

HARMONY MIXED USE DISTRICT PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

LEGEND

- B.S.L. - BUILDING SETBACK LINE
- D.&U.E. - DRAINAGE & UTILITY EASEMENT
- R.D.E. - REGULATED DRAINAGE EASEMENT
- D.U.&P.S.E. - DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
- D.U.&L.E. - DRAINAGE, UTILITY & LANDSCAPE EASEMENT
- D.S.&L.E. - DRAINAGE, SEWER & LANDSCAPE EASEMENT

Developer/Owner:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916



REVISIONS:

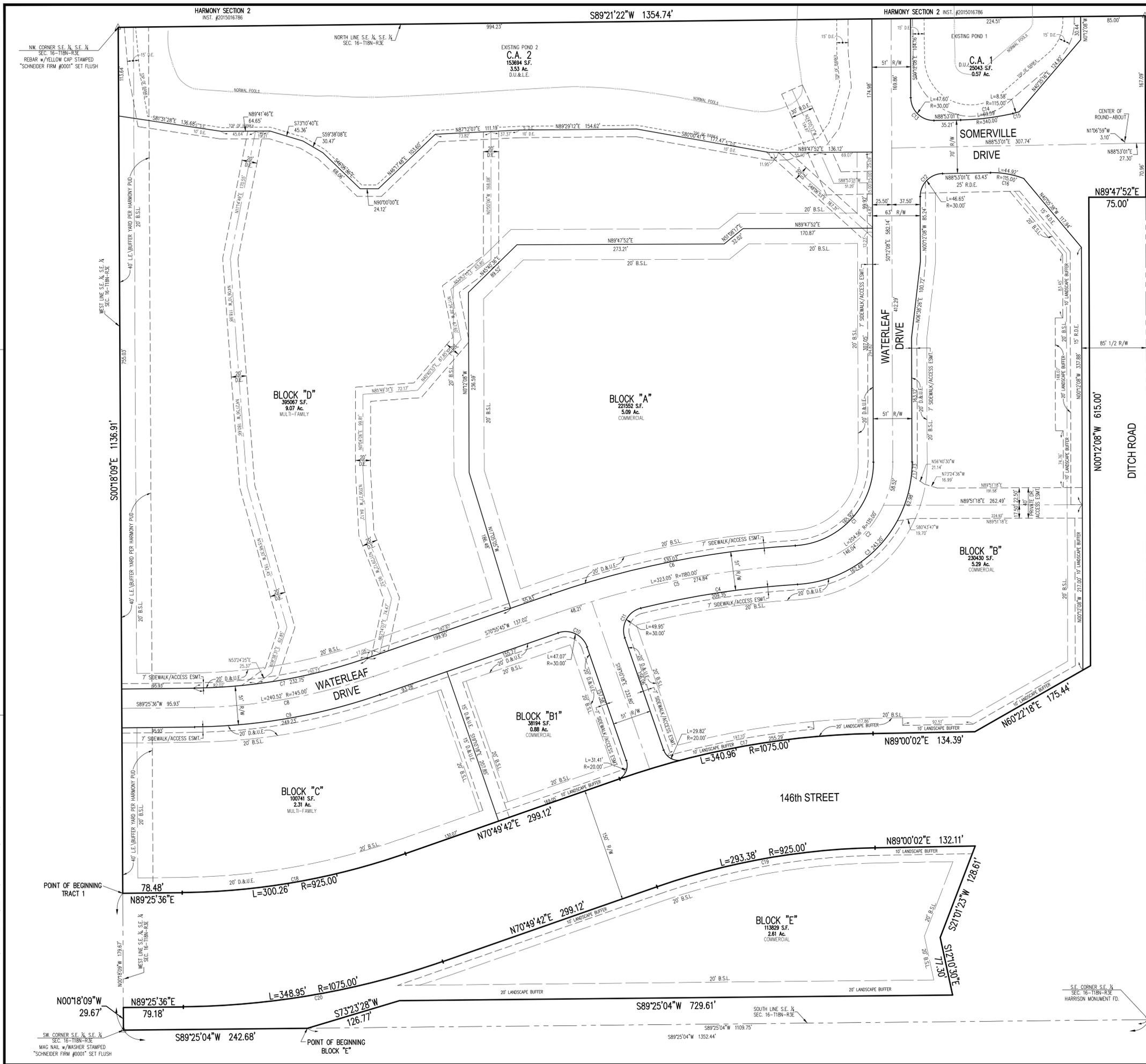
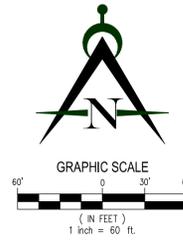
1.	03/27/16	ADD COMMENTS FROM IAC, M.G. ROAD, ON 4-10-16
2.	05/17/16	ADD COMMENTS FROM IAC, M.G. ROAD, ON 5-17-16
3.	05/25/16	ADD COMMENTS FROM IAC, M.G. ROAD, ON 5-25-16

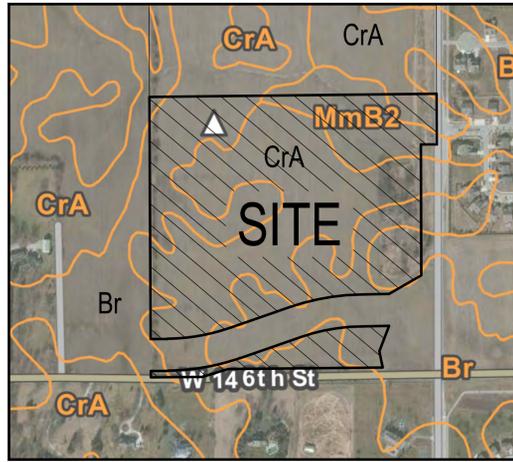


Harmony
Mixed Use District
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:
03/25/16
DRAWN BY:
kww
ISSUED BY:
CHECKED BY:
JOB NUMBER:
15120
SHEET #
P101





SOILS MAP

SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

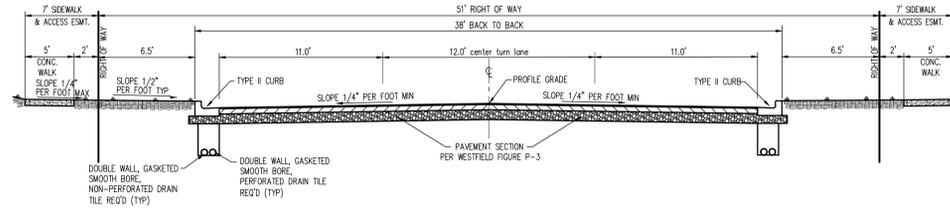
SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WEETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOUS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW WHERE SLOPES ARE OVER 2 PERCENT, EROSION IS A HAZARD. WEETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

