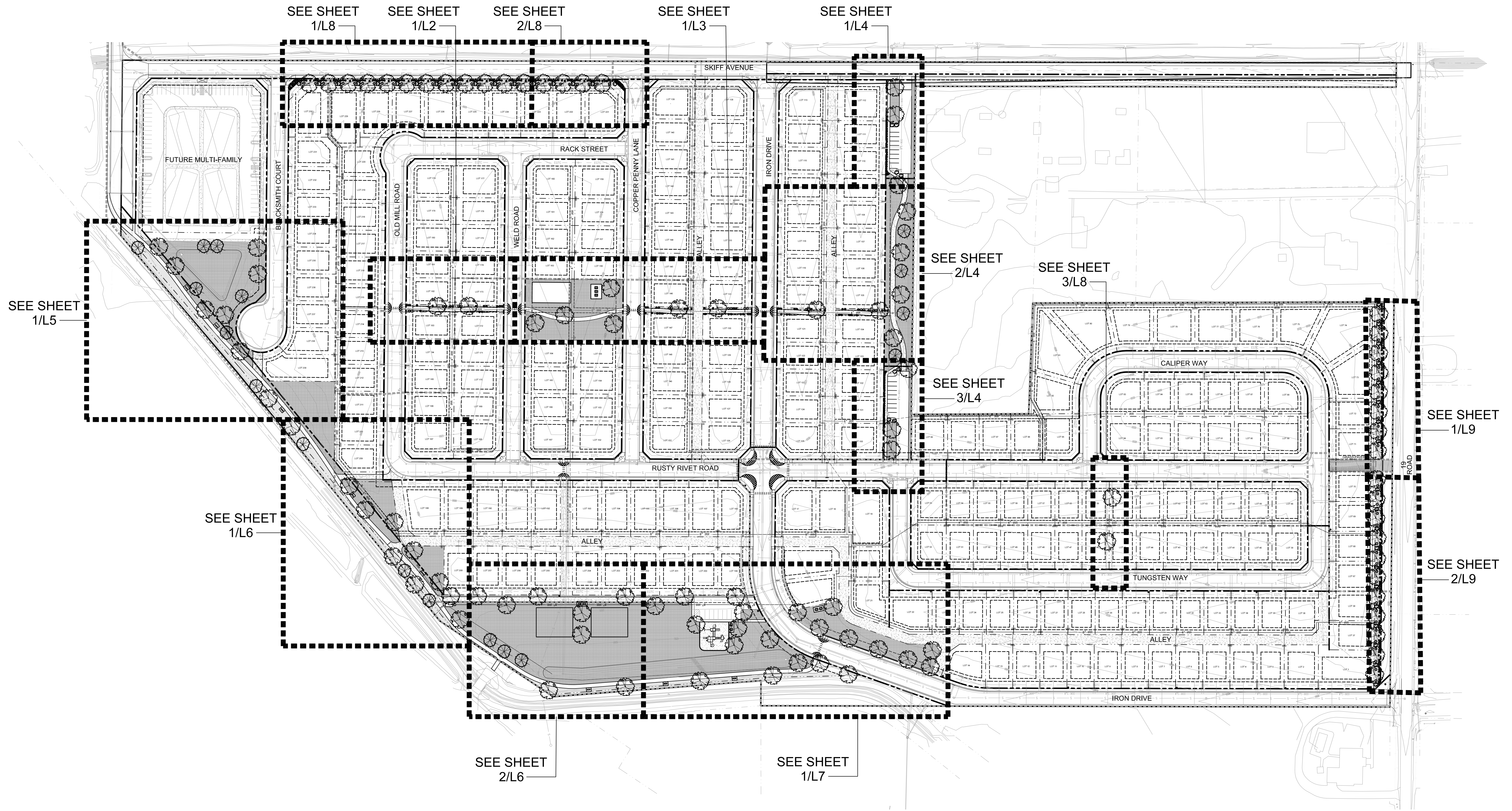


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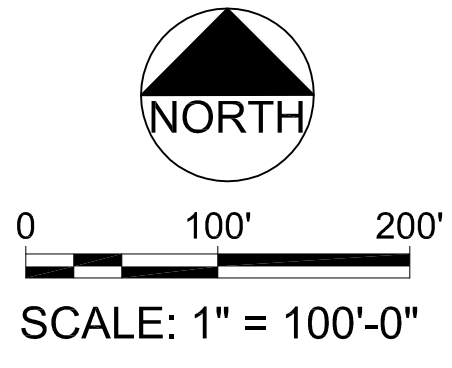
LANDSCAPE PLAN
Iron Wheel Subdivision
953 19 Road
Fruita, Colorado 81521

PROJECT NO: 18203
DATE: 10/10/18
SCALE: 1"=100'-0"
CAD ID: LANDSCAPEPLAN.DWG

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L1 **L10**



Overall Key Landscape Plan



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LANDSCAPE ARCHITECTURE AND
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NATURAL NU-EDGE PLAY STRUCTURES - NE1416



POLIGON PARK BENCH SHADE STRUCTURS - 10'X8' FLAT TRELLIS



POLIGON PICNIC SHADE STRUCTURS - 10'X20' LOW PITCH RECTANGULAR SHELTER, CANTILEVER STYLE



CANAAN (CL-800) - 6' METAL PARK BENCH



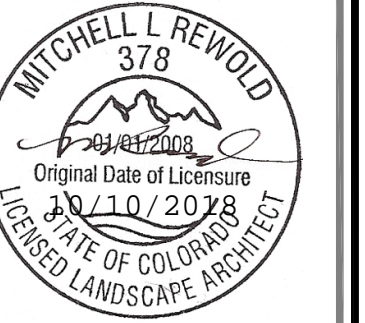
CANAAN (CT-035) - 6' METAL PICNIC TABLE



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James C. Atkinson

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L10 L10

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SOIL PREPARATION AND PLANTING SPECIFICATIONS

- 1.1 PREPARATION - GENERAL**
- Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 1.2 PREPARATION OF PLANTING SOIL**
- Before mixing, clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - Mix soil amendments and fertilizers with topsoil as required based on existing soil conditions. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
 - For pit and trench type backfill, mix planting soil prior to backfilling, and stockpile at site.
 - For planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- 1.3 PREPARATION OF PLANTING BEDS**
- Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
 - Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part Cow Manure thoroughly mixed prior to placing.
- 1.4 EXCAVATION FOR TREES AND SHRUBS**
- Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
 - For balled and burlapped trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
 - Allow for 3 inch thick setting layer of planting soil mixture.
 - For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
 - Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
 - Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
 - Backfill pits with three parts topsoil and one part A-1 Compost thoroughly mixed prior to placing.
 - Place Agriform tablets in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.
- 1.5 PLANTING TREES AND SHRUBS**
- Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
 - Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter from plantball so as not to damage root balls.
 - Dish top of backfill to allow for mulching.
 - Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
 - If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
 - Remove and replace excessively pruned or misformed stock resulting from improper pruning.
 - Wrap tree trunks of 2 inches caliper and larger. start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
 - Guy and stake trees immediately after planting, as indicated.

SEED MIX

Native Seed Mix For Disturbed Areas
 50% "Fults Alkali" Grass
 50% "Alkali Sacaton" Grass
 Apply at 3LBS. Per 1000 Sq. Ft.

Seed Mix For Park Areas
 Bluegrass Blend
 Seeding Rate: Seed @ 3-4 lbs per 1,000 sq ft. Overseed @ 1-2 lbs per 1,000 sq ft.

All seed needs to be well mixed, broadcast seeded, followed by hand raking to cover seed, and then an application of 800 pounds/acre of Biosol to improve germination. Hydromulch the seeded area with 2500 lbs/acre of virgin wood fiber hydromulch and 150 lbs/acre of organic tackifier. Do not hydroseed and do not seed if standing water or snow/frozen ground are present.

A landscape maintenance program will be needed to establish good growth of the native seed around the property. The maintenance program shall include temporary irrigation and mowing to control annual weeds around all new landscape material. Any mowers used on the property should be rotary and the tractor should be small enough not to rut the soil and damage the vegetation. If needed, spot treat the property with an owner approved herbicide to control any noxious weeds. After the first growing season reseed any bare areas and replace any damaged or dead plant material around the property.

LANDSCAPE CALCULATIONS

Proposed Park, Trail and Common Open Space = 285,110 Sq. Ft.
 Required at least one large tree per every 5,000 square feet of landscaped area.
 • 285,110 / 5,000 = 57 Large Trees Required
 • 61 Large Trees Proposed + 6 Ornamental Trees + 17 Evergreen Trees

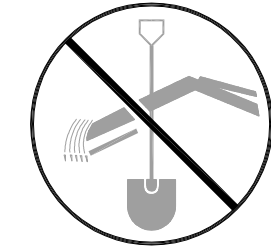
PROPOSED PLANT LIST

No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size	Water Usage
Deciduous Shade Trees:					
15	CAL	Western Catalpa/ Catalpa speciosa	2" cal/ B&B	50' Ht. & 30' Spd.	Xeric
15	HAC	Western Hackberry/ Celtis occidentalis	2" cal/ B&B	60' Ht. & 40' Spd.	Xeric
25	KCT	Kentucky Coffeetree/ Gymnocladus dioica	2" cal/ B&B	60' Ht. & 50' Spd.	Xeric
8	OEA	English Oak/ Quercus robur	2" cal/ B&B	50' Ht. & 40' Spd.	Xeric
15	PMA	Patmore Green Ash/ Fraxinus pennsylvanica	2" cal/ B&B	50' Ht. & 40' Spd.	Xeric
20	SHA	Shademaster Locust/ Gleditsia triacanthos inermis	2" cal/ B&B	50' Ht. & 35' Spd.	Xeric
Deciduous Ornamental Trees:					
6	HAW	Thornless Cockspur Hawthorn/ Crataegus crus-galli 'Inermis'	2" cal/ B&B	20' Ht. & 15' Spd.	Xeric
Evergreen Trees:					
6	AUS	Austrian Pine/ Pinus nigra	8" Tall/ B&B	50' Ht. & 20' Spd.	Xeric
6	CBS	Colorado Blue Spruce/ Picea pungens	8" Tall/ B&B	60' Ht. & 25' Spd.	Xeric
5	PIN	Pinon Pine/ Pinus edulis	8" Tall/ B&B	25' Ht. & 15' Spd.	Xeric
Deciduous Shrubs:					
45	BMS	Blue Mist Spirea/ Caryopteris x clandonensis	18"-24" Spread/ #5	3' Ht. & 3' Spd.	Xeric
22	CPL	Common Purple Lilac/ Syringa vulgaris	2"-3" Tall/ #5	8' Ht. & 6' Spd.	Xeric
4	GMA	Ginnala Maple/ Acre ginnala	18"-24" Spread/ #5	8' Ht. & 5' Spd.	Xeric
41	MKL	Miss Kim Lilac/ Syringa patula 'Miss Kim'	18"-24" Spread/ #5	5' Ht. & 5' Spd.	Xeric
22	SBR	Serviceberry Saskatoon/ Amelanchier alnifolia	18"-24" Spread/ #5	10' Ht. & 8' Spd.	Xeric
10	RDW	Rabbitbrush/ Chrysothamnus nauseosus	18"-24" Spread/ #5	4' Ht. & 4' Spd.	Xeric
31	RSA	Russian Sage/ Perovskia artemisiifolia	18"-24" Spread/ #5	4' Ht. & 4' Spd.	Xeric
29	WPA	Winnipeg Parks' Rosa x 'Winnipeg Parks'	18"-24" Spread/ #5	3' Ht. & 4' Spd.	Xeric
44	YFC	Golden Current/ Ribes aureum	18"-24" Spread/ #5	6' Ht. & 5' Spd.	Xeric
Small Evergreen Trees and Broadleaf Shrubs:					
26	MAQ	Oregon Grape Holly Compact/ Mahonia Aquifolium 'Compacta'	18"-24" Spread/ #5	3' Ht. & 5' Spd.	Xeric
22	MUG	Mugo Pine/ Pinus mugo	18"-24" Spread/ #5	6' Ht. & 5' Spd.	Xeric
44	GMD	Green Mound Juniper/ Juniperus procumbens 'Green Mound'	18"-24" Spread/ #5	1' Ht. & 8' Spd.	Xeric
Grasses/ Perennials/ Ground Cover:					
26	LBG	Little Bluestem/ Schizachyrium scoparium	#1	3' Ht. & 2' Spd.	Xeric
74	FGH	Fountain Grass/ Pennisetum alopecuroides 'Hameln'	#1	2'-3' Ht. & 2' Spd.	Xeric

