







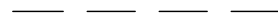








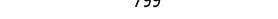



















































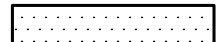

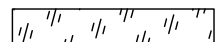

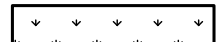

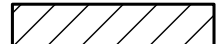












Please provide a summary tables detailing the square footage and area calculations for interior and roadway landscaping pursuant to Section 6.2.2 of the Land Development Code.


LEGEND OF EXISTING FEATURES

	PROPERTY LINE		BENCHMARK		
	RIGHT-OF-WAY LINE		RBC		MONUMENT
	SETBACK LINE				SECTION CORNER
	EASEMENT				TRANSFORMER
	SECTION LINE				HVAC
	CENTERLINE				ELECTRIC METER
	INTERMEDIATE CONTOUR				ELECTRIC MANHOLE
	INDEX CONTOUR				POWER POLE GUY WIRE
	TELEPHONE UNDER GR.				LIGHT POLE
	TELEPHONE OVERHEAD				TELEPHONE PEDESTAL
	FIBER OPTIC SERVICE				TELEPHONE MANHOLE
	GAS SERVICE				GAS MARKER
	POWER UNDERGROUND				ELECTRIC MARKER
	POWER OVERHEAD				TRAFFIC POLE
	WATER SERVICE				TRAFFIC MANHOLE
	SANITARY SEWER				GAS METER
	STORM SEWER				GAS VALVE
	POND NORMAL POOL				STORM MANHOLE
	EX. FLOWLINE				SANITARY MANHOLE
	CHAIN LINK FENCE				STORM INLETS
	FARM FENCE				CLEAN-OUT
	WOOD FENCE				DOWNSPOUT
	IRON FENCE RAILING				FIRE HYDRANTS
	BUILDING STRUCTURE				WATER METER
	EX. BUILDING OVERHEAD				WATER VALVES
					POST INDICATOR VALVE
					FIRE DEPARTMENT CONN.
					SIGNS
					MAILBOX
					ADA PARKING
					PARKING COUNT
					TREES
					SHRUB
					SPOT GRADE

LANDSCAPE LEGEND - PROPOSED

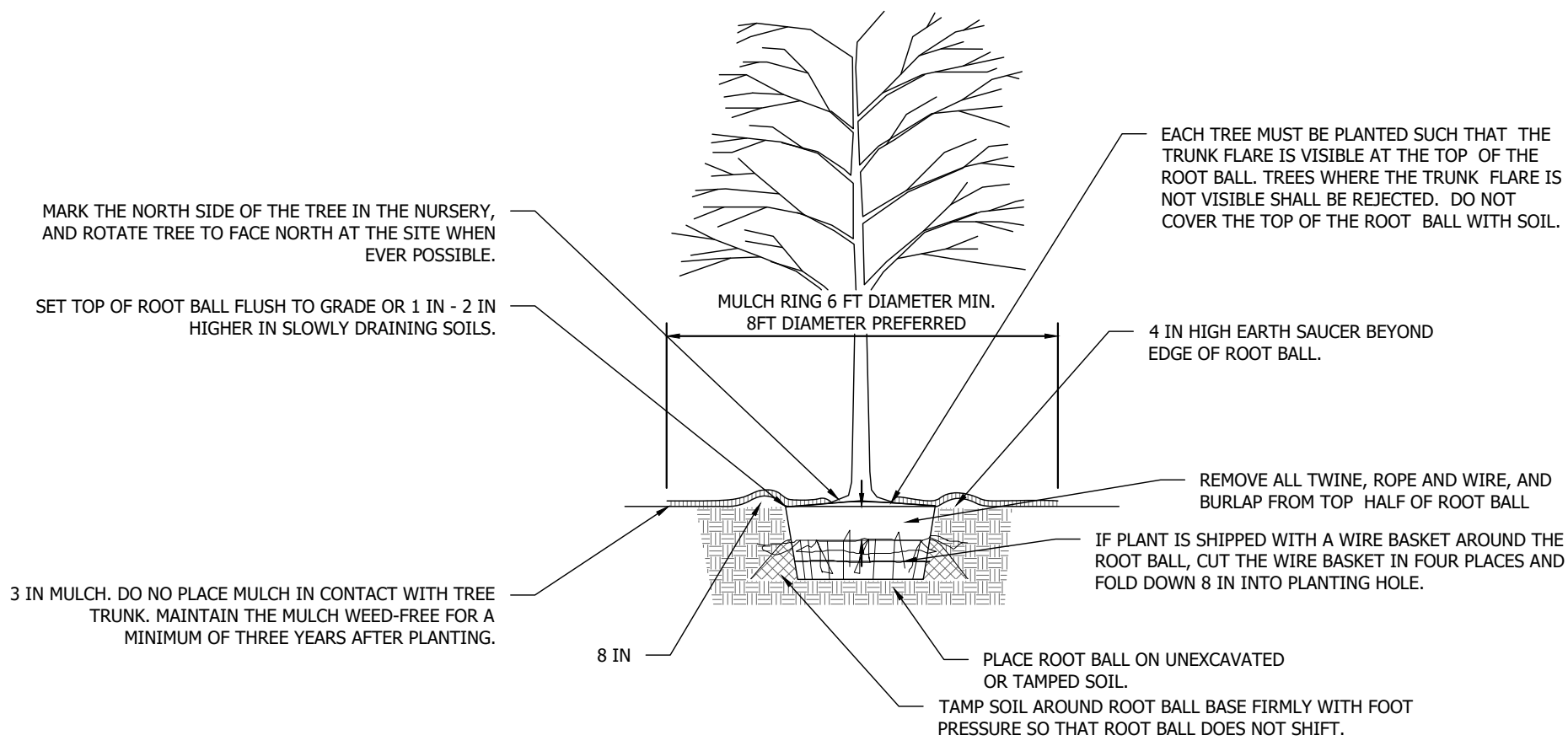
	HARDWOOD MULCH		EVERGREEN TREE
	PERMANENT SEEDING		DECIDUOUS TREE
	SOD		DECIDUOUS TREE
	PERENNIAL PLANTINGS		ORNAMENTAL TREE
	LANDSCAPE EDGING		ORNAMENTAL TREE
	DECIDUOUS SHRUB		ORNAMENTAL TREE
	DECIDUOUS SHRUB		MULTI-STEM TREE
	EVERGREEN SHRUB		
	ORNAMENTAL GRASS		
	PLANT TAG		

