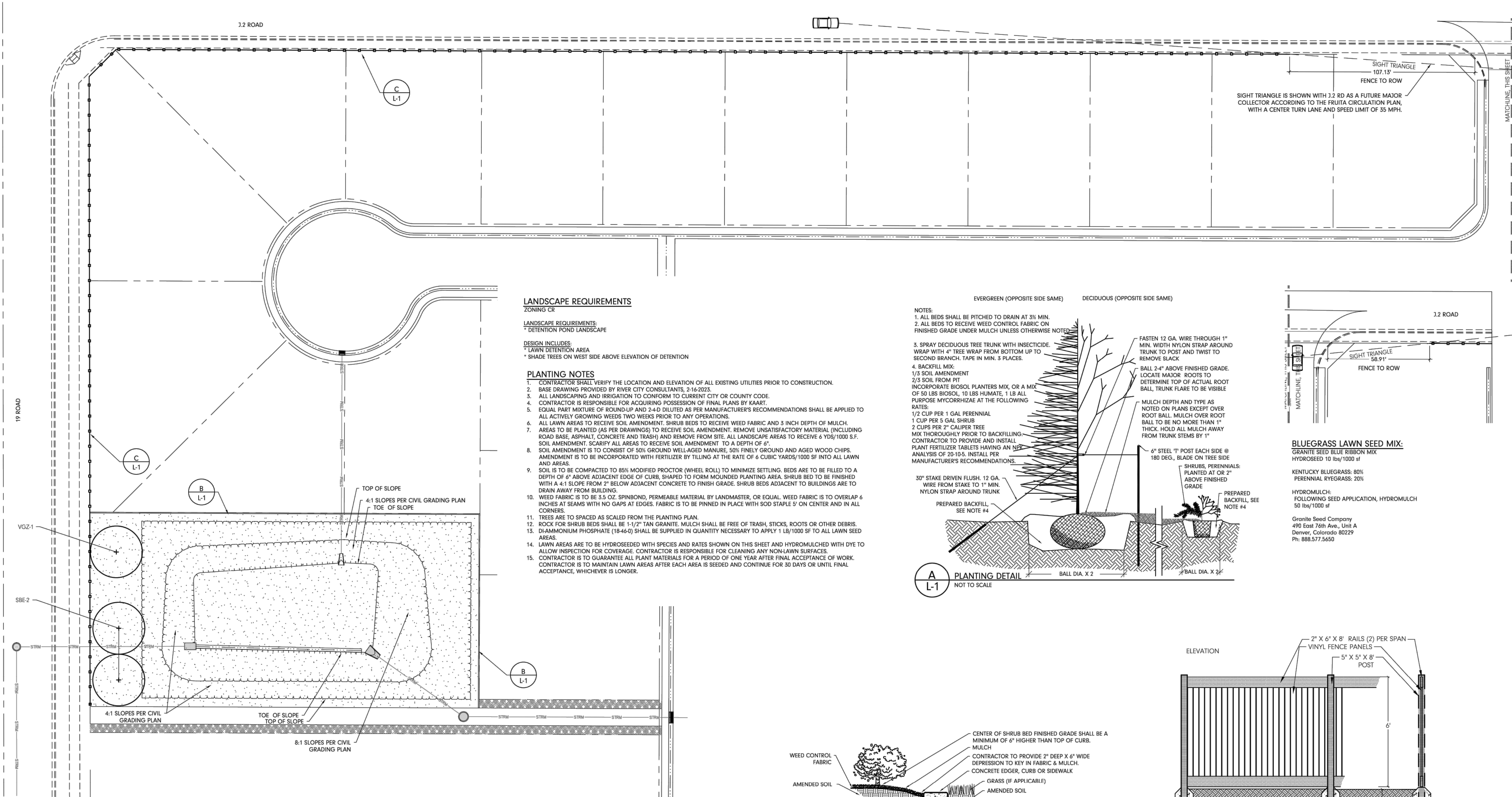


ADELES ACRES