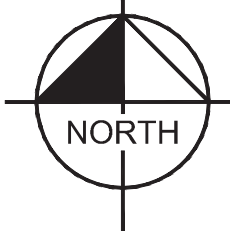
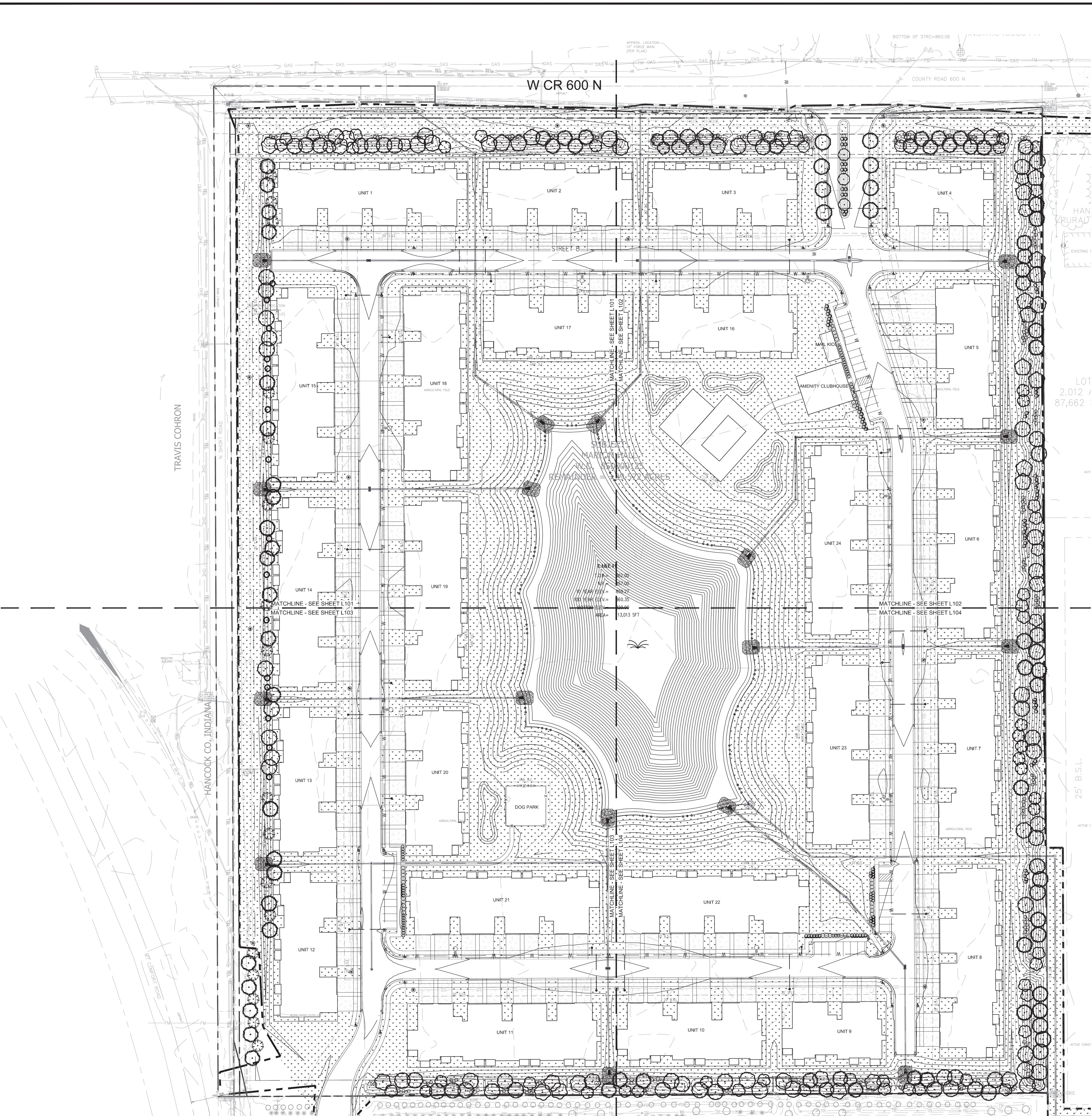