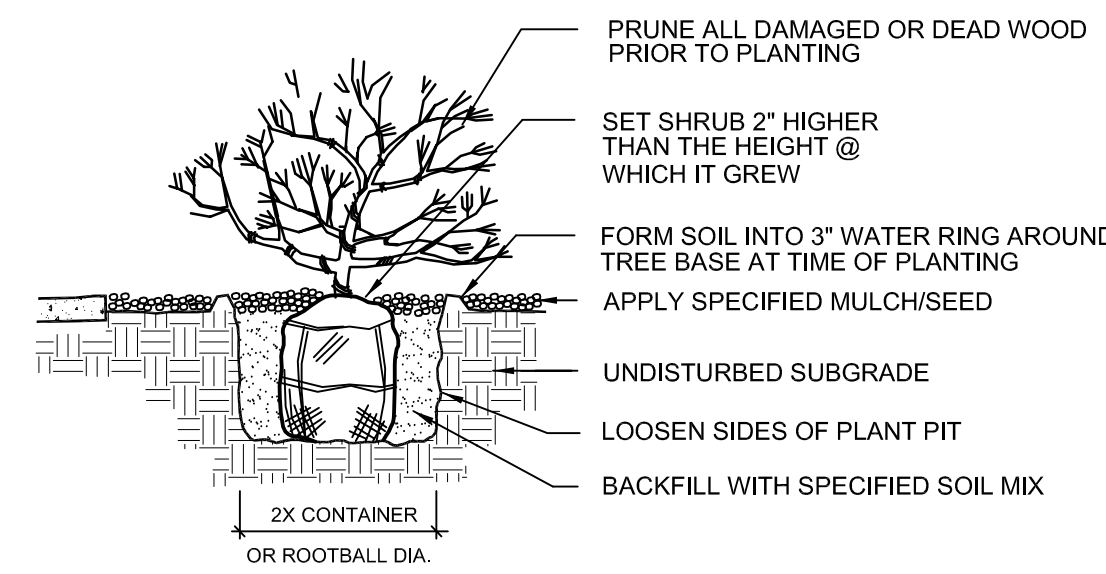
*FINAL PLANT TOTALS ON THE PLANT LIST SHALL BE VERIFIED WITH PLANT NUMBERS ON THE FINAL LANDSCAPE PLANS.

LANDSCAPE AND IRRIGATION NOTES

- Planting beds are to have 3" of crushed buff landscape rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3" of western red cedar mulch over landscape fabric.
- An underground, pressurized irrigation system will be provided. All planting beds are to be irrigated with an automatic pop-up system. An approved backflow prevention device must be tamper-resistant.
- Steel edging is to be installed along the edge of the planting beds.
- Landscape boulders shall be 2' to 4' moss rock boulders.
- Any drainage swales in the planting beds are to be 4" of washed river rock over landscape fabric. The river rock shall be between 3" and 4" in size.



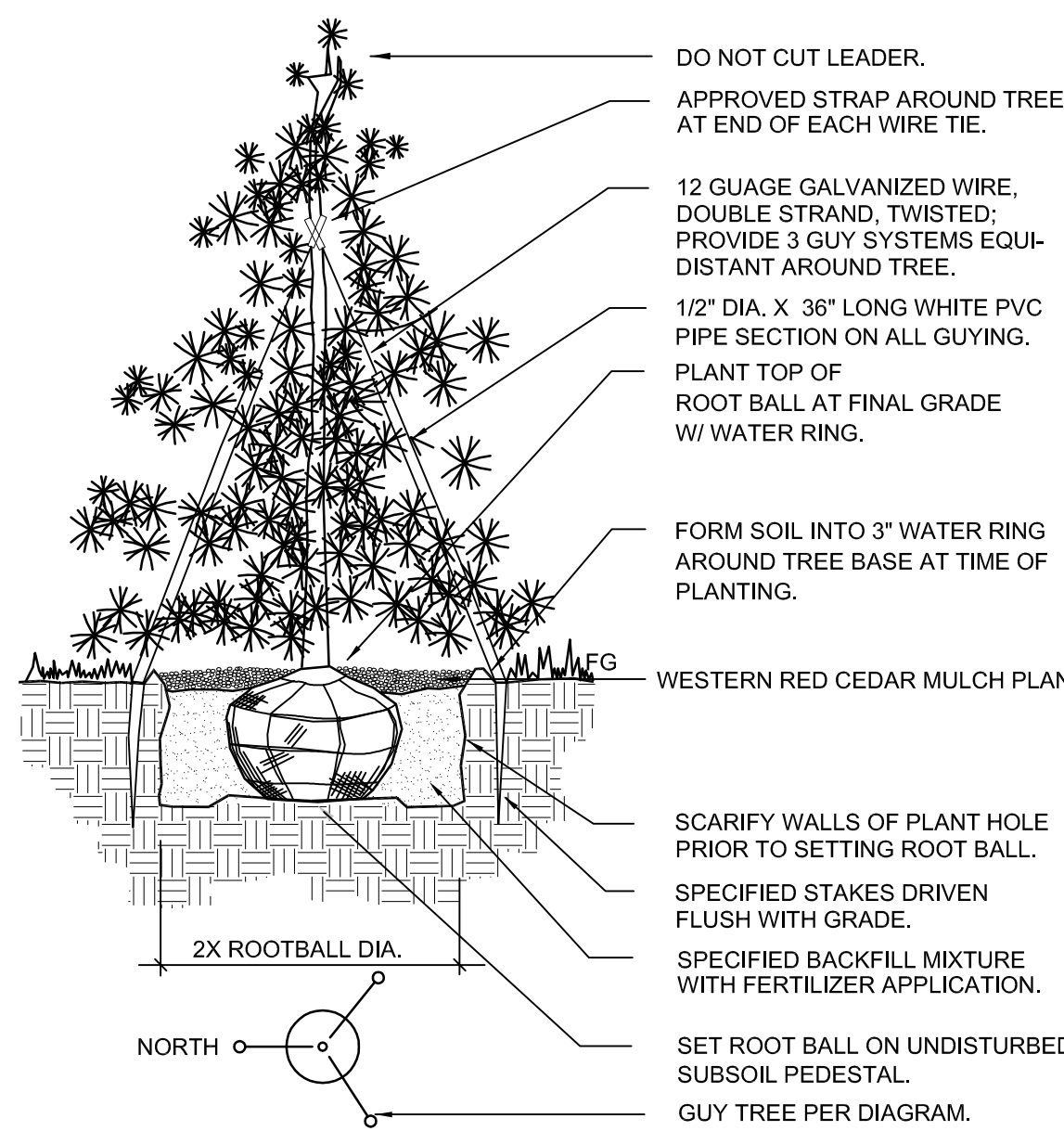
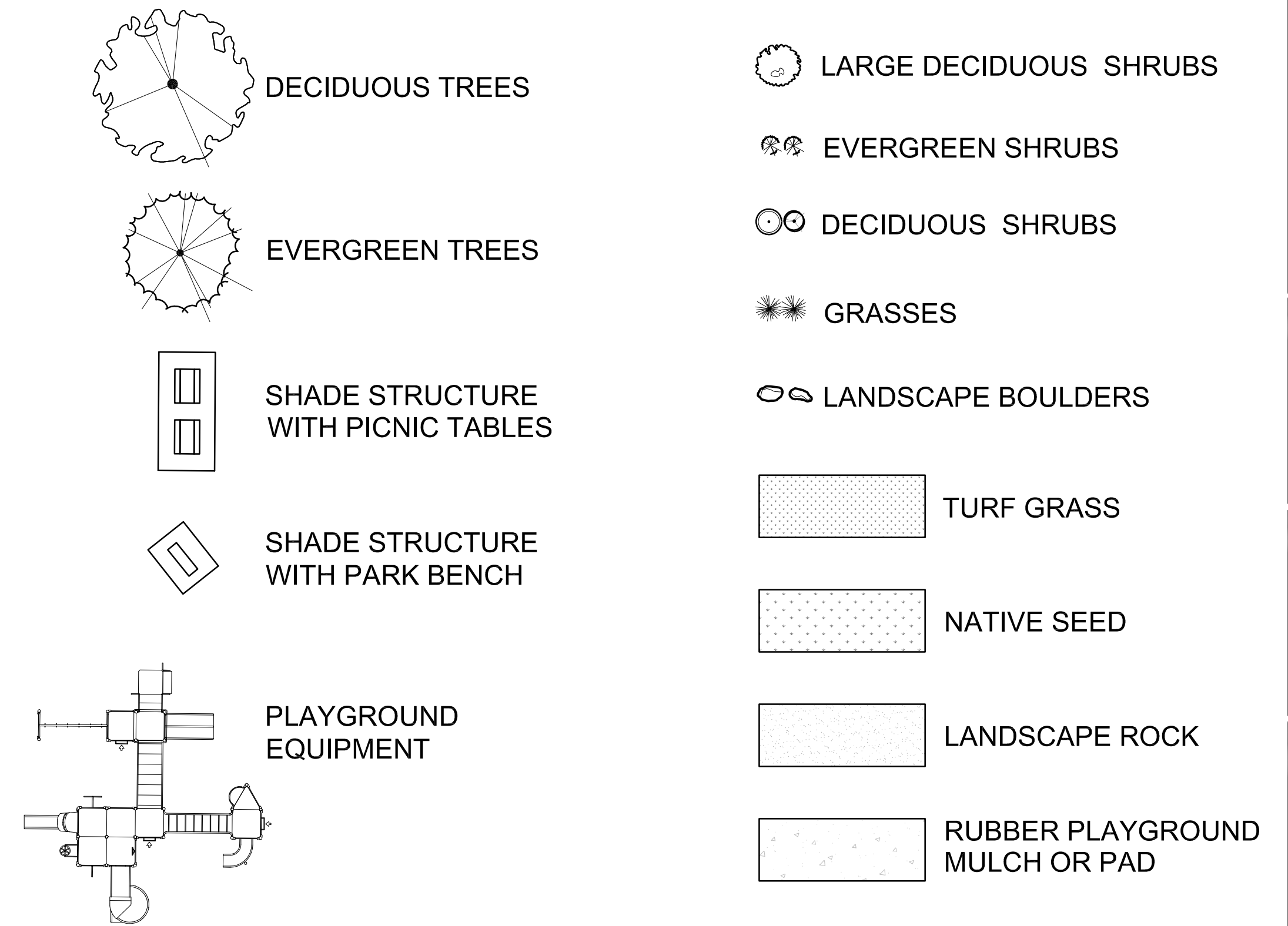
UTILITY NOTIFICATION CENTER OF COLORADO
CALL 811
 LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