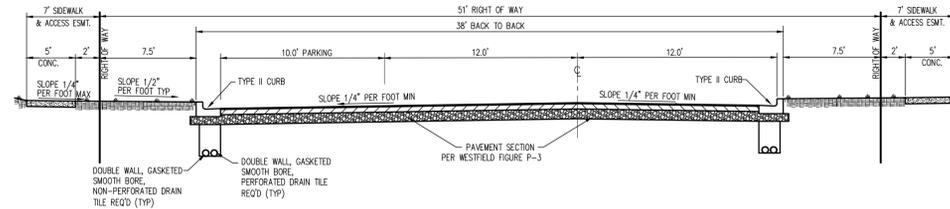
THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM, ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.



TYPICAL STREET SECTION w/CENTER TURN LANE

NTS

- NOTES:
- The curb and gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 - For curb and gutter detail, see figure P-8.
 - 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.



TYPICAL STREET SECTION w/PARKING ONE SIDE

NTS

- NOTES:
- The curb and gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 - For curb and gutter detail, see figure P-8.
 - 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	165.92'	109.50'	86° 49' 03"	N43° 12' 23"E	150.50'	103.58'
C2	204.56'	135.00'	86° 49' 03"	N43° 12' 23"E	185.54'	127.70'
C3	243.20'	160.50'	86° 49' 03"	N43° 12' 23"E	220.59'	151.82'
C4	209.35'	1154.50'	10° 23' 23"	S81° 25' 13"W	209.06'	104.96'
C5	323.05'	1180.00'	15° 41' 10"	S78° 46' 20"W	322.05'	162.54'
C6	330.03'	1205.50'	15° 41' 10"	S78° 46' 20"W	329.00'	166.06'
C7	232.75'	719.50'	18° 32' 04"	N80° 09' 34"E	231.74'	117.40'
C8	240.52'	745.00'	18° 29' 52"	N80° 10' 40"E	239.48'	121.32'
C9	249.23'	770.50'	18° 31' 59"	N80° 09' 36"E	248.14'	125.71'
C10	47.07'	30.00'	89° 53' 57"	N64° 01' 17"W	42.39'	29.95'
C11	49.95'	30.00'	95° 23' 50"	S28° 31' 37"W	44.38'	32.97'
C12	46.65'	30.00'	89° 05' 09"	S44° 20' 26"W	42.09'	29.53'
C13	47.60'	30.00'	90° 54' 50"	S45° 39' 34"E	42.76'	30.48'
C14	69.59'	340.00'	11° 43' 38"	N83° 01' 12"E	69.47'	34.92'
C15	8.58'	115.00'	4° 16' 24"	N75° 01' 11"E	8.57'	4.29'
C16	44.92'	115.00'	22° 22' 47"	N79° 55' 35"W	44.63'	22.75'
C17	340.96'	1075.00'	18° 10' 21"	S79° 54' 52"W	339.53'	171.92'
C18	300.26'	925.00'	18° 35' 55"	N80° 07' 39"E	298.94'	151.46'
C19	293.38'	925.00'	18° 10' 21"	S79° 54' 52"W	292.15'	147.93'
C20	348.95'	1075.00'	18° 35' 55"	N80° 07' 39"E	347.42'	176.02'

UTILITY STATEMENTS:

POTABLE WATER SERVICE

POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE

SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A NEW INTERCEPTOR SEWER IS PROPOSED TO BE BUILT BY CITIZENS ENERGY GROUP ALONG 156th STREET TO SERVE THE AREA NORTH OF THE PIPELINE EASEMENTS. THE AREA SOUTH OF THE PIPELINE EASEMENTS WILL BE SERVED BY AN EXISTING INTERCEPTOR SEWER RUNNING ALONG 15th STREET. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

HAMILTON COUNTY REGULATED DRAINS

COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCT THE REGULATED DRAINS HAVE BEEN APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS

A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

NOTE:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



REVISIONS:

1.	03/27/16	kwk	Revised per TAC & WFO comments from TAC mtg. hold on 4-12-16
2.	03/27/16	kwk	Revised per WFO plan revisions received 3-31-16
3.	03/25/16	kwk	Revised per TAC & WFO comments

Prepared for:

