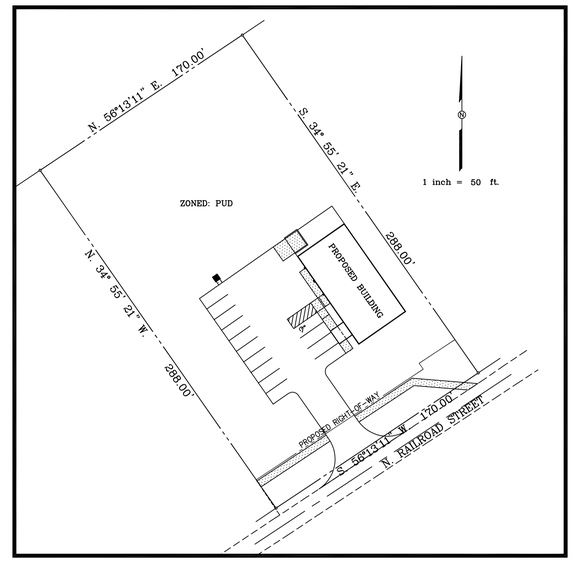
SITE CONSTRUCTION PLANS

FOR

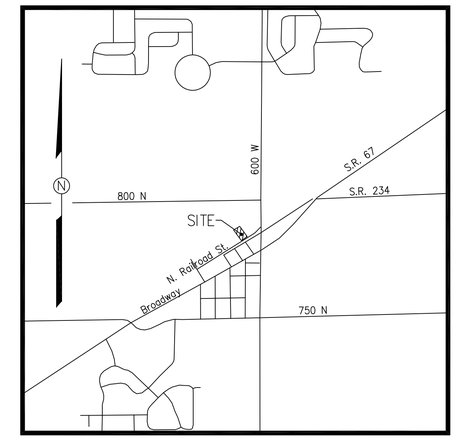
BREEDLOVE DOBBS

6080 N. RAILROAD STREET
McCORDSVILLE, INDIANA

20179
BREEDLOVE DOBBS
6080 N RAILROAD STREET
2/11/2021



SITE MAP



AREA MAP

PLAN DATE: FEBRUARY 11, 2021

DONN R. PROCTOR
REGISTERED
No.
8604216
STATE OF
INDIANA
PROFESSIONAL ENGINEER

INDEX

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S6	SITE DETAILS
	LANDSCAPE PLAN

Plans prepared by:

P&H
ENGINEERING/SURVEYING LLC

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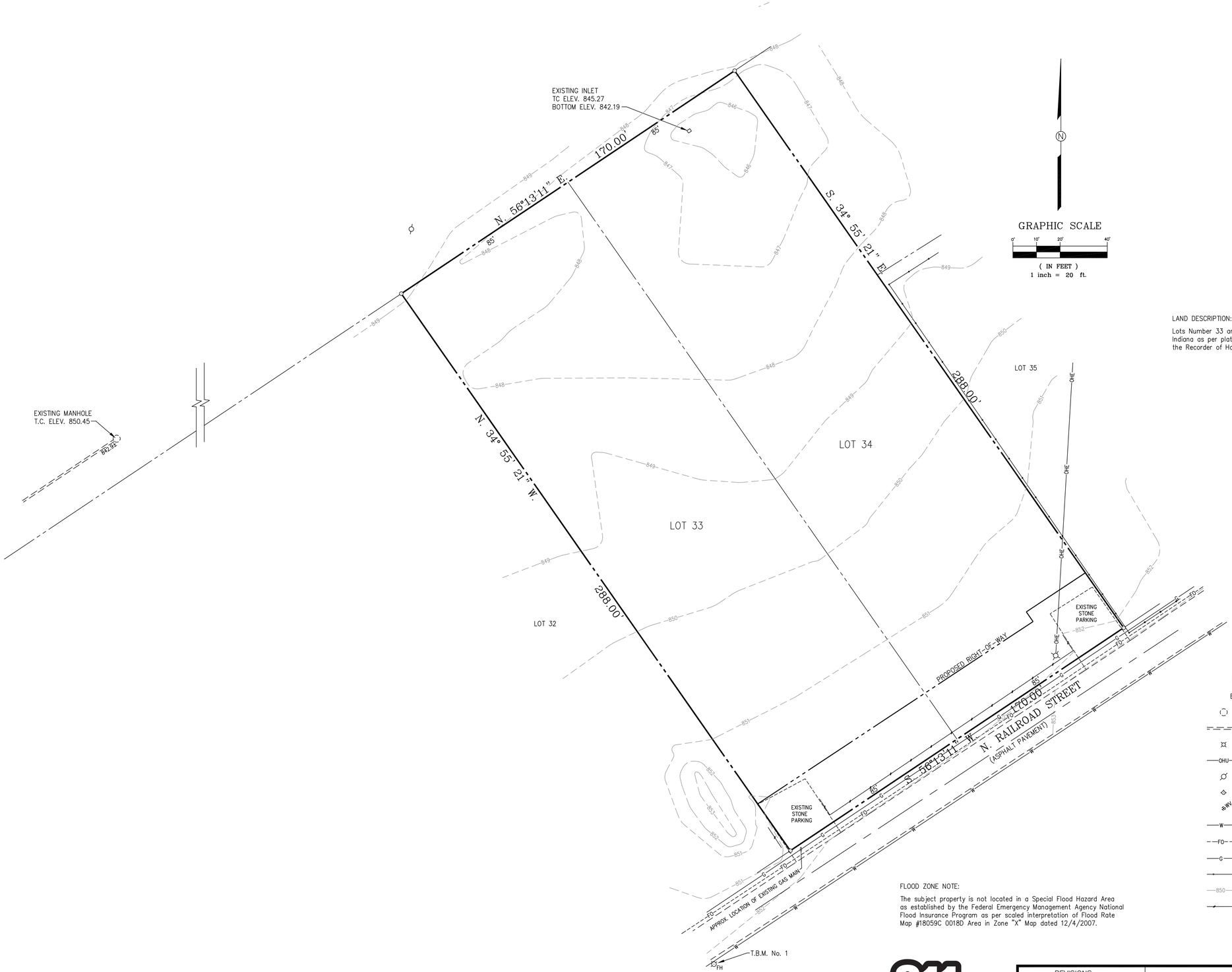

