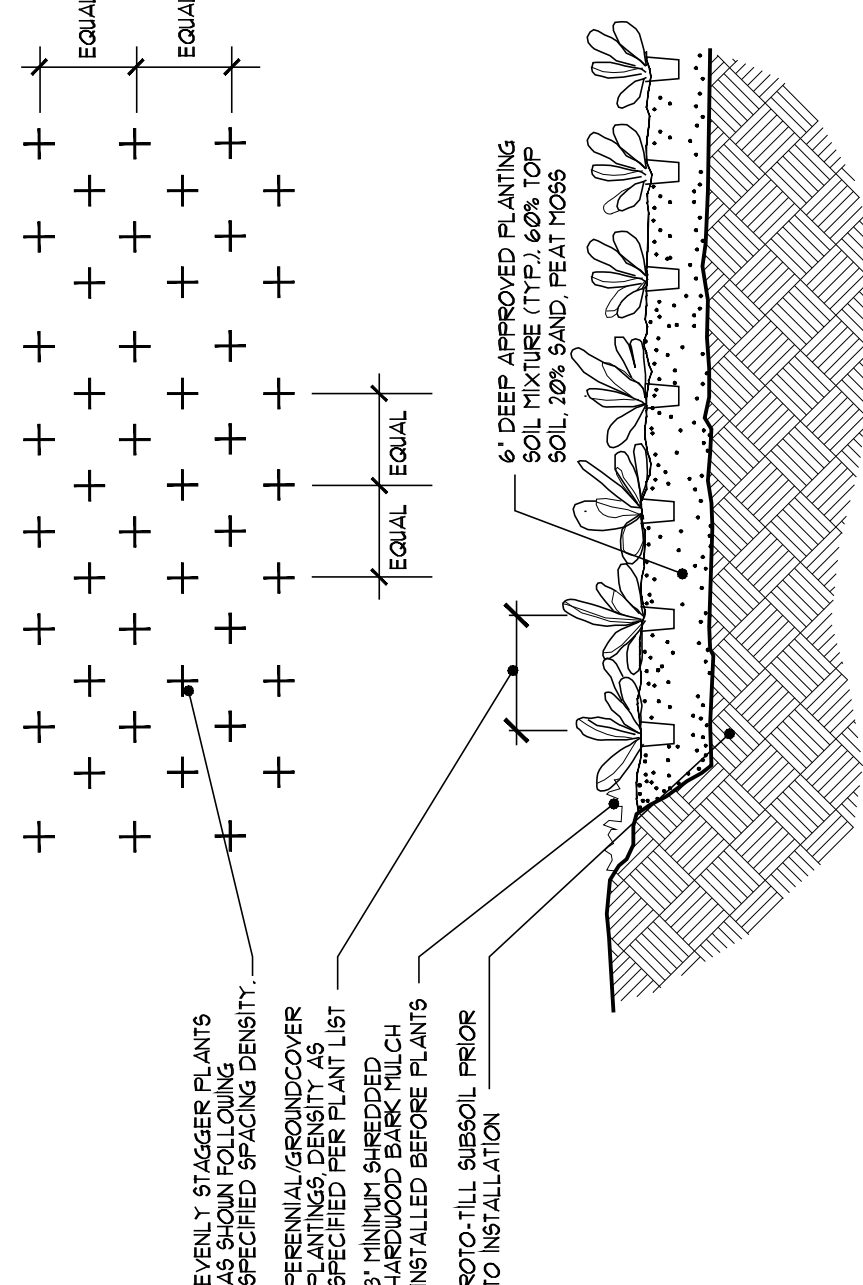
LASSUS BROS. OIL
901 WEST COLISEUM BOULEVARD
FORT WAYNE, INDIANA 46808

S3



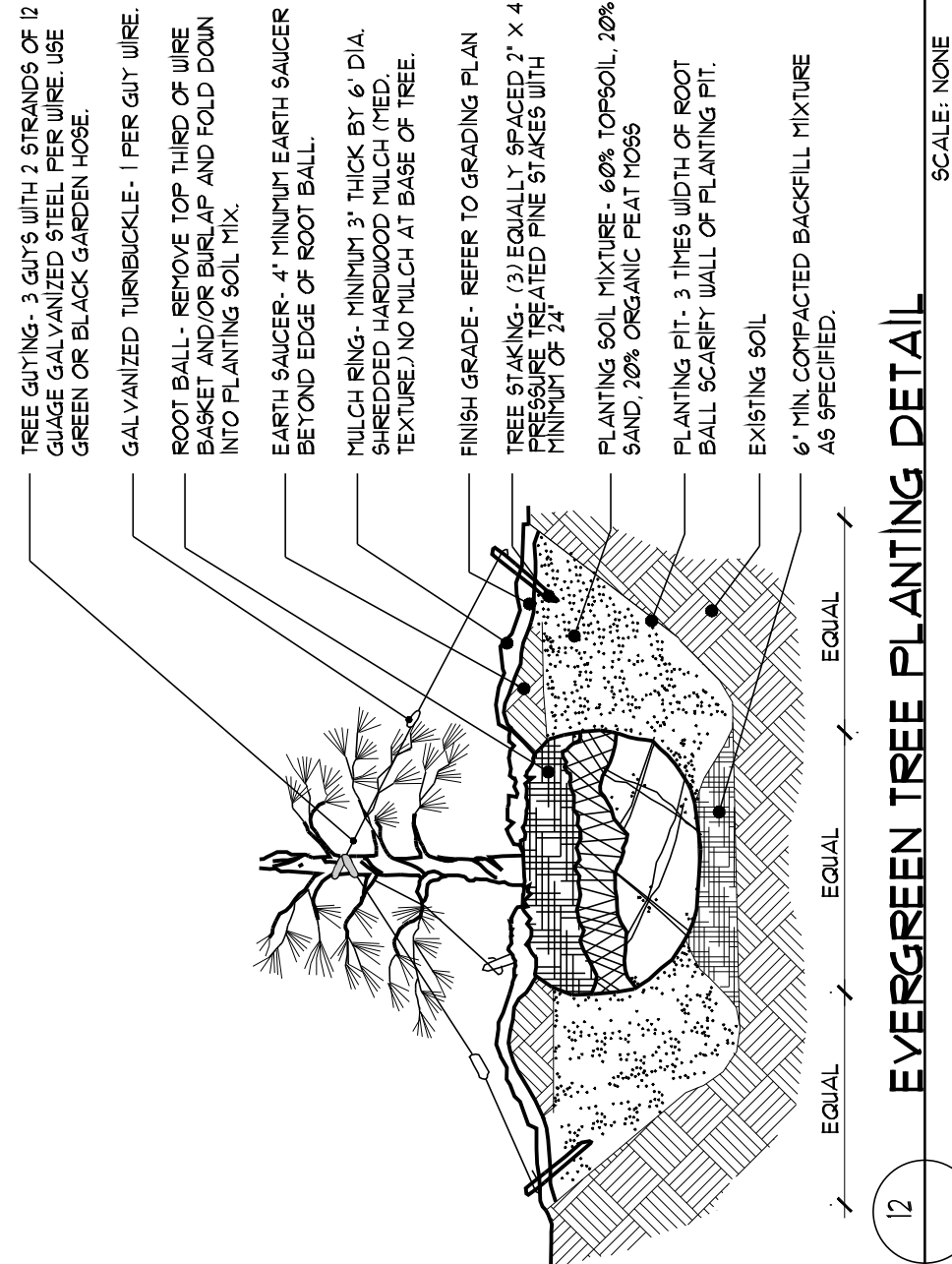
TREE PLANTING DETAIL