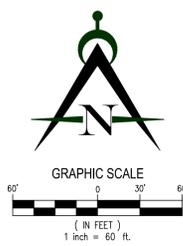
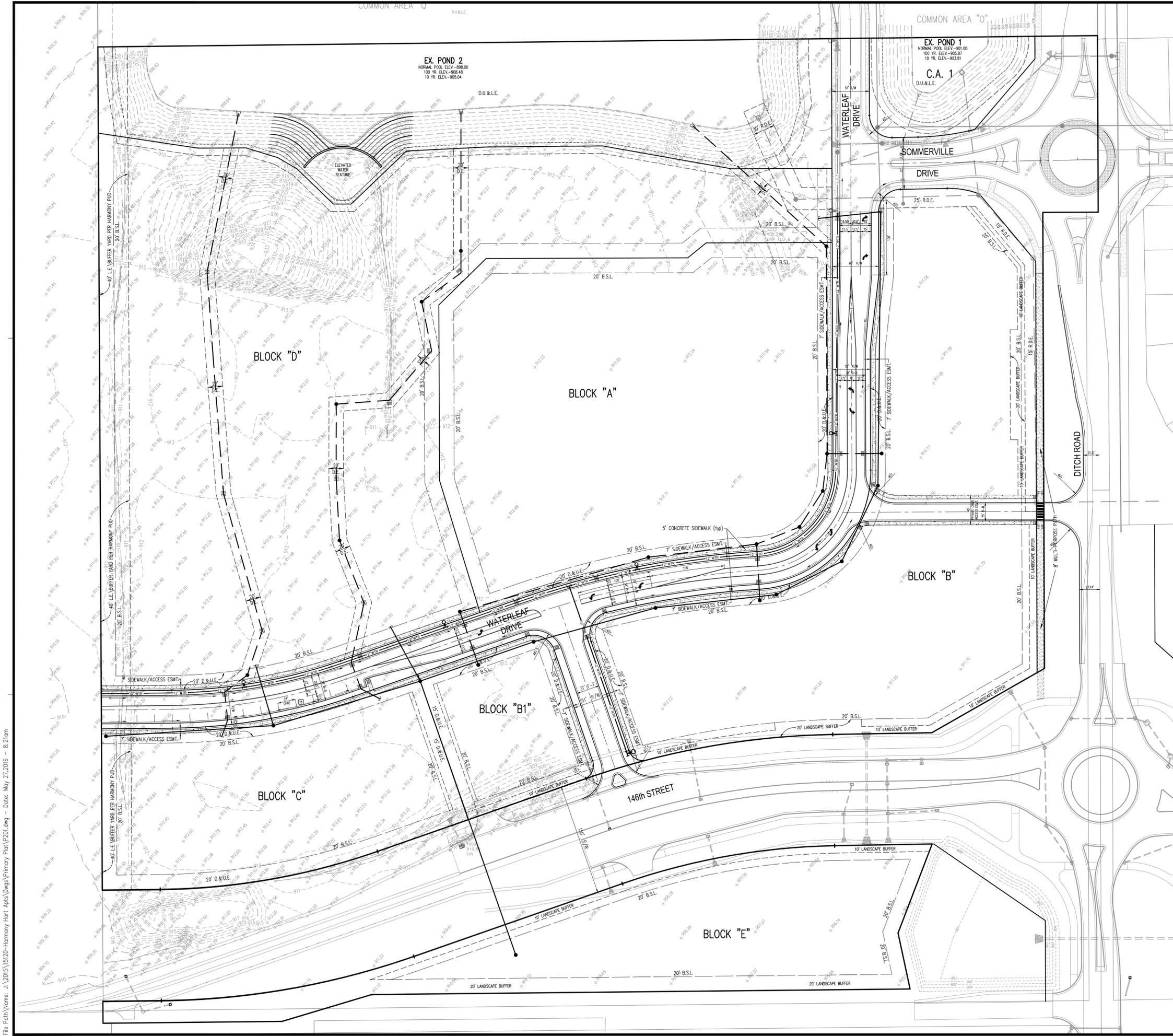
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony
Mixed Use District
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	
DATE:	03/25/16
ISSUED:	kwk
CHECKED BY:	
JOB NUMBER:	15120
SHEET #	P102





- LEGEND**
- Existing Storm Sewer
 - New Storm Sewer
 - Existing Sanitary Sewer
 - New Sanitary Sewer
 - - - Existing Contour
 - Flow Direction Arrow
 - New Water Main w/Size (Public)
 - New Fire Hydrant (Public)
 - G Existing Gas Main
 - T Existing Telephone
 - W Existing Water Main
 - Existing Flowline
 - Existing Overhead Utilities
 - Existing Water Main
 - Existing Fire Hydrant
 - Existing Water Valve

Innovative Engineering & Consulting, Inc.
 3867 Perry Boulevard
 Whitestown, IN 46075
 Ph: 317-759-2916
 Fax: 317-759-3800

REVISIONS:

1.	03/25/16	kwk	Revised per IAC, A, W&D, comments from IAC, mfg. mod. on 4-10-16
2.	05/27/16	kwk	Revised per W&D, comments from W&D, mfg. mod. on 5-11-16
3.	05/27/16	kwk	Revised per IAC, A, W&D, comments from IAC, mfg. mod. on 5-11-16

PREPARED FOR:

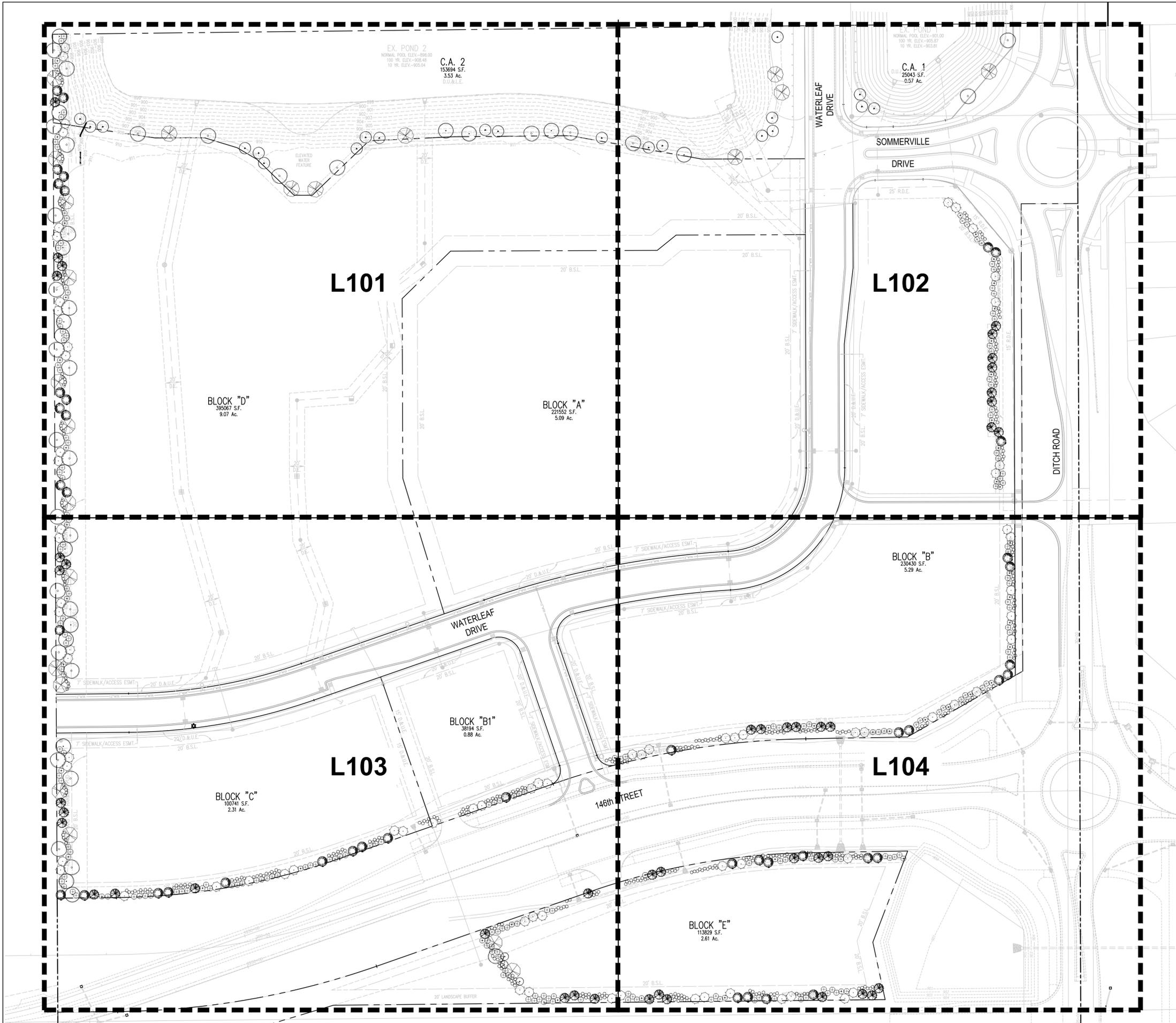
Estridge Development Management, LLC
 12965 Old Meridian Street
 Carmel, IN 46032
 317-669-6209

