

0' 30' 60'
SCALE: 1"=30'



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GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL (TOPSOIL - MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION. AFTER INSTALLATION IS COMPLETE.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S 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, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUING BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

ORDINANCE NOTES:

MINIMUM LOT LANDSCAPING (4.16 ACRES)
BUSINESS USE: 10 SHADE TREES, 10 ORNAMENTAL/EVERGREEN TREES, 25 SHRUBS PER 1 ACRE.
REQUIRED: (41.6) SHADE, (41.6) ORNAMENTAL/EVERGREEN TREES, (104) SHRUBS PROPOSED: (48) SHADE TREES, (42) ORNAMENTAL TREES, (636) SHRUBS
NOTE: (21) SHADE TREES + (2) ORNAMENTAL TREES = (23) SHRUBS WERE INSTALLED AS A PREVIOUS PHASE TO THE PROJECT. THESE PLANTINGS ARE INCLUDED IN THE LOT LANDSCAPE COUNTS.

STREET FRONTAGE LANDSCAPING
3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, 25 SHRUBS PER 100 LF

SOUTH: (82 LN FT)
REQUIRED: (2.4) SHADE TREES + (1.6) ORNAMENTAL TREES + (20.5) SHRUBS PROPOSED: (2) SHADE TREES + (2) ORNAMENTAL TREES + (20) SHRUBS
WEST: **NOTE: PLANTINGS WERE PROVIDED WITHIN THIS LOCATION AS A PREVIOUS PHASE OF DEVELOPMENT.**

FOUNDATION PLANTINGS
1 SHRUB OR ORNAMENTAL TREE PER 12 LF

NORTH FACADE - 320
REQUIRED: 26.7 PLANTINGS PROPOSED: 37

WEST FACADE - 80
REQUIRED: 6.7 PLANTINGS PROPOSED: 8

SOUTH FACADE - 304 LF
REQUIRED: 25.3 PLANTINGS PROPOSED: 36

EAST FACADE - 96 LF
REQUIRED: 8 PLANTINGS PROPOSED: 35

BUFFER YARDS
NO BUFFER YARDS REQUIRED

INTERIOR PARKING AREA LANDSCAPING
TOTAL PARKING SPACES: 93 REGULAR (AT 162 SF EACH) AND 5 H.C. SPACES (1,296 SF COMBINED) = 16,362 SF OF PARKING AREA
REQUIRED LANDSCAPED AREA (10%): 1,363.2 SF
PROPOSED LANDSCAPED AREA: (17.9%) 2,928 SF

PARKING AREA ISLANDS SHALL INCLUDE AT LEAST 1 TREE AND 4 SHRUBS PER ISLAND (MINIMUM 120 SF EACH).

PERIMETER PARKING AREA LANDSCAPING
1 SHADE TREE, 10 SHRUBS PER 30 LF GRASSES OR OTHER PERENNIALS TO FILL THE REMAINDER.

