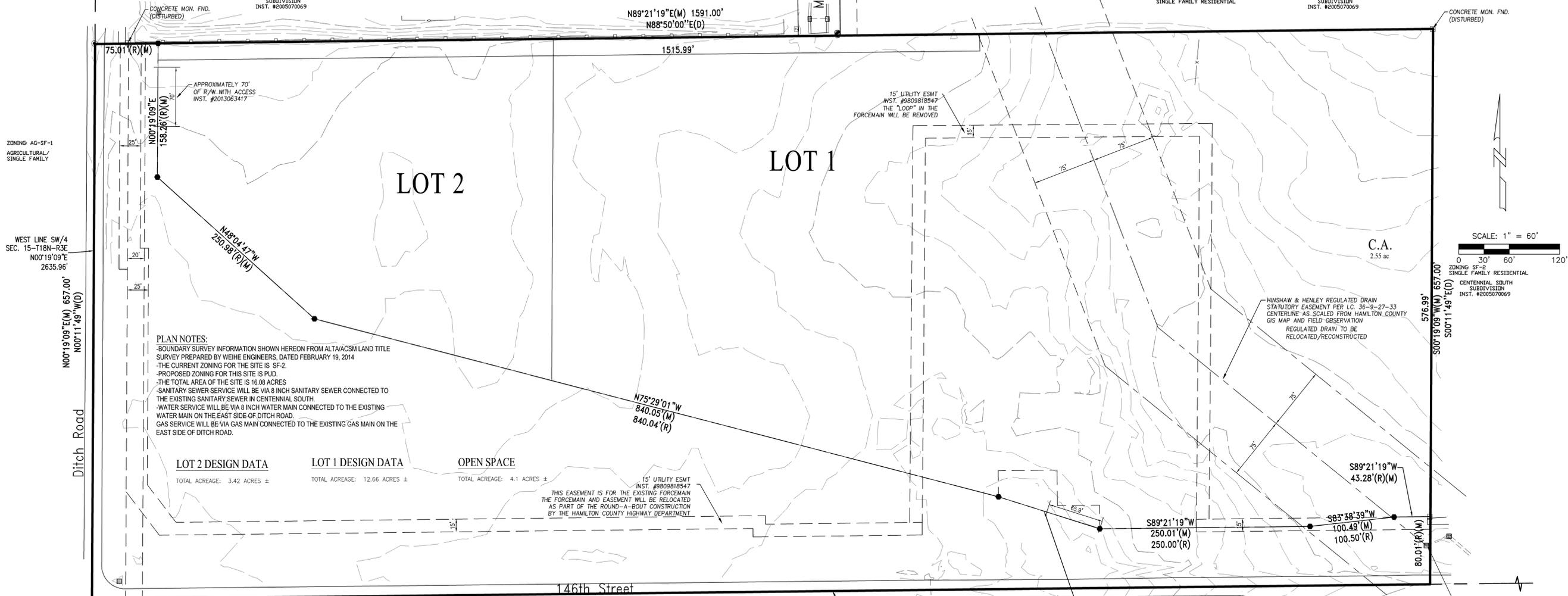


CARDON SENIOR LIVING PRIMARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA



PLAN NOTES:
 -BOUNDARY SURVEY INFORMATION SHOWN HEREON FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY WEIHE ENGINEERS, DATED FEBRUARY 19, 2014
 -THE CURRENT ZONING FOR THE SITE IS SF-2
 -PROPOSED ZONING FOR THIS SITE IS PUD.
 -THE TOTAL AREA OF THE SITE IS 16.08 ACRES
 -SANITARY SEWER SERVICE WILL BE VIA 8 INCH SANITARY SEWER CONNECTED TO THE EXISTING SANITARY SEWER IN CENTENNIAL SOUTH.
 -WATER SERVICE WILL BE VIA 8 INCH WATER MAIN CONNECTED TO THE EXISTING WATER MAIN ON THE EAST SIDE OF DITCH ROAD.
 -GAS SERVICE WILL BE VIA GAS MAIN CONNECTED TO THE EXISTING GAS MAIN ON THE EAST SIDE OF DITCH ROAD.

