

AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, September 2, 2021 - 6:00 P.M.

Pledge of Allegiance

Roll Call

Approval of Minutes – July 8, 2021

Monthly Conflict of Interest Statement

Old Business

New Business

Preliminary Plat Approval for 63 Single Family Lots in Prominence Place (West end of W. Upland Court); Petitioner: Valu-Built Construction, LLC; Case No. PC 21-17

Governor Park Landscape Plan Amendment

Planning Department Update

Next Meeting – October 7, 2021

Privilege of the Floor – Non Agenda Items

Plan Commission Comments

Adjournment

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.



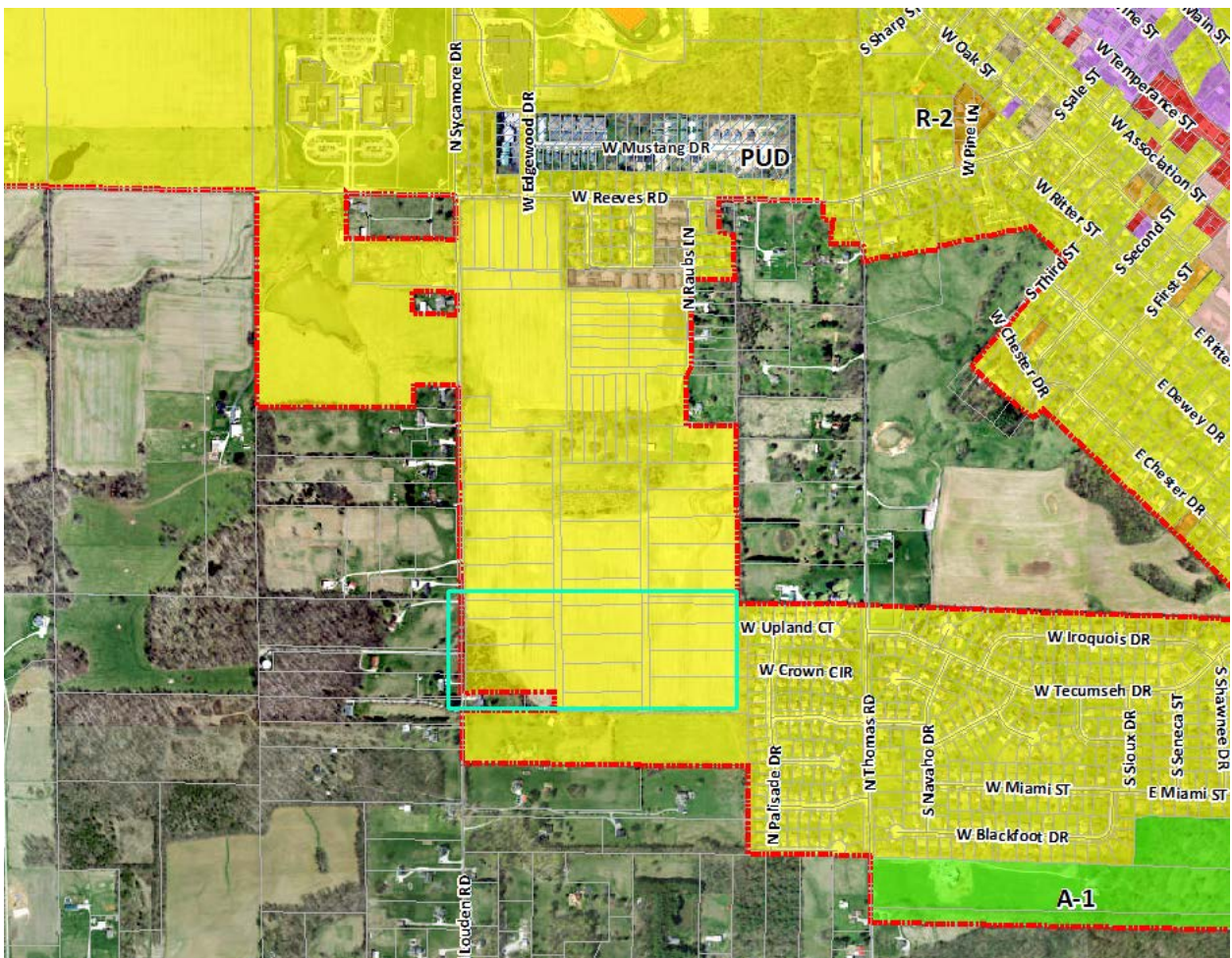
Town of Ellettsville

Department of Planning & Development

PC 21-17 – Preliminary Plat Staff Report

Petition

Case - PC 21-17 – Prominence Place Subdivision. A request by Valu-Built Construction, LLC, for consideration of primary approval for the Prominence Place, preliminary plat. The subject property is located at the west end of W. Upland Court and continues westward to N. Louden Road.



Zoning District	Property Use
North: R-1; Single Family Residential	Undeveloped Subdivision
South: R-1; Single Family Residential	Unplatted Residential
East: R-1; Single Family Residential	Residential Subdivision (Prominence Pointe)
West: AG/RR; Agriculture/Rural Reserve (County)	Unplatted Residential

Considerations

1. The applicant is requesting preliminary plat approval for a total of thirty-five (63) single family lots.
2. The lots are zoned R-1; Single Family Residential, and will be built with single family homes.
3. The subdivision will be accessed from W. Upland Court (Street) to the east and from N. Louden Road to the west.
4. The lots will meet all size and dimensional requirements.
5. New infrastructure will be constructed to Town requirements.
6. The Tech Review Committee met on August 17th at Town Hall. Comments received from Town Departments are attached. All items have been or will be addressed by the date of the meeting.
7. A letter of credit will be required to cover any outstanding items prior to recording of the final plat.

Plan Commission Action

The Plan Commission action on the preliminary plat can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no significant concerns with the proposed plat. This section will connect Prominence Pointe to N. Louden Road and hopefully spur development to the north along N. Louden Road. Therefore, Staff recommends that the Plan Commission approve the Prominence Place preliminary plat.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
August 25, 2021



Site Photos





Town of Ellettsville

Department of Planning & Development

Technical Review Meeting Notes

Prominence Place Subdivision

Project Description

Location: W. Upland Court-Street/N. Louden Road

Size: 24 acres

Current Zoning: R-1; Single Family Residential

Planning Comments

1. Sinkhole conservancy on Lot 58 should be a separate lot if to be used as a common area.

Fire Department Comments

1. All fire hydrants shall have a 5-inch Storz fitting on the 4 ½-inch steamer (pumper) fitting.
2. Move the fire hydrant closer to Louden Road.
3. Review the name Upland Ct. to be changed to Upland St. with Upland being continued with the same name throughout Prominence Place. Being that Upland still has a court on one end, that'll work it just doesn't meet addressing standards.
4. *Recommend* that all streets use the same naming scheme for the word prominence.