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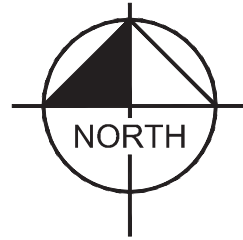
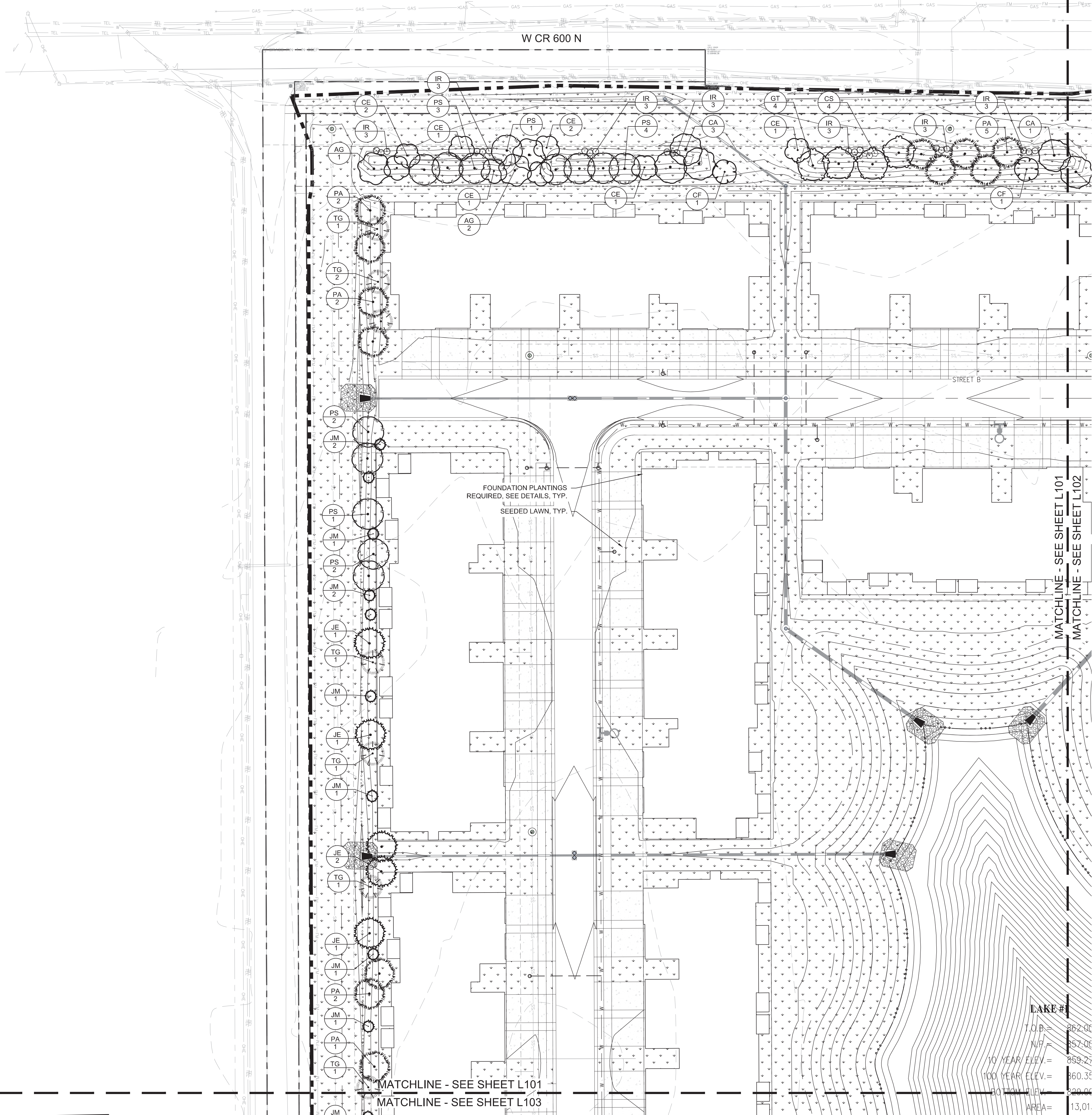
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CITYSCAPE PARKFIELD SEC MT. COMFORT RD. & CR W 600 N McCordsville, IN 46055	ORIGINAL ISSUE: 2/17/2023 KHA PROJECT NO. 170329000 SHEET NUMBER L100	OVERALL LANDSCAPE PLAN		 