To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Date: September 6, 2019

Re: **DEVELOPMENT PLAN APPROVAL**

PC Docket No. 19-007 Ted Vinyard requesting approval of a development plan for the remodeling of the Dairy Queen restaurant at 830 Ridge Road.

Applicant:	Ted Vinyard
Property Address:	830 Ridge Road
Current Zoning:	C-1 Highway-Oriented, General Business District
Adjacent Zoning:	North: C-2 South: C-1 East: C-2 West: C-1
Action Requested:	Approval of variances
Additional Actions Required:	Findings of Fact
Attachments:	Plat of survey prepared by Torrenga Surveying, LLC dated 05.15.2009 Dairy Queen Existing Site Plan prepared by Hamstra Builders, Inc. dated 07.26.2019 Proposed site plan prepared by Hamstra Builders, Inc. dated 09.03.2019 Proposed Floor Plan and elevations prepared by Hamstra Builders, Inc. dated 09.03.2019 Proposed Elevations prepared by Hamstra Builders, Inc. dated 07.26.2019 Site Lighting/Photometric Plan prepared by Hamstra Builders Inc. dated 08.30.2019 Landscape Plan prepared by Hamstra Builders Inc. dated 09.03.2019

Background

Property owner Ted Vinyard is proposing to remodel the building and reconfigure the drive-through at the Dairy Queen restaurant at 830 Ridge Road. The full scope of the project includes:

- Widening the drive-through aisle north of the building to allow space for two parking spaces, where vehicles can wait to receive their orders.
- Modifying the turn radii within the drive-through to allow for easier passage of vehicles.
- Enhancing the existing outdoor seating area.

- Adding a 12’x30’ cooler/freezer to the rear of the building.
- Remodeling both the interior and exterior.
- Enhancing the landscaping along Ridge Road.
- Modifying the parking lot to add 4 parking stalls.

Figure 1: Subject property

Analysis

<u>Zoning</u>
The current zoning is C-1 Highway Commercial. A restaurant is a permitted use.

<u>Site Plan</u>
The primary change to the site plan is the widening of the drive through aisle to include two temporary parking spaces, where vehicles can wait to receive their orders. This results in a slightly smaller patio area and landscape setback.

<u>Parking</u>
Sec. 26-931 of the Munster Zoning Ordinance lists the following requirement for the restaurant uses:

Restaurants dispensing food and/or beverages for consumption on the premises: One space for each 2.5 seats or five spaces for each 300 square feet of floor area, whichever is greater.

Based on the second calculation, the property requires 29 spaces. The lot currently contains 22 parking spaces; the petitioners plan to increase the total parking to 26. The proposal is decreasing the legal nonconformity.

Two additional temporary parking spaces are proposed to be located in the front of the building where vehicles can wait to receive their orders. It should be noted that the restaurant currently reserves two spaces along the west edge of the parking lot for this use.

Pedestrian Access
A sidewalk is provided on the north side connecting to the existing sidewalk on Ridge Road. The section that passes through the drive through aisle is proposed to be stained concrete.

Stormwater
The drainage and grading plans have been reviewed by the Town Engineer and have been found to be satisfactory for the purposes of stormwater. Impervious surface is proposed to be increased slightly from 18,525.29 square feet to 18,604.13 square feet.

Landscaping
The attached landscaping plan includes enhanced landscaping throughout the site. A seven-foot landscaped buffer with an ornamental fence will be installed along the public right-of-way. The existing parking lot islands and the area around the menu boards will be redesigned and replanted.

The petitioner is seeking landscaping variances from the Board of Zoning Appeals.

Summary of Requested Variances

CODE STANDARD	REQUIRED	PROPOSED
Parking lot between 4,500 AND 30,000 SF: internal landscape area equal to 7.5% of total	997 SF of internal landscape area	708 SF of internal landscape area
One tree per 125 square feet of required internal landscaped area, exclusive of tree planting required in perimeter landscape area.	11 trees	8 trees
Perimeter landscaped area	7 feet	None on east, west, and south sides.

Building
Renderings of the proposed building modifications are attached. The building will be resided with metal paneling and cement board panels or repainted, the front vestibule will be removed, and new windows will be installed. The proposed materials are cement board panels, metal panels, and glass.

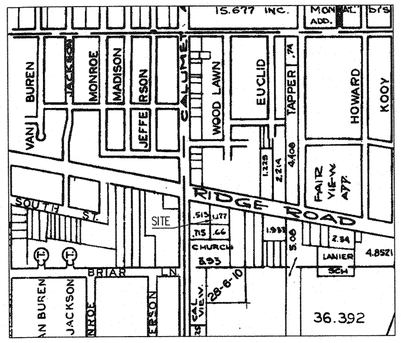
Motion

The Board of Zoning Appeals may wish to consider the following motion:

Motion to approve PC Docket No. 19-007 granting to Ted Vinyard approval of a development plan for the remodeling of the Dairy Queen restaurant at 830 Ridge Road.

ALTA / ACSM LAND TITLE SURVEY

Lot 2 in Delock's Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 54, Page 6, in the Office of the Recorder of Lake County, Indiana.



VICINITY MAP

THEORY OF LOCATION:

This Survey is based on the locations of found, called-for, and uncalled-for monuments at or near the corners of the subject parcel, and at or near the corners of adjacent parcels, and on information contained on the Record Plat of Delock's First Addition to the Town of Munster, Recorded in Plat Book 54, Page 6. The existing section corners were found and held for the Wast line of the section and the labeled lines East of said West line. The angles on the sub plat do not match what I consiter the found original monumentation which was held for the South line.

SURVEYOR'S REPORT:

A.) AVAILABILITY OF MONUMENTS:
Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.
B.) OCCUPATION AND POSSESSION:
No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.
C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:
There is no apparent ambiguity in the record description of the subject parcel.
D.) THEORETICAL UNCERTAINTY (due to random errors in measurements):
The survey performed met the requirements of a class "B" survey according to title 865 IAC 1.1 - 12 et seq. The allowable theoretical uncertainty is plus or minus 0.25 feet for set monuments.

CERTIFY TO:

Citizens Financial Bank
Ticor Title Insurance

STATE OF INDIANA } §
COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA AND NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7a, 7c, 8, 9, 10 and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