FUTURADO
 FRUITA, COLORADO

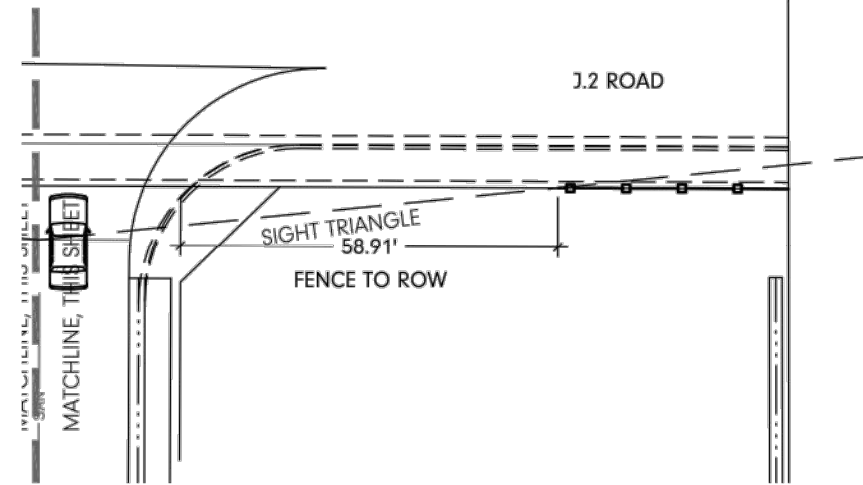
