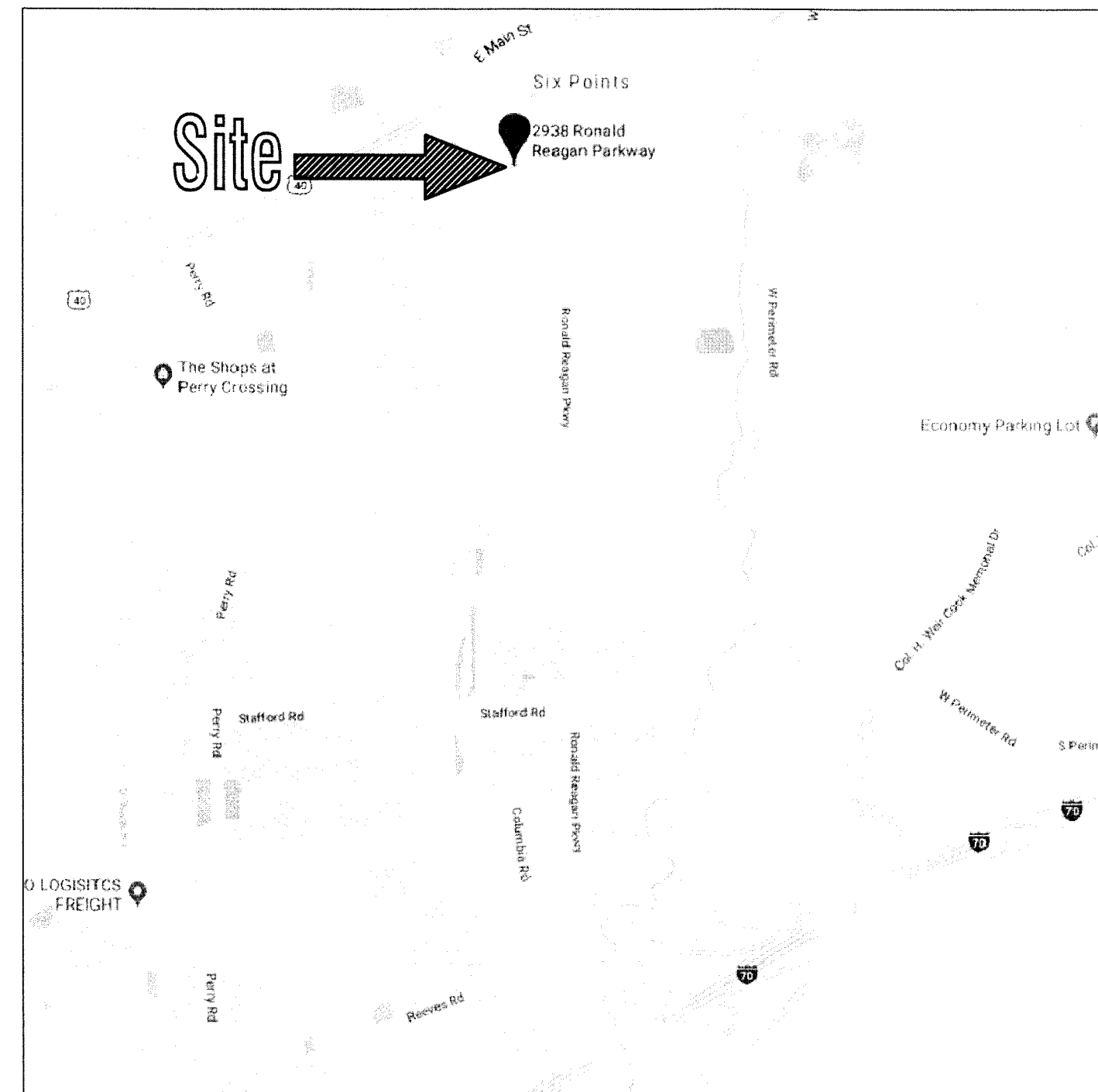


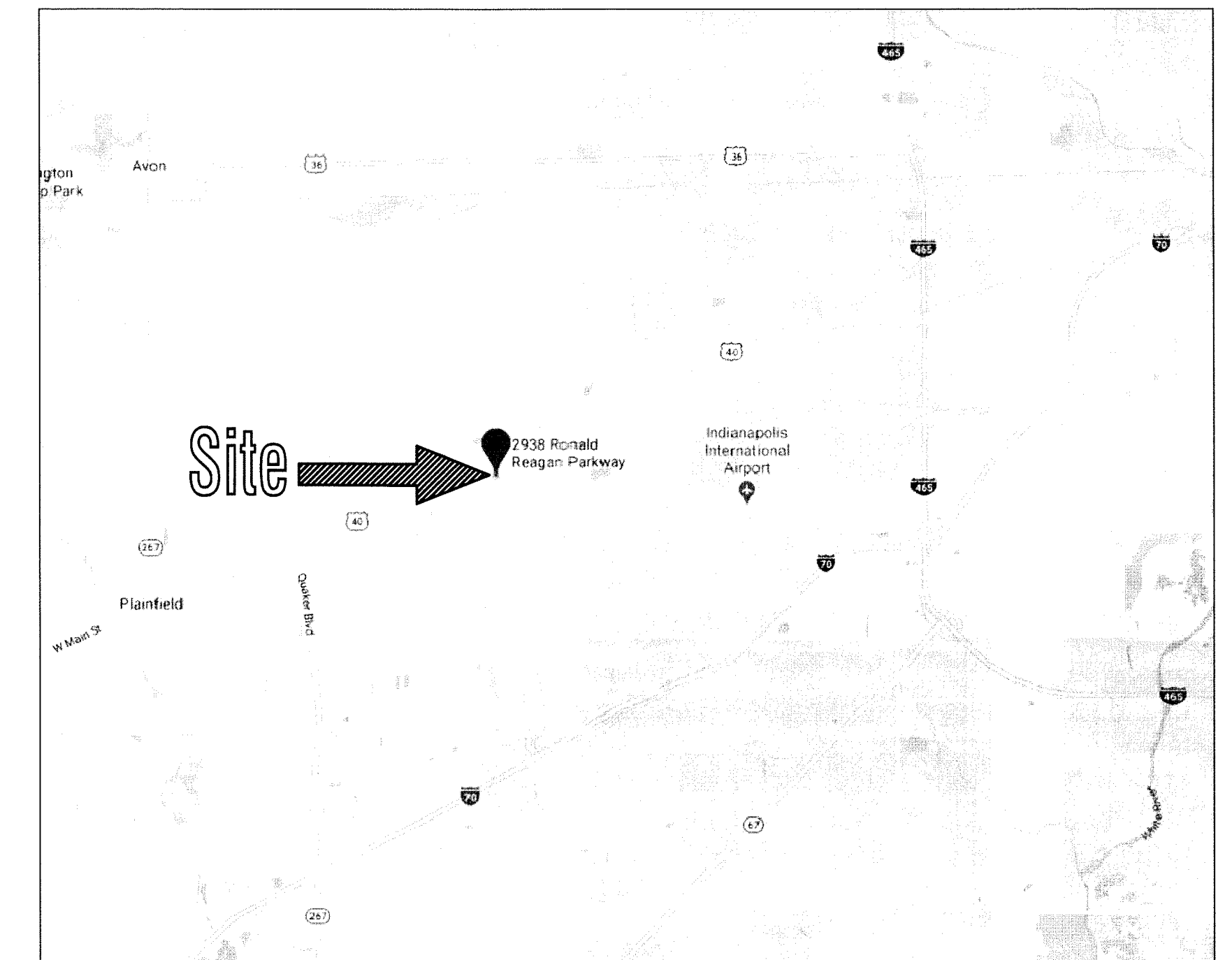
# SITE DEVELOPMENT PLANS FOR:

## ROYAL LIMO

2938 S. RONALD REAGAN PARKWAY  
INDIANAPOLIS, IN 46231



VICINITY MAP



LOCATION MAP

OWNER:

ROYAL TRANSPORTATION INC.  
2938 S. RONALD REAGAN PARKWAY  
INDPLS., IN 46231  
CONTACT: JEFF FREY  
PHONE: 317.861.4666

PREPARED BY:



**SPACE and SITES, LLC**  
ENGINEERING, BUILDING DESIGN  
6 East Taylor St. Shelbyville, IN 46176  
PH 317.392.4444 FAX 317.392.0709  
www.spaceandsites.com  
e-mail: spaceandsites@sbcglobal.net

STORMWATER INFRASTRUCTURE SUMMARY TABLE		
ITEM	TYPE	COUNT (UNITS)
-	-	-
-	-	-
-	-	-
-	-	-

BENCHMARK INFO:

STATE PLAN COORDINATES  
N-1629493.54  
W-3162876.13

GENERAL NOTES:

- 1.) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE CITY, COUNTY, AND STATE AGENCIES PRIOR TO CONSTRUCTION.
- 2.) CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY UTILITY CONFLICTS ARE DISCOVERED OR IF UTILITY LOCATIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH CITY AND ALL RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.



