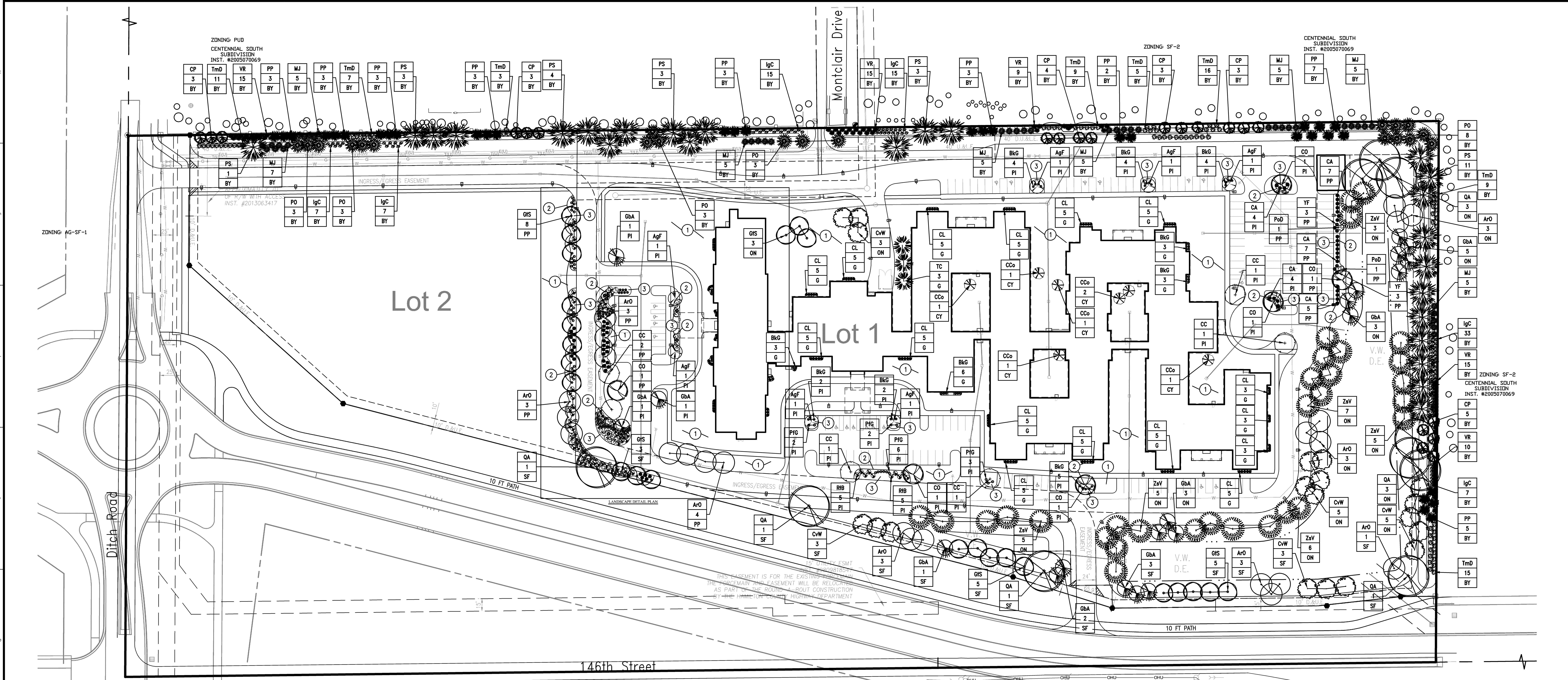


GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
10. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
12. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
13. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
14. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
15. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE 'POTTING SOIL,' 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
16. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
17. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

PRE- AND POST-DEVELOPMENT GREEN SPACE STATEMENT

THE EXISTING SITE IS PRIMARILY AGRICULTURAL IN USE WITH ONE EXISTING SINGLE FAMILY DETACHED RESIDENCE. THE LOT ON WHICH THE RESIDENCE IS LOCATED IS APPROXIMATELY 360' BY 520' AND TAKES UP APPROXIMATELY 18% OF THE EXISTING SITE. THE LAND ON THIS LOT IS COVERED WITH TURF GRASS AND IS PLANTED WITH APPROXIMATELY 80 TREES THAT RANGE IN CALIPER SIZE FROM 8" TO 42" WITH THE MAJORITY BEING BETWEEN 12" AND 24".

