

**ORDINANCE CHART**

Zoning: PUD Harmony\_Mixed Use District

**Per PUD requirements**  
**BUFFERS**  
 Requirement:  
 North: No Buffers required  
 West: No Buffers required  
 South: Landscape Buffer B; 10' width; 1 evergreen tree + 5 evergreen shrubs/ 30 lf  
 East: Landscape Buffer B; 10' width; 1 evergreen tree + 5 evergreen shrubs/ 30 lf

**Required:**  
 South: 355 lf.; 12 evergreen trees + 59 evergreen shrubs  
 East: 213 lf.; 7 evergreen trees + 36 evergreen shrubs

**Provided:**  
 South: 12 evergreen trees + 59 evergreen shrubs  
 East: 7 Evergreen Trees + 36 evergreen Shrubs

**PER UDO REQUIREMENTS**  
**GENERAL SCREENING**  
 Heating and Cooling: Completely screened from view  
 Dumpster and Loading Areas: 6' high opaque wall.

**STREET TREES:** By Overall Development

**MINIMUM LOT LANDSCAPING REQUIREMENTS:** 1.96 acres  
 Requirement: 10 Shade Trees + 10 Ornamental or Evergreen + 25 Shrubs/acre  
 Required: 20 Shade Trees + 20 Ornamental/Evergreen Trees + 49 Shrubs  
 Provided: 28 Shade Trees + 36 Ornamental Trees + 304 Shrubs

**FOUNDATION PLANTINGS**

**Requirement:**  
 Front Facades: 1 shrub or ornamental tree/12 lf.  
 Side and Rear: Break up walls with plantings every 40 lf.

**Required:**  
 Front Facades: 137 + 96 lf. = 233 lf.; 20 ornamental trees or shrubs  
 Side and Rear: 233 lf.; 3 areas of plantings

**Provided:**  
 Front Facades: 4 ornamental trees + 6 ornamental grasses + 10 shrubs  
 Side and Rear: 3 areas of plantings; 2 ornamental trees + 16 shrubs

**MONUMENT SIGNS**  
 Requirements: s.f. of planting bed equal to one (1) side of the Monument Sign  
 Required: Unknown at this time.  
 Provided: 270 s.f. of planting bed

**INTERIOR PARKING** = 68 spaces/23,479 sf  
 Requirement: 10% in islands; 1 Tree + 4 Shrubs per island.  
 Required: 2,350 s.f. of islands.  
 Provided: 2,486 s.f. in 11 islands; 11 trees/2 trees provided elsewhere on site to accommodate side walks + 46 shrubs

**PERIMETER PARKING:** 402 lf.  
 Requirement: 1 Tree/30 lf + 1 Shrub/3 lf parking area  
**Required:**  
 East: 17 spaces @ 9 width = 153 lf.; 5 trees + 51 shrubs  
 South: 25 spaces @ 9 width = 225 lf.; 8 trees + 80 shrubs

**Provided:**  
 East: 5 trees + 51 shrubs  
 South: 8 trees + 80 shrubs

**HATCH LEGEND**



**GENERAL LANDSCAPE & PLANTING NOTES**

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.



**12,900 TYPE-A-RIGHT CHAMFER DRIVE-THRU**

**STORE NUMBER:** XXXXX  
**146th STREET AND DITCH ROAD**  
**WESTFIELD, INDIANA**  
**PROJECT TYPE:**  
**DEAL TYPE:**  
**CS PROJECT NUMBER: 89946**

**ARCHITECT OF RECORD**

**CONSULTANT:**

**AMERICAN STRUCTUREPOINT INC.**  
 7260 Shadeland Station | Indianapolis, Indiana 46256  
 TEL 317.547.5580 | FAX 317.543.0270  
 www.structurepoint.com

**DEVELOPER:**

**TMC Indiana 2, LLC**  
**501 Pennsylvania Parkway, Ste. 160**  
**Indianapolis, Indiana 46280**  
**Phone (317) 574-7333**  
**Fax (317) 574-7336**  
**Contact: Craig Forgey**

**SEAL:**



**REVISIONS:**

NO.	DATE	DESCRIPTION

**PLANNING MGR:**  
**DRAWING BY:** LBK  
**DATE:** 04-28-2016  
**JOB NUMBER:** 2015.01365  
**TITLE:**  
**LANDSCAPE PLAN**

**SHEET NUMBER:**

**L100**

**COMMENTS:**  
**NOT RELEASED FOR CONSTRUCTION**

PLOT DATE: 4/29/2016 10:46 AM  
 PLOT SCALE: 1:2,3849  
 EDIT DATE: 4/29/2016  
 EDITED BY: APR02EAU  
 DRAWING FILE: M:\16-946 CVS 146th and Ditch Road\DWG\CAD-2016.01365.CVS.L100.LP.app final.dwg

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	5	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ace-f	6	Acer rubrum 'Franksred'	Red Sunset Maple	B & B	2"Cal	full, strong central leader, matched
Gle-s	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Til-c	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-g	3	Ulmus x 'Morton Glossy'	Triumph Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	8	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched

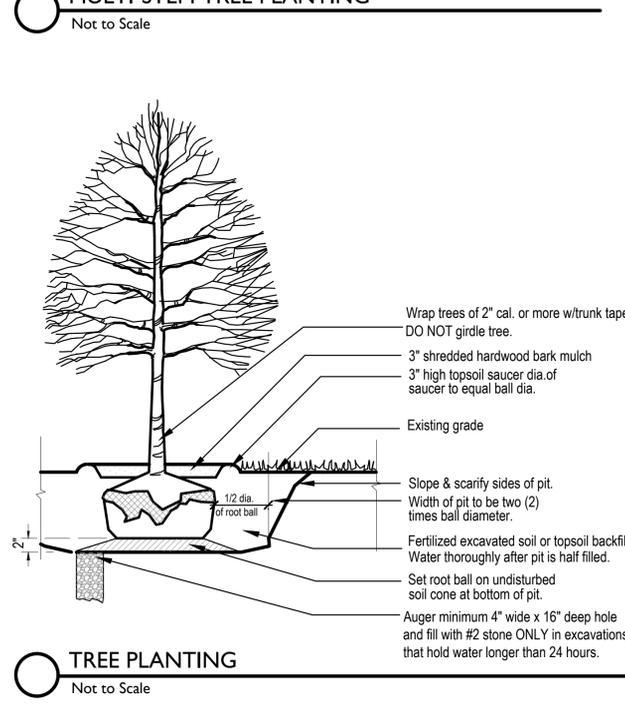
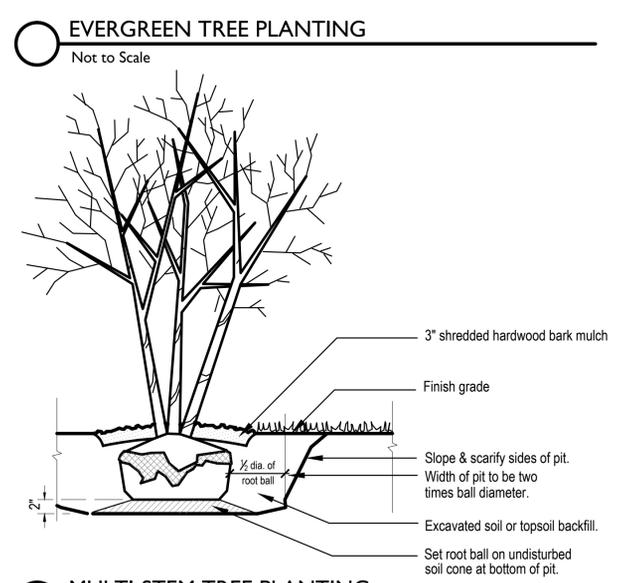
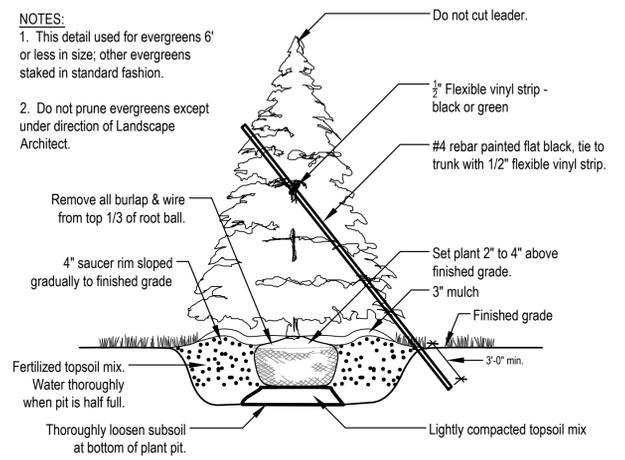
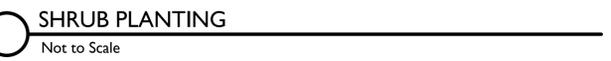
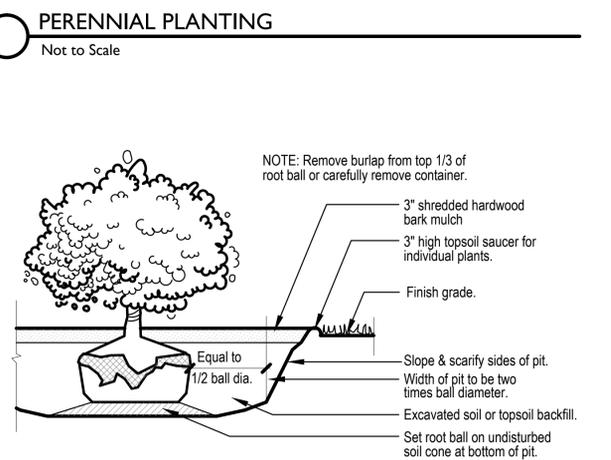
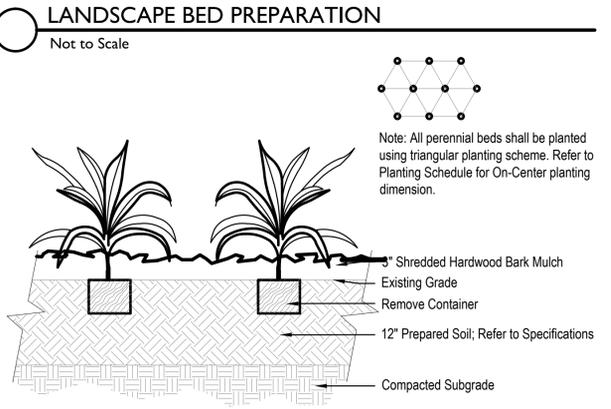
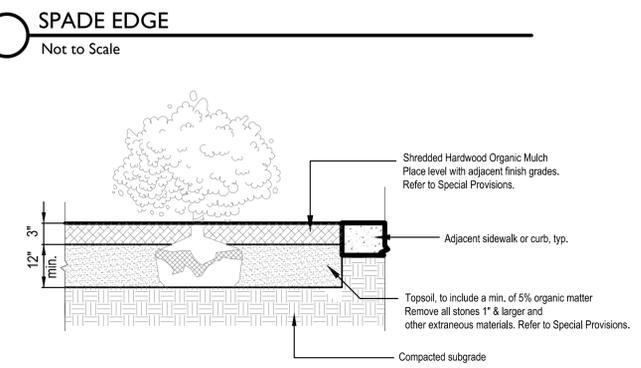
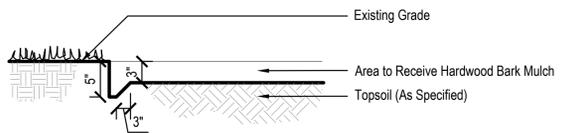
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Pic-d	15	Picea glauca 'Densata'	Black Hills Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-o	12	Picea omorika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	2"Cal	multi-trunk; matched
Syr-r	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2"Cal	full, strong central leader, matched