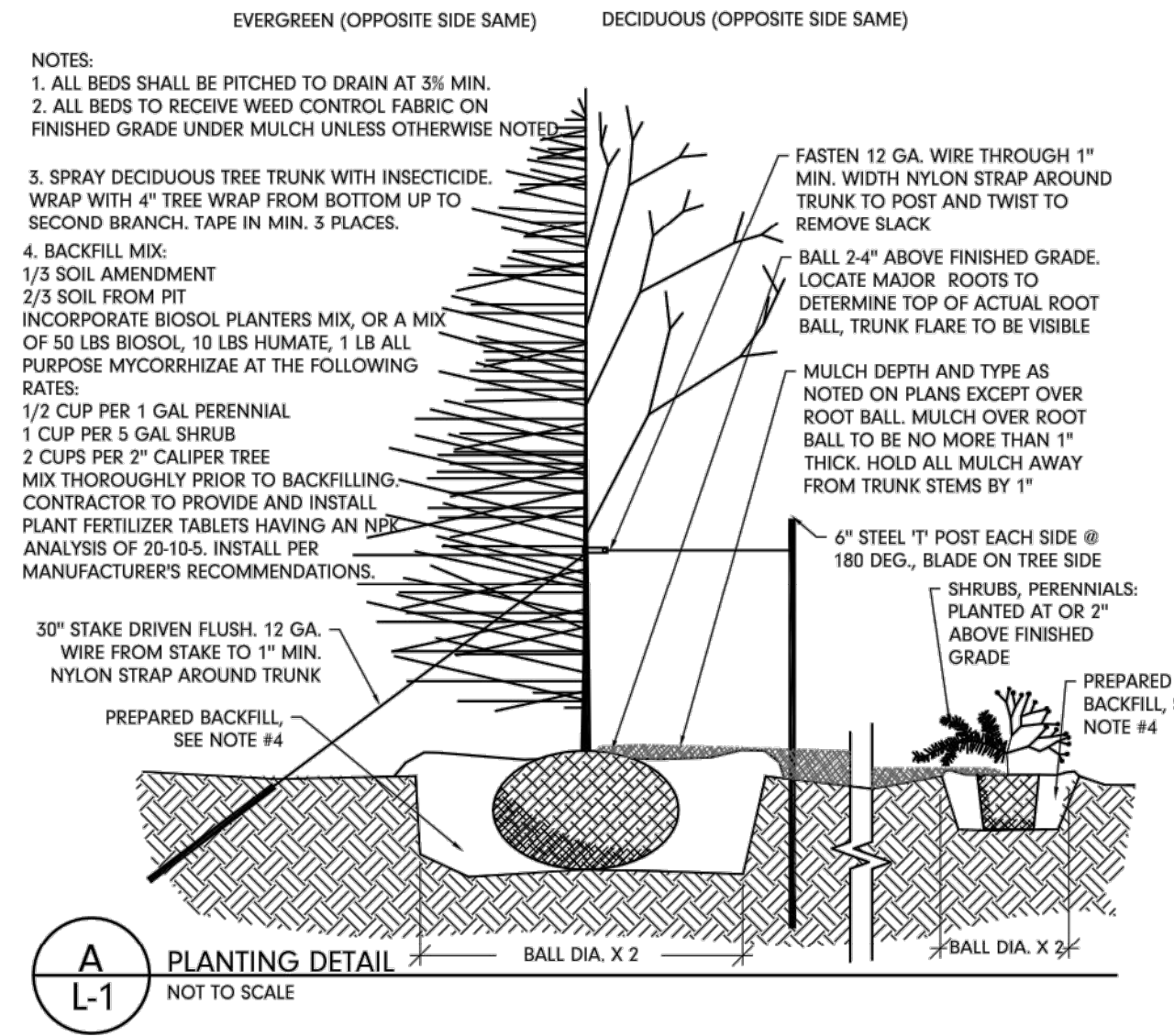


