

## **ZONING REQUIREMENTS:**

**CUMBERLAND FARMS INDUSTRIAL PARK PUD** Landscape Standards to meet Noblesville UDO for I-2

INTERIOR PARKING LOT: (1) Canopy Tree + (5) Shrubs per Island

PERIMETER PARKING LOT (224): (2) Canopy Trees + (33) Shrubs per 100 LF

REQUIRED: (4.5) Canopy Trees + (73.9) Shrubs PROVIDED: (2) Canopy Trees + (75) Shrubs \*\*Additional trees provided at Site Entrance.\*\*

FOUNDATION LANDSCAPE

Adjacent to Parking (165 LF): (3) Understory Trees + (33) Shrubs / 100 LF

Adjacent to Similar Use (419 LF): (2) Understory Trees + (15) Shrubs / 100 LF

REQUIRED: (13.3) Understory Trees + (117.3) Shrubs PROVIDED: (10) Understory Trees + (117) Shrubs

\*\*Additional trees provided to the northwest of site. \*\*

**BUFFERYARDS**:

Article 12, Section 7(A) - No landscape required as adjacent uses are not transitional; uses are the same.

NOTE: Additional shrubs provided to the south of loading docks per planning recommendation.

PLANT SCHEDULE

## **GENERAL NOTES:**

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR
- A MINIMUM OF 4" OF TOPSOIL  $(\frac{2}{3})$  TOPSOIL,  $\frac{1}{3}$  MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO
- THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE
- 4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
- 5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED
- 12. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED
- 13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 ½ INCHES IN LOOSE THICKNESS OVER

- OPERATING AUTHORITY AT NO ADDITIONAL COST.
- EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST,

- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- 8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- 10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
- 11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
- SEEDED AREAS.

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	QTY	BOTANICAL NAME / C	OMMON NAME	COND.	SIZE	SPACING		Noble

B & B 6 Ht (min) As shown

PS	10	Pinus strobus / White Pine	B & B	12` Ht.	As shown
EXISTING TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
AR-E	7	Acer rubrum `Red Sunset` / Red Sunset Maple	Existing		
BN-E	6	Betula nigra / River Birch	Existing		
CC-E	3	Cercis canadensis / Eastern Redbud	Existing		
MS-E	4	Malus sargentii / Sargent Apple	Existing		
MSS-E	4	Malus x `Spring Snow` / Spring Snow Crab Apple	Existing		
PA-E	13	Picea abies / Norway Spruce	Existing		
PP-E	10	Picea pungens `Glauca` / Colorado Blue Spruce	Existing		
PS-E	7	Pinus strobus / White Pine	Existing		
QR-E	5	Quercus rubra / Red Oak	Existing		

6 Pinus nigra / Austrian Black Pine

QR-E	5	Quercus rubra / Red Oak	Existing		
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
CA	19	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	CONT.	18" Ht.	3` O.C.
DN	20	Deutzia gracilis `Nikko` / Slender Deutzia	CONT.	18" Ht.	36" O.C.
L	15	Itea virginica `Little Henry` TM / Virginia Sweetspire	CONT.	18" Ht.	3` O.C.
RD	12	Rosa x `Coral Drift` / Coral Drift Rose	CONT.	18" Ht.	36" O.C.
RR	15	Rosa x `Radrazz` / Knock Out Shrub Rose	CONT.	18" Ht.	48" O.C.
SN	12	Spiraea x bumalda `Neon Flash` / Neon Flash Spirea	CONT.	18" Ht.	36" O.C.
TD	119	Taxus x media `Densiformis` / Dense Yew (Allow to mass into hedge)	CONT.	18" Ht.	4` O.C.

## LANDSCAPE LEGEND



DECIDUOUS SHADE TREE



MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)



SPADE EDGE SEE DETAIL ON SHEET C710



LAWN SEED- SUN AND PARTIAL SHADE MIX (As Needed) All disturbed turf areas with exposed topsoil shall be re-seeded with the turf mix specified below or an approved equal.

Agrostis alba / Redtop Festuca glauca / Blue Fescue Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass

10% 30% 10% 50%

Exhibit 5



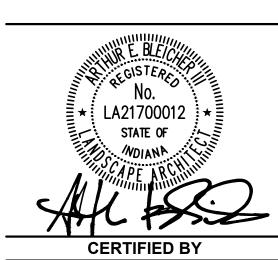
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**PROJECT** | Fluid Waste Services Landscape Plan

6.02099 39 State Road 19 Noblesville, IN 46060



ISSUANCE INDEX
ATE:
/29/2018
ROJECT PHASE:

	REVISION SCHEDULE							
NO.	DESCRIPTION	DATE						
1	PLANNING COMMENTS	1/19/2018						
2	PLANNING COMMENTS	4/16/2018						

2016.02099 **Project Number** 

LANDSCAPE PLAN

L101