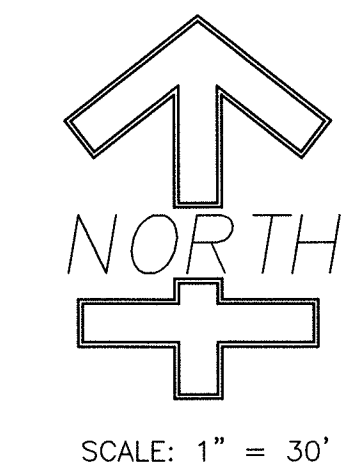
**Bruce G. Carter, P.E.**  
1678 S. Flatrock River Road  
Rushville, IN 46173  
bruce.carter@gatespe.com

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
	COVER
C100	EXISTING SITE/UTILITY PLAN
C101	PROPOSED SITE/UTILITY PLAN
C102	PROPOSED DRAINAGE PLAN
C103	PROPOSED EROSION CONTROL PLAN
C104	PROPOSED EROSION CONTROL DETAILS
C105	PROPOSED SITE LIGHTING PLAN
C106	PROPOSED LANDSCAPING PLAN

REVISIONS		
SHEET NO.	DATE	DESCRIPTION
-	-	-

FLOOD INFO:  
 THE PROPOSED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE "X" AS PER FIRM MAP #18063C0277D EFFECTIVE DATE OCTOBER 25, 2009. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT SHOWN ON THIS PLOT PLAN IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

BENCHMARK INFO:  
 STATE PLAN COORDINATES  
 N-1629493.54  
 W-3162876.13

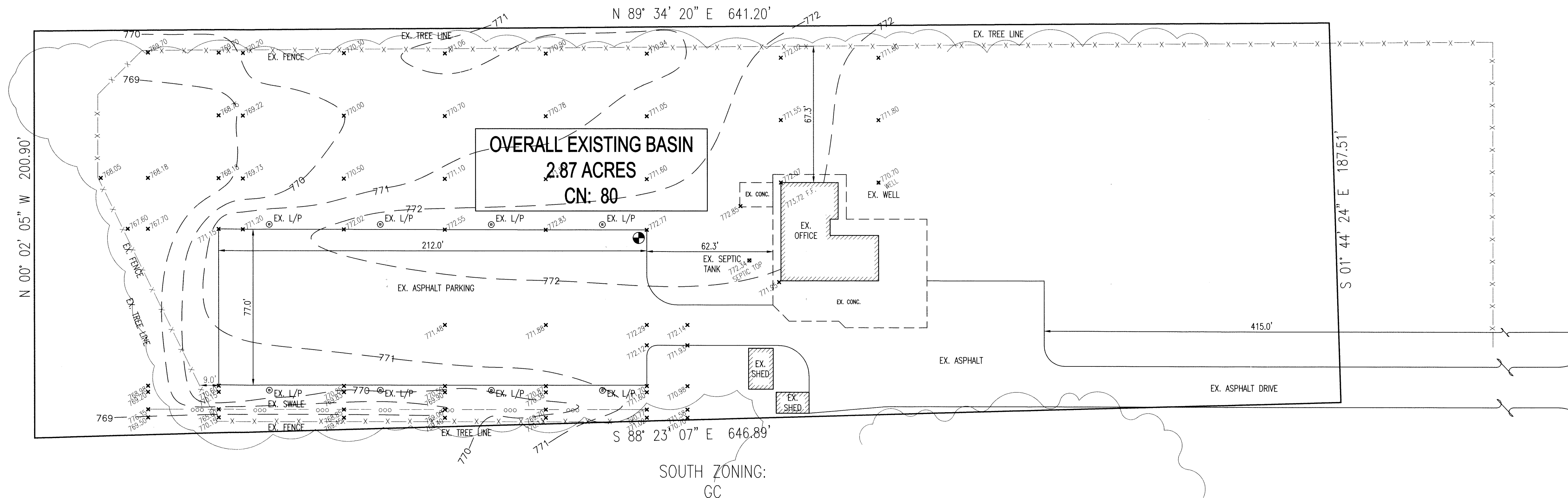


**Bruce G. Carter, P.E.**  
 1678 S. Flatrock River Road  
 Rushville, IN 46173  
 bruce.carter@gatespe.com

**ENGINEERING  
 GATES  
 PROFESSIONAL**

**SPACE and SITES, LLC**  
 BUILDING DESIGN, PLANNING  
 6 East Taylor St. Shelbyville, IN 46176  
 PH 317.392.4444 FAX 317.392.0709  
 www.spaceandsites.com  
 e-mail: spaceandsites@sbcglobal.net

WEST ZONING:  
AG



EAST ZONING:  
AG

⊕ T.B.M.:  
 N.E. CORNER OF EX. ASPHALT PARKING  
 ELEV.=772.77

**EXISTING SITE/UTILITY PLAN**  
 2.871± AC., ZONED: GC.

- LEGEND**
- EX. L/P ⊕ = EXISTING LIGHT POLE
  - EX. SEPTIC TANK ○ = EXISTING SEPTIC TANK
  - EX. WELL ○ = EXISTING WELL

VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

**LEGAL DESCRIPTION**

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A STONE FOUND MARKING THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID HALF QUARTER SECTION 361.60 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 20 SECONDS WEST 524.90 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 175.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 20 SECONDS WEST 641.10 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 05 SECONDS EAST 200.90 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 07 SECONDS EAST 646.91 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 24 SECONDS WEST 187.54 FEET TO THE POINT OF BEGINNING. CONTAINING 2.87 ACRES, MORE OR LESS AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



CHECKED	TN	CERT.	SCALE	DRAWN	RC
			1"=30'		

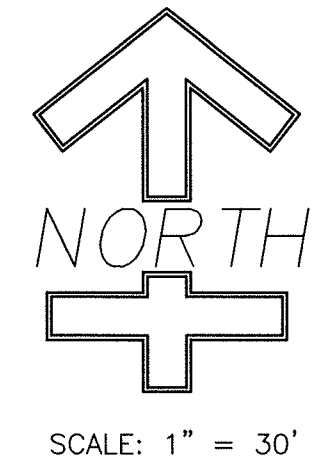
DATE	REVISION

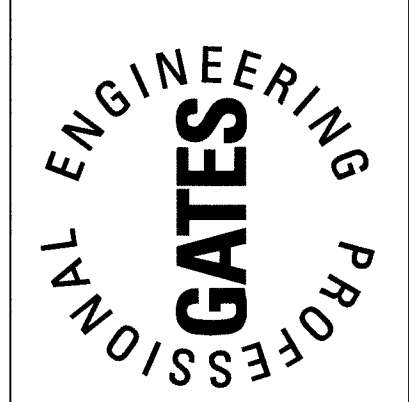
<b>SHEET NAME</b> EXISTING SITE/UTILITY PLAN	<b>PROJECT NAME</b> ROYAL LIMO 2938 S. RONALD REAGAN PARKWAY INDIANAPOLIS, IN 46231
<b>DATE:</b> JUNE 6, 2019	<b>PROJECT NO.:</b> 19039
<b>SHEET NO.</b>	<b>C100</b>



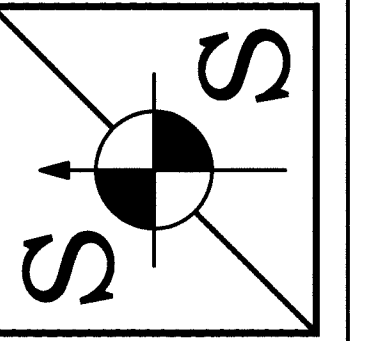
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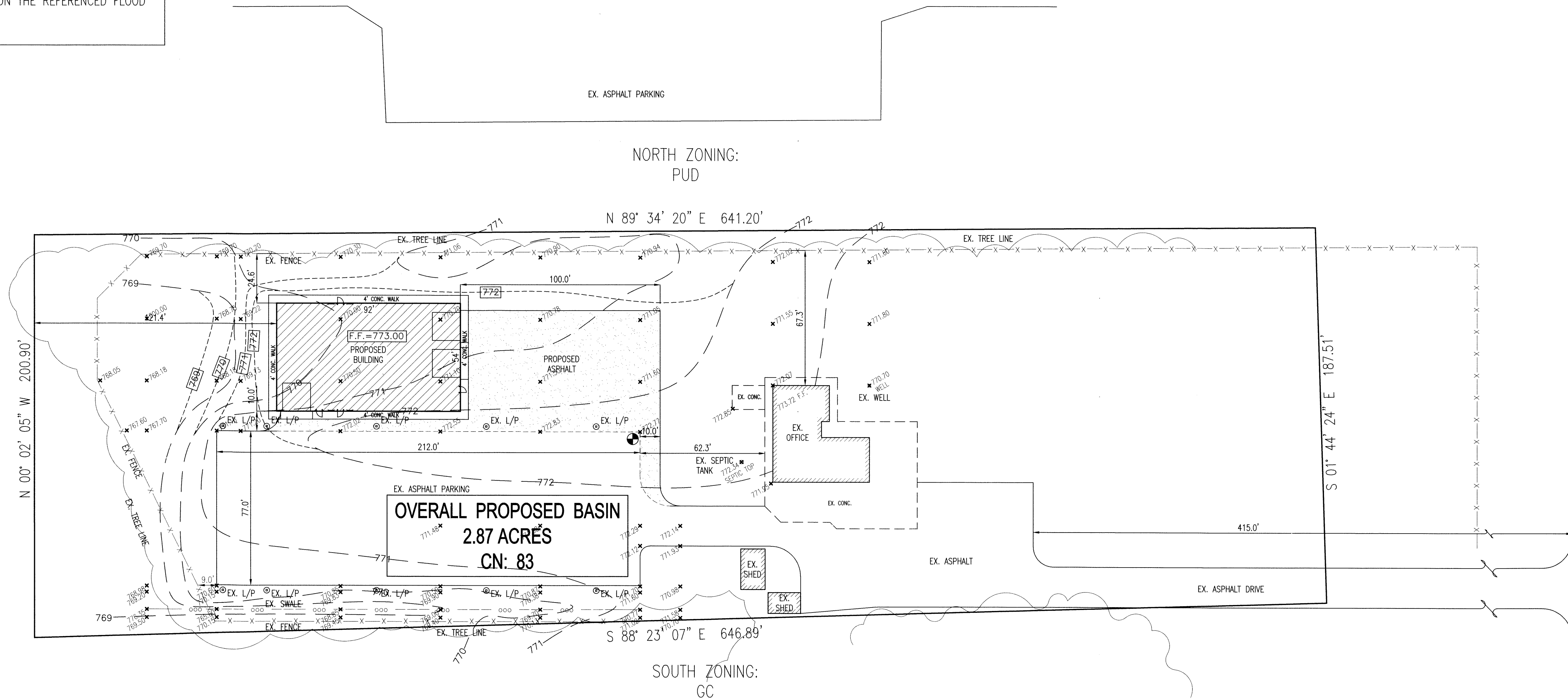
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WEST ZONING:  
AG