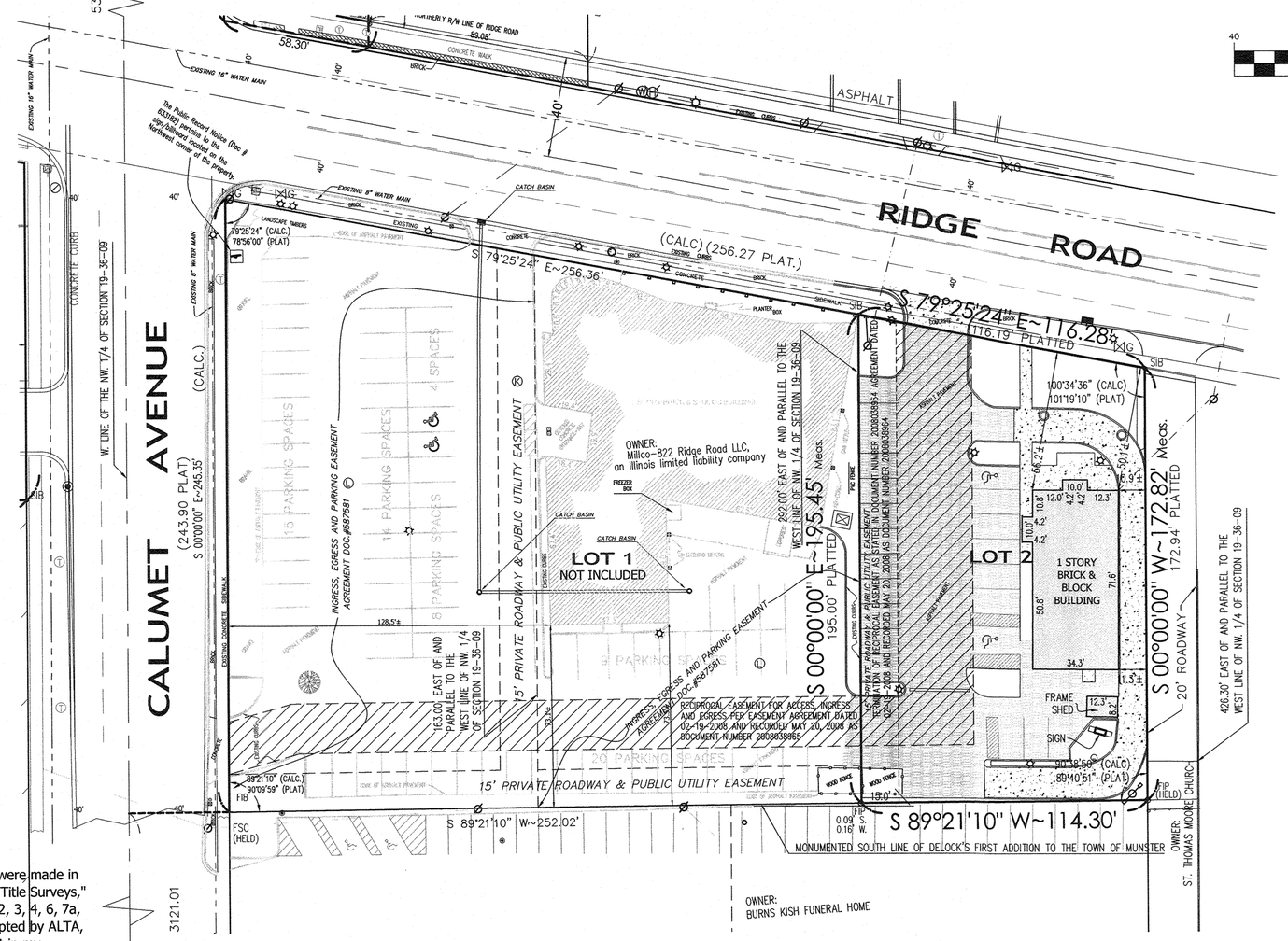
DATE 05-15-09

TORRENGA SURVEYING, LLC

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

JOHN STUART ALLEN REGISTERED No. LS29900011 STATE OF INDIANA LAND SURVEYOR

NAIL FOUND
NW CORN. SEC. 19-36-09



BRASS PLUG FOUND
SW CORN. SEC. 19-36-09

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND:

- SIB SET IRON BAR
- CURB DRAIN
- LIGHT POLE
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- FSC FOUND SCRIBED CROSS NOTCH
- POWER POLE
- B-BOX
- CATCH BASIN/INLET
- MANHOLE
- STEEL BOLLARD
- DECIDUOUS TREE
- GAS VALVE
- UTILITY BOX (abv. gnd.)
- SIGN or BILLBOARD
- TRAFFIC MANHOLE
- WATER MAIN
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- TRAFFIC LIGHT POLE
- SUPPORT COLUMN
- WATER VALVE
- FIRE HYDRANT
- LETTER REFERS TO EXCEPTION IN CHICAGO TITLE COMMITMENT NUMBER 620075128

NOTE: This property is located in Flood Zone "C" [Area of minimal flooding].

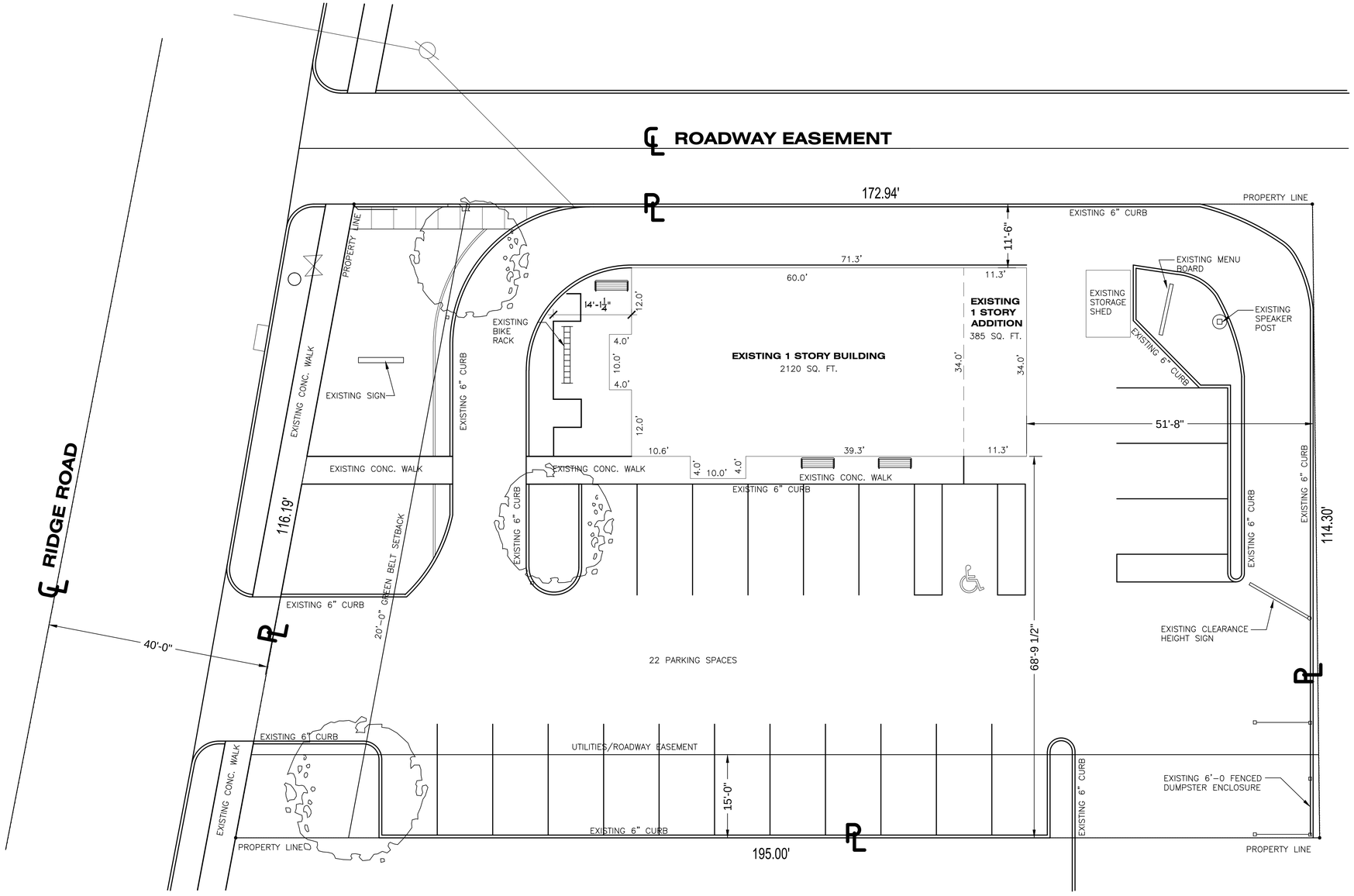
LAND AREA SURVEYED: 21,047.29 Sq. Ft. / 0.48 Acres.