LOT 2 DESIGN DATA TOTAL ACREAGE: 3.42 ACRES ±
LOT 1 DESIGN DATA TOTAL ACREAGE: 12.66 ACRES ±
OPEN SPACE TOTAL ACREAGE: 4.1 ACRES ±

LEGAL DESCRIPTION-PER TITLE COMMITMENT
 A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 00 DEGREES 11 MINUTES 49 SECONDS WEST (ASSUMED BEARING BASED UPON A SURVEY BY THE SCHNEIDER CORPORATION, JOB NUMBER 7498.001 DATED APRIL 23, 2009) ALONG THE WEST LINE THEREOF 657.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 1591.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 49 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 657.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1591.00 FEET TO THE BEGINNING POINT CONTAINING 23.99 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:
 AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES, DESCRIBED AS FOLLOWS:

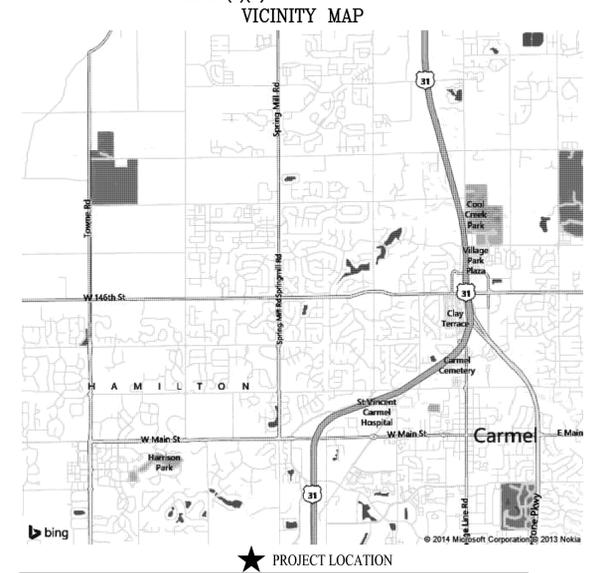
BEGINNING AT THE SOUTHWEST QUARTER OF SAID QUARTER SECTION: (1) THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 04 MINUTES 28 SECONDS WEST 657.00 FEET TO THE PROLONGED NORTH LINE OF THE GRANTOR'S LAND; (2) THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 11.00 FEET TO THE EAST BOUNDARY OF DITCH ROAD; (3) THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 64.01 FEET TO A POINT; (4) THENCE SOUTH 0 DEGREES 04 MINUTES 28 SECONDS EAST 158.26 FEET TO A POINT; (5) THENCE SOUTH 48 DEGREES 49 SECONDS 23 SECONDS EAST 250.98 FEET TO A POINT; (6) THENCE SOUTH 75 DEGREES 52 MINUTES 49 SECONDS EAST 746.33 FEET TO THE WEST LINE OF THE 4.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2009070609 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; (7) THENCE ALONG SAID WEST LINE SOUTH 0 DEGREES 09 MINUTES 5 SECONDS EAST 121.73 FEET TO THE NORTH BOUNDARY OF 146TH STREET; (8) THENCE CONTINUING SOUTH 0 DEGREES 09 MINUTES 25 SECONDS EAST 12.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; (9) THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 986.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.757 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.442 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM:
 INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; (1) THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 1312.55 FEET TO THE PROLONGED WEST LINE OF THE 4.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 20100010156 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; (2) THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 09 MINUTES 25 SECONDS WEST 12.00 FEET TO THE NORTH BOUNDARY OF 146TH STREET; (3) THENCE CONTINUING NORTH 0 DEGREES 09 MINUTES 25 SECONDS WEST 121.73 FEET TO A POINT; (4) THENCE SOUTH 75 DEGREES 52 MINUTES 49 SECONDS EAST 93.71 FEET TO A POINT; (5) THENCE SOUTH 72 DEGREES 56 MINUTES 56 SECONDS EAST 126.25 FEET TO A POINT; (6) THENCE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 114.56 FEET TO THE WEST LINE OF THE 4.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2009070609 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; (7) THENCE ALONG SAID WEST LINE SOUTH 0 DEGREES 09 MINUTES 25 SECONDS EAST 58.01 FEET TO THE NORTH BOUNDARY OF 146TH STREET; (8) THENCE CONTINUING SOUTH 0 DEGREES 09 MINUTES 25 SECONDS EAST 12.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; (9) THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 326.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.685 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.090 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM:
 INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 1312.55 FEET TO THE PROLONGED WEST LINE OF THE 4.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 20100010156 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 09 MINUTES 25 SECONDS WEST 12.00 FEET TO THE NORTH BOUNDARY OF 146TH STREET; THENCE CONTINUING ALONG WEST LINE NORTH 0 DEGREES 09 MINUTES 25 SECONDS WEST 58.01 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 135.44 FEET TO A POINT; THENCE NORTH 83 DEGREES 14 MINUTES 57 SECONDS EAST 100.50 FEET TO A POINT; THENCE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 43.28 FEET TO THE EAST LINE OF SAID 6.00 ACRE TRACT OF LAND; THENCE ALONG EAST LINE SOUTH 0 DEGREES 04 MINUTES 14 SECONDS EAST 68.01 FEET TO THE NORTH BOUNDARY OF 146TH STREET; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 0 DEGREES 04 MINUTES 14 SECONDS EAST 12.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 278.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.469 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.077 ACRES, MORE OR LESS.



THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN FLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C020F AND #18057C0206F, DATED FEBRUARY 19, 2003.

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

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 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.

SOURCE BENCHMARK:
 NATIONAL GEODETIC SURVEY: PID - AH8320
 LOCATED NEAR THE ENTRANCE TO EAGLE CREEK CEMETERY AND 156th STREET,
 HAMILTON COUNTY, INDIANA.
 ELEVATION= 872.84 (NAVD 88)
 TM:
 MAG NAIL IN SIDEWALK
 LOCATED APPROXIMATELY 10' EAST OF THE TERMINATION OF THE CURB LINE FOR
 MONTCLAIR DRIVE AND AS SHOWN HEREON.
 ELEVATION= 901.87 (NAVD 88)

10505 N. College Avenue
 Indianapolis, Indiana 46280
 weihe.net
 317 | 846 - 6611
 800 | 452 - 6408
 317 | 843 - 0546 fax

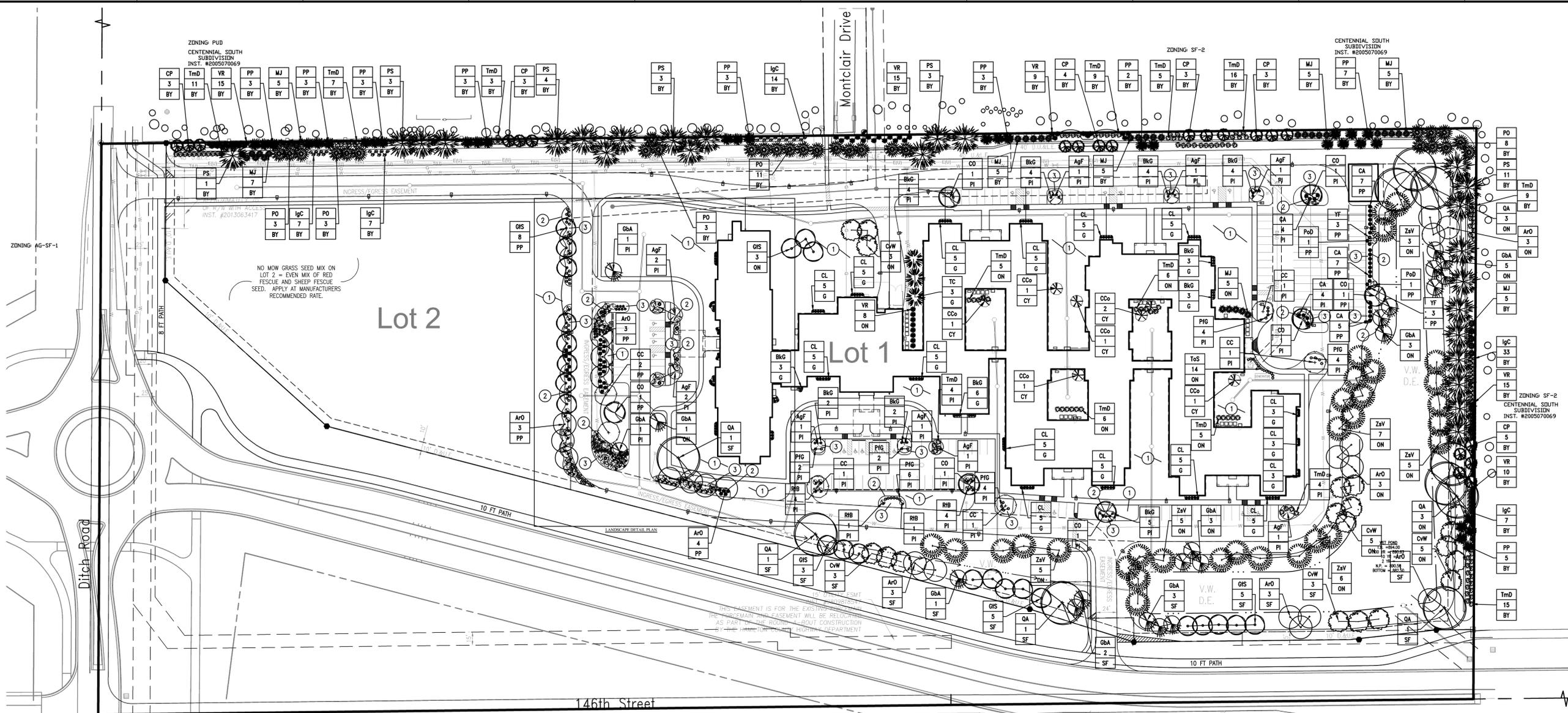
WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture

PROJECT NO.: W13-0239
 DWG NAME: W13-0239
 DESIGN BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 04/04/2014

REVISIONS AND ISSUES
 REVISIONS PER I.C. COMMENTS

PREPARED FOR:
CARDON ASSISTED LIVING
 CarDon Development 1250 W. 146th St. Westfield, IN 46074
PRIMARY PLAT
 SHEET NO. **1 of 1**
 PROJECT NO. **W13-0239**

LOCATION: H:\2013\W130239\Engineering\Mapset\W130239 Primary Plat.dwg
 DATE/TIME: May 13, 2014 - 7:07pm
 PLOTTED BY: [blank]



GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- 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.
- 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.
- 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.
- 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.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- 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.
- 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 TERMINED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- 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.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- 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 GIVING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- 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.
- 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.
- 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.
- 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 DENSER 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/PLANT CENTER	SPECIAL INSTRUCTIONS
CANOPY DECIDUOUS TREES						
Ao	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	23	X	SEE PLAN X
CW	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
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	24	X	SEE PLAN X
QA	QUERCUS ALBA	WHITE OAK	2"	10	X	SEE PLAN X
Zav	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2"	31	X	SEE PLAN X
EVERGREEN TREES						
CP	CHAMAEPCYPARIS PISIFERA	JAPANESE FALSECYPRESS	8"	21	X	SEE PLAN X
PO	PICEA OMORIKA	SERBIAN SPRUCE	8"	28	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"	11	X	SEE PLAN MULTI BRANCH
CC	CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	2"	6	X	SEE PLAN X
CCA	CARPINUS CORDATA	HORNBEAM	2"	7	X	SEE PLAN X
CO	COTINUS OBOVATUS	AMERICAN SMOKE TREE	2"	7	X	SEE PLAN X
DECIDUOUS SHRUBS						
BR	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	#5	21	X	SEE PLAN MIN 18"
CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	61	X	SEE PLAN MIN 18"
PG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	64	X	SEE PLAN MIN 18"
Pd	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5	6	X	XX MIN 18"
RIB	RHUS TYPHINA 'BALITIGER' TIGEREYES	STAGHORN SUMAC	#6	71	X	XX MIN 18"
EVERGREEN SHRUBS						
Bkg	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	103	X	SEE PLAN MIN 18"
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	18"	77	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"	105	X	SEE PLAN MIN 18"
Ts	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	#3	14	X	SEE PLAN MIN 18"
VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	#3	72	X	SEE PLAN MIN 18"
YF	YUCCA FILAMENTOSA	ADAMS NEEDLE YUCCA	#3	14	X	SEE PLAN MIN 18"
ORNAMENTAL GRASSES						
CL	CHASMANTHUM 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 STAGED ROW. - PLANT MATERIAL OTHER THAN GROUND COVER SHALL BE PLANTED APPROXIMATELY EVERY 40' AGAINST BUILDING WALLS, FENCES, AND OTHER BARRIERS GREATER THAN 80' IN LENGTH.	- 6' HIGH SCREEN	- BUILDING ON 3 SIDES & HEMLOCK TO EAST
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) - 1 SHADE TREE PER 30 LINEAR FEET OF ROAD FRONTAGE (~1,069.4' IN LOT 1) - COUNTS TOWARD ON-SITE	- 127 SHADE TREES, 127 ORNAMENTAL OR EVERGREEN TREES, 317 SHRUBS	- 127 SHADE TREES, 140 ORNAMENTAL OR EVERGREEN TREES, 636 SHRUBS
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 105 SHRUBS FOR 35 TREES)	- 106 EVERGREEN TREES AND 244 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. - 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')	- 12,403 SF PARKING ISLANDS - 22 TREES AND 88 SHRUBS	- 12,403 SF PARKING ISLANDS - 22 TREES AND 101 SHRUBS
	- 21 TREES AND 205 SHRUBS	- 22 TREES AND 232 SHRUBS