EAST ZONING:  
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 N.E. CORNER OF EX. ASPHALT PARKING  
 ELEV.=772.77

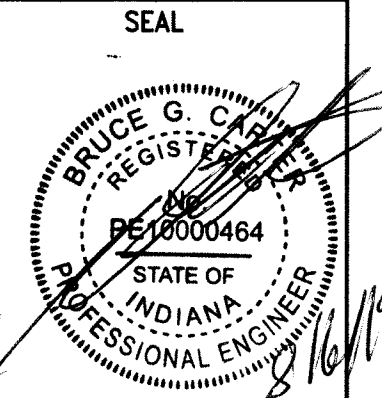
PROPOSED DRAINAGE PLAN  
 2.871± AC., ZONED: GC

LEGEND

- EX. L/P ⊙ = EXISTING LIGHT POLE
- EX. SEPTIC TANK ⊙ = EXISTING SEPTIC TANK
- EX. WELL ⊙ = EXISTING WELL

VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

CHECKED	IN	REVISION	DATE



SHEET NAME  
 PROPOSED DRAINAGE PLAN

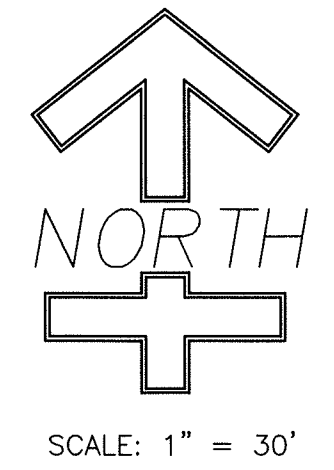
PROJECT NAME  
 ROYAL LIMO  
 2938 S. RONALD REAGAN PARKWAY  
 INDIANAPOLIS, IN 46231

DATE: JUNE 6, 2019  
 PROJECT NO.: 19039  
 SHEET NO.  
 C102

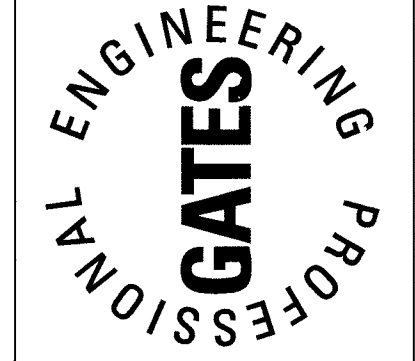


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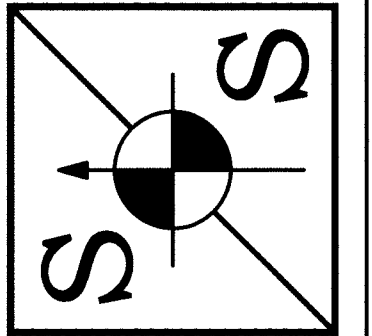
THIS SITE WILL BE SUBJECT TO PERIODIC EROSION AND SEDIMENT CONTROL INSPECTION BY REPRESENTATIVES FROM IDEM & THE CITY OF INDIANAPOLIS TO ENSURE COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE INSPECTOR WILL NOTIFY THE DEVELOPER IN WRITING WHEN INADEQUACIES ARE OBSERVED, DESCRIBING ITEMS TO ADDRESS AND ACTIONS TO BE TAKEN. REMINDER: WEEKLY OR AFTER RAIN EVENTS OF 0.5 INCHES OR GREATER, THE PROJECT SITE OWNER OR HIS/HER REPRESENTATIVE SHALL INSPECT ALL EROSION CONTROL MEASURES AND PERFORM MAINTENANCE. INSPECTION AND MAINTENANCE REPORTS SHOULD BE GENERATED AS CONDUCTED AND AVAILABLE UPON REQUEST.



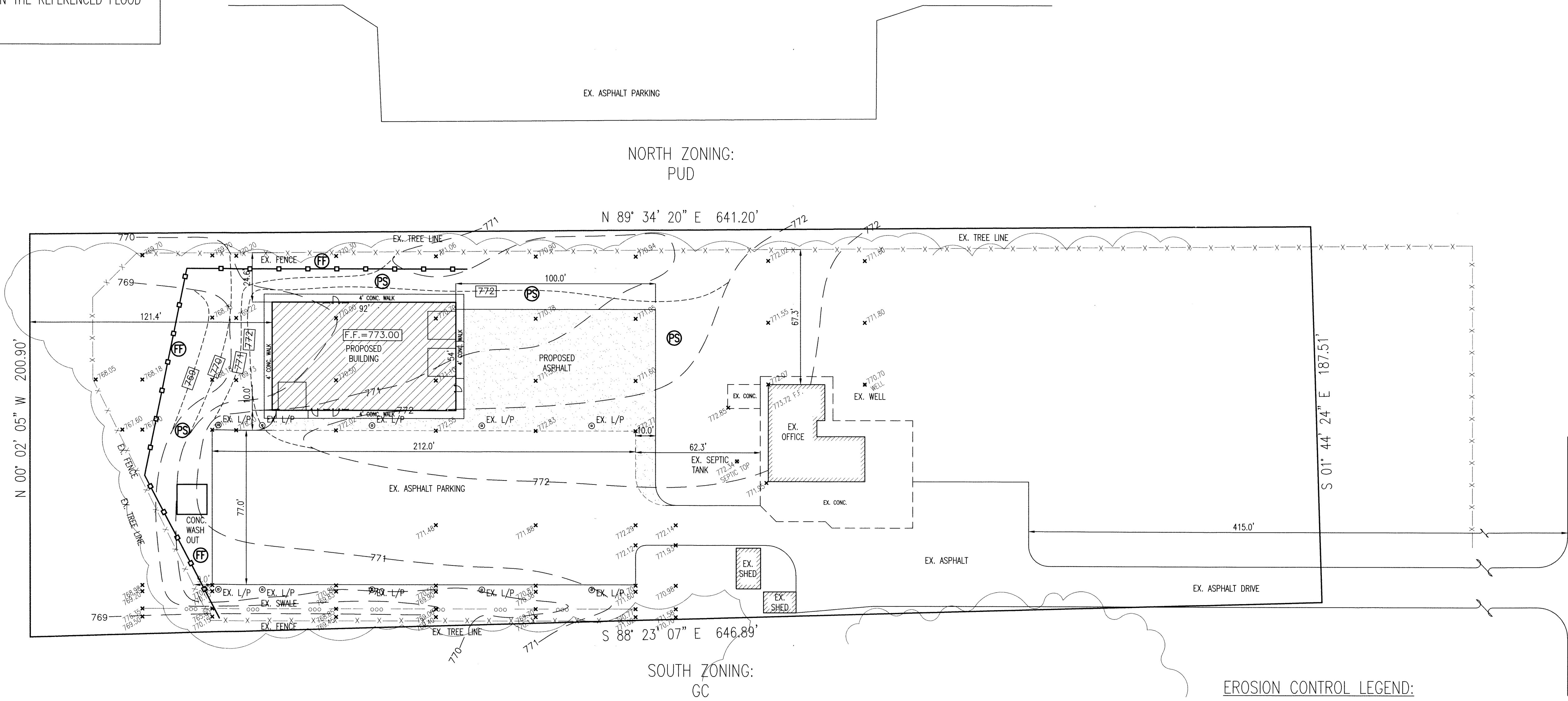
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WEST ZONING:  
AG



EAST ZONING:  
AG

EROSION CONTROL CONSTRUCTION SEQUENCE SCHEDULING	
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)	CONSTRUCTION SCHEDULE CONSIDERATIONS
<b>PRE-CONSTRUCTION ACTIONS</b> (EVALUATION/PROTECTION OF IMPORTANT SITE CHARACTERISTICS)	BEFORE CONSTRUCTION, EVALUATE, MARK, AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, UNIQUE AREAS (e.g., WETLANDS) TO BE PRESERVED, ON-SITE SEPTIC SYSTEM ABSORPTION FIELDS, AND VEGETATION SUITABLE FOR FILTER STRIPS, ESPECIALLY IN PERIMETER AREAS.
<b>CONSTRUCTION ACCESS *</b> (CONSTRUCTION ENTRANCES, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS)	STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS WORK TAKES PLACE.
<b>SEDIMENT BARRIERS AND TRAPS *</b> (BASIN TRAPS, SILT FENCES, OUTLET PROTECTION)	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ASSESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
<b>RUNOFF CONTROL *</b> (DIVERSIONS, PERIMETER DIKES, WATER BARS, OUTLET PROTECTION)	INSTALL PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS ARE INSTALLED BUT BEFORE SITE GRADING. INSTALL ADDITIONAL RUNOFF CONTROL MEASURES DURING GRADING AS NEEDED.
<b>RUNOFF CONVEYANCE SYSTEMS *</b> (STABILIZED STREAMBANKS, STORM DRAINS, INLET AND OUTLET PROTECTION, CHANNELS)	WHERE NECESSARY, STABILIZE STREAMBANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
<b>LAND CLEARING AND GRADING *</b> (CUTTING/FILLING, GRADING DRAINS, SEDIMENT TRAPS, BARRIERS, DIVERSIONS, SURFACE ROUGHENING)	BEGIN MAJOR CLEARING AND GRADING AFTER INSTALLING THE KEY SEDIMENT AND RUNOFF MEASURES. CLEAR BORROW AND DISPOSAL AREAS AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
<b>SURFACE STABILIZATION *</b> (TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP-RAP)	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED.
<b>BUILDING CONSTRUCTION *</b> (BUILDING, UTILITIES, PAVING)	INSTALL NECESSARY EROSION AND SEDIMENT CONTROL PRACTICES AS WORK TAKES PLACE.
<b>LANDSCAPING AND FINAL STABILIZATION *</b> (TOPSOIL, TREES, AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP-RAP)	STABILIZE ALL OPEN AREAS INCLUDING BORROW AND SPOIL AREAS. REMOVE TEMPORARY CONTROL MEASURES AND STABILIZE.
*MAINTENANCE--(1)INSPECT PRACTICES AT LEAST ONCE A WEEK, & (2) MAKE REPAIRS IMMEDIATELY AFTER PERIODS OF RAINFALL.	

