

- ### GENERAL NOTES
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
 - ALL SHRUBS PLANTING ARE TO BE COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
 - AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
 - FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
 - NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
 - ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
 - PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
 - ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANTS TERMINATED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
 - PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
 - ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOVING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
 - CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
 - BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED EXISTING TOPSOIL. TOP LAYER OF BACKFILL SHALL BE 10% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
 - PROVIDE MINIMUM 4" PLANTING SOIL. IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE POTTING SOIL, 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
 - PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
 - PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

- ### LEGEND
- CLEAR SIGHT TRIANGLE
- SYMBOL
- 1 QUANTITY
- ST PLANTING AREA
- F = FOUNDATION PLANTINGS
 PI = INTERIOR PARKING LOT
 PP = PERIMETER PARKING LOT
 Y = YARD
 ST = STREET FRONTAGE PLANTINGS
 SR = S/R PLANTINGS
 B = BUFFER YARD

LANDSCAPE RECOMMENDATIONS

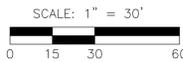
REQUIREMENT:	REQUIRED:	PROVIDED:
MINIMUM LOT REQUIREMENTS		
- 10 CANOPY TREES PER ACRE x 5.98 ACRES = 59.8 REQUIRED	- 60 CANOPY TREES	- 67 CANOPY TREES
- 10 UNDERSTORY TREES PER ACRE x 5.98 ACRES = 59.8 REQUIRED	- 80 UNDERSTORY TREES	- 72 UNDERSTORY TREES
- 25 SHRUBS PER ACRE x 5.98 ACRES = 149.5 SHRUBS REQUIRED	- 150 SHRUBS	- 175 SHRUBS
- ALL OTHER LANDSCAPING MAY BE CREDITED TOWARD THE OVERALL LOT REQUIREMENT.		
FOUNDATION PLANTINGS		
- 1 SHRUB/ORNAMENTAL TREE PER 12 LF ALONG FRONT FACADE LOCATED WITHIN 15 FEET OF BUILDING (-689 LF = 57 PLANTINGS)	- 57 SHRUBS	- 103 SHRUBS
STREET FRONTAGE STANDARDS		
- 3 CANOPY OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LF. THIS MAY BE CREDITED TOWARD PERIMETER PARKING REQUIREMENTS IF PARKING IS WITHIN 20' OF THE ROW. (820 LF - WESTFIELD PARK RD.)	- 25 CANOPY TREES	- 28 CANOPY TREES
	- 17 ORNAMENTAL TREES	- 19 ORNAMENTAL TREES
	- 205 SHRUBS	- 243 SHRUBS
S/R 32 REQUIREMENTS		
- 30 FOOT WIDE TRAIL CORRIDOR ADJACENT TO ROW - 3 CANOPY TREES AND 1 ORNAMENTAL TREE PER 100 LF.	- 19 CANOPY TREES	- 21 CANOPY TREES
	- 7 ORNAMENTAL TREES	- 10 ORNAMENTAL TREES
	- 172 SHRUBS	- 172 SHRUBS
PARKING AREA LANDSCAPING		
- 50+ SPACES REQUIRES 10% OF PARKED AREA TO BE LANDSCAPED.	- 13,990 SF.	- 16,219 SF.
- 39,889 SF x 0.1 = 13,950 SF		
- EACH ISLAND MUST BE NO SMALLER THAN 120 SF		
PARKING LOT ISLANDS		
- 1 TREE PER ISLAND	- 28 TREES	- 28 TREES
- 4 SHRUBS ISLAND	- 104 SHRUBS	- 104 SHRUBS
PERIMETER PARKING LOT LANDSCAPING		
- 1 TREE PER 30 LF. (356 LF / 30 = 12 REQUIRED)	- 12 TREES	- 12 TREES
- 1 SHRUB PER 3 LF. (356 LF / 3 = 119 REQUIRED)	- 119 SHRUBS	- 171 SHRUBS

PLANT SCHEDULE

PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	CENTER	SPECIAL INSTRUCTIONS
CANOPY DECIDUOUS TREES							
GBA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	4	X		SEE PLAN X
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	28	X		SEE PLAN X
LT	LIRODENDRON TULIPIFERA	TULIP TREE	2 1/2"	9	X		SEE PLAN X
NS	NYSSA SYLVATICA	BLACK GUM	2 1/2"	12	X		SEE PLAN X
PaB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2"	8	X		SEE PLAN X
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	6	X		SEE PLAN X
ORNAMENTAL UNDERSTORY TREES							
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	39	X		SEE PLAN MULTI BRANCH
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	33	X		SEE PLAN X
DECIDUOUS SHRUBS							
CJ	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	#3	86	X		SEE PLAN MIN 18"
CaC	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA SUMMERSWEET	#3	66	X		SEE PLAN MIN 18"
IV	ILEX VERTICILLATA	WINTERBERRY	#3	63	X		SEE PLAN MALE & FEMALE
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	62	X		SEE PLAN MIN 18"
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#2	57	X		SEE PLAN MIN 18"
EVERGREEN SHRUBS							
BM	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	18"	105	X		SEE PLAN MIN 18"
CoN	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI CYPRESS	18"	113	X		SEE PLAN MIN 18"
IgC	ILEX GLABRA 'COMPACTA'	COMPACT HOLLY	18"	109	X		SEE PLAN MIN 18"
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18"	134	X		SEE PLAN MIN 18"

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Blocks A1, A2 & A3 - Hall & House PUD COMBINED LANDSCAPE PLAN



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 DATE/TIME: February 27, 2015 - 2:32pm
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