Harmony Mixed Use District
 Westfield, Indiana
 Overall Development Plan

PRELIMINARY PENDING AGENCY APPROVAL

DATE: 03/25/16
 DRAWN BY: kwk
 ISSUED: []
 CHECKED BY: []

JOB NUMBER: 15120
 SHEET # P201



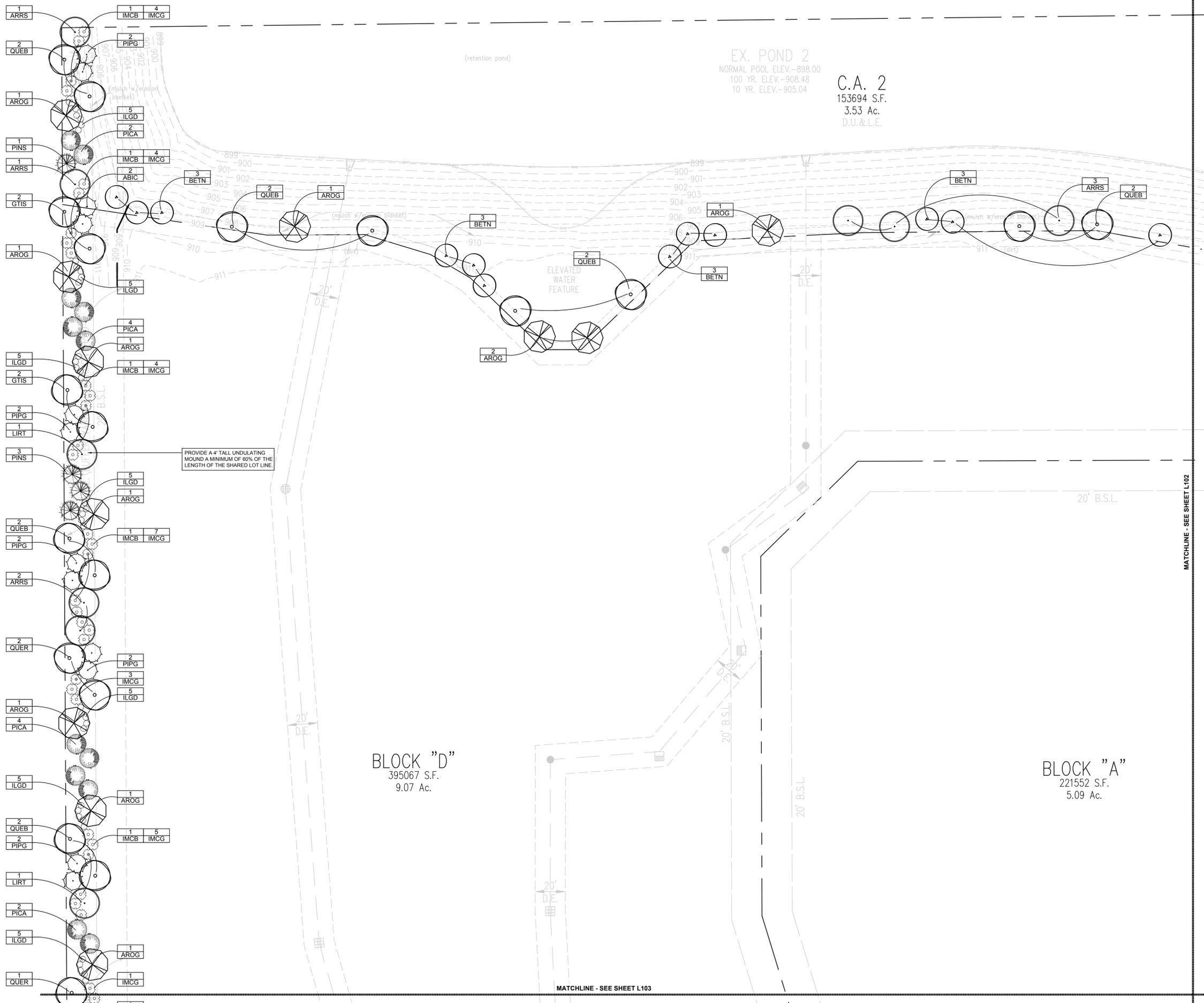
- GENERAL LANDSCAPE NOTES:**
1. ALL DISTURBED AREAS SHALL BE SEED.
 2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
 4. REFER TO SHEET L105 FOR PLANT SCHEDULES AND SHEET L106 FOR PLANTING DETAILS.

0 30 60 120

REVISIONS:

DRAWING FILES:

DATE:	MAY 27, 2016
PROJECT NUMBER:	
DRAWN BY:	RAF
CHECKED BY:	RAF
SHEET TITLE:	LANDSCAPE PLAN KEY SHEET
SHEET #:	L100



- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 3' FROM STRUCTURES AND 4' FROM SIDEWALKS.
 2. ALL STREET TREES SHALL MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 3. REFER TO SHEET L105 FOR PLANT SCHEDULES AND SHEET L106 FOR PLANTING DETAILS.
 4. THERE SHALL BE NOT TREES, SHRUBS, STRUCTURES OR FENCES ERECTED IN ANY DRAINAGE EASEMENT UNLESS OTHERWISE ACCEPTED BY THE W/PWD.