**PROPOSED EROSION CONTROL PLAN**  
 2.871± AC., ZONED: GC

RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL:

FREY CONSTRUCTION INC.  
 3513 S. 450 WEST  
 NEW PALESTINE, IN 46163  
 CONTACT: JEFF FREY  
 317.861.4666

**EROSION CONTROL LEGEND:**

- = FILTER FENCE
- = EROSION CONTROL BLANKETS
- = DENOTES AREA TO BE PERMANENTLY SEEDDED
- = INDICATES CONSTRUCTION ENTRANCE AREA
- = INDICATES INLET PROTECT FILTER MESH
- = INDICATES CONCRETE WASH OUT BASIN

**NOTE:**

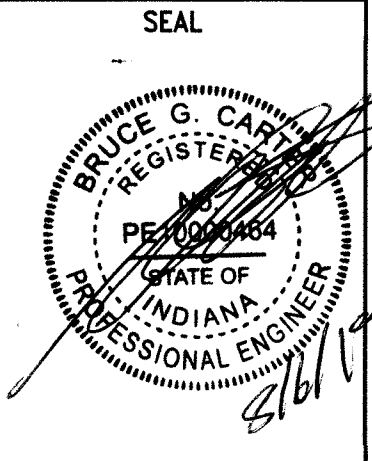
PLEASE SEED PERMANENT SEED AREAS AS SOON AS POSSIBLE.  
 LIMIT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.



Know what's below.  
 Call before you dig.

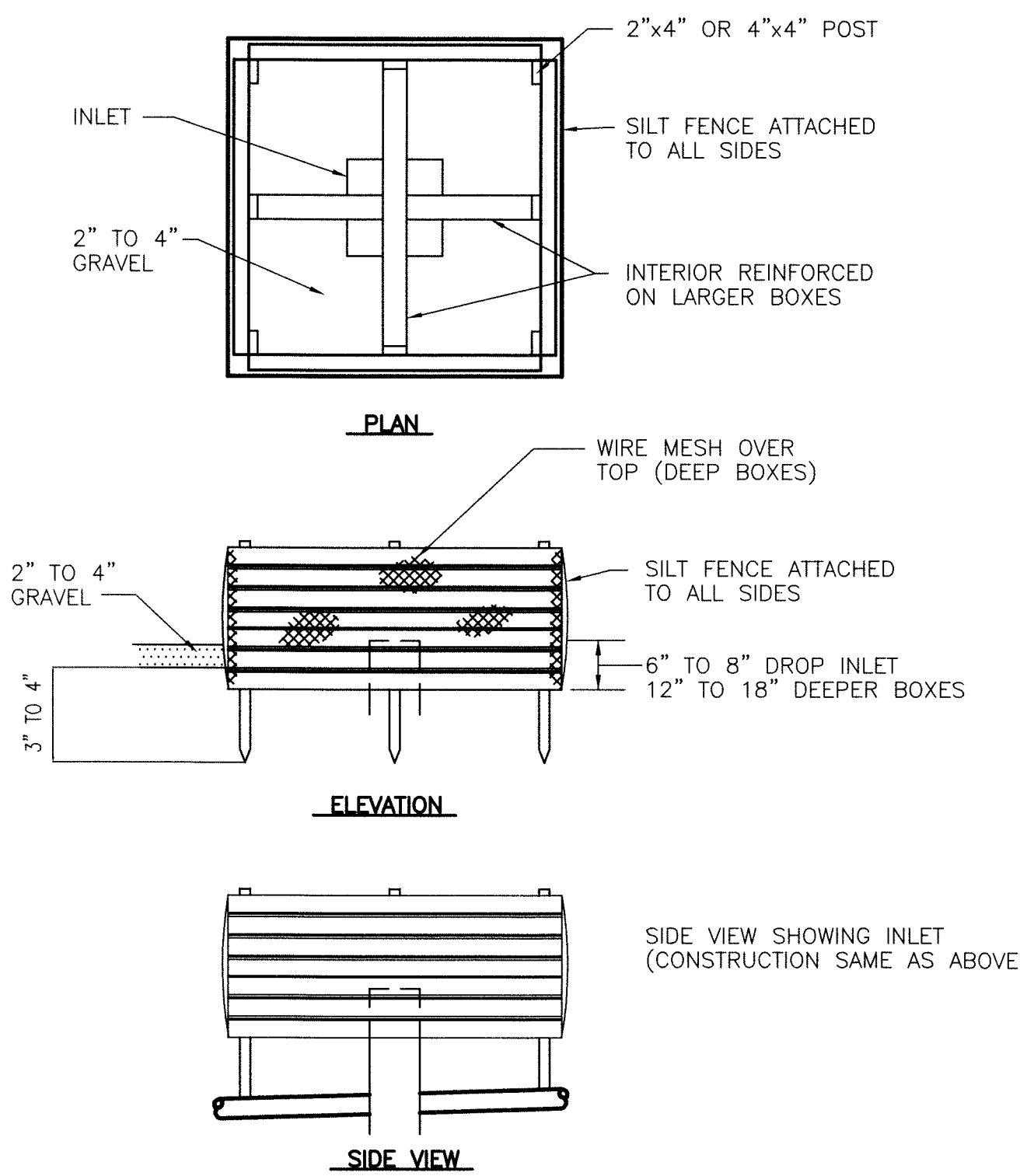


CHECKED	IN	SCALE	DATE
		1"=30'	
		DRAWN	
		RC	



SHEET NAME	PROJECT NAME
PROPOSED EROSION CONTROL PLAN	ROYAL LIMO 2938 S. RONALD REAGAN PARKWAY INDIANAPOLIS, IN 46231

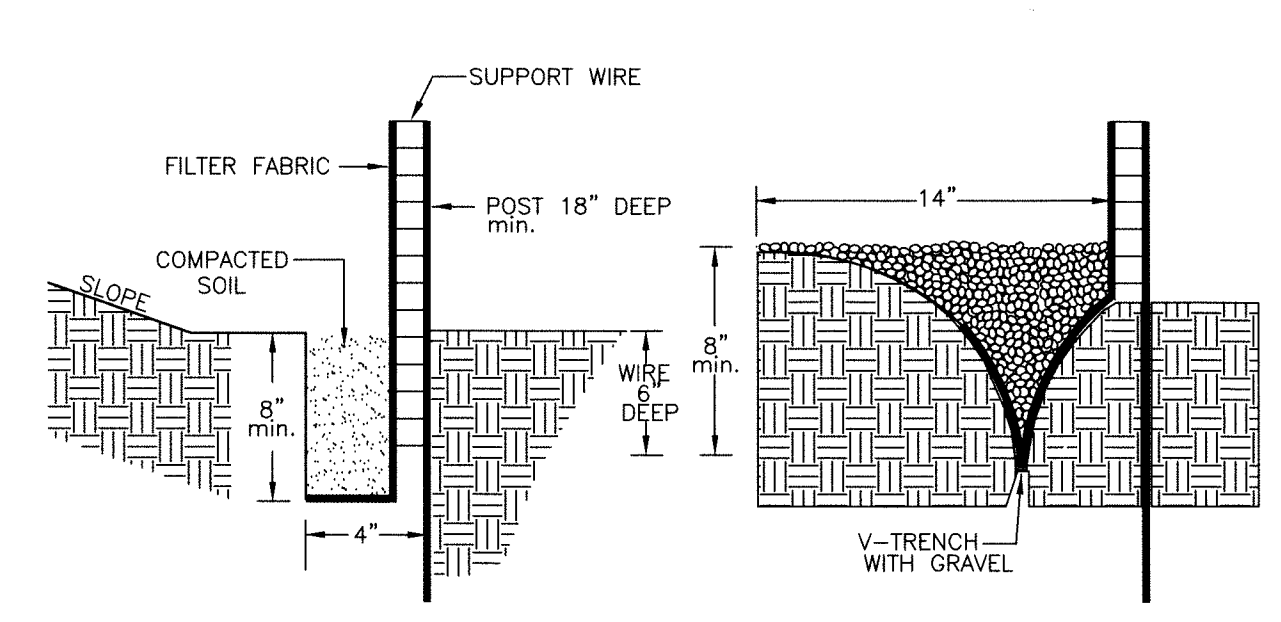
DATE: JUNE 6, 2019
PROJECT NO.: 19039
SHEET NO. C103



**NOTE:**

NO HOLES NEEDED ON BOXES MADE OF BOARDS SPACED 2" APART. 2" HOLES APPROX. 6" VERTICAL-6" HORIZONTAL ON PLYWOOD BOXES. SILT FENCE FABRIC ATTACHED TO ALL SIDES OF BOX (COARSE WEAVE). DIMENSIONS OF BOX WILL VARY ACCORDING TO THE SIZE OF INLET AND DEPTH BASE. USE WIRE MESH OVER TOP OF DEEP HOLES. SLIT BOXES TO BE LOCATED AT EACH CATCH BASIN.

**FILTER FENCE PROTECTION DETAIL**



**FILTER FENCE INSTALLATION DETAIL**

- FINISH GRADING AND SEEDING**
- OVER THE APPROVED ROUGH GRADE (SEE SECTION E), SPREAD 4" MINIMUM OF TOPSOIL OR APPROVED FILL TO SUCH DEPTH AS WILL FINISH TO THE REQUIRED FINISH GRADES AND CONTOURS AFTER ROLLING AND NATURAL SETTLEMENT. NEW GRADES SHALL SLOPE UNIFORMLY BETWEEN LEVELS ESTABLISHED ON THE PLANS AND INTERSECTIONS OF NEW GRADES WITH EXISTING GRADES SHALL BE UNIFORM AND SMOOTH.
  - FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE SPREAD UNIFORMLY OVER THE AREA TO BE SEED. THEY SHALL BE MIXED INTO THE TOP 2" OF SOIL WITH A DISK HARROW, ROTARY TILLER OR OTHER APPROVED EQUIPMENT. FERTILIZER SHALL BE SPREAD AT THE RATE OF 800 POUNDS PER ACRE AND AGRICULTURAL LIMESTONE AT THE RATE OF 1/2 TON PER ACRE UNLESS OTHERWISE SPECIFIED.
  - TEMPORARY SEEDING IN THE AREAS WHERE STRIPPING, CUTS OR FILLS HAVE BEEN GRADED SHALL BE SEED FOR SILT AND EROSION PROTECTION WITH ONE OF THE FOLLOWING METHODS:
 