THE PROPOSED SITE IS A SENIOR LIVING FACILITY. THE GREEN SPACES CONSIST MOSTLY OF INTERIOR COURTYARDS IN THE PRIMARY BUILDING, LANDSCAPED ISLANDS WITHIN THE PARKING LOT, A VEGETATED FRONT YARD SETBACK, A DETENTION POND, AND A DENSELY VEGETATED BUFFER YARD TO THE NORTH AND EAST. THESE AREAS WILL BE PLANTED WITH APPROXIMATELY 150 TREES, 670 SHRUBS, AND 100 ORNAMENTAL GRASSES.

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES								
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	23	X			SEE PLAN	X
CvW	CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	2"	19	X			SEE PLAN	X
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	20	X			SEE PLAN	X
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	24	X			SEE PLAN	X
QA	QUERCUS ALBA	WHITE OAK	2"	10	X			SEE PLAN	X
ZsV	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2"	31	X			SEE PLAN	X
	EVERGREEN TREES								
CP	CHAMAECYPARIS PISIFERA	JAPANESE FALSECYPRESS	8'	21	X			SEE PLAN	X
PO	PICEA OMORIKA	SERBIAN SPRUCE	8'	20	X			SEE PLAN	X
PP	PICEA PUNGENS	COLORADO SPRUCE	8'	32	X			SEE PLAN	X
PS	PICEA SYLVESTRIS	SCOTCH PINE	8'	25	X			SEE PLAN	X
TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	8'	3	X			SEE PLAN	X
	ORNAMENTAL UNDERSTORY TREES								
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	7	X			SEE PLAN	MULTI BRANCH
CC	CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	2"	6	X			SEE PLAN	X
CCo	CARPINUS CORDATA	HORNBEAM	2"	7	X			SEE PLAN	X
CO	COTINUS OBOVATUS	AMERICAN SMOKE TREE	2"	6	X			SEE PLAN	X
	DECIDUOUS SHRUBS								
BtR	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	#5	15			X	SEE PLAN	MIN 18"
CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	61			X	SEE PLAN	MIN 18"
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	55			X	SEE PLAN	MIN 18"
PoD	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5	6			X	XX	MIN 18"
RtB	RHUS TYPHINA 'BAILTIGER' TIGEREYES	STAGHORN SUMAC	#6	71			X	XX	MIN 18"
	EVERGREEN SHRUBS								
BkG	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	99	X			SEE PLAN	MIN 18"
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	18"	93	X			SEE PLAN	MIN 18"
MJ	MAHONIA JAPONICA	OREGON GRAPE-HOLLY	#2	42	X			SEE PLAN	MIN 18"
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18"	75	X			SEE PLAN	MIN 18"
VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	#3	64	X			SEE PLAN	MIN 18"
YF	YUCCA FILAMENTOSA	ADAMS NEEDLE YUCCA	#3	12	X			SEE PLAN	MIN 18"
	ORNAMENTAL GRASSES								
CL	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	#1	100	X			SEE PLAN	MIN 18"