WEST PARKING (200 LF) -
REQUIRED: 6.7 SHADE TREES, 67.7 SHRUBS
PROPOSED: 7 SHADE TREES, 69 SHRUBS

SOUTH PARKING (37 LF TOTAL) -
REQUIRED: 1.2 SHADE TREES, 12.3 SHRUBS
PROPOSED: 1 SHADE TREES, 12 SHRUBS

EAST PARKING (135 LF TOTAL) -
REQUIRED: 4.5 SHADE TREES, 45 SHRUBS
PROPOSED: 5 SHADE TREES, 49 SHRUBS

GRASSY BRANCH MARKETPLACE - LOT 3

Westfield, Indiana



CERTIFIED BY

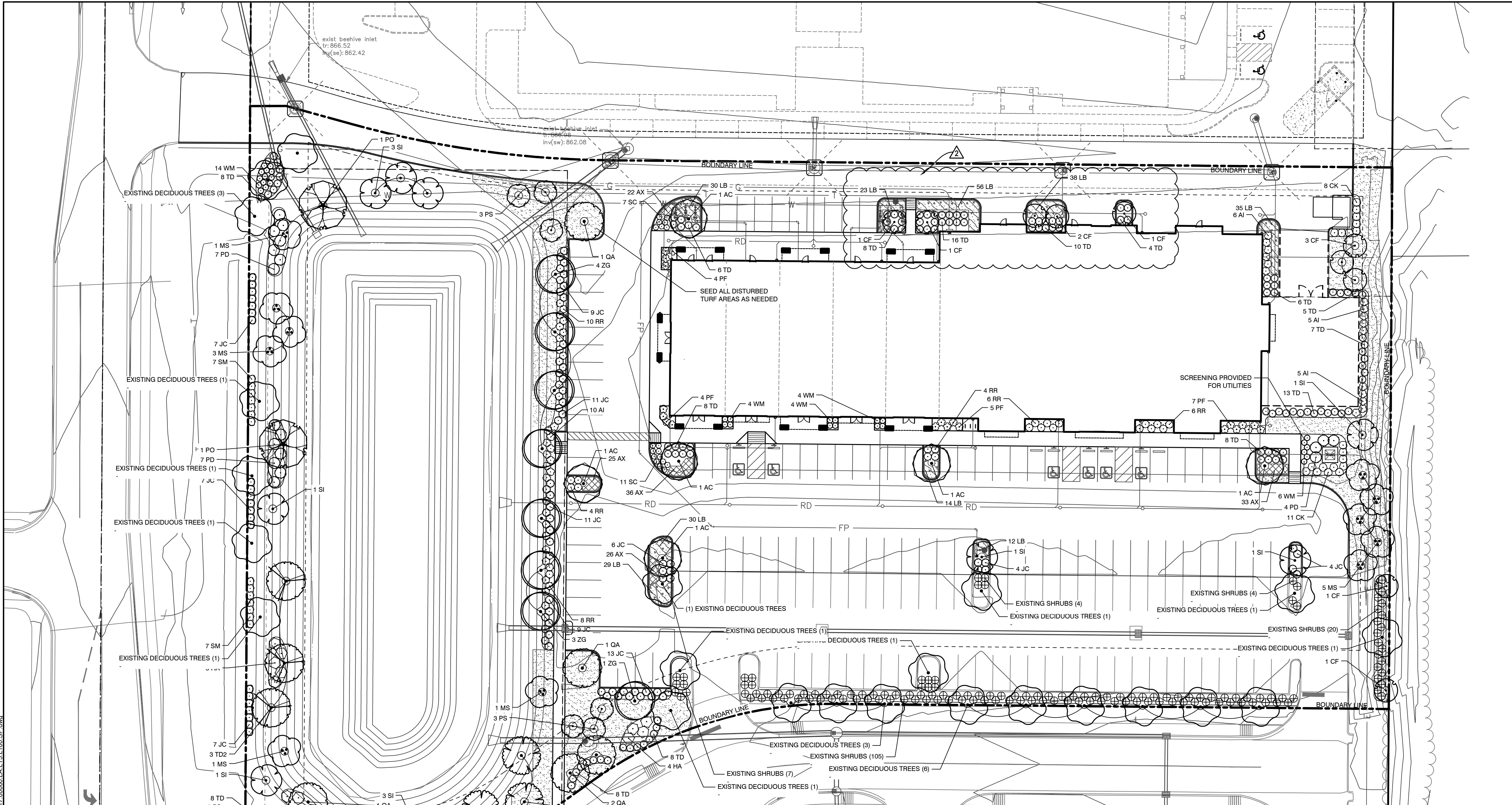
ISSUANCE INDEX	
DATE:	8/30/2019
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
▲	CITY COMMENTS	11/19/19
▲	ISSUE FOR CONSTRUCTION	XX/XX/XX

