

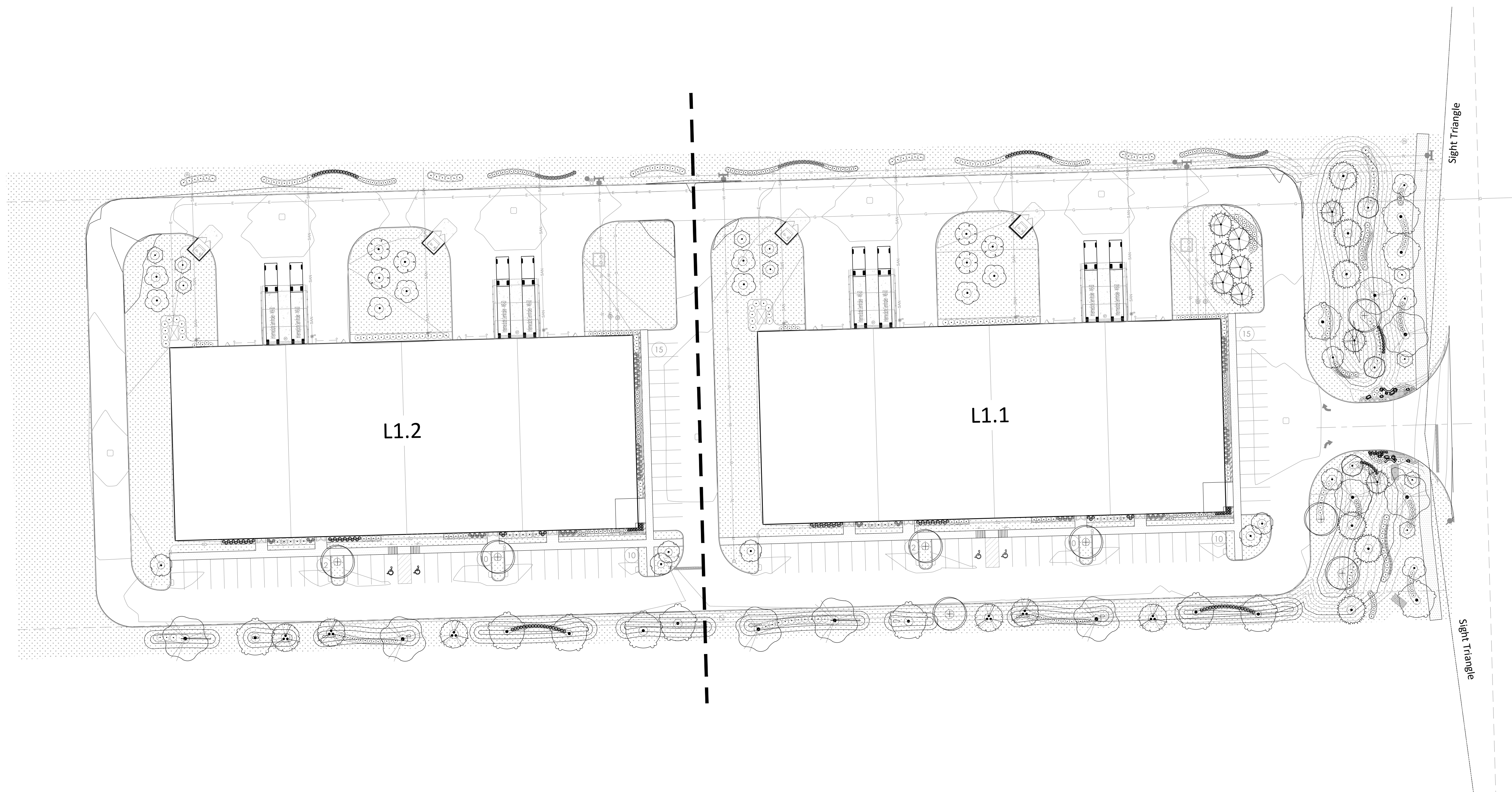
PROJECT

# Compass and Key Industrial Park

SEC 29 - T16N - R2E Lincoln TWP -  
Hendricks County Indiana

**Consultants**

CIVIL  
TERRA Site Development  
16102 Spring Mill Rd  
Westfield, IN 46074  
T 317.399.1216



**LANDSCAPE GENERAL NOTES:**

1. Comply with all Municipal standards, in addition to the requirements here within.
2. Landscape Contractor shall verify all utility locations (existing and proposed) along with existing conditions and grades (existing and proposed), and note any discrepancies to owner, Engineer, and Landscape Architect immediately, before proceeding with any work.
3. Base information for these plans was taken from Engineer's site survey, geometric, and grading plans. Contractor shall verify all dimensions and locations of existing and proposed features, and familiarize themselves with any obstacles encumbering the installation of this project.
4. All soil/underground conditions shall be referred to soil testing reports prepared by the owner's consultant.
5. Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to project engineer or landscape architect in writing prior to landscape work commencement.
6. The landscape contractor shall keep all areas clean and orderly at all times. The landscape contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.
7. All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by Landscape Architect. Landscape Architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
8. Sizes shown on plant schedule are minimum acceptable sizes.
9. All plants to be balled-and-burlap or container grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
10. The Landscape Contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
11. All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.