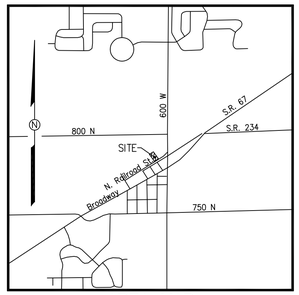

AREA MAP

GRAPHIC SCALE

0' 10' 20' 40'

(IN FEET)
1 inch = 20 ft.

LAND DESCRIPTION:

Lots Number 33 and 34 in the Original Plat of the Town of McCordsville, Hancock County, Indiana as per plat thereof, recorded in Plat Book 1, Pages 51 and 52 in the Office of the Recorder of Hancock County, Indiana.

LEGEND

EXISTING

- MANHOLE
- SEWER
- AREA LIGHT
- OHU — OVERHEAD ELECTRIC
- UTILITY POLE
- FIRE HYDRANT
- WV — WATER VALVE
- W — WATER MAIN
- FO — UNDERGROUND FIBER OPTIC
- G — GAS MAIN
- CHAIN-LINK TYPE FENCE
- 850 — CONTOUR
- SPLIT RAIL FENCE

FLOOD ZONE NOTE:

The subject property is not located in a Special Flood Hazard Area as established by the Federal Emergency Management Agency National Flood Insurance Program as per scaled interpretation of Flood Rate Map #18059C 0018D Area in Zone "X" Map dated 12/4/2007.

BENCH MARKS:

B.M. – Elevation as determined from averaging of G.P.S. observations using the Indiana Department of Transportation INCORS Network (NAVD 1988 Datum).

T.B.M. No. 1 – Northern-most of the northeast bonnet bolts on the fire hydrant located on the south side of N. Railroad Street approximately 60' west of the southwest property corner.

Elevation – 853.50 (NAVD 1988)

WARNING

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

REVISIONS

No.	Date	Description

DONN R. PROCTOR REGISTERED No. 8604216 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED:

P&H ENGINEERING/SURVEYING LLC

5251 S. EAST STREET
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ph@phengsur.com

BREEDLOVE DOBBS
6080 N Railroad Street
McCordsville, IN

TOPOGRAPHIC PLAN

ENGINEERS SURVEYORS PLANNERS

DATE: 2/11/21
DRAWN: D.R.P.
CHECKED: B.G.K.
PROJ. NO: 20179

S1

GRAPHIC SCALE

0' 10' 20' 40'

(IN FEET)
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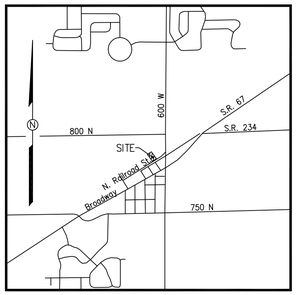

AREA MAP

GENERAL NOTES:

1. Contractor shall be responsible for verifying the location of all existing underground utilities prior to any construction activities.
2. See Grading & Erosion Control Plans for grading, drainage and erosion control design.
3. Contractor to verify all building dimensions with foundation plans.
4. Pavement and radii dimensions are to face of curb, or edge of pavement where no curb is shown, unless otherwise noted.
5. ♿ Indicates handicapped parking space.
6. [1] Indicates number of handicapped parking spaces.
7. (2) Indicates number of standard parking spaces.
8. ⟨2⟩ Indicates number risers in step run.
9. See Sheet S6 for Site Details.

PARKING TABULATION:

