

# Staff Report – Plan Commission

|                          |  |                      |                |
|--------------------------|--|----------------------|----------------|
| <b>Docket #:</b>         | PC2024-041   | <b>Hearing Date:</b> | April 14, 2025 |
| <b>Applicant:</b>        | Robin Peck, Valvoline, 100 Valvoline Way. Lexington, KY 40509                  |                      |                |
| <b>Owner:</b>            | Unicorp National Development, 7940 Via Dellagio Way, St 200, Orlando, FL 32819 |                      |                |
| <b>Subject Property:</b> | Southeast Corner of U.S. 31 & Worthsville Road, Greenwood, 46143               |                      |                |
| <b>Staff Contact:</b>    | Gabe Nelson, nelsong@greenwood.in.gov, 317.887.5230                            |                      |                |

**Request:**

Valvoline requests a landscape waiver from Sec 10-03-06 (G) – Foundation Plantings, Commercial Properties under 25,000 square feet: A planting strip of shrubs, flowers, long grasses, and shade/evergreen trees, with a minimum width of 10 feet along the full- length of the foundation facing a street is required. The petitioner is requesting to have this waived and relocate the required plantings elsewhere on site.

**Location:**

The subject property is located at the southeast corner of U.S. 31 and Worthsville Road.  
Parcel ID # 41-05-09-034-001.000-030

**Existing & Surrounding Land Use:**

Existing: Commercial Medium (CM), Undeveloped  
North: Industrial Large (IL), 84 Lumber  
South: Commercial Large (CL), Undeveloped  
East: Industrial Large (IL), Endress + Hauser/Lift Station  
West: Commercial Large (CL), Kroger Plaza/Future Wawa

**Recommendations:**

Staff **recommends approval with conditions** of Sec 10-03-06 (G) – Foundation Plantings. The purpose of the foundation plantings is to provide additional impervious surfaces and for aesthetics. While the preference is for these plantings to be located along the building, site limitations, including those self-imposed, can create a difficulty in locating the plantings alongside the building. It would be impractical to redesign the entire site at this point in the process, and with the petitioner proposing to relocate the required plantings, staff is amenable to this waiver request. Therefore, Staff would recommend that the waiver be granted with the condition that the required foundations are relocated, in their entirety, elsewhere on site, as proposed by the petitioner.

**Attachments:**

Waiver Request  
Petitioner Findings of Fact  
Site/Landscape Plan

## **Attachment P: Subdivision, Site Development, Parking and or Landscape Waiver Request**

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Project Greenwood, IN (Worthsville) Valvoline

Docket \_\_\_\_\_

### ***Waivers from these Regulations.***

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these subdivision, site development, and or parking regulations so that substantial justice may be done and the public interest secured, provided that such waivers shall not have the effect of nullifying the intent and purpose of these regulations. Such waivers may be granted upon written request of the applicant stating the reasons for each waiver and may be waived by two-thirds (2/3) of the regular membership of the Plan Commission. (Sec. 10-501: Subdivision Control); (Sec. 10-460: Site Development); (Sec. 10-103: Parking); (Sec. 10-472: Landscape)

The Plan Commission may, in its discretion, authorize and approve waivers from the requirements and standards of these regulations upon finding that the following five criteria have been justified:

- (1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.
- (2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.
- (3) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.
- (4) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

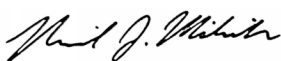
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**Attach a separate sheet** that thoroughly itemizes, explains, and justifies how each Waiver Request meets the Waiver Guidelines outlined above.

I respectfully request consideration by the Greenwood Plan Commission to waive the requirements established by the following Section(s) of the Greenwood Municipal Code for the Subdivision Control Ordinance, Site Development, Zoning Ordinance as it relates to parking requirements, and Landscaping requirements for the City of Greenwood: (Staff can assist) **NOTE: Do not use this form if requesting a Waiver from the Stormwater Drainage and Sediment Control Ordinance. Contact the City Engineering Department to discuss drainage waiver requests.**

1. Section 10-<sup>03-06 (G)</sup>\_\_\_\_\_: Foundation Plantings (Commercial Properties under 25,000 sf of GFA)
2. Section 10-\_\_\_\_\_: \_\_\_\_\_
3. Section 10-\_\_\_\_\_: \_\_\_\_\_
4. Section 10-\_\_\_\_\_: \_\_\_\_\_

I submit that this request is not in conflict with the Plan Commission's guidelines for review of waiver requests outlined above.



Michael J. Mihalik  
2025.03.17 15:00:28-04'00'

Signature of Applicant

03/26/2025

City of Greenwood  
Planning Commission  
300 South Madison Avenue  
Greenwood, IN 46142

RE: Landscape Waiver Request #2  
Valvoline Instant Oil Change  
Parcel #41-05-09-034-001.000-030  
2117 Oaklawn Avenue  
Greenwood, IN 46142

**Landscape Waiver Request #2:**

Valvoline, LLC proposes constructing a new quick oil change facility within the proposed new Commercial Development located at 2117 Oaklawn Avenue at the southeast corner of US 31 S. and E. Worthsville Rd. (Parcel #41-05-09-034-001.000-030) in Greenwood, IN. The project is generally located on the south side of E. Worthsville Rd., approximately 600 feet east of the intersection of US 31 S. and E. Worthsville Rd. A lot subdivision will occur as part of the new proposed Commercial Development, resulting in an approximate 0.91-acre lot to be leased by Valvoline. The site is zoned CM, Commercial Medium Format, and the proposed use of "vehicular care services – minor" is permitted within this zoning district.

We respectfully request a waiver of the required foundation plantings along the building's street-facing foundations (north and west-facing). More specifically, per Section 10-03-06 (G), a commercial property under 25,000 SF of GFA requires a planting strip with a minimum width of 10 feet along the full length of the foundation facing a street. In correspondence with the City of Greenwood, the foundation plantings are not required in front of the service bay doors on the north building foundation. The attached exhibit depicts the areas that require the foundation plantings, per the Code. These areas have been relocated elsewhere onsite as part of this Waiver request. Please find the following responses to the Waiver Guidelines, as stated within the Landscape Waiver Request application:

- (1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.

**Response:** The foundation plantings will be relocated elsewhere onsite, per the attached proposed landscape plan and impose no detriment to the public safety, health, and welfare of the property.

- (2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.

**Response:** The required 10-foot-wide foundation plantings along the building's north and west foundations will cause the proposed drive aisle to be shifted further west within an already very narrow site. Additionally, the hose access for the automobile oil truck to vacuum the used oil and

dispense the new oil into the self-contained oil tanks is located on the northwest corner of the building. Shifting the west drive aisle further away from the building will make this operation more difficult. It is more practical to keep the drive aisle abutting the building sidewalk and relocate the required foundation plantings elsewhere onsite.

- (3) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

**Response:** The updated landscape plans show the required foundation plantings relocated elsewhere onsite and include above and beyond the required foundation planting amount. Excluding the (3) service bay doors, 19.5 linear feet of foundation plantings are required along the building's north foundation and 30.5 feet along the building's west foundation for a total of 50 linear feet of foundation plantings. Per the attached landscape plan, 42 linear feet of foundation plantings are located elsewhere onsite in addition to the 23 linear feet of foundation plantings shown along the building's north foundation, for a total of 65 linear feet of foundation plantings (15 additional linear feet than required).

- (4) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

**Response:** The request to relocate the required foundation plantings elsewhere onsite minimally deviates from the ordinance's standards. Valvoline plans to install appropriate landscaping throughout the site and has seamlessly integrated the foundation plantings into the rest of the proposed landscaping. Valvoline ensures attractive landscaping that will be well-maintained and watered with an underground irrigation system.

This submittal includes site and landscaping plans (with markup exhibit) and the Landscape Waiver application. On behalf of Valvoline, LLC, CESO thanks the City of Greenwood for considering this application. Please do not hesitate to contact me with any questions or need for additional information.