LANDSCAPE RECOMMENDATIONS

REQUIREMENT:	REQUIRED:	PROVIDED:
WC 16.06.040: GENERAL LANDSCAPE DESIGN STANDARDS - TRASH DUMPSTERS MUST BE SCREENED WITH A 6' HIGH EVERGREEN SCREEN PLANTED 9' ON CENTER IN A DOUBLE STAGGERED ROW.	- 6' HIGH SCREEN	- BUILDING ON 3 SIDES & HEMLOCK TO EAST
- PLANT MATERIAL OTHER THAN GROUNDCOVER SHALL BE PLANTED APPROXIMATELY EVERY 40' AGAINST BUILDING WALLS, FENCES, AND OTHER BARRIERS GREATER THAN 80' IN LENGTH.	- 29 PLANTINGS ALONG BUILDING PERIMETER	- 29 PLANTINGS ALONG BUILDING PERIMETER
WC 16.06.050 - ON-SITE AND STREET FRONTAGE REQUIREMENTS - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE (~12.66 ACRES)	- 127 SHADE TREES, 127 ORNAMENTAL OR EVERGREEN TREES, 317 SHRUBS	- 127 SHADE TREES, 127 ORNAMENTAL OR EVERGREEN TREES, 593 SHRUBS
- 1 SHADE TREE PER 30 LINEAR FOOT OF ROAD FRONTAGE (~1,069.4' IN LOT 1) - COUNTS TOWARD ON-SITE	- 36 SHADE TREES	- 36 SHADE TREES
WC 16.06.060 - BUFFER YARD REQUIREMENTS - 40' BUFFER ADJACENT TO RESIDENTIAL USE - 1 EVERGREEN TREE AND 5 EVERGREEN SHRUBS PER 30 LINEAR FEET (~2,093') - IN NON-RESIDENTIAL DISTRICTS, PLANTINGS CAN BE CREDITED TOWARD ON-SITE REQUIREMENTS	- 70 EVERGREEN TREES AND 349 EVERGREEN SHRUBS (SUBSTITUTING 84 SHRUBS FOR 28 TREES)	- 98 EVERGREEN TREES AND 265 EVERGREEN SHRUBS
WC 16.06.070 - PARKING AREA REQUIREMENTS - 50 OR MORE SPACES REQUIRES 10% OF VEHICULAR USE AREA TO BE LANDSCAPED (~124,030 SF). 1 TREE AND 4 SHRUBS PER ISLAND.	- 12,403 SF PARKING ISLANDS - 18 TREES AND 72 SHRUBS	- 12,403 SF PARKING ISLANDS - 18 TREES AND 72 SHRUBS
- PERIMETER PARKING LOT LANDSCAPING SHALL INCLUDE 1 TREE PER 30 LINEAR FEET AND 1 SHRUB PER 3 LINEAR FEET OF PARKING LOT LOCATED WITHIN A REQUIRED YARD OR WITHIN 20' OF A ROW LINE OR LOT LINE. (~613.71')	- 21 TREES AND 205 SHRUBS	- 22 TREES AND 232 SHRUBS

Bn — SYMBOL
1 — QUANTITY
PP — PLANTING AREA

G = GENERAL STANDARDS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = PARKING INTERIOR
PP = PARKING PERIMETER
CY = COURTYARD
ON = ON SITE

NOTES:
PLANTS SHALL MEET OR EXCEED THE STANDARDS AS DESCRIBED IN ANSI Z60.1 (LATEST EDITION) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.

PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.

LEGEND

= SITE TRIANGLE

= EXISTING EVERGREEN TREE TO REMAIN. LOCATED USING AERIAL.

LANDSCAPE PLAN NOTES

1. SOD- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

-GENERAL MULCH NOTE-

MULCH AROUND ALL PROPOSED LANDSCAPE MATERIAL UNLESS SPECIFIED OTHERWISE.

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

Prepared for:
CarDon Development Company, LLC
JOHN TALBOT
11313 USA PARKWAY
SUITE 148
FISHERS, IN 46037
PHONE: 317-600-2044

Property Owner:
EFH Symphony Real Estate, LLC
PAUL E. ESTRIDGE, JR
12965 Old Meridian Street
CARMEL, IN 46032
PHONE: 317-669-6206

SCALE: 1" = 60'
0 30' 60' 120'

