

DEVELOPMENTS, INC.
NEW ORLEANS

PROJECT:

PROPOSED SELF STORAGE
45TH STREET
MUNSTER, IN. 46321

DRAWING:

LANDSCAPE PLAN



GHK DEVELOPMENT, INC.
3920 MAGAZINE STREET
NEW ORLEANS, LA. 70115
GORDEN H. KOLB JR.
(504) 866-7300

DATE:

8/6/2025

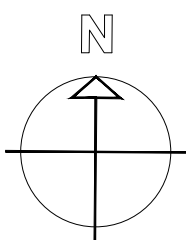
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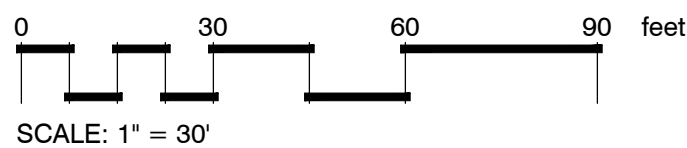
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
TREES							
	AA	3	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	Gallon or B&B	2"-Cal.	12' to 14' ht.	
	UR	4	Ulmus x 'Regal' / Regal Elm	Gallon or B&B	2"-Cal.	12' to 14' ht.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		
SHRUBS							
	TT	18	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	Gallon or B&B	3' Min. Ht.		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS		SPACING
GROUND COVERS							
	ROCK	3,814 sf	Mulch Area / Gravel Mulch	River Rock Slicks	3" Deep w/Filter Fabric		
	MULCH	503 sf	Mulch Area / Hardwood Mulch	SF	Hardwood Mulch		
	SEED	16,691 sf	Poa pratensis / Kentucky Bluegrass	SF	Hydroseeding		
	SOD	45,194 sf	Poa pratensis / Kentucky Bluegrass	Squares or Mini Rolls	Class 'A'		

"The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan(s) for the property on 45th Street, Town of Munster, Indiana has to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required by current and subsequent owners in accordance with the requirements of the Town of Munster Municipal Code, the landscaping standards of the Town of Munster Zoning Ordinance, and the Guide to the Town of Munster Landscape Ordinance."



PRELIMINARY LANDSCAPE PLAN



SCALE: 1" = 30'