12. Owner shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcover shall be approved at job site prior to installation.
13. Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
14. All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
15. All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
16. All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
17. Landscape Contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.

**PLANT BED LAYOUT NOTES:**

1. Note: Building Locations, Limits of Pavement, Curb Lines, and all hardscape and subgrade improvements were developed by Civil and provided to the Landscape Architect. Refer to Site Plans for additional information.

**PLANTING ORDINANCE CALCULATIONS:**

**Zoning: Industrial (I-2)**

**Adjacent Zoning:**

- North - I-2
- East - Residential
- South - I-2
- West - I-2

**STREET FRONTAGE**

Requirements: Requires (1.5) shade or evergreen trees, (2) ornamental trees, and (10) shrubs per 100 l.f. of street frontage.

Required: 328 l.f. street frontage / 100 l.f. = (5) shade or evergreen trees, (7) ornamental trees, and (33) shrubs.  
Provided: 5 shade trees + 7 ornamental trees + 33 shrubs

**PARKING LOT INTERIOR**

Requirements: Requires (1) shade tree per island. Where two islands are placed together to form one island, (2) shade trees shall be required.

Required: (10) parking islands = (10) shade trees  
Provided: 10 shade trees

**PARKING LOT PERIMETER**

Requirements: Requires (1) shade tree and (4) shrubs per 35 l.f. of parking perimeter

Required: South - 692 l.f. / 35 l.f. = (20) shade trees and (79) shrubs  
East - 135 l.f. / 35 l.f. = (4) shade trees and (15) shrubs  
Provided: South - 20 shade trees + 79 shrubs  
East - 4 shade trees + 15 shrubs  
North - 195 shrubs

**FOUNDATION PLANTING**

Requirements: Requires (2) shrubs or ornamental trees per 10 l.f. building front.

Building Perimeter = 1,768 l.f.  
Required: 1,768 l.f. / 10 l.f. = 354 shrubs or ornamental trees  
Provided: 354 shrubs or ornamental trees + perennials

**BUFFER YARD STANDARDS**

Buffer Requirements: Width - 20 feet with 6 foot tall mound. (1) Shade or evergreen tree and (3) shrubs per 20 l.f.

East - Adjacent to Residential  
Required: 328 l.f. / 20 l.f. = (16) shade or evergreen trees and (49) shrubs  
Provided: 16 shade or evergreen trees + 73 shrubs + perennials

**LOADING ZONES**

Requirements: A double row of evergreen trees with a maximum spacing of 15' o.c.

Required: (6) evergreen trees  
Provided: 6 evergreen trees + 20 shrubs

NFC

ISSUED  
February 12, 2026

**REVISIONS**

| No | Date       | Issue          |
|----|------------|----------------|
| 01 | 01-23-2026 | Layout Changes |
| 02 | 02-11-2026 | Layout Changes |
|    |            |                |
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CHECKED BY  
WES

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BSK

SHEET TITLE

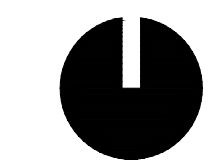
## Overall Plan

SCALE: 1" = 40'