Regards,

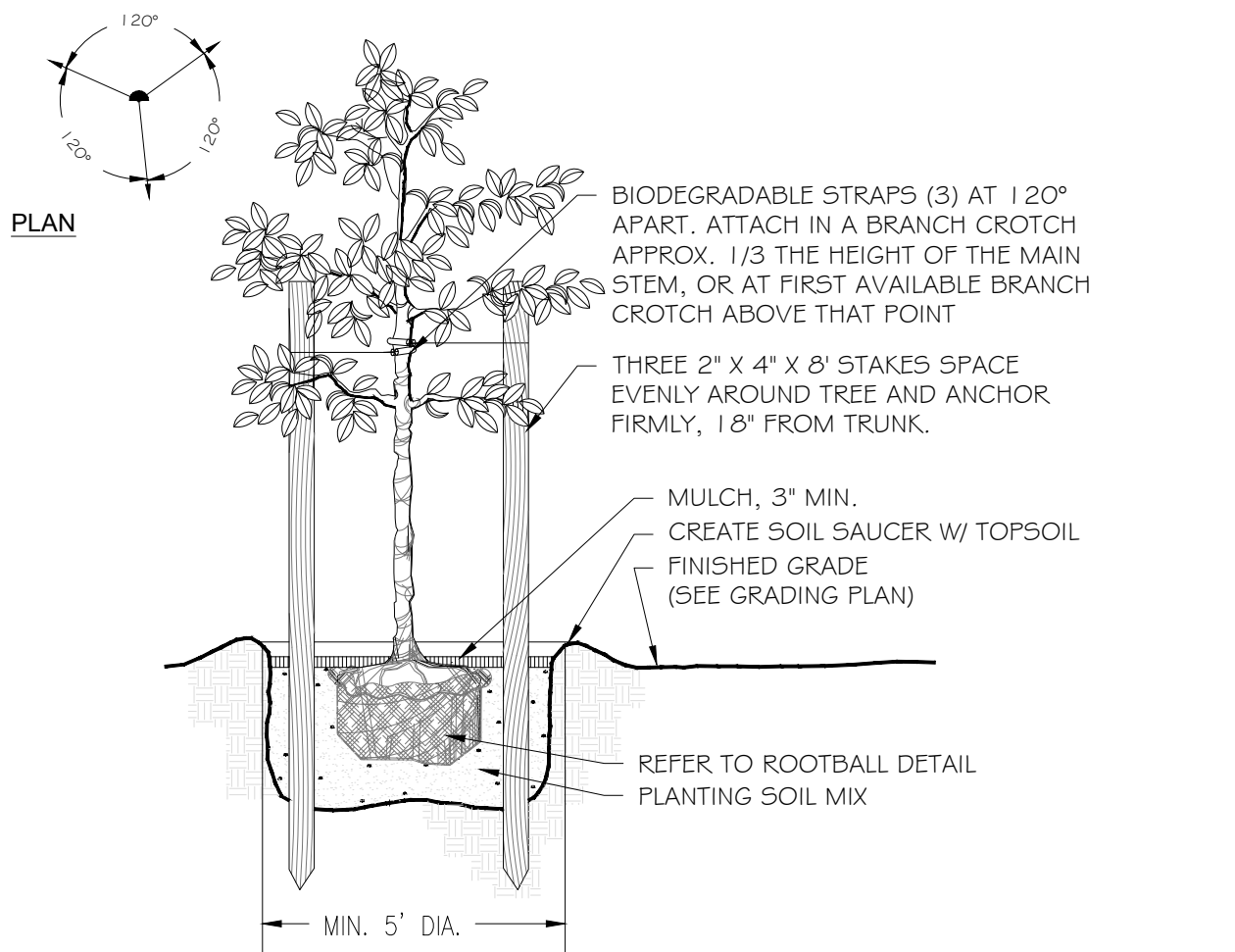


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Project Manager  
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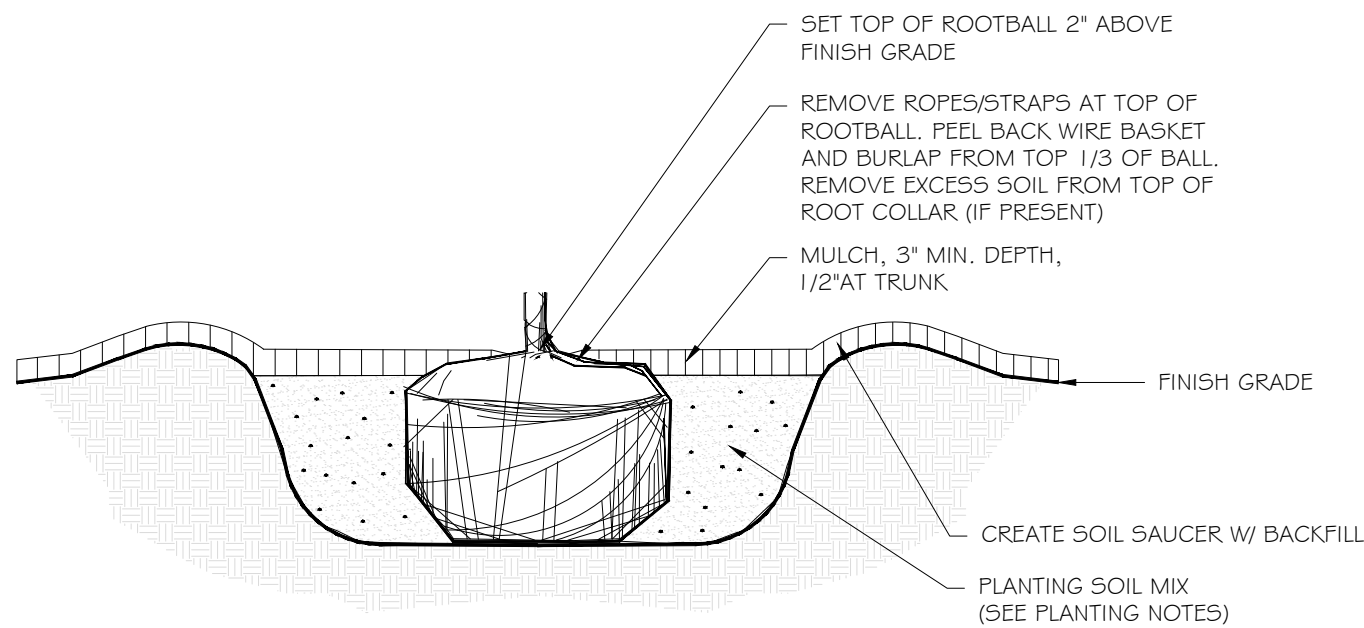
PROPOSED LEGEND:

|           |   |
|-----------|---|
| ---       | PROPERTY LINE   |
| =====     | PROPOSED CURB & GUTTER                                    |
| =====     | PROPOSED CURB   |
| - - - - - | PROPOSED EASEMENT LINE                                    |
| ---       | GAS LINES   |
| ---       | TELEPHONE LINES   |
| STM->     | STORM SEWER LINES   |
| ---       | WATER LINES   |
| IRR       | IRRIGATION WATER LINES                                    |
| FIRE      | FIRE SERVICE WATER LINES                                  |
| E         | ELECTRIC LINES  |
| UE        | UNDERGROUND ELECTRIC LINES                                |
| OHE       | OVER HEAD ELECTRIC LINES                                  |
| ●         | DOUBLE CLEAN OUT  |
| ○         | CLEAN OUT   |
| ⊕         | PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS) |
| ⊕         | WATER METER   |
| ⊕         | IRRIGATION METER  |
| Z         | RPZ/BFP   |
| W         | WATER VALVE   |
| FDC       | FDC   |
| ○         | OIL & WATER SEPARATOR                                     |
| ⊕         | SEWER MANHOLE   |
| ⊕         | LIGHT POLES   |