SECTION 02900 - LANDSCAPING

1.1 GENERAL

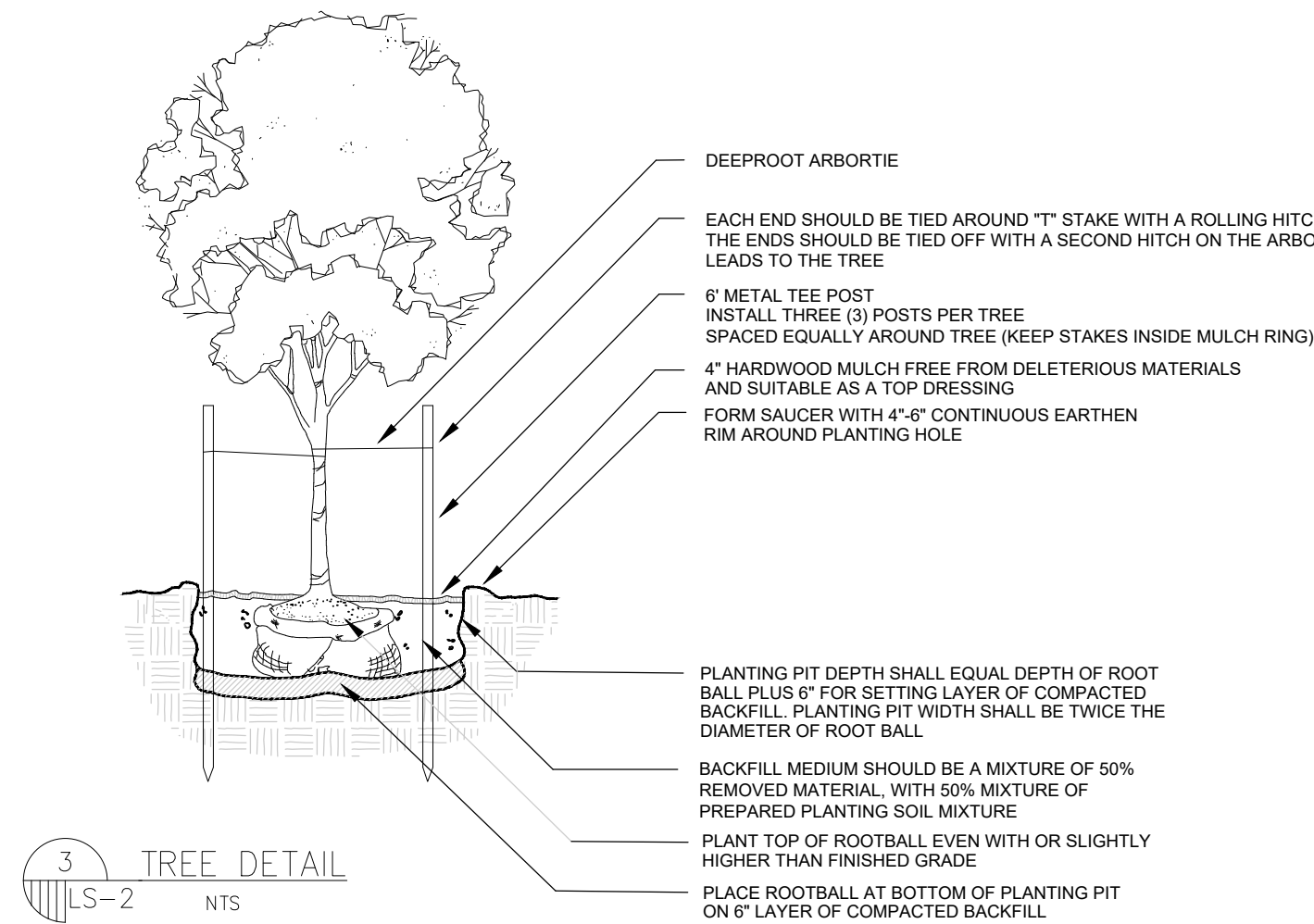
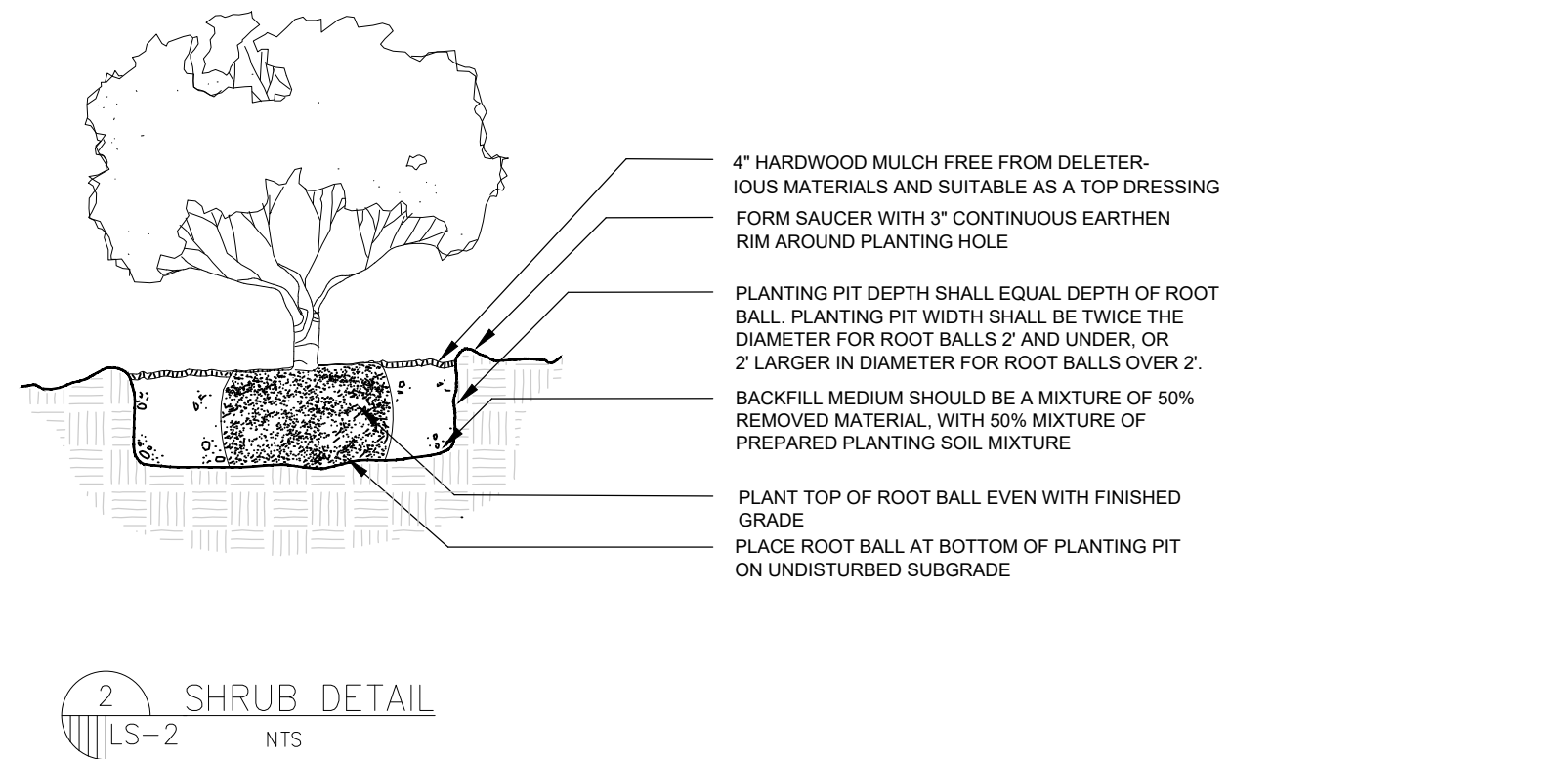
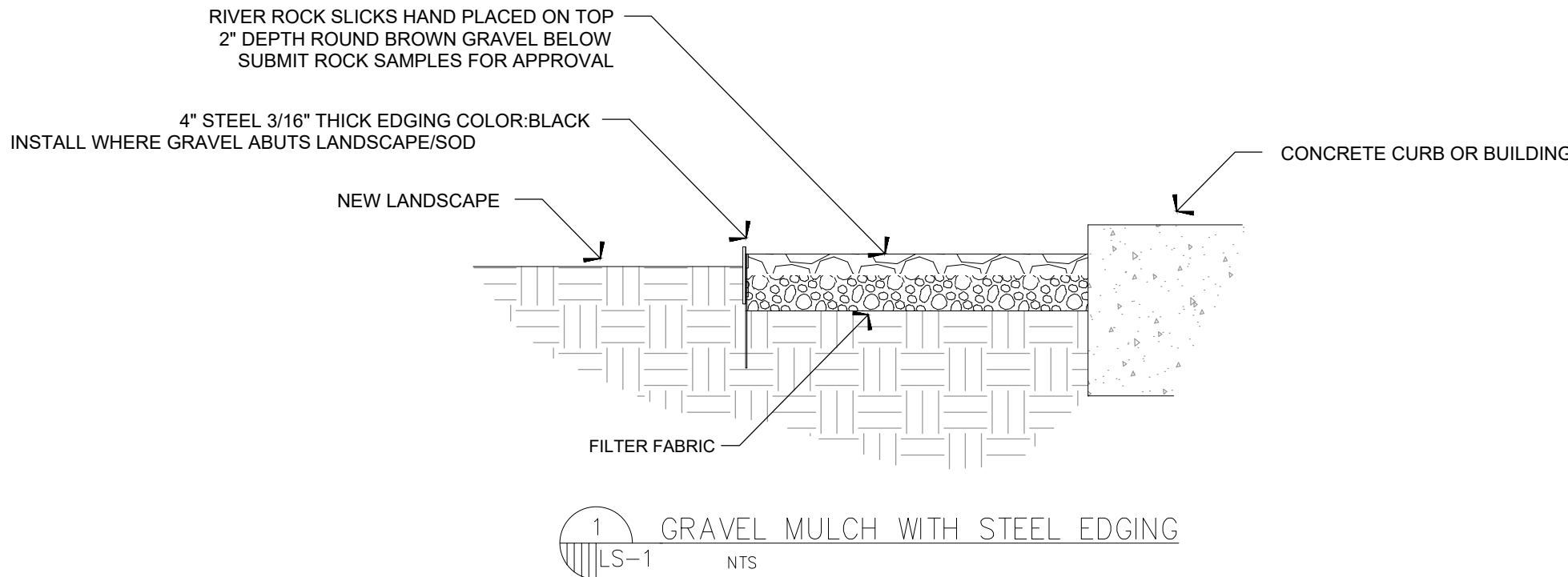
- A. Submittals: In addition to product certificates, submit the following:
- Certification of grass seed from seed vendor for each seed mixture.
 - Planting schedule indicating anticipated dates and locations for each type of planting.
- B. Quality Assurance: Provide trees, shrubs, ground covers, and plants of quality, size, genus, species, and variety indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."
- C. Special Warranty: Warrant trees, shrubs and ground covers for a period of one year after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents which are beyond Contractor's control.
- Remove and replace unhealthy and dead trees and shrubs within the warranty period.
- D. Maintain and establish lawns by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations to produce a uniformly smooth lawn for not less than the following:
- Seeded Lawns: 60 days after date of Substantial Completion.
 - Sodded Lawns: 30 days after date of Substantial Completion.

