



Planning & Building Department  
6280 W 800N  
McCordsville, IN 46055  
Phone: 317.335.3604  
Email: [building@mccordsville.org](mailto:building@mccordsville.org)

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### **PUBLIC HEARING INFORMATION**

Case #: BZA-22-003

Title: Crew Carwash's request for a Special Exception and multiple Development Standards Variances for a drive-thru carwash

Meeting Date: this zoning petition is currently scheduled to be heard at the April 25th Board of Zoning Appeals meeting.

\*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to [www.mcccordsville.org](http://www.mcccordsville.org) and click on "Agendas & Minutes".



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## **Crew Carwash | Meijer McCordsville Subdivision**

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March 16, 2022

**Town of McCordsville Board of Zoning Appeals**  
6280 W 800 N  
McCordsville, IN 46055

**Re:      Crew Carwash | McCordsville, IN  
         Petition for Special Exception  
         Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 1: Site Plan.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **SPECIAL EXCEPTION REQUESTED**

*Article IV. Section 4.08 pg. 40*

Petitioner respectfully requests a special exception use for the proposed carwash, categorized as a drive-thru establishment per the McCordsville Zoning Ordinance.

### **EXPLANATION**

The proposed development wishes to obtain a special exception use permit. As stated in the McCordsville Zoning Ordinance, (Article IV. Section 4.08 pg. 40) any business equipped with a

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drive-thru shall be required to obtain a special exception use permit. The proposed drive-thru consists of four (4) queuing lanes, designed for eight (8) cars each lane, with an additional seven (7) car queue from the payment station to the carwash building entrance. The special exception of a drive-thru complies with the applicable development standards for the Regional Commercial (CR) district. The special exception is a business that provides services for a regional market, thus being consistent with the required determination described in the Town of McCordsville Zoning Ordinance.

Thank you,

Michael Thompson  
**Hamilton Designs, LLC**

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## Crew Carwash | Meijer McCordsville Subdivision

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March 16, 2022

### Town of McCordsville Board of Zoning Appeals

6280 W 800 N

McCordsville, IN 46055

**Re: Crew Carwash | McCordsville, IN  
Petition for Variance of Development Standards  
Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 1: Site Plan.

### PROJECT DESCRIPTION

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### VARIANCES REQUESTED

*Article VI. Section 6.02 (B) (2)*

Petitioner respectfully requests a variance of the above development standards to allow interior drives and other vehicle use areas within the required setbacks.

### EXPLANATION

The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance which states that interior drives and other vehicle use areas may be permitted within



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a required setback provided said improvement complies with all applicable provisions of this Ordinance (Article VI. Section 6.02 (B) (2) pg. 71). In order to be consistent with the required statutory considerations, proposed landscaping will soften the appearance and create visual separation from the adjoining properties.



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March 16, 2022

### **Town of McCordsville Board of Zoning Appeals**

6280 W 800 N

McCordsville, IN 46055

**Re: Crew Carwash | McCordsville, IN  
Petition for Variance of Development Standards  
Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 1: Site Plan.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

#### *Appendix D: Official Parking Schedule*

Petitioner respectfully requests a variance of the above development standards to allow for less than the requirement amount of parking spaces for a proposed carwash at a rate of one (1) space per 200 square feet plus one (1) space for each employee working on the largest shift.

### **EXPLANATION**

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The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance required parking spaces (Appendix D: Official Parking Schedule) for our specific use (Crew Carwash). The ordinance requires 30 spaces. We are proposing 16 vacuum spaces, 4 parking spaces along the building, and 39 queuing spaces. Since parking is not required for the carwash services, we believe there are an adequate number of queuing spaces and parking spaces for this use.

Thank you,

Michael Thompson  
**Hamilton Designs, LLC**



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March 16, 2022

**Town of McCordsville Board of Zoning Appeals**  
6280 W 800 N  
McCordsville, IN 46055

**Re:      Crew Carwash | McCordsville, IN  
         Petition for Variance of Development Standards  
         Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 1: Site Plan.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

*Article V. Section 5.02 (6) (a) (ii) pg. 64*

Petitioner respectfully requests a variance of the above development standards to not provide sidewalks no less than eight feet wide along the full length of a building along any façade that features a customer entrance.

### **EXPLANATION**



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The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance (Appendix D: Official Parking Schedule) which requires sidewalks no less than eight feet wide along the full length of a building along any façade that features a customer entrance. Due to the use of the project, a sidewalk will seldom be used. The proposed parking spaces are directly next to the customer entrance, and provides a paved path from the spaces to the entrance.

Thank you,

Michael Thompson  
**Hamilton Designs, LLC**



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March 16, 2022

**Town of McCordsville Board of Zoning Appeals**  
6280 W 800 N  
McCordsville, IN 46055

**Re:      Crew Carwash | McCordsville, IN  
         Petition for Variance of Development Standards  
         Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 1: Site Plan.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

*Article VI. Section 6.10 (B) (2) pg. 99*

Petitioner respectfully requests a variance of the above development standards to not provide a planting area five feet wide along all sides of buildings.

### **EXPLANATION**

The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance (Article VI. Section 6.10 (B) (2) pg. 99) which requires a planting area five feet wide to

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be installed along all sides of buildings. In order to soften the appearance of the building, an abundance of greenspace is provided along the south side of the building. The addition of planting areas in one section of the building would decrease the width and mobility of the escape lane.

Thank you,

Michael Thompson  
**Hamilton Designs, LLC**

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March 16, 2022

### **Town of McCordsville Board of Zoning Appeals**

6280 W 800 N

McCordsville, IN 46055

**Re: Crew Carwash | McCordsville, IN  
Petition for Variance of Development Standards  
Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 1: Site Plan.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

*Article IV. Section 4.01 (F) (3) Yard Location pg. 31*

Petitioner respectfully requests a variance of the above development standards to allow for the project to allow an accessory structure to be permitted in the front yard.

### **EXPLANATION**

The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance which does not allow accessory structures to be permitted in any front yard, or



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within the required side and rear yard setbacks (Article IV. Section 4.01 (F) (3) Yard Location pg. 31). In order to be consistent with the required statutory considerations, the proposed canopy will include a 3D cornice to match the building and columns.



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March 16, 2022

**Town of McCordsville Board of Zoning Appeals**  
6280 W 800 N  
McCordsville, IN 46055

**Re:      Crew Carwash | McCordsville, IN**  
**Petition for Variance of Development Standards**  
**Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 1: Site Plan.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

*Article V. Section 5.02 (6) (a) (i) pg. 64*

Petitioner respectfully requests a variance of the above development standards to not provide a continuous, delineated pedestrian route network no less than six feet wide, that continues from the perimeter public sidewalk to the principal customer entrance of all principal buildings on the site.

