

SUBMITTAL TYPE
 Site Review Landscape Plan

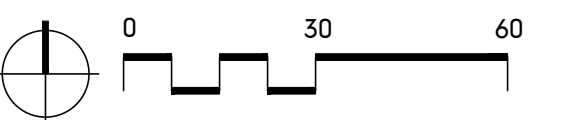
DRAWN BY
 MH

CHECKED
 MR

JOB NUMBER
 2262

DATE
 2023 03 16

REVISIONS
 List



PLANT LIST		Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
1	FRE	Frontier Elm	Ulmus x Frontier	2"	25-35'
2	SBE	Sensation Box Elder	Acer nequendo 'Sensation'	2"	25-40'
Deciduous Shrubs					
2	ARS	Ardent Rose of Sharon	Hibiscus syriacus 'Ardent'	5 gal.	8-12'
4	MMH	Mountain Mahogany	Cercocarpus montanus	5 gal.	5-8'

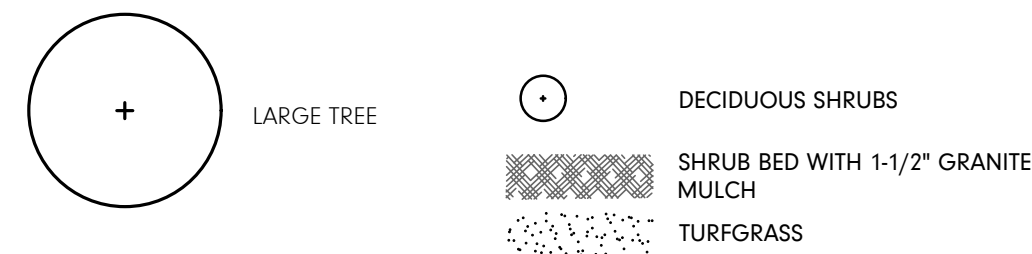
NOTES:
 1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
 2. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM.

PLANTING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 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 SHRUB BEDS AND 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 SHRUB 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.
- SHRUBS AND TREES ARE TO SPACED AS SCALED FROM THE PLANTING PLAN.
- MULCH FOR SHRUB BEDS SHALL BE 3/4" 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 HYDROSEED 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 SEEDDED AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.
- PROPOSED PLANTINGS ARE NOT ALLOWED TO BE MOVED TO EXISTING LANDSCAPE AREAS UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED. IF MORE EXISTING PLANTINGS ARE REMOVED THAN SHOWN ON DRAWINGS, THEY MUST BE REPLACED WITH SUBSTITUTIONS OF SPECIES AND LOCATION APPROVED BY LANDSCAPE ARCHITECT.

CITY OF FRUITA CODE AND COLORADO STATE LAW REQUIRE THAT ALL CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE LICENSED LANDSCAPE ARCHITECT, IN WRITING, PRIOR TO RELEASE OF THE DEVELOPMENT IMPROVEMENT AGREEMENT (DIA). ALL LANDSCAPE MATERIAL SUBSTITUTIONS AND/OR RELOCATIONS, BY THE CONTRACTOR OR OWNER MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO SO IS CONSIDERED A CRIMINAL OFFENSE PER CRS 12-45.

LANDSCAPE LEGEND



LANDSCAPE CALCULATIONS

ZONING C-1; NOT IN URBAN CENTER
 USE: OUTDOOR STORAGE
 43,314 S.F. IMPROVED AREA OUTSIDE OF OUTDOOR STORAGE / OPERATION AREA (THIS AREA IS REMOVED PER 17.11.050 C.)

LANDSCAPE REQUIREMENTS:
 * >=10% LANDSCAPE REQUIRED = 4,315 S.F.
 * 1 LARGE TREE/1,500 S.F. = 3 TREES
 * 2 SHRUBS/TREE = 6 SHRUBS

*EXISTING RIGHT OF WAY TO REMAIN AS-IS

DESIGN INCLUDES:
 * 3 LARGE TREES
 * 6 