SCALE: NONE



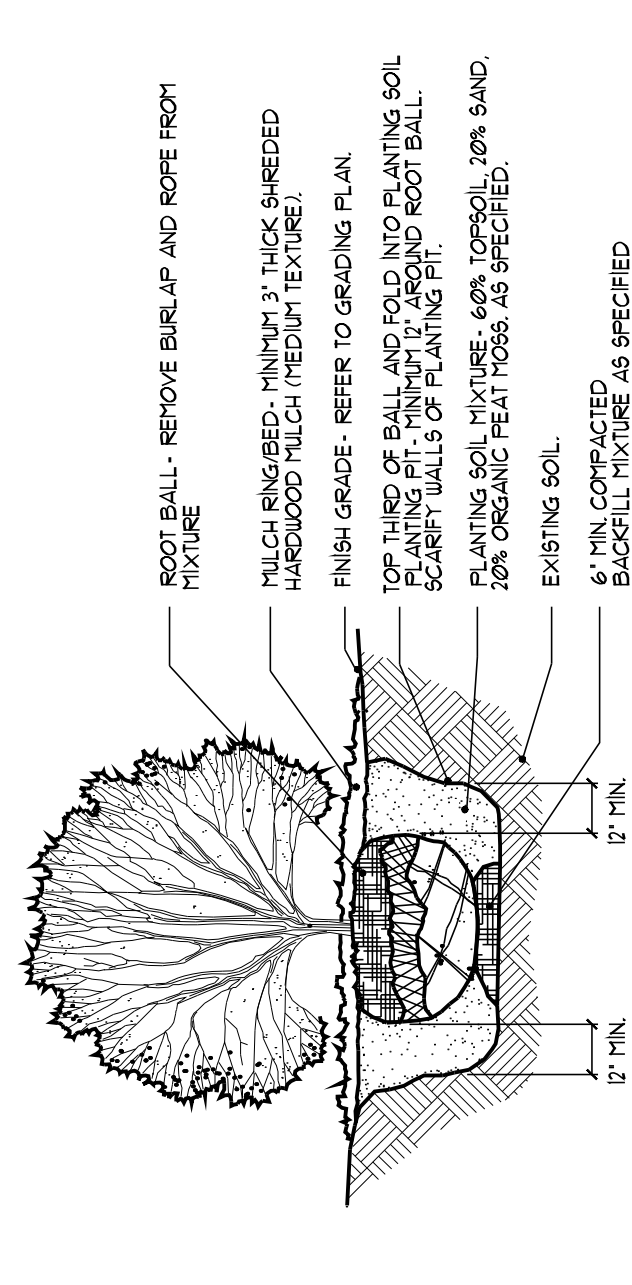
PERENNIAL/GROUND COVER PLANTING DETAIL

SCALE: NONE



EVERGREEN TREE PLANTING DETAIL

SCALE: NONE



SHRUB PLANTING DETAIL

SCALE: NONE