LANDSCAPE REQUIREMENTS

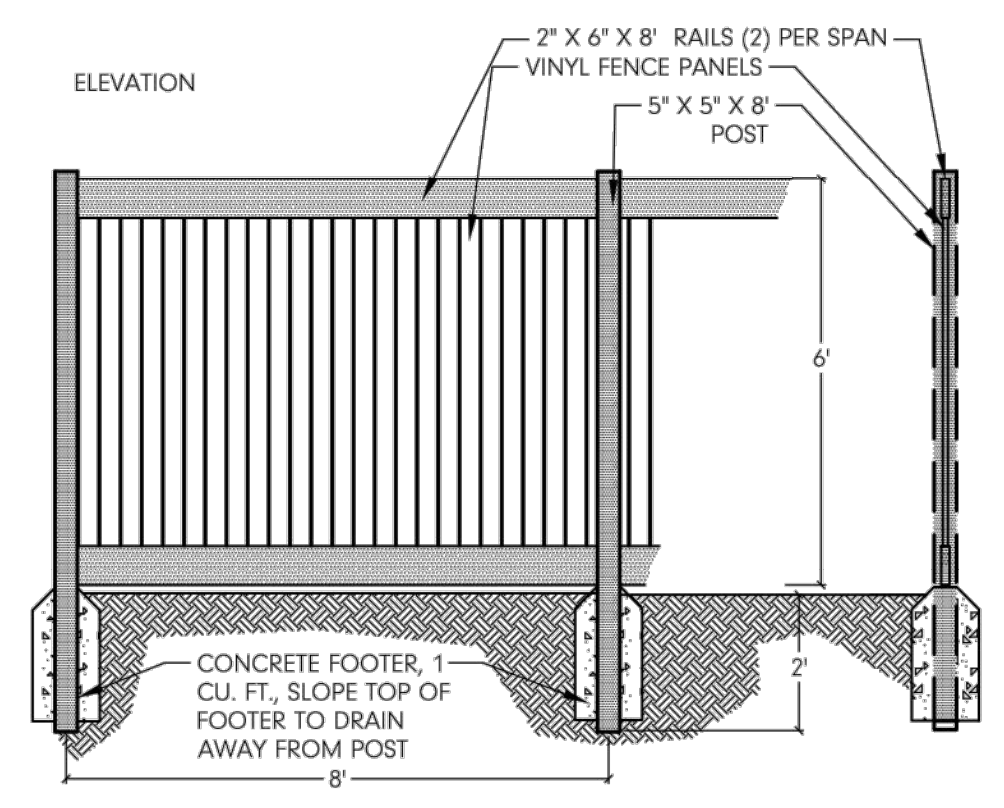
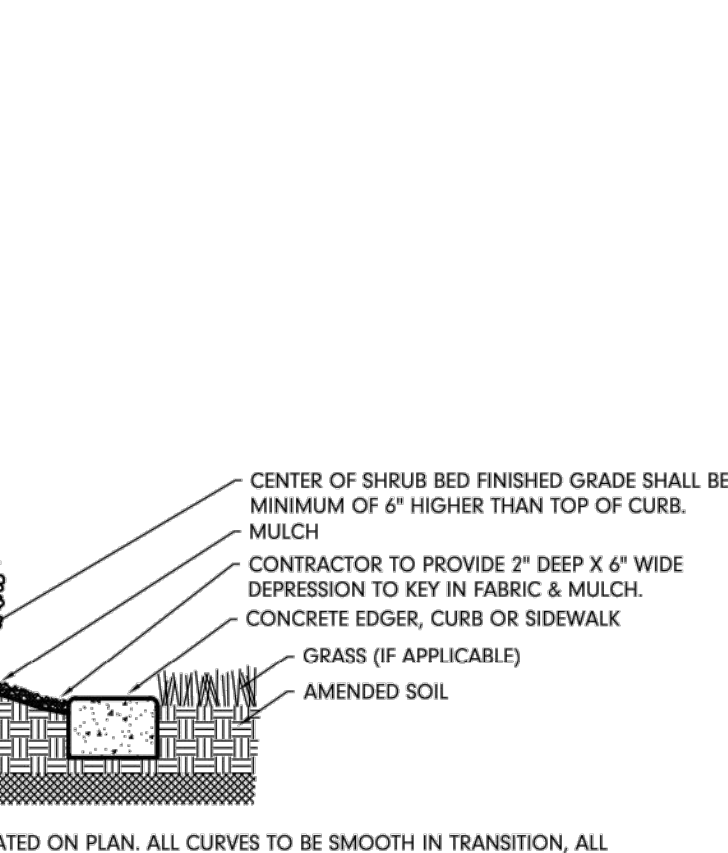
- ZONING CR
 LANDSCAPE REQUIREMENTS:
 * DETENTION POND LANDSCAPE
 DESIGN INCLUDES:
 * LAWN DETENTION AREA
 * SHADE TREES ON WEST SIDE ABOVE ELEVATION OF DETENTION

