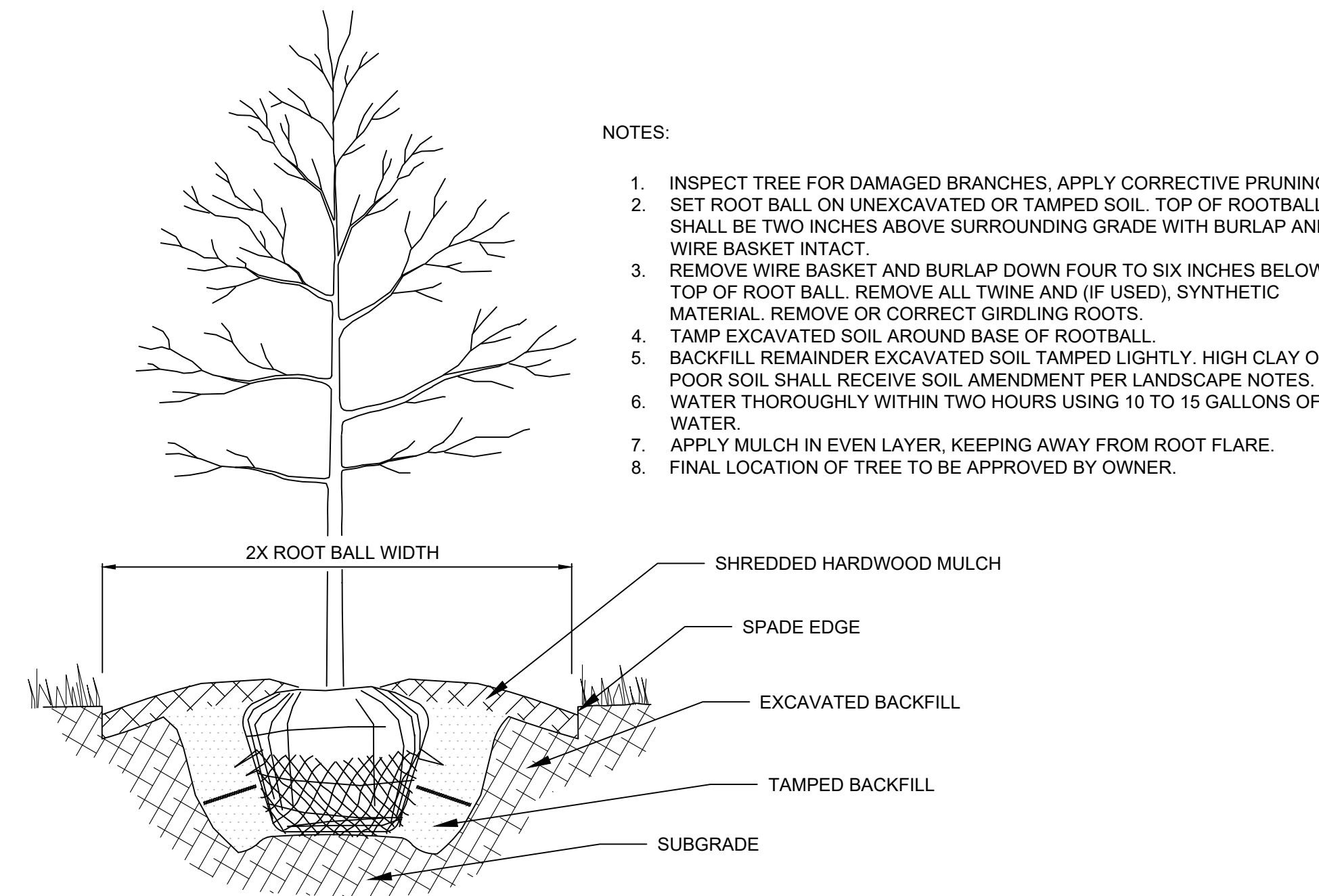


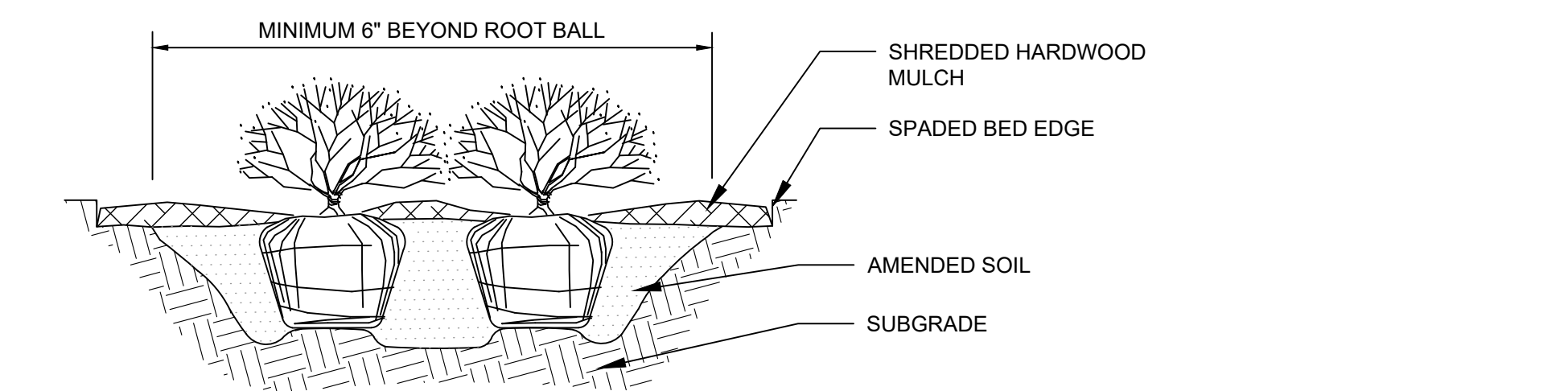


ORDINANCE CHART

ZONING: I2 - Office / Warehouse Distribution		
REQUIREMENT	REQUIRED	PROVIDED
FOUNDATION PLANTING <ul style="list-style-type: none"> Foundation planting areas shall have a total sf of not less than 2x the length of the wall to which the planting is oriented Foundation planting areas shall be landscaped in compliance with requirements for Level 1 planting 	North = 320 LF <ul style="list-style-type: none"> (320 LF x 2) = 640 SF planting 320 LF / 100 = PV 3.2 East = 520 LF <ul style="list-style-type: none"> (520 LF x 2) = 1,040 SF planting 520 LF / 100 = PV 5.2 South = 320 LF <ul style="list-style-type: none"> (320 LF x 2) = 640 SF planting 320 LF / 100 = PV 3.2 West = 520 LF <ul style="list-style-type: none"> (520 LF x 2) = 1,040 SF planting 520 LF / 100 = PV 5.2 	North <ul style="list-style-type: none"> 1,404 SF planting PV 3.2 14 24" ht. shrubs = PV 0.7 5 6' ht. evergreen trees = PV 2.5 East <ul style="list-style-type: none"> 2,452 SF planting Total = PV 5.9 44 18" ht. shrubs = PV 1.1 76 24" ht. shrubs = PV 3.8 2 6' ht. evergreen trees = PV 1.0 South <ul style="list-style-type: none"> 2,208 SF planting PV 3.3 66 24" ht. shrubs = PV 3.3 West <ul style="list-style-type: none"> 2,031 SF planting 5.3 PV 26 24" ht. shrubs = PV 1.3 8 6' ht. evergreen trees = PV 4.0
PARKING LOT INTERIOR <ul style="list-style-type: none"> One interior landscape island for every 15 spaces Interior landscape island shall contain at least one tree 	<ul style="list-style-type: none"> (90 spaces / 15) = 6 landscape islands (6 islands x 1 tree) = 6 trees 	<ul style="list-style-type: none"> 7 landscape islands 7 trees
PARKING LOT PERIMETER <ul style="list-style-type: none"> A Parking Area located between a Building and a required Front Yard or between a Building and a required front, side or rear Bufferyard, the side of the Parking Area facing the Front Yard or the front, side or rear Bufferyard shall be screened Screening shall be a compact hedge row planted 3' o.c. 	<ul style="list-style-type: none"> 506 LF / 3 = 169 shrubs 	<ul style="list-style-type: none"> 169 shrubs
