

LIBERTY ESTATES LANDSCAPING REQUIREMENTS

SINGLE FAMILY HOMES

MARCH 3, 2025

Per covenants, any exterior improvement (including) landscaping, must be approved by the Home Owners Association. Plans are also subject to meeting requirements of the Town of Merrillville (attached exhibits).

General Bullets of Requirements are as follows:

- No plant species shall be installed in conflict with Article 9 herein or Town Ordinance.
- Grass
 - Sod- installed in front and side yards
 - Seed may be installed in rear. (for occupancy or return of a deposit from town, 70% growth required)
- Trees:
 - At least two trees shall be installed along the front yard border approximately five (5) feet behind the sidewalk. Such trees shall have a minimum caliper of 2" measured six (6) inches from the ball and be of approved species type;
 - Must call 811 to locate utilities prior to digging;
- Bushes
 - Additional bushes and flower plantings shall be required at the front of all Lots to create a pleasing and consistent attractive look.
- Landscape Beds
 - Stone or mulch may be used. If mulch, degradation must be managed. A weed barrier must be installed under the bedding;
- Fences
 - None around pond. Others per covenants and HOA approval.
- Covenants
 - . The specific consent of the Architectural Review Committee shall be required as a condition to the construction or alteration of all improvements as defined in paragraph 1.17 including yard lights, fences, patio screens, decks, exterior lighting, air condition units, mailboxes and landscaping. The foregoing shall not be deemed to limit the authority of the Architectural Review Committee to promulgate Standards relative to such Improvements or to take corrective action in accordance with the Declaration with respect to such Standards.
- Grade

- In no case, shall the grade be modified from the designed grade submitted and approved by the Town of Merrillville which includes surface drainage engineering;
- To request HOA approval, send the following:
 - Survey with detailed layout, location and dimension of all improvements;
 - Detailed listing of quantities and bushes/trees etc to be installed
 - Email to Jenny.culnan@luxorhomes.net
 - Mail to Hallmark Development, Inc. Attn: Liberty Landscaping Request, 4259 E Lincoln Hwy, Merrillville IN 46410

Exhibits are Below



**PROTOTYPE LANDSCAPE PLAN -
LEVEL 1: SINGLE FAMILY**

SCALE: 1" = 20'-0"

PROTOTYPE DEVELOPMENT PLANT PALETTE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
RPM	#	ACER REDRUM	REDPOINTE MAPLE	2.5" CAL.	PER PLAN	B&B SPECIMEN
DECIDUOUS SHRUBS						
AIB	#	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY CHOKEBERRY	#3 CONT.	36" O.C.	
CSA	#	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	#3 CONT.	48" O.C.	
HAA	#	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	60" O.C.	
HKA	#	HYPERICUM KALMIANUM	KALM'S ST. JOHNSWORT	#3 CONT.	36" O.C.	
IVR	#	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	#3 CONT.	36" O.C.	(1) MALE PER MASSING
EVERGREEN SHRUBS						
IGS	#	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	
JGO	#	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL COMPACT JUNIPER	#3 CONT.	48" O.C.	
RPJ	#	RHODODENDRON 'PJM'	PJM RHODODENDRON	#3 CONT.	48" O.C.	
PERENNIALS & GROUNDCOVERS						
ACE	#	ALLIUM CERNUUM	NODDING WILD ONION	#1 CONT.	6" O.C.	
CVZ	#	COREOPSIS VERTICILLATA 'ZAGREB'	THREADLEAF COREOPSIS	#1 CONT.	18" O.C.	
EAL	#	ECHINACEA ALBA	WHITE CONEFLOWER	#1 CONT.	18" O.C.	
EP	#	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 CONT.	24" O.C.	
EPM	#	ECHINACEA 'CBG CONE2'	PIXIE MEADOWBRITE CONEFLOWER	#1 CONT.	24" O.C.	
HBI	#	HEUCHERA 'BLACKBERRY ICE'	BLACKBERRY ICE CORAL BELLS	#1 CONT.	12" O.C.	
HCA	#	HEUCHERA 'CAMEL'	CAMEL CORAL BELLS	#1 CONT.	12" O.C.	
IVI	#	IRIS VIRGINICA VAR. SHREVEI	BLUEFLAG IRIS	#1 CONT.	12" O.C.	
LUP	#	LUPINUS PERENNIS	WILD LUPINE	#1 CONT.	12" O.C.	
PD	#	PENSTEMON DIGITALIS	FOXGLOVE BEARDOUNGE	#1 CONT.	18" O.C.	
POB	#	PHLOX 'OPENING ACT BLUSH'	OPENING ACT BLUSH PHLOX	#1 CONT.	18" O.C.	
RLS	#	RUDBECKIA 'VIETTE'S LITTLE SUZY'	LITTLE SUZY BLACK-EYED SUSAN	#1 CONT.	18" O.C.	
SNA	#	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	#1 CONT.	36" O.C.	

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.

2. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.

3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.

4. PLANT MATERIALS:

4.1. ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.

4.2. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.

4.3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.

4.4. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UNCLUT. BRANCHING MUST BE WELL DEVELOPED.

4.5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.

4.6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.

4.7. ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT.

4.8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.

5. IRRIGATION:

5.1. CONTRACTOR SHALL PROVIDE BID ALTERNATE FOR IRRIGATION PER THE IRRIGATION PERFORMANCE SPECIFICATIONS.

5.2. IF BID ALTERNATE OF IRRIGATION SYSTEM IS NOT SELECTED BY OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT WATERING THROUGH TEMPORARY FACILITIES, WATERING BAGS, ETC., AS APPROVED BY OWNER FOR PLANT WARRANTY.

6. TOPSOIL & PLANTING MIXTURES:

6.1. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREA.

6.2. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.

6.3. TOPSOIL SHALL BE MATERIALS CONSISTING OF FINE, FRAGILE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF STONES, LIMES, CLODS, HARD HEART, PLANTS, PLANT ROOTS, ROCKS, NONWOODED DEBRIS, CANKERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.

6.4. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.

6.5. TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:

6.5.1. ADJUST SOIL TO A pH OF 6.0 TO 6.5.

6.5.2. ORGANIC MATTER: 4% MIN, 10% MAX

6.5.3. AVAILABLE PHOSPHORUS: 25 PPM, MIN

6.5.4. EXCHANGEABLE CATIONS: 125 PPM, MIN

6.5.5. THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:

6.5.5.1. TREES & SHRUBS = 14-4-6 BRIQUETTES @ 17g

6.5.5.2. LAWN = HIGH NITROGEN STRATER FERTILIZER

6.6. LAWN SEED & SOIL AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.

6.7. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL.

6.8. NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.

7. MULCH MATERIALS:

7.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.

7.2. MULCH SHALL BE 2-3"CH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANT BEDS, UNLESS OTHERWISE NOTED.

7.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.

8. LANDSCAPE BED EDGING:

8.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.

9. STORAGE & INSTALLATION:

9.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.

9.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.

9.3. PRUNING AND REMOVAL OF BRANCHES OF EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.

9.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.

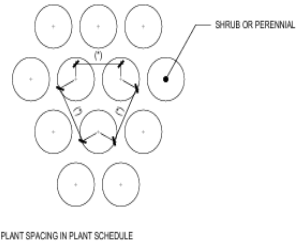
9.5. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 30 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.

9.6. WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2" OF BELOW PAVING SURFACE.

9.7. FINAL PLACEMENT OF PLANT MATERIALS, IF ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE, ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS.

9.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.

9.9. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.



1 TREE PLANTING