### **EXPLANATION**

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The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance (Article V. Section 5.02 (6) (a) (i) pg. 64) which requires a continuous, delineated pedestrian route network no less than six feet wide, that continues from the perimeter public sidewalk to the principal customer entrance of all principal buildings on the site. Due to the use of the project, a sidewalk will seldom be used.

Thank you,

Michael Thompson  
**Hamilton Designs, LLC**



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March 16, 2022

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6280 W 800 N  
McCordsville, IN 46055

**Re:      Crew Carwash | McCordsville, IN  
         Petition for Variance of Development Standards  
         Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 3: Site Plan and Exhibit 4: Landscape Plan.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

*Article V. Section 5.02 (7) pg. 64*

Petitioner respectfully requests a variance of the above development standards to allow auto service bays to be oriented in view of a public street.

### **EXPLANATION**



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The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance (Article V. Section 5.02 (7) pg. 64) which requires auto service bays to be oriented away from view of any public street or adjacent residential district, unless the entire area is screened by an 8' masonry wall and softened with landscaping. In order to provide visual separation from the service bay to the public roads, a 3' sodded berm will be proposed in the necessary locations. Please see attached Exhibit 4: Landscape Plan for the proposed location of the berm.

Thank you,

Michael Thompson  
**Hamilton Designs, LLC**



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March 16, 2022

### **Town of McCordsville Board of Zoning Appeals**

6280 W 800 N

McCordsville, IN 46055

**Re: Crew Carwash | McCordsville, IN  
Petition for Variance of Development Standards  
Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 2: Architectural Elevations.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

*Article VI. Section 6.04 (F) (1) (f) pg. 80*

Petitioner respectfully requests a variance of the above development standards to not require that the length of any elevation greater than 60 feet to incorporate in the design wall plan projections recesses of a composite of at least five percent of the length of any elevation and extending at least 20 percent of the length of any elevation.



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## **EXPLANATION**

The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance (Article VI, Section 6.04 (F) (1) (f) pg. 80) which requires projections or recesses of a composite at any building length greater than 60 feet. In order to meet the intent of the ordinance, the proposed building design includes canopies, windows, and lighting fixtures along the applicable facades to provide enough change in architecture.

Thank you,

Michael Thompson  
**Hamilton Designs, LLC**



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## **Crew Carwash | Meijer McCordsville Subdivision**

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March 16, 2022

### **Town of McCordsville Board of Zoning Appeals**

6280 W 800 N  
McCordsville, IN 46055

**Re:      Crew Carwash | McCordsville, IN  
         Petition for Variance of Development Standards  
         Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 2: Architectural Elevations.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

*Article V. Section 5.02 (F) (5) (c) pg. 62*

Petitioner respectfully requests a variance of the above development standards to not require that all front facades and facades along pedestrian walkways shall have display windows, faux windows, or decorative windows for no less than 60 percent of the facades horizontal length.

### **EXPLANATION**

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The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance (Article V, Section 5.02 (F) (5) (c) pg. 62) which requires display windows, faux windows, or decorative windows for no less than 60 percent of the facades horizontal length along pedestrian walkways. The proposed west façade includes an overhead door that occupies most of the façade length. The north side proposes windows, but cannot meet the requirement due to the design and structure of the openings.

Thank you,

Michael Thompson  
**Hamilton Designs, LLC**



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## **Crew Carwash | Meijer McCordsville Subdivision**

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March 16, 2022

### **Town of McCordsville Board of Zoning Appeals**

6280 W 800 N

McCordsville, IN 46055

**Re: Crew Carwash | McCordsville, IN  
Petition for Variance of Development Standards  
Statement of Intent**

Dear Board of Zoning Appeals:

It is the intent of the petitioner to obtain the requested variances of development standards in order to develop the proposed lot for use as a Crew Carwash facility, see attachment Exhibit 2: Sightline Study.

### **PROJECT DESCRIPTION**

This variance of development standards, if granted, would result in the development of the vacant existing lots 4 and 5 of the Meijer McCordsville Subdivision with a new Crew Carwash facility. The current zoning of the property is Regional Commercial (CR) with Highway Corridor Overlay.

### **VARIANCES REQUESTED**

*Article V. Section 5.02 (F) (5) (h) (i) pg. 63*

Petitioner respectfully requests a variance of the above development standards to not require the screening of all rooftop mechanical equipment from the view of all streets (public and private) by parapets, dormers, or other screens on properties.

### **EXPLANATION**

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Fishers, Indiana 46038

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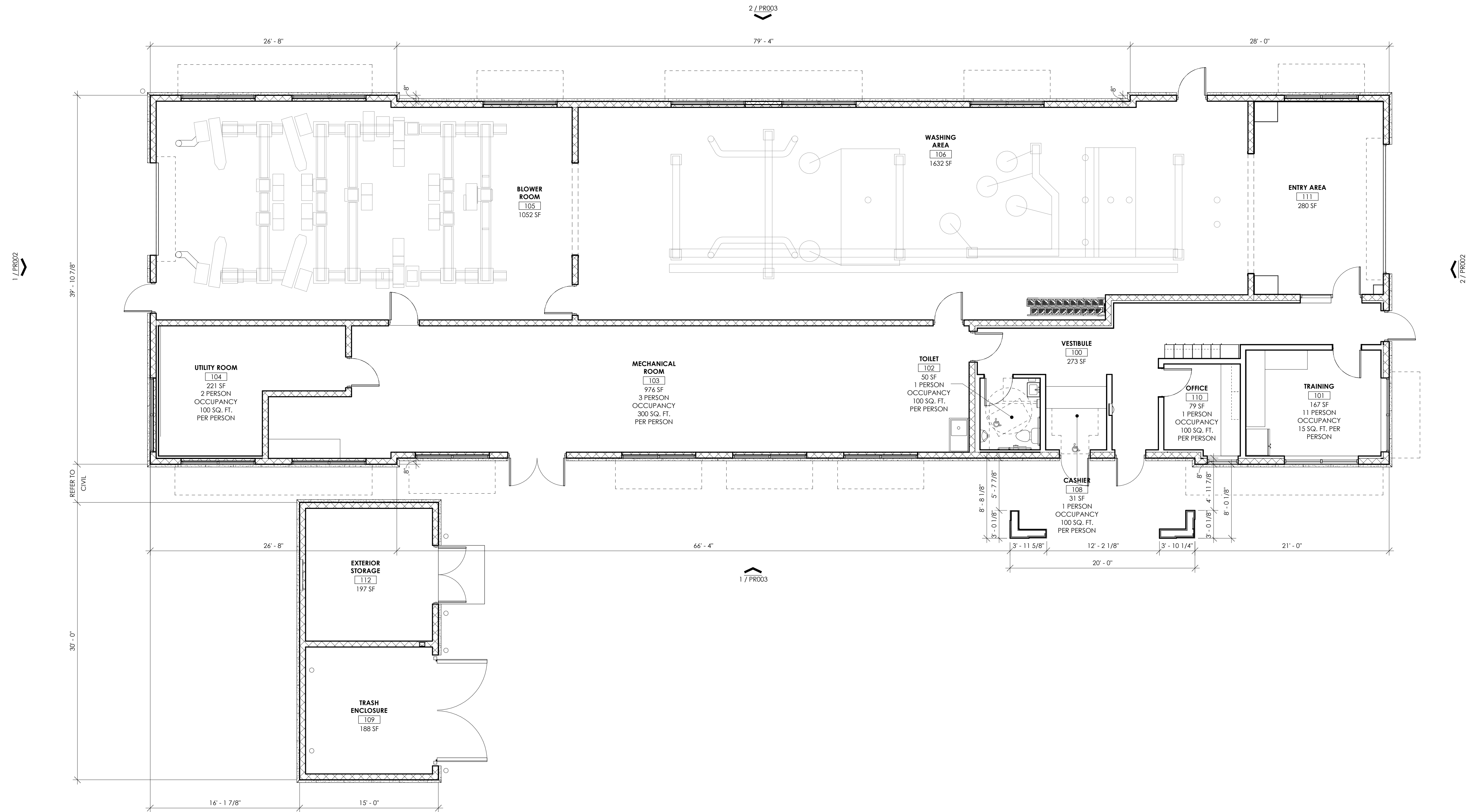
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The proposed development wishes to file a variance from the Town of McCordsville Zoning Ordinance (Article V, Section 5.02 (F) (5) (h) (i) pg. 63) which requires the screening of all rooftop mechanical equipment by parapets, dormers, or other screens on properties within the Highway Corridor Overlay District. Based on the sightline studies (Exhibit 2), the rooftop mechanical equipment visibility is not apparent along Broadway Street and North Carroll Road. Therefore, given the small window of visibility of the single unit in question from a private road, we would like to request the variance to prolong the need for screening.