Public Works Comments

1. Tracer wire should be used with water/sewer lines.

ADA Accessibility Comments

1. Curb ramp shall be installed between lots 11 & 12.

Engineering Comments

No Comments

Police Department Comments

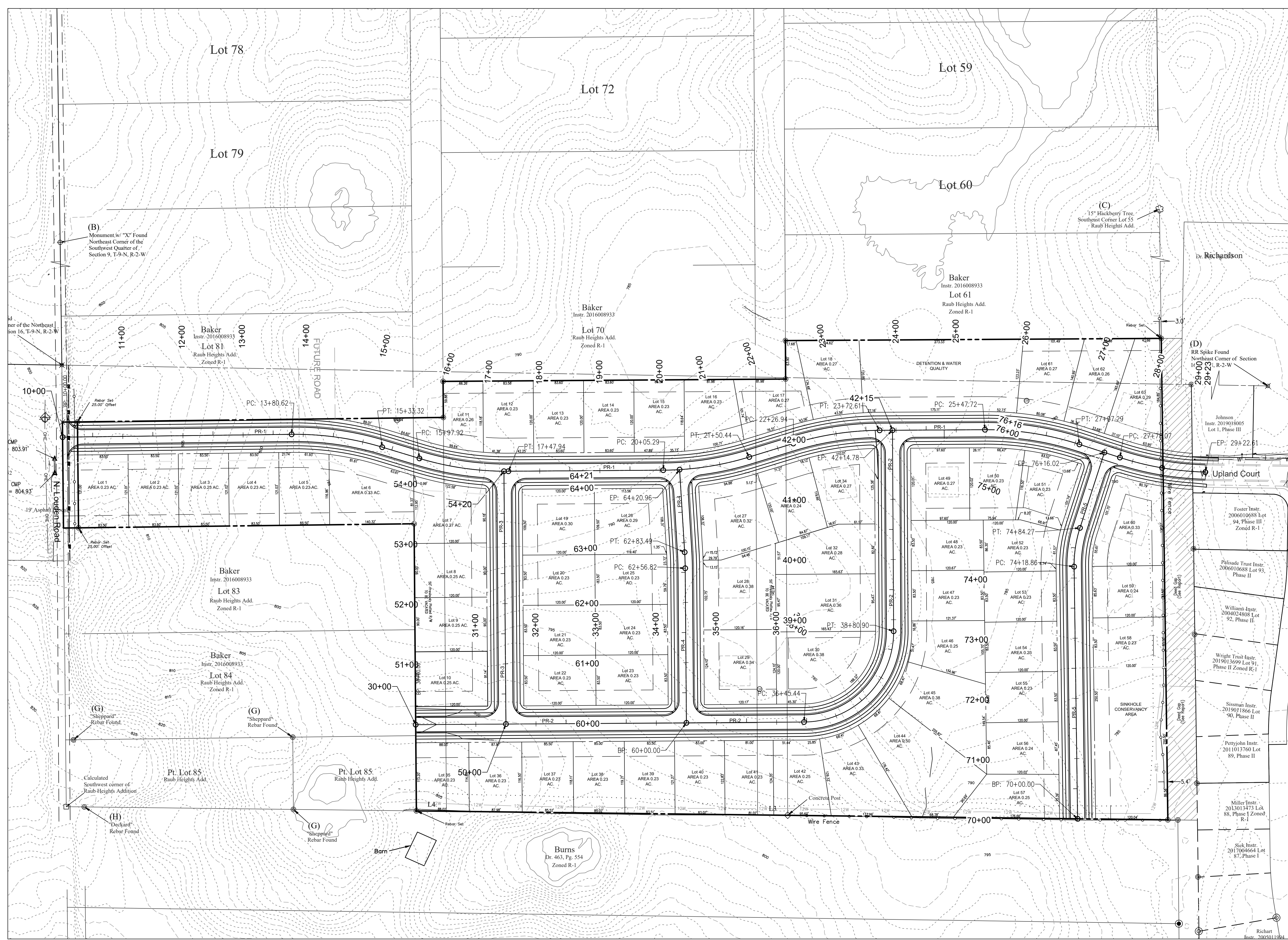
No Comments

Summary

The preliminary plat request is for the proposed Prominence Place Subdivision. The Technical Review Committee met on August 17, 2021 to discuss the preliminary plat. Those in attendance were Town Manager and Public Works Superintendent Mike Farmer, Town Engineer Rick Coppock, Deputy Planning Director and ADA Coordinator Denise Line, Fire Chief Mike Cornman, Deputy Fire Chief Kevin Patton, Street Commissioner Kip Headdy, Utilities Foreman Tom Cornman, Building Inspector Ron Vandeventer, and Planning Director Kevin Tolloty. Also in attendance were Ernest Xi and Bob Double, petitioners for Prominence Place. Comments included are those that have been received by the Planning Office. Any additional comments from the Technical Review committee that are not listed above, shall still be taken into consideration. Plan Commission should approve the development plan after the above mentioned items have been addressed, but may also add conditions as they see fit.

Any requested revisions may be submitted in electronic form, with paper copies only necessary after Plan Commission approval.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
August 22, 2021

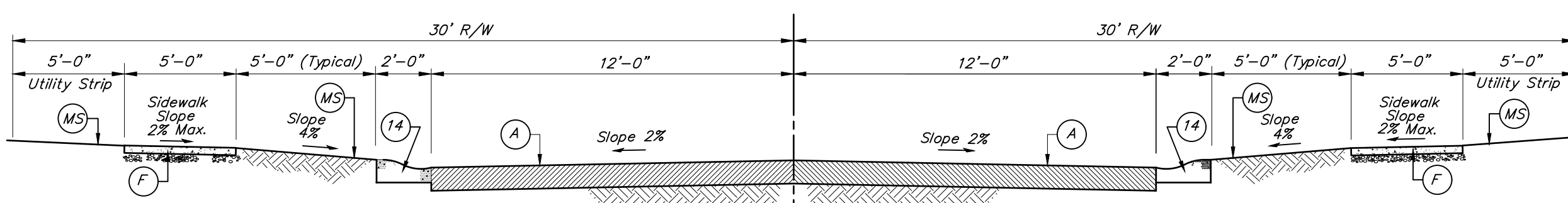


GENERAL LEGEND

---	PROPERTY LINE
---	PROPERTY LINE
XXX/XXX	DEED BOOK AND PAGE
T.B.R.	TO BE REMOVED
T.R.U.	TO REMAIN UNDISTURBED
X' SBL	SETBACK LINE
♿	PROPOSED ACCESSIBLE PARKING SPACE
S.S.E.	SANITARY SEWER EASEMENT
G.E.	GAS EASEMENT
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E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT

SITE LEGEND

(A)	PROPOSED ROAD BITUMINOUS PAVING
(A1)	PROPOSED HEAVY DUTY ROAD BITUMINOUS PAVING
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(BP)	PROPOSED BIKE PARKING AREA WITH CONCRETE PAD, REFER TO TYPICAL SIDEWALK CONCRETE DETAIL - REFER ALSO TO LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AND FOUNDATION INFORMATION
(PB)	PROPOSED CONCRETE PARKING BUMPER BLOCK, 7 FT. LONG



TYPICAL CROSS SECTION
SCALE: 1/4" = 1'-0"

NOTE TO CONTRACTOR
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revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BYNUM FANYO & ASSOCIATES, INC.