REVISIONS:

DRAWING FILES:

DATE: MAY 27, 2016
 PROJECT NUMBER:

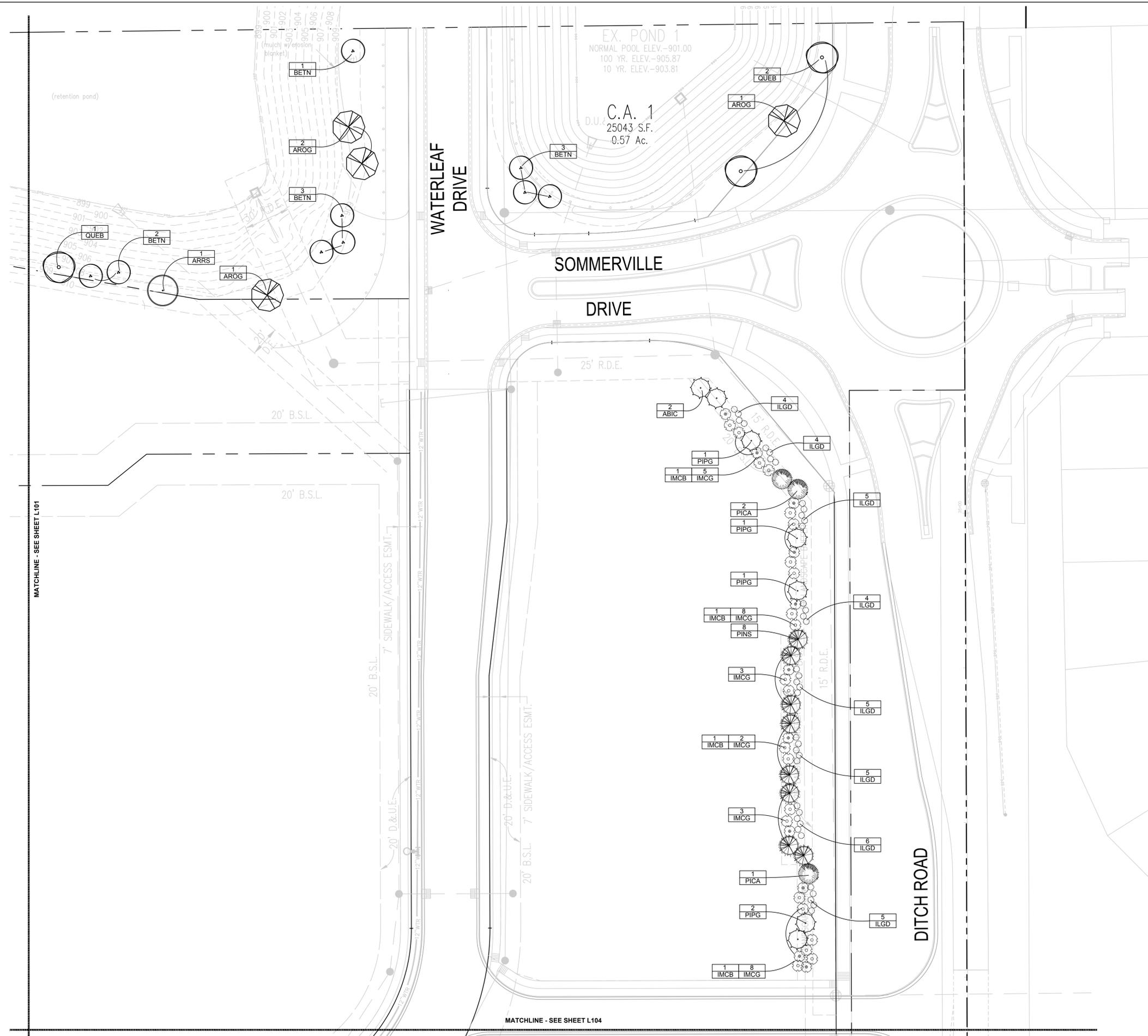
DRAWN BY: RAF
 CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

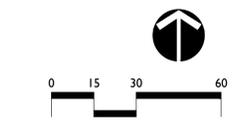
SHEET #: L101

0 15 30 60

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



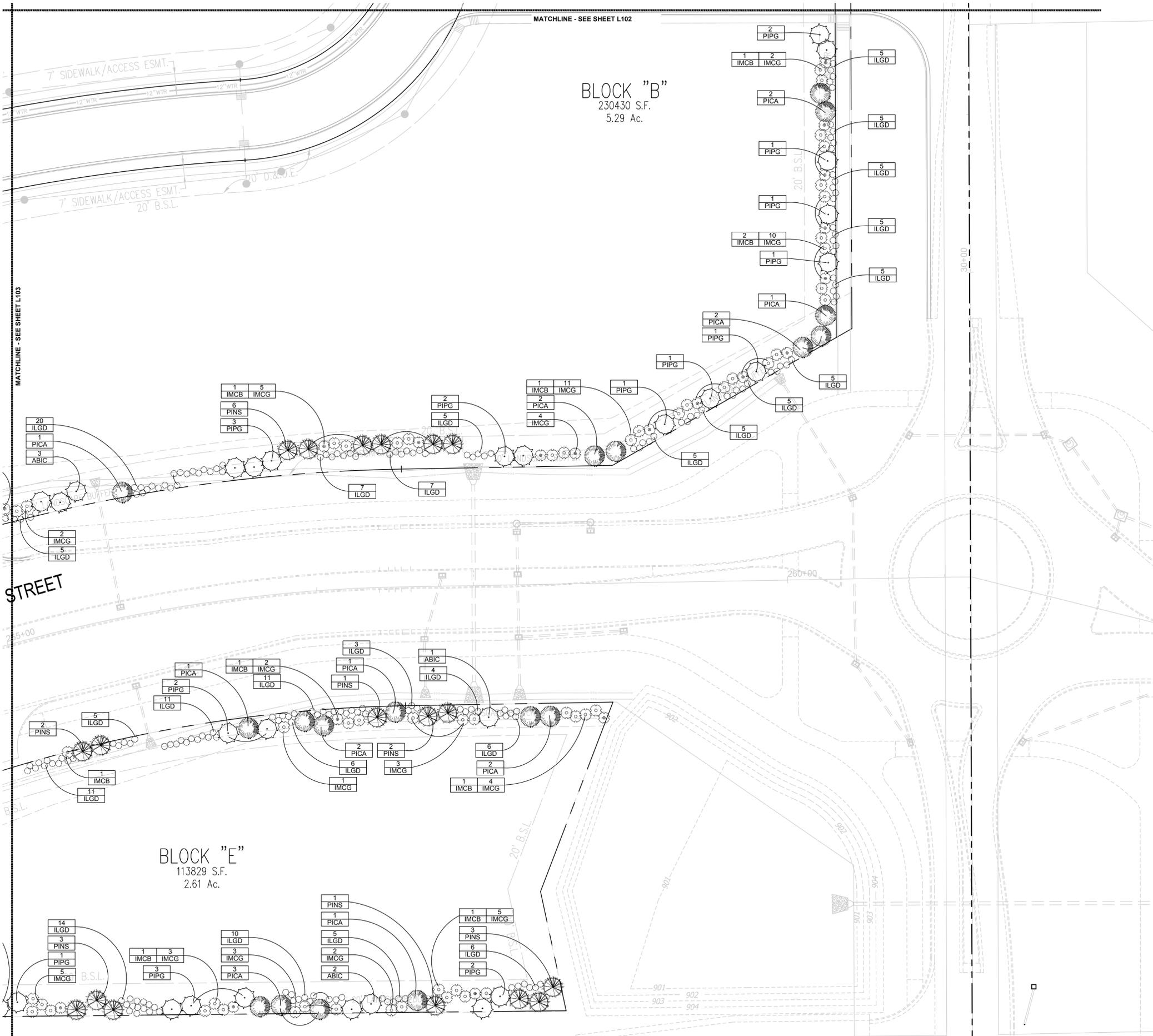
- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
 2. ALL STREET TREES SHALL MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 3. REFER TO SHEET L105 FOR PLANT SCHEDULES AND SHEET L106 FOR PLANTING DETAILS.
 4. THERE SHALL BE NOT TREES, SHRUBS, STRUCTURES OR FENCES ERECTED IN ANY DRAINAGE EASEMENT UNLESS OTHERWISE ACCEPTED BY THE WPWD.



