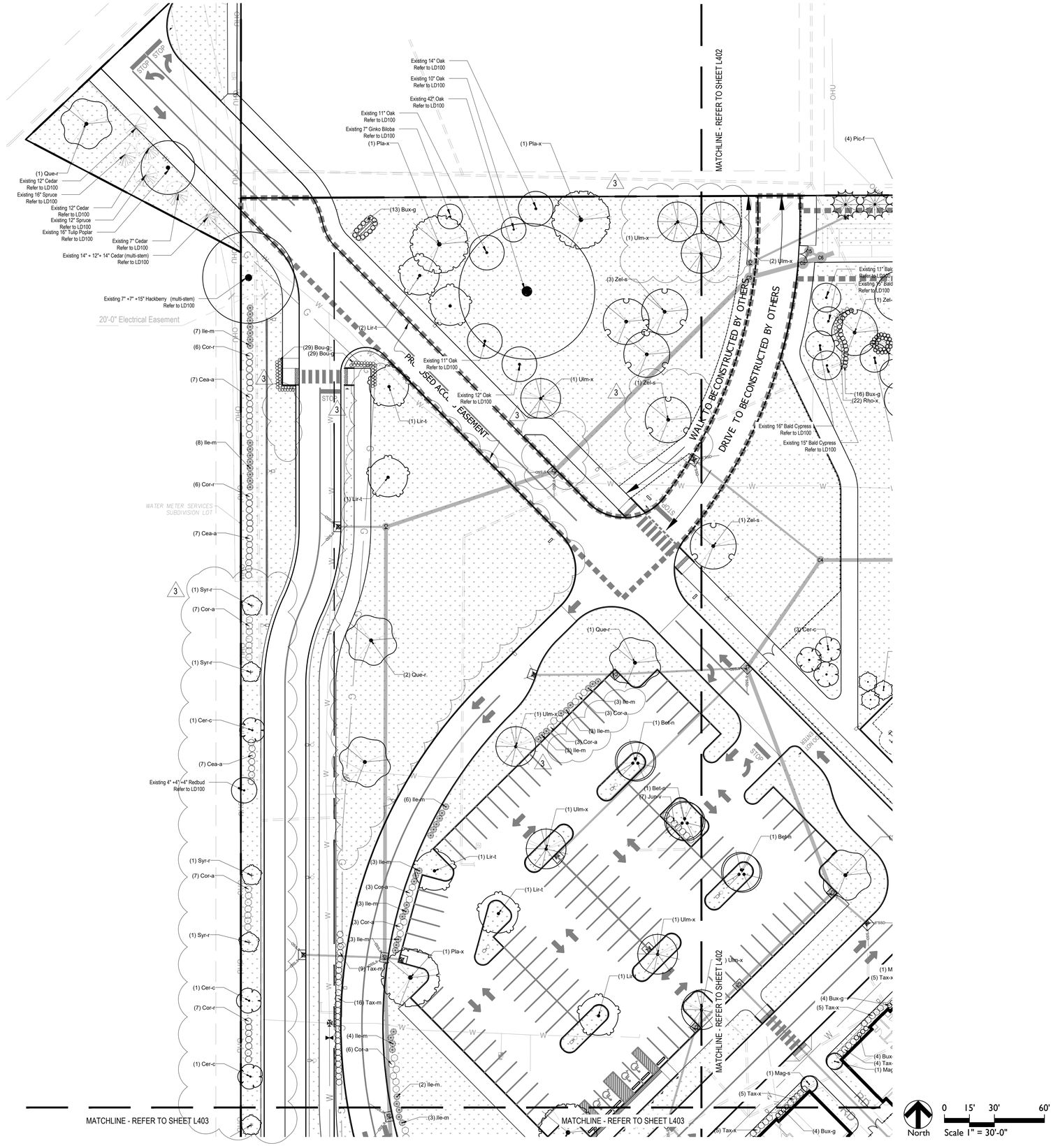

context DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

ORDINANCE CHART

ZONING: R2 - INSTITUTIONAL
Buffer Requirements:
Level A: 10' width; 4 shade/evergreen + 10 shrubs/100 l.f.
Level C: 15' width; 6 shade/evergreen + 1 ornamental + 15 shrubs/100 l.f.
Level D: 30' width; 8 shade/evergreen (3 of every 8 min. evergreen) + 2 ornamental + 20 shrubs/100 l.f.