SYMBOL	QUANTITY	PLANTING AREA
Bn	1	G = GENERAL STANDARDS
		SF = STREET FRONTAGE
		BY = BUFFER YARD
		PI = PARKING PERIMETER
		PP = PARKING PERIMETER
		CY = COURTYARD
		ON = ON SITE

LEGEND

- [Hatched Box] = SITE TRIANGLE
- [Circle with Dotted Line] = EXISTING EVERGREEN TREE TO REMAIN. LOCATED USING AERIAL.

LANDSCAPE PLAN NOTES

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

NOTES:
PLANTS SHALL MEET OR EXCEED THE STANDARDS AS DESCRIBED IN ANS 260.1 (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.

GENERAL MULCH NOTE - MULCH AROUND ALL PROPOSED LANDSCAPE MATERIAL UNLESS SPECIFIED OTHERWISE.

-NOTE-

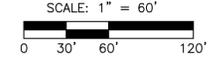
ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

Prepared for:
CarDon Development Company, LLC
JOHN TALBOT
1519 USA PARKWAY
SUITE 148
FISHERS, IN 46037
PHONE: 317-600-2044
Proprietary Owner:
EFH Symphony Real Estate, LLC
PAUL E. ESTRIDGE, JR.
12965 Old Meridian Street
CARMEL, IN 46032
PHONE: 317-669-6206



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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