PLANT SCHEDULE					
Key	Botanical Name	Common Name	Quantity	Size	Condition
UNDERSTORY TREES					
CC	CERCIS CANADENSIS	EASTERN REDBUD	4	1 IN	B&B
EVERGREEN SHRUBS					
JC	JUNIPERUS CHINESIS	NICK'S COMPACT JUNIPER	8	12 IN	#5 CONT
BS	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	12	24 IN	#5 CONT
DECIDUOUS SHRUBS					
VJ	VIBURNUM X 'JUDII'	JUDD VIBURNUM	11	24 IN	#5 CONT
SB	SYRINGA PUBESCENS SUBSP. PATULA	MISS KIM LILAC	19	24 IN	#5 CONT
ORNAMENTAL GRASS					
HS	HELICTOTRICHON SEMPERVIREN	BLUE OAT GRASS	8	12 IN	#1 CONT
EVERGREEN TREES					
PE	PINUS EDULIS	PINON PINE	3	4 FT HT.	B&B
DECIDUOUS TREES					
AF	ACER FREEMANII	FREEMAN MAPLE	4	2 IN	B&B

REVISION BLOCK	
 <u>Michael Thompson</u>	
DATE 10/21/2020	
DRAWN BY KPB	CHECKED BY AMT
<h1 style="margin: 0;">HAMILTON</h1> <h1 style="margin: 0;">DESIGNS</h1> <p style="margin: 5px 0 0 0;">A LIMITED LIABILITY COMPANY</p> <p style="margin: 10px 0 0 0;">11 Municipal Drive, Suite 300 Fishers, Indiana 46038 P. (317) 570-8800 www.hamilton-designs.com</p>	
<div style="display: flex; flex-direction: column; align-items: center;"><div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em; margin-bottom: 10px;">CONSTRUCTION PLANS FOR:</div><div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 1.5em; font-weight: bold; margin-bottom: 10px;">ARBY'S I FALCON, CO</div><div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.7em;">11775 Meridian Market View Falcon, Colorado 80831</div></div>	<div style="display: flex; flex-direction: column; align-items: center;"><div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 1.5em; font-weight: bold; margin-bottom: 10px;">BELL AMERICAN GROUP, LLC</div><div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.7em;">8930 Bosh Street, Suite L Indianapolis, Indiana 46256</div></div>
PROJECT NO. 2019-0246	
DATE 10/21/2020	
SCALE 1" = 20'	
SHEET NAME LANDSCAPE PLAN	
SHEET NO. LP-101	