CITYSCAPE RESIDENTIAL	 NOT APPROVED FOR CONSTRUCTION Michele C. Horn	SCALE: AS NOTED DESIGNED BY: TNH DRAWN BY: TNH CHECKED BY: BAS	©2023 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 550, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	Kimley»Horn	No. _____			DATE _____		BY _____	
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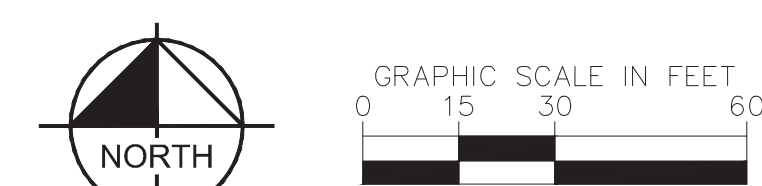
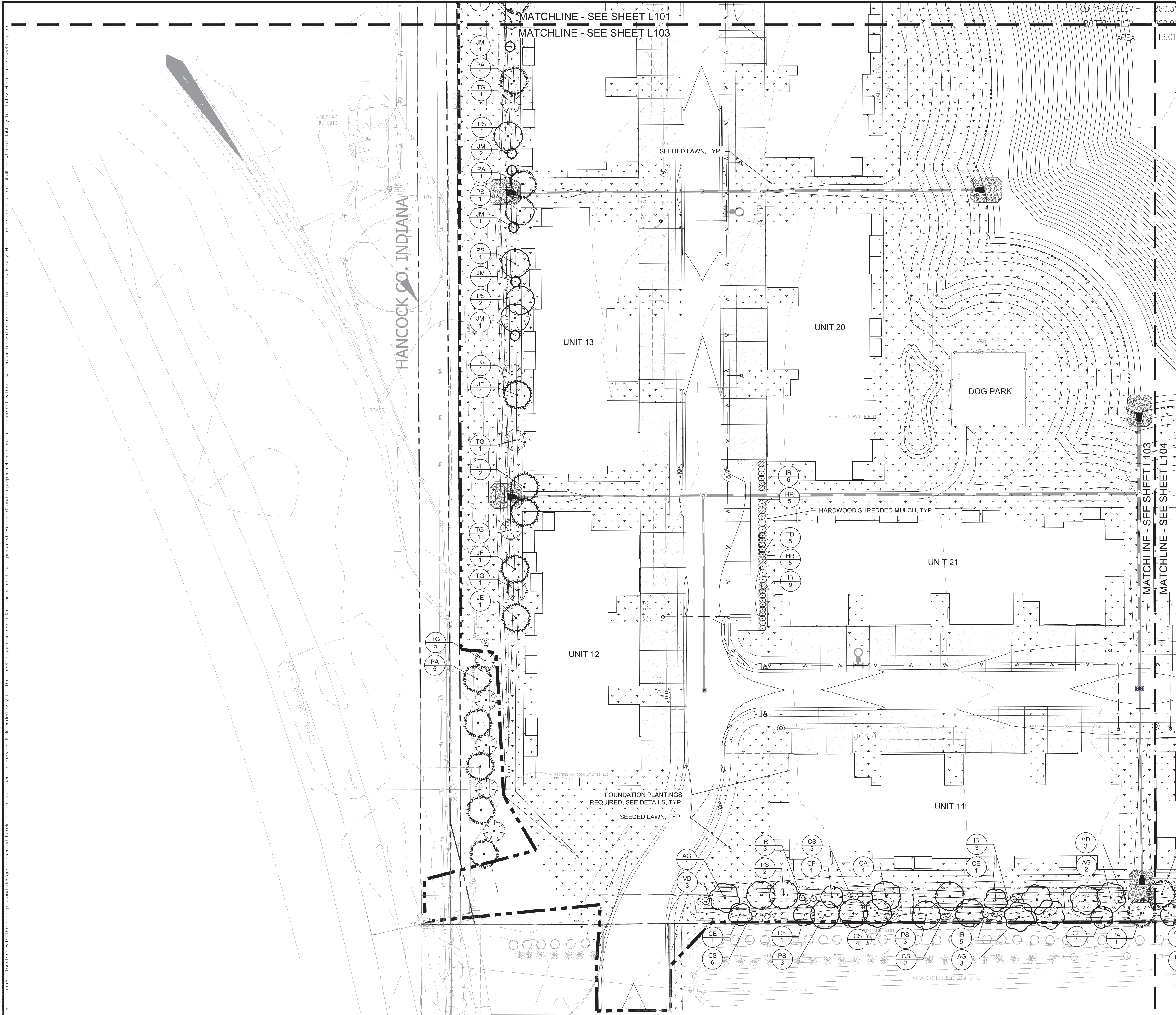
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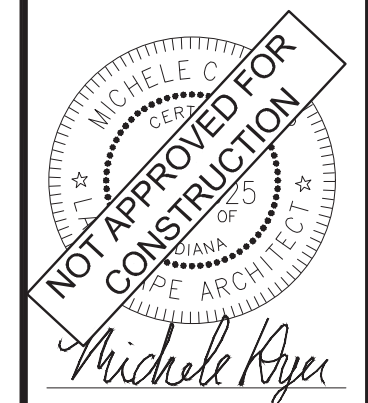
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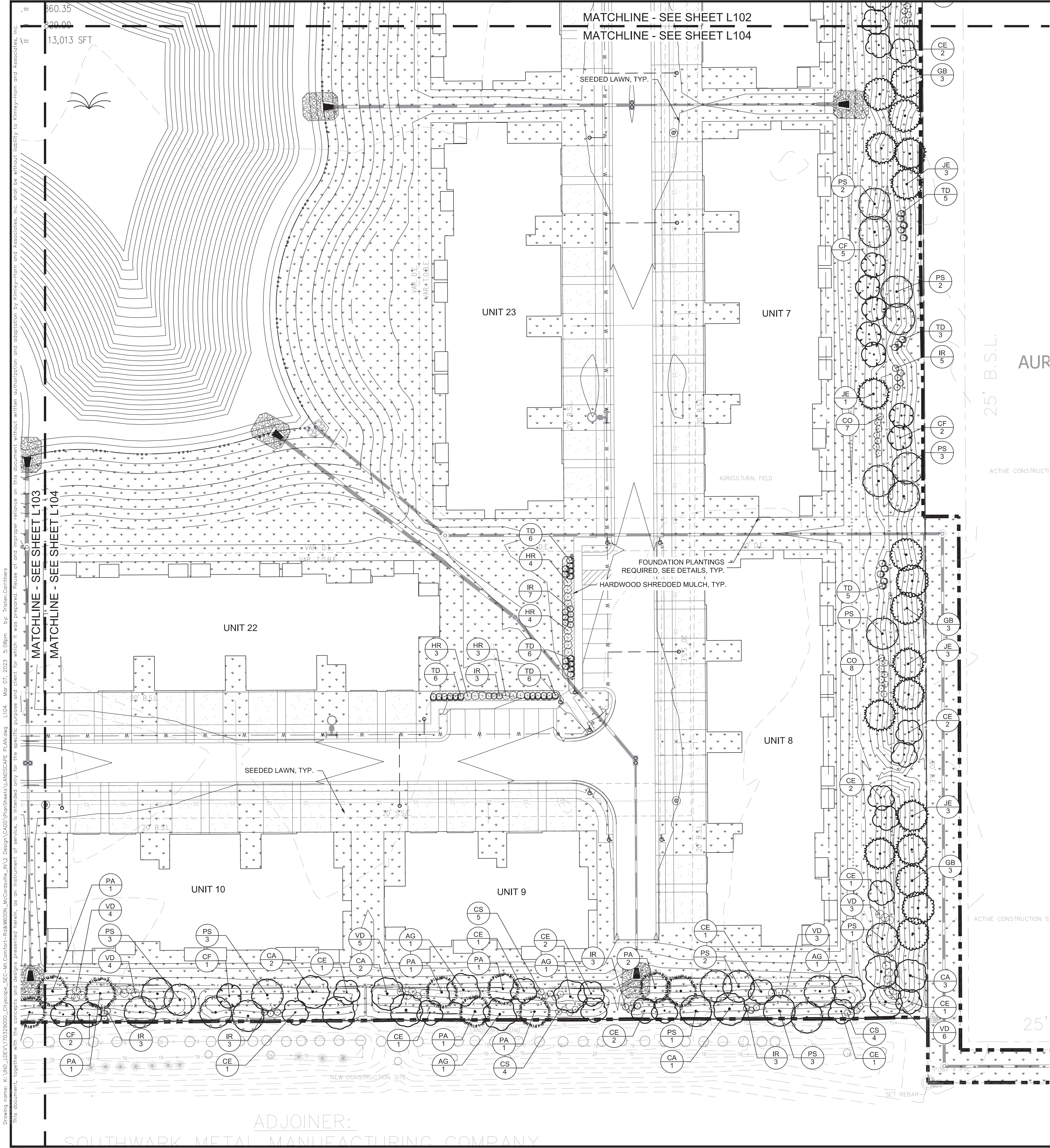
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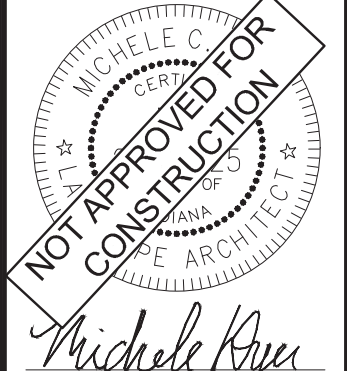
LANDSCAPE PLAN