NORTH

SHEET NUMBER



# L1.0

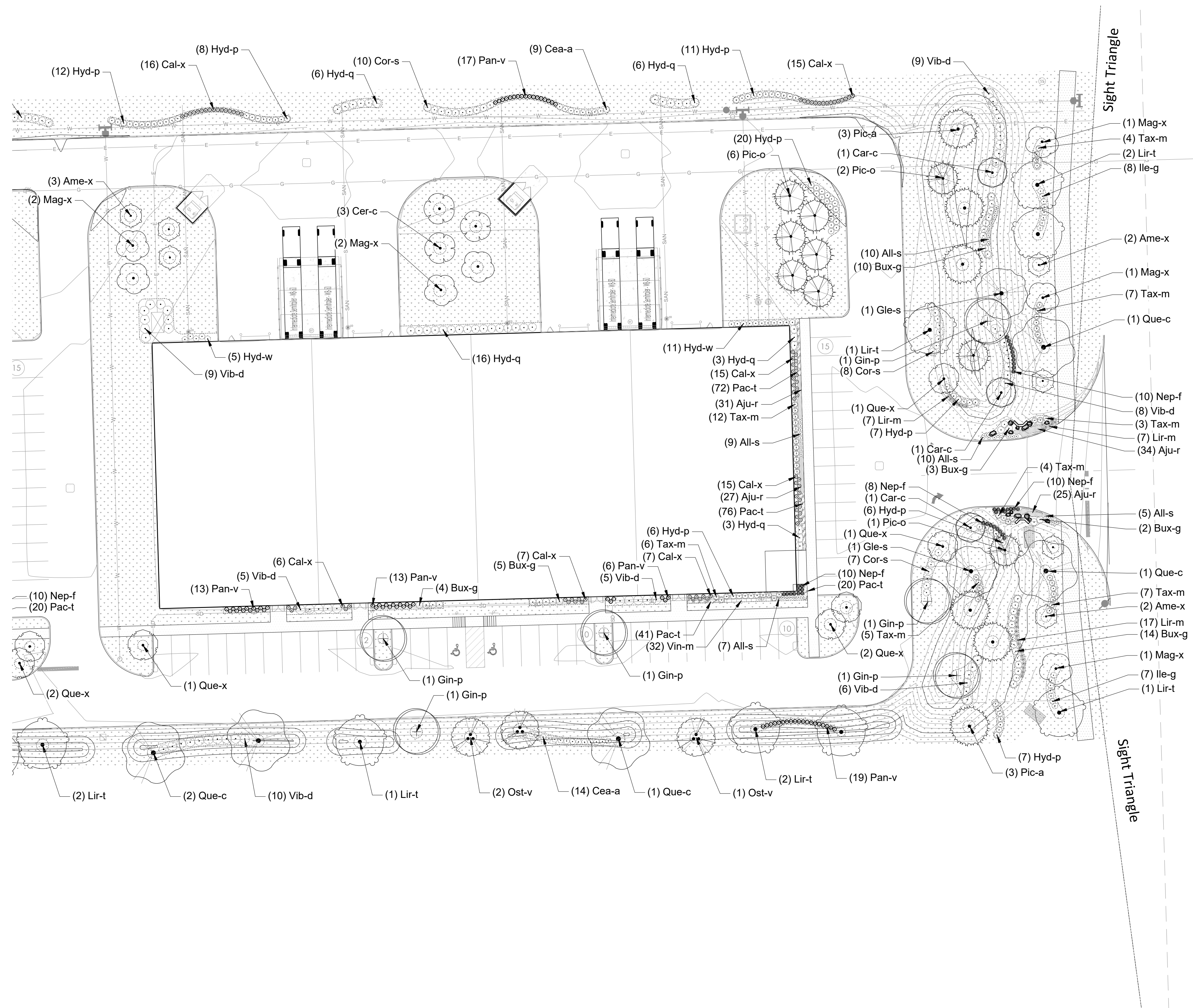
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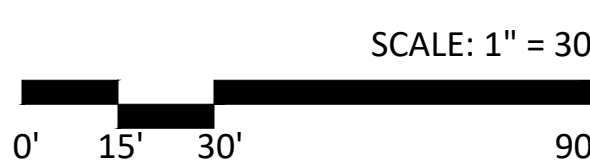
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CHECKED BY: WES  
DRAWN BY: BSK

