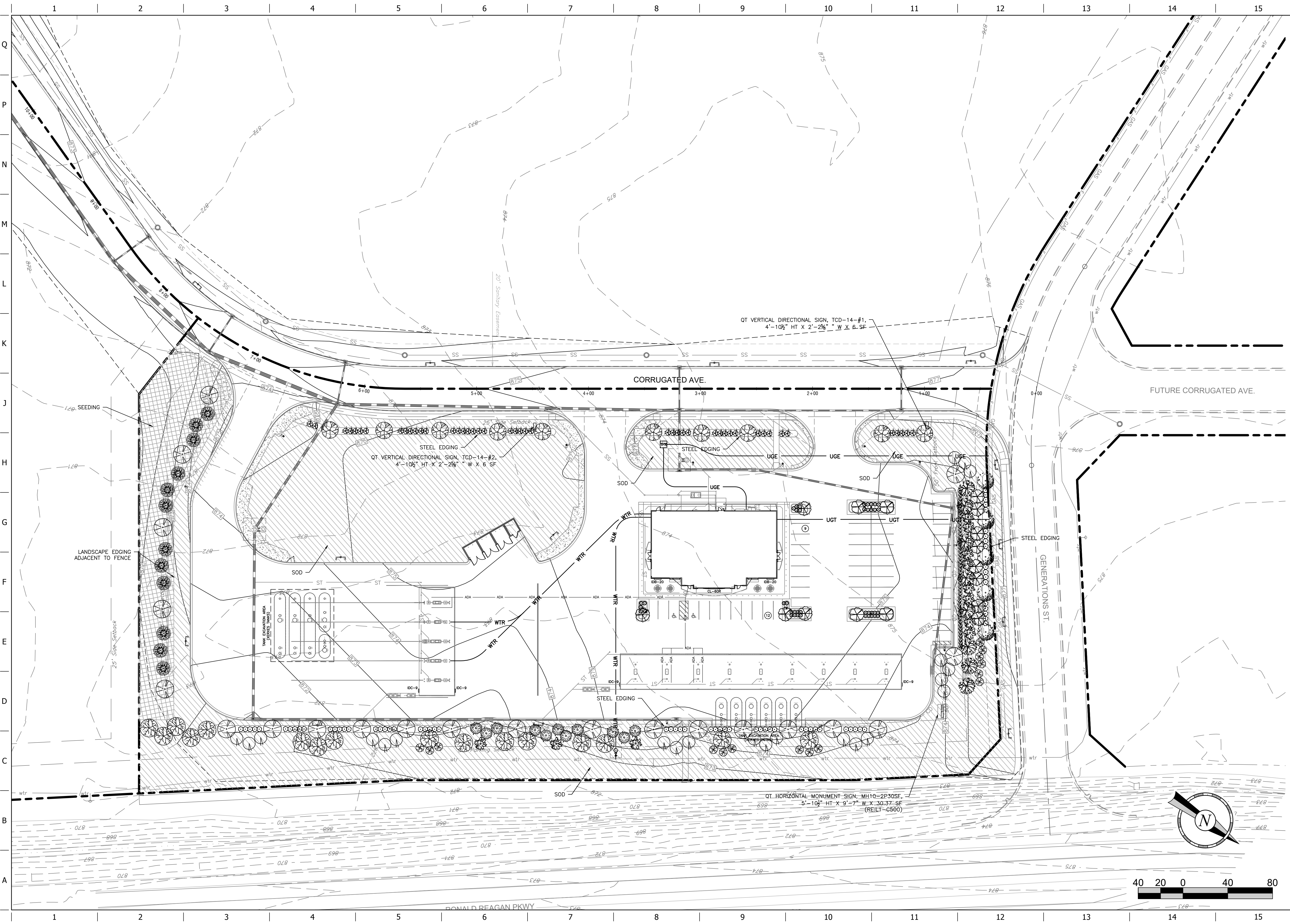


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DILLON K. REYNOLDS
   
 REGISTERED
   
 No. PE12000722
   
 STATE OF INDIANA
   
 PROFESSIONAL ENGINEER
   
 Dillon Reynolds
   
 PROJECT NO.: 12064.02

Spaceco
   
 Civil Engineering & Surveying

**QuikTrip No. 7263**
  
 US HWY 136 & RONALD REAGAN PARKWAY
   
 BROWNSBURG, INDIANA

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DIVISION:	--
VERSION:	001
DESIGNED BY:	ALR
DRAWN BY:	ALR
REVIEWED BY:	DKR