3 Shrub Planting Detail

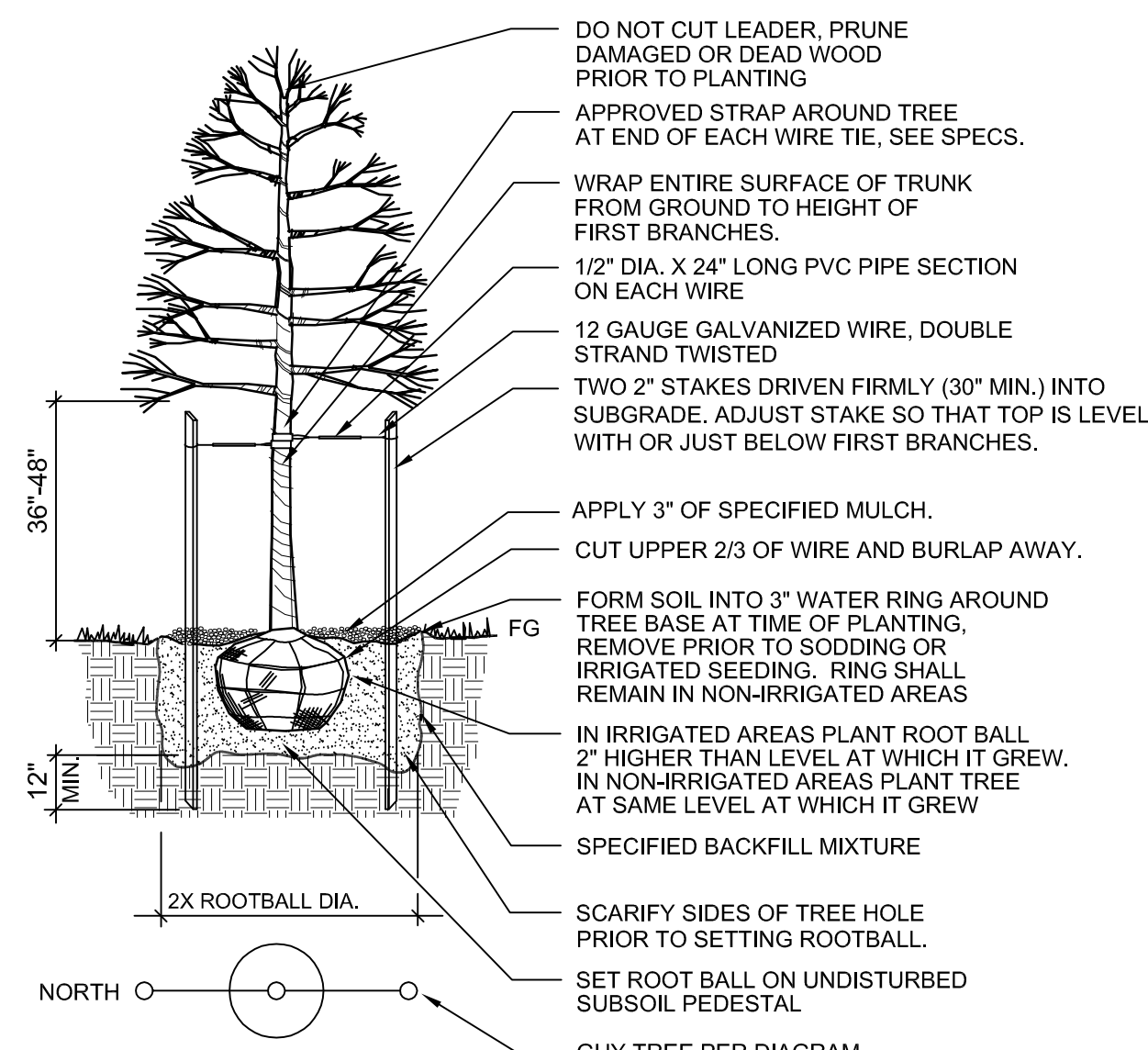
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LANDSCAPE LEGEND



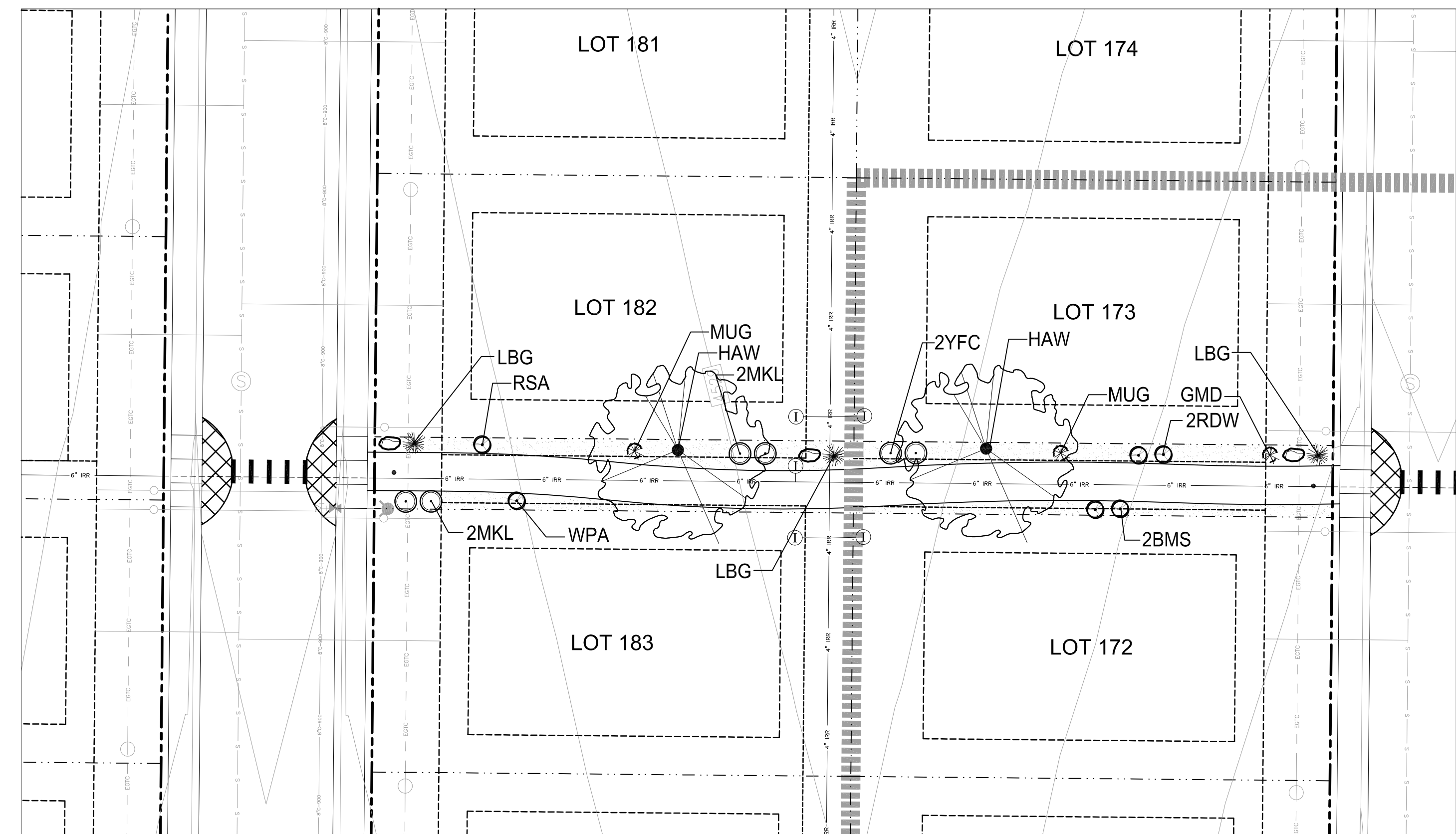
1 Evergreen Tree Planting Detail

SCALE: NTS



2 Tree Planting Detail

SCALE: NTS



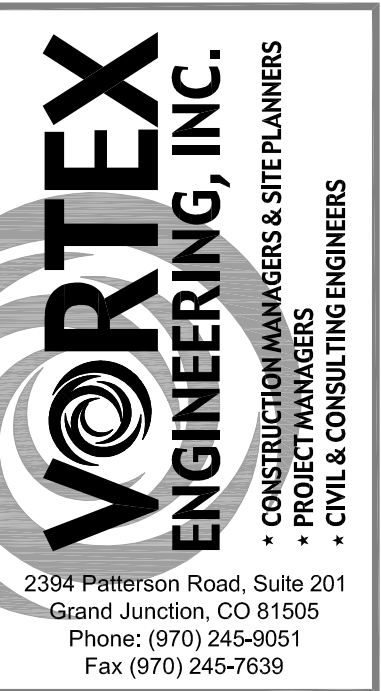
1/L-2 Landscape Plan



0 20' 40'
 SCALE: 1" = 20'-0"