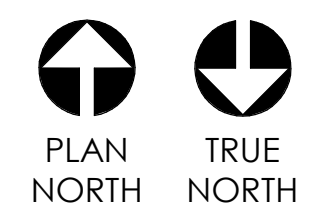
Thank you,

Michael Thompson  
**Hamilton Designs, LLC**



# CREW CARWASH MCCORDSVILLE, IN - FLOOR PLAN

CREW CARWASH, INC  
NORTH 700 WEST & WEST BROADWAY STREET  
MCCORDSVILLE, IN 46055

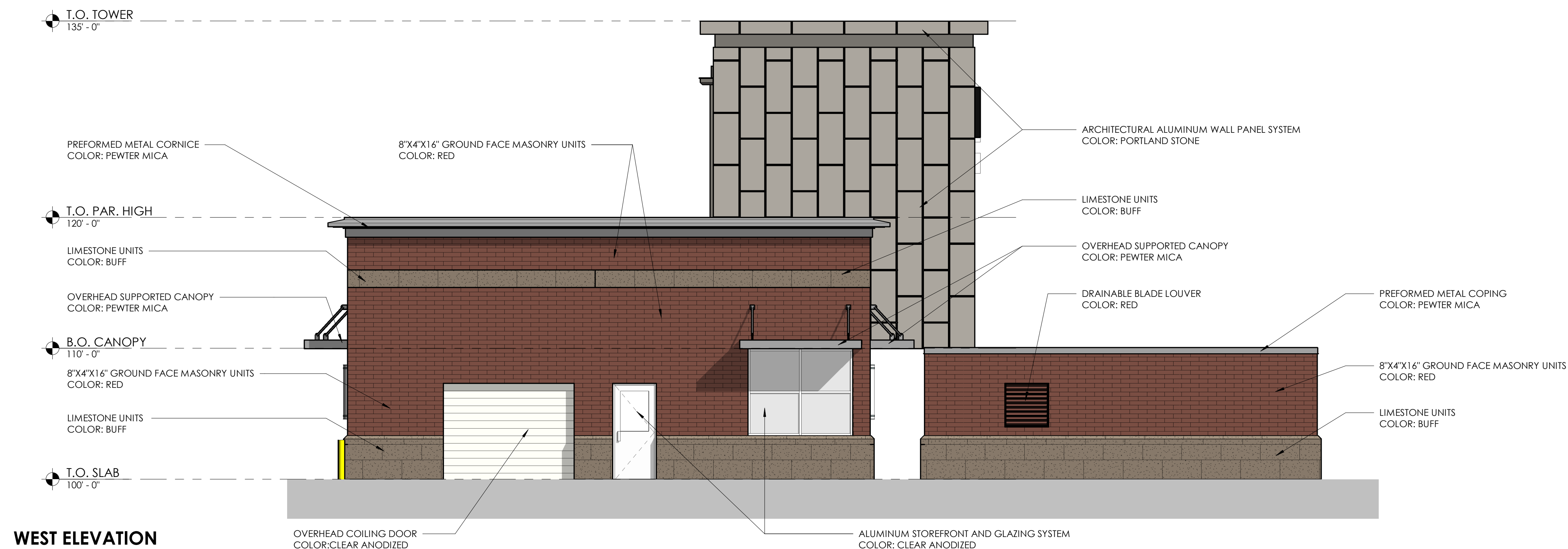


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0220022-10000  
3/16" = 1'-0"