52B north walnut street
(812) 332-8030

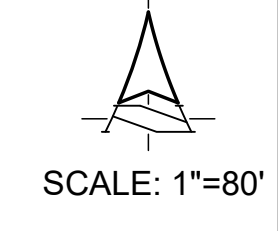
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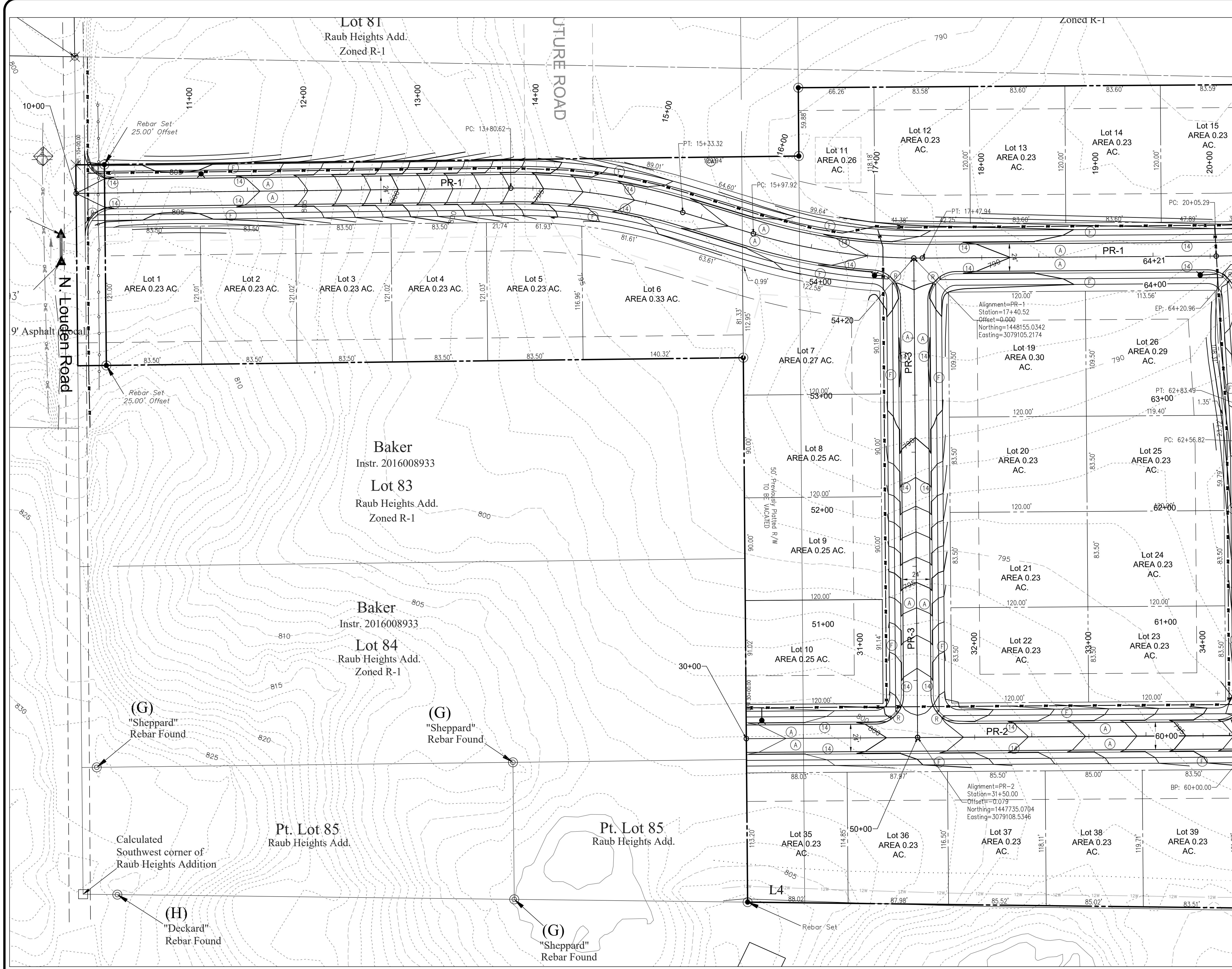
**PROPOSED
PROMINENCE PLACE SUBDIVISION**

**LOUDEN ROAD
ELLETTSVILLE, INDIANA**

title: SITE PLAN

designed by: XXX
drawn by: XXX
checked by: XXX
sheet no: C301
project no.: 402113





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CIVIL ENGINEERING
PLANNING

BBB
BYNUM FANYO & ASSOCIATES, INC.

Bloomington, Indiana
528 north walnut street
(812) 332-8030

certified by:

**PROPOSED
PROMINENCE PLACE SUBDIVISION**

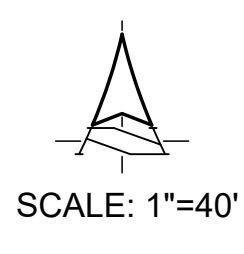
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revisions:

SCALE: 1"=40'

ARCHITECTURE
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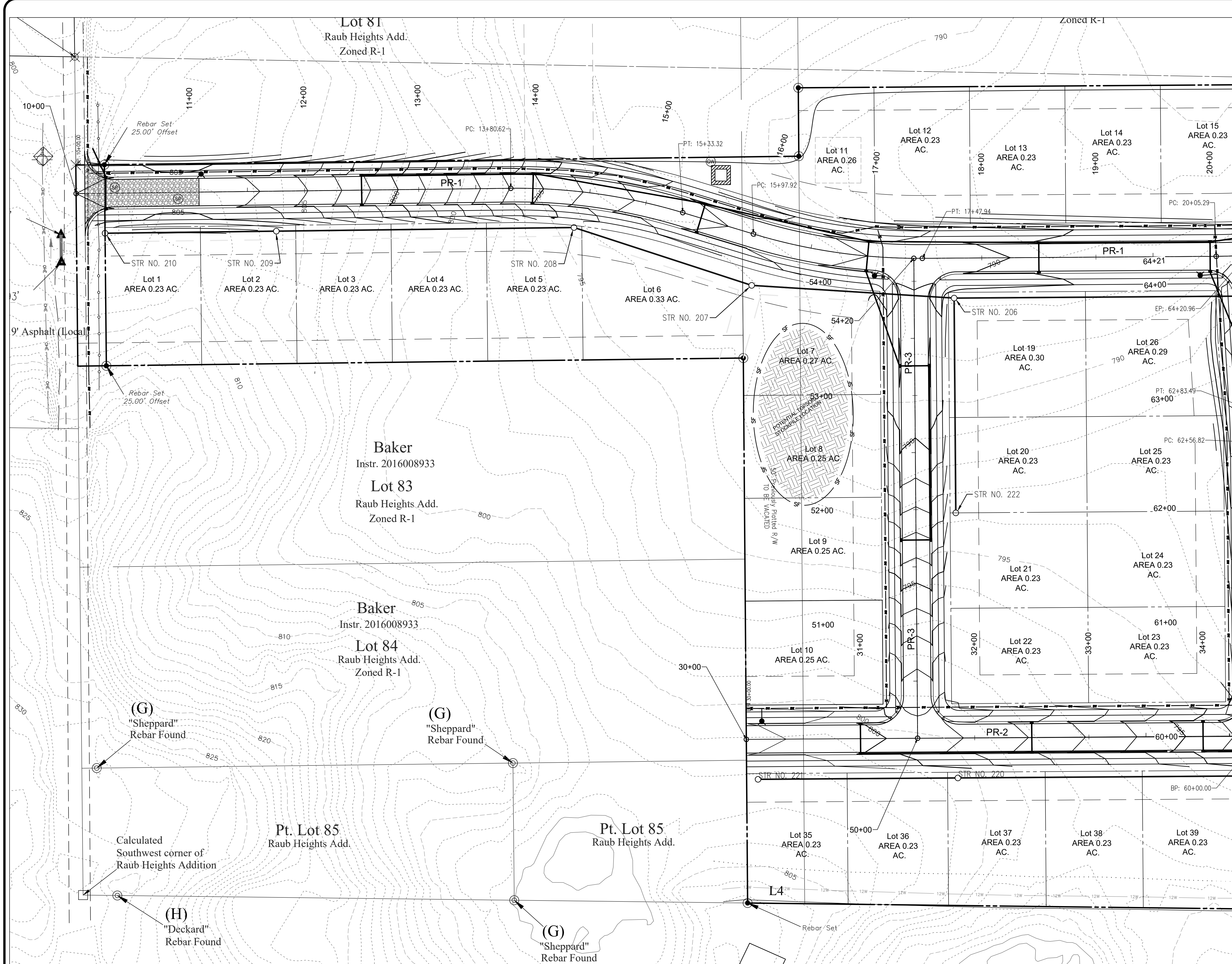
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title: SITE PLAN