Citizens Financial Bank	DATE: 05/15/09
JOB NO: 0252-09 SCALE: 1=40 DRAWN: jfe	
Z:\Delock's First Addition\dwg\0252-09.dwg 5/15/2009	

ALTA/ACSM LAND TITLE SURVEY

830 RIDGE ROAD
MUNSTER, INDIANA

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM



EXISTING SITE PLAN

SCALE: 1" = 10'-0"

revisions

date	scale	drawn by	checked by
07/26/19	AS SHOWN	BL	--

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SEAL

project title

DAIRY QUEEN - GRILL & CHILL
REMODEL
830 RIDGE ROAD
MUNSTER, INDIANA 46321

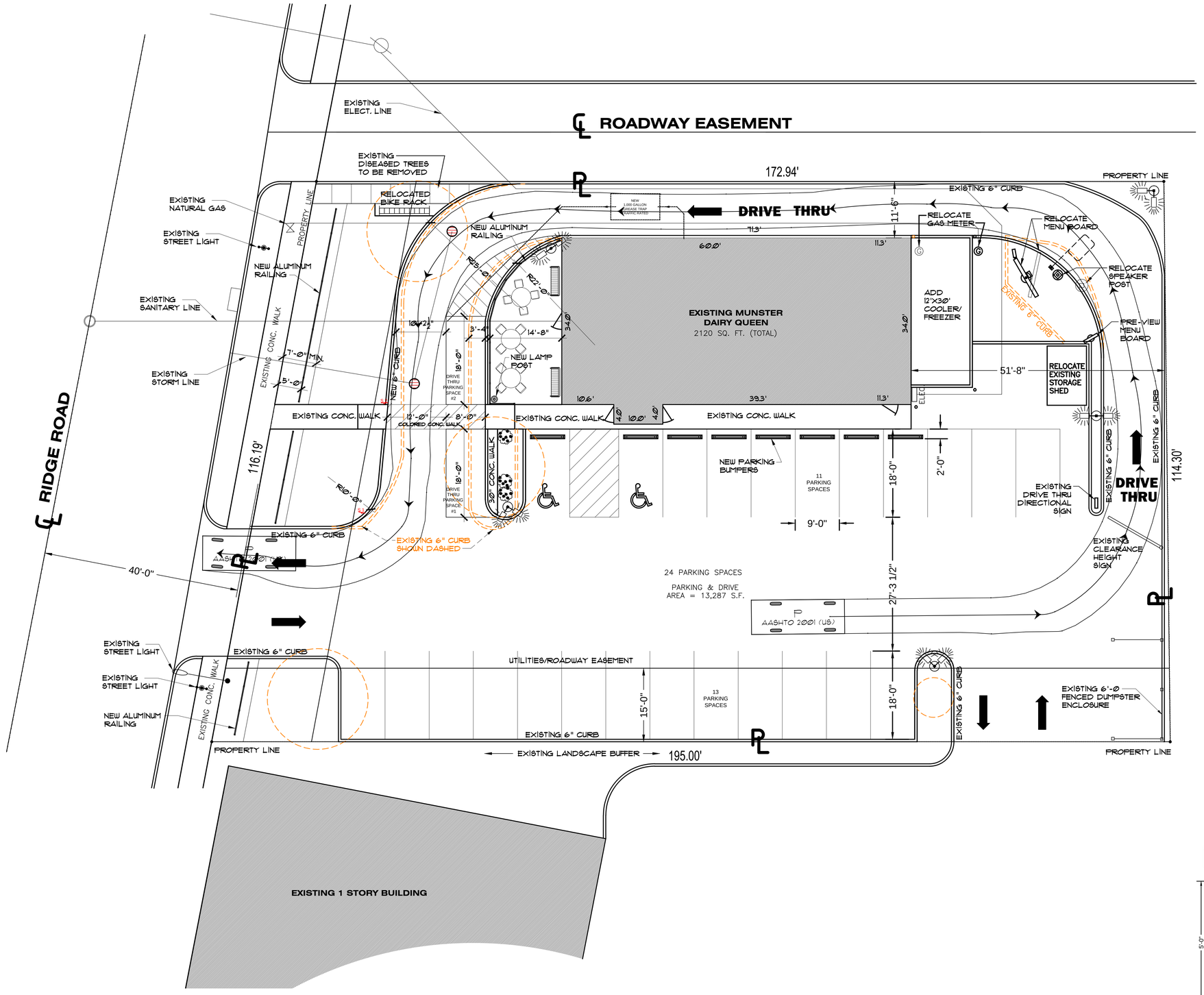
project no. 94-000

sheet

EXISTING SITE PLAN

HAMSTRA
BUILDERS, INC.
CONTRACTORS & DEVELOPERS
12026 NORTH, 200 WEST - WHEATFIELD, INDIANA 46392
PHONE (219) 956 - 3111 - FAX (219) 956 - 3570
WEB SITE: http://www.hamstragroup.com

A1.0



EXISTING SITE PLAN

SCALE: 1" = 10'-0"

SITE AREA DATA

TOTAL PROPERTY AREA = 21,045.42 S.F.

EXISTING LANDSCAPING = 2,520.13 S.F.
EXISTING IMPERVIOUS SURFACE = 18,525.29

PROPOSED LANDSCAPING = 2,441.29 S.F.
PROPOSED IMPERVIOUS SURFACE = 18,604.13

NET PROPOSED INCREASE OF IMPERVIOUS SURFACE = 78.84 S.F.

PARKING CALCULATIONS

48 DINING SEATS
1 PARKING SPACE / 2.5 SEATS

REQUIRED PARKING = 19

EMPLOYEES = 6

TOTAL PARKING REQUIRED 25

PARKING PROVIDED = 26

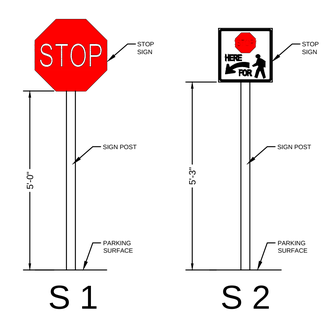
GENERAL NOTES

1) EXISTING WATER TO REMAIN.

2) SEWER IS EXISTING - A 1,000 GAL. GREASE TRAP TO BE INSTALLED.

3) GAS TO BE RELOCATED AS NOTED.

4) EXISTING LOT LIGHTING TO REMAIN.



revisions
09/03/19 - REVISED CROSS WALK PER TOWN

date	scale	drawn by	checked by
08/23/19	AS SHOWN	SOH / RE	SOH

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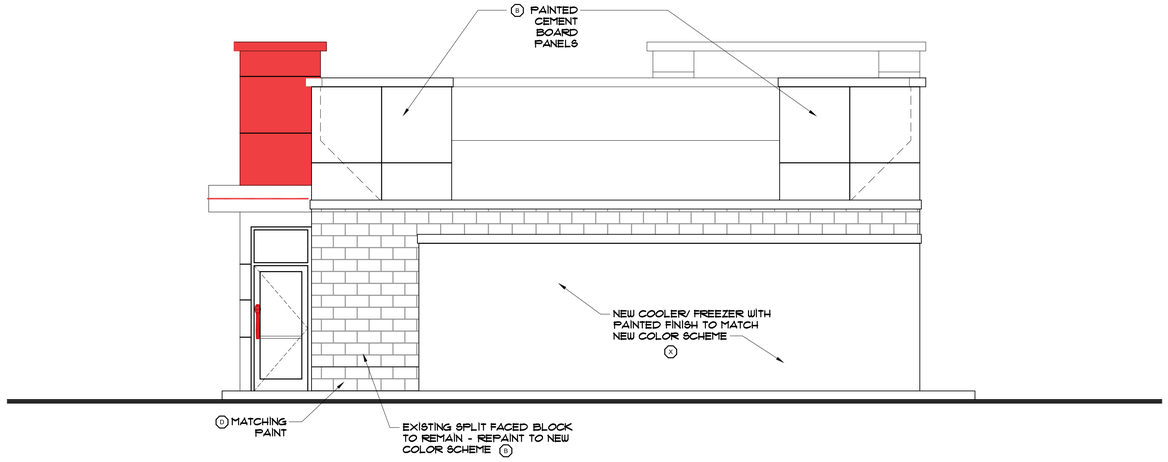
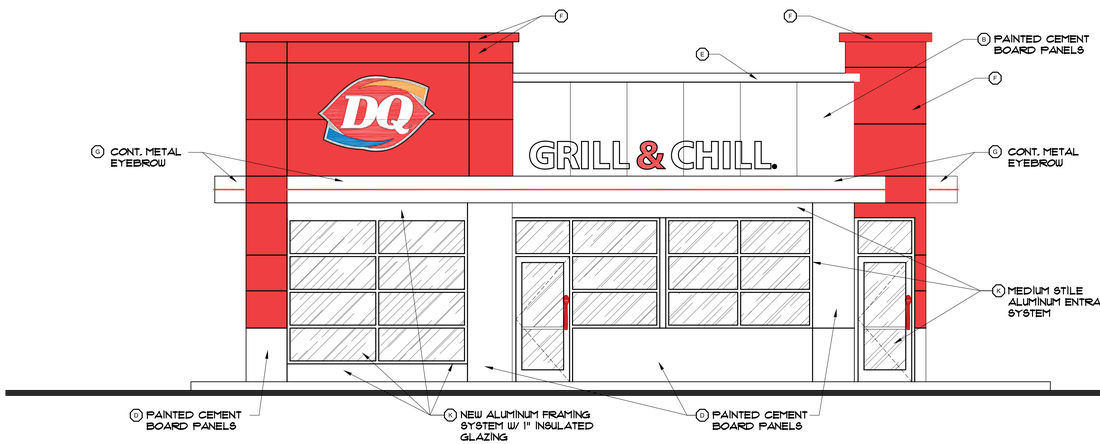


PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

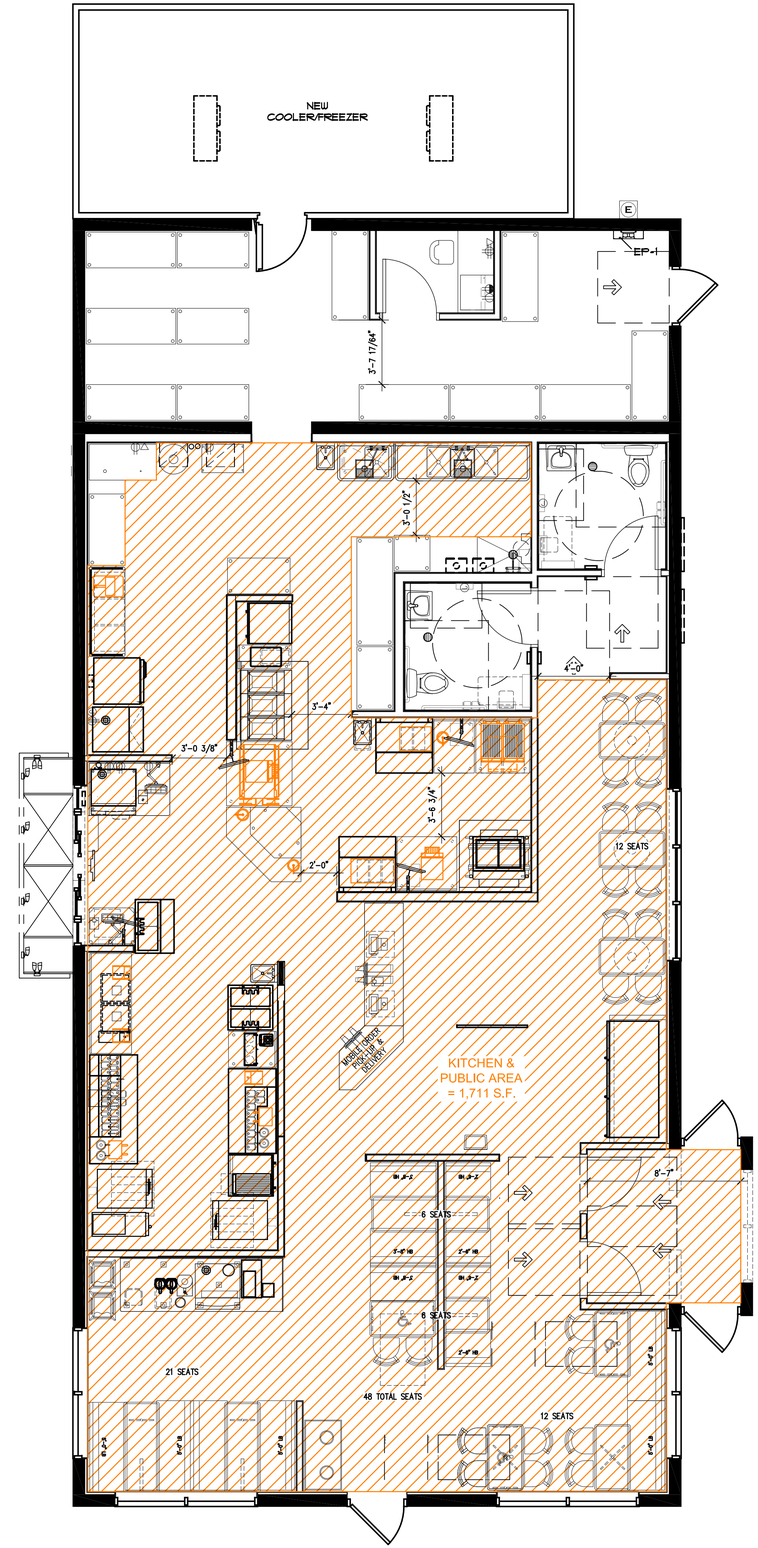
SCALE: 1/4" = 1'-0"

C Master Brand Logo 4'-3"x6'-6" (NOMINAL) DAIRY QUEEN LOGO (ILLUM.) SQ.FT. (PROFILE) = 19.6 SF SQ.FT.

15 SIGNAGE AT STOREFRONT: 1'-6 3/4"x13'-6 1/2" SQ.FT. (PROFILE) = 10.18 SF

PROPOSED SIGNAGE AREA - BUILDING
DQ - SQ.FT. (PROFILE) = 19.6 S.F.
GC - SQ.FT. (PROFILE) = 10.18 S.F.

TOTAL ALLOWABLE SIGN AREA = 29.78 S.F.
TOWN ALLOWABLE AREA = 70.67 S.F.



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

revisions
01/09/03/19 - REVISED SIGNAGE

date	scale	drawn by	checked by
07/26/19	AS SHOWN	SOH	

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SEAL

project title
DAIRY QUEEN - GRILL & CHILL
ADDITION / REMODEL
830 RIDGE ROAD
MUNSTER, INDIANA 46321

project no. 94-905

sheet
Proposed Floor Plan and Elevations

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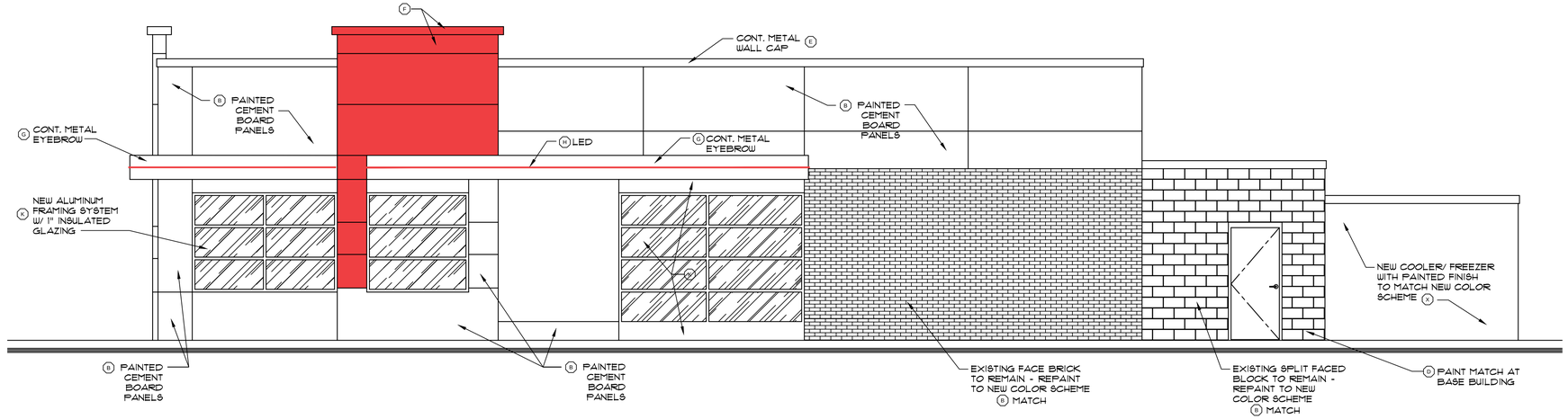
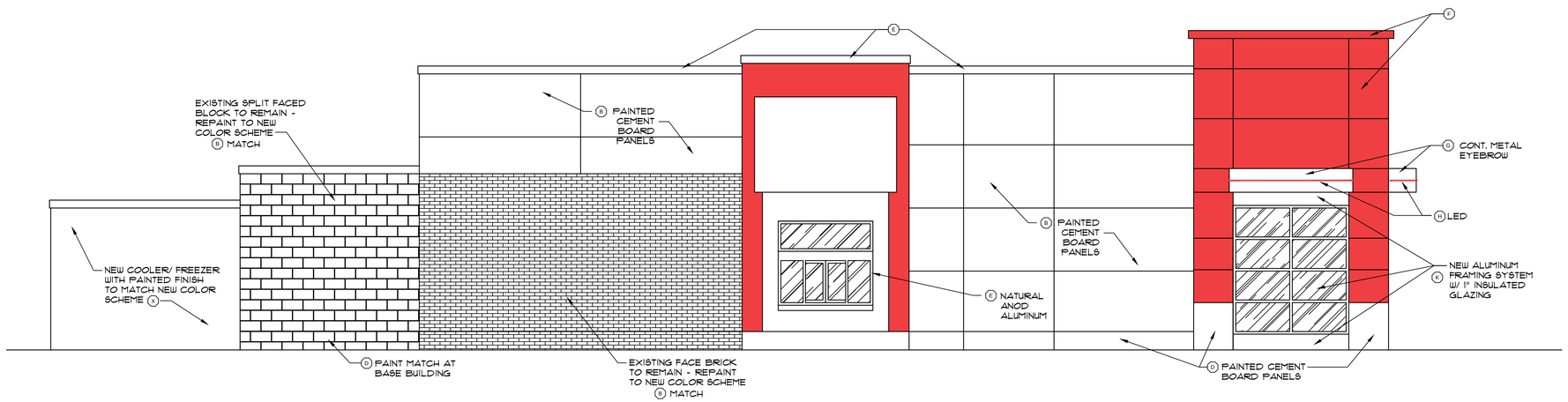
Prop-2