A. EARLY SPRING MIX:	100% OATS
SEEDING RATE:	50 LBS./ACRE
B. SPRING OR LATE FALL MIX:	100% ANNUAL RYE
SEEDING RATE:	50 LBS./ACRE
C. FALL MIX:	100% PERENNIAL RYE
SEEDING RATE:	50 LBS./ACRE

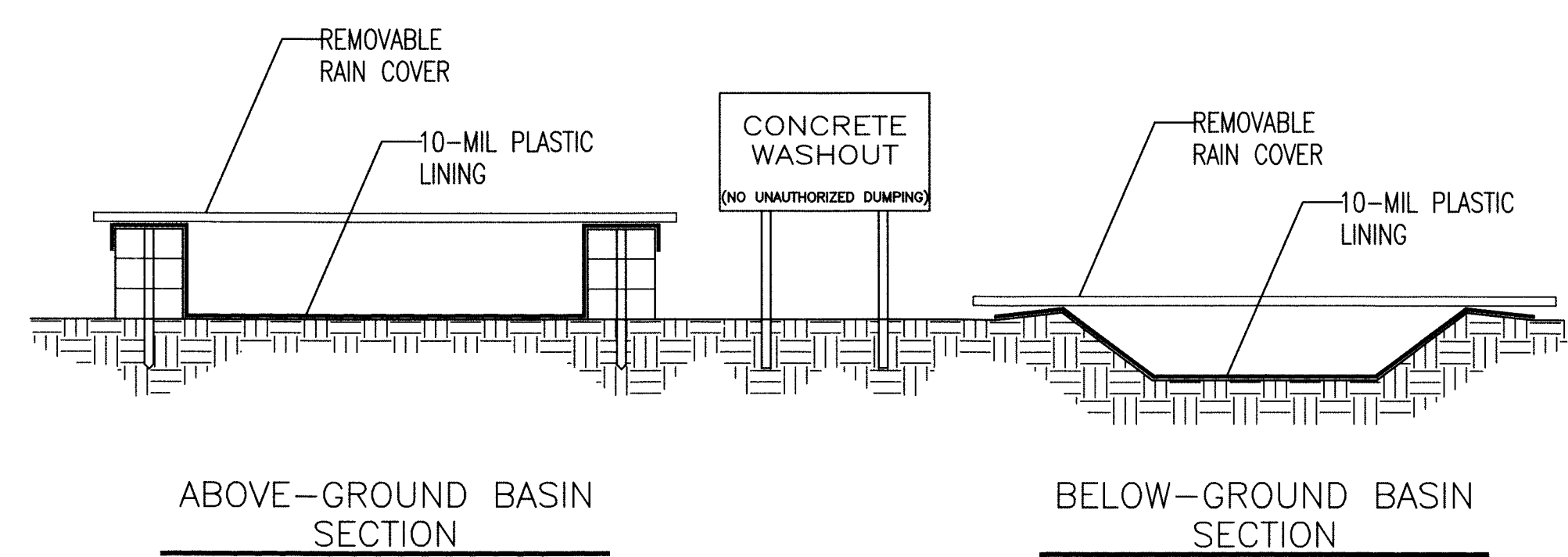
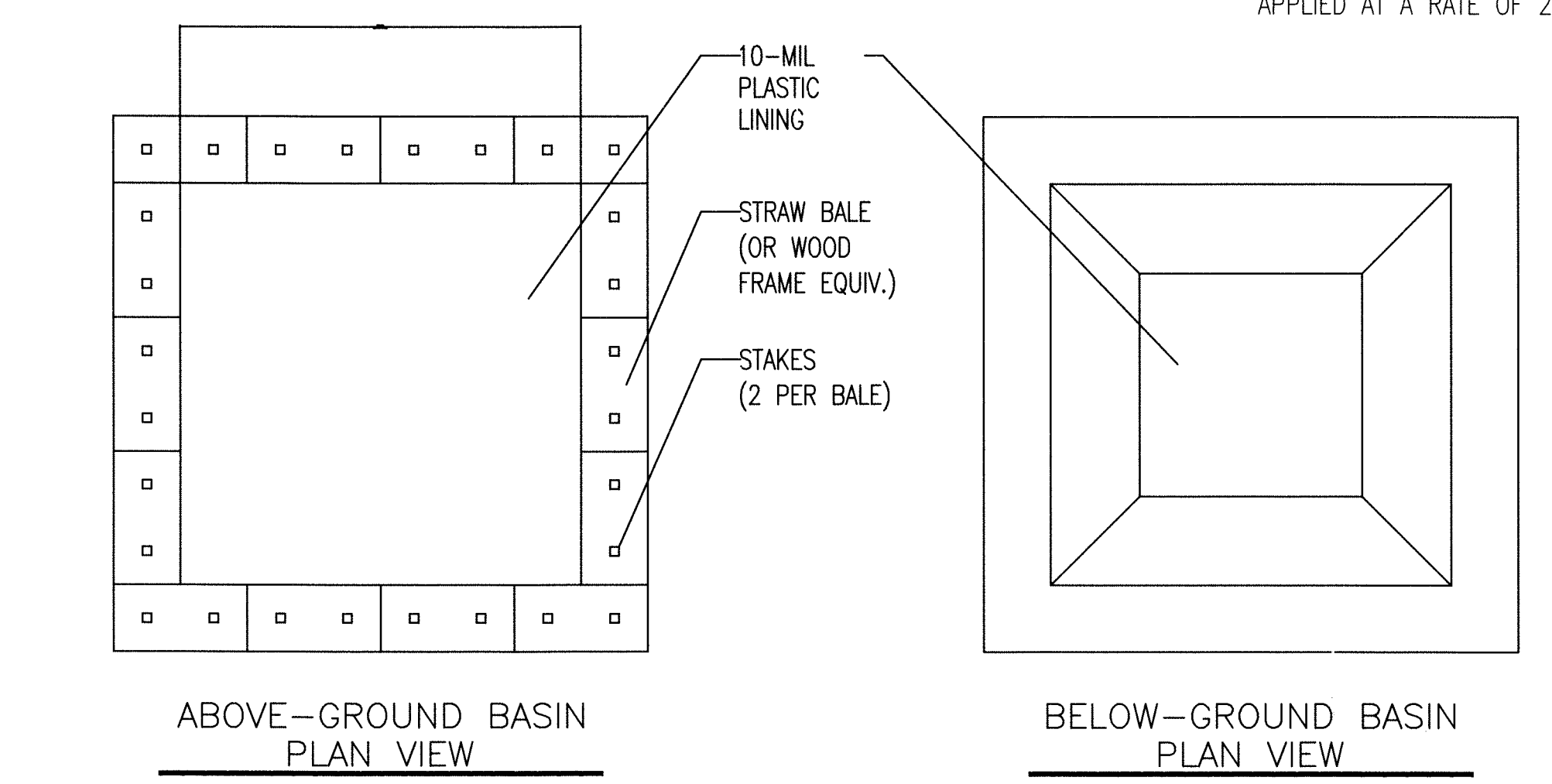
STRAW OR MULCH AS APPROVED BY THE ENGINEER SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.

**Notes:**

- Erosion and Sediment Control:
  - Ensure that all exposed soils are protected/seeded as soon as possible
  - Provide a concrete wash out area
  - All mud, dirt & debris that is tracked onto the road ways will need to be cleaned off immediately to prevent further tracking
  - Install straw bales or rock check dams in drainage swale during construction activities if necessary

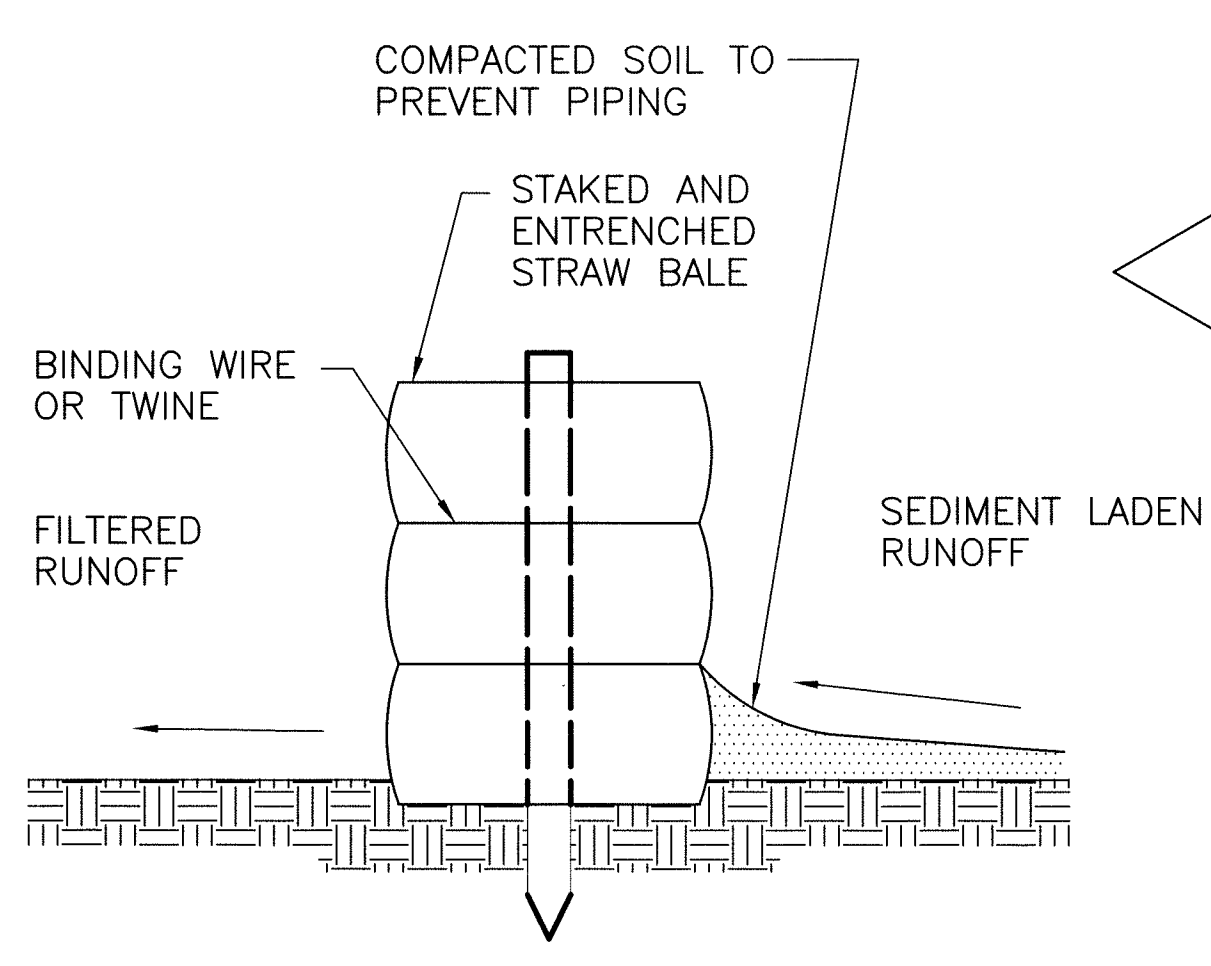
**Reminders**

- Weekly or after rain events of .5 inches or greater, the project site owner or representative shall inspect all erosion control measures and perform and document necessary maintenance. Inspection and maintenance reports should be generated as conducted and available upon request.
- The site will be subject to periodic erosion and sediment control inspection by representatives from the City's MS4 Director to ensure compliance. The MS4 Director will notify the developer/owner in writing when inadequacies are observed, describing items to address and actions to be taken.
- Establish permanent seeding as soon as possible.
- All mud, dirt & debris that is tracked onto the road ways will need to be cleaned off immediately to prevent further tracking.