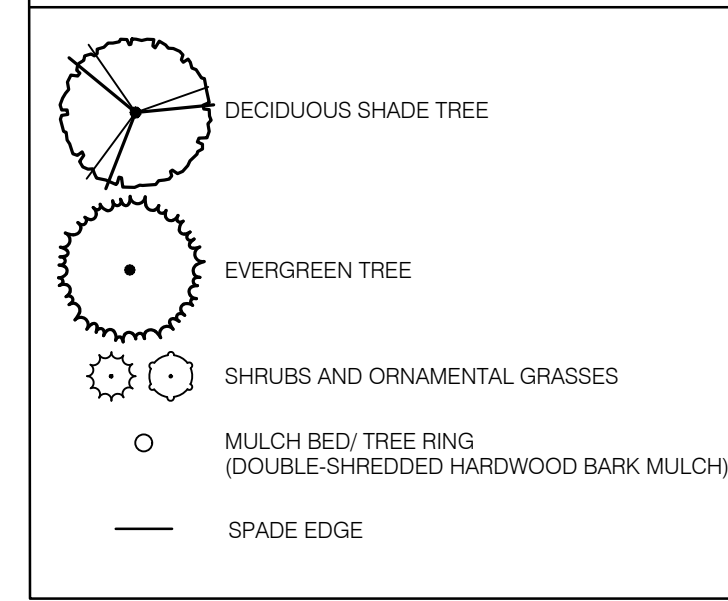
Project Number 2017.00660

LANDSCAPE PLAN

C700



LANDSCAPE LEGEND



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AC	6	Acer saccharum 'Commemoration' / Commemoration Sugar Maple	B & B	2" Cal.	As shown
LT	3	Liriodendron tulipifera / Tulip Tree	B & B	2" Cal.	As shown
PO	2	Platanus occidentalis / American Sycamore	B & B	2" Cal.	As shown
OA	5	Quercus alba / White Oak	B & B	2" Cal.	As shown
TD2	3	Taxodium distichum / Bald Cypress	B & B	2" Cal.	As shown
ZG	8	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B & B	2" Cal.	As shown
ORN. TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
CF	11	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B & B	2" Cal.	As shown
MS	11	Magnolia virginiana / Sweet Bay	B & B	8" HT.	As shown
PS	9	Prunus sargentii 'Pink Flair' / Sargent Cherry	B & B	2" Cal.	As shown
SI	11	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2" Cal.	As shown
SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AI	26	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	CONT.	3 GAL.	4" O.C.
CK	19	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	CONT.	3 GAL.	4" O.C.
HA	14	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	CONT.	3 GAL.	6" O.C.
JC	88	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	CONT.	3 GAL.	4" O.C.
PD	25	Physocarpus opulifolius 'Diabolo' / Diabolo Ninebark	CONT.	3 GAL.	6" O.C.
PF	20	Potentilla fruticosa / Bush Cinquefoil	CONT.	3 GAL.	4" O.C.
RR	38	Rosa x 'Knockout' TM / Rose	CONT.	3 GAL.	4" O.C.
SC	18	Spiraea x bumalda 'Magic Carpet' / Spiraea	CONT.	3 GAL.	4" O.C.
SM	14	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	CONT.	3 GAL.	48" O.C.
TD	123	Taxus x media 'Densiformis' / Dense Yew	CONT.	3 GAL.	4" O.C.
WM	44	Weigela florida 'Minuet' / Minuet Weigela	CONT.	3 GAL.	3" O.C.
PERENNIALS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AX	142	Amsonia x 'Blue Ice' / Blue Ice Amsonia	Cont.	1 Gal.	18" O.C.
LB	240	Liriope muscari 'Big Blue' / Big Blue Lilyturf	Cont.	4" Pot	24" OC

TURF SCHEDULE

	LAWN SEED - SUN AND PARTIAL SHADE MIX	3,708 sf
	See general notes for additional lawn seed mixes and installation details.	
	Festuca arundinacea / Hybrid Turf Type Fescue	2,966 sf
	Poa pratensis / Hybrid Kentucky Bluegrass	742 sf

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EDIT DATE: 12/22/2019
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