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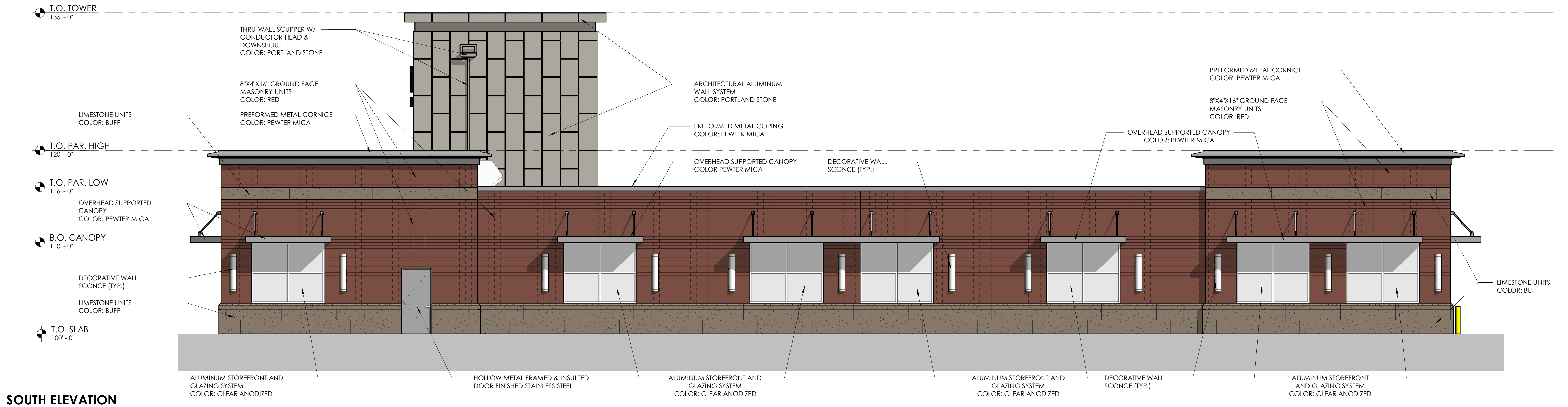
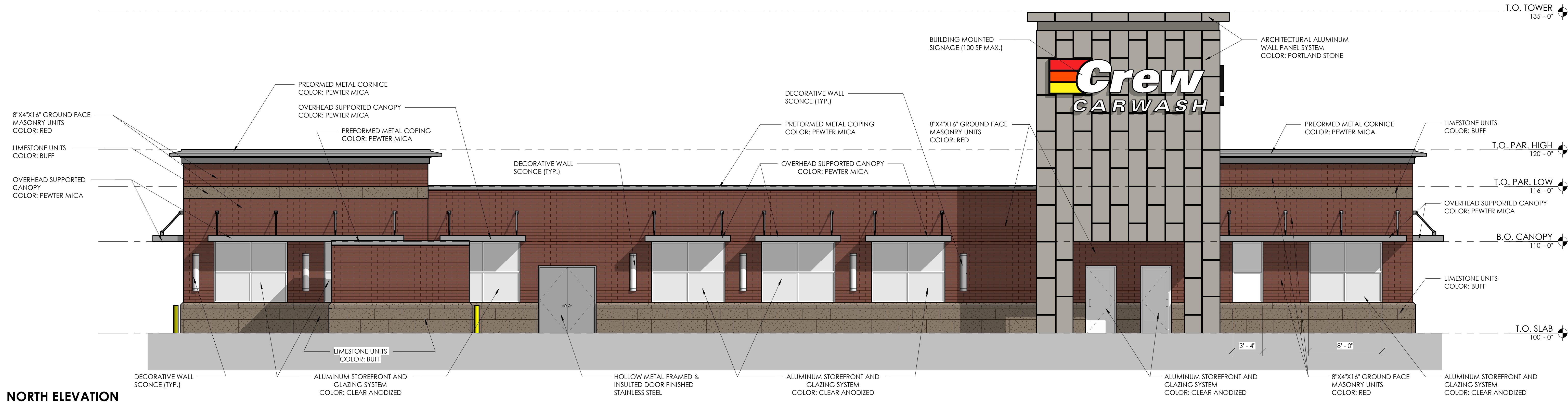


# CREW CARWASH MCCORDSVILLE, IN - ELEVATIONS

CREW CARWASH, INC  
NORTH 700 WEST & WEST BROADWAY STREET  
MCCORDSVILLE, IN 46055

03/16/22  
0220022-10000  
3/16" = 1'-0"





# CREW CARWASH MCCORDSVILLE, IN - ELEVATIONS

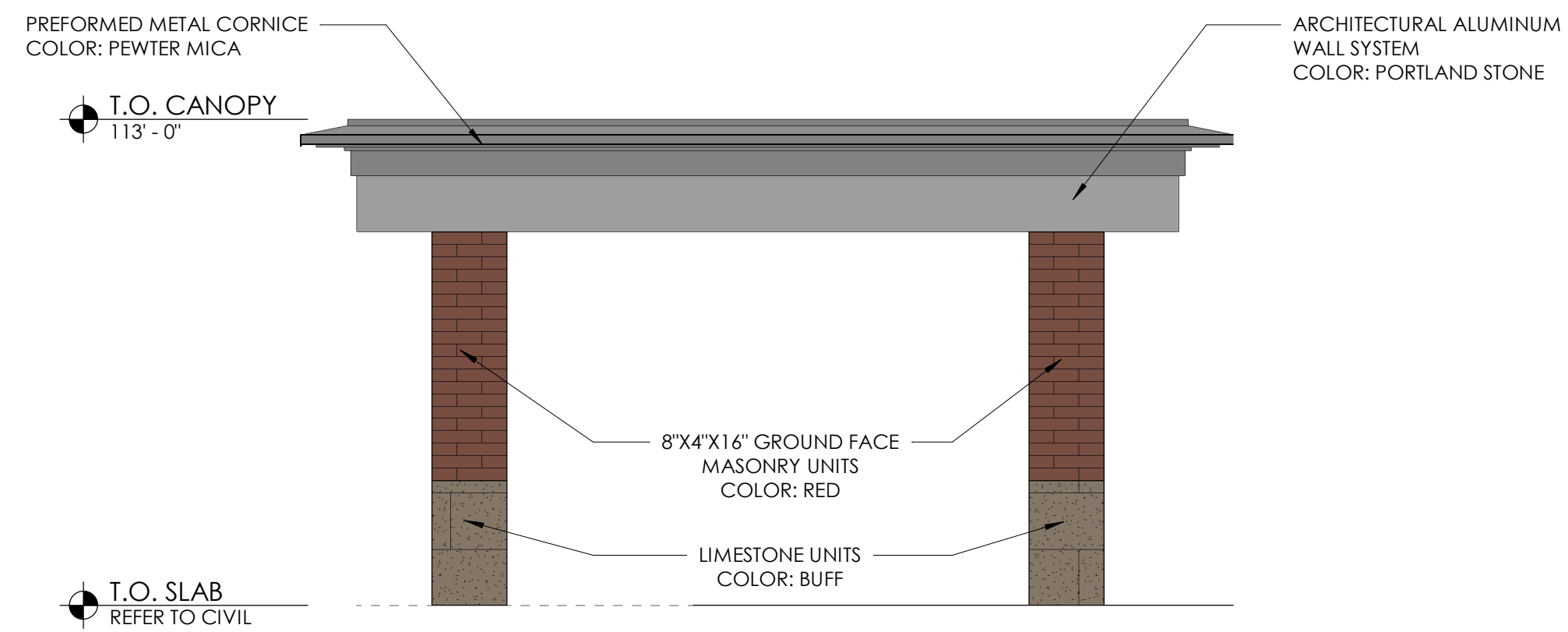
CREW CARWASH, INC  
NORTH 700 WEST & WEST BROADWAY STREET  
MCCORDSVILLE, IN 46055

03/16/22  
0220022-10000  
3/16" = 1'-0"