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ORIGINAL ISSUE: 2/17/2023		KHA PROJECT NO. 170329000		SHEET NUMBER		L104		AS NOTED		DESIGNED BY: TNH		DRAWN BY: TNH		CHECKED BY: BAS		SCALE:	

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LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.

9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
12. WEED FABRIC SHALL BE REQUIRED UNDER MULCH.
13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

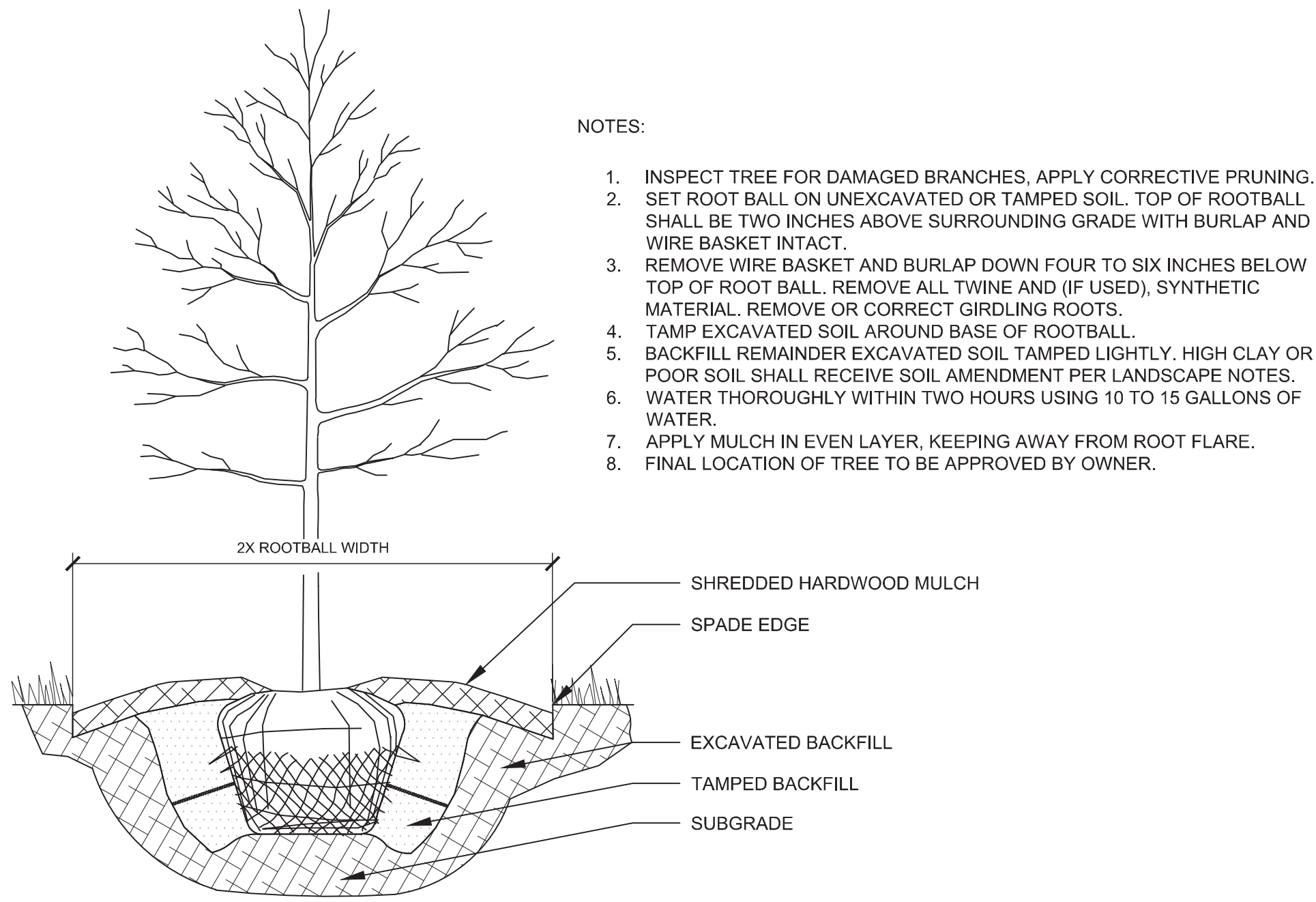
ORDINANCE CHART		
ZONING: PUD		
REQUIREMENT	REQUIRED	PROVIDED
4.E.1 CR 600N PERIMETER		
• 2 deciduous canopy trees / 100 LF • 2 ornamental trees / 100 LF • 3 evergreen trees / 100 LF • 8 shrubs / 100 LF 3' ht. min. mound Width = minimum 50'	CR 600N: 1015 LF • (1015/100)*2 = 20 deciduous canopy trees • (1015/100)*2 = 20 ornamental trees • (1015/100)*3 = 30 evergreen trees • (1015/100)*8 = 81 shrubs	CR 600N: • 20 deciduous canopy trees • 20 ornamental trees • 30 evergreen trees • 81 shrubs
4.E.2 SOUTH PERIMETER		
• 2 deciduous canopy trees / 100 LF • 2 ornamental trees / 100 LF • 3 evergreen trees / 100 LF • 8 shrubs / 100 LF 3' ht. min. mound Width = minimum 20'	SOUTH PERIMETER: 1207 LF • (1015/100)*2 = 20 deciduous canopy trees • (1015/100)*3 = 30 ornamental trees • (1015/100)*3 = 30 evergreen trees • (1015/100)*8 = 81 shrubs	SOUTH PERIMETER: • 20 deciduous canopy trees • 20 ornamental trees • 30 evergreen trees • 81 shrubs