1 DECIDUOUS TREE STAKING

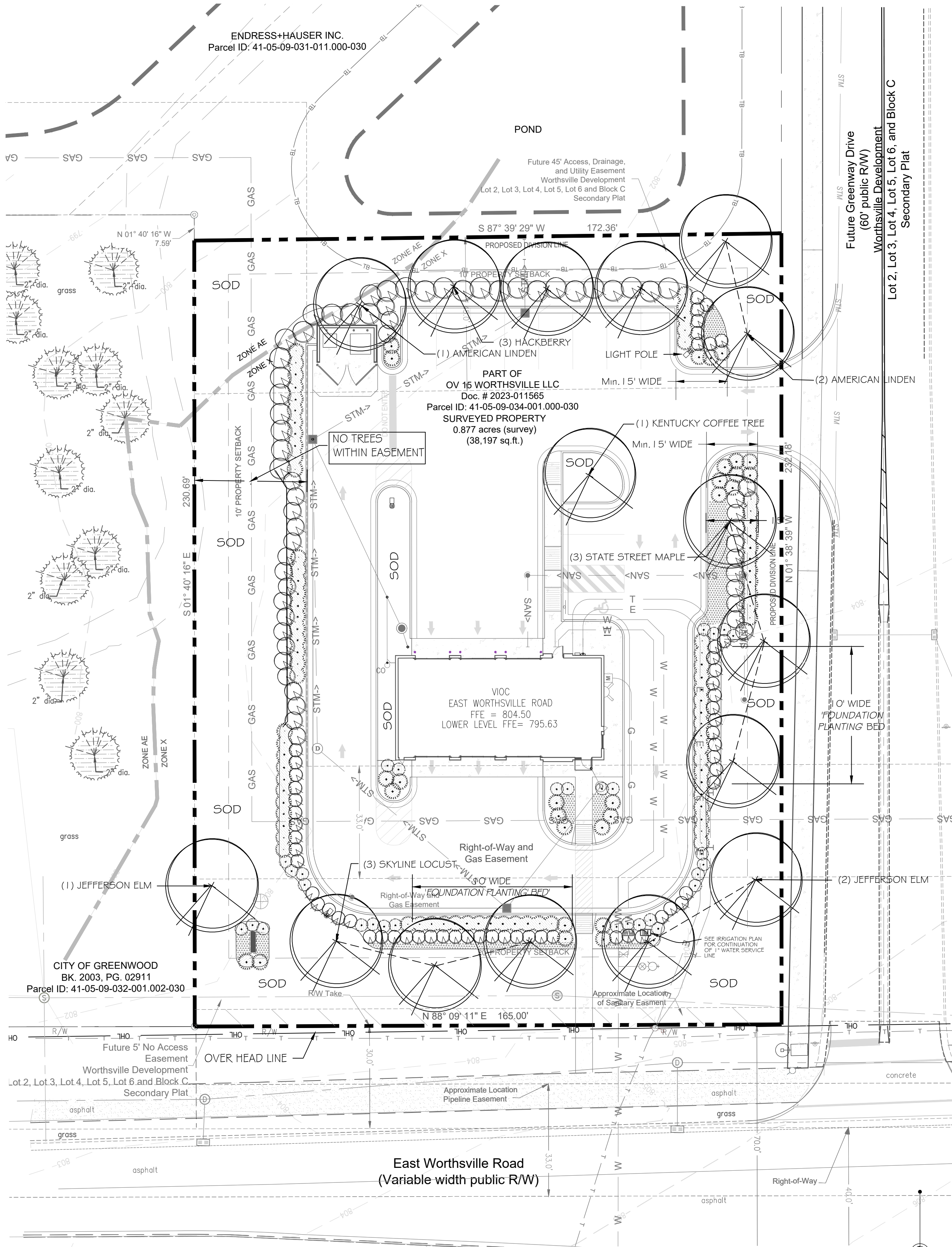
SCALE: NTS



2 ROOTBALL DETAIL

SCALE: NTS

NOTE: ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL 2 TO 4 HOURS PRIOR TO PLANTING.



LANDSCAPE CODE REQUIREMENTS

| TYPE                                   | REQUIREMENT  | QUANTITY REQUIRED  | QUANTITY PROVIDED  |
|--|--|--|--|
| STREETSCAPING                          | STREET TREES SHALL BE PLANTED AT A RATE OF ONE TREE PER 40 LINEAR FEET OF FRONTAGE.  | EAST WORTHSVILLE ROAD 4 TREES REQUIRED<br>OAKLAWN AVE. 6 TREES REQUIRED  | 5 TREES AS SHOWN<br>6 TREES AS SHOWN   |
| LARGE BUFFERYARD                       | 5 SHADE/ EVERGREEN TREES, 4 ORNAMENTAL TREES, 20 SHRUBS PER 100'   | *LANDSCAPE WAIVER APPROVED ELIMINATE TREE INSTEAD REQUIRING 76 SHRUBS  | 76 SHRUBS AS SHOWN   |
| PERIMETER PARKING LOT AND DRIVE AISLES | A MINIMUM OF 5' LANDSCAPED AREA (15' WIDE FOR THE PERIMETER PARKING LOT ABUTTING A STREET) WITH ONE TREE AND THREE SHRUBS PER 35 LF IS REQUIRED FOR DRIVE AISLES AND PARKING LOT PERIMETERS. | NORTH PERIMETER 136 LF 4 TREES REQUIRED<br>12 SHRUBS REQUIRED<br>OAKLAWN AVE. DRIVE AISLE 80 LF 7 SHRUBS REQUIRED<br>OAKLAWN AVE. PARKING 15' WIDE LANDSCAPE BED 9 SHRUBS REQUIRED | 4 TREES AS SHOWN<br>21 SHRUBS AS SHOWN<br>10 SHRUBS AS SHOWN<br>15' WIDE BEDS AS SHOWN   |
| FOUNDATION PLANTING                    | 10' WIDE LANDSCAPE BED AT BUILDING FOUNDATION FACING ROAD  | A LANDSCAPING WAIVER IS NECESSARY, PLACING THE REQUIRED PLANTINGS ELSEWHERE ON SITE<br>EAST WORTHSVILLE FASCAD 61 LF @ 10' WIDE<br>OAKLAWN AVE. FASCAD 30.5 LF @ 10' WIDE          | 23 LF AS SHOWN AT BUILDING<br>42 LF ADDED TO PERIMETER<br>65 TOTAL LF LANDSCAPE AS SHOWN<br>40+ LF ADDED TO PERIMETER LANDSCAPE AS SHOWN |
| PLANT SPECIES                          | THERE SHALL BE NOT MORE THAN 30% OF ANY SINGLE PLANT GENUS.  |  | REFER TO PLANT MATERIALS LISTS   |

PLANT MATERIALS LIST - REFER TO SHEET L-1.1 FOR SHRUBS & SHRUB PLANT MATERIAL LIST

| QTY. | PLANT NAME  | MINIMUM INSTALLED SIZE       | % of TREES |
|------|---|------------------------------|------------|
|      | TREES   |                              |            |
| 3    | STATE STREET MAPLE - <i>Acer myriophyllum</i> 'Morton'                    | 2" cal. B/B - 5' Clear Trunk | 18.75%     |
| 3    | HACKBERRY - <i>Celtis occidentalis</i>                                    | 2" cal. B/B                  | 18.75%     |
| 3    | SKYLINE LOCUST - <i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Skycole' | 2" cal. B/B - 5' Clear Trunk | 18.75%     |
| 1    | KENTUCKY COFFEE TREE - <i>Gymnocladus dioica</i> 'Espresso'               | 2" cal. B/B - 5' Clear Trunk | 6.25%      |
| 3    | AMERICAN LINDEN - <i>Tilia americana</i> 'McKsentry'                      | 2" cal. B/B - 5' Clear Trunk | 18.75%     |
| 3    | JEFFERSON ELM - <i>Ulmus americana</i> 'Jefferson'                        | 2" cal. B/B - 5' Clear Trunk | 18.75%     |

LANDSCAPE REQUIREMENTS:

- LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
- QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE VALVOLINE'S PROJECT MANAGER IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
- THE CONTRACTOR SUBSTITUTION OF PLANT VARIETIES OR SPECIES WITH PRIOR WRITTEN APPROVAL FROM THE VALVOLINE'S PROJECT MANAGER IS PERMITTED.
- CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE VALVOLINE'S PROJECT MANAGER PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
- STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND, REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.
- TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK. ALL BEDS SHALL HAVE A 6" DEPTH OF TOPSOIL. PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES. PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.
- PLANTING SOIL MIX FOR TREES, SHRUBS, AND PERENNIALS SHALL CONSIST OF THE FOLLOWING:
  - 80% TOPSOIL
  - 20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
    - 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
    - 1 PART - STERILIZED COW MANURE (OR EQUAL)
    - COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
    - LIME (AS RECOMMENDED IN SOIL ANALYSIS)
- QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004). THE PLANTING OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE INDIANA NURSERY AND LANDSCAPE ASSOCIATION, THE INDIANA SOCIETY OF LANDSCAPE DESIGNERS AND THE INDIANA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.
- INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE VALVOLINE'S PROJECT MANAGER UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE VALVOLINE'S PROJECT MANAGER AT LEAST LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
- MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED.
- CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY VALVOLINE'S PROJECT MANAGER. MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED.
- SOD INSTALLATION: ALL LAWN AREAS WITH PROJECT LIMITS SHALL BE SODDED. REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL. TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL. SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENEED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES. WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.
- MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
- WARRANTY: CONTRACTOR SHALL PROVIDE A TWO-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO IN WRITING TO VALVOLINE'S PROJECT MANAGER. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.
- MAINTENANCE OF LANDSCAPED AREAS: ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY. ALL SUCH AREAS SHALL BE KEPT FREE OF DEBRIS AND LITTER AT ALL TIMES. DAMAGE TO 10% OR MORE OF THE PLANT MATERIAL FOR ANY REASON, INCLUDING DISEASE, SHALL REQUIRE REPLACEMENT OF ALL SUCH DAMAGED PLANT MATERIALS.

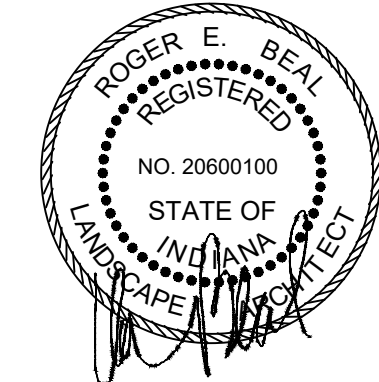


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03/26/2025 Revision 2

| DATE       | ISSUE            |
|------------|------------------|
| 07/26/2024 | CUP SET          |
| 10/23/2024 | OWNER REVIEW SET |
| 11/06/2024 | PERMIT SET       |
| 01/29/2025 | REVISION 1       |
| 03/26/2025 | REVISION 2       |

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO: 206600100

PROFESSIONAL IN CHARGE  
ZACHARY D. FRESHERNER

PROJECT MANAGER  
MM

QUALITY CONTROL  
RAP

DRAWN BY  
reb

PROJECT NAME



**VALVOLINE  
INSTANT  
OIL CHANGE**

GREENWOOD, IN

PROJECT NUMBER  
764123

SHEET NAME

**SITE LANDSCAPE  
PLAN**

SHEET #

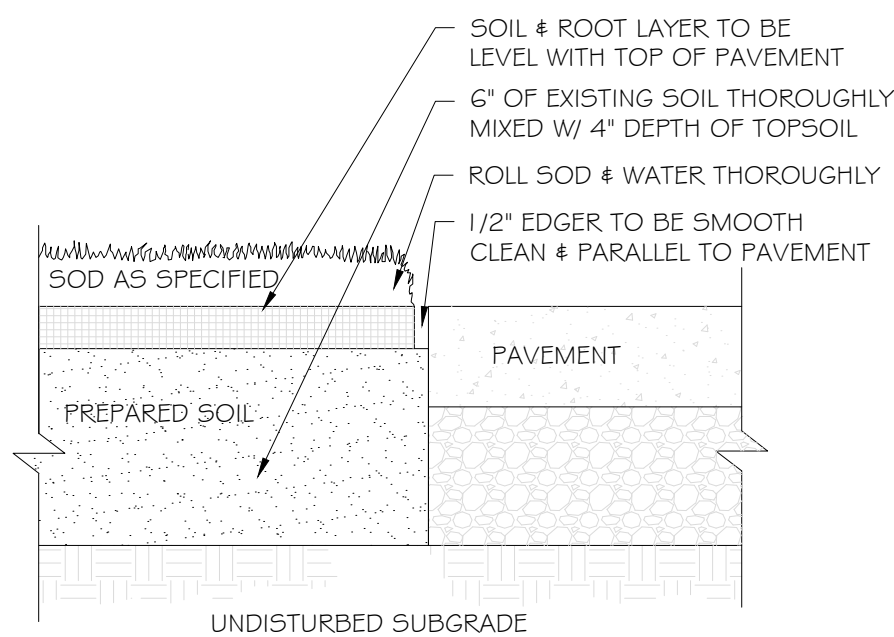
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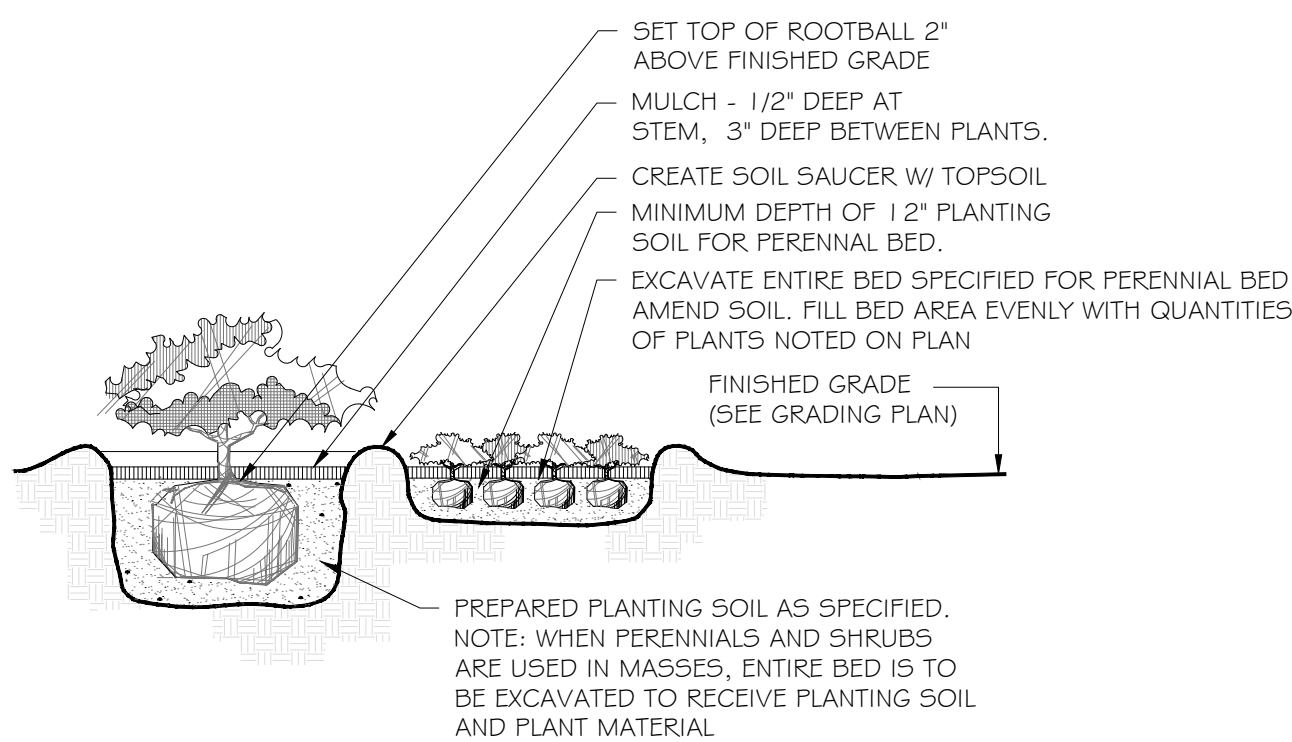
LANDSCAPE ARCHITECT:

**YELLOW SPRINGS DESIGN**  
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yellowspringsdesign@bizwohrr.com  
LICENSED IN: OH, KY, PA, IN, IL, MO,  
MI, VA, TX, OK, KS, IA, AZ, CO, NM & UT