designed by: XXX
drawn by: XXX
checked by: XXX
sheet no: C302
project no.: 402113

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revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BBB
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030

bloomington, indiana
(812) 339-2990 (Fax)

certified by:

**PROPOSED
PROMINENCE PLACE SUBDIVISION**

**LOUDEN ROAD
ELLETTSVILLE, INDIANA**

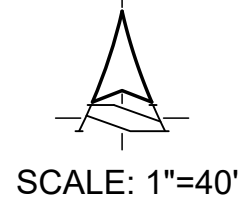
title: GRADING AND
UTILITY PLAN

designed by: XXX
drawn by: XXX
checked by: XXX
sheet no: C401
project no.: 402113

NOTE: OWNER SHALL DETERMINE FINISH FLOOR ELEVATION BASED ON TYPE OF FOUNDATION, PROPER LOT DRAINAGE AND TOP OF CURB HEIGHT.

NOTE TO CONTRACTOR

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(D)
RR Spike Found
Northeast Corner of Section
16, T-9-N, R-2-W

revisions:

SCALE: 1"=40'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

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Bloomington, Indiana
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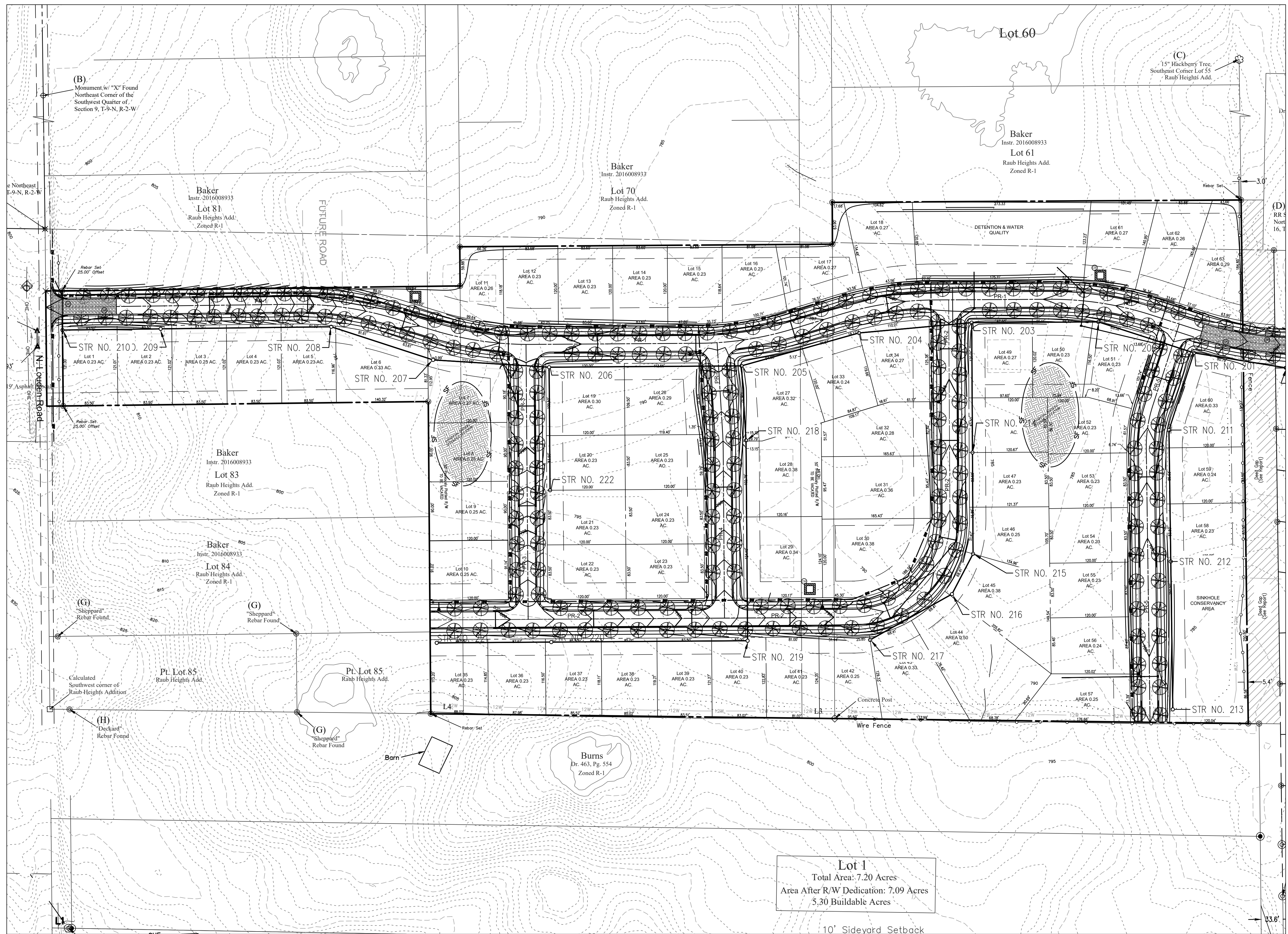
**PROPOSED
PROMINENCE PLACE SUBDIVISION**
LOUDEN ROAD
ELLETTSVILLE, INDIANA

title: GRADING AND
UTILITY PLAN

designed by: XXX
drawn by: XXX
checked by: XXX
sheet no: C402
project no.: 402113