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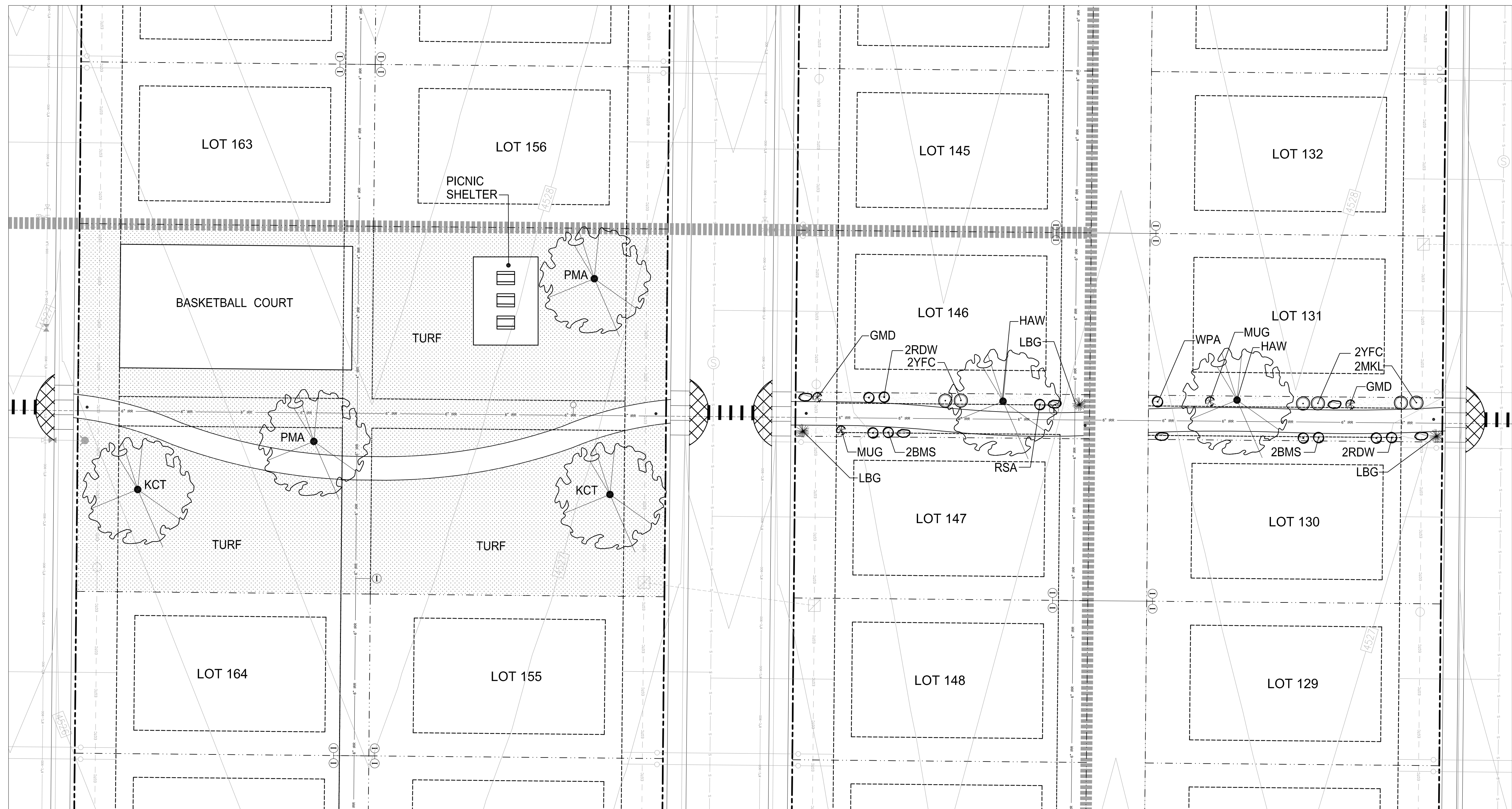
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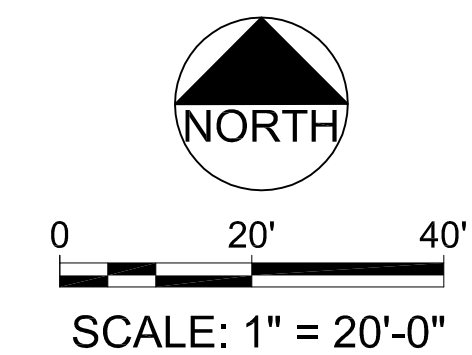
LANDSCAPE PLAN
Iron Wheel Subdivision
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 Fruita, Colorado 81521

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L2 L10



1/L-3 Landscape Plan



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MITCHELL L REWOLD
378
LANDSCAPE ARCHITECT
Original Date of Licensure
11/10/2018
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

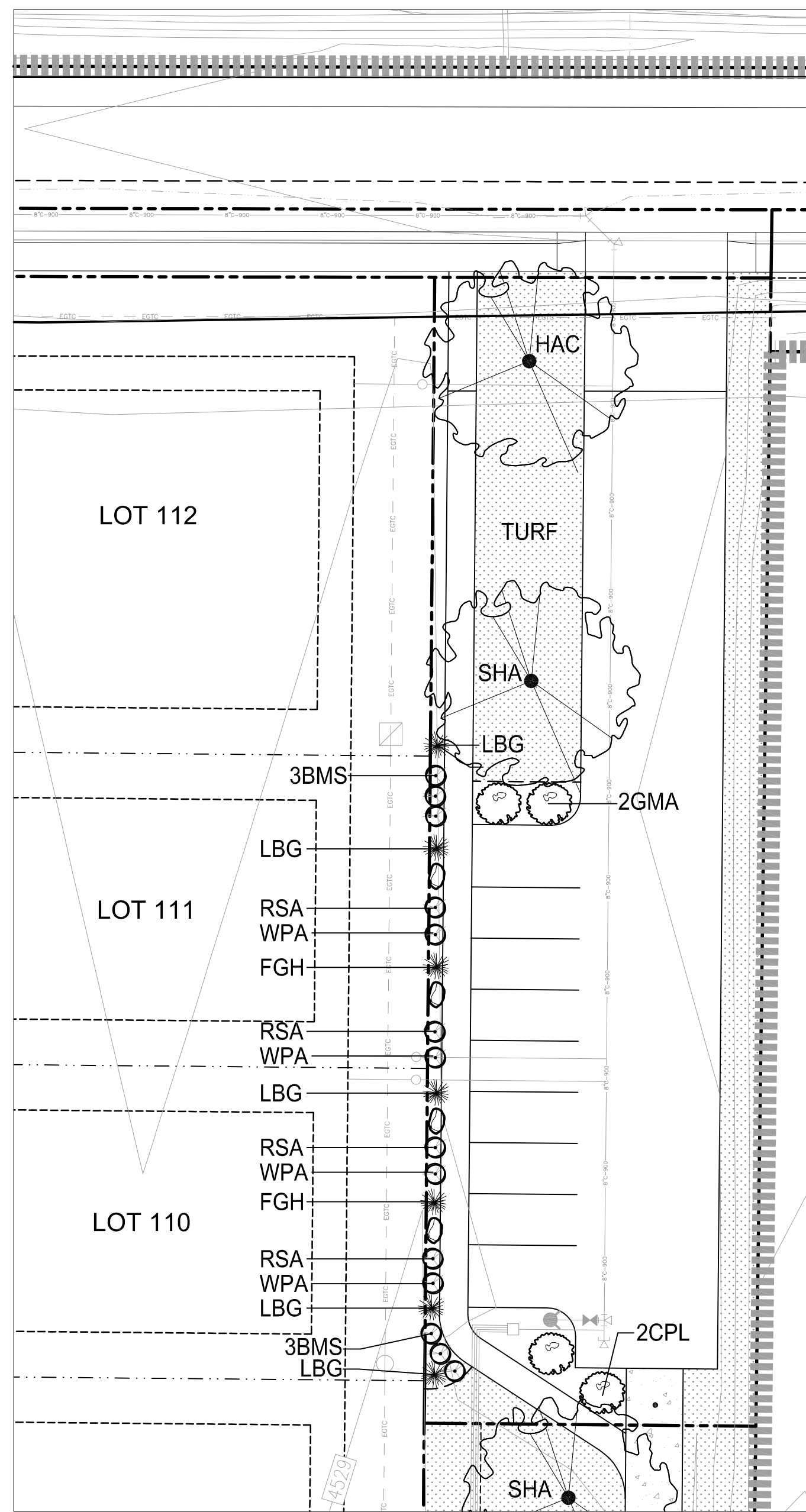
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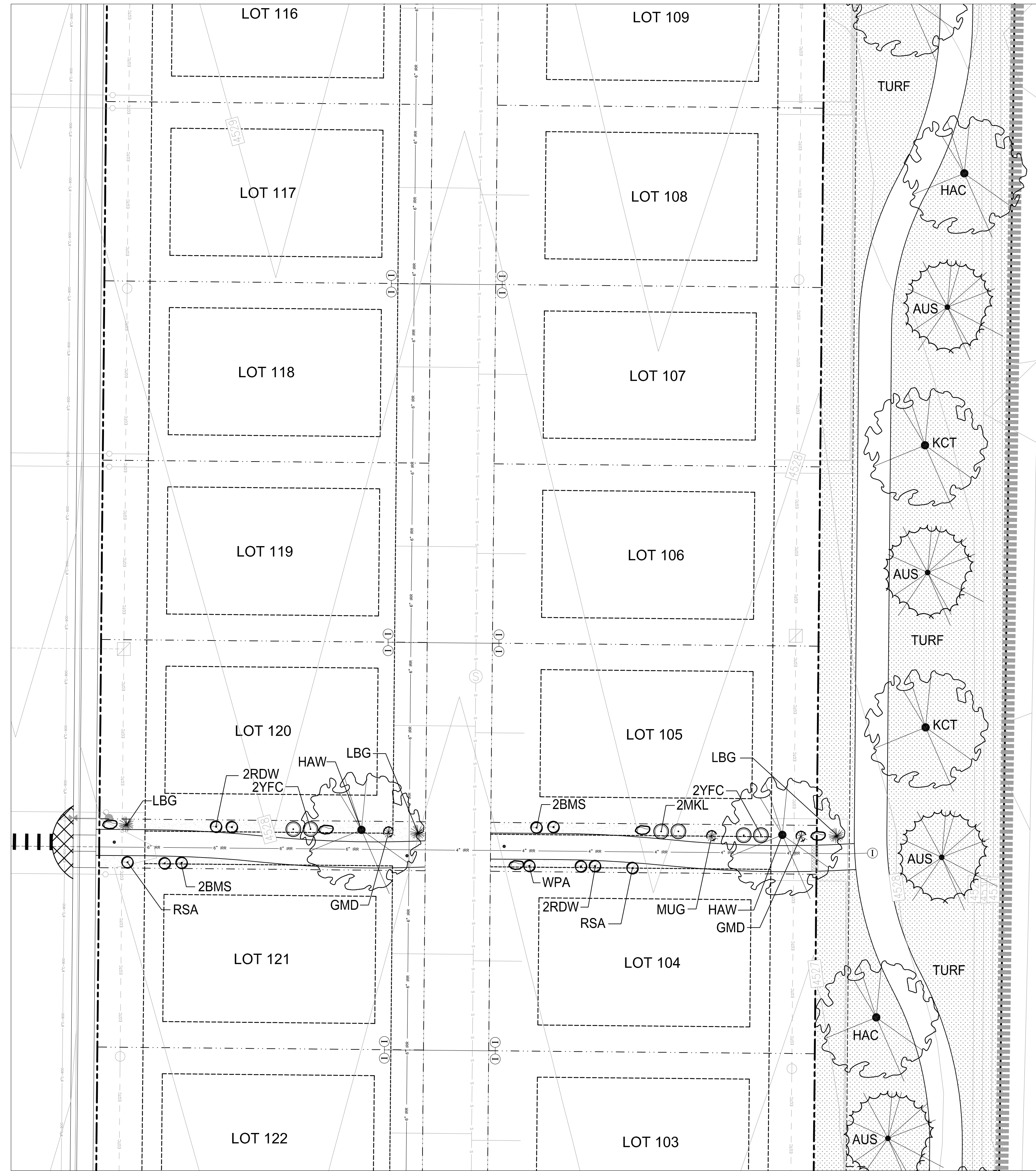
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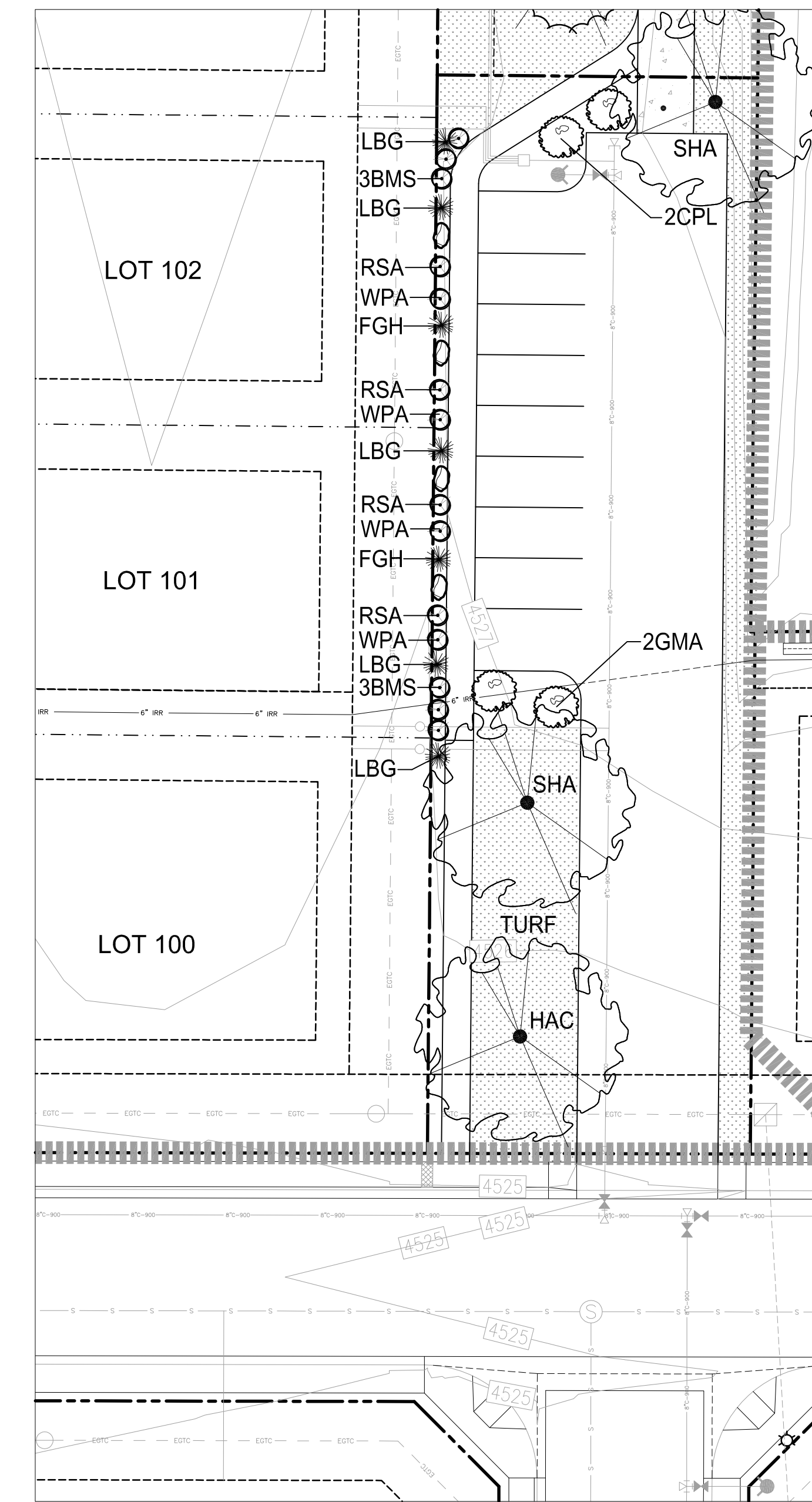
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L3 **L10**