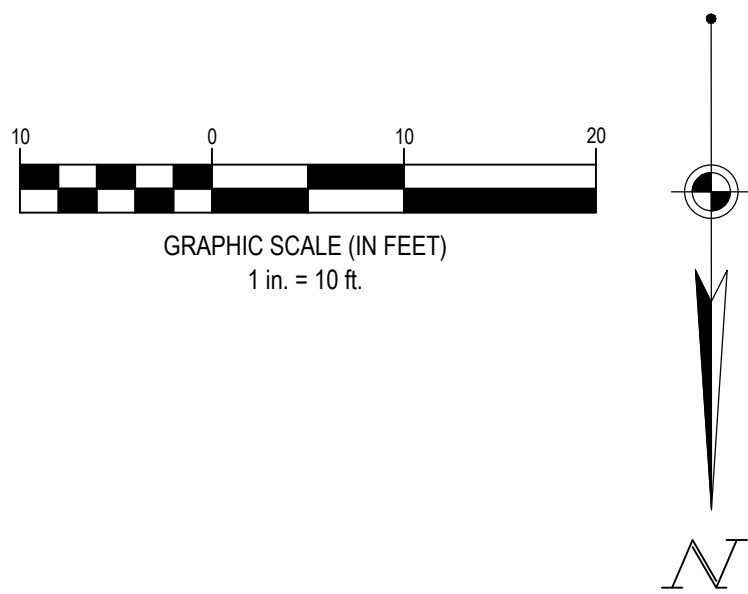


SCALE: NTS



SCALE: NT

| QTY. | PLANT NAME   | MINIMUM<br>INSTALLED SIZE | % of<br>PLANTS |
|------|--|---------------------------|----------------|
|      | SHRUBS   |                           |                |
| 31   | GOLDEN MOP CYPRESS - <i>Chamaecyparis pisifera</i> 'Golden Mop'        | 18" B/B or cont.          | 11.8%          |
| 21   | RUBY SLIPPERS HYDRANGEA - <i>Hydrangea quercifolia</i> 'Ruby Slippers' | 18" B/B or cont.          | 8.1%           |
| 28   | CALGARY CARPET JUNIPER - <i>Juniperus sabina</i> 'Monna'               | # 3 cont.                 |                |
| 42   | GREY OWL JUNIPER - <i>Juniperus virginiana</i> 'Grey Owl'              | 18" B/B or cont.          | 26.8%          |
| 30   | DIABOLO NINEBARK - <i>Physocarpus opulifolius</i> 'Monlo'              | # 5 cont.                 | 11.5%          |
| 21   | GOLDFINGER POTENTILLA - <i>Potentilla fruticosa</i> 'Goldfinger'       | # 3 cont.                 | 8.1%           |
| 29   | NEON FLASH SPIREA - <i>Spiraea japonica</i> 'Neon Flash'               | # 3 cont.                 | 11.1%          |
| 38   | GOLDEN GLOBE ARBORVITAE - <i>Thuja occidentalis</i> 'Golden Globe'     | # 3 cont.                 | 14.5%          |
| 21   | WINE & ROSES WEIGELA - <i>Weigela florida</i> 'Alexandra'              | # 3 cont.                 | 8.1%           |
|      | PERENNIALS   |                           |                |
| 16   | MOONBEAM COREOPSIS - <i>Coreopsis verticillata</i> 'Moonbeam'          | # 1 cont.                 | 15.4%          |
| 15   | PURPLE CONEFLOWER - <i>Echinacea purpurea</i>                          | # 1 cont.                 | 14.4%          |
| 28   | PARDON ME DAYLILIES - <i>Heemerocalis</i> x 'Pardon Me'                | # 1 cont.                 | 27%            |
| 30   | PURPLE CORAL BELLS - <i>Heuchera micrantha</i> 'Palace Purple'         | # 1 cont.                 | 28.8%          |
| 15   | BLACK-EYED SUSAN - <i>Rudbeckia hirta</i>                              | # 1 cont.                 | 14.4%          |



LANDSCAPE ARCHITECT:

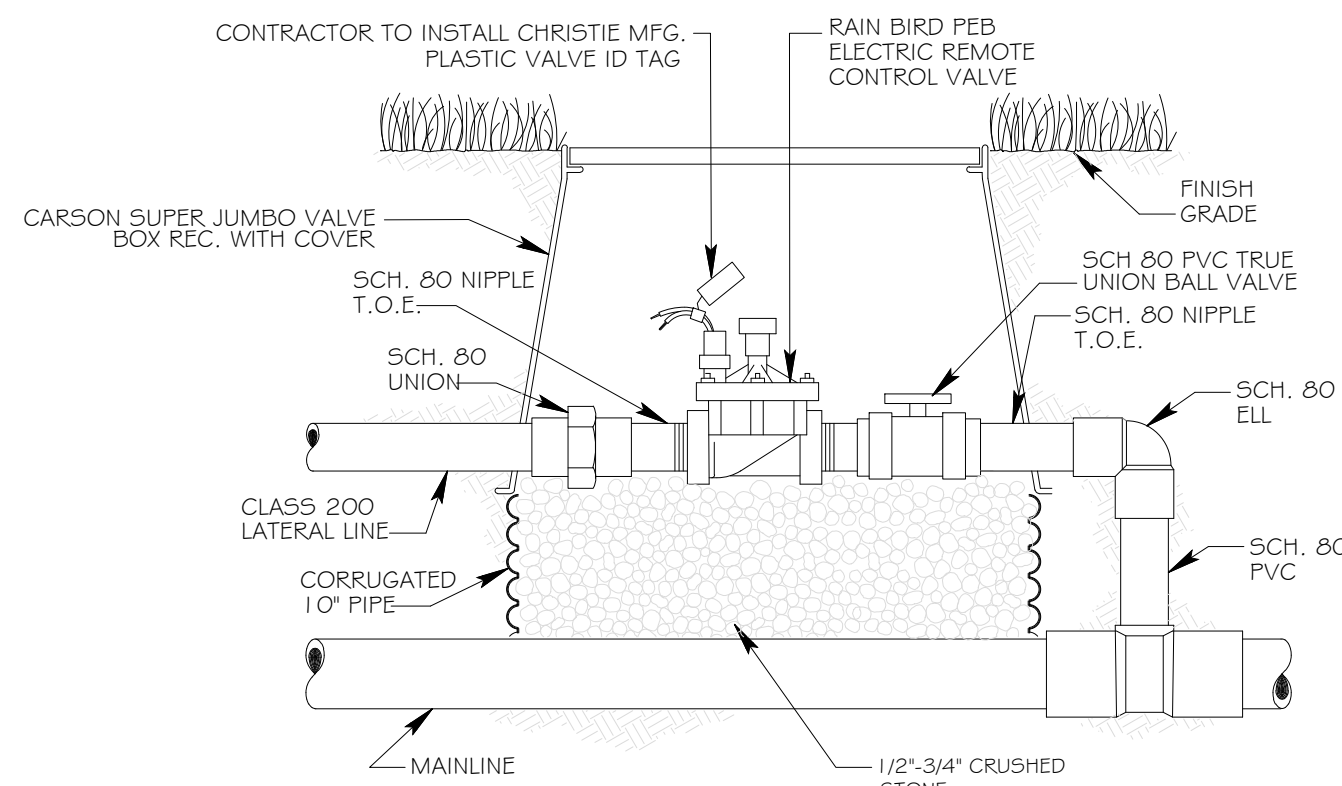
 **YELLOW SPRINGS DESIGN**

PO Box 472 205 PARK MEADOWS DR.  
YELLOW SPRINGS, OH 45387

(O) 937.767.8199 (M) 937.654.8199  
[yellowspringsdesign@bizwoh.rr.com](mailto:yellowspringsdesign@bizwoh.rr.com)