4.E.3 EAST PERIMETER		
• 2 deciduous canopy trees / 100 LF • 2 ornamental trees / 100 LF • 3 evergreen trees / 100 LF + 4 • 8 shrubs / 100 LF 5' ht. min. mound with fence Width = minimum 40'	EAST PERIMETER: 1208 LF • (1232/100)*2 = 25 deciduous canopy trees • (1232/100)*2 = 25 ornamental trees • (1232/100)*3 = 37 evergreen trees + 4 = 41 • (1232/100)*8 = 99 shrubs	EAST PERIMETER: • 25 deciduous canopy trees • 25 ornamental trees • 41 evergreen trees • 99 shrubs
4.E.4 WEST PERIMETER		
• The perimeter landscape area along the west property line shall consist of staggered, double row of evergreens trees spaced thirty (30) feet on center.	• Staggered double row of evergreen trees, spaced (30) feet on center.	• Staggered double row of evergreen trees, spaced (30) feet on center.
4.E.5 CR 600N ENTRANCES		
• All entrances from CR 600N shall feature a median with a landscape bed at least 10' in width	• All entrances from CR 600N shall feature a median with a landscape bed at least 10' in width	• Landscape bed at least 10' in width
4.E.6 ENTRANCE DRIVE		
• 1 street tree / 40 LF Width= minimum 10'	• 1 street tree / 40 LF	• 1 street tree / 40 LF