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES:

A STONE:
MFGR: CULTURED STONE BY BORAL
STYLE: COUNTRY LEDGE STONE - WET STACK
COLOR: CHARDONNAY 20006
SUPPLIER: CULTURED STONE BY BORAL
GROUT: GREY

B EIFS: (LIGHT)
MFGR: STO CORPORATION
COLOR: (MATCHES SHERWIN WILLIAMS, CANVAS TAN #SW7531)
FINISH: 306 STO MEDIUM SAND
VENDOR: STO CORPORATION
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

C EIFS: (RED)
MFGR: STO CORPORATION
COLOR: (MATCHES SHERWIN WILLIAMS, STOLEN KISS #SW7586)
FINISH: 306 STO MEDIUM SAND
VENDOR: STO CORPORATION
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

D EIFS: (DARK)
MFGR: STO CORPORATION
COLOR: (MATCHES SHERWIN WILLIAMS, CANVAS TAN #SW7047)
FINISH: 306 STO MEDIUM SAND
VENDOR: STO CORPORATION
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.

E COPING & SCUPPERS:
MFGR: UNA-CLAD
MATL: 24 GA. STEEL
COLOR: CLEAR SATIN ANODIZED ALUMINUM
FINISH: KYNAR 500

F METAL PANEL:
MFGR: ALPOLIC
STYLE: 3MM
COLOR: DQ (DARK) RED
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: NU LOOK EXTERIORS

G METAL EYEBROW, OUTRIGGERS, & FLASHINGS:
MFGR: UNA-CLAD
STYLE: .040 ALUMINUM
COLOR: (MATCHES SHERWIN WILLIAMS, URBAN BRONZE #SW7048)
FINISH: KYNAR 500
VENDOR: NU LOOK EXTERIORS

H STRIP LIGHTING:
MFGR: MORGAN HOPE
STYLE: LED-Flex WITH BLACK TRACK
MODEL: LED-MH-120V-EB (RED LED)
VENDOR: HJC
NOTE: MUST BE INSTALLED PER MANUFACTURERS REQUIREMENTS

K STOREFRONT:
MFGR: YKK AP AMERICA INC.
STYLE: 2"x4 1/2"
FINISH: (MATCHES SHERWIN WILLIAMS, URBAN BRONZE #SW7048)
GLAZING: CLEAR, 1" INSULATED, LOW E

M CORRUGATED METAL:
MFGR:
MATL:
COLOR: CLEAR SATIN ANODIZED ALUMINUM
FINISH:

N METAL TRELLIS & RAILING
MFGR:
MATL:
COLOR: CLEAR SATIN ANODIZED ALUMINUM
FINISH:

P PAINT SERVICE DOOR & FRAME:
MFGR: SHERWIN WILLIAMS
COLOR: CANVAS TAN #SW7047
PRODUCT:
PRIMER:

Q T.B.D.

R T.B.D.

S T.B.D.

T T.B.D.

U T.B.D.

Y T.B.D.

W TRASH ENCLOSURE SOLID COLOR STAIN:
MFGR: BENJAMIN MOORE
COLOR:
PRODUCT: ARBORCOAT WATERBORNE SOLID DECK & SIDING STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)

X WALKIN COOLER/FREEZER:
MFGR: NORLAKE
COLOR: PREFINISHED FROM MANUFACTURER
VENDOR: WASSERSTROM
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS

NOTES:

1) PARAPET WALLS SHALL CONCEAL ROOF TOP EQUIPMENT.

2) STRUCTURAL ENGINEER TO REVIEW ROOF STRUCTER FOR SNOW LOADS.