PERIMETER LANDSCAPE YARDS <ul style="list-style-type: none"> I2 adjacent to AG shall have a Level 2 bufferyard Plant Unit Value (PV) 2.0 / 100 LF I2 adjacent to R2 shall have a Level 3 bufferyard PV 3.0 / 100 LF I2 adjacent to MUN shall have a Level 1 bufferyard PV 1.0 / 100 LF I2 adjacent to I2 shall have a Level 1 bufferyard PV 1.0 / 100 LF 	AG bufferyard (West) = 690 LF <i>Required quantity shall be doubled as incentive to reduce depth of bufferyard</i> <ul style="list-style-type: none"> Level 2 = PV 2.0 / 100 LF (690 LF / 100 LF) x PV 4 = PV 27.6 R2 bufferyard (North) = 426 LF <ul style="list-style-type: none"> Level 3 = PV 3.0 / 100 LF (426 LF / 100 LF) x PV 3 = PV 12.8 MUN bufferyard (North) = 279 LF <ul style="list-style-type: none"> Level 1 = PV 1.0 / 100 LF (279 LF / 100 LF) x PV 1 = PV 2.8 I2 bufferyard (East) = 669 LF <i>Required quantity shall be doubled as incentive to reduce depth of bufferyard</i> <ul style="list-style-type: none"> Level 1 = PV 1.0 / 100 LF (669 LF / 100 LF) x PV 2 = PV 13.4 I2 bufferyard (South) = 614 LF <ul style="list-style-type: none"> Level 1 = PV 1.0 / 100 LF (614 LF / 100 LF) x PV 1 = PV 6.1 	AG bufferyard (West) <ul style="list-style-type: none"> 34 2.5" cal. shade trees = PV 25.5 42 24" ht. shrubs = PV 2.1 Total PV = PV 27.6 R2 bufferyard (North) <ul style="list-style-type: none"> 8 2.5" cal. shade trees = PV 6.0 14 6" ht. evergreen trees = PV 7.0 16 24" ht. shrubs = PV 0.8 Total PV = PV 13.8 MUN bufferyard (North) <ul style="list-style-type: none"> 6 2.5" cal. shade trees = PV 4.5 12 24" ht. shrubs = PV 0.6 Total PV = PV 5.1 I2 bufferyard (East) <ul style="list-style-type: none"> 16 2.5" cal. shade trees = PV 12.0 28 24" ht. shrubs = PV 1.4 Total PV = PV 13.4 I2 bufferyard (South) <ul style="list-style-type: none"> 72.5" cal. shade trees = PV 5.25 17 24" ht. shrubs = PV 0.85 Total PV = PV 6.1