LICENSED IN: OH, KY, PA, IN, IL, MO,  
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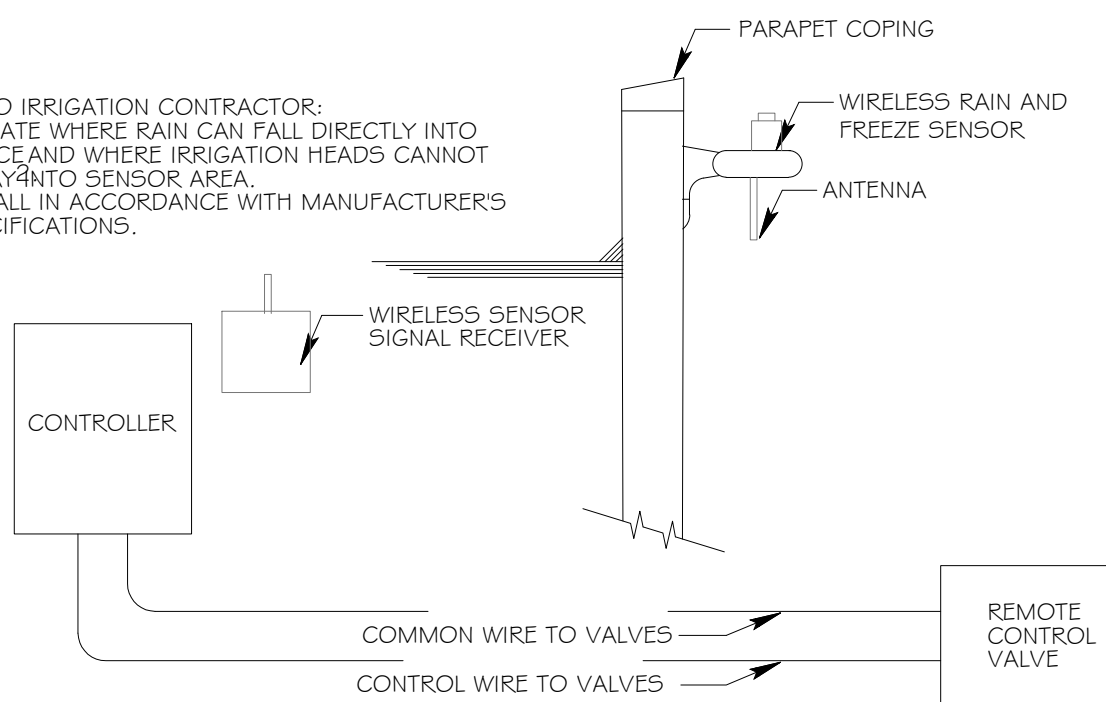




## 1 CONTROL VALVE

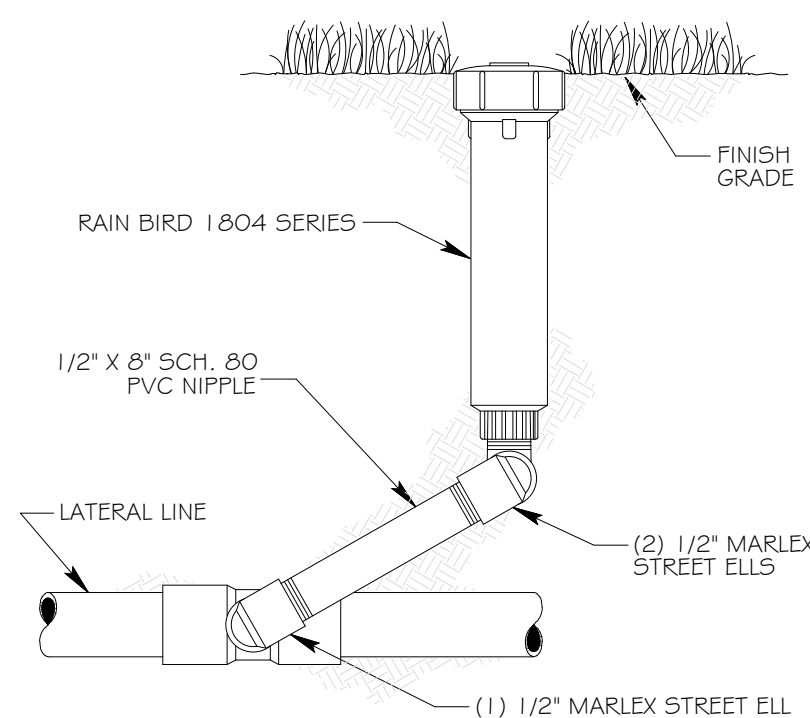
SCALE: NTS

NOTE TO IRRIGATION CONTRACTOR:  
1. LOCATE WHERE RAIN CAN FALL DIRECTLY INTO DEVICE AND WHERE IRRIGATION HEADS CANNOT SPRAY INTO SENSOR AREA.  
INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