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PLANT LIST

LARGE CANOPY DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	QP	QUERCUS PRINUS	CHESNUT OAK	75	2" CAL., B & B
	AC	AESULUS GLABRA	OHIO BUCKEYE	75	2" CAL., B & B
	AR	ACER RUBRUM	RED SUNSET MAPLE	75	2" CAL., B & B

SMALL / MEDIUM DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	BN	BETULA NIGRA	RIVER BIRCH	0	2" CAL., B & B

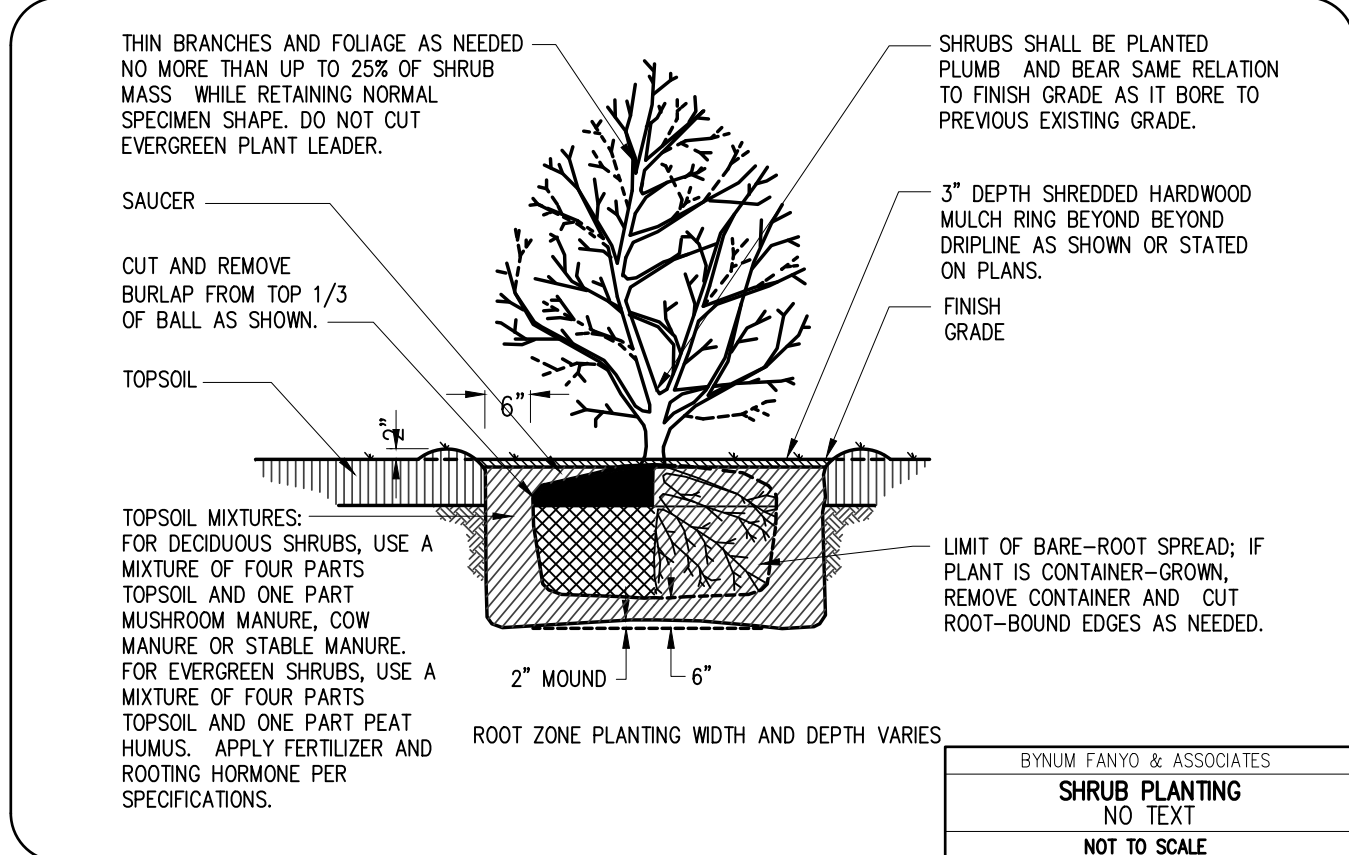
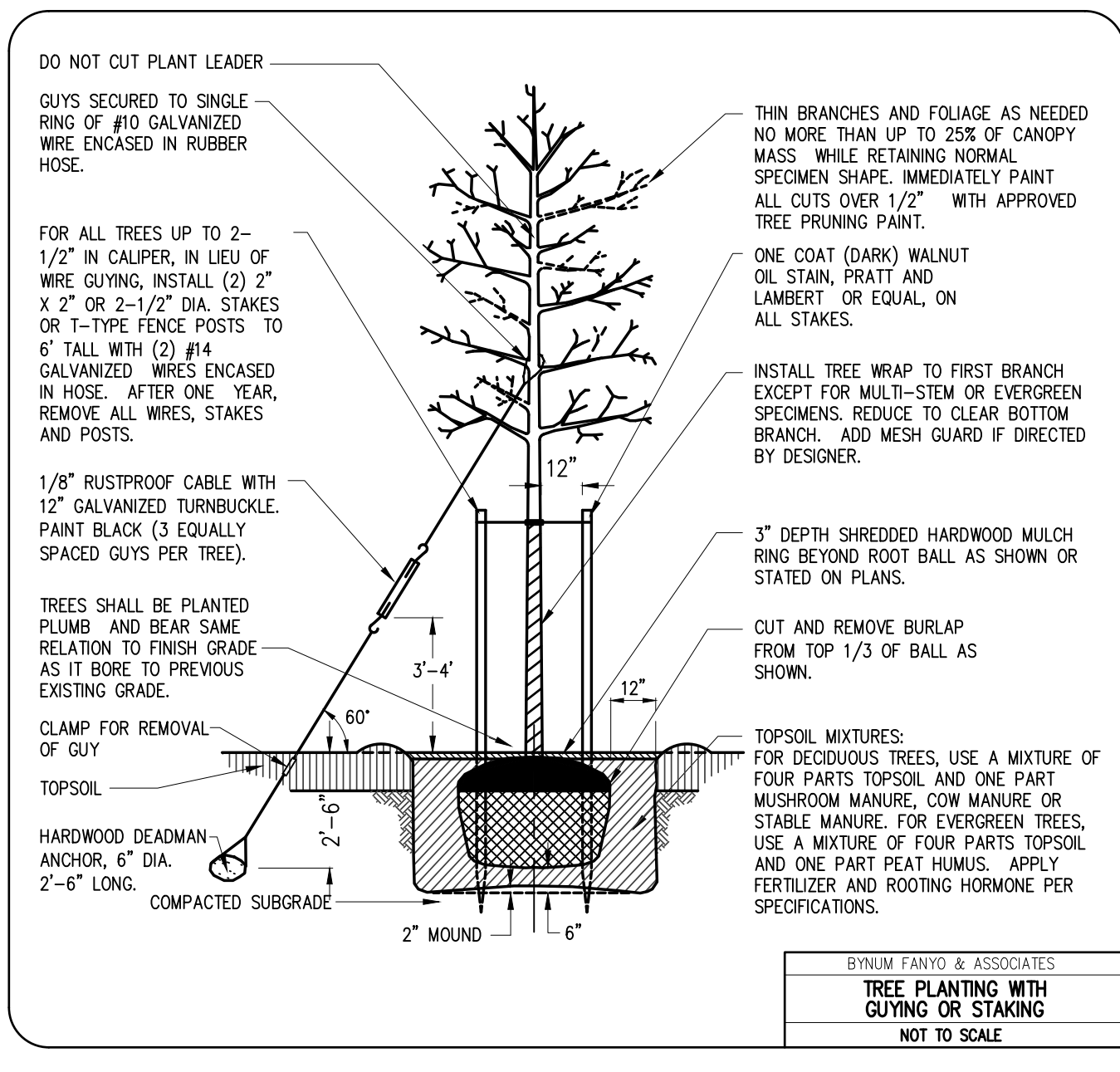
EVERGREEN TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	PS	PINUS STROBES	WHITE PINE	0	5-6' HEIGHT