1.2 PRODUCTS

- A. Trees and Shrubs: Well-shaped, fully branched, healthy, vigorous nursery-grown stock of sizes and grades indicated, free of disease, insects, eggs, larvae, and defects, conforming to ANSI Z60.1.
- Provide balled and burlapped trees and shrubs.
 - Provide container grown trees and shrubs.
- B. Ground Covers and Plants: Established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.
- C. Grass Seed: Fresh, clean, dry, new-crop seed complying with the Association of Official Seed Analysts' "Rules for Testing Seeds" for purity and germination tolerances.
- Seed Mixture: Provide seed of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.
- D. Sod: Certified turfgrass sod complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds and undesirable native grasses. Provide viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
- Species: Provide sod of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.
- E. Topsoil: ASTM D 5268, pH range of 5.5 to 7, 4 percent organic material minimum, free of stones 1 inch (25 mm) or larger in any dimension, and other extraneous materials harmful to plant growth.
- Topsoil Source: Amend existing surface soil to produce topsoil. Supplement with imported topsoil when required.
 - Imported topsoil: Equal parts of sharp sand, peat moss and composted bark.
- F. Lime: ASTM C 602, Class T, agricultural limestone.
- G. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.
- H. Sawdust or Ground-Bark Humus: Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
- I. Bonemeal: Commercial, raw, finely ground; minimum of 4 percent nitrogen and 20 percent phosphoric acid.
- J. Superphosphate: Commercial, phosphate mixture, soluble; minimum of 20 percent available phosphoric acid.
- K. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea-form, phosphorous, and potassium in the following composition:
- Composition: 1 lb per 1000 sq. ft. (0.5 kg per 100 sq. m) of actual nitrogen, 4 percent phosphorous, and 2 percent potassium, by weight.
- L. Slow-Release Fertilizer: Granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
- Composition: 5 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight.
- M. Organic Mulch: Organic mulch, free from deleterious materials and suitable as a top dressing, consisting of ground or shredded bark, wood or bark chips, salt hay or threshed straw, or shredded hardwood.
- N. Peat Mulch: Provide peat moss in natural, shredded, or granulated form, of fine texture, with a pH range of 4 to 6.
- O. Mineral Mulch: Hard, durable riverbed gravel or crushed stone, washed free of loam, sand, clay, and other foreign substances.
- Size Range: 1-1/2 inches (38 mm) maximum, 3/4 inch (19 mm) minimum.
- P. Steel Edging: ASTM A 569 (ASTM A 569M), rolled edge, standard painted steel edging and accessories, fabricated in sections with loops stamped from or welded to face of sections approximately 30 inches (760 mm) apart to receive stakes.
- Edging Size: 3/16 inch (4.8 mm) wide by 4 inches (102 mm) deep.