Know what's below. Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

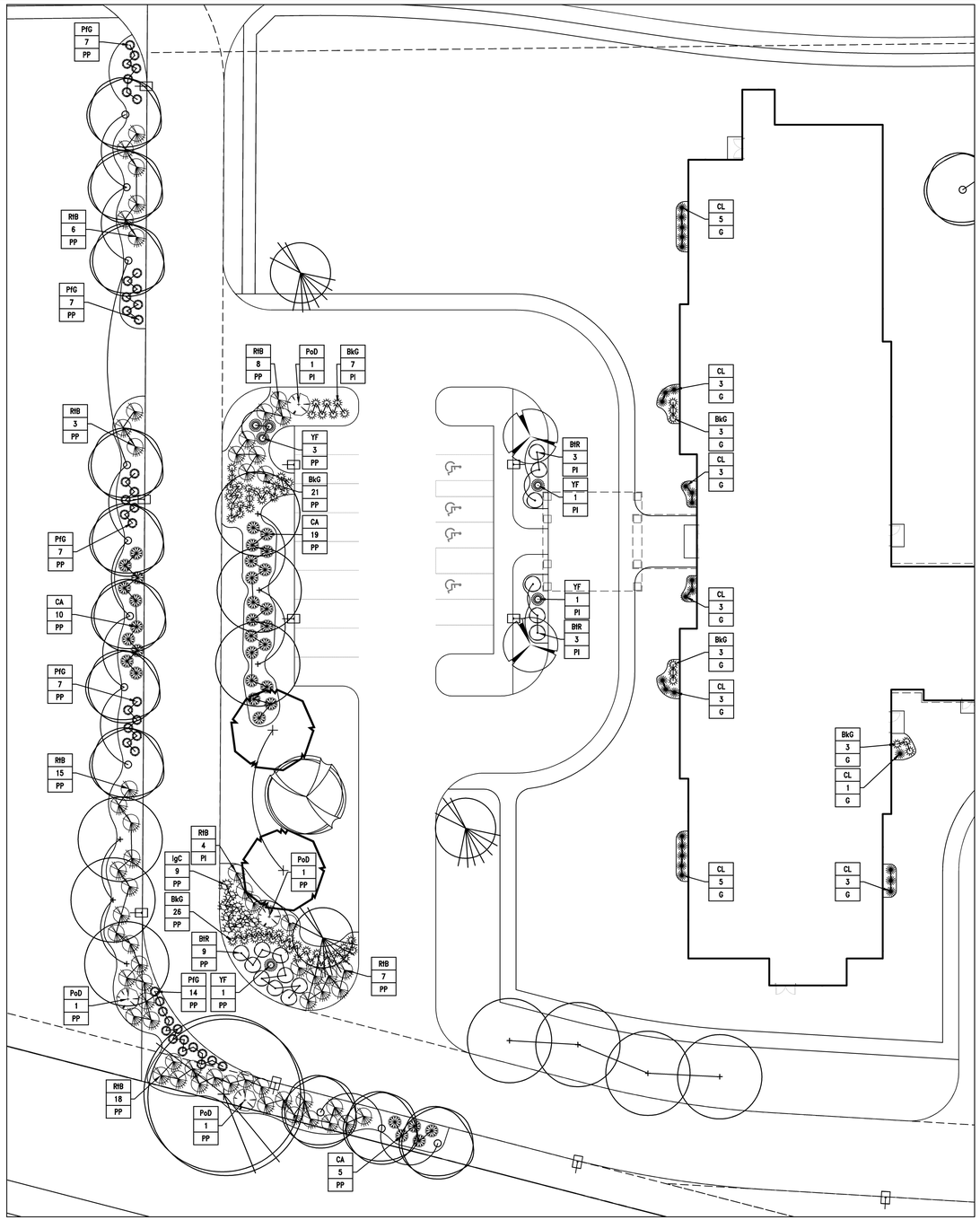
PROJECT NO.: W13-0239
DWG NAME: W110381 PRELIMINARY...
DESIGNED BY: CRP
DRAWN BY: CRP
CHECKED BY: CRP
DATE: 02/28/2014

REVISIONS AND ISSUES | DATE | BY

PREPARED FOR:
CARDON ASSISTED LIVING
CarDon Development
LANDSCAPE PLAN
SEC. 15-T18N-R3E, WASHINGTON TWP., HAMILTON CNTY, INDIANA

SHEET NO.
1 of 2
PROJECT NO.
W13-0239

LOCATION: H:\2013\W130239\Engineering\design\conset\W130239 Landscape Plan.dwg
LAYOUT: 1 OF 2
DATE/TIME: May 02, 2014 - 11:06am
PLOTTED BY: petersong



LANDSCAPE DETAIL PLAN

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ZsV	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2"	31	X			SEE PLAN	X
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Prepared for:
CarDon Development Company, LLC
JOHN TALBOT
11313 USA PARKWAY
SUITE 148
FISHERS, IN 46037
PHONE: 317-600-2044

Property Owner:
EFH Symphony Real Estate, LLC
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12965 Old Meridian Street
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PHONE: 317-669-6206

SCALE: 1" = 30'
0 15 30 60

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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES

NO.	DATE	BY
1	10/29/2014	

PROJECT NO.
W13-0239
DWG. NAME:
W110381 PRELIMINARY
DESIGNED BY:
CRP
DRAWN BY:
CRP
CHECKED BY:
CRP
DATE:
10/28/2014

PREPARED FOR:
CARDON ASSISTED LIVING
CarDon Development

LANDSCAPE DETAIL PLAN
SEC. 15-T18N-R5E, WASHINGTON TWP., HAMILTON CNTY., INDIANA

SHEET NO.
2 of 2
PROJECT NO.
W13-0239

LOCATION: H:\2013\W13023\9\Engineering\Design\Consel\W13023 9 Landscape Plan.dwg
LAYOUT: 2 of 2
DATE/TIME: May 02, 2014 - 11:06am
PLOTTED BY: pedersonj