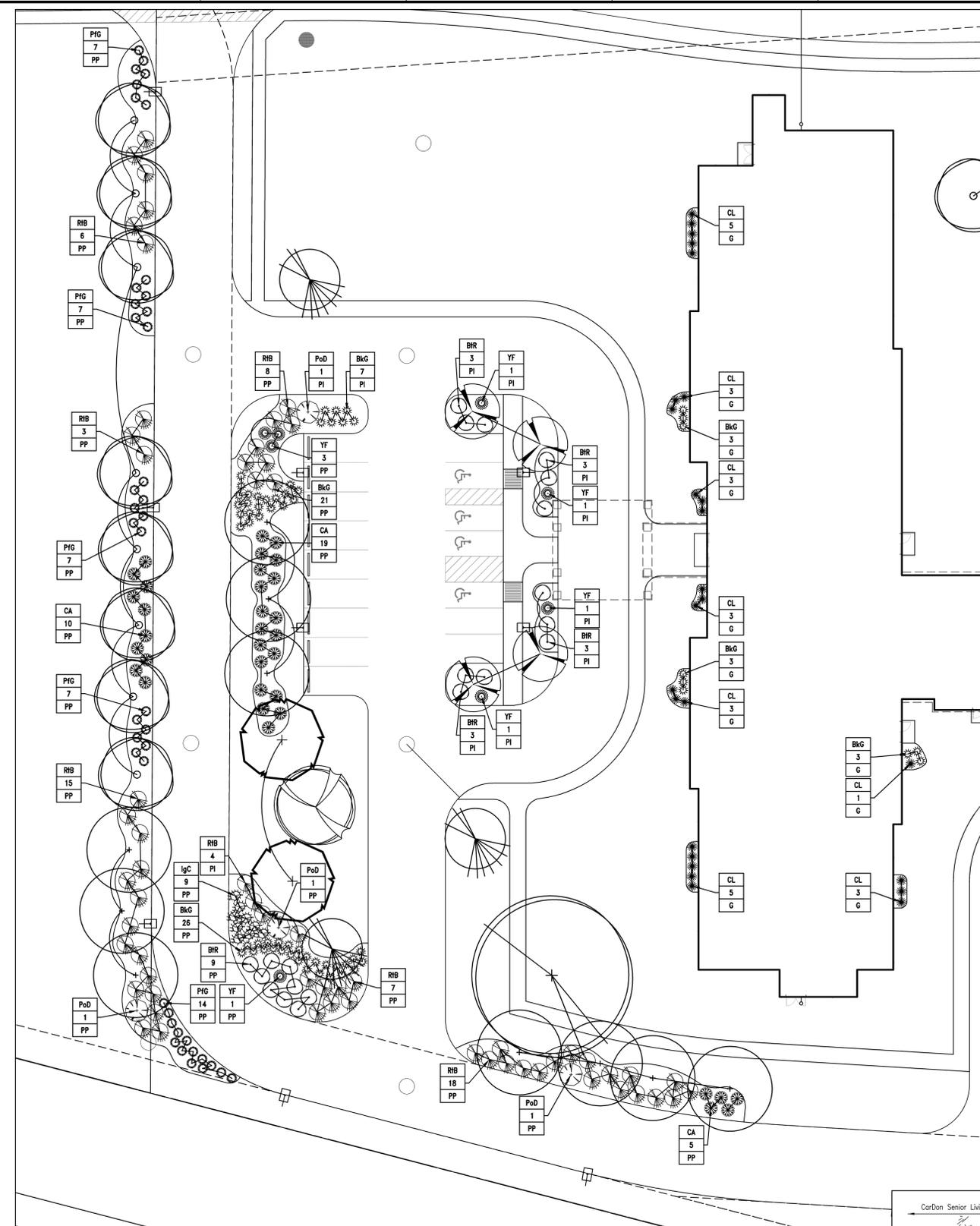
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W13-0239
DWG NAME: L10020 PRELIMINARY
DESIGNED BY: [Redacted]
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
DATE: 02/28/2014

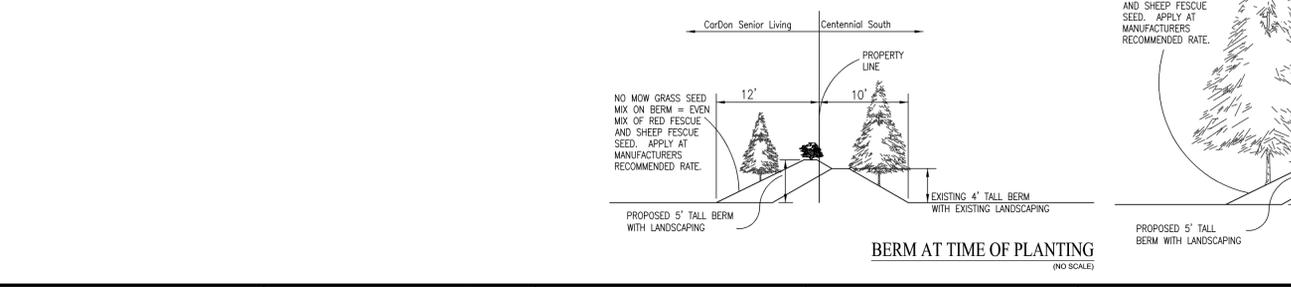
REVISIONS AND ISSUES

Prepared for:
CARDON ASSISTED LIVING
CarDon Development 1250 W. 146th St. Westfield, IN 46074
LANDSCAPE PLAN
SEC. 15-TM-FEE, WASHINGTON TWP., HAMMOND CDT., INDIANA

LOCATION: H:\2013\W130239\Engineering\Design\Notes\W130239_Landscape_Plan.dwg
DATE/TIME: May 13, 2014 - 6:31pm
PLOT/DWG TH: [Redacted]