REGULAR SPACES	13
HANDICAP SPACES	1
TOTAL SPACES	14

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SITE PLAN

ENGINEERS
SURVEYORS
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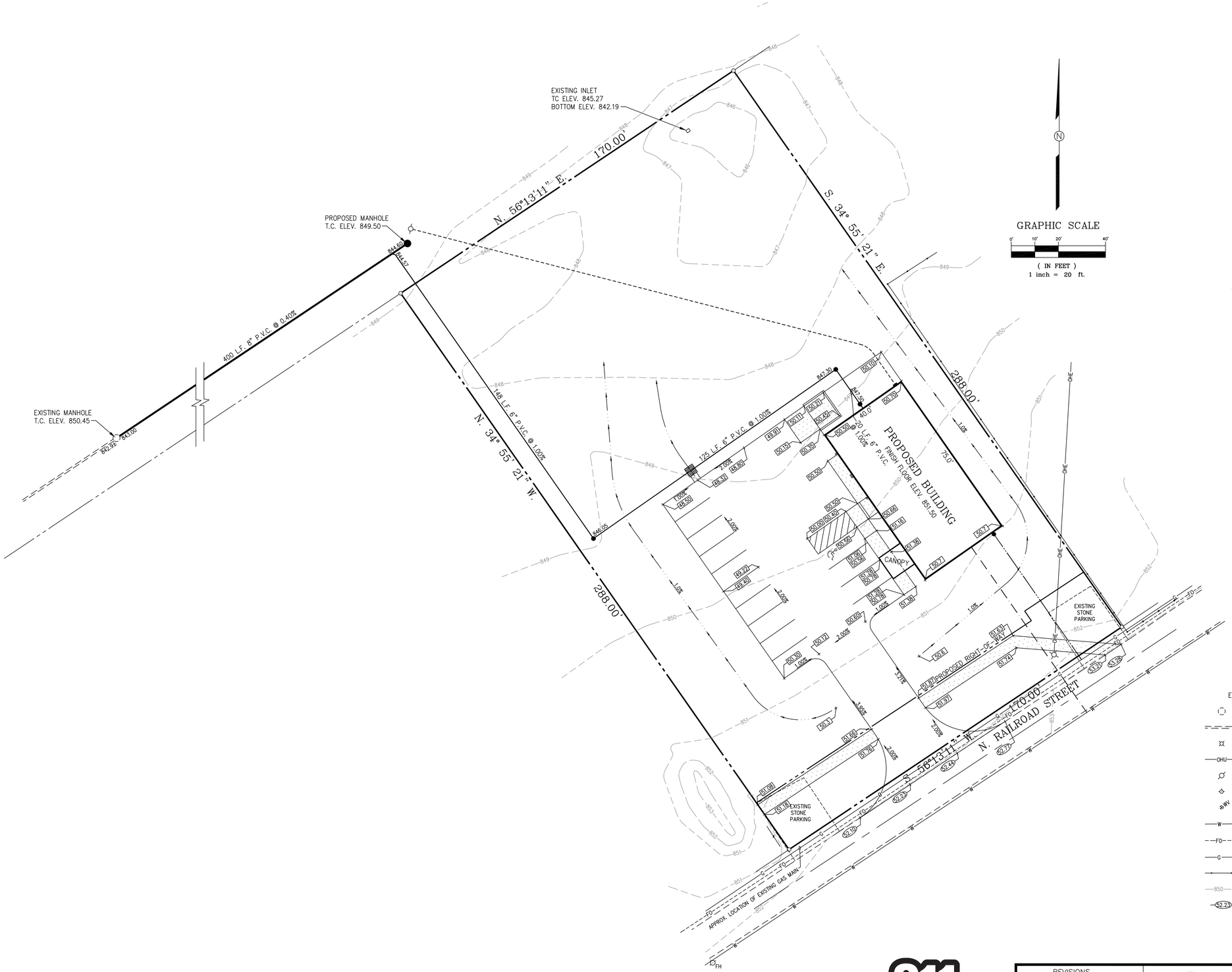
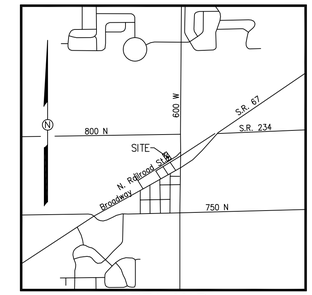
S2





AREA MAP

GENERAL NOTES:

1. Contractor shall be responsible for verifying the location of all existing underground utilities prior to any construction activities.
2. Utility Companies: Electric – Indianapolis Power & Light Co.
   Gas – Vectren Energy
   Water – Citizens Energy Group
   Sewer – McCordsville Public Works
3. ♿ Indicates handicap parking space.
4. Locations shown for water services and sanitary laterals entering buildings are schematic, only. See architectural/plumbing plans for size and location of water and sanitary sewer lines within the building.
5. Elevations at structures are pipe inverts.
6. All proposed elevations and contours are to finish grade.
7. Granular backfill is required for all utility trenches under paved areas.
8. Plastic pipe sleeves are required for all new underground electric or telephone crossings of paved areas.
9. Testing and sterilization of water line shall be in accordance with the requirements of the Indiana State Board of Health.
10. See Site Details on Sheet S6.
11. See Sheet 8 and 9 of the Town Standards for the sanitary sewer specifications and details.

LEGEND

EXISTING		PROPOSED	
	MANHOLE		MANHOLE
	SEWER		SANITARY SEWER
	AREA LIGHT		CLEAN-OUT
OHU	OVERHEAD ELECTRIC		SANITARY LATERAL
	UTILITY POLE		WATER SERVICE LINE
	FIRE HYDRANT	WM	WATER METER
WV	WATER VALVE		GAS SERVICE LINE
W	WATER MAIN		GAS METER LOCATION
FO	UNDERGROUND FIBER OPTIC		ELECTRIC SERVICE LINE
G	GAS MAIN		ELECTRIC METER LOCATION
	CHAIN-LINK TYPE FENCE	50.32	SPOT ELEVATION
850	CONTOUR		
52.23	SPOT ELEVATION		