## SHEET TITLE Planting Plan and Notes



NORTH SHEET NUMBER

**L1.1**  
©EARTH Landscape Architecture

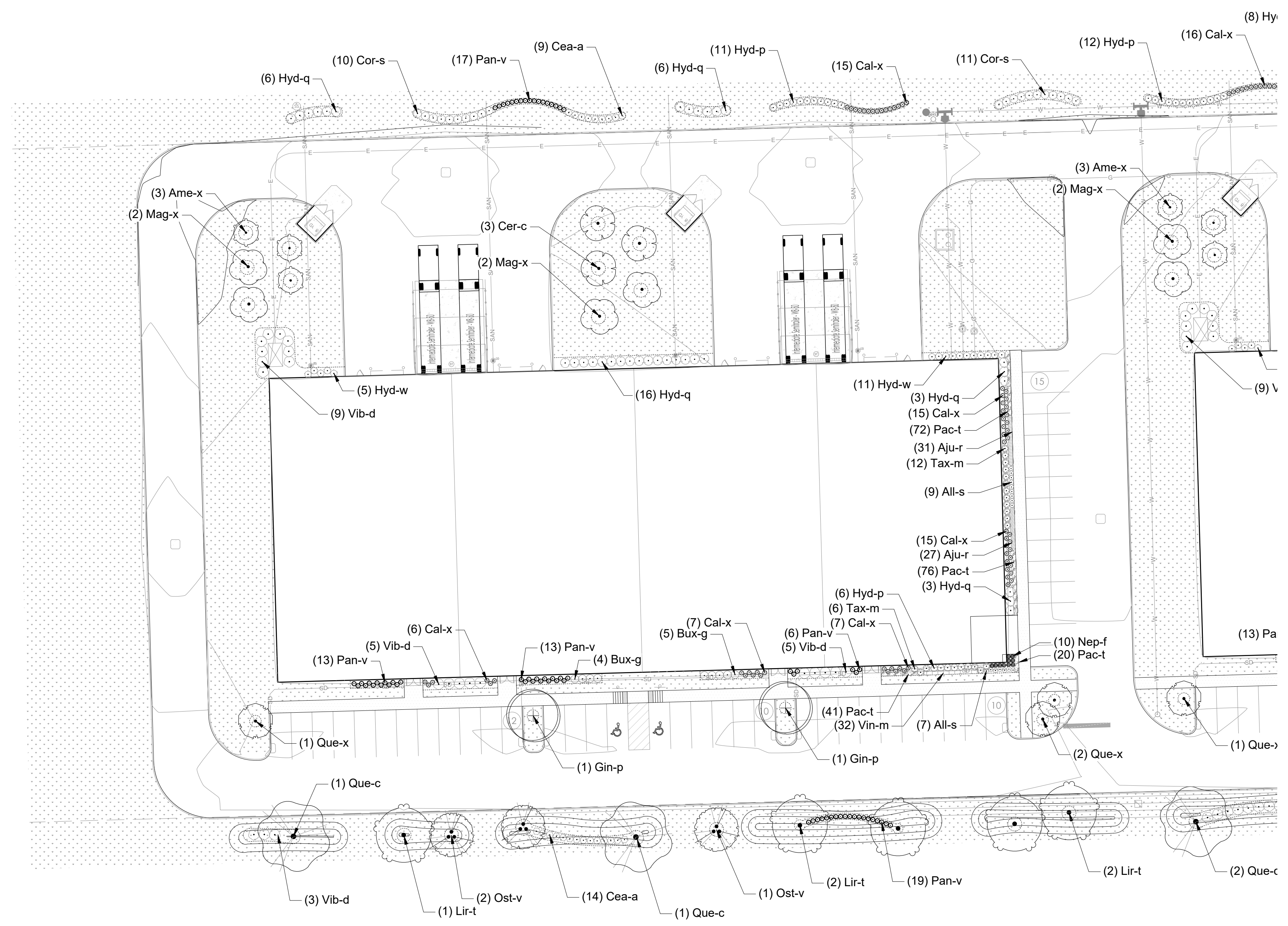
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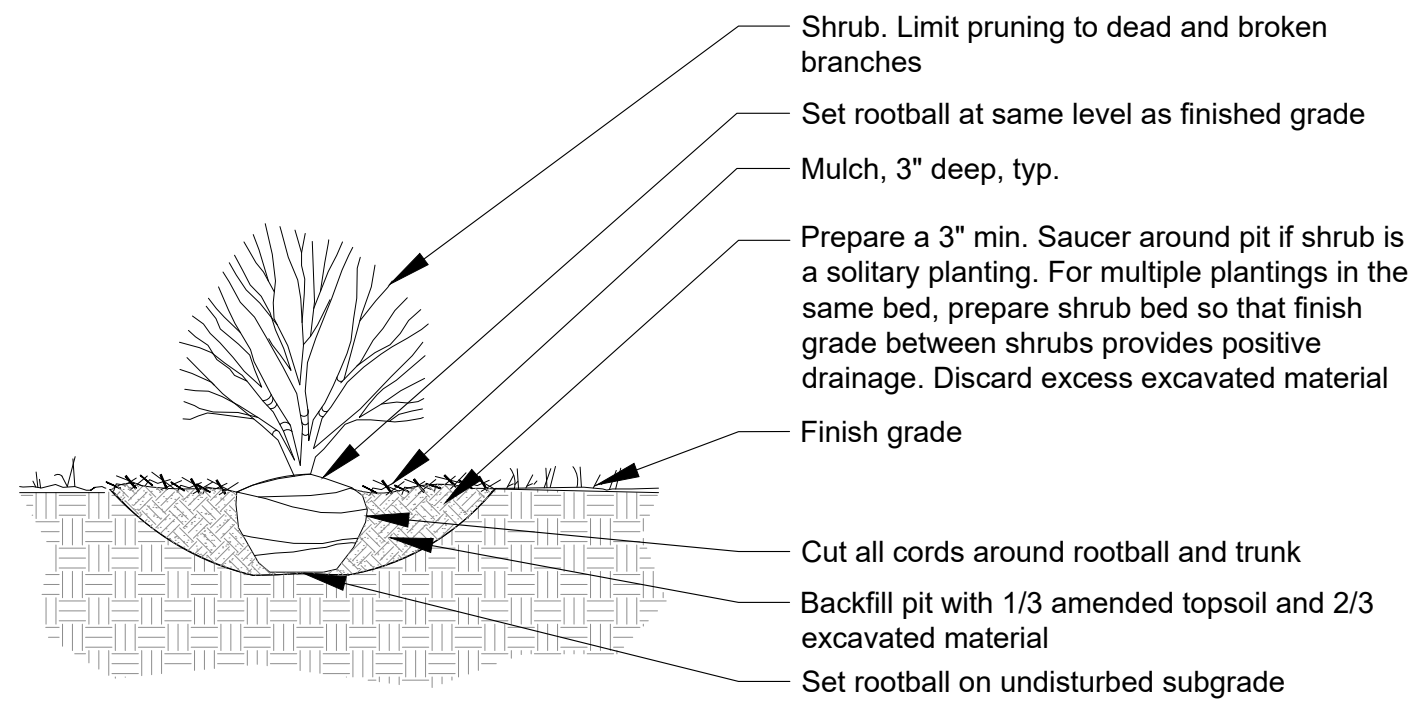
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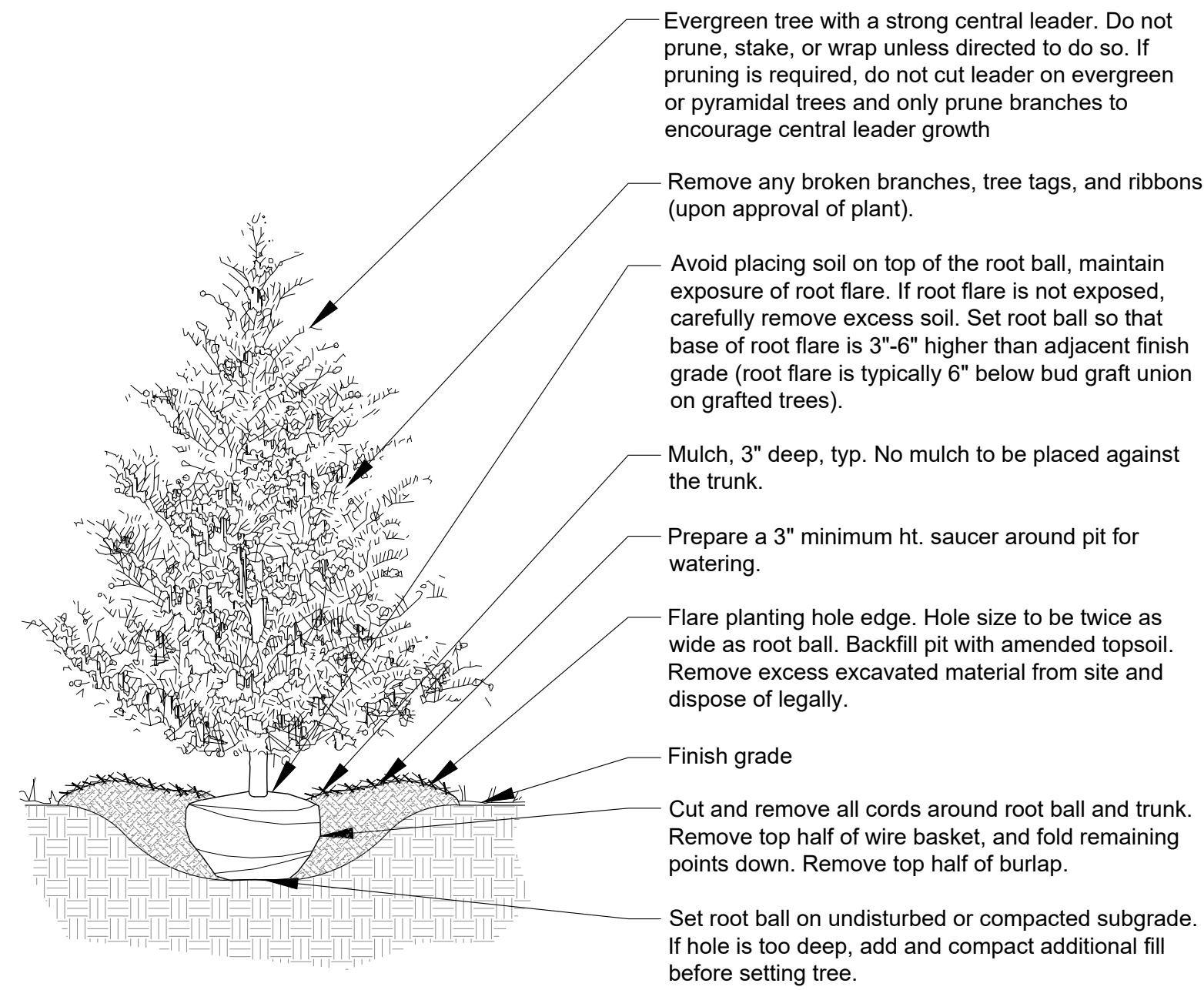
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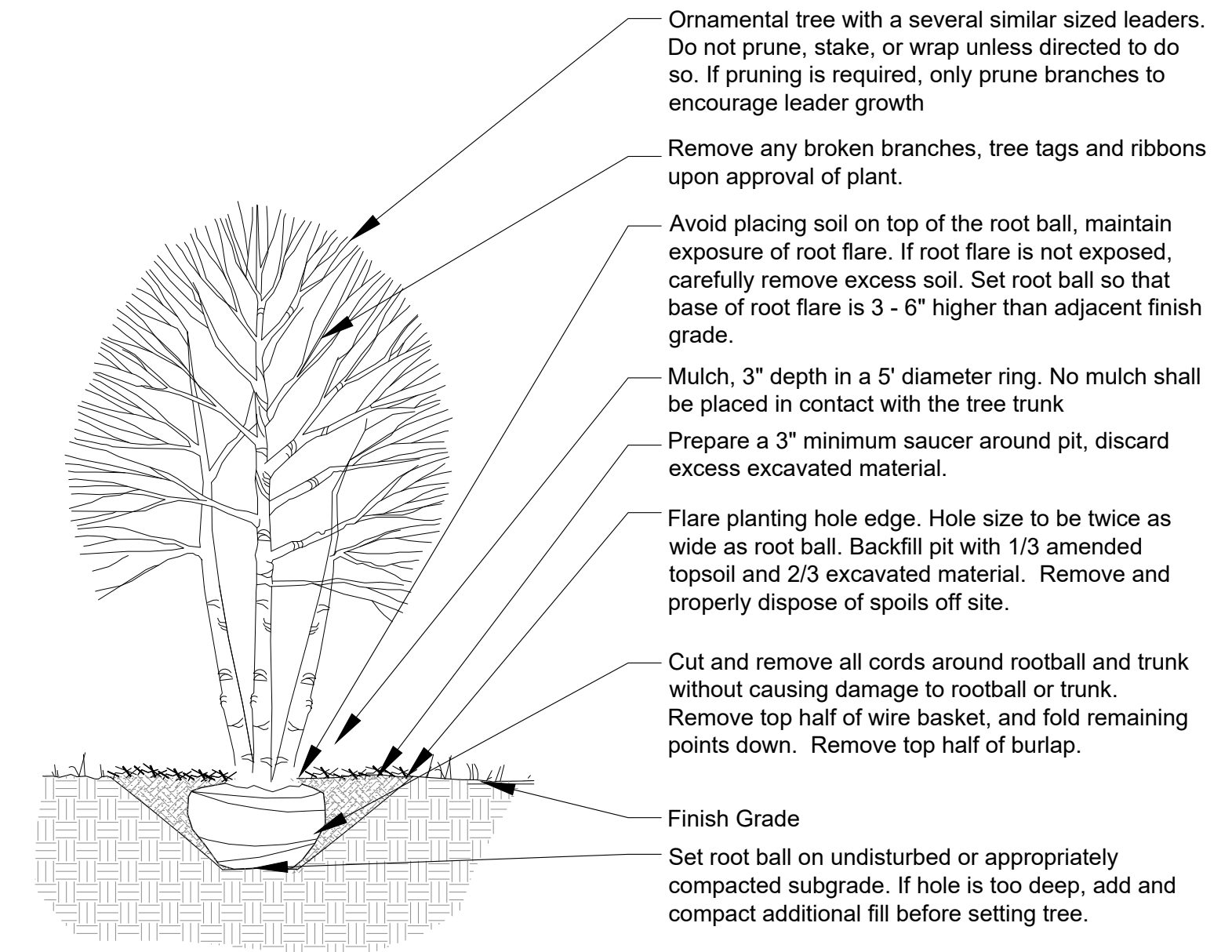
| PLANT SCHEDULE            |         |          |  |                                   |       |   |
|---------------------------|---------|----------|--|-----------------------------------|-------|---|
| SYMBOL                    | CODE    | QTY      | BOTANICAL NAME                                       | COMMON NAME                       | SIZE  | REMARKS   |
| <b>EVERGREEN TREES</b>    |         |          |  |                                   |       |   |
|                           | Pice-a  | 6        | <i>Picea abies</i>                                   | Norway Spruce                     | B & B | full, strong central leader, matched, symmetrical |
|                           | Pice-o  | 9        | <i>Picea omorika</i>                                 | Serbian Spruce                    | B & B | full, strong central leader, matched, symmetrical |
| <b>ORNAMENTAL TREES</b>   |         |          |  |                                   |       |   |
|                           | Amel-x  | 10       | <i>Amelanchier x grandiflora 'Autumn Brilliance'</i> | Autumn Brilliance Serviceberry    | B & B | multi-trunk, matched                              |