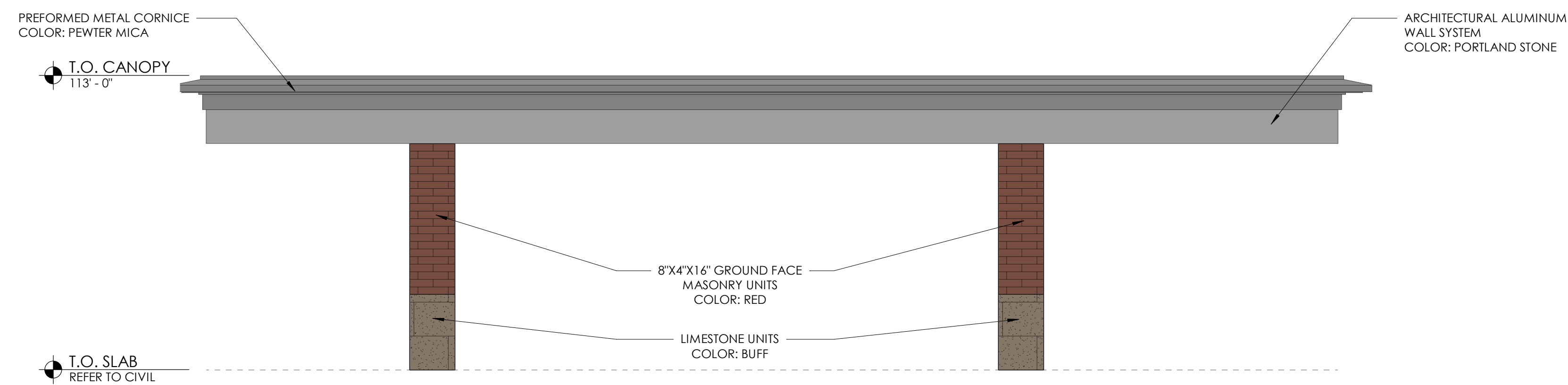


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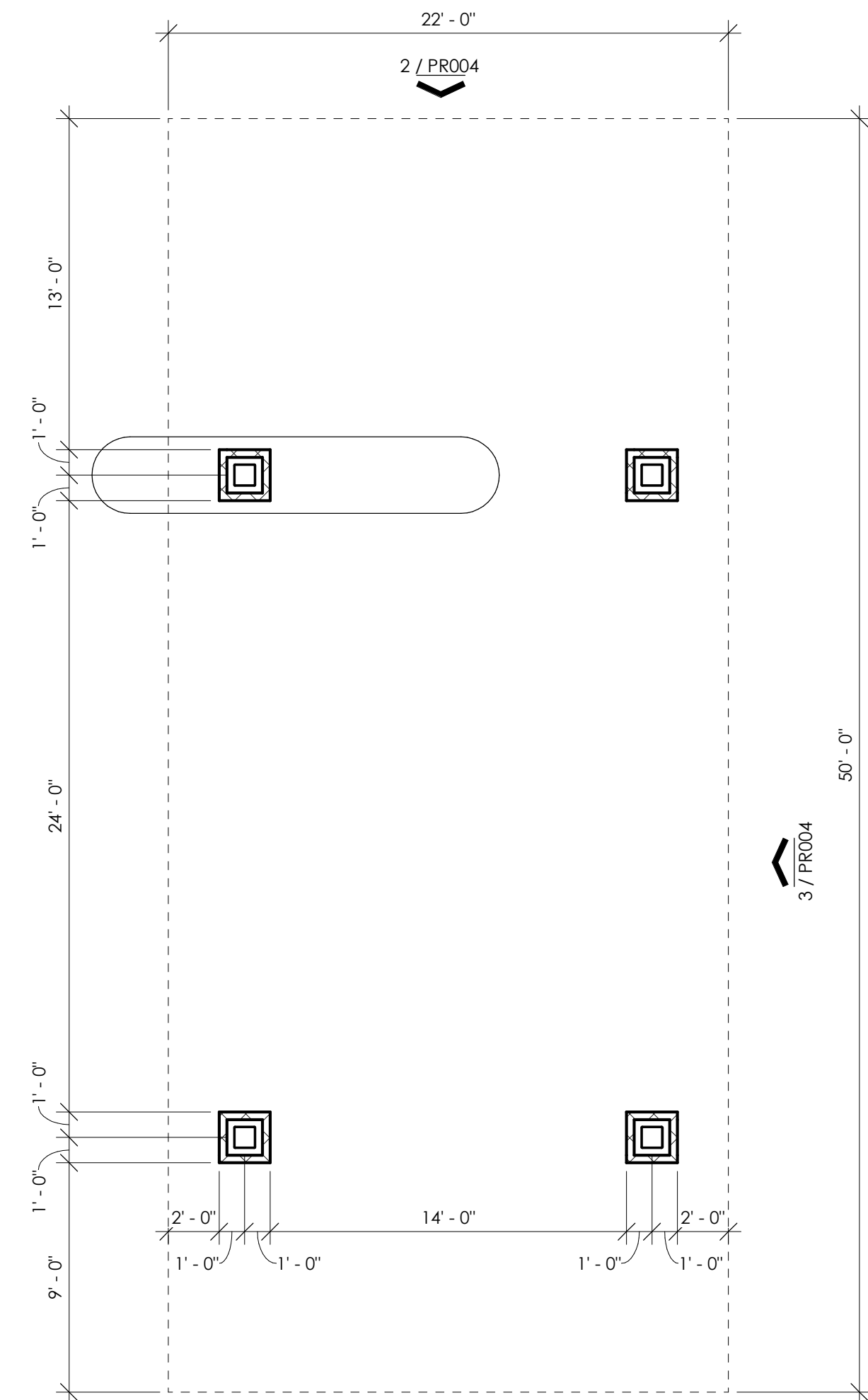




CANOPY ELEVATION - END



CANOPY ELEVATION - SIDE



CANOPY PLAN



## CREW MCCORDSVILLE, IN - CANOPY

CREW CARWASH, INC  
NORTH 700 WEST & WEST BROADWAY STREET  
MCCORDSVILLE, IN 46055

03/16/22  
0220022-10000  
As indicated



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VIEW 1: SOUTHEAST (N. CARROLL RD.)