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GRADING/UTILITY PLAN

ENGINEERS SURVEYORS PLANNERS

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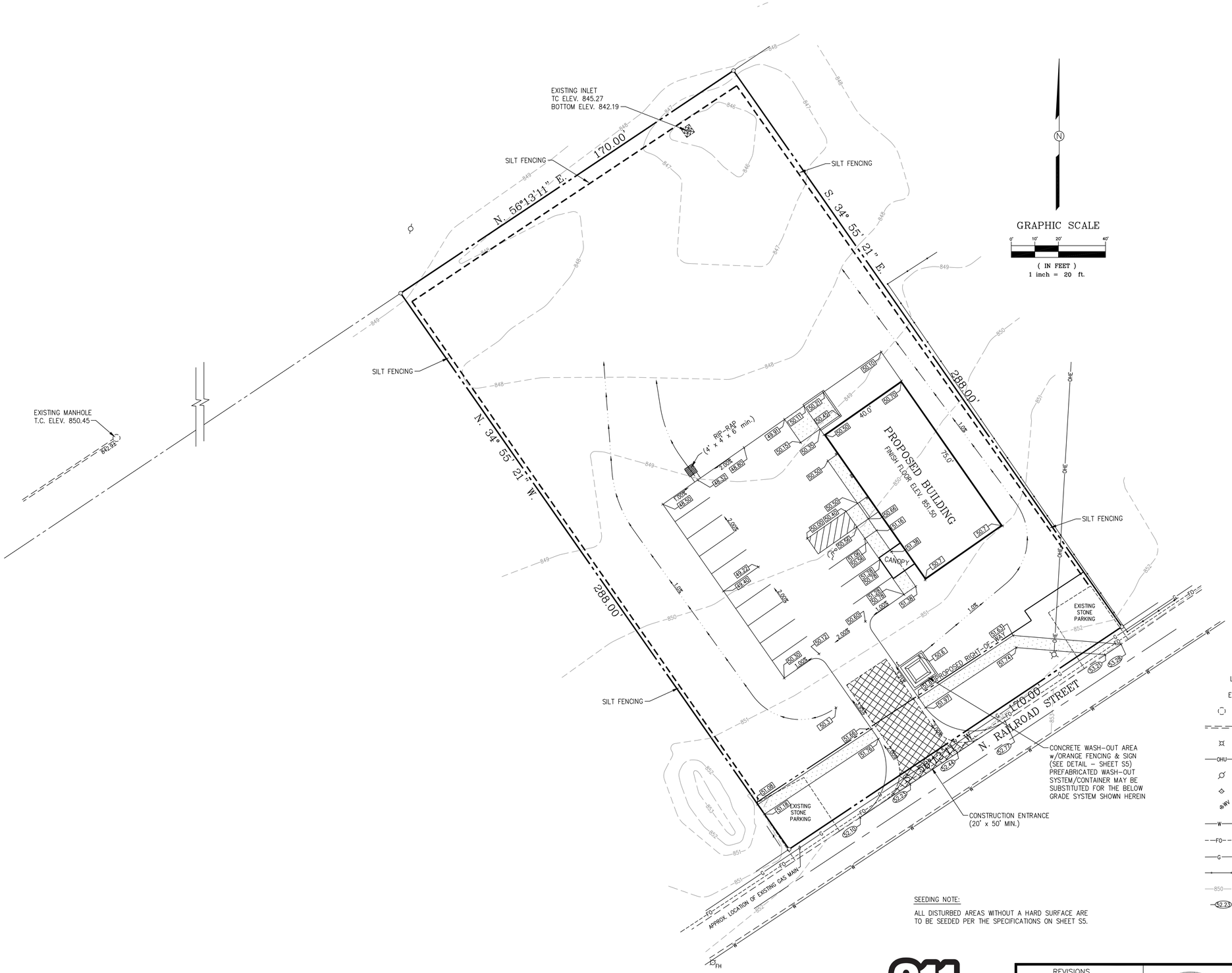
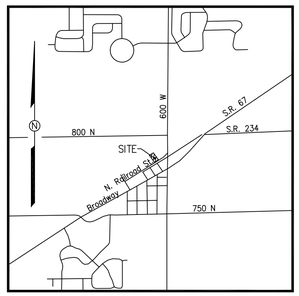
S3





AREA MAP

GRAPHIC SCALE

0' 10' 20' 40'

(IN FEET)
1 inch = 20 ft.

EROSION CONTROL NOTES:

1. Contractor shall be responsible for verifying the location of all existing utilities prior to any construction activities.
2. All disturbed areas without permanent structures are to receive permanent seeding at the completion of the project.
3. Silt fencing shall be installed at perimeter as shown.
4. Additional erosion and sediment control measures may be required by the inspector.
5. See Sheet S5 for Erosion Control Specs and Details.

EROSION CONTROL LEGEND

SILT FENCE

INLET CONTROL

LEGEND

EXISTING

- MANHOLE
- SEWER
- AREA LIGHT
- OHU — OVERHEAD ELECTRIC
- UTILITY POLE
- FIRE HYDRANT
- WV — WATER VALVE
- W — WATER MAIN
- FO — UNDERGROUND FIBER OPTIC
- G — GAS MAIN
- CHAIN-LINK TYPE FENCE
- 850 — CONTOUR
- 52.23 — SPOT ELEVATION

SEEDING NOTE:

ALL DISTURBED AREAS WITHOUT A HARD SURFACE ARE TO BE SEEDED PER THE SPECIFICATIONS ON SHEET S5.

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EROSION CONTROL PLAN

ENGINEERS SURVEYORS PLANNERS

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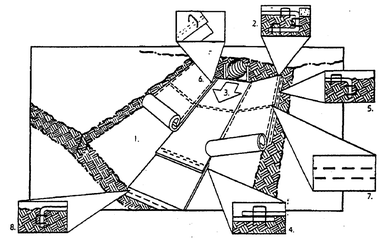
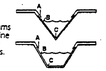
S4



1. Prepare soil before installing blankets, including application of lime, fertilizer and seed.
2. Begin at the top of the channel by anchoring the blankets in a 6" deep x 6" wide trench. Backfill and compact the trench after stapling.
3. Roll center blankets in direction of water flow on bottom of channel.
4. Place blankets end over end (shingle style) with a 6" overlap. Use a double row of staggered staples 4" apart to secure blankets.
5. Full length edge of blankets at top of side slopes must be anchored in 6" deep x 6" wide trench. Backfill and compact the trench after stapling.
6. Seam together adjacent blankets by directly overlapping colored stitch rows on blanket edges. (Approximately 4"). Staple according to correct staple pattern recommendations.
7. In medium/high flow channel applications, a staple check slot is recommended at 30 to 40 foot intervals. Use a row of staples 4" apart over the entire width of the channel. Place a second row 4" below the first row in a staggered pattern.
8. The terminal end of the blankets must be anchored in a 6" deep x 6" wide trench. Backfill and compact the trench after stapling.

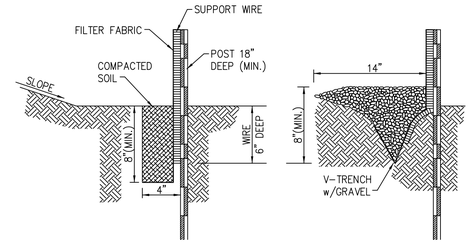
Critical Points
A. Overlaps and seams
B. Projected water line
C. Channel bottom/ side slope vertices.