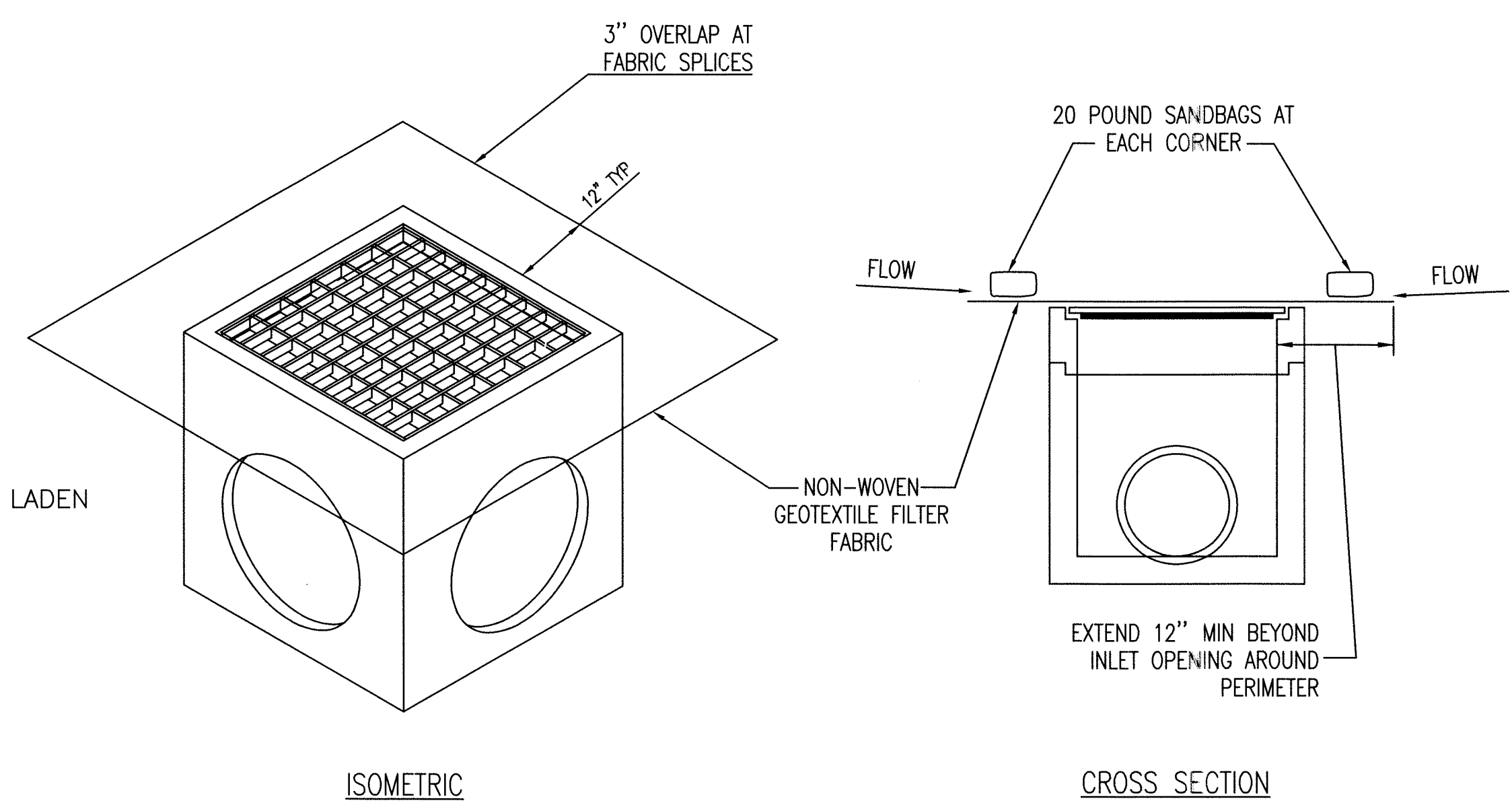


**CONCRETE WASHOUT NTS**

- NOTES:**
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
  - "CONCRETE WASHOUT" SIGN TO BE LOCATED ADJACENT TO WASHOUT FACILITY.
  - REMOVABLE RAIN COVER REQUIRED DURING WET WEATHER SEASON.



**PIPE INLET PROTECTION NTS**



**NOTES:**

- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
- CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
- INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

**FILTER MESH INLET PROTECTION NTS**

City of Indianapolis,  
 Department of Neighborhood Services  
 1200 Madison Ave., Suite 100  
 Indianapolis, In 46225  
 (317) 327-8700

NORTH

SCALE: 1" = 20'

**Bruce G. Carter, P.E.**  
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CHECKED	DATE	REVISION	SYMBOL	SCALE	DR	RC
TN				1"=20'		
CERT.						
SEAL						

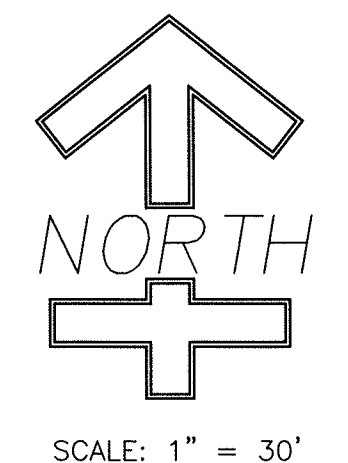
BRUCE G. CARTER  
 REGISTERED PROFESSIONAL ENGINEER  
 PE 10000464  
 STATE OF INDIANA

**EROSION CONTROL DETAILS**

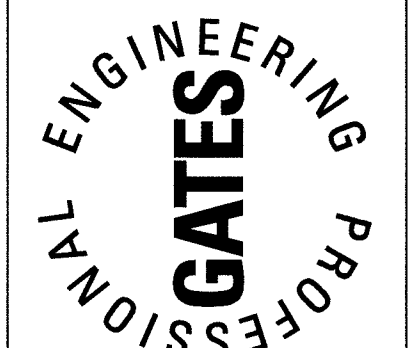
SHEET NAME: EROSION CONTROL DETAILS  
 PROJECT NAME: ROYAL LIMO  
 2938 S. RONALD REAGAN PARKWAY  
 INDIANAPOLIS, IN 46231

DATE: JUNE 6, 2019  
 PROJECT NO.: 19039  
 SHEET NO. C104

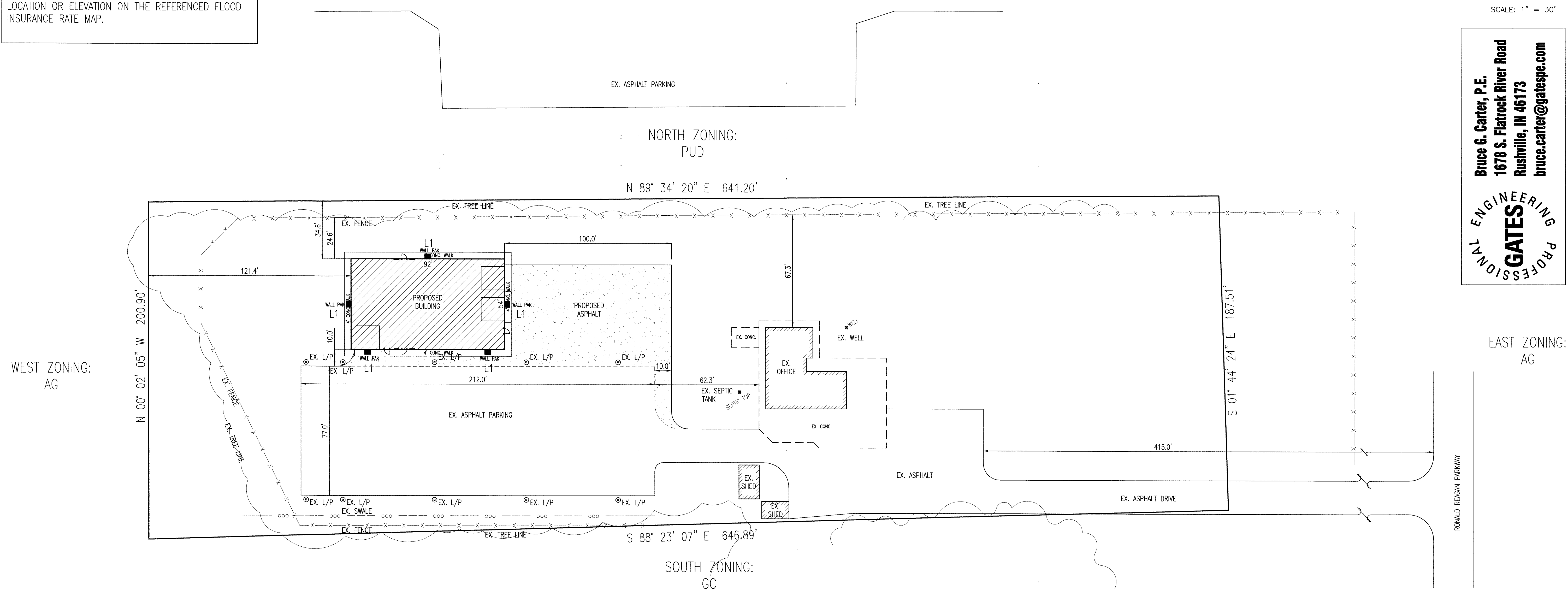
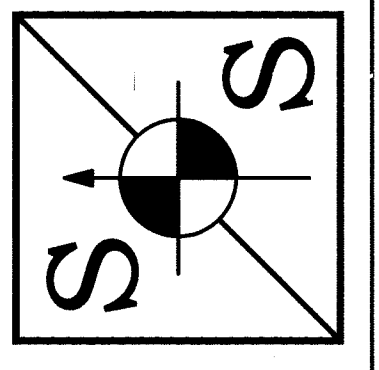
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**PROPOSED SITE LIGHTING PLAN**  
 2.871± AC., ZONED: GC