DECIDUOUS SHRUBS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	AA	ARONIA ARBUTIFOLIA	BLACK CHOKEBERRY	82	24" SPREAD*
	PH	PHILADELPHUS	MOCHORANGE	81	24" HEIGHT*

EVERGREEN SHRUBS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	TM	TAXUS X MEDIA 'BROWNII'	BROWN'S YEW	82	24" HGT., CONT.
	RS	RHODODENDRON SPECIES	RHODODENDRON	81	24" HGT., CONT.

** PLANT QUANTITY
 *** PLANT TYPE
 **** REQUIREMENT DESIGNATION
 PL=PLANTING PERIMETER PLANTINGS
 IP=INTERIOR PLANTINGS
 ST=STREET TREES

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE
 NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.06 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.



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revisions:

BYNUM FANYO & ASSOCIATES, INC.
 ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 Bloomington, Indiana
 (812) 332-2990 (Fax)

certified by:

PROPOSED
PROMINENCE PLACE SUBDIVISION
LOUDEN ROAD
ELLETTSVILLE, INDIANA

title: LANDSCAPE PLAN
 designed by: XXX
 drawn by: XXX
 checked by: XXX
 sheet no: C501
 project no.: 402113

SCALE: 1"=20'



Town of Ellettsville

Department of Planning & Development

To: Ellettsville Plan Commission

From: Kevin Tolloty, Director of Planning

Date: August 25, 2021

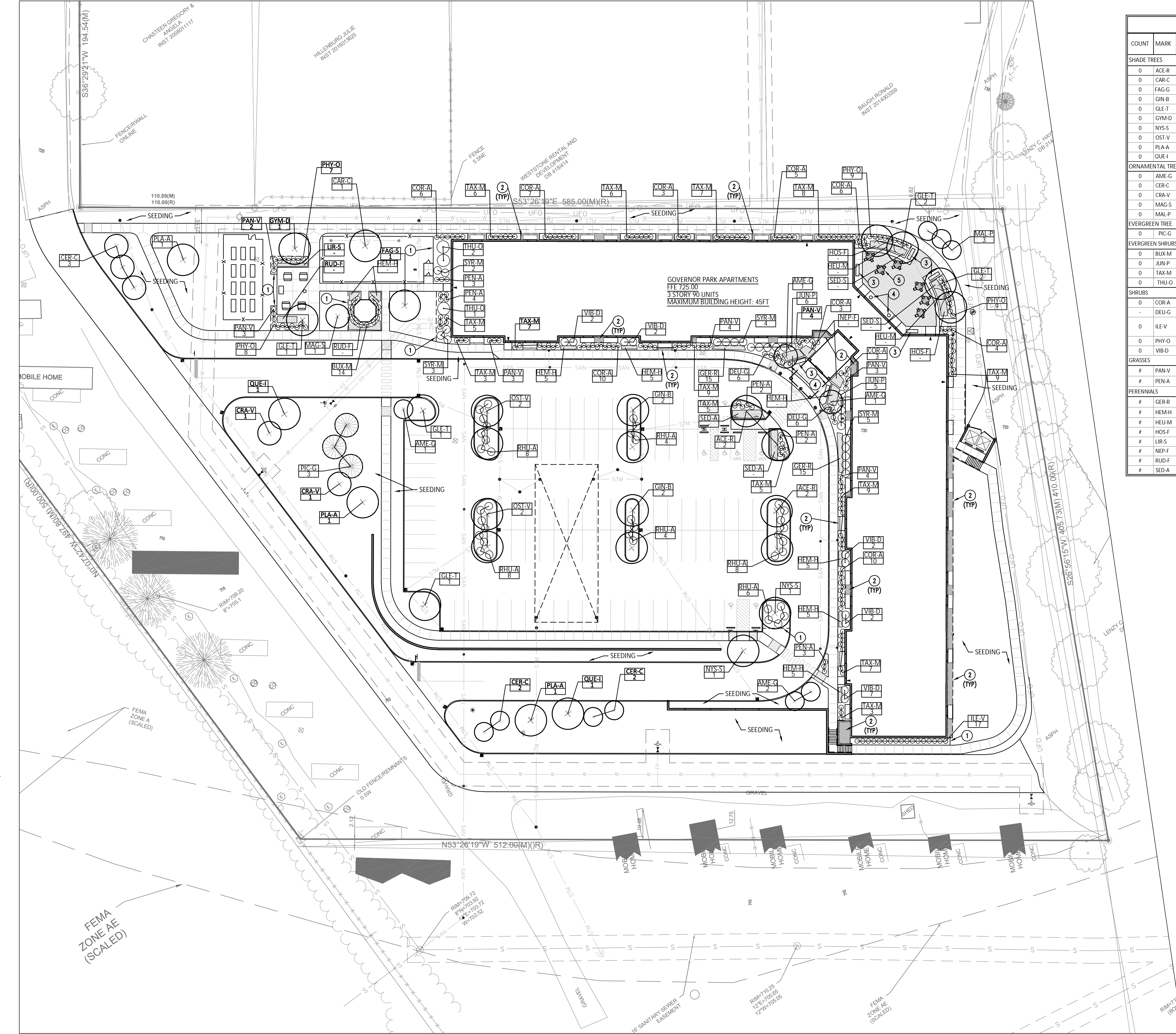
Subject: Governor Park Landscape Plan Amendment

The Plan Commission voted to approve the development plans for the Governor Park project last year, which includes the landscape plan. It has recently been brought to our attention that several changes have been made to the landscape plan due to budget constraints on behalf of the developer (due in part to the skyrocketing cost of building materials). The approved and revised plans are attached for comparison.