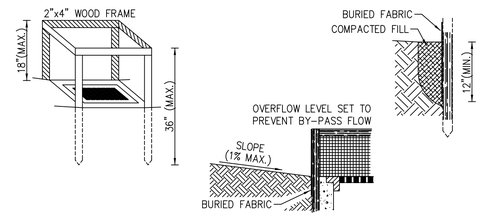
NOTE: Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

9. Staple on colored stitches at intervals according to general staple pattern guide for channel installations.

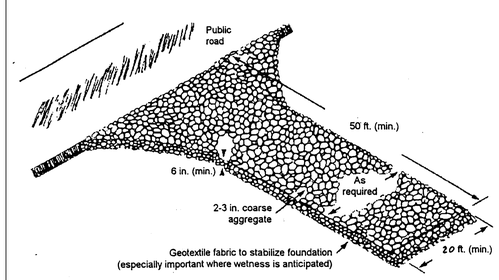
EROSION BLANKET INSTALLATION DETAIL



SILT FENCE DETAIL



YARD INLET SEDIMENT BARRIER



CONSTRUCTION ACCESS DRIVE

Stabilization Practice:	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Permanent Seeding			A——	——•///	///	///	///	/•——	——•/	///		
Dormant Seeding	B—→										B—→	
Temporary Seeding			C—→			E——	•///	///	/•—→	D—→		
Sodding			F••	———	———	———	•///	///	/•——	———		
Mulching	G———	———	———	———	———	———	———	———	———	———	———	———

A = Kentucky Bluegrass (40 lbs/acre); Creeping Red Fescue (40 lbs/acre); plus Straw Mulch (2 tons/acre), or add Annual Ryegrass (20 lbs/acre)

B = Kentucky Bluegrass (60 lbs/acre); Creeping Red Fescue (60 lbs/acre); plus Straw Mulch (2 tons/acre), or add Annual Ryegrass (30 lbs/acre)

C = Spring Oats (3 bushel/acre)

D = Wheat or Rye (2 bushel/acre)

E = Annual Ryegrass (40 lbs/acre)

F = Sod

G = Straw Mulch (2 tons/acre)

•/I/• Irrigation needed during June, July and/or September

•• Irrigation needed for 2 to 3 weeks after applying sod

SEASONAL SOIL PROTECTION CHART

Erosion/Sediment Control Specifications

A. MATERIALS

1. Fertilizer – Fertilizer shall be a 12–12–12 analysis mixture, uniform in composition, dry and free flowing. Deliver fertilizers to site in unopened containers bearing manufacturer's statement of analysis. Any fertilizer which becomes caked or otherwise damaged, shall not be used.

2. Temporary Seeding – Temporary Grass Seeding shall be a mixture based upon the date of application.

Seed Type	Optimum Date
Wheat or Rye	9/15 to 10/30
Spring Oats	3/01 to 4/15
Annual Ryegrass	3/01 to 5/01
	8/01 to 9/01
German Millet	5/01 to 6/01
Sudangrass	5/01 to 7/30

Grass seed shall be fresh, recleaned seed of the latest crop, delivered to the site in the original unopened container which shall bear the vendor's guarantee of analysis.

3. Permanent Seeding – Permanent Grass Seed shall be a mixture of either Kentucky Bluegrass, Perennial Ryegrass or Creeping Red Fescue.

Grass seed shall be fresh, recleaned seed of the latest crop, delivered to the site in the original unopened container which shall bear the vendor's guarantee of analysis.

4. Sod – Sod shall be nursery grown Kentucky Bluegrass mixture free from other grasses and weeds. The sod strips (18" x 72") should be firm with a compact growth of grass and good root developmenls. The roots should be free from stones and other debris and should contain sufficient moisture to maintain viability during transportation.

5. Mulch – Mulch material shall be air–dried wheat, barley, oat or rye straw, free from noxious weeds and other foreign matter.

6. Riprap – Hard, angular and weather–resistant rock having a specific gravity of at least 2.5. The stones shall be well–graded, 50% (by weight) larger than the specified diameter; however, the largest pieces should not exceed two times the specified diameter, and no more than 15% of the pieces (by weight) should be less than 3 inches. All permanent riprap installations shall also have a geotextile filter fabric or sand/gravel layer.

7. Erosion Control Blanket – Either an organic (straw, excelsior, woven paper, coconut, fiber, etc.) or a synthetic mulch incorporated into a polypropylene or similar netting material. It may be biodegradable, photodegradeable or permanent. For side–slopes and swales use North American Green S–150, or approved equivalent.

8. Silt Fencing – Woven or non–woven geotextile fabric with 85% filtering efficiency. The minimum tensile strength at 20% elongation is 30 lb./linear inch for woven fabric and 50 lb./linear inch for non–woven fabric. The minimum slurry flow rate is 0.3 gal./min./sq. ft. for woven fabric and 4.5 gal./min./sq./ft. for non–woven fabric. The minimum water flow rate is 15 gal./min./sq./ ft. for woven fabric and 220 gal./min./sq. ft. for non–woven fabric. The minimum UV resistance is 70% for woven fabric and 85% for non–woven fabric. Any type or fence fabric should have 6 month minimum life at temperatures of 0 degrees to 120 degrees F. Support posts are to be 2 inch x 2 inch hardwood or steel fence post (with projections for fastening fabric) set at least one foot deep.

B. INSTALLATION/APPLICATION

1. Fertilizer – If a soil test has been performed to determine pH and nutrient levels, apply lime and fertilizers as recommended by said test. If testing was not done, apply 400–600 lb./acre of 12–12–12 analysis, or equivalent, fertilizer. Till the soil 2 to 4 inches deep with a disk or rake operated across the slope. All areas to be seeded or sodded shall be fertilized as described above.