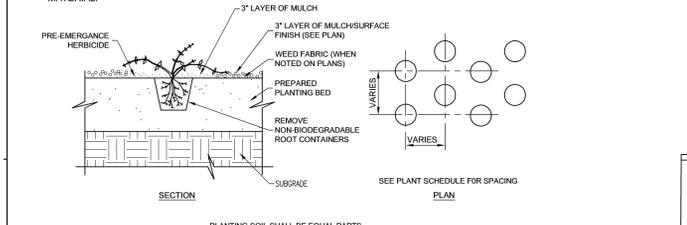
LANDSCAPE DETAIL PLAN



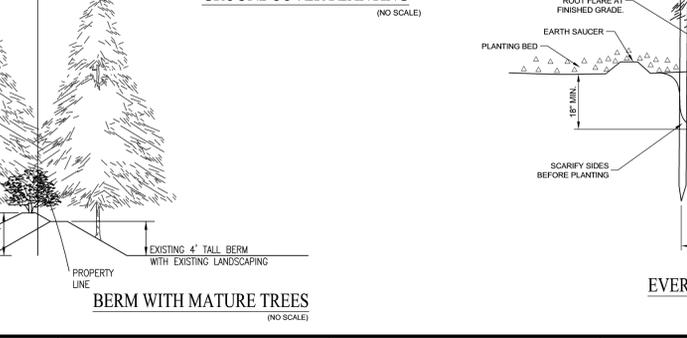
PLANT SCHEDULE									
PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	CENTER	SPECIAL INSTRUCTIONS		
CANOPY DECIDUOUS TREES									
A/O	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	23	X		SEE PLAN	X	
C/W	CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	2"	19	X		SEE PLAN	X	
G/a	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"	20	X		SEE PLAN	X	
G/S	QUERCUS ALBA	WHITE OAK	2"	10	X		SEE PLAN	X	
Z/v	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 OMORICA	SERBIAN SPRUCE	8"	28	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									
A/gf	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	11	X		SEE PLAN	MULTI	
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"	7	X		SEE PLAN	X	
DECIDUOUS SHRUBS									
B/R	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	#5	21		X	SEE PLAN	MIN 18"	
CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	61		X	SEE PLAN	MIN 18"	
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	64		X	SEE PLAN	MIN 18"	
PoD	PHYSCARPUS OPUULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5	6		X	XX	MIN 18"	
R/B	RHUS TYPHINA 'BALTIGER' TIGEREYES	STAGHORN SUMAC	#6	71		X	XX	MIN 18"	
EVERGREEN SHRUBS									
B/G	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"	103		X	SEE PLAN	MIN 18"	
IgC	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	18"	77		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"	105		X	SEE PLAN	MIN 18"	
ToS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	#3	114		X	SEE PLAN	MIN 18"	
VR	VIBURNUM RHYTHIDOPHYLLUM	LEATHERLEAF VIBURNUM	#3	72		X	SEE PLAN	MIN 18"	
YF	YUCCA FILAMENTOSA	ADAMS NEEDLE YUCCA	#3	14		X	SEE PLAN	MIN 18"	
ORNAMENTAL GRASSES									
CL	CHASMANTHUM LATIFOLIUM	NORTHERN SEA OATS	#1	100		X	SEE PLAN	MIN 18"	

GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 4" THICK LAYER OF SHREDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDED 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.
- 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.
- 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 WOODEN 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 PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- 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.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
- 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.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK. 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.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- 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 CUTTING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- 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.
- 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 SHREDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- 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.
- 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.