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

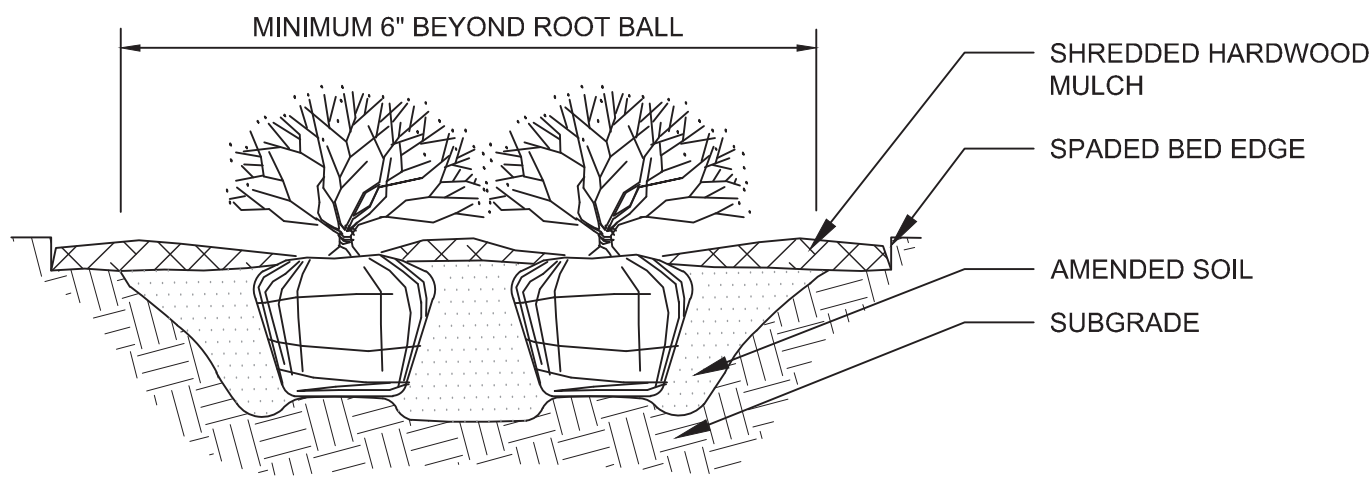
SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT
A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)