North (west half): 350 l.f. @ Level A (Refer to Parking Lot Perimeter for 250 l.f.)
Required: 14 shade/evergreen + 35 shrubs
Provided: 14 shade +35 shrubs

North (east half): 303 l.f. @ Level D
Required: 24 shade/evergreen (min.10 evergreen) + 6 ornamental + 61 shrubs
Provided: 12 shade + 12 evergreen + 6 ornamental + 61 shrubs

3

West (north section): 708 l.f. @ Level D
Required: 58 shade/evergreen trees (min. 22 evergreen) + 15 ornamental trees + 142 shrubs
Provided: 34 existing shade + 24 existing evergreen + 3 Shade + 3 existing ornamental + 12 ornamental + 142 shrubs

West (south section): 342 l.f. @ Level C
Required: 21 shade/evergreen + 4 ornamental + 52 shrubs
Provided: 16 shade + 9 ornamental (Per Urban Forester may substitute 1 ornamental for 1 shade along this boundary) + 52 shrubs

South: 653 l.f. @ Level D
Required: 53 shade/evergreen (min. 20 evergreen) + 14 ornamental + 131 shrubs
Provided: 31 existing shade + 2 shade + 20 evergreens + 14 ornamental + 131 shrubs

3

East: 1050 l.f. @ Level D
Required: 85 shade/evergreen (min. 32 evergreen) + 21 ornamental + 210 shrubs
Provided: 34 existing shade + 14 shade + 40 evergreen + 18 ornamental + 210 shrubs (Per Urban Forester request to substitute 3 shade for ornamental at basketball court, reduce shrub count 13 at eastern property extension)

PARKING:
Requirements:
1 shade tree + 5 shrubs per every 10 parking spaces, no parking space may be greater than 66 ft. from the nearest tree.
Interior Parking: 116 parking spaces
Required: 12 shade trees + 58 shrubs
Provided: 12 shade trees + 58 shrubs

FOUNDATION REQUIREMENTS:
Planting beds min. 5 ft. width except at driveways, courtyards, plazas, and pedestrian access; cover 75% of planting area; foundation shrub spacing shall not exceed 5 ft. intervals
Required: 3181 sq. ft. x 0.75 = 2385 sq. ft. minimum coverage
Provided: 2581 sq. ft

SIGNAGE FOUNDATION REQUIREMENTS:
Planting bed to match sign face sq. ft.
Required: 63 sq. ft. x 2 sides = 126 sq. ft.
Provided: 126 sq. ft.

PLANTING LEGEND

Lawn Seed Mix
Refer to Specification 32 92 00.

GENERAL LANDSCAPE AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
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. On-site adjustments may be required.
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.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. 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. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. 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.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.
17. LANDSCAPING MUST BE PLANTED ACCORDING TO THE DETAILS ON SHEET L410 - SEE PLANTING DETAILS.

CARMEL CLAY SCHOOLS
CARMEL, INDIANA

CSO
8831 Keystone Crossing, Indianapolis, IN 46240
317.848.7800 | csoinc.net

PROJECT:
NEW ELEMENTARY SCHOOLS
FOR
CARMEL CLAY SCHOOLS
101 4TH AVE SE
CARMEL, INDIANA 46032

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Revisions:
3 1. Addendum #03 12-20-2019

Issue Date	Drawn By	Checked By
11.19.2019	DLF	CCH

Drawing Title:
PLANTING PLAN

Certified By:
FREDDIE J. FRAZEAU
REGISTERED No. 2020-0052 STATE OF INDIANA LANDSCAPE ARCHITECT
EXPIRES 12-31-2019

Drawing Number:
L401

Project Number:
18094