1/L-4 Landscape Plan



2/L-4 Landscape Plan



3/L-4 Landscape Plan

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0 20' 40'
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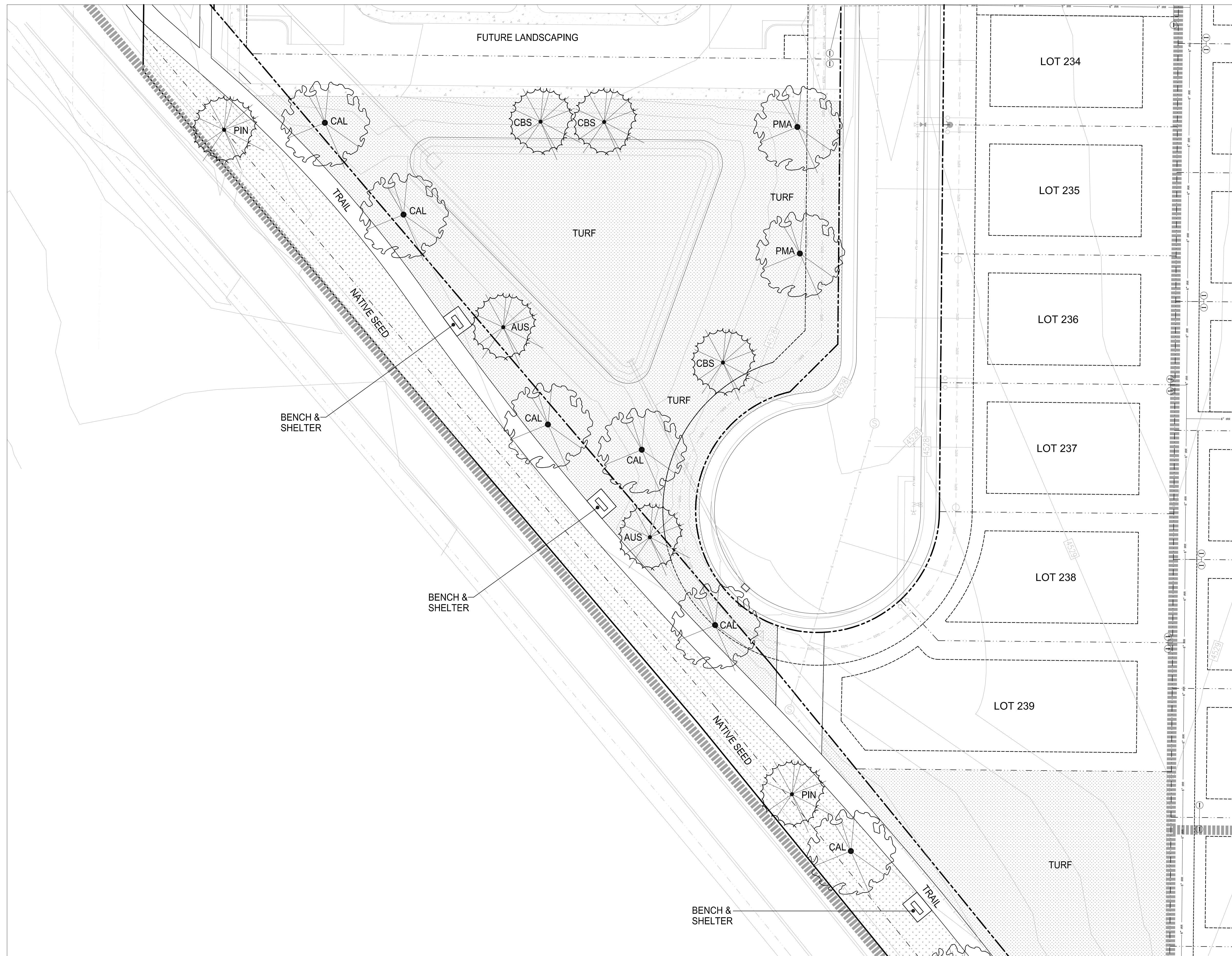
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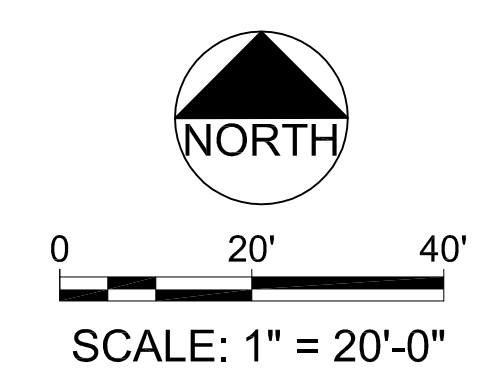
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L4 L10