REVISIONS:

DRAWING FILES:

DATE:	MAY 27, 2016
PROJECT NUMBER:	
DRAWN BY:	RAF
CHECKED BY:	RAF
SHEET TITLE:	LANDSCAPE PLAN
SHEET #:	L102



LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 3' FROM STRUCTURES AND 4' FROM SIDEWALKS.
2. ALL STREET TREES SHALL MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
3. REFER TO SHEET L105 FOR PLANT SCHEDULES AND SHEET L106 FOR PLANTING DETAILS.
4. THERE SHALL BE NOT TREES, SHRUBS, STRUCTURES OR FENCES ERECTED IN ANY DRAINAGE EASEMENT UNLESS OTHERWISE ACCEPTED BY THE WPPWD.

0 15 30 60

WEST BUFFER PLANT SCHEDULE:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES	
	L101	L103	TOTAL							
SHADE TREES										
AROG	7	5	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		B&B	3"-3-1/2" CAL.	DECIDUOUS	
ARRS	4	3	7	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE		B&B	3"-3-1/2" CAL.	DECIDUOUS	
GTIS	4	2	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST		B&B	3"-3-1/2" CAL.	DECIDUOUS	
LIRT	2	3	5	LIRIODENDRON TULIPIFERA	TULIP TREE		B&B	3"-3-1/2" CAL.	DECIDUOUS	
QUEB	6	5	11	QUERCUS BICOLOR	SWAMP WHITE OAK		B&B	3"-3-1/2" CAL.	DECIDUOUS	
QUER	3	2	5	QUERCUS RUBRA	RED OAK		B&B	3"-3-1/2" CAL.	DECIDUOUS	
			46	TOTAL PROVIDED						
EVERGREEN TREES										
ABIC	2	4	6	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
PICA	12	2	14	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PINS	4	6	10	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PIPG	10	6	16	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
			46	TOTAL PROVIDED						
SHRUBS										
ILGD	35	20	55	ILEX GLABRA 'DENSEA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN	
IMCB	5	5	10	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
IMCG	28	21	49	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
			114	TOTAL PROVIDED						

DITCH ROAD PLANT SCHEDULE:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES	
	L102	L104	TOTAL							
DITCH ROAD TYPE A BUFFER (148 LF.)										
EVERGREEN TREES										
PINS	8	0	8	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
			8	TOTAL PROVIDED						
SHRUBS										
ILGD	16	0	16	ILEX GLABRA 'DENSEA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN	
IMCB	1	0	1	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
IMCG	8	0	8	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
			25	TOTAL PROVIDED						
DITCH ROAD TYPE B BUFFER (656 LF.)										
EVERGREEN TREES										
ABIC	2	0	2	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
PICA	3	3	6	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PIPG	5	5	10	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
			18	TOTAL PROVIDED						
SHRUBS										
ILGD	22	25	47	ILEX GLABRA 'DENSEA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN	
IMCB	3	3	6	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
IMCG	21	12	33	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
			86	TOTAL PROVIDED						

146TH STREET PLANT SCHEDULE ALONG BLOCKS B, B1 & C:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES	
	L103	L104	TOTAL							
146TH STREET TYPE A BUFFER ALONG BLOCKS B, B1 & C (117 LF.)										
EVERGREEN TREES										
PINS	0	6	6	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
			6	TOTAL PROVIDED						
SHRUBS										
ILGD	0	14	14	ILEX GLABRA 'DENSEA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN	
IMCB	0	1	1	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
IMCG	0	5	5	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
			20	TOTAL PROVIDED						
146TH STREET TYPE B BUFFER ALONG BLOCKS B, B1 & C (1,140 LF.)										
EVERGREEN TREES										
ABIC	13	3	16	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
PICA	9	5	14	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PINS	3	0	3	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PIPG	0	8	8	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
			41	TOTAL PROVIDED						
SHRUBS										
ILGD	82	50	132	ILEX GLABRA 'DENSEA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN	
IMCB	5	1	6	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
IMCG	36	17	53	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
			191	TOTAL PROVIDED						

EXTERNAL STREET FRONTAGE ALONG WEST SIDE OF BLOCK E:

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
SHADE TREES						
GTIS	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'			B&B	3"-3-1/2" CAL. DECIDUOUS
QUER	2	QUERCUS RUBRA			B&B	3"-3-1/2" CAL. DECIDUOUS
EVERGREEN TREES						
ABIC	1	ABIES CONCOLOR		15' O.C.	B&B	10'-12' HT. EVERGREEN
	4	TOTAL TREES PROVIDED				
ORNAMENTAL TREES						
AGAB	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	2" CAL.	DECIDUOUS DECIDUOUS
	3	TOTAL PROVIDED				
SHRUBS						
ILGD	21	ILEX GLABRA 'DENSEA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL. EVERGREEN
IMCB	1	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL. EVERGREEN
IMCG	8	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL. EVERGREEN
	30	TOTAL PROVIDED				

146TH STREET PLANT SCHEDULE ALONG BLOCK E:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES	
	L103	L104	TOTAL							
OLD 146TH STREET TYPE A BUFFER ALONG BLOCK E (470 LF.)										
EVERGREEN TREES										
ABIC	1	2	3	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
PICA	0	4	4	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PINS	3	7	10	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PIPG	1	6	7	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
			24	TOTAL PROVIDED						
SHRUBS										
ILGD	13	35	48	ILEX GLABRA 'DENSEA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN	
IMCB	2	2	4	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
IMCG	9	18	27	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
			79	TOTAL PROVIDED						
146TH STREET TYPE B BUFFER ALONG BLOCK E (570 LF.)										
EVERGREEN TREES										
ABIC	3	1	4	ABIES CONCOLOR	CONCOLOR FIR	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
PICA	0	6	6	PICEA ABIES	NORWAY SPRUCE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PINS	2	5	7	PINUS STROBUS	WHITE PINE	15' O.C.	B&B	12'-14' HT.	EVERGREEN	
PIPG	0	2	2	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	15' O.C.	B&B	10'-12' HT.	EVERGREEN	
			19	TOTAL PROVIDED						
SHRUBS										
ILGD	17	57	74	ILEX GLABRA 'DENSEA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN	
IMCB	1	3	4	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
IMCG	7	10	17	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN	
			95	TOTAL PROVIDED						

COMMON AREA PLANT SCHEDULE:

SYMBOL	QUANTITY			BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES
	L101	L102	TOTAL					
TREES - COMMON AREA 1 (0.58 AC)								
AROG	0	1	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	0	0	0	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	0	3	3	BETULA NIGRA	RIVER BIRCH	B&B	2" CAL./8' HT.	DECIDUOUS
QUEB	0	2	2	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
			6	TOTAL TREES PROVIDED				
TREES - COMMON AREA 2 (3.54 AC)								
AROG	4	3	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	3	1	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	12	6	18	BETULA NIGRA	RIVER BIRCH	B&B	2" CAL./8' HT.	DECIDUOUS
QUEB	6	1	7	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
			36	TOTAL TREES PROVIDED				

CALCULATIONS:

Location	Planting Type	Area/Length	Units	Plant Type	Planting Rate	Planting Rate Unit	Required Planting
COMMON AREA PLANTING							
Pond 1	Common Area	0.58 acres	trees		10	per acre	6
Pond 2	Common Area	3.54 acres	trees		10	per acre	36

BUFFER PLANTING ON THE NORTH SIDE OF 146TH STREET (moving west to east)

146th St. Block C	Type B	514 LF	evergreen trees	1	per 30 LF	18
		514 LF	evergreen shrub	5	per 30 LF	86
146th St. Block B1	Type B	186 LF	evergreen trees	1	per 30 LF	7
		186 LF	evergreen shrub	5	per 30 LF	31
146th St. Block B	Type B	195 LF	evergreen trees	1	per 30 LF	7
		195 LF	evergreen shrub	5	per 30 LF	33
146th St. Block B	Type A	117 LF	evergreen trees	1.5	per 30 LF	6
		117 LF	evergreen shrub	5	per 30 LF	20
146th St. Block B	Type B	245 LF	evergreen trees	1	per 30 LF	9
		245 LF	evergreen shrub	5	per 30 LF	41
Total 146th St.			evergreen trees			47
Buffer Planting			evergreen shrub			211
Total 146th St.	Type A	117 LF	evergreen trees	1.5	per 30 LF	6
Buffer Lengths			evergreen shrub	5	per 30 LF	20
	Type B	1,140 LF	evergreen trees	1	per 30 LF	41
			evergreen shrub	5	per 30 LF	191

BUFFER PLANTING ON DITCH ROAD (moving south to north)

Ditch Road Block B	Type B	314 LF	evergreen trees	1	per 30 LF	11
		314 LF	evergreen shrub	5	per 30 LF	53
Ditch Road Block B	Type A	148 LF	evergreen trees	1.5	per 30 LF	8
		148 LF	evergreen shrub	5	per 30 LF	25
Ditch Road Block B	Type B	194 LF	evergreen trees	1	per 30 LF	7
		194 LF	evergreen shrub	5	per 30 LF	33
Total Ditch Road			evergreen trees			26
Buffer Planting			evergreen shrub			111
Total Ditch Road	Type A	148 LF	evergreen trees	1.5	per 30 LF	8
Buffer Lengths			evergreen shrub	5	per 30 LF	25
	Type B	656 LF	evergreen trees	1	per 30 LF	18
			evergreen shrub	5	per 30 LF	86

BUFFER PLANTING ON THE SOUTH SIDE OF 146TH STREET (North side of Block E)

146th St. Block C	Type B	570 LF	evergreen trees	1	per 30 LF	19
		570 LF	evergreen shrub	5	per 30 LF	95

BUFFER PLANTING ON THE NORTH SIDE OF OLD 146TH STREET (South side of Block E)

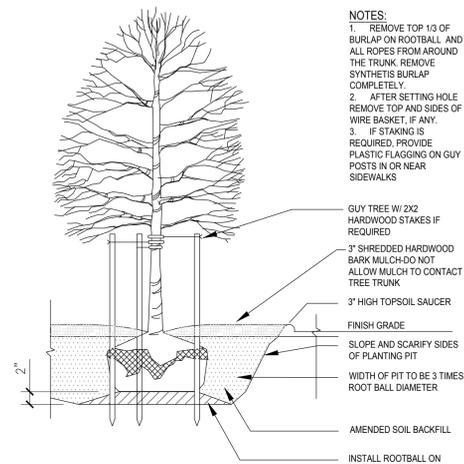
146th St. Block C	Type A	470 LF	evergreen trees	1.5	per 30 LF	24
		470 LF	evergreen shrub	5	per 30 LF	79