2. Temporary Seeding – After having selected the appropriate seed mixture based upon the optimum dates listed above, the rate and plant at depth are as follows:

Seed Type	Rate/Acre	Planting Depth
Wheat or Rye	150 lbs.	1 to 1 ½ inch
Spring Oats	100 lbs.	1 inch
Annual Ryegrass	40 lbs.	½ inch
German Millet	40 lbs.	1 to 2 inches
Sudangrass	35 lbs.	1 to 2 inches

Apply the seed uniformly with a drill or cultipacker–seeder or by broadcasting, and cover to depth shown above. If seed is spread by drilling or broadcasting, firm the seedbed with a roller or cultipacker.

3. Permanent Seeding – Select a seed mixture based upon projected use of the area. Optimum seeding dates are March 1 to May 10 and August 10 to September 30. Permanent seeding done between May 10 and August 10 may need to be irrigated. Apply the seed mixture uniformly at the following rate:

Seed Type/Mixture	Rate per Acre	Optimum Soil pH
Kentucky Bluegrass	100 lb.	5.5 to 7.0
Kentucky Bluegrass + Creeping Red Fescue	40 lb. 40 lb.	5.8 to7.5?
Perennial Ryegrass (Turf Type)	170 lb.	5.0 to 7.5
Kentucky Bluegrass +Perennial Ryegrass (Turf Type)	80 lb. 50 lb.	5.6 to 7.0

Apply the seed uniformly with a drill or cultipacker–seeder or by broadcasting, and cover to a depth of ¼ inch to ½ inch. If seed is spread by drilling or broadcasting, firm the seedbed with a roller or cultipacker.

4. Sod – If possible, install sod within 36 hours of its harvest. Store the rolls of sod in a shaded place during installation. Immediately before laying, rake the soil surface to break any crust and irrigate lightly if the weather is hot. Lay the strips of sod in a brick–like pattern. Butt all joints tightly against each other (do not stretch or overlap them). Match angled ends correctly to prevent voids, using a knife or mason's trowel to trim and fit irregularly shaped areas. Roll the sod lightly after installation to ensure a firm soil contact. Irrigate the sodded area until the soil is wet to a depth of 4 inches, then keep moist until the grass takes root. Where slope exceeds 3:1, staple or stake each strip at the corners and in the middle.

5. Mulch – Spread the straw or hay on all seeded areas at a rate of 1 ½ – 2 tons/acre. The mulch should be spread uniformly by hand, hay fork, mulch blower or hydromulcher. After spreading, no more than 25% of the ground surface, should be visible. Anchor the straw or hay mulch by either crimping into the soil with the appropriate tool, hydromulching with short hyromulch fibers and a tacking agent, applying a liquid tackifier or by covering with netting secured by staples.

6. Riprap – Area to receive riprap should be cleared of all brush, trees, stumps and other debris. Excavate only deep enough for both filter and riprap. Compact any fill material to density of the surrounding undisturbed soil. A keyway is to be cut at the toe of slope in stable material to the density of the surrounding undisturbed soil. The keyway should be 1 ½ times the design thickness and should extend a horizontal distance at least equal to the design thickness. The graded foundation should be smoothed. If using a sand/gravel filter layer, spread the well graded aggregate in a uniform layer to a minimum thickness of 6 inches. Immediately after installing the filter, add the riprap to full thickness in one operation. (Do not dump through chutes or use any method that causes segregation of rock sizes or that will dislodge or damage the underlying filter material). If filter has been damaged, remove the riprap and repair by adding another layer of fabric, overlapping the damaged area by 12 inches. Place smaller rock in the voids to form a dense, uniform, well–graded mass. Blend the rock surface smoothly with the surrounding area.

7. Erosion Control Blanket – After the seedbed has been properly graded, fertilized and seeded, the blankets shall be lain per the manufacturers directions. Typically they are to be unrolled upon the seeded area such that they are in continuous contact with the soil and that the upslope or upstream ones overlap the lower ones by at least 8 inches. Tuck the uppermost edge of the upper blankets into a check slot (silt trench), backfill with soil and tamp down. Anchor the blankets as specified by the manufacturer. This typically involves driving 6–8 inch metal staples into the ground in a pattern by the site conditions.

8. Silt Fencing – Along the entire intended fence line, dig and 8–inch deep flat–bottomed or V–shaped trench. On the downhill side of the trench, drive the wood or steel support post at least one foot into the ground at a maximum spacing of 6 feet apart. If the fence is supported by wire, the spacing may be increased to 8 feet apart. However. Adjust spacing, as necessary, to ensure that there are posts set at the low points in the fence line. If the fence has pre–attached post or stakes, drive them deep enough so that the fabric satisfactorily in the trench. Fasten support wire fence (if the manufacturer recommends its use) to the upslope of the posts, extending it 8 inches into the trench. Run a continuous length of geotextile fabric in front (upslope) of the support wire and posts, avoiding joints, particularly at low points in the fence line. If a joint is necessary, nail the overlap to the nearest post with lath. Place the bottom one foot of fabric in the 8–inch deep trench, extending the remaining 4 inches toward the upslope side. Backfill the trench with compacted earth or gravel.

Note: If using a pre–packed commercial silt fence, rather than constructing one, follow manufacturer's installation instructions.

C. MAINTENANCE

1. Fertilizer – For permanent seeding areas, plan on adding fertilizer the next season per soil test for acidity or nutrient deficiency and apply fertilization as per recommendations of said test.

2. Temporary Seeding – Inspect periodically after planting to see that vegetative stands are adequately established and re–seed if necessary. Check for erosion damage after storm events and repair, re–seed and mulch if necessary.