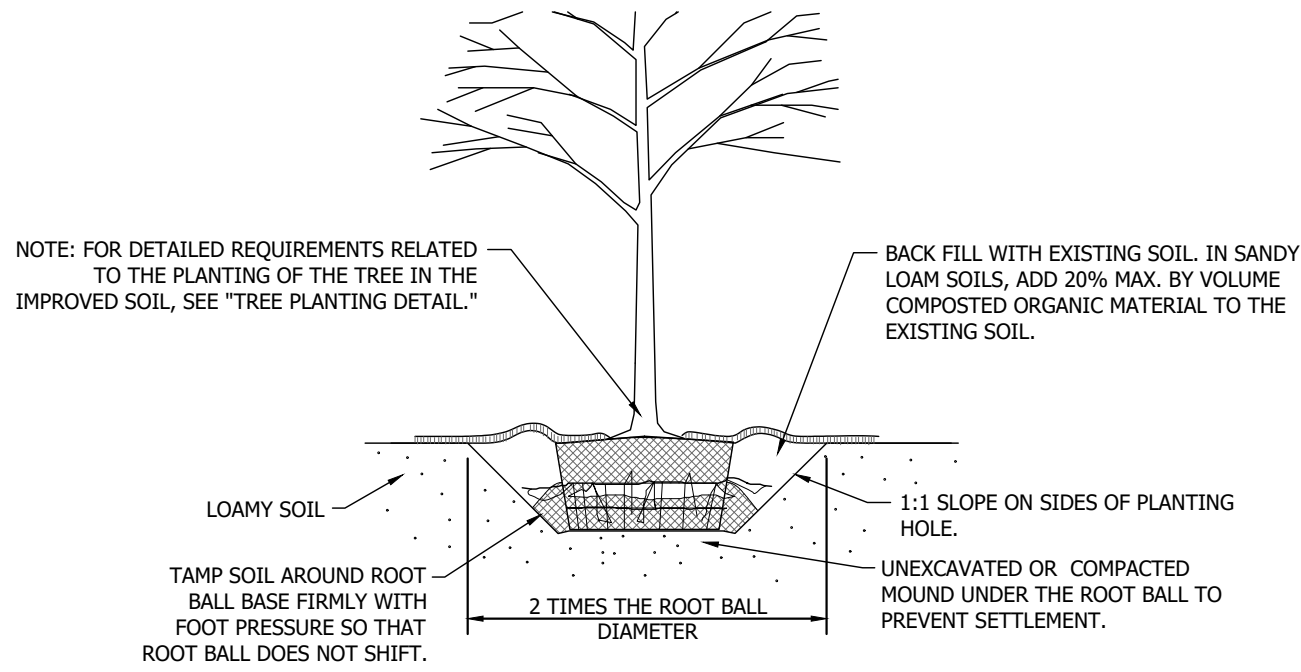
Know what's below.
Call before you dig.



- NOTE:
- THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN AN 8' SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.
 - STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 - WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS"

TREE PLANTING DETAIL, FOR B&B ALL SOIL TYPES

NOT TO SCALE



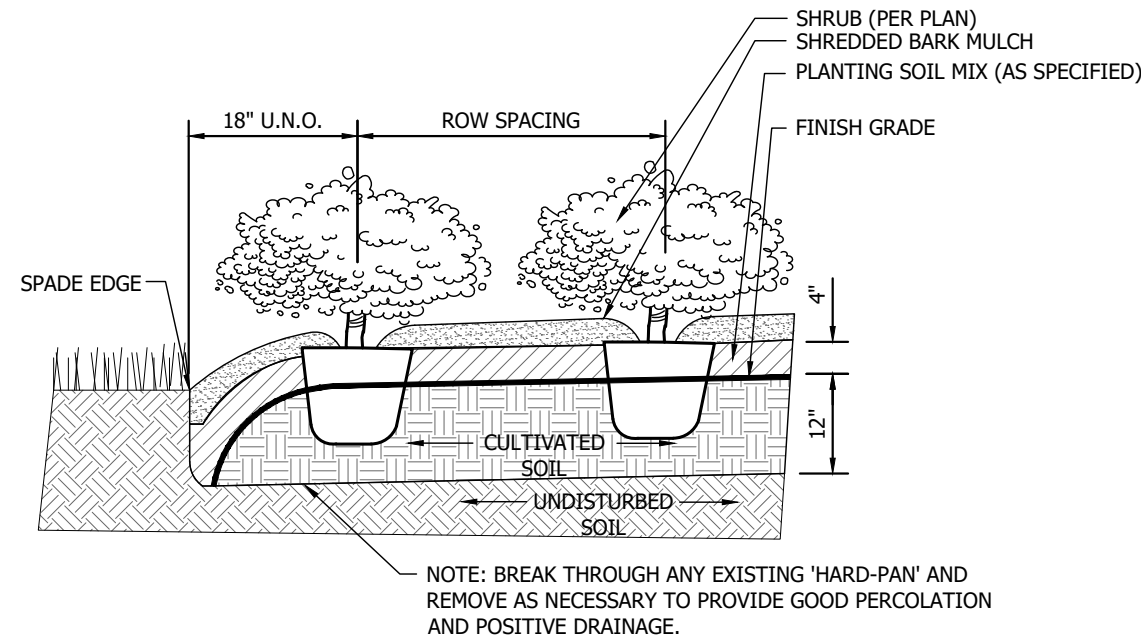
LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27%: LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRIABLE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH, AND NUTRIENT VALUES PRIOR TO DETERMINING ANY ADDITIONAL SOIL IMPROVEMENTS. CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT IN POOR SOIL CONDITIONS.