1.3 EXECUTION

- A. Planting Soil Preparation: Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth. Mix soil amendments and fertilizers with topsoil at rates indicated.
- B. Lawn Planting Preparation: Loosen subgrade to a minimum depth of 4 inches (100 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.
- Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen.
 - Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.
- C. Lawn Planting Preparation: Where lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, remove and dispose of existing grass, vegetation, and turf.
- Till surface soil to a depth of at least 6 inches (150 mm). Apply soil amendments and initial fertilizers and mix thoroughly into top 4 inches (100 mm) of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of fine texture.
- D. Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Remove trash, debris, stones larger than 1-1/2 inches (38 mm) in any dimension, and other objects that may interfere with planting or maintenance operations.
- E. Moisten prepared lawn areas before planting when soil is dry and allow surface to dry before planting.
- F. Ground Cover and Plant Bed Preparation: Loosen subgrade of planting bed areas to a minimum depth of 6 inches (150 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.
- Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.
- G. Ground Cover and Plant Bed Preparation: Till soil in beds to a minimum depth of 8 inches (200 mm) and mix with specified soil amendments and fertilizers.
- H. Excavation for Trees and Shrubs: Excavate pits with vertical sides and with bottom of excavation slightly raised at center to assist drainage. Excavate approximately 1-1/2 times as wide as ball diameter and deep enough to allow placing of root ball on a setting layer of planting soil. Loosen hard subsoil in bottom of excavation.
- I. Planting Trees and Shrubs: Set stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades.
- Place a setting layer of compacted planting soil.
 - Remove burlap and wire baskets from tops of balls and partially from sides, but do not remove from under balls. Do not use planting stock if ball is cracked or broken before or during planting operation.
 - Place backfill around ball in layers, tamping to settle backfill and eliminate voids and air pockets.
 - Dish and tamp top of backfill to form a 3-inch- (75-mm-) high mound around the rim of the pit. Do not cover top of root ball with backfill.
- J. Tree and Shrub Pruning: Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning.
- K. Planting Ground Cover and Plants: Space 24 inches (600 mm) apart, unless otherwise indicated. Dig holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
- L. Mulching: Completely cover area to be mulched. Apply mulch and finish level with adjacent finish grades. Do not place mulch against trunks or stems.
- Mulch Type and Thickness: Brown Hardwood Mulch, 4 inches (75 mm) thick as indicated on drawings.
- M. Seeding Lawns: Sow seed with a spreader or a seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph (8 km/h). Evenly distribute seed by sowing equal quantities in 2 directions at right angles to each other. Rake seed lightly into top 1/8 inch (3 mm) of topsoil, roll lightly, and water with fine spray.
- Seeding Rate: 3 to 4 lb per 1000 sq. ft. (1.5 to 2 kg per 100 sq. m).
 - Protect seeded areas with slopes less than 1:6 against erosion by spreading straw mulch after completion of seeding operations and anchor by crimping into topsoil. Spread uniformly at a minimum rate of 2 tons per acre (45 kg per 100 sq. m).
- N. Sodding Lawns: Lay sod to form a solid mass with tightly fitted joints within 24 hours of stripping. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
- Anchor sod on slopes exceeding 1:6 with wood pegs spaced as recommended by sod manufacturer.
 - Saturate sod with fine water spray within 2 hours of planting. During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches (38 mm) below the sod.
- O. Edgings: Install edgings where indicated and anchor with stakes driven below top elevation of edging according to manufacturer's recommendations.
- P. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the Owner's property.



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LANDSCAPE SPECS & DETAILS

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END OF SECTION 02900