|                           | Cerc-c  | 6        | <i>Cercis canadensis</i>                             | Eastern Redbud                    | B & B | multi-trunk, matched                              |
|                           | Magn-x  | 11       | <i>Magnolia x soulgiana</i>                          | Saucer Magnolia                   | B & B | full, strong central leader, matched              |
| <b>SHRUB TREES</b>        |         |          |  |                                   |       |   |
|                           | Carp-c  | 3        | <i>Carpinus caroliniana</i>                          | American Hornbeam                 | B & B | full, strong central leader, matched              |
|                           | Girg-p  | 8        | <i>Girgiso bickha 'Princeton Sentry'</i>             | Princeton Sentry Girgiso          | B & B | full, strong central leader, matched              |
|                           | Gled-a  | 2        | <i>Gleditsia triacanthos inermis 'Shademaster'</i>   | Shademaster Thornless Honeylocust | B & B | full, strong central leader, matched              |
|                           | Lir-l   | 12       | <i>Liriodendron tulipifera</i>                       | Tulip Tree                        | B & B | full, strong central leader, matched              |
|                           | Ostr-v  | 6        | <i>Ostrya virginiana</i>                             | American Hophornbeam              | B & B | full, strong central leader, matched              |
|                           | Qua-c   | 7        | <i>Quercus coccinea</i>                              | Scarlet Oak                       | B & B | spring dug, full, strong central leader, matched  |