BUFFER PLANTING ON WESTERN PROPERTY LINE

		1,137 LF	shade trees	4	per 100 LF	46
		1,137 LF	evergreen trees	4	per 100 LF	46
		1,137 LF	shrubs	10	per 100 LF	114

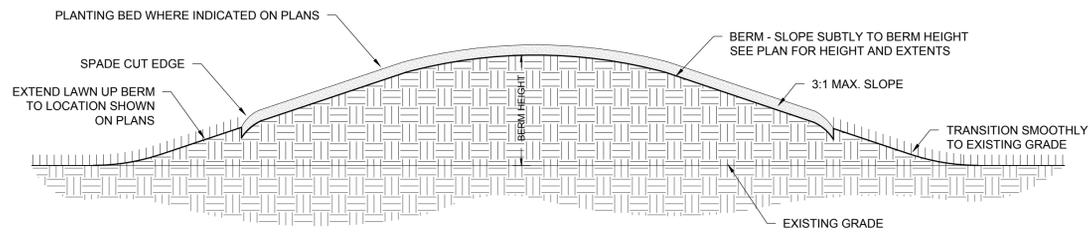
EXTERNAL STREET FRONTAGE (West side of Block E)

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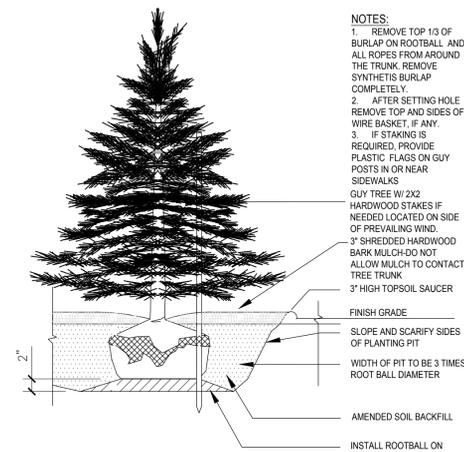


- NOTES:**
1. REMOVE TOP 1/3 OF BURLAP ON ROOTBALL AND ALL ROPES FROM AROUND THE TRUNK. REMOVE SYNTHETIC BURLAP COMPLETELY.
 2. AFTER SETTING HOLE REMOVE TOP AND SIDES OF WIRE BASKET, IF ANY.
 3. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGGING ON GUY POSTS IN OR NEAR SIDEWALKS.
- GUY TREE W/ 2X2 HARDWOOD STAKES IF REQUIRED
- 3" SHREDDED HARDWOOD BARK MULCH-DO NOT ALLOW MULCH TO CONTACT TREE TRUNK
- 3" HIGH TOPSOIL SAUCER
- FINISH GRADE
- SLOPE AND SCARIFY SIDES OF PLANTING PIT
- WIDTH OF PIT TO BE 3 TIMES ROOT BALL DIAMETER
- AMENDED SOIL BACKFILL
- INSTALL ROOTBALL ON UNDISTURBED SOIL CONE AT BOTTOM OF PLANTING PIT

1 SHADE TREE PLANTING DETAIL
L106 SECTION NTS

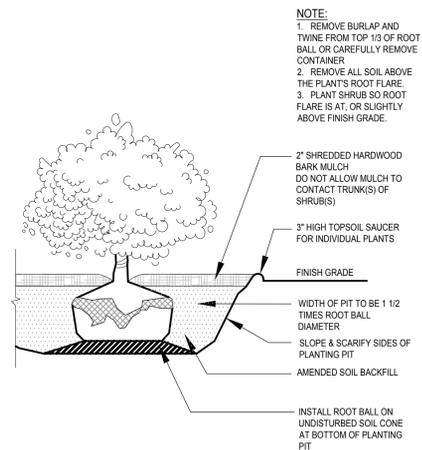


4 LANDSCAPE BERM DETAIL
L106 SECTION 1/2" = 1'-0"



- NOTES:**
1. REMOVE TOP 1/3 OF BURLAP ON ROOTBALL AND ALL ROPES FROM AROUND THE TRUNK. REMOVE SYNTHETIC BURLAP COMPLETELY.
 2. AFTER SETTING HOLE REMOVE TOP AND SIDES OF WIRE BASKET, IF ANY.
 3. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR SIDEWALKS.
- GUY TREE W/ 2X2 HARDWOOD STAKES IF NEEDED LOCATED ON SIDE OF PREVAILING WIND.
- 3" SHREDDED HARDWOOD BARK MULCH-DO NOT ALLOW MULCH TO CONTACT TREE TRUNK
- 3" HIGH TOPSOIL SAUCER
- FINISH GRADE
- SLOPE AND SCARIFY SIDES OF PLANTING PIT
- WIDTH OF PIT TO BE 3 TIMES ROOT BALL DIAMETER
- AMENDED SOIL BACKFILL
- INSTALL ROOTBALL ON UNDISTURBED SOIL CONE AT BOTTOM OF PLANTING PIT WITH TOP OF ROOTBALL AT OR 1" ABOVE EXISTING GRADE.

2 EVERGREEN TREE PLANTING DETAIL
L106 SECTION NTS



- NOTE:**
1. REMOVE BURLAP AND TWINE FROM TOP 1/3 OF ROOT BALL OR CAREFULLY REMOVE CONTAINER
 2. REMOVE ALL SOIL ABOVE THE PLANT'S ROOT FLARE.
 3. PLANT SHRUB SO ROOT FLARE IS AT, OR SLIGHTLY ABOVE FINISH GRADE.
- 2" SHREDDED HARDWOOD BARK MULCH- DO NOT ALLOW MULCH TO CONTACT TRUNK(S) OF SHRUB(S)
- 3" HIGH TOPSOIL SAUCER FOR INDIVIDUAL PLANTS
- FINISH GRADE
- WIDTH OF PIT TO BE 1 1/2 TIMES ROOT BALL DIAMETER
- SLOPE & SCARIFY SIDES OF PLANTING PIT
- AMENDED SOIL BACKFILL
- INSTALL ROOT BALL ON UNDISTURBED SOIL CONE AT BOTTOM OF PLANTING PIT

3 SHRUB PLANTING DETAIL
L106 SECTION NTS

REVISIONS:

DRAWING FILES:

DATE: MAY 27, 2016
PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: PLANTING DETAILS

SHEET #: L106