REV	DATE	DESCRIPTION
4	09/18/24	DRAINAGE COMMENTS
3	06/27/24	SURVEY/UTIL ANNOTING COMMENTS
2	02/07/24	BROWNSBURG COMMENTS
1	01/08/24	INITIAL BROWNSBURG SUBMITTAL

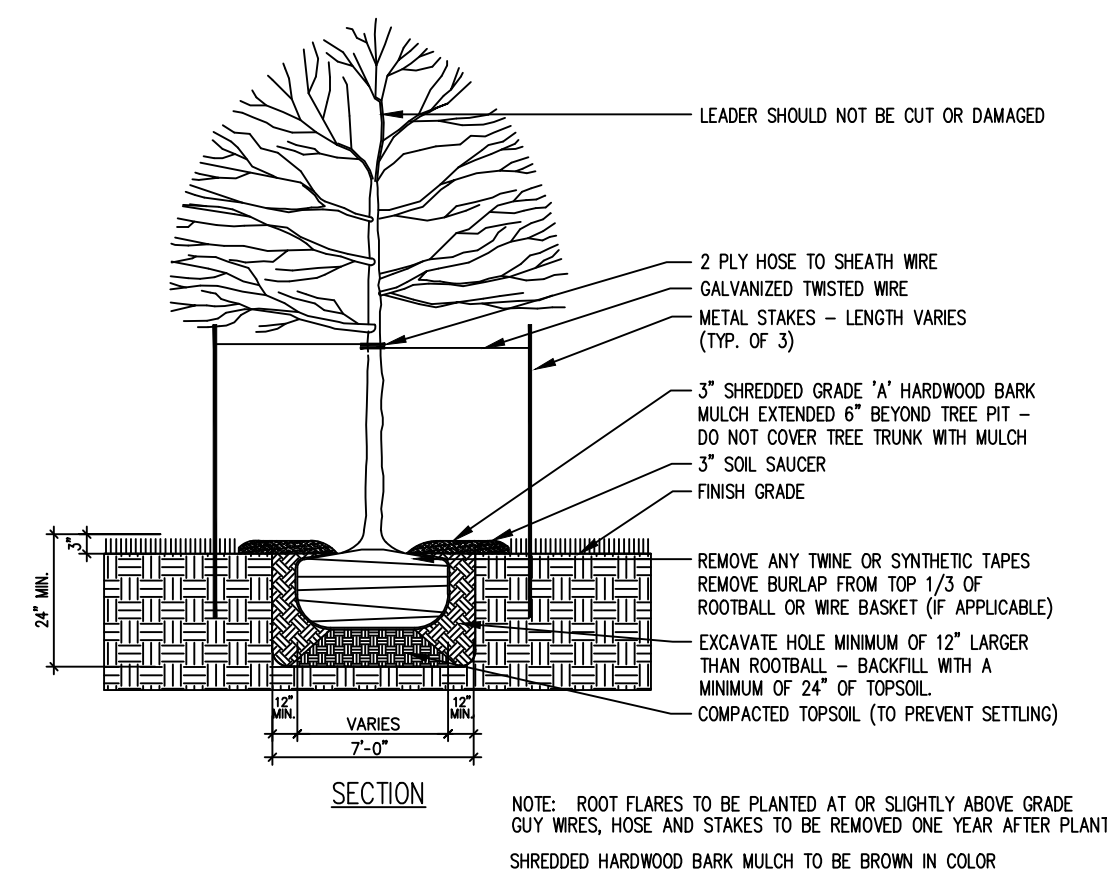
ORIGINAL ISSUE DATE: 01/05/2024

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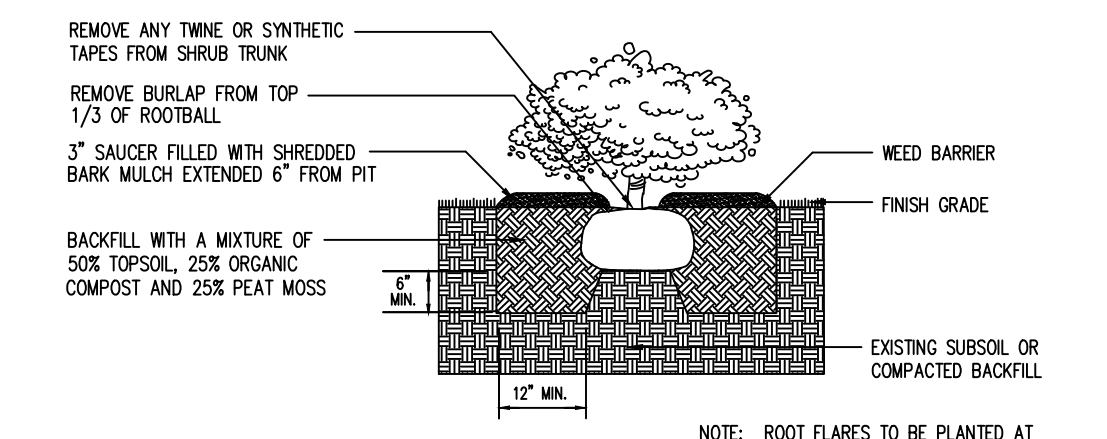
LANDSCAPE PLAN

SHEET NUMBER:

L100



**DECIDUOUS TREE DETAIL**  
NOT TO SCALE



**SHRUB DETAIL**

**PLANTING NOTES:**

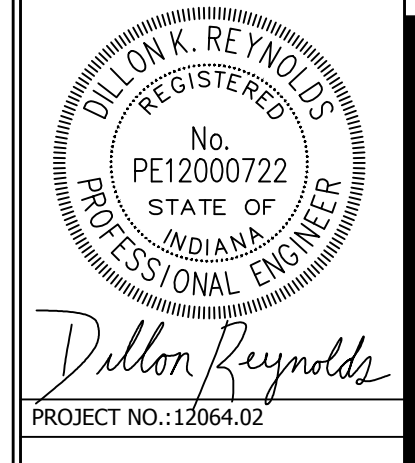
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE
- ALL SHRUB AND TREE PLANTING AREAS TO BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH THAT IS BROWN IN COLOR.
- ALL BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE FROM EXISTING SOILS. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN WRITING. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF THE WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS AS NOTED ON THE PLANS.
- ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING PLANTING. GUY WIRES, HOSE AND STAKES TO BE REMOVED ONE YEAR AFTER PLANTING. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS.
- ALL INSTALLED PLANTINGS SHALL BE APPROPRIATELY WATERED FOR A MINIMUM PERIOD OF ONE YEAR TO ALLOW FOR THEIR ESTABLISHMENT
- ALL 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 AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