- NOTES:
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING NTS

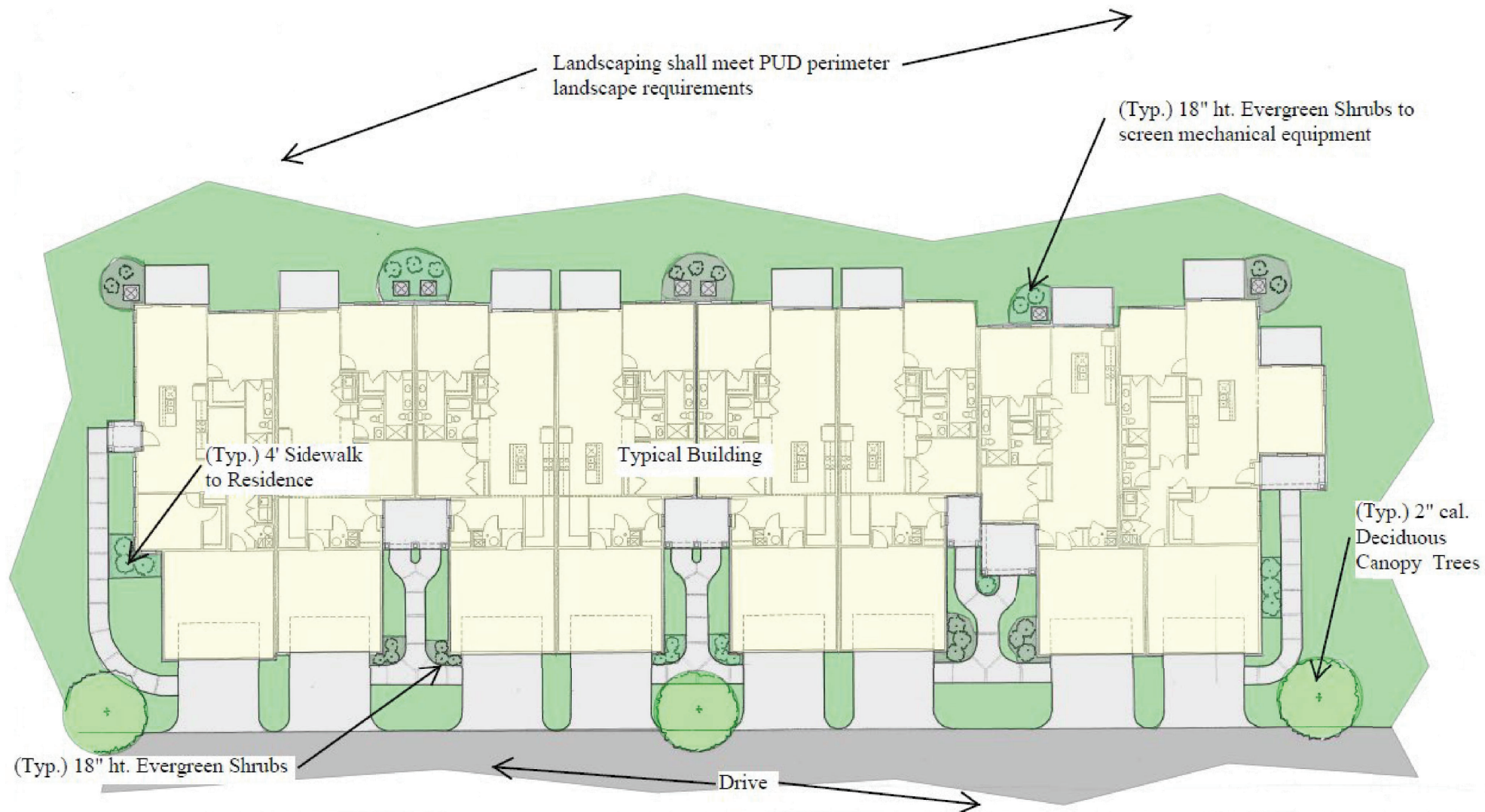


- NOTES:
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING NTS

PLANT SCHEDULE

DECIDUOUS TREES						
AG	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
	15	ACER GRiseum	PAPERBARK MAPLE	B & B	2" CAL MIN	---
CA	14	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL MIN	---
GB	17	GINKGO BILOBA	MAIDENHAIR TREE	B & B	2" CAL MIN	---
GT	19	GLEDITSIA TRIACANTHOS 'IMPCOLE'	IMPERIAL HONEY LOCUST	B & B	2" CAL MIN	---
EVERGREEN TREES						
JE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
	24	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B	---	8' HT MIN
JM	15	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	B & B	---	8' HT MIN
PA	42	PICEA ABIES	NORWAY SPRUCE	B & B	---	8' HT MIN
PS	62	PINUS STROBUS	WHITE PINE	B & B	---	8' HT MIN
TG	17	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	---	8' HT MIN
ORNAMENTAL TREES						
CE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
	37	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	1.5" CAL MIN	---
CF	22	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	1.5" CAL MIN	---
MP	7	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	---
SHRUBS						
CO	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	43	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	---	SEE PLAN	24" HT MIN
CS	54	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	---	SEE PLAN	24" HT MIN
HR	42	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	---	SEE PLAN	24" HT MIN
VD	44	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	---	SEE PLAN	24" HT MIN
WF	19	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES WEIGLA	---	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS						
IR	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	112	ILEX GLABRA 'STRONG BOX'	STRONG BOX INKBERRY HOLLY	---	SEE PLAN	24" HT MIN
TD	97	TAXUS X MEDIA	ANGLO-JAPANESE YEW	---	SEE PLAN	24" HT MIN



3 FOUNDATION PLANTING NTS

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CITYSCAPE
RESIDENTIAL

LANDSCAPE
DETAILS

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