GROUND COVER PLANTING (NO SCALE)



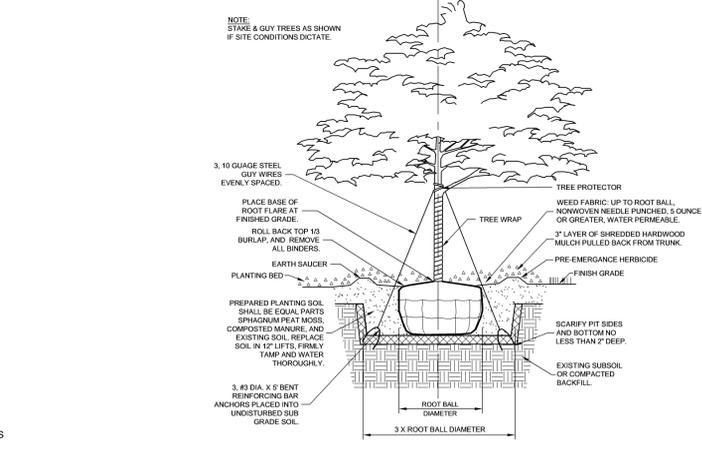
EVERGREEN PLANTING & STAKING (NO SCALE)

-GENERAL MULCH NOTE-
MULCH AROUND ALL PROPOSED LANDSCAPE MATERIAL UNLESS SPECIFIED OTHERWISE.

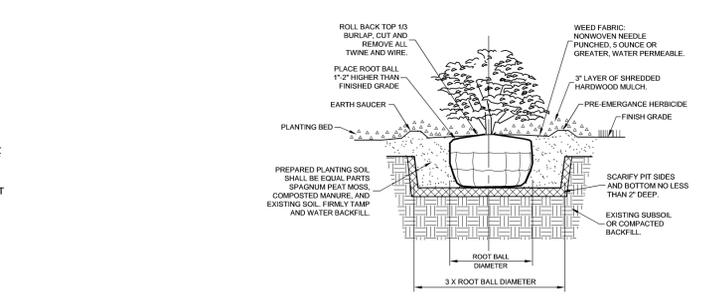
-NOTE-
ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.



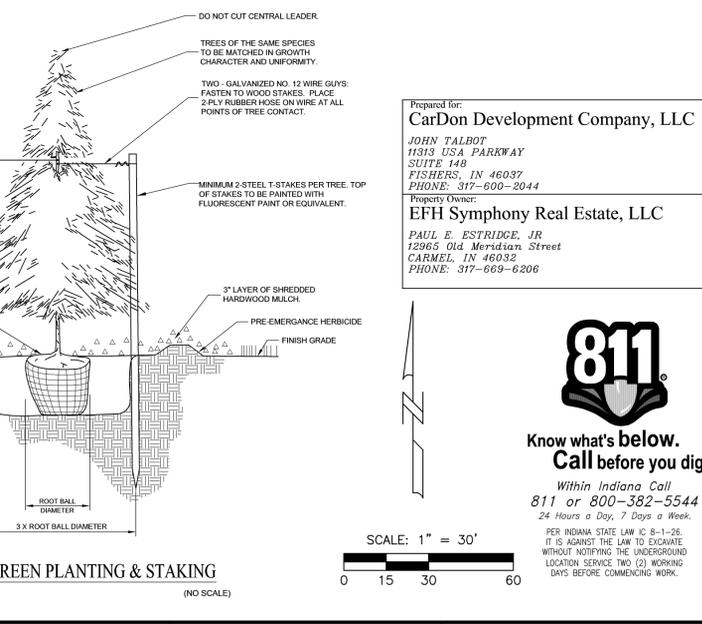
TREE PLANTING ON SLOPE (NO SCALE)



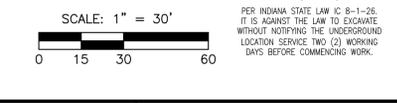
SHADE TREE PLANTING DETAIL (NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL (NO SCALE)



EVERGREEN PLANTING & STAKING (NO SCALE)



Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5444 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.

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WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W13-0239
DWG. NAME:	LANDSCAPE DETAIL PLAN
DESIGNED BY:	CS
DRAWN BY:	CS
CHECKED BY:	CS
DATE:	02/28/2014

Prepared for:
CarDon Development Company, LLC
JOHN TALBOT
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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

811
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Prepared for:
CARDON ASSISTED LIVING
CarDon Development 1250 W. 146th St. Westfield, IN 46074
LANDSCAPE DETAIL PLAN
SHEET NO. **2 of 2**
PROJECT NO. **W13-0239**

LOCATION: H:\2013\W130239\Engineering\Design\Concept\W130239_Landscape_Plan.dwg
DATE/TIME: May 13, 2014 - 5:31pm
PLOTTER: HP DesignJet 2500