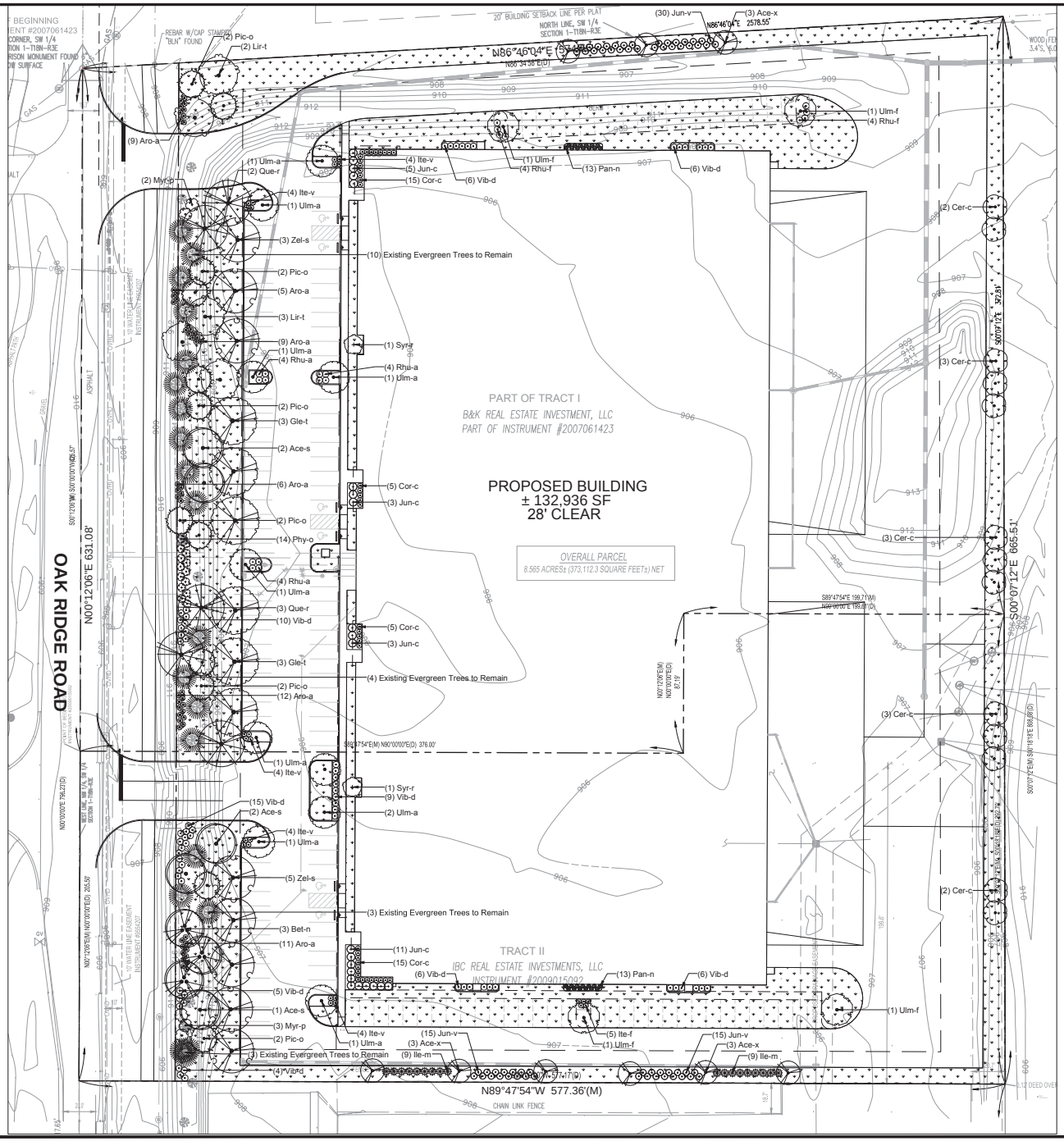

North

0 15 30 60

Scale 1" = 30'-0"

context DESIGN

GENERAL LANDSCAPE & PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

ORDINANCE CHART

ZONING: Industrial

MINIMUM SITE REQUIREMENTS: 8.5 ACRES

Requirement: 5 shade trees + 5 ornamental/evergreen trees + 20 shrubs/acre

Required: 43 shade trees + 43 ornamental/evergreen trees + 172 shrubs

Provided: 49 shade trees + 20 existing evergreen trees + 6 evergreen trees + 15 ornamental trees + 227 shrubs

FOUNDATION

Front Facade: 524 l.f.

Requirement: 1 ornamental tree or shrub/12 l.f.

Required: 44 ornamental trees or shrubs

Provided: 2 ornamental trees + 42 shrubs

Sides and Rear: 524 l.f. + (2) 259 l.f.

Requirement: Breakup lengths of building spans longer that 80 l.f.

Required: No stretch longer than 40 l.f.

Provided:

Side(s): 4 areas of plantings

Rear: 5 areas of plantings - These plantings are located further than 15' from the building due to the loading dock areas.

BUFFER:

North: Industrial Zoning - no buffer required

East: Industrial Zoning - no buffer required

South: Industrial Zoning - no buffer required

West: Residential Zoning @ 631 l.f.

Requirement: 5 shade trees + 5 evergreen trees + 20 shrubs/100 l.f.

Required: 32 shade trees + 32 evergreen trees + 126 shrubs

Provided: 32 shade trees + 20 existing evergreen trees + 12 proposed evergreen trees + 126 shrubs

PARKING

Interior: 97 spaces + 52 future spaces

Requirement: 1 island/200 l.f.; 1 tree + 4 shrubs/island

Required: 8 islands (current parking) + 5 islands (future parking)

Provided:

10 islands; 10 trees + 40 shrubs (current parking)

4 islands (1 islands shared with current parking); 4 trees + 16 shrubs (future parking)

No.	REVISIONS	DATE	BY

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DRAWN BY: LDS
CHECKED BY: WAB

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LANDSCAPE PLAN

WESTFIELD BUSINESS CENTRE
17100 OAK RIDGE ROAD
WESTFIELD, INDIANA

ORIGINAL ISSUE: 03/03/2016

KHA PROJECT NO. 16837200

SHEET NUMBER

C8.0

Drawing name: C:\Users\jjackson\appdata\local\temp\AcPublish_8016\16837200 - Landscape Plan.dwg C8.0 Mar 01, 2016 10:30am by: ljackson
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