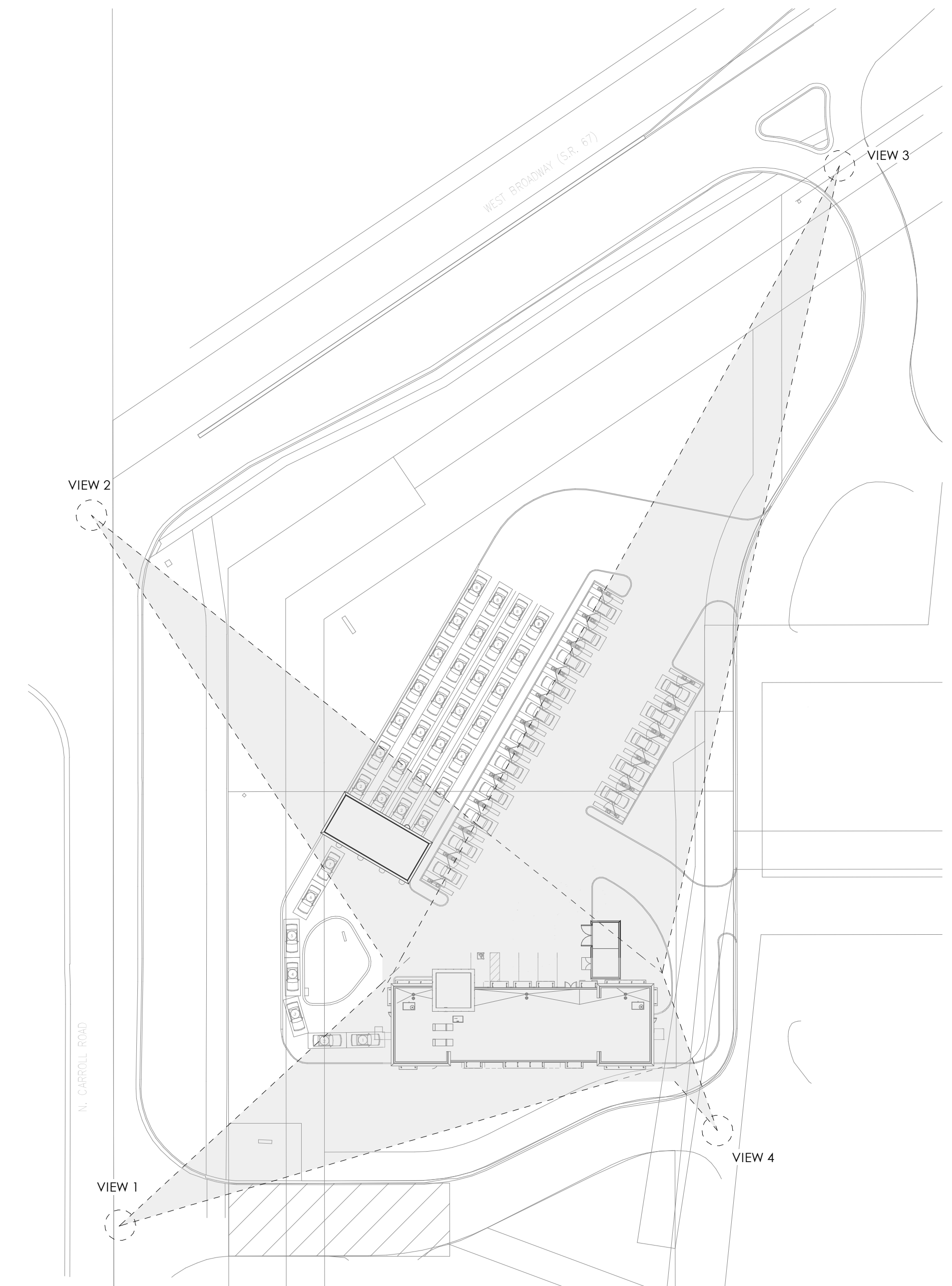
VIEW 2: NORTHWEST (N. CARROLL RD. & BROADWAY ST.)



VIEW 3: NORTHEAST (BROADWAY ST.)



VIEW 4: SOUTHEAST (DRIVE INTO MEIJER)



ARCHITECTURAL SITE PLAN



# CREW CARWASH MCCORDSVILLE, IN - SIGHTLINE STUDY

CREW CARWASH, INC  
NORTH 700 WEST & WEST BROADWAY STREET  
MCCORDSVILLE, IN 46055

03/16/22  
0220022-10000  
1" = 50'-0"





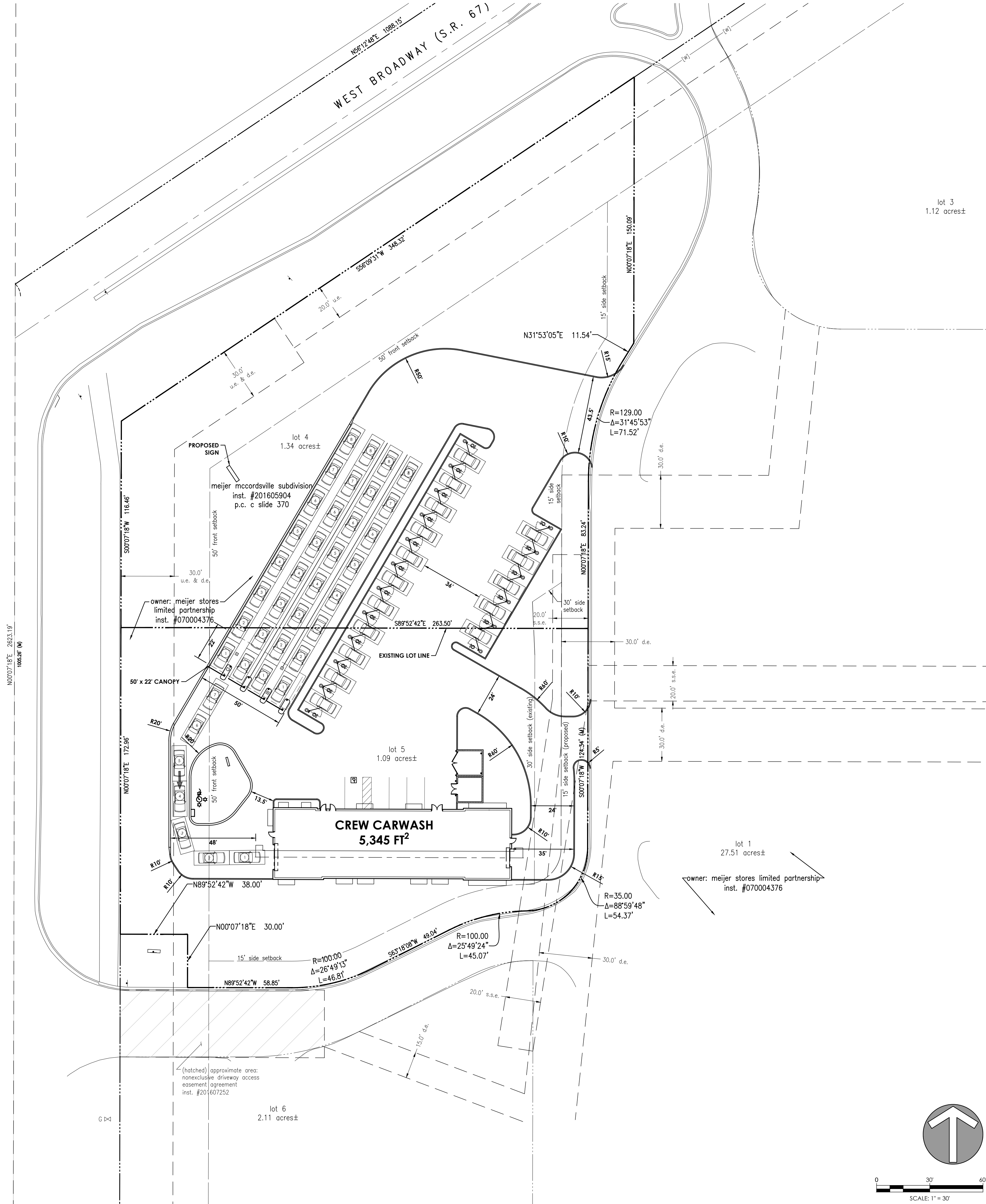
\\ver5-fp\p\archive\project\2021\0095 - crew carwash - mccordsville.in\drawings\cs-101.dwg