The revised plan eliminates sidewalks around the north and east sides of the complex. In addition, the following planting schedules have been revised:

- Shade Trees – 29 approved, 26 revised (-3)
- Ornamental Trees – 18 approved, 7 revised (-11)
- Evergreen Trees – 3 approved, 4 revised (+1)
- Deciduous Shrubs – 186 approved, 103 revised (-83)
- Evergreen Shrubs – 112 approved, 60 revised (-52)

The Plan Commission shall decide whether or not these revisions to the landscape plan are acceptable or if the approved plan should be followed as shown. The developer may substitute similar plants when necessary, but the overall decrease in number of plants requires consent of the Plan Commission.



PLANT LIST					
COUNT	MARK	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
0	ACE-R	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2"-3" CAL.	B&B
0	CAR-C	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 1/2"-2" CAL.	B&B
0	FAG-G	FAGUS GRANDIFOLIA	AMERICAN BEECH	2 1/2"-3" CAL.	B&B
0	GIN-B	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"-3" CAL.	B&B
0	GLE-T	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2"-3" CAL.	B&B
0	GYM-D	GYMNOCALADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	2 1/2"-3" CAL.	B&B
0	NYS-S	NYSSA SYLVATICA	BLACK GUM	2 1/2"-3" CAL.	B&B
0	OST-V	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAN	2 1/2"-3" CAL.	B&B
0	PLA-A	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2"-3" CAL.	B&B
0	QUE-I	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2"-3" CAL.	B&B
ORNAMENTAL TREES					
0	AME-G	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' HEIGHT	MULTI-STEM, B&B
0	CER-C	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2"-2" CAL.	B&B
0	CRA-V	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	1 1/2"-2" CAL.	B&B
0	MAG-S	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	8' HEIGHT	MULTI-STEM, B&B
0	MAL-P	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1 1/2"-2" CAL.	B&B
EVERGREEN TREE					
0	PIC-G	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HEIGHT	B&B
EVERGREEN SHRUBS					
0	BUX-M	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"	
0	JUN-P	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	18"-24"	
0	TAX-M	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18"-24"	
0	THU-O	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	6' HEIGHT	
SHRUBS					
0	COR-A	CORNUS ALBA 'IVORY HALO'	VARIEGATED RED TWIG DOGWOOD	24"-30"	
-	DEU-G	DEUTZIA GRACILIS 'YUKI SNOWFLAKE'	YUKI CHERRY BLOSSOM DEUTZIA	18"-24"	
0	ILE-V	ILEX VERTICILLATA 'WINTER RED'	WINTER RED HOLLY	24"-30"	
0	ILE-V	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	SOUTHERN GENTLEMAN HOLLY	24"-30"	
0	PHY-O	PHYSOCARPUS 'TINY WINE GOLD'	TINY WINE GOLD NINEBARK	24"-30"	
0	VIB-D	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	24"-30"	
GRASSES					
#	PAN-V	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2 CONT.	3' O.C.
#	PEN-A	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#2 CONT.	3' O.C.
PERENNIALS					
#	GER-R	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	#1 CONT.	2' O.C.
#	HEM-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	2' O.C.
#	HEU-M	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	#1 CONT.	2' O.C.
#	HOS-F	HOSTA x 'FRANCEE'	FRANCEE HOSTA	#1 CONT.	2' O.C.
#	LIR-S	LIRIOPE SPICATA	CREeping LILYTURF	#1 CONT.	2' O.C.
#	NEP-F	NEPETA FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	#1 CONT.	2' O.C.
#	RUD-F	RUDBECKIA FULGIDA SPECIOSA 'VIETTE'S LITTLE SUZY'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN	#1 CONT.	2' O.C.
#	SED-A	SEDUM SUNSPARKLER 'LIME ZINGER'	LIME ZINGER SUNSPARKLER STONECROP	#1 CONT.	2' O.C.

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- GROUND COVER/ PERENNIALS

GENERAL NOTES

A. ALL DISTURBED LAWN AREAS TO BE SEEDING UNLESS OTHERWISE NOTED.

- ### PLAN NOTES
- SPADE EDGE
 - STONE MULCH WITH METAL EDGE.
 - BENCH.
 - LITTER RECEPTACLE.
 - MOVEABLE TABLES AND CHAIRS.

SHEET NO. **C600**

SITE LANDSCAPE PLAN

BRENNER DESIGN 2016
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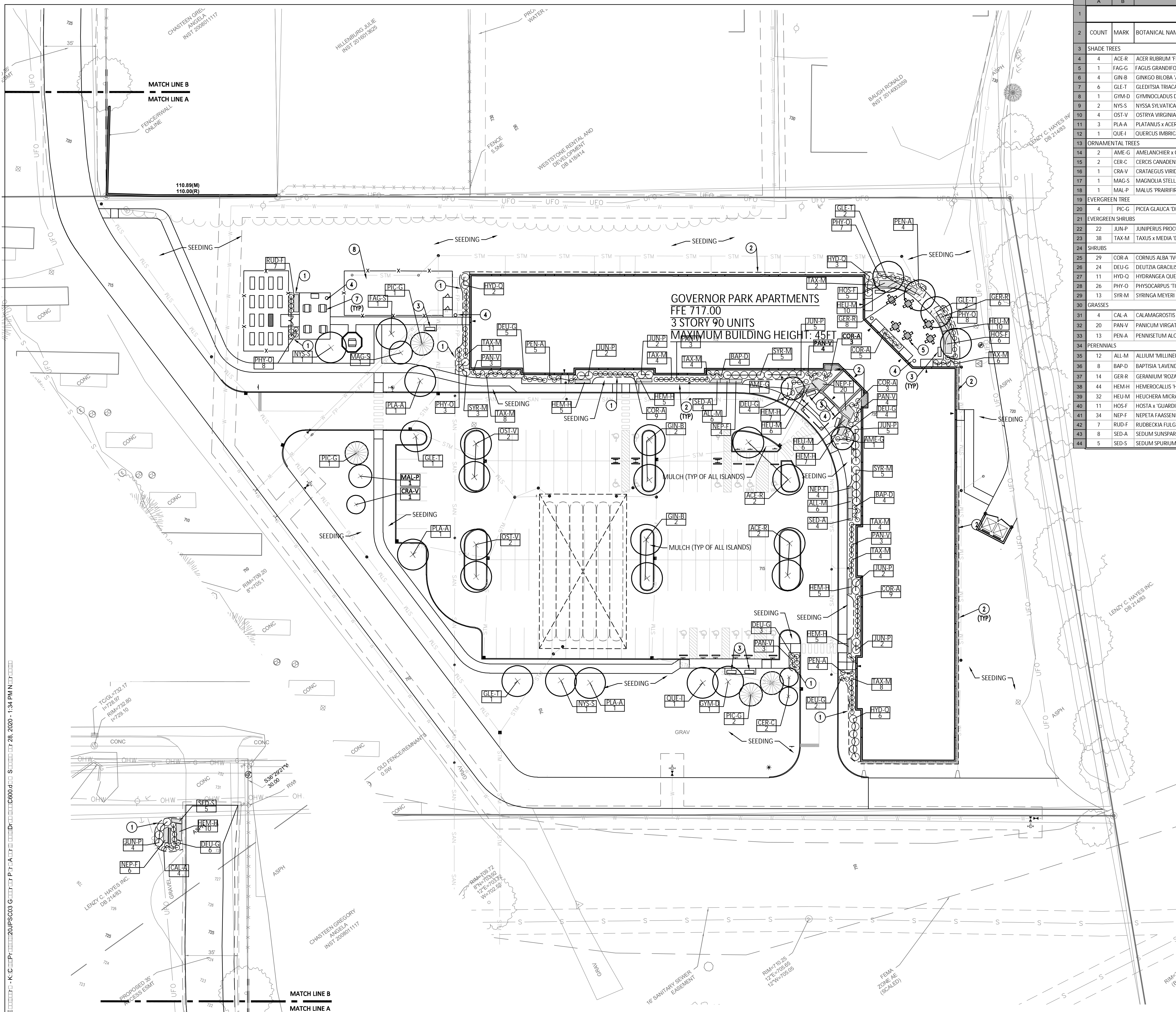
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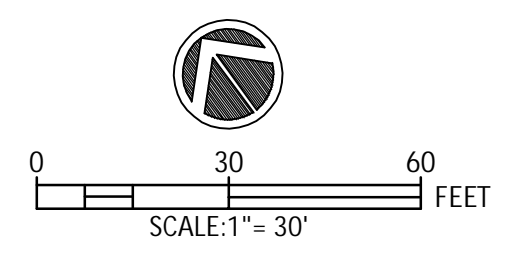
SCALE: 1" = 30'