|                           | Qua-r   | 8        | <i>Quercus robur 'Fastigata'</i>                     | Columnar English Oak              | B & B | spring dug, full, strong central leader, matched  |
| <b>DECIDUOUS SHRUBS</b>   |         |          |  |                                   |       |   |
|                           | Cean-a  | 46       | <i>Ceanothus americanus</i>                          | New Jersey Tea                    | 3 gal |   |
|                           | Corn-a  | 46       | <i>Cornus sericea 'Farrow'</i>                       | Arctic Farrow Red Twig Dogwood    | 5 gal |   |
|                           | Hyd-s   | 94       | <i>Hydrangea paniculata 'LVCOB'</i>                  | Boboli Panicle Hydrangea          | 5 gal |   |
|                           | Hyd-q   | 68       | <i>Hydrangea quercifolia 'Alois'</i>                 | Alois Oakleaf Hydrangea           | 5 gal |   |
|                           | Hyd-v   | 30       | <i>Hydrangea quercifolia 'Pee Wee'</i>               | Pee Wee Oakleaf Hydrangea         | 3 gal |   |
|                           | Vibr-d  | 74       | <i>Viburnum dentatum 'Arrowwood'</i>                 | Arrowwood Viburnum                | 5 gal |   |
| <b>EVERGREEN SHRUBS</b>   |         |          |  |                                   |       |   |
|                           | Bux-g   | 47       | <i>Buxus x 'Green Mountain'</i>                      | Green Mountain Boxwood            | 5 gal |   |
|                           | Ilex-g  | 15       | <i>Ilex glabra 'Strongbow'</i>                       | Strongbow Hollyberry Holly        | 5 gal |   |