1 TREE PLANTING NTS



2 SHRUB PLANTING NTS

SEEDING LEGEND	
	PERMANENT SEEDING AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AF	8	ACER SACCHARUM 'FALL FIESTA'	SUGAR MAPLE	B & B	2.5" CAL MIN	---
BN	13	BETULA NIGRA 'BNMTF' TM MULTI-TRUNK	DURA HEAT RIVER BIRCH	B & B	---	8' HT MIN
CC	6	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2.5" CAL MIN	---
CO	10	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	B & B	2.5" CAL MIN	---
GT	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	B & B	2.5" CAL MIN	---
QB	13	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN	---
QM	8	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL MIN	---
TD	13	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM	BALD CYPRESS	B & B	2.5" CAL MIN	---
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
PA	18	PICEA ABIES	NORWAY SPRUCE	B & B	---	6' HT MIN
PS	11	PINUS STROBUS	WHITE PINE	B & B	---	6' HT MIN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	44	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---	SEE PLAN	18" HT MIN
CS	26	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	---	SEE PLAN	24" HT MIN
IG	28	ILEX GLABRA 'SHAMROCK'	INKBERRY	---	SEE PLAN	24" HT MIN
IV	74	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	---	SEE PLAN	24" HT MIN
JC	47	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	---	SEE PLAN	24" HT MIN
MP	25	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	---	SEE PLAN	24" HT MIN
PO	62	PHYSOCARPUS OPUULIFOLIUS 'MONLO' TM	DIABLO PURPLE NINEBARK	---	SEE PLAN	24" HT MIN
TM	84	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	---	SEE PLAN	24" HT MIN
VB	51	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	---	SEE PLAN	24" HT MIN
VD	69	VIBURNUM DENTATUM 'MORTON' TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	---	SEE PLAN	24" HT MIN

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
- SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

Drawing name: K:\IND\DEV\170029001_Browning Investments_AirTech_PA_Planfiled.dwg - LANDSCAPE PLAN.dwg Landscape Details Dec 09, 2019 3:32pm by: MicheleDyer
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