- TREES PLANTED IN NON RESTRICTED SOIL CONDITIONS. THIS DETAIL ASSUMES THAT THE AREA OF LOAMY SOIL AVAILABLE TO EACH TREE IS A MINIMUM OF 500 SQUARE FEET.

SOIL IMPROVEMENT DETAIL

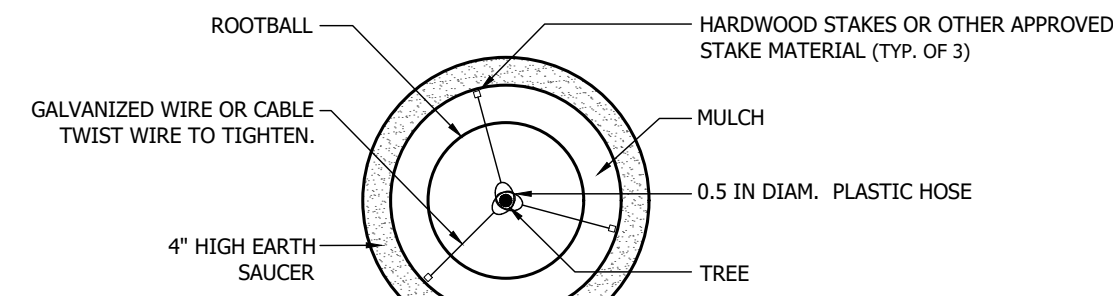
NOT TO SCALE



- PLANTING PROCEDURE
- LAYOUT BED AND OUTLINE WITH SPADE EDGE.
 - ROTTOTILL BED TO 12" DEPTH.
 - SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
 - ROTTOTILL PLANTING SOIL MIX INTO TOP OF BED.
 - INSTALL PLANTS, MULCH, AND WATER THOROUGHLY.