PLANTING NOTES

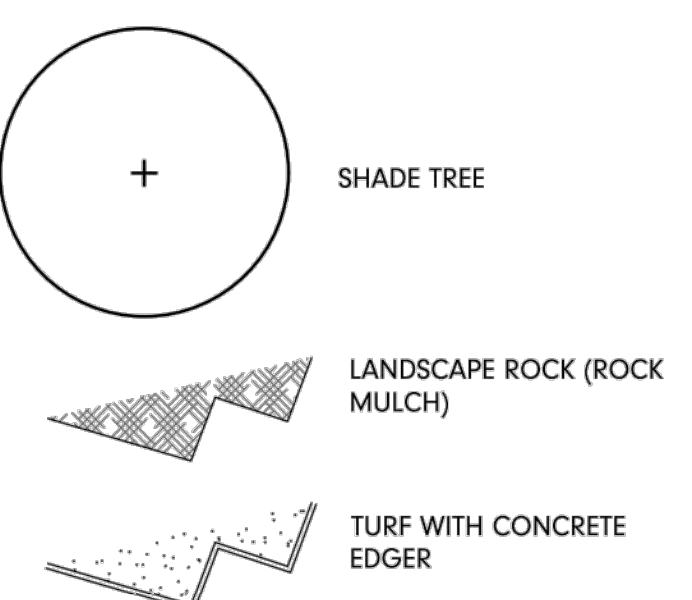
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- BASE DRAWING PROVIDED BY RIVER CITY CONSULTANTS, 2-16-2023.
- ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT CITY OR COUNTY CODE.
- CONTRACTOR IS RESPONSIBLE FOR ACQUIRING POSSESSION OF FINAL PLANS BY KAART.
- EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
- ALL LAWN AREAS TO RECEIVE SOIL AMENDMENT. SHRUB BEDS TO RECEIVE WEED FABRIC AND 3" INCH DEPTH OF MULCH.
- AREAS TO BE PLANTED (AS PER DRAWINGS) TO RECEIVE SOIL AMENDMENT. REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LANDSCAPE AREAS TO RECEIVE 6 YDS/1000 S.F. SOIL AMENDMENT. SCARIFY ALL AREAS TO RECEIVE SOIL AMENDMENT TO A DEPTH OF 6".
- SOIL AMENDMENT IS TO CONSIST OF 50% GROUND WELL-AGED MANURE, 50% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1000 SF INTO ALL LAWN AND AREAS.
- SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE. SHRUB BEDS ADJACENT TO BUILDINGS ARE TO DRAIN AWAY FROM BUILDING.
- WEED FABRIC IS TO BE 3.5 OZ. SPINBOND, PERMEABLE MATERIAL BY LANDMASTER, OR EQUAL. WEED FABRIC IS TO OVERLAP 6 INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH SOD STAPLE 5' ON CENTER AND IN ALL CORNERS.
- TREES ARE TO BE SPACED AS SCALED FROM THE PLANTING PLAN.
- ROCK FOR SHRUB BEDS SHALL BE 1-1/2" TAN GRANITE. MULCH SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
- DIAMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1000 SF TO ALL LAWN SEED AREAS.
- LAWN AREAS ARE TO BE HYDROSEEDED WITH SPECIES AND RATES SHOWN ON THIS SHEET AND HYDROMULCHED WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.
- CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. CONTRACTOR IS TO MAINTAIN LAWN AREAS AFTER EACH AREA IS SEEDED AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.



BLUEGRASS LAWN SEED MIX:
 GRANITE SEED BLUE RIBBON MIX
 HYDROSEED 10 lbs/1000 sf
 KENTUCKY BLUEGRASS, 80%
 PERENNIAL RYEGRASS, 20%
 HYDROMULCH:
 FOLLOWING SEED APPLICATION, HYDROMULCH
 50 lbs/1000 sf
 Granite Seed Company
 490 East 76th Ave., Unit A
 Denver, Colorado 80229
 Ph: 888.577.5650



LANDSCAPE LEGEND



NOTE:
 STATE DFW REQUIRES THESE PLANS TO BE PREPARED AND STAMPED BY A LICENSED LANDSCAPE ARCHITECT. SUBSEQUENTLY, ANY CHANGES OR MODIFICATIONS TO THESE PLANS, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL SUBSTITUTIONS AND/OR RELOCATIONS, MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO SO IS CONSIDERED A CRIMINAL OFFENSE PER CRS 12-45.

PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
2	SBE	Sensation Box Elder	<i>Acer negundo</i> 'Sensation'	2"	25-40'
1	VGZ	Village Green Zelkova	<i>Zelkova serrata</i> 'Village Green'	2"	40-50'

- NOTES:**
 1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
 2. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM.

B
 L-1
 SHRUB BED DETAIL
 NOT TO SCALE

C
 L-1
 6' VINYL PRIVACY FENCE
 NOT TO SCALE

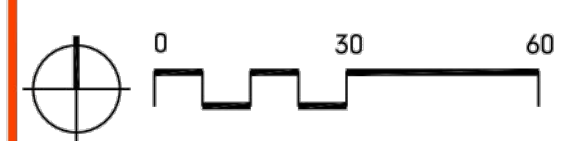
ACCEPTANCE BLOCK

THE CITY OF FRUITA REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY PLANNER

Date



L-1