**LEGEND**

- EX. L/P ⊙ = EXISTING LIGHT POLE
- EX. SEPTIC TANK ⊙ = EXISTING SEPTIC TANK
- EX. WELL ⊙ = EXISTING WELL

VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

**NOTES:**

- SITE LIGHTING STANDARDS TO MEET CITY ORDINANCE.
- ALL LIGHTING FIXTURES SHALL BE 90° CUT-OFF FIXTURE DIRECTED DOWNWARD AT THE GROUND SURFACE.

**LIGHTING INVENTORY**

- L1 RAB LIGHTING, WPLED104, LED 104W WALLPACK

**WPLED104**

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_  
**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**LED Info:**  
 Type: RAB  
 Power: 104W  
 Voltage: 120V  
 Frequency: 60Hz

**Technical Specifications**

**Lighting:** LED  
**UL Listing:** ETL  
**IP Rating:** IP65  
**Mounting:** Surface mount

**Color Stability:** CRI > 90  
**Color Rendering Index (CRI):** > 90  
**Beam Angle:** 90°

**WPLED104**

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_  
**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**LED Info:**  
 Type: RAB  
 Power: 104W  
 Voltage: 120V  
 Frequency: 60Hz

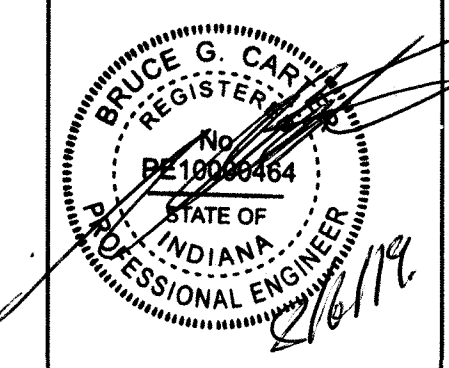
**Technical Specifications (continued)**

**Dimensions:** 10.5" x 4.5" x 3.5"  
**Weight:** 2.5 lbs  
**Material:** Aluminum

**Ordering Matrix:**

Family	Color	Color Temp	Finish	Voltage	Mount	Beam
WPLED	Black	3000K	Matte	120V	Surface	90°

CHECKED	DATE	REVISION	SYMBOL	TN	CERT.	SCALE	DRAWN	RC
						1" = 30'		



**SHEET NAME**  
 PROPOSED SITE LIGHTING PLAN

**PROJECT NAME**  
 ROYAL LIMO  
 2938 S. RONALD REAGAN PARKWAY  
 INDIANAPOLIS, IN 46231

DATE: JUNE 6, 2019

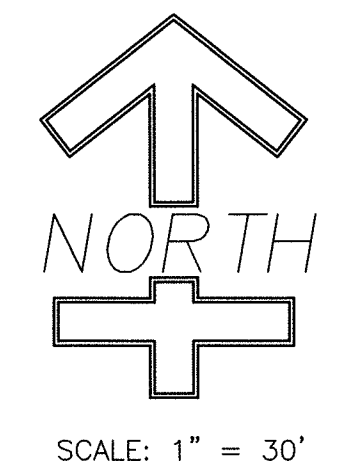
PROJECT NO.: 19039

SHEET NO.

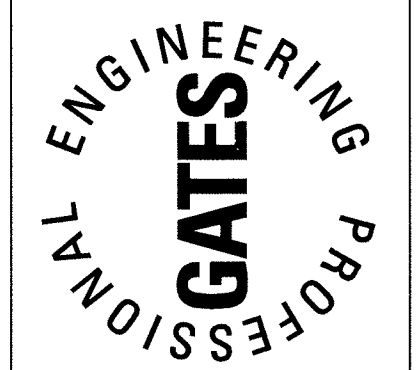
C105



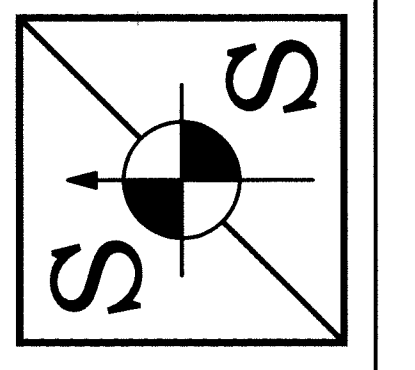
FLOOD INFO:  
 THE PROPOSED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE "X" AS PER FIRM MAP #18063C0277D EFFECTIVE DATE OCTOBER 25, 2009. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT SHOWN ON THIS PLOT PLAN IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.



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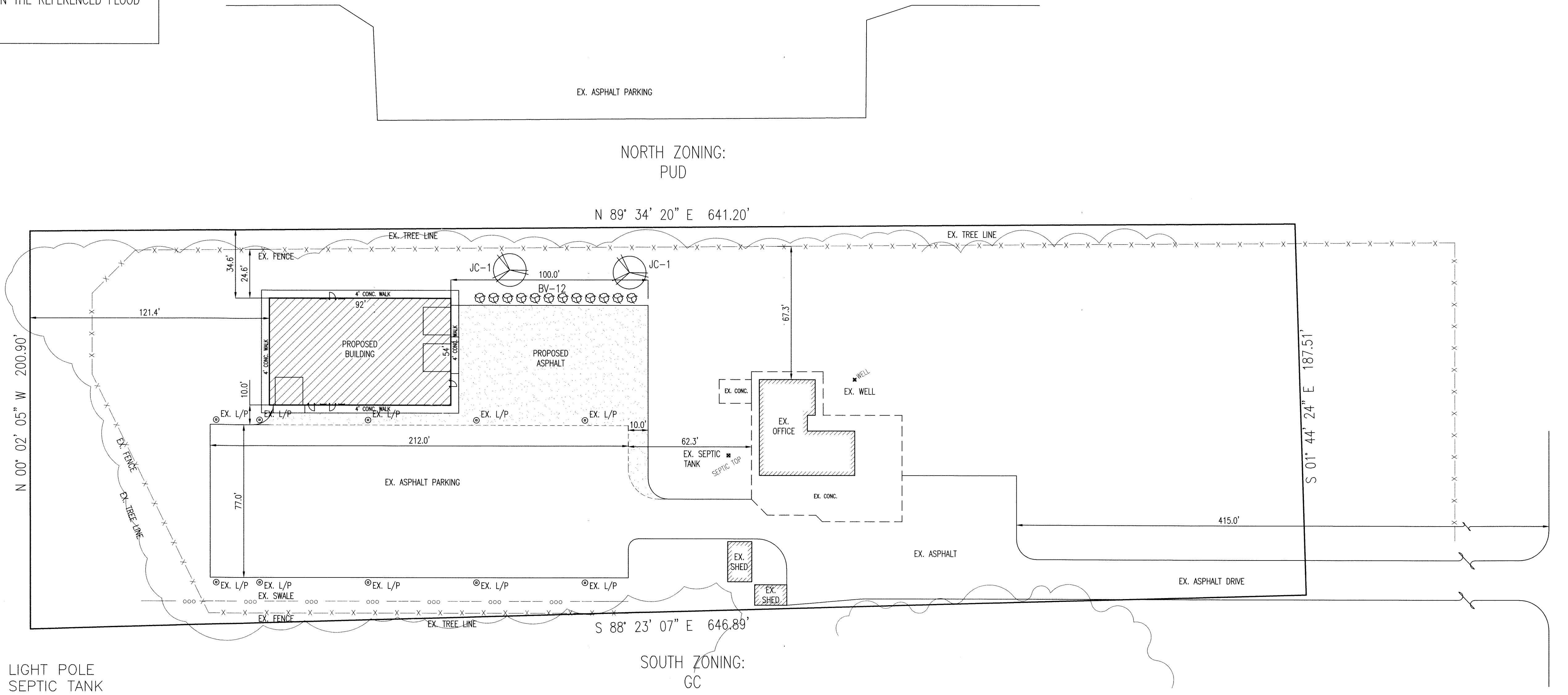


WEST ZONING:  
AG

EAST ZONING:  
AG

**LEGEND**

- EX. L/P ⊙ = EXISTING LIGHT POLE
- EX. SEPTIC TANK ⊙ = EXISTING SEPTIC TANK
- EX. WELL ⊙ = EXISTING WELL



SOUTH ZONING:  
GC

TREES AND SHRUBS MUST MEET SIZE REQUIREMENT EXPRESSED IN THE UNITED DEVELOPMENT ORDINANCE.

VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

**PROPOSED LANDSCAPING PLAN**  
 2.871± AC., ZONED: GC

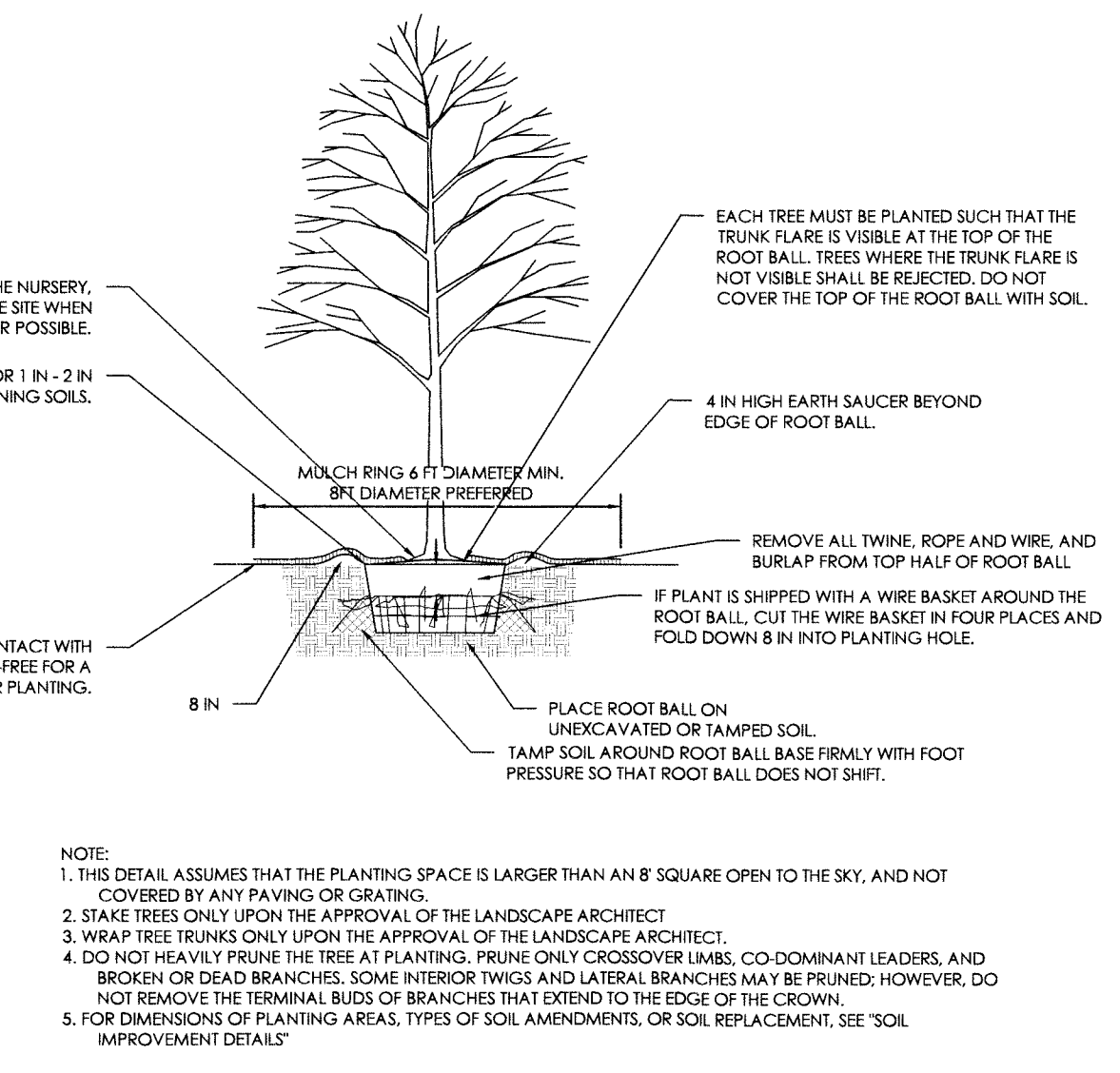
Key	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	QTY.
BV	BUXUS X 'GREEN VELVET'	BOXWOOD, GREEN VELVET	15"-18"	48" HT./36" SPREAD	12
JC	JUNIPERUS COMMUNIS	JUNIPER	1 1/2" CAL.	15' HT./8' SPREAD	2

**PLANTING LEGEND**

- BV-1 ⊙ 18" BOXWOOD, GREEN VELVET, BUXUS X 'GREEN VELVET'
- JC-1 ⊙ 15" MATURE, JUNIPER, JUNIPERUS COMMUNIS

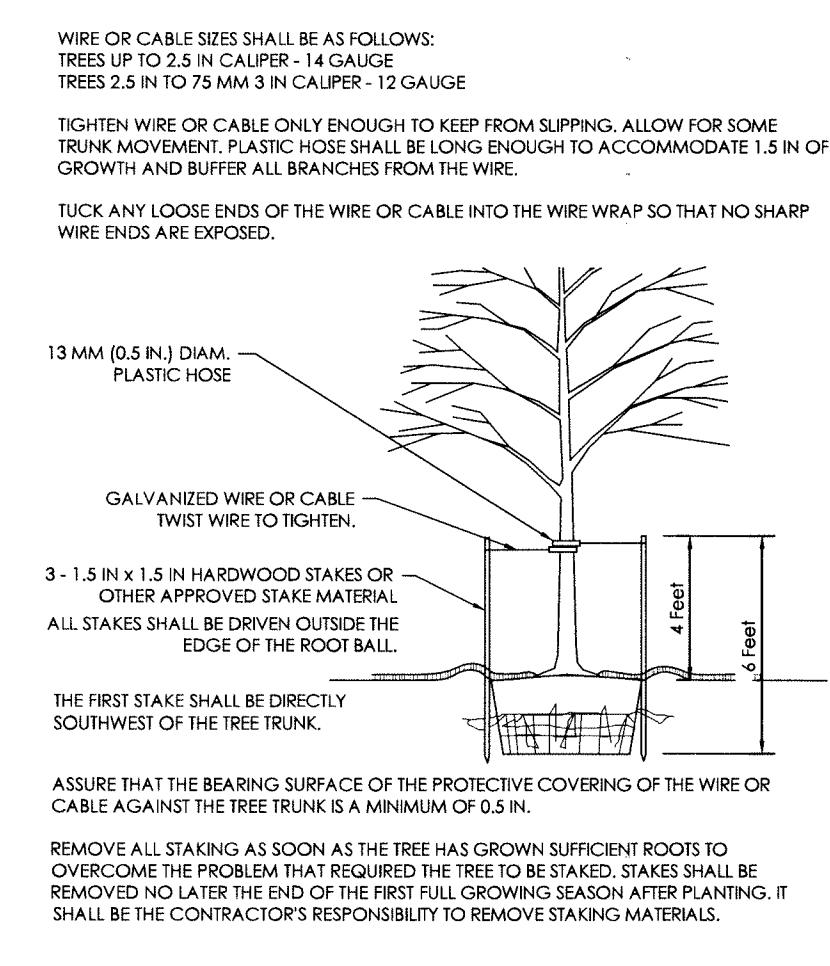
**NOTES:**

1. FOR COMPLETE LAYOUT INFORMATION SEE CIVIL DRAWINGS.
2. VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANT INSTALLATION.
3. CONTRACTOR TO VERIFY QUANTITIES; NOTIFY LANDSCAPING ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR TO VERIFY FIELD CONDITIONS; NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS.
5. STAKE ALL TREES AND LARGE SHRUBS AS INDICATED BY INDUSTRY STANDARDS.
6. ALL PLANT BEDS ARE TO BE SPADE EDGED UNLESS NOTED OTHERWISE, PROVIDE STEEL EDGE BID ALTERNATE.
7. ALL PLANT MASSES TO BE CONTAINED WITHIN MULCH BED.
8. ALL GROUND COVER BEDS ARE TO BE MULCHED WITH 1" MIN.; SHRUBS WITH 3" MIN. DEPTH WITH SHREDDED HARDWOOD MULCH.
9. CONTRACTOR TO REGRADE, REPAIR AND REPLANT ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING ANY OFF-PROPERTY AND OR OTHERWISE NOT INDICATED ON PLANS.
10. ALL TURF AREAS ARE TO BE SODDED, UNLESS NOTED.
11. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AND PLANTING BED AREAS.
12. CONTRACTOR SHALL USE TREE & SHRUB DETAILS AS PLANTING GUIDELINES.
13. PROVIDE LAWN IRRIGATION IN ALL LAWN AND PLANTING AREAS.
14. LANDSCAPE PLAN AND COUNT TO BE ADJUSTED AND COORDINATED WITH TREE SAVE PLAN.



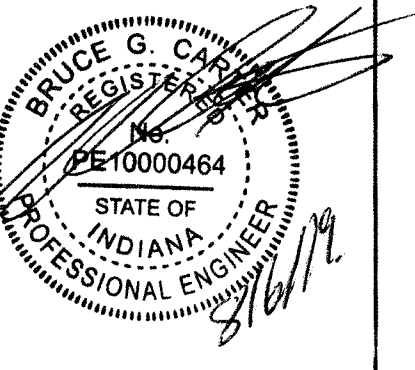
NOTE:  
 1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN AN 8' SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.  
 2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.  
 3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.  
 4. DO NOT HEAVILY PRUNE THE TREE AT PLANTING; PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.  
 5. FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE 'SOIL IMPROVEMENT DETAILS'

TREE PLANTING DETAIL, FOR B&B ALL SOIL TYPES  
 NOT TO SCALE



WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:  
 TREES UP TO 2.5 IN CALIPER - 14 GAUGE  
 TREES 2.5 IN TO 75 MM 3 IN CALIPER - 12 GAUGE  
 TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN 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.  
 13 MM (0.5 IN.) DIAM. PLASTIC HOSE  
 GALVANIZED WIRE OR CABLE  
 TWIST WIRE TO TIGHTEN.  
 3 - 1.5 IN x 1.5 IN HARDWOOD STAKES OR OTHER APPROVED STAKE MATERIAL  
 ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.  
 THE FIRST STAKE SHALL BE DIRECTLY SOUTHWEST OF THE TREE TRUNK.  
 ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 IN.  
 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 FULL GROWING SEASON AFTER PLANTING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE STAKING MATERIALS.

TREE STAKING DETAIL, 3" CALIPER OR LESS  
 NOT TO SCALE



SHEET NAME  
**PROPOSED LANDSCAPING PLAN**

PROJECT NAME  
**ROYAL LIMO  
 2938 S. RONALD REAGAN PARKWAY  
 INDIANAPOLIS, IN 46231**

DATE: JUNE 6, 2019  
 PROJECT NO.: 19039  
 SHEET NO.  
**C106**