3. Permanent Seeding – Inspect periodically, especially after storm events, until the stand is successfully established. Plan to add fertilizer the following growing season. Repair damaged, bare or sparse areas by filling and gullies, re–fertilizing, over or re–seeding and mulching. If vegetation fails to grow, run soil test to determine acidity or nutrient deficiency problems, re–prepare the seedbed per the soil test recommendations and then re–seed.

4. Sod – Keep the sod moist until fully rooted. Until fully rooted, inspect the sod after storm events for any indications of dislodgment. After it is well rooted (2 to 3 weeks), grow to a height of 2–3 inches. Do not remove more than one–third of the shoot in any mowing. If the grass fails to root and dies, remove sod area, re–prepare the soil and lay new sod.

5. Mulch – Inspect after storm events to check for movements of mulch or for erosion. If washout, breakage or erosion is present, repair the surface then re–see, re–mulch and, if applicable, install new netting. Continue inspections until vegetation is firmly established.

6. Riprap – Inspect periodically, especially after storm events, for displaced rock materials, slumping and erosion at edges, especially downstream of downslope.

7. Erosion Control Blanket – During vegetation establishment, inspect after storm events for any erosion below the blanket. If any area shows erosion, pull back that portion of the blanket covering it, add soil, re–seed the area and re–lay and staple the blanket. After vegetation establishment, check the treated area periodically.

8. Silt Fencing – Inspect the silt fence periodically and after each storm event. If fence fabric tears, starts to decompose or in any way becomes ineffective, replace the affected portions immediately.

BREEDLOVE DOBBS
6080 N. Railroad Street
McCordsville, Indiana

EROSION CONTROL DETAILS

ENGINEERS
SURVEYORS
PLANNERS

DATE: 2/01/2021
DRAWN: DBA
CHECKED: BLK
PROJ. NO: 20173

P&H
ENGINEERING/SURVEYING LLC
5251 S. EAST STREET
SUITE 1
INDIANAPOLIS, IN 46227
PHONE: (317)374-5555
FAX: (317)374-5570
ph@phengsur.com

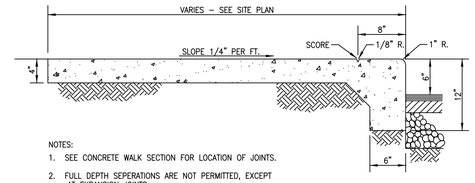
DUANE R. PROCTOR REGISTERED No. 8604216 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED:

REVISIONS

No.	Date	Description

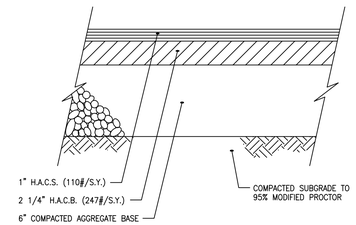
S5



NOTES:
1. SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.
2. FULL DEPTH SEPERATIONS ARE NOT PERMITTED, EXCEPT AT EXPANSION JOINTS.

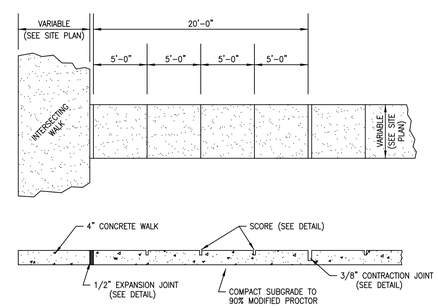
INTEGRAL WALK & CURB

SCALE: N.T.S.



TYPICAL PAVEMENT SECTION

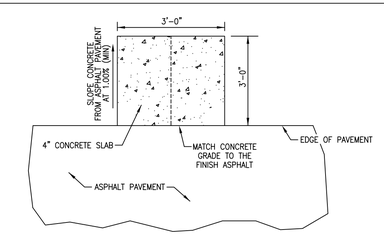
SCALE: N.T.S.



NOTE: LEVELING COURSE MAY BE USED.

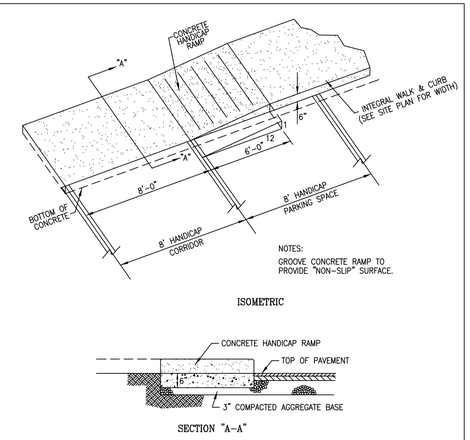
CONCRETE WALK SECTION

SCALE: N.T.S.



CONCRETE TURN-OUT

SCALE: N.T.S.



NOTES:
GROOVE CONCRETE RAMP TO PROVIDE "NON-SLIP" SURFACE.

ISOMETRIC

SECTION "A-A"

HANDICAP RAMP

SCALE: N.T.S.

NOTE:
SEE SHEETS 8 AND 9 OF THE TOWN STANDARDS FOR THE TOWN OF McCORDSVILLE FOR THE SANITARY SEWER DETAILS AND SPECIFICATIONS.