**Landscape Schedule**

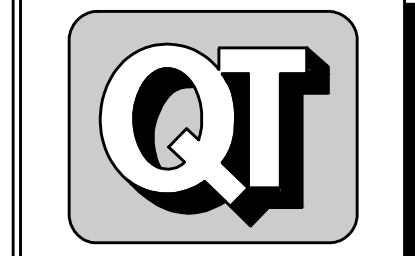
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	BLACK CHOKEBERRY <i>Taxus x media 'Wardii'</i>	HEIGHT/SPREAD 18" X 12" MIN	47 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	COMPACT INKBERRY <i>Ilex glabra 'Compacta'</i>	HEIGHT/SPREAD 24" X 18" MIN	40 EA.	
	⊙	NICK'S COMPACT JUNIPER <i>Juniperus chinensis 'Nick's Compact'</i>	HEIGHT/SPREAD 24" X 18" MIN	45 EA.	
	⊙	MOHAWK VIBURNUM <i>Viburnum x burkwoodii 'Mohawk'</i>	HEIGHT/SPREAD 30" X 20" MIN	12 EA.	
	⊙	WARD'S YEW <i>Taxus x media 'Wardii'</i>	HEIGHT/SPREAD 24" X 18" HT MIN	68 EA.	
	⊙	FRONTIER ELM <i>Ulmus x 'Frontier'</i>	2.5" CALIPER 12' HT	11 EA.	
	⊙	GREEN MOUNTAIN SUGAR MAPLE <i>Acer saccharum 'Green Mountain'</i>	2.5" CALIPER 12' HT	8 EA.	
	⊙	IMPCOLE HONEYLOCUST <i>Gleditsia triacanthos inermis 'Impcole'</i>	2.5" CALIPER 12' HT	20 EA.	
	⊙	NORWAY SPRUCE <i>Picea abies</i>	6" HT	12 EA.	
	⊙	PRINCESS DIANA SERVICEBERRY <i>Amelanchier x grandiflora 'Princess Diana'</i>	2.0" CALIPER 10' HT	11 EA.	
TREES	⊙	PRINCETON SENTRY GINKGO <i>Ginkgo biloba 'Princeton Sentry'</i>	2.5" CALIPER 12' HT	16 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊙	REDBUD - SINGLE STEM <i>Cercis x canadensis</i>	2.0" CALIPER 10' HT	21 EA.	
	⊙	RED OAK <i>Quercus rubra</i>	2.5" CALIPER 12' HT	21 EA.	
	⊙	SERBIAN SPRUCE <i>Picea omorika</i>	6" HT	11 EA.	
	⊙	SHADEMASTER HONEY LOCUST <i>Gleditsia triacanthos 'Shademaster'</i>	2.5" CALIPER 12' HT	5 EA.	
	⊙	RTF - RHIZOMATOUS TALL FESCUE SOD		106,200 S.F.	
MISC.		RTF - RHIZOMATOUS TALL FESCUE SEED		13,700 S.F.	

A LANDSCAPE BUFFER EQUALING A LEVEL 2 WILL BE INSTALLED ON THE SOUTHEAST PROPERTY LINE AS NOTED IN THE STAFF REPORT. PER THE UDO, TO QUALIFY FOR LEVEL 2 THE LANDSCAPING MUST EQUAL OR EXCEED 3 UNIT VALUE EQUIVALENTS OF PLANTS PER 100 LINEAR FEET, WITH 40% BEING DERIVED FROM EVERGREEN TREES, EVERGREEN SHRUBS, EVERGREEN HEDGES AND/OR EARTHEN MOUNDS.