1/L-5 Landscape Plan



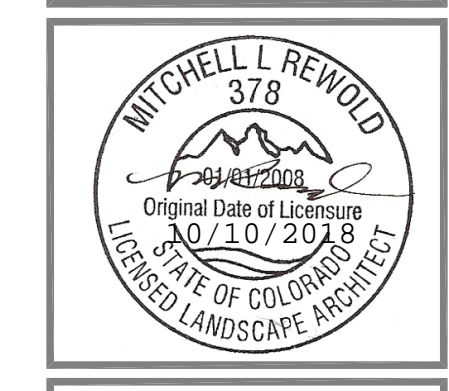
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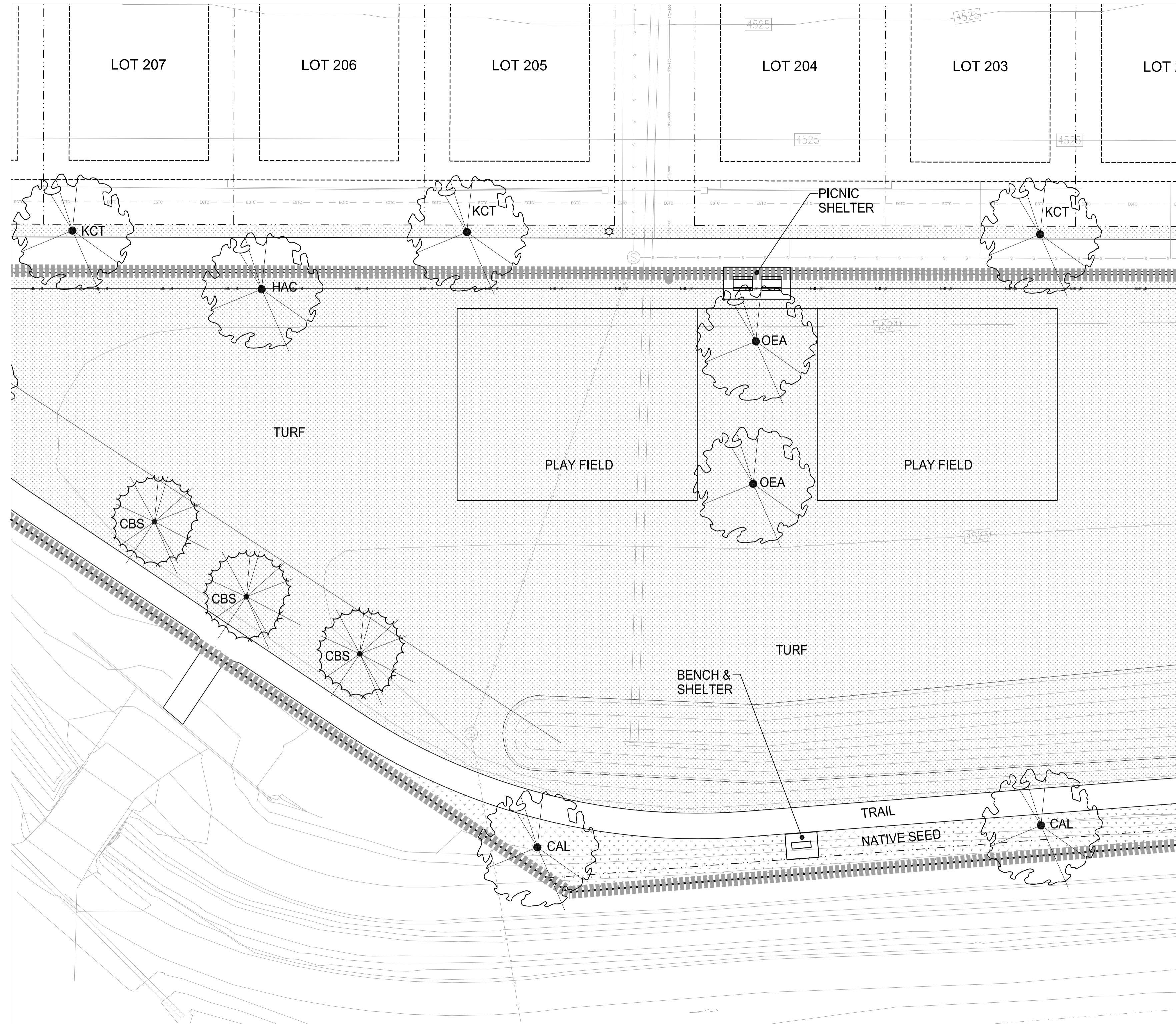
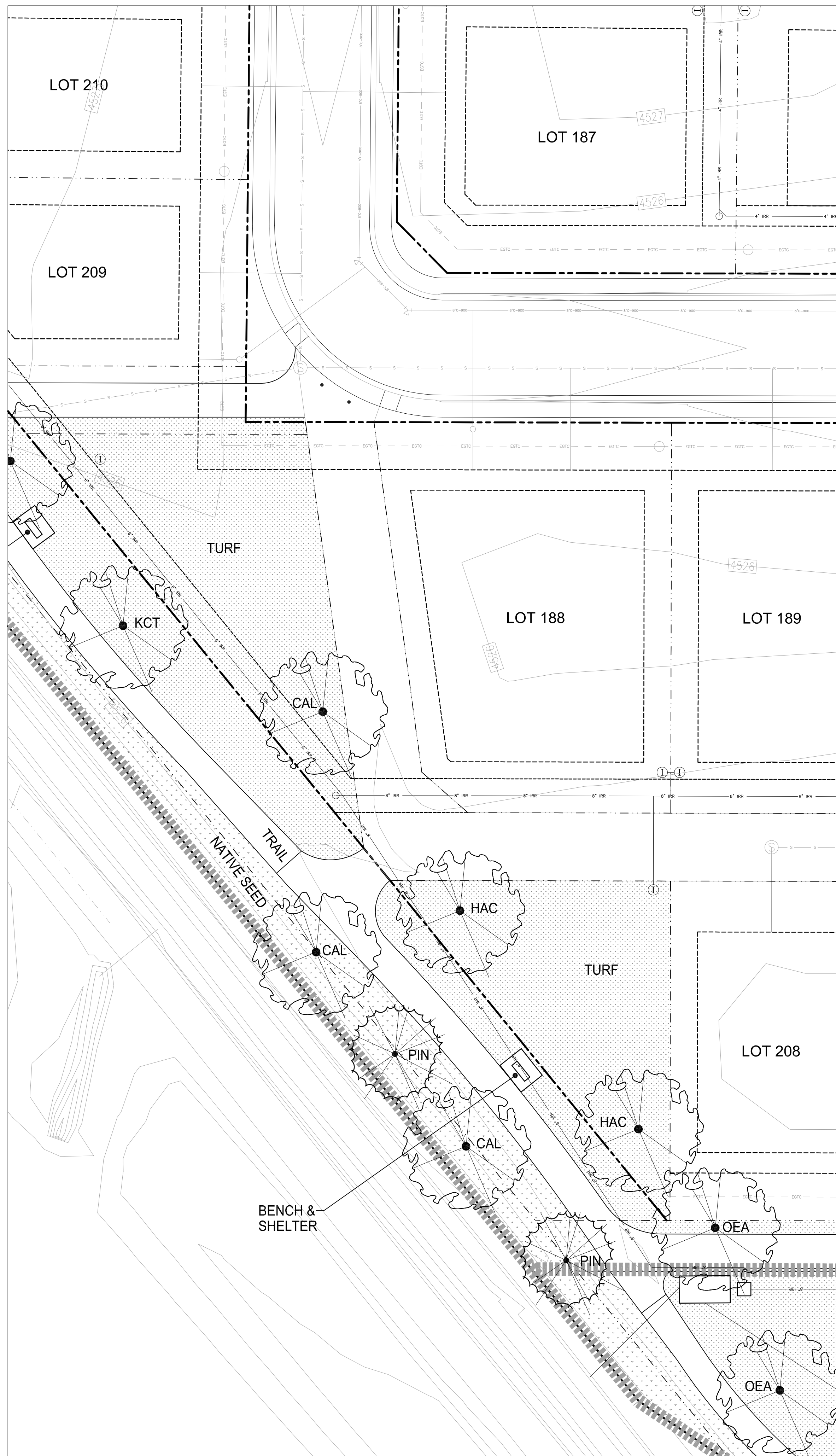
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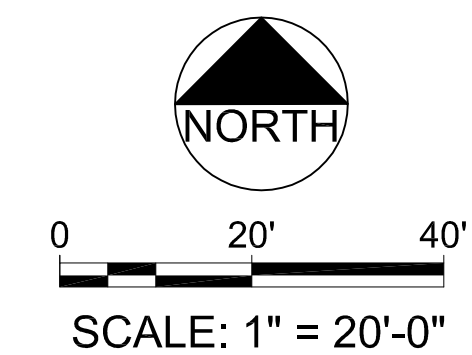
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L5 L10