## 2 RAIN SENSOR

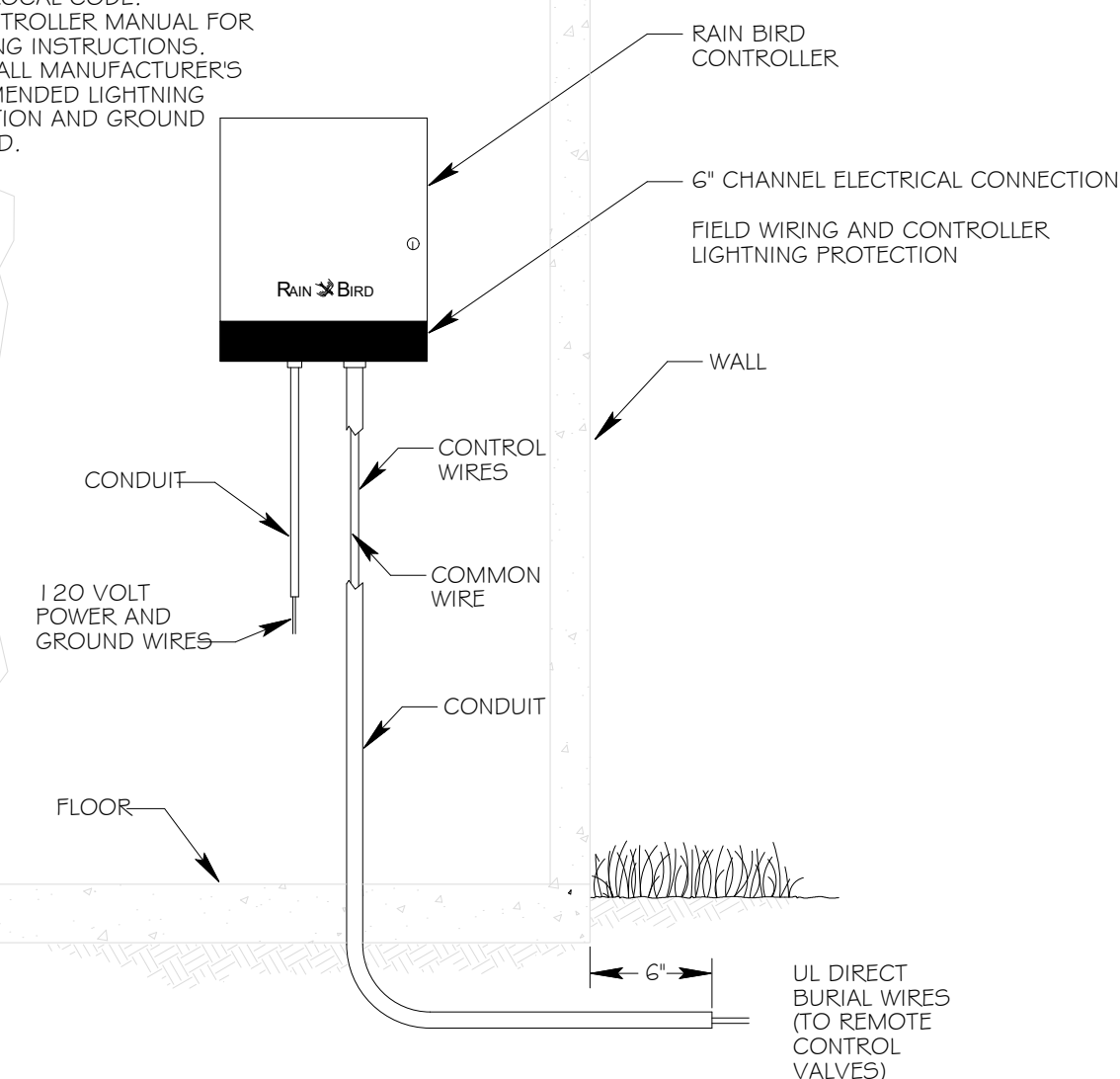
SCALE: NTS



## 3 LAWN SPRAY

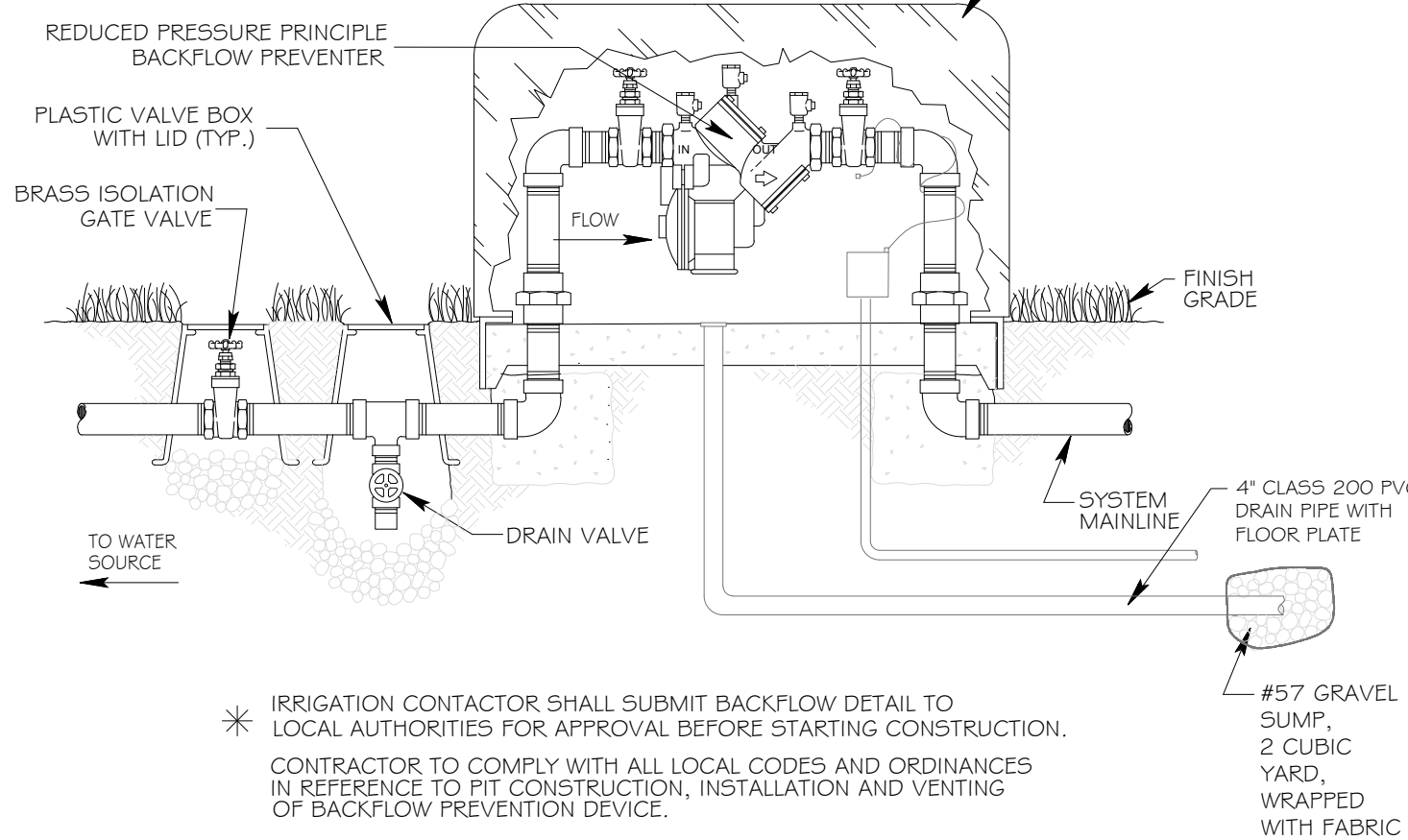
SCALE: NTS

NOTE:  
1. ALL WIRING TO BE INSTALLED AS PER LOCAL CODE.  
2. SEE CONTROLLER MANUAL FOR MOUNTING INSTRUCTIONS.  
3. INSTALL ALL MANUFACTURER'S RECOMMENDED LIGHTNING PROTECTION AND GROUND ROD GRID.