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Bux-k	8	Buxus x koreana 'Winter Gem'	Winter Gem Boxwood	container	24"	space @ 3'-0" o.c., allow to mass
Cle-a	87	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	container	24"	space @ 3'-0" o.c.
Cor-s	16	Cornus sericea 'Cardinal'	Cardinal Red-twig Dogwood	container	24"	space @ 4'-0" o.c.
Ile-v	10	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	container	24"	space @ 4'-0" o.c., allow to mass; provide 1 Jim Dandy per 5 Red Sprites
Ite-s	57	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.
Jun-v	62	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	container	18" spread	space @ 3'-0" o.c., allow to mass
Rhu-a	31	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	container	18" spread	space @ 4'-0" o.c., allow to mass
Tax-e	33	Taxus x media 'Everlow'	Everlow Yew	container	18" spread	space @ 4'-0" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cal-x	15	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	#2	space @ 3'-0" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	REMARKS
Ach-m	64	Achillea millefolium 'Oertel's Rose'	Oertel's Rose Yarrow	1 gal		space @ 18" o.c., triangular spacing
Ech-s	263	Echinacea purpurea 'Snowcone'	Snowcone Coneflower	1 gal		space @ 15" o.c., triangular spacing
Ech-x	184	Echinacea x 'Pixie Meadowbrite'	Pixie Meadowbrite Purple Coneflower	1 gal		space @ 15" o.c., triangular spacing
Hem-x	116	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal		space @ 15" o.c., triangular spacing

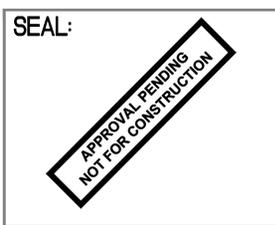


**12900 TYPE-A-RIGHT CHAMFER DRIVE-THRU**  
STORE NUMBER: XXXXX  
146th STREET AND DITCH ROAD  
WESTFIELD, INDIANA  
PROJECT TYPE:  
DEAL TYPE:  
CS PROJECT NUMBER: 89946

**ARCHITECT OF RECORD**

**CONSULTANT:**  
AMERICAN STRUCTUREPOINT INC.  
7260 Shadeland Station | Indianapolis, Indiana 46256  
TEL 317.547.5580 | FAX 317.543.0270  
www.structurepoint.com

**DEVELOPER:**  
TMC Indiana 2, LLC  
501 Pennsylvania Parkway, Ste. 160  
Indianapolis, Indiana 46280  
Phone (317) 574-7333  
Fax (317) 574-7336  
Contact: Craig Forgey



REVISIONS:

PLANNING MGR:  
DRAWING BY: LBK  
DATE: 04-28-2016  
JOB NUMBER: 2015.01365  
TITLE: **LANDSCAPE DETAILS**

SHEET NUMBER:

**L101**

COMMENTS:  
**NOT RELEASED FOR CONSTRUCTION**

PLOT DATE: 4/29/2016 10:46 AM EDIT DATE: 4/29/2016 DRAWING FILE: M16-946 CVS 146th and Ditch Road/DWG/CAD-2016.01365.CVS L101.LP APP: final.dwg