PLANT LIST					
1	2	3	4	5	6
COUNT	MARK	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
4	ACE-R	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2"-3" CAL	B&B
5	FAG-G	FAGUS GRANDIFOLIA	AMERICAN BEECH	2 1/2"-3" CAL	B&B
6	GIN-B	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"-3" CAL	B&B
7	GLE-T	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2"-3" CAL	B&B
8	GYM-D	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	2 1/2"-3" CAL	B&B
9	NYS-S	NYSSA SYLVATICA	BLACK GUM	2 1/2"-3" CAL	B&B
10	OST-V	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2 1/2"-3" CAL	B&B
11	PLA-A	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2"-3" CAL	B&B
12	QUE-I	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2"-3" CAL	B&B
ORNAMENTAL TREES					
14	AME-G	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8" HEIGHT	MULTI-STEM, B&B
15	CER-C	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2"-2" CAL	B&B
16	CRA-V	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	1 1/2"-2" CAL	B&B
17	MAG-S	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	8" HEIGHT	MULTI-STEM, B&B
18	MAL-P	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1 1/2"-2" CAL	B&B
EVERGREEN TREE					
20	PIC-G	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8" HEIGHT	B&B
EVERGREEN SHRUBS					
22	JUN-P	JUNIPERUS PROCEUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	18"-24"	
23	TAX-M	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18"-24"	
SHRUBS					
25	COR-A	CORNUS ALBA 'IVORY HALO'	VARIEGATED RED TWIG DOGWOOD	24"-30"	
26	DEU-G	DEUTZIA GRACILIS 'YUKI SNOWFLAKE'	YUKI CHERRY BLOSSOM DEUTZIA	18"-24"	
27	HYD-Q	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	18"-24"	
28	PHY-O	PHYSCARPUS 'TINY WINE GOLD'	TINY WINE GOLD NINEBARK	24"-30"	
29	SYR-M	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	18"-24"	
GRASSES					
31	CAL-A	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	#2 CONT.	3' O.C.
32	PAN-V	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2 CONT.	3' O.C.
33	PEN-A	PENNISETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	#2 CONT.	3' O.C.
PERENNIALS					
35	ALL-M	ALLIUM 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	#1 CONT.	18" O.C.
36	BAP-D	BAPTISIA 'LAVENDER STARDUST'	LAVENDER STARDUST FALSE INDIGO	#1 CONT.	3' O.C.
37	GER-R	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	#1 CONT.	2' O.C.
38	HEM-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	2' O.C.
39	HEU-M	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	#1 CONT.	2' O.C.
40	HOS-F	HOSTA x 'GUARDIAN ANGEL'	GUARDIAN ANGEL HOSTA	#1 CONT.	3' O.C.
41	NEP-F	NEPETA FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	#1 CONT.	2' O.C.
42	RUD-F	RUBEBEDIA FULGIDA SPECIOSA 'VIETTE'S LITTLE SUZY'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN	#1 CONT.	2' O.C.
43	SED-A	SEDUM SUNSPARKLER 'LIME ZONGER'	LIME ZINGER SUNSPARKLER STONECROP	#1 CONT.	2' O.C.
44	SED-S	SEDUM SPURIMUM 'FULDA GLOW'	CREeping STONECROP FULDA GLOW	#1 CONT.	2' O.C.

- GENERAL NOTES**
- A. ALL DISTURBED LAWN AREAS TO BE SEEDED UNLESS OTHERWISE NOTED.
- PLAN NOTES**
1. SPADE EDGE
 2. STONE MULCH WITH METAL EDGE.
 3. (7) LEDA BENCHES 6' BACKED CONFIGURATION WITH INTEGRAL ARMRESTS, ALUMINUM TEXTURE POWDERCOATED FRAMES AND FSC® 100% IPE HARDWOOD SLATS BY FORMS + SURFACES. NON MOUNTED
 4. (5) RECYCLED PLASTIC TRASH RECEPTACLE (40 GALLONS) FROM BELSON OUTDOORS WITH BROWN RAIN CAP AND WEATHERED SIDES.
 5. (6) TUSCANY COLLECTION THERMONY 42" SQUARE TABLES AS SOLD BY BELSON OUTDOORS. MODEL T2267T - 42" SQ. X 31" H FRAME IN TEXTURED BLACK FINISH WITH UMBRELLA HOLES.
 6. (36) TUSCANY COLLECTION THERMONY BISTRO SIDECHAIRS AS SOLD BY BELSON OUTDOORS. MODEL T2235T. FRAME IN TEXTURED BLACK FINISH.
 7. (5) 6' RECYCLED PLASTIC STEP OVER PICNIC TABLE FROM BELSON OUTDOORS- BROWN FRAME WITH WEATHERED TOP AND SEATS
 8. DOG PARK ENCLOSURE TO BE SODDED PER PROJECT SPECIFICATIONS. ALLOW SOD TO ESTABLISH FULLY PRIOR TO USE OF DOG PARK. COORDINATE WITH OWNER NECESSARY MEASURES FOR KEEPING AREA CLOSED.

2 MATCHLINE B
SCALE: 1"=30'



JPS CONSULTING ENGINEERS, INC. - K.C. JPS - 2020.05.28.2020 - 1:34 PM N.Y.T. 2020

SHEET NO. C600

SITE LANDSCAPE PLAN AARBLotD

20 MAY 2020

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REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. LA21700009
STATE OF INDIANA

Robert K. Grand