Know what's below.  
Call before you dig.

N. CARROLL ROAD

N00°07'18"E 2623.19'  
1005.26' (N)



#### LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⬮	BENCHMARK
-.-.-	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	ET HC	TRANSFORMER
-.-.-	SECTION LINE	E M E	HVAC
---	CENTERLINE	⊗	ELECTRIC METER
---	799	⊗	ELECTRIC MANHOLE
---	800	⊗	POWER POLE   GUY WIRE
---	INTERMEDIATE CONTOUR	☆	LIGHT POLE
---	INDEX CONTOUR	⊗	TELEPHONE PEDESTAL
[T]	TELEPHONE UNDER GR.	⊗	TELEPHONE MANHOLE
[OH-T]	TELEPHONE OVERHEAD	TR ⊗	GAS MARKER
[FO]	FIBER OPTIC SERVICE	⊗	ELECTRIC MARKER
[G]	GAS SERVICE	⊗	TRAFFIC POLE
[E]	POWER UNDERGROUND	⊗	TRAFFIC MANHOLE
[OH-E]	POWER OVERHEAD	⊗	GAS METER
[W]	WATER SERVICE	⊗	GAS VALVE
[S]	SANITARY SEWER	⊗	STORM MANHOLE
[ST]	STORM SEWER	⊗	SANITARY MANHOLE
[NP]	POND NORMAL POOL	⊗	STORM INLETS
---	EX. FLOWLINE	⊗	CLEAN-OUT
---	CHAIN LINK FENCE	⊗	DOWNSPOUT
X	FARM FENCE	⊗	FIRE HYDRANTS
/	WOOD FENCE	⊗	WATER METER
---	IRON FENCE   RAILING	⊗	WATER VALVES
---	BUILDING   STRUCTURE	⊗	POST INDICATOR VALVE
---	EX. BUILDING OVERHEAD	⊗	FIRE DEPARTMENT CONN.
RIM	RIM ELEVATION	⊗	SIGNS
INV.	INVERT ELEVATION	⊗	MAILBOX
FFE	FINISHED FLOOR ELEVATION	⊗	ADA PARKING
		⊗	PARKING COUNT
		⊗	TREES
		⊗	SHRUB
		⊗	SPOT GRADE

REVISION BLOCK

NOT FOR  
CONSTRUCTION

DATE  
02/21/2022

DRAWN BY  
AEF

CHECKED BY  
MAT

HAMILTON  
DESIGNS

A LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300  
Fishers, Indiana 46038  
P. (317) 570-8800  
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:

**CREW CARWASH | MCCORDSVILLE**

North 700 West  
McCordsville, Indiana

**CREW CARWASH**

11700 Exit 5 Parkway  
Fishers, Indiana 46037

PROJECT NO.  
2021-0095

DATE  
02/21/2022

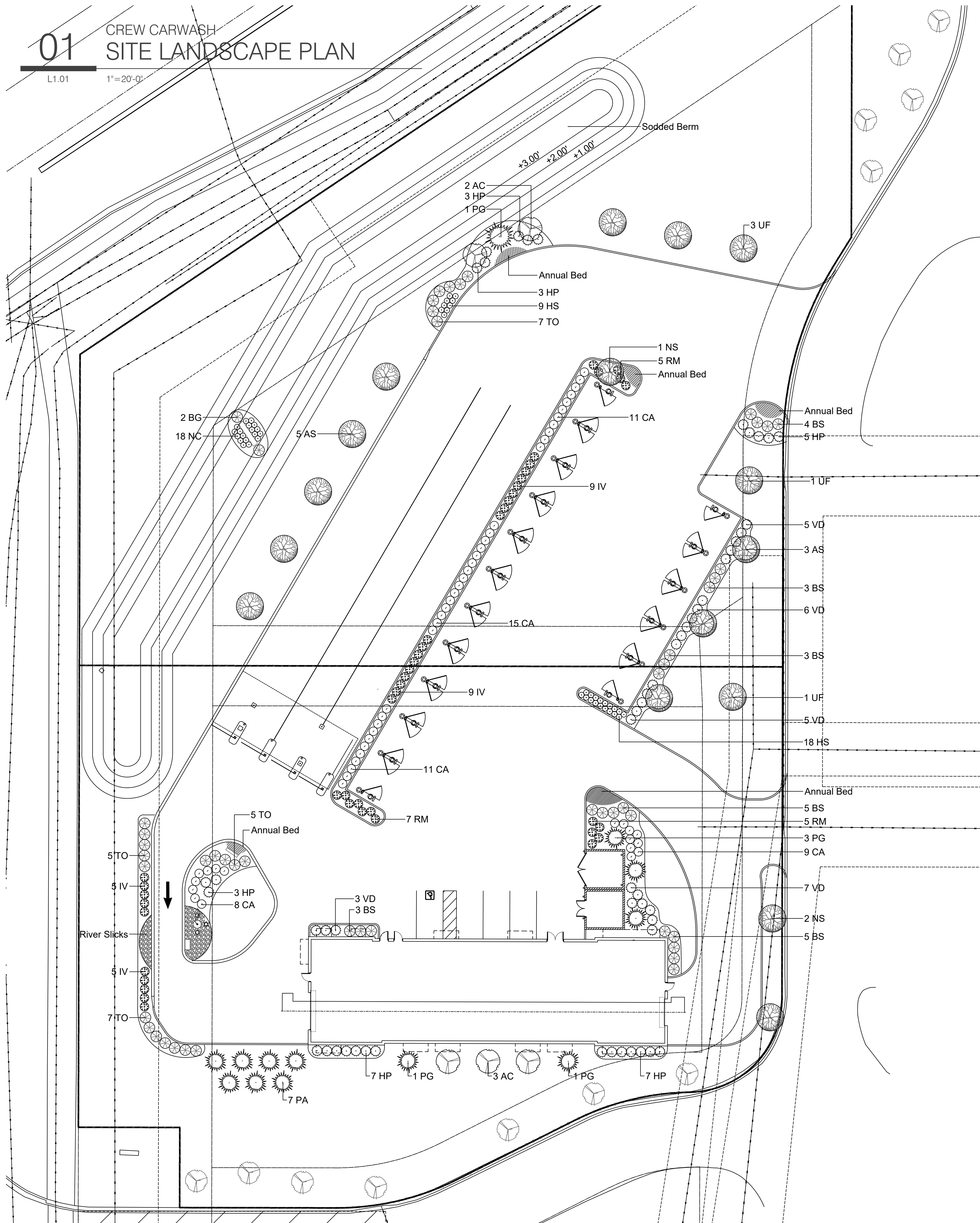
SCALE  
1" = 30'