1/L-6 Landscape Plan

2/L-6 Landscape Plan



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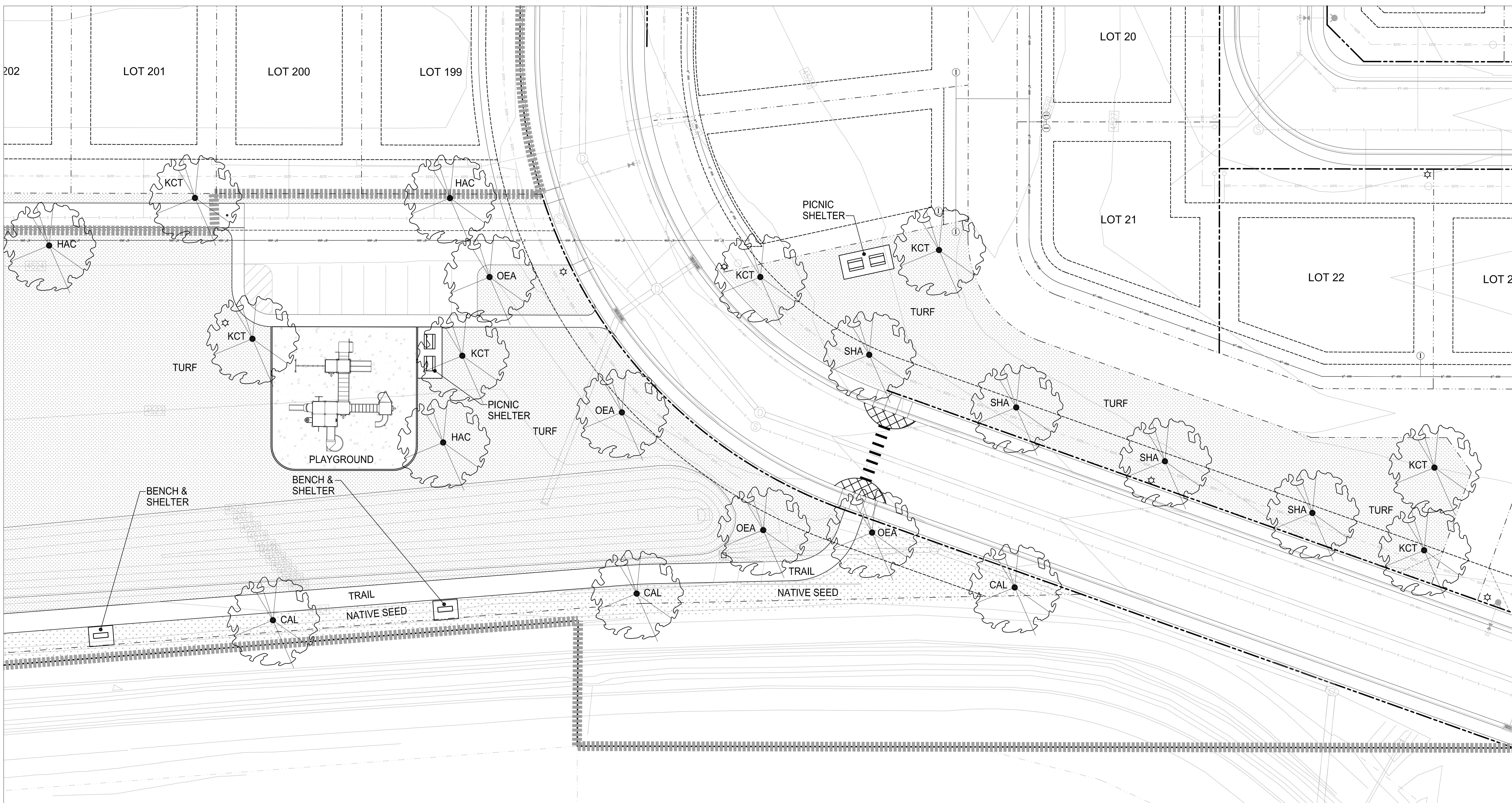
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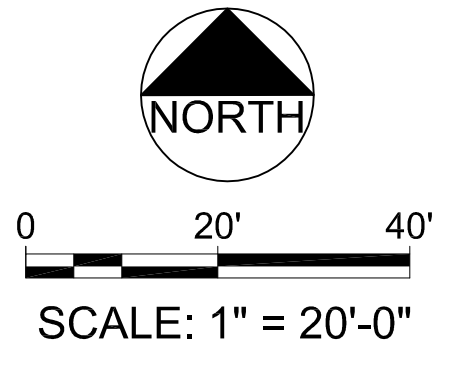
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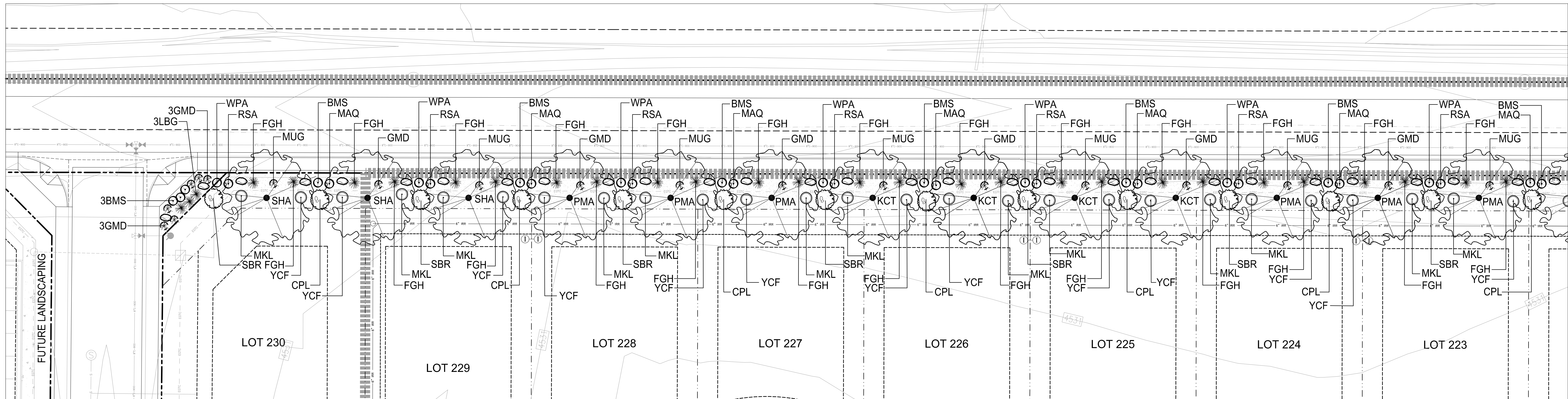


1/L-7 Landscape Plan

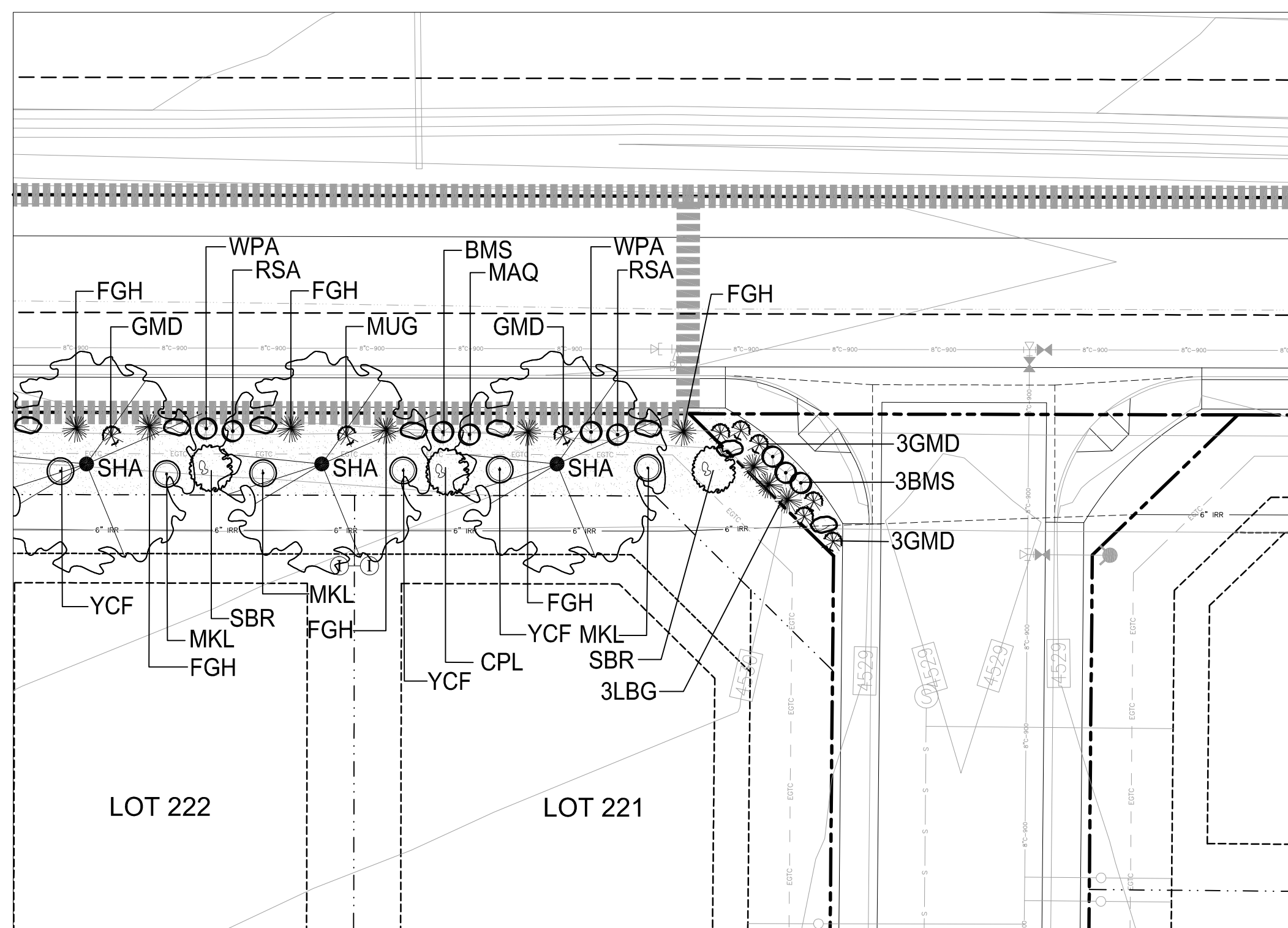


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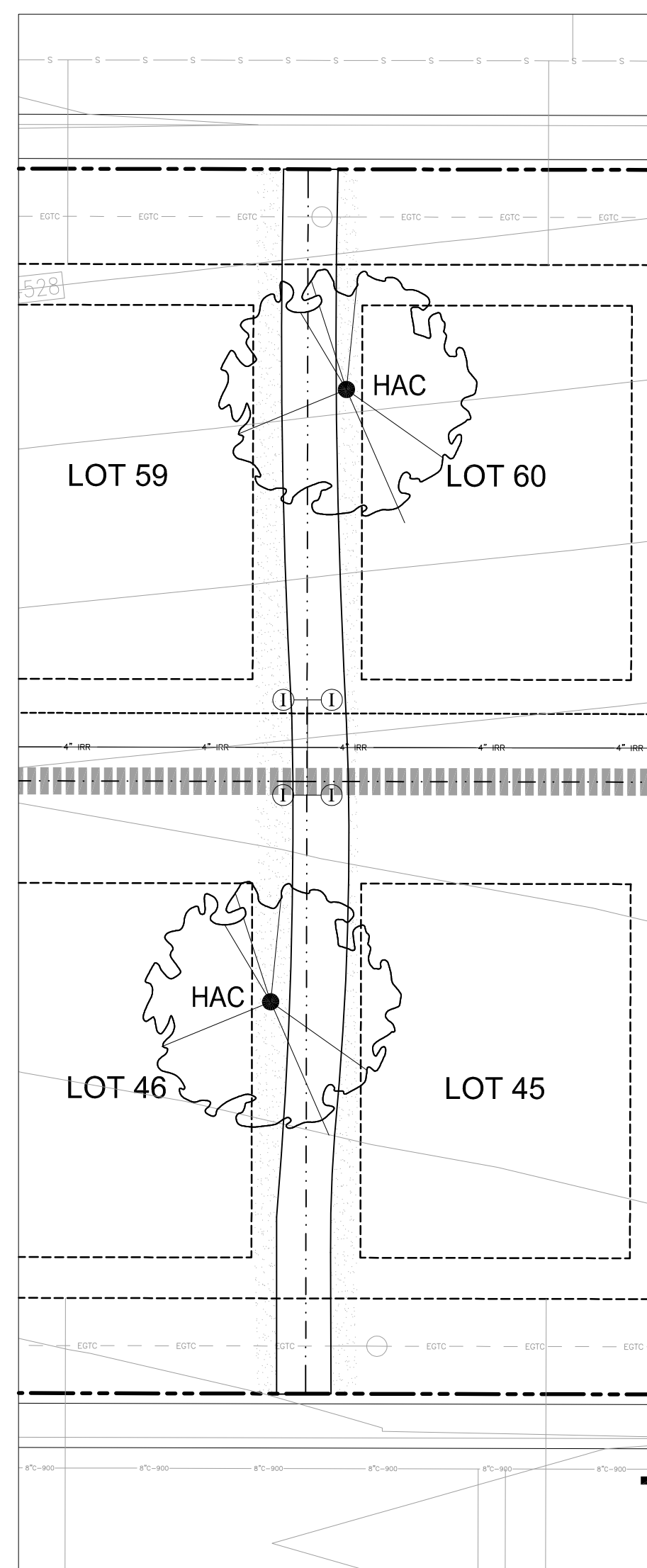
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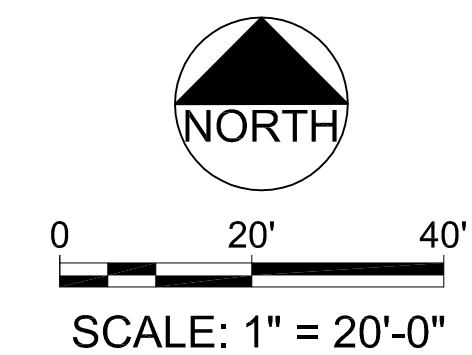
1/L-8 Landscape Plan