## 4 CONTROLLER

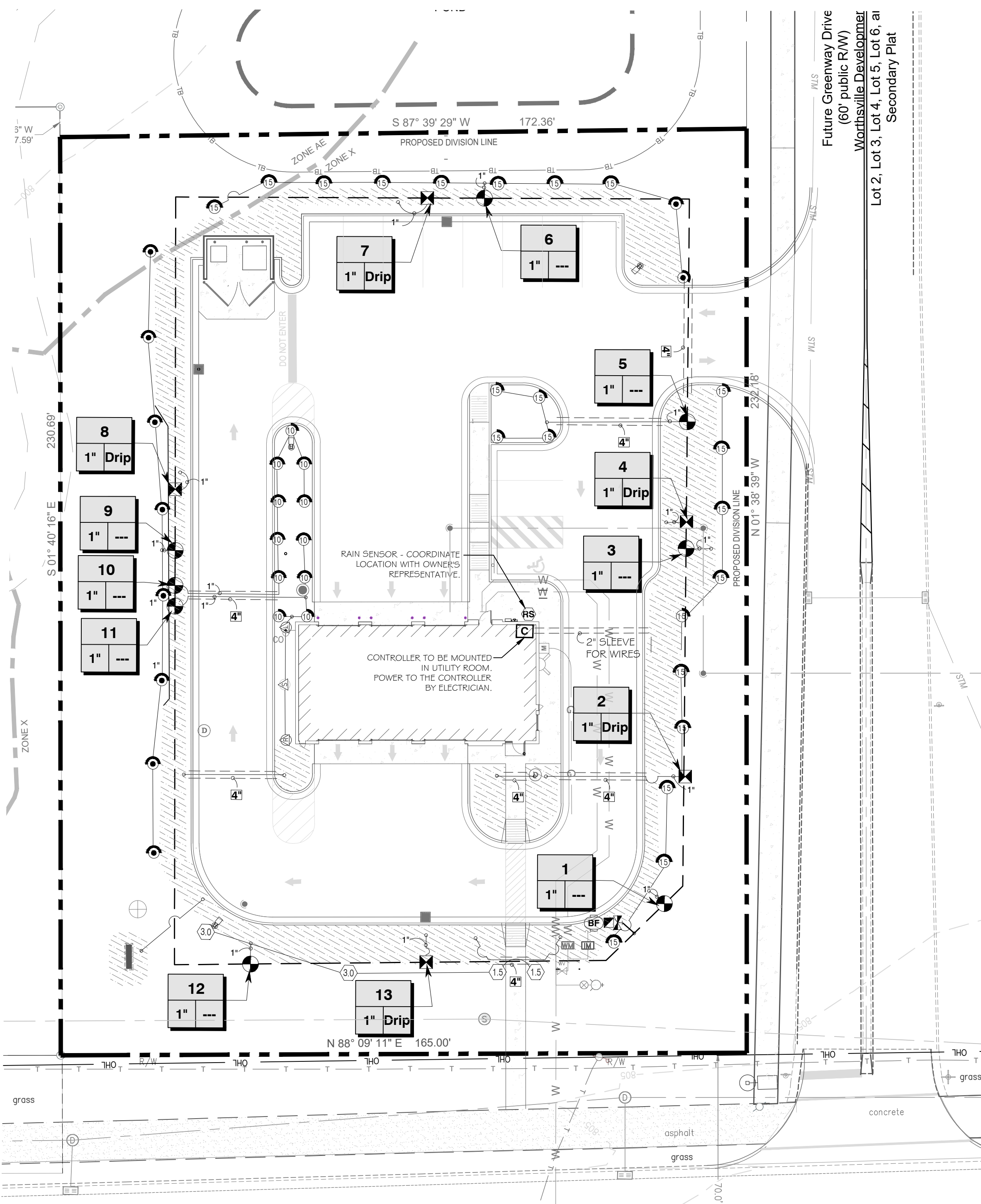
SCALE: NTS



## 5 RPA BACKFLOW DEVICE

SCALE: NTS

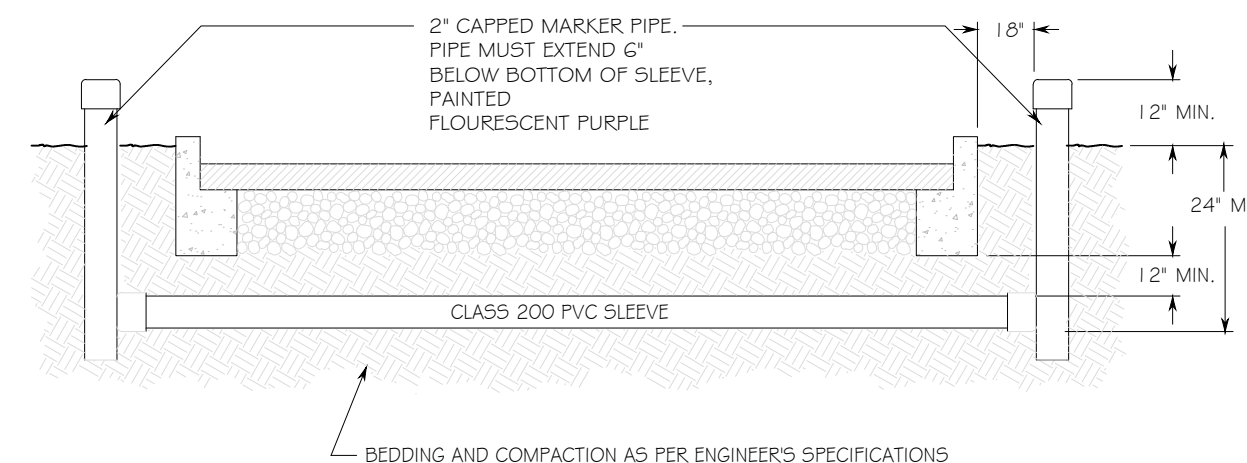
\* IRRIGATION CONTRACTOR SHALL SUBMIT BACKFLOW DETAIL TO LOCAL AUTHORITIES FOR APPROVAL BEFORE STARTING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES IN REFERENCE TO PIT CONSTRUCTION, INSTALLATION AND VENTING OF BACKFLOW PREVENTION DEVICE.



East Worthsville Road  
(Variable-width public R/W)

GRAPHIC SCALE (IN FEET)  
1 in. = 20 ft.

NOTE:  
INSTALLER OF SLEEVES SHALL BE RESPONSIBLE TO LOCATE SLEEVES IF NOT PROPERLY INSTALLED.



## 6 SLEEVING

SCALE: NTS

## IRRIGATION LEGEND

NOTE: ALL IRRIGATION EQUIPMENT IS TO BE RAINBIRD, NO SUBSTITUTIONS PERMITTED.

| SYMBOL | MANUFACTURER/MODEL            |
|--------|-------------------------------|
|        | Rain Bird 1804 15 Sntp Series |
|        | Rain Bird 1804 10 Series MPR  |
|        | Rain Bird 1804 15 Series MPR  |
|        | Rain Bird-1724 1804-SAM-P45   |

|  |                       |
|--|-----------------------|
|  | Rain Bird 5004-PC, FC |
|  | Rain Bird 5004-PC, FC |

| SYMBOL | MANUFACTURER/MODEL       |
|--------|--------------------------|
|        | Rain Bird XCZPGA-100-PRF |
|        | Area to Receive Dnline   |
|        | Rain Bird XFD-06-18      |

| SYMBOL | MANUFACTURER/MODEL  |
|--------|---------------------|
|        | Rain Bird FGA Globe |
|        | Rain Bird 5-RC      |
|        | Nibco T-113-K       |
|        | Zurn 375 1"         |
|        | Rain Bird ESP4ME3   |
|        | Rain Bird WR2-RFC   |

|  |   |
|--|---|
|  | 1" Irrigation Lateral Line: POLYFLEX PIPE SDR 9 CTS |
|  | Irrigation Mainline: POLYFLEX PIPE SDR 9 CTS        |
|  | Pipe Sleeve: PVC Schedule 40                        |

| Valve Callout |              |
|---------------|--------------|
|               | Valve Number |
|               | Valve Flow   |
|               | Valve Size   |

## GENERAL IRRIGATION REQUIREMENTS

1. THE IRRIGATION SYSTEM IS DIAGRAMMATIC BASED UPON THE INFORMATION PROVIDED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE SUCCESSFUL CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS INDICATED ON THE DESIGN. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS AND OTHER RELATED EQUIPMENT SHALL BE DETERMINED ON SITE. MINOR FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THERE MAY BE TIMES WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS THAT EXIST MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND COSTS THAT OCCUR.

2. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURER'S SPECIFICATIONS WILL BE FOLLOWED.

3. MAINLINE SHALL BE BURIED A MINIMUM OF 12" OF COVER AND A MAXIMUM OF 18" OF COVER. LATERAL LINE PIPING A MINIMUM OF 12" OF COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF MATERIALS LARGER THAN 1" IN SIZE. BACKFILL SHALL BE ADDED IN 6" INCREMENTS AND MECHANICALLY TAMPED.

4. SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW INFORMATION PROVIDED BY OTHERS. STATIC PRESSURE WAS GIVEN AS 70 PSI AND THE SIZE OF THE P.O.C. IS AS INDICATED ON THE DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN REQUIREMENTS AND THE ACTUAL READINGS TO THE OWNER'S REPRESENTATIVE. A BOOSTER PUMP MAY BE NECESSARY IF THE REQUIRED PRESSURE IS NOT AVAILABLE. ADDITIONAL COSTS SHALL BE SUBMITTED TO THE OWNER AS A CHANGE ORDER.

5. PIPING SHOWN IN PAVED AREA WITHOUT SLEEVE IS DIAGRAMMATIC AND SHALL BE LOCATED INSIDE OF THE PLANTED AREA OR TURF AREA APPROXIMATELY 1' FROM ANY HARDSCAPE.

6. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS. CONTROL WIRE SHALL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN THE GROUND. SEE DETAILS.

7. CONTROLLER, RAIN SENSOR, METER, TAP AND BACKFLOW LOCATIONS ARE AS SHOWN ON THE PLAN OR AS STATED IN THE DETAILS AND LEGEND. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.

8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH HIS WORK.

9. IRRIGATION CONTRACTOR SHALL ALL PROVIDE THE FIRST WINTERIZATION, SPRING TURN ON, HEAD ADJUSTMENTS AND CONTROLLER MAINTENANCE IN BID.

LANDSCAPE ARCHITECT:

**YELLOW SPRINGS DESIGN**  
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MI, VA, TX, OK, KS, IA, AZ, CO, NM & UT

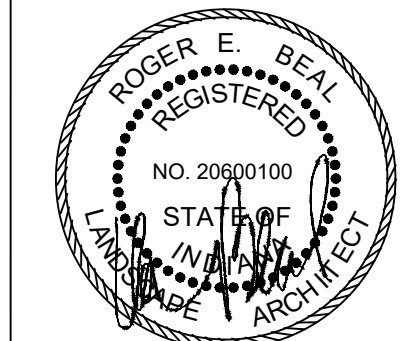
**Indiana 811**  
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| DATE       | ISSUE            |
|------------|------------------|
| 07/26/2024 | CLIP SET         |
| 10/23/2024 | OWNER REVIEW SET |
| 11/06/2024 | PERMIT SET       |
| 01/29/2025 | REVISION 1       |
| 03/28/2025 | REVISION 2       |

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO:  
20600100

PROFESSIONAL IN CHARGE

ZDF

PROJECT MANAGER

MM

QUALITY CONTROL

RAP

DRAWN BY

reb

PROJECT NAME



**VALVOLINE  
INSTANT  
OIL CHANGE**

GREENWOOD, IN

PROJECT NUMBER

764123

SHEET NAME

**SITE IRRIGATION  
PLAN**

SHEET #

IR-1.0