|                           | Tax-m   | 66       | <i>Taxus x media 'Densiformis'</i>                   | Dense Angle-Japanese Yew          | 3 gal |   |
| <b>ORNAMENTAL GRASSES</b> |         |          |  |                                   |       |   |
|                           | Care-x  | 146      | <i>Carex acutiflora 'Karl Foerster'</i>              | Karl Foerster Feather Reed Grass  | 3 gal |   |
|                           | Panic-v | 136      | <i>Panicum virgatum 'Heavy Metal'</i>                | Heavy Metal Switch Grass          | 3 gal |   |
| <b>PERENNIALS</b>         |         |          |  |                                   |       |   |
|                           | Alum-a  | 57       | <i>Alumina saevicoma 'Pink Planet'</i>               | Pink Planet Alumina               | 3 gal |   |
|                           | Lir-m   | 31       | <i>Liriodendron muscari 'Big Blue'</i>               | Big Blue Lysitart                 | 3 gal |   |
|                           | Nep-l   | 48       | <i>Nepeta x faassenii 'Walker's Low'</i>             | Walker's Low Catmint              | 3 gal |   |
| <b>GROUND COVERS</b>      |         |          |  |                                   |       |   |
|                           | Ajuga   | 19 flats | <i>Ajuga reptans 'Black Scallop'</i>                 | Black Scallop Carpet Bugle        | flat  |   |
|                           | Pach-c  | 21 flats | <i>Pachysandra terminalis</i>                        | Japanese Pachysandra              | flat  |   |
|                           | Vinca   | 4 flats  | <i>Vinca minor 'Bowles Blue'</i>                     | Bowles Blue Periwinkle            | flat  |   |