2/L-8 Landscape Plan



3/L-8 Landscape Plan



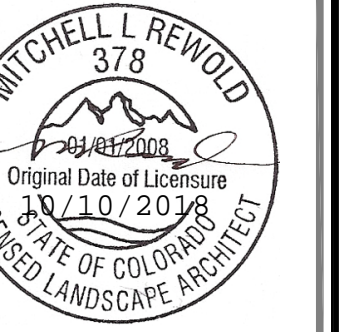
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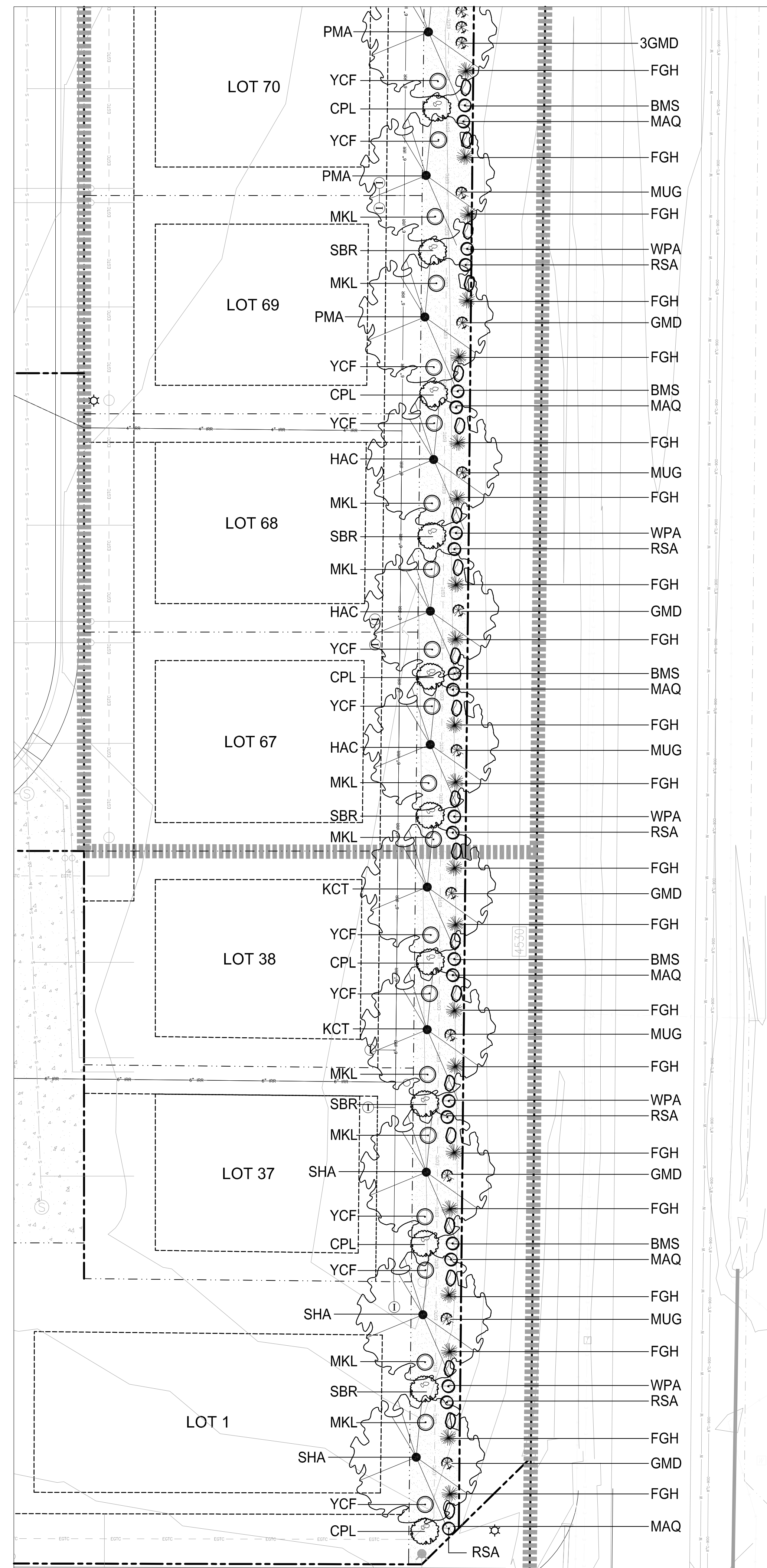
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FINAL PLAN			
REV.	DATE	BY	COMMENT

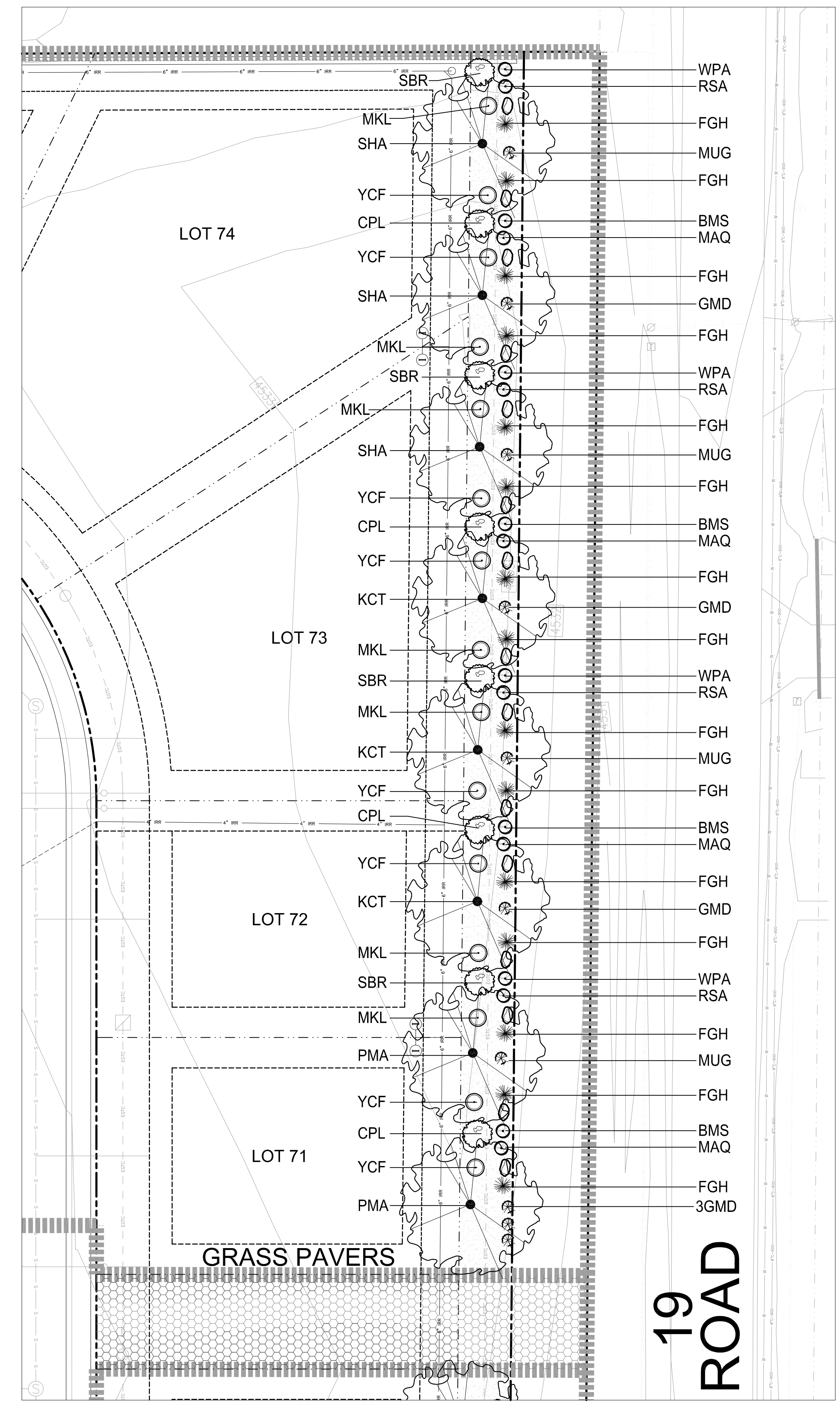
LANDSCAPE PLAN
Iron Wheel Subdivision
953 19 Road
Fruita, Colorado 81521

PROJECT NO: 18203
DATE: 10/10/18
SCALE: 1"=20'-0"
CAD ID: LANDSCAPEPLAN.DWG

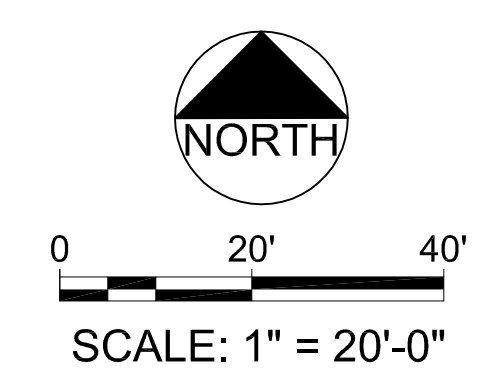
~SHEET~
L8 L10



2/L-9 Landscape Plan



1/L-9 Landscape Plan



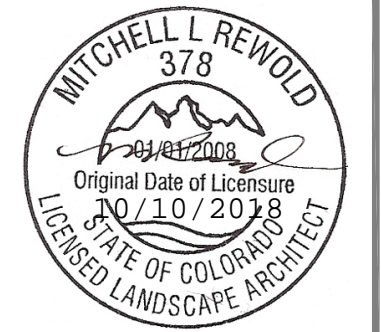
MRLA
 MITCH REWOLD LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTURE AND
 LAND PLANNING

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L9 L10