SHEET NAME  
**SITE PLAN**

SHEET NO.

CS-101





## NOTES

## GENERAL NOTES:

- UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED PRIOR TO INSTALLATION.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.

## PLANTING NOTES:

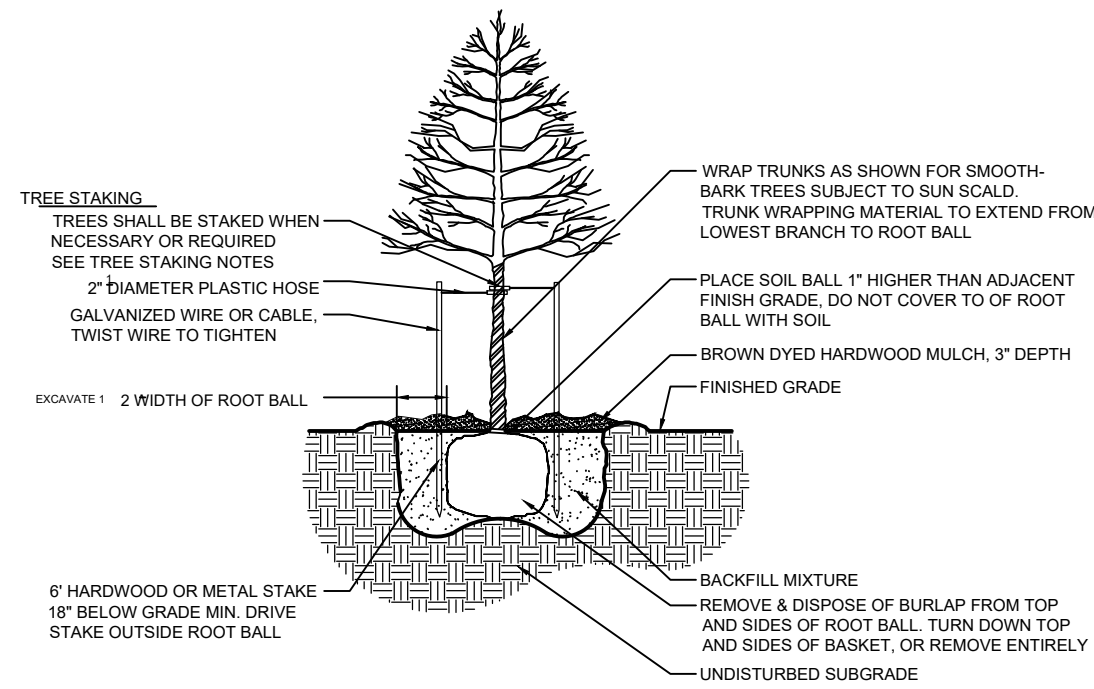
- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
- BACKFILL FOR TREE PLANTING SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, BROWN DYED SHREDDED HARDWOOD BARK MULCH.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED, IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER, OWNER'S AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

## SODDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED STERILIZED TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH APPROVED TOPSOIL.
- PROVIDE FRESH, CLEAN NEW-CROP 'PREMIUM' GRADE SOD. 100% TURF TYPE TALL FESCUE.
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING ESTABLISHMENT, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

## TREE STAKING NOTES:

- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5' OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
- TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



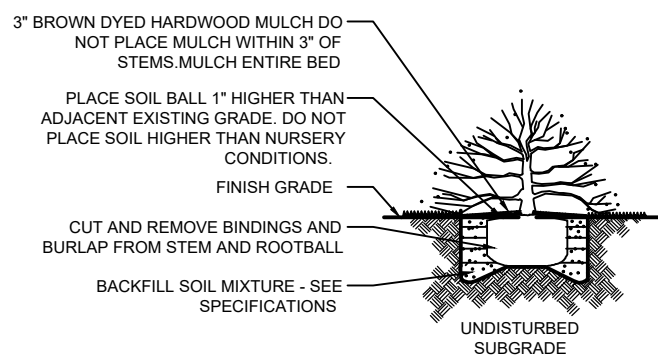
## 02 DECIDUOUS TREE

PLANTING DETAIL - NOT TO SCALE

Symbol	Scientific Name	Common Name	QTY	Size
AC	Amelanchier canadensis	Serviceberry	5	6' Clump
AS	Acer saccharum 'Barrett Cole'	Apollo Sugar Maple	8	2.5"
BG	Buxus x 'Green Mountain'	Green Mountain Boxwood	2	18"
BS	Buxus x 'Green Velvet'	Green Velvet Boxwood	23	3 g
CA	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Feather Reed Grass	54	3 g
HP	Hydrangea paniculata 'Little Quick Fire®'	Quick Fire Hydrangea	28	3 g
HS	Hemerocallis 'Happy Returns'	Happy Returns Daylily	27	1 g
IV	Itea virginica 'Little Henry'	Little Henry Sweetspire	28	3g
NC	Nepeta 'Cat's Pajamas'	Cat's Pajamas Catmint	18	1g
NS	Nyssa sylvatica	Black Gum	3	2.5"
PA	Picea abies	Norway Spruce	7	6'
PG	Picea glauca 'Densata'	Black Hills Spruce	6	6'
RM	Rosa 'Meigalpio'	Drift Rose	17	3 g
TO	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	24	3 g
UF	Ulmus 'Frontier'	Frontier Elm	5	2.5"
VD	Viburnum dentatum	Arrowwood Viburnum	26	3 g

## 03 SHRUB

PLANTING DETAIL - NOT TO SCALE



Know what's below.  
Call before you dig.

## Crew Carwash

W Broadway  
McCordsville, IN

DATE  
3/1/22

REVISIONS



SCALE IN FEET  
0 20 40

SHEET TITLE

Landscape Plan

DESIGN

KR

ACCOUNT MANAGER

KR

SHEET NUMBER

1 of 1