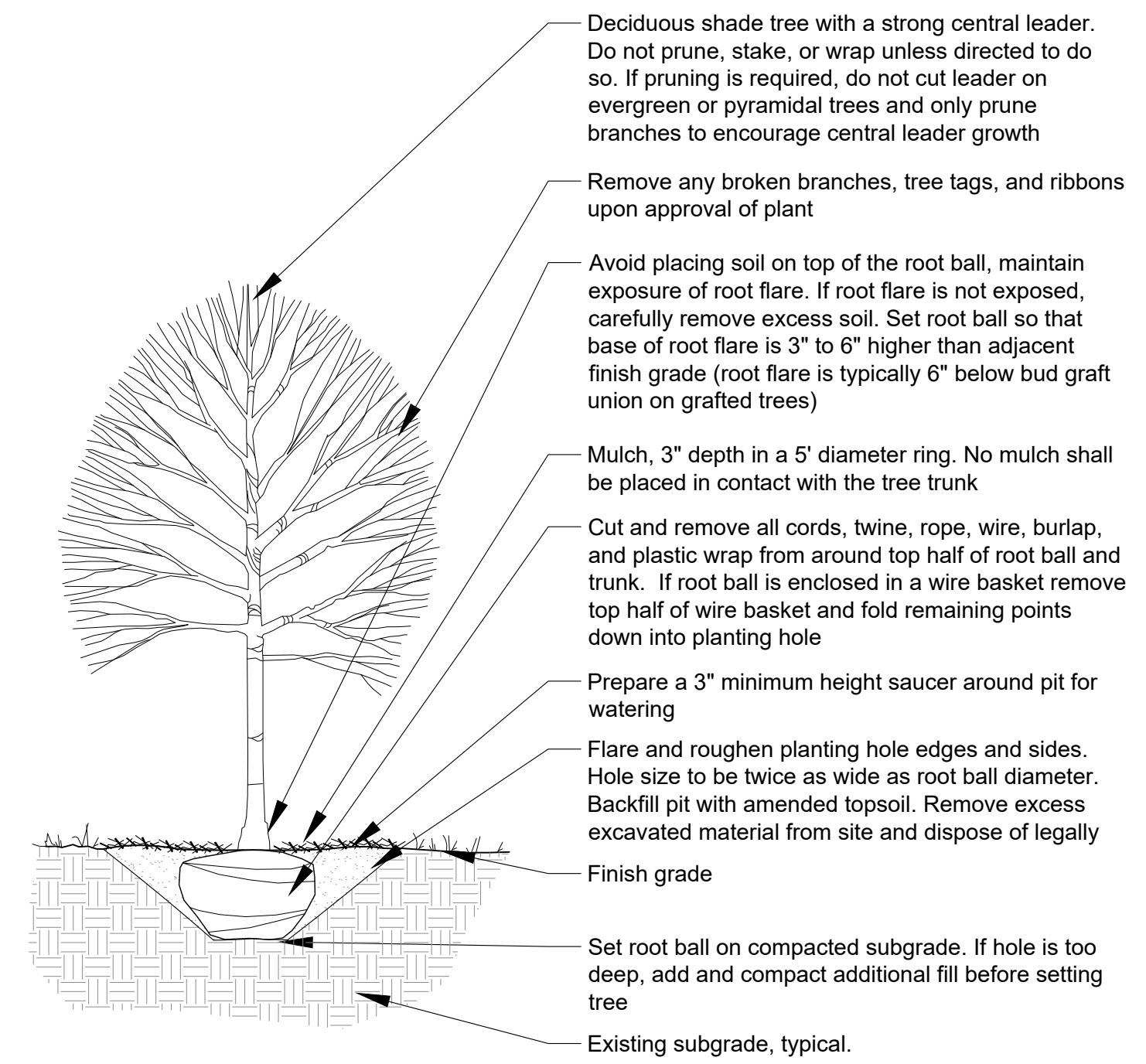
**4** Section - Shrub Planting  
Scale: 1/2" = 1'-0"



**3** Section - Evergreen Tree Planting  
Scale: 1/2" = 1'-0"



**2** Section - Ornamental Tree Planting  
Scale: 1/2" = 1'-0"



**1** Section - Deciduous Tree Planting  
Scale: 1/2" = 1'-0"

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SHEET TITLE  
Planting Details