BREEDLOVE DOBBS
6080 N Railroad Street
McCordsville, Indiana

SITE DETAILS

DATE: 2/11/2021
DRAWN: DRB
CHECKED: BEK
PROJ. NO: 20179

ENGINEERS
SURVEYORS
PLANNERS

P&H
ENGINEERING/SURVEYING LLC
5251 S. EAST STREET
SUITE 1
INDIANAPOLIS, IN 46227
PHONE: (317)791-5555
FAX: (317)791-5570
ph@phengsur.com

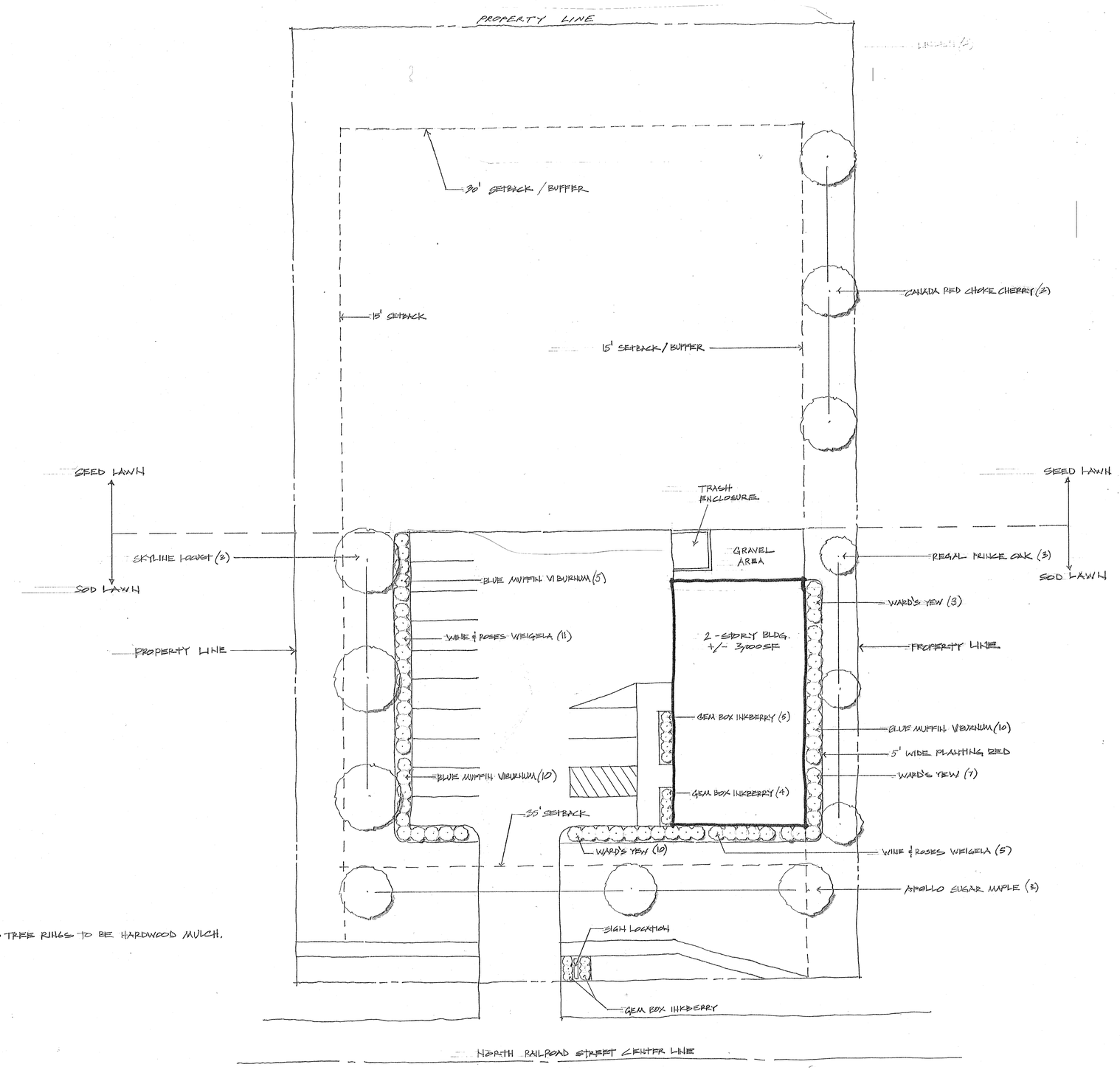
JOHN R. PROCTOR
REGISTERED
No. 8604216
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED:

REVISIONS

No.	Date	Description

S6



Planting Schedule:

Quantity	Botanical Name	Common Name	Installation Size	Spacing	Mature Size
4	Tilia americana x euchlora 'Redman'	Redmond Linden	2.5" cal.	45'	35' x 25'
3	Gleditsia triacanthos inermis 'Skyline'	Skyline Locust	2.5" cal.	40'	45' x 45'
3	Acer saccharum 'Barett Cole'	Apollo Sugar Maple	2.5" cal.	50'	25' x 10'
3	Quercus robur x bicolor 'Long'	Regal Price Oak	2" cal.	40'	45' x 15'
3	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2"	40'	25' x 20'
15	Juniperus chinesnsis 'Blue Point'	Blue Point Juniper	6'	7-8'	12' x 8'
25	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	24"	4'	5' x 4'
16	Weigela florida 'Alexandra'	Wine & Roses Weigela	24"	4'	5' x 5'
20	Taxus cuspidate x media 'Wardii'	Ward's Yew	24"	4'	3' x 6'
15	ilex glabra 'Gem Box'	Gem Box Inkberry	3 gal.	2-3'	2' x 2'

NOTES:

* ALL BEDS AND TREE RINGS TO BE HARDWOOD MULCH.

GRAPHIC SCALE:

0 16' 32' 64'

PROJECT: LANDSCAPE PLAN
BREEDLOVE DOBBS
CLIENT: TOM RICH

Green Touch Services
6314 WEST BROADWAY
McCORDSVILLE, INDIANA 46055
PHONE: (317) 335-2628 FAX: (317) 335-9021
www.greentouchservices.com

DESIGNED BY: R.B.
SCALE: 1/16" = 1'
DATE: 2-12-2021

NORTH

RUSSELL BENNETT REGISTERED No. LA20200149 STATE OF INDIANA LANDSCAPE ARCHITECT

LANDSCAPE/DESIGN/INSTALLATION • IRRIGATION • GROUNDS MAINTENANCE