	LANDSCAPE REQUIREMENTS	
	REQUIRED ORDINANCE	PROVIDED
ON-SITE REQUIREMENTS	5.38.F.1 2 SHADE TREES PER 5,000 SF OF GROSS BUILDING AREA (GBA) 3 EVERGREEN TREES PER 5,000 SF OF GBA 3 ORNAMENTAL TREES PER 5,000 SF OF GBA 16 LARGE SHRUBS PER 5,000 SF OF GBA REQUIRED PLANTS GBA = 7,318 SF. / 5,000 SF = 1.46 1.46(2) = 2.92 : 3 SHADE TREES 1.46(2) = 2.92 : 3 EVERGREEN TREES 1.46(3) = 4.38 : 4 ORNAMENTAL TREES 1.46(16) = 23.36 : 23 LARGE SHRUBS	3 SHADE TREES 3 EVERGREEN TREES 4 ORNAMENTAL TREES 25 LARGE SHRUBS
	5.38.F.2 TREES SHALL BE PLANTED 30 FEET APART ON CENTER AND ADJACENT TO THE PUBLIC RIGHT OF WAY OR GROUPED TOGETHER TO FORM A NATURAL LOOKING AREA WHERE FEASIBLE. LEVEL 2 REQUIRED LANDSCAPING REQUIRED AT A RATE OF 3 PLANT UNITS PER 100 LF RONALD REAGAN PKWY 450LF 765/100 = 7.65 (3) = 22.95 UNITS 14 SHADE TREES = 10.5 50 EVERGREEN SHRUBS = 12.5 TOTAL UNITS = 23.0 GENERATIONS STREET 275 LF 275/100 = 2.75 (3) = 8.25 UNITS 5 SHADE TREES = 3.75 18 EVERGREEN SHRUBS = 4.5 TOTAL UNITS = 8.25 CORRUGATED AVENUE 650/100 = 6.5 (3) = 19.5 UNITS 11 SHADE TREES = 8.25 45 EVERGREEN SHRUBS = 11.25 TOTAL UNITS = 19.5	RONALD REAGAN PKWY 14 SHADE TREES 50 EVERGREEN SHRUBS GENERATIONS STREET 5 SHADE TREES 18 EVERGREEN SHRUBS CORRUGATED AVENUE 11 SHADE TREES 45 EVERGREEN SHRUBS
STREET FRONTAGE REQUIREMENTS	5.39.A.1 MINIMUM OF 1 TREE PER PARKING ISLAND OR PER 180 SF OF PARKING ISLAND AREA MUST BE PROVIDED. A MINIMUM OF 5 SHRUBS PER PARKING ISLAND OR PER 180 SQUARE FEET OF PARKING ISLAND MUST BE PROVIDED. 100% OF PARKING ISLANDS SHALL BE LANDSCAPED WITH PLANT MATERIAL, TURF OR ORGANIC MULCH. EACH ISLAND SHALL HAVE A MINIMUM OF 1 SHADE TREE OR 1 EVERGREEN TREE.	8 PARKING ISLANDS = 1,440sf 8 SHADE TREES 40 SHRUBS
	5.39.A.2 ONE TREE PER 30 LF OF YARD LENGTH. ONE MEDIUM SHRUB PER 3 LF OF YARD LENGTH EITHER CLUSTERED OR SPACED LINEARLY. GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPED AREAS NOT OCCUPIED BY OTHER LANDSCAPED MATERIAL, EXCLUDING ORGANIC MULCH AROUND PLANTINGS OF LANDSCAPE MATERIAL. YARD LENGTH 100 LF 140/30 = 4.6 : 5 SHADE TREES 140/3 = 46.7 : 47 MEDIUM SHRUBS REQUIRED	5 SHADE TREES 47 MEDIUM SHRUBS
INTERIOR PARKING LOT REQUIREMENTS	NONE REQUIRED PER ORDINANCE	
PERIMETER PARKING LOT REQUIREMENTS	NONE REQUIRED PER ORDINANCE	
FOUNDATION PLANTINGS	NONE REQUIRED PER ORDINANCE	
SOUTH PROPERTY LINE	LEVEL 2 REQUIRED YARD LENGTH 345 LF 345/100 = 3.45 (3) = 10.35 6 SHADE TREES = 4.5 12 EVERGREEN TREES = 6.0 TOTAL UNITS = 10.50	6 SHADE TREES 12 EVERGREEN TREES
PERIMETER LANDSCAPING REQUIREMENTS	7.30 D.2 TREES (I.E. CANOPY, ORNAMENTAL, UNDERSTORY OR EVERGREEN) SHALL BE PROVIDED AT A COMBINED RATE OF TEN (10) PER 100 LINEAL FEET OF PERIMETER PLANTING. SHRUBS SHALL BE PROVIDED AT A RATE OF TWO (2) PER 100 LINEAL FEET OF PERIMETER PLANTING.	6 SHADE TREES 12 EVERGREEN TREES
PERIMETER LANDSCAPING REQUIREMENTS	RONALD REAGAN PKWY. YARD LENGTH 450 LF 450/100 = 4.50 (10) = 45 TREES REQUIRED 450/100 = 4.5 (2) = 9 SHRUBS REQUIRED	16 SHADE TREES 18 UNDERSTORY TREES 11 EVERGREEN TREES 45 TREES 9 SHRUBS
GENERATIONS ST.	YARD LENGTH 275 LF 275/100 = 2.75 (10) = 28 TREES REQUIRED 275/100 = 2.75 (2) = 6 SHRUBS REQUIRED	13 SHADE TREES 15 UNDERSTORY TREES 28 TREES 6 SHRUBS



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DRAWN BY: ALR  
REVIEWED BY: DKR

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SHEET TITLE:  
**LANDSCAPE TABLES**

SHEET NUMBER:  
**L101**