SHRUB MASS PLANTING

NOT TO SCALE

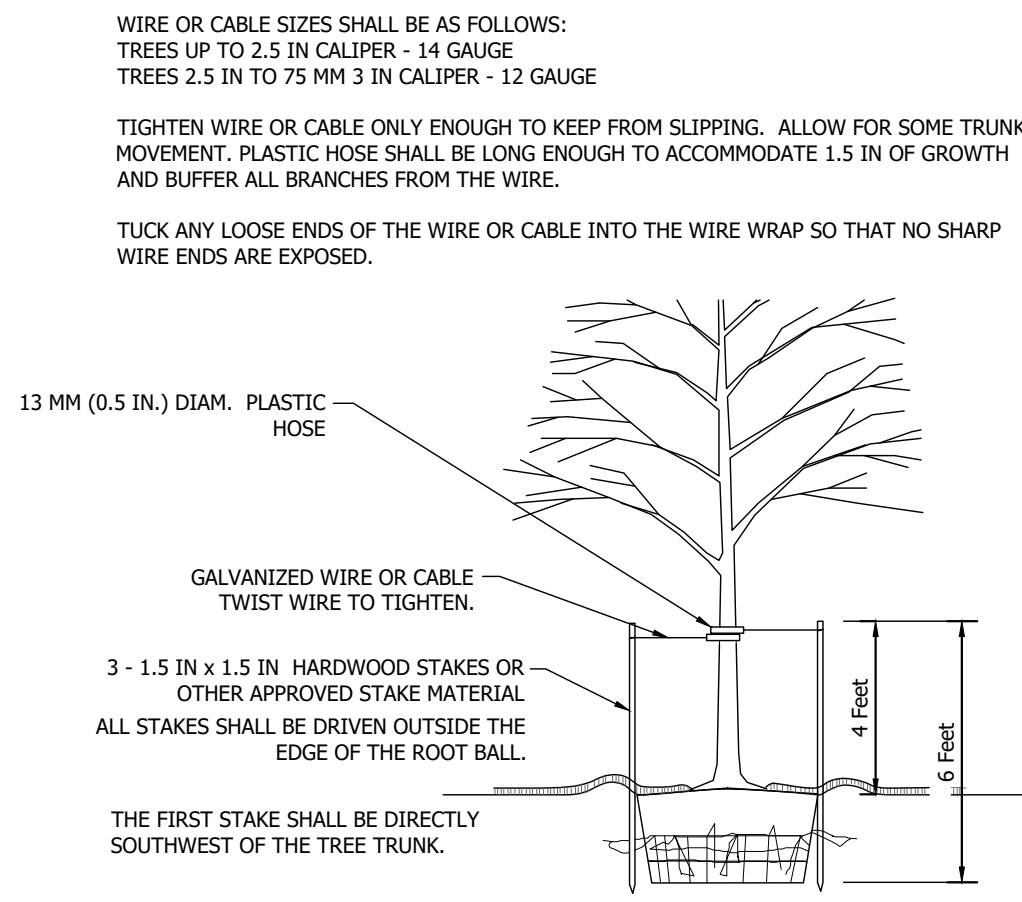


PLAN VIEW

- LOCATE (1) STAKE DIRECTLY SOUTHWEST OF TREE TRUNK

TREE STAKING DETAIL

NOT TO SCALE

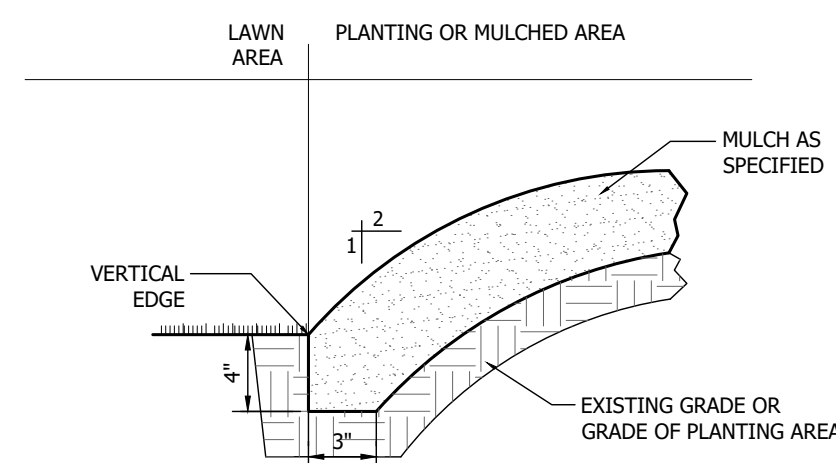


ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 IN.

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST FULL GROWING SEASON AFTER PLANTING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE STAKING MATERIALS.

TREE STAKING DETAIL, 3" CALIPER OR LESS

NOT TO SCALE

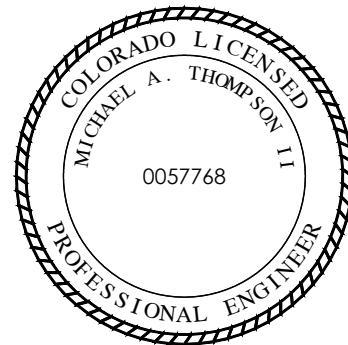


NOTE: TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON THE PLANS).

SPADE EDGE

NOT TO SCALE

REVISION BLOCK



Michael Thompson

DATE

10/21/2020

DRAWN BY

KPB

CHECKED BY

AMT

HAMILTON DESIGNS

A LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-9800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:

ARBY'S I FALCON, CO

11775 Meridian Market View
Falcon, Colorado 80831

BELL AMERICAN GROUP, LLC

8930 Bash Street, Suite L
Indianapolis, Indiana 46256

PROJECT NO.

2019-0246

DATE

10/21/2020

SCALE

1" = ##'

SHEET NAME

LANDSCAPE DETAILS

SHEET NO.

LP-501