revisions

date	scale	drawn by	checked by
07/26/19	AS SHOWN	SOH	---

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SEAL

project title

DAIRY QUEEN - GRILL & CHILL
REMODEL
830 RIDGE ROAD
MUNSTER, INDIANA 46321

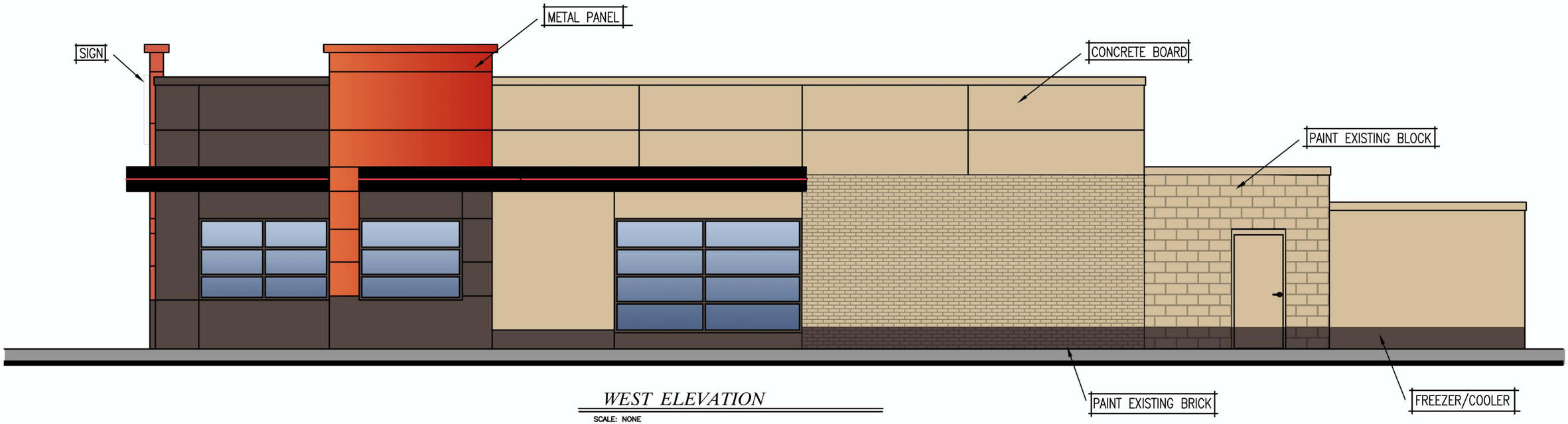
project no. 19-101

sheet

Proposed Elevations

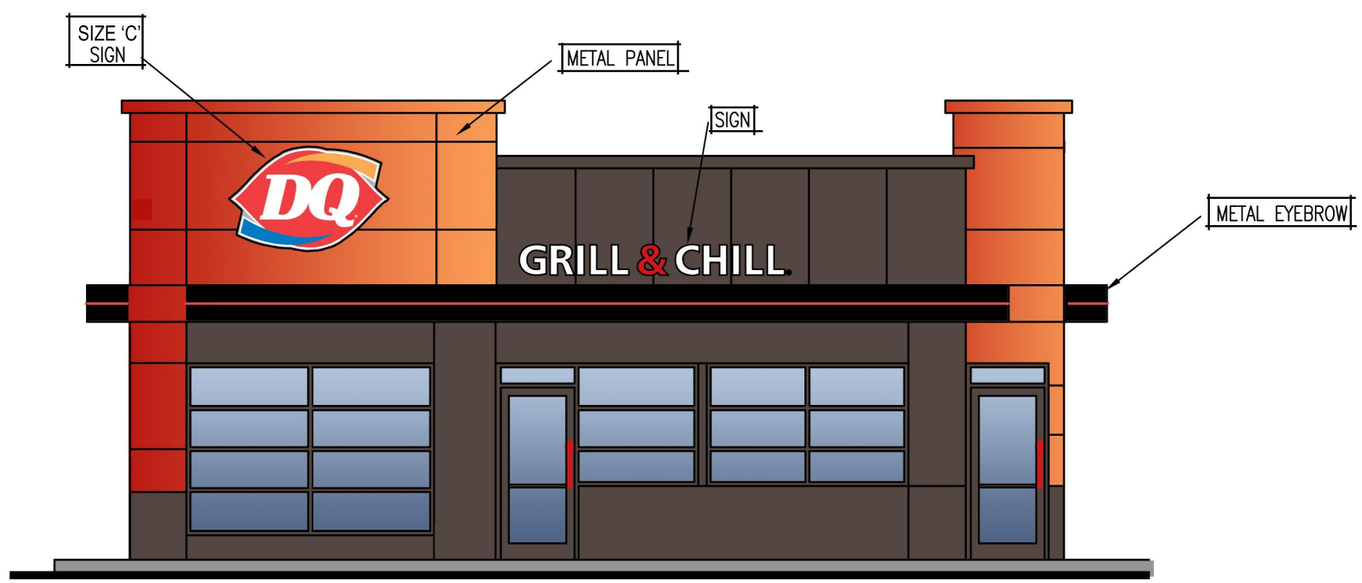
HAMSTRA
BUILDERS, INC.
CONTRACTORS & DEVELOPERS
12028 NORTH, 200 WEST - WHEATFIELD, INDIANA 46392
PHONE: (219) 956 - 3111 - FAX: (219) 956 - 3570
WEB SITE: http://www.hamstragroup.com

Prop-3



WEST ELEVATION

SCALE: NONE

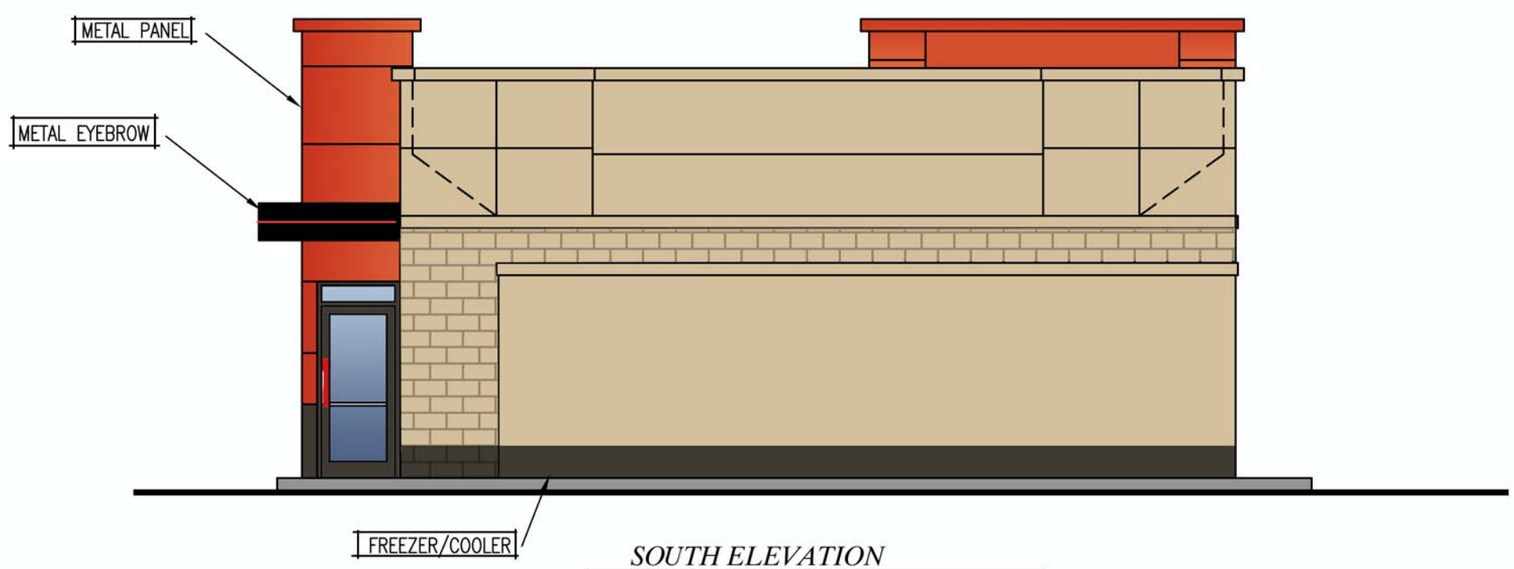


NORTH ELEVATION

SCALE: NONE

EAST ELEVATION

SCALE: NONE



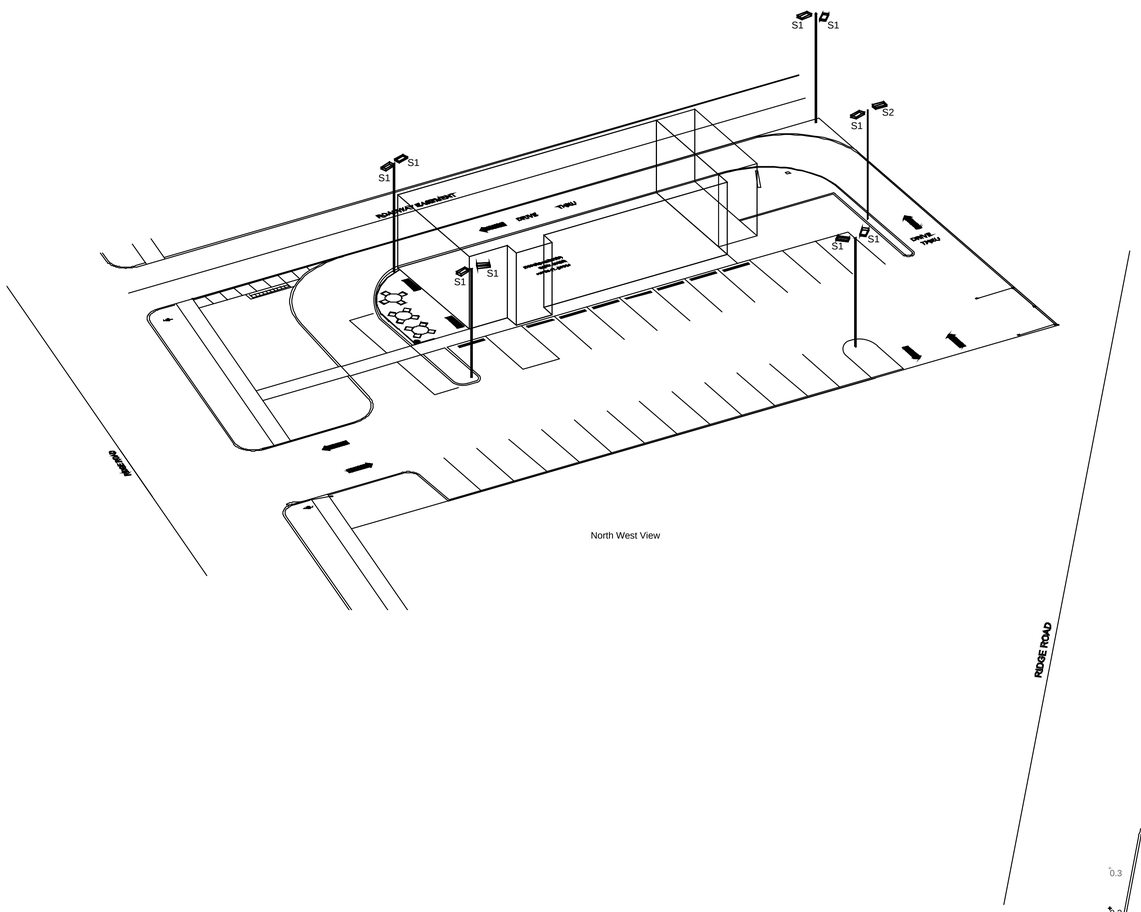
SOUTH ELEVATION

SCALE: NONE

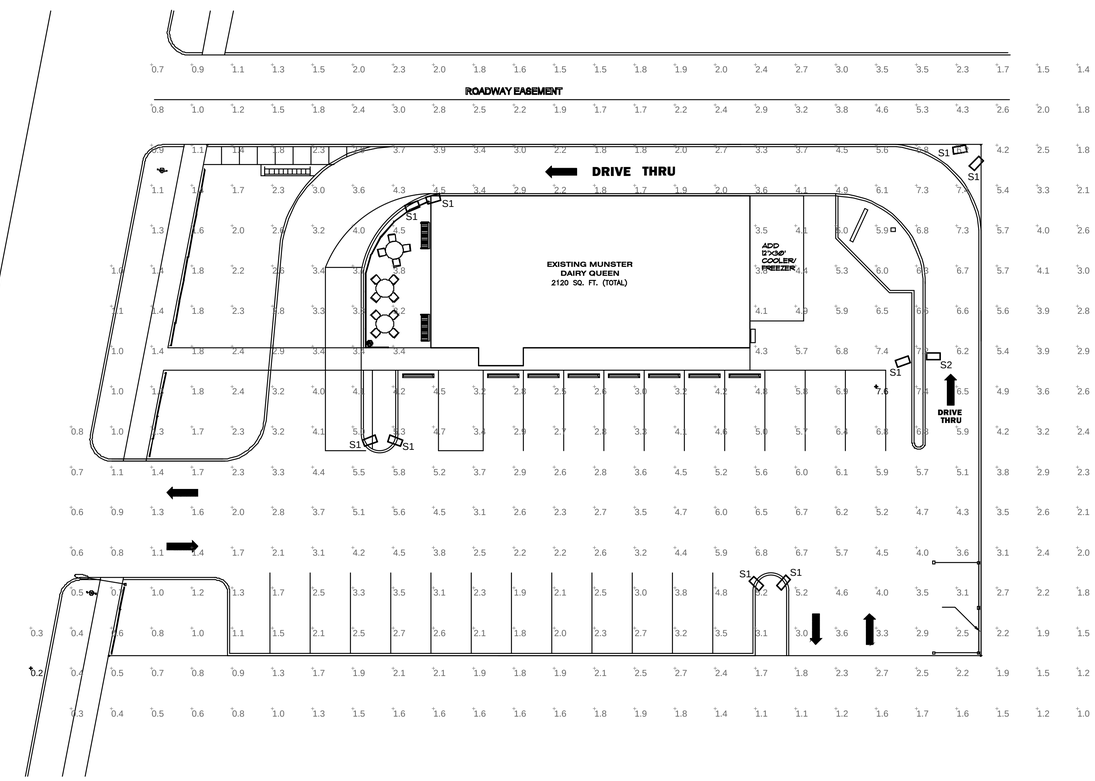
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	9	Lithonia Lighting	RSX1 LED P4 30K R4 MVOLT IS FAO DDBXD (MOUNTED ON EXISTING POLES AND BULLHORNS)	RSX Area Fixture Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution With Slipfitter Mounting	30K LED	1	RSX1_LED_P4_30K_R4.ies	15084	0.95	133
	S2	1	Lithonia Lighting	RSX1 LED P4 30K R3 MVOLT IS FAO DDBXD (MOUNTED ON EXISTING POLES AND BULLHORNS)	RSX Area Fixture Size 1 P4 Lumen Package 3000K CCT Type R3 Distribution With Slipfitter Mounting	30K LED	1	RSX1_LED_P4_30K_R3.ies	14889	0.95	133

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.0 fc	7.6 fc	0.2 fc	38.0:1	15.0:1

Note
1. POLE HEIGHT SHOWN AT 30'
2. LIGHT LEVELS ARE SHOWN AT GRADE



North West View



N

PHOTOMETRIC PLAN

SCALE: 1" = 16'-0"

RSXF1 LED
Floodlight Luminaire

Specifications

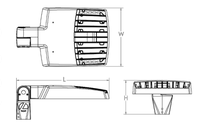
EPA (ft²@45°): 2.1 ft² (0.2 m²)

Length: 20.7" (52.6 cm)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body, 7.6" (19.3 cm) Arm

Weight (max): 25.0 lbs (11.3 kg)



Full Visor - 360°

revisions
08/30/19 - REVISED FIXTURES PER TOWN

date	scale	drawn by	checked by
08/23/19	AS SHOWN	SS/RE	SOH

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SEAL

DAIRY QUEEN - GRILL & CHILL
ADDITION / REMODEL
830 RIDGE ROAD
MUNSTER, INDIANA 46321

project no. 94-905

project title

sheet
SITE LIGHTING / PHOTOMETRIC PLAN

HAMSTRA
BUILDERS, INC.
CONTRACTORS & DEVELOPERS
12026 NORTH, 200 WEST - WHEATFIELD, INDIANA 46392
PHONE: (219) 956 - 3111 - FAX: (219) 956 - 3570
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E3.2

LANDSCAPE NOTES

1. CONTRACTOR TO LOCATE AND PROTECT ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO AND DURING CONSTRUCTION.
2. CONTRACTOR TO NOTIFY OWNER / LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ERROR BETWEEN PLAN AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
4. AT ALL TIMES THE SITE SHALL BE KEPT NEAT AND SHALL BE KEPT FREE OF DEBRIS LEFT FROM THE PLANTING OPERATION.
5. THE CONTRACTOR IS TO USE CARE DURING EXCAVATION AND PLANTING TO AVOID DISTURBING OR DAMAGING ANY ADJACENT CONSTRUCTION SUBSURFACE DRAINAGE OR UTILITIES. ANY DAMAGE RESULTING FROM THIS CONSTRUCTION WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE RESTORED AT HIS EXPENSE TO THE SATISFACTION OF THE OWNER.
6. CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN THE QUANTITIES INDICATED IN THE INDIVIDUAL CALL-OUTS ON THE PLANTING PLANS. SHOULD THERE BE DISCREPANCIES BETWEEN THE PLAN CALL-OUTS AND THE PLANT SCHEDULE, THE PLAN CALL-OUT SHALL DETERMINE FINAL QUANTITIES.
7. ALL PLANT MATERIAL IN CONTAINERS SHALL BE WELL ESTABLISHED ROOTED MATERIAL THAT OCCUPIES THE ENTIRE VOLUME OF SPECIFIED CONTAINER.
8. ALL LAWN AND LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM PER THE MUNSTER MUNICIPAL BUILDING CODE.
9. THE EXISTING SYSTEM IS TO BE RESTORED TO FULL FUNCTIONALITY AND RETROFITTED TO WATER ALL LAWN AND LANDSCAPE AREAS AT A SPECIES APPROPRIATE RATE.
10. CONTRACTOR TO LEAVE THE SITE IN A SAFE AND NEAT CONDITION AT THE END OF EACH WORK DAY.

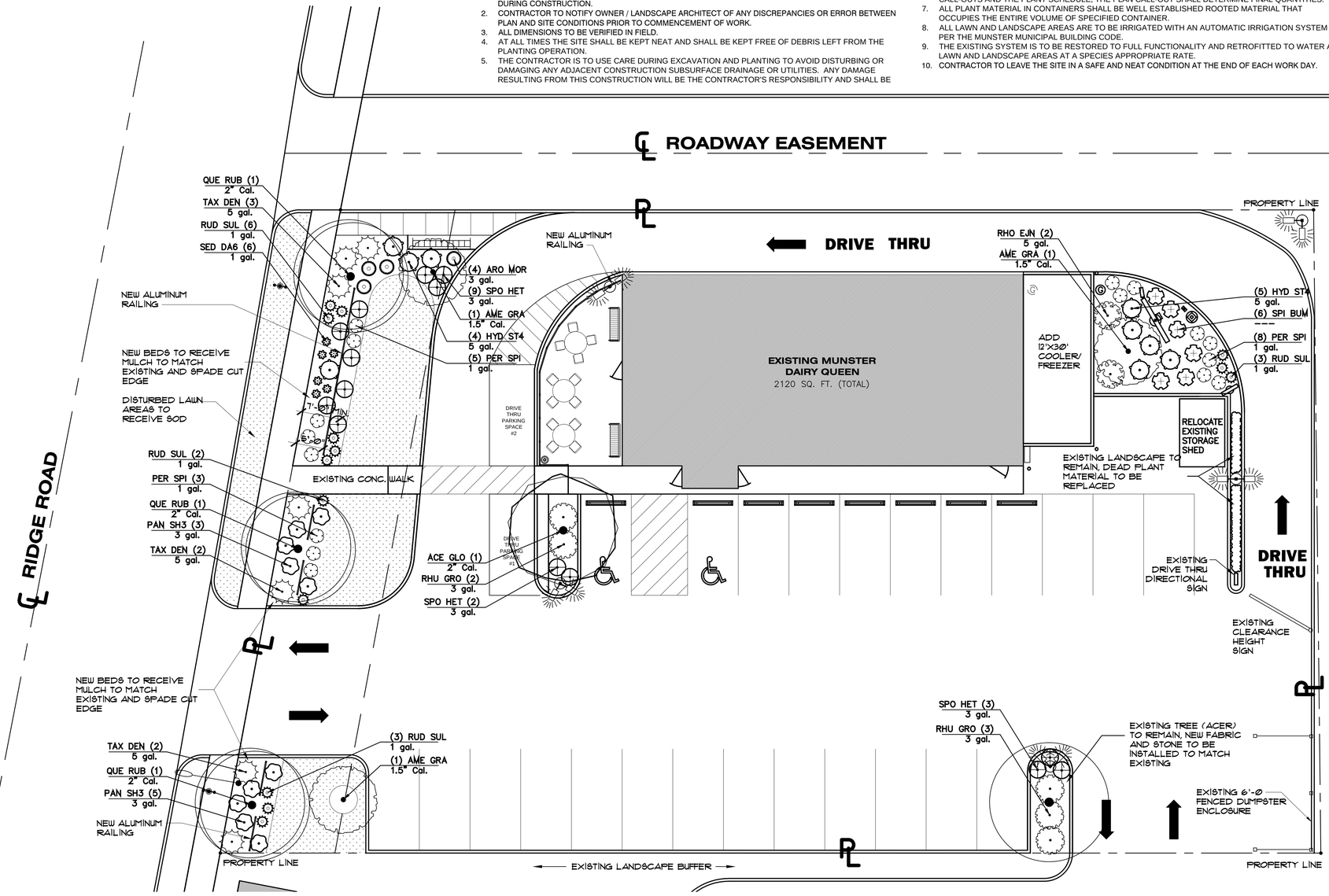
LANDSCAPE REQUIREMENTS

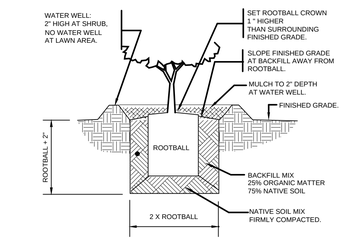
PARKWAY PLANTING (SEC. 26-1303.1): ONE TREE PER 30 LINEAR FEET OF FRONTAGE ON A PUBLIC RIGHT-OF-WAY. TWO-INCH CALIPER MIN.
REQUIRED TREES - 3
PROPOSED - 3

PARKING LOT AND VEHICULAR USE AREA INTERNAL PLANTING (SEC. 26-1303.3): PARKING BETWEEN 4,500 AND 30,000 SF: INTERNAL LANDSCAPE AREA EQUAL TO 7.5% OF TOTAL.
PROPOSED VEHICULAR USE ARE - 13,287 SF
REQUIRED INTERNAL PLANTING - 997 SF
PROPOSED INTERNAL PLANTING - 708 SF
REQUIRED TREES - 8
PROPOSED TREES - 5

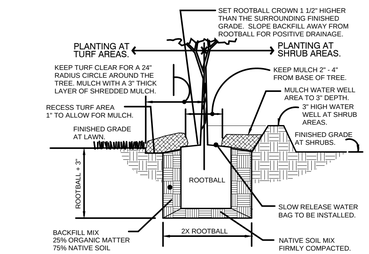
TOTALS

PROPOSED TOTAL LANDSCAPE - 2,441 SF
TOTAL REQUIRED TREES - 11
TOTAL PROPOSED TREES - 8

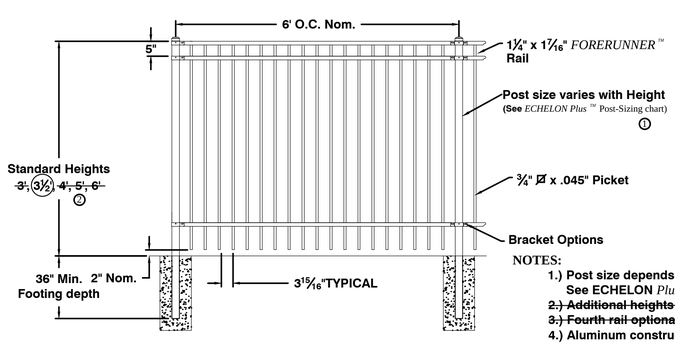




SHRUB PLANTING



TREE PLANTING



NOTES:
1.) Post size depends on fence height and wind loads. See ECHELON *Plus*™ post sizing chart.
~~2.) Additional heights available on request~~
~~3.) Fourth rail optional. Not required.~~
4.) Aluminum construction with black finish

ALUMINUM LANDSCAPE RAILING

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ACE GLO	Acer rubrum `October Glory` TM	October Glory Maple	2" Cal.	B&B	1	
AME GRA	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	1.5" Cal.	B&B	3	Single Stem
QUE RUB	Quercus rubra	Red Oak	2" Cal.	B&B	3	
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**REMARKS**
ARO MOR	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	3 gal.	Pot	4	
HYD ST4	Hydrangea paniculata `Rensun`	Strawberry Sundae Hydrangea	5 gal.	Pot	9	
RHO EJN	Rhododendron x `P.J.M.`	PJM Rhododendron	5 gal.	Pot	2	
RHU GRO	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal.	Pot	5	
SPI BUM	Spiraea x bumalda	Burnald Spiraea	---	Transplant	6	Save and transplant
TAX DEN	Taxus x media `Densiformis`	Dense Yew	5 gal.	Pot	7	
ANNUALS/PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**REMARKS**
PER SPI	Perovskia atriplicifolia `Blue Spires`	Russian Sage	1 gal.	Pot	16	
RUD SUL	Rudbeckia fulgida `Little Goldstar`	Coneflower	1 gal.	Pot	14	
SED DA6	Sedum x `Dazzleberry`	Dazzelberry Stonecrop	1 gal.	Pot	6	
GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**REMARKS**
PAN SH3	Panicum virgatum `Shenandoah`	Switch Grass	3 gal.	Pot	10	
SPO HET	Sporobolus heterolepis	Prairie Dropseed	3 gal.	Pot	14	

N

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

revisions
011 - 09/03/19 - REMOVED MONUMENT SIGN

date	scale	drawn by	checked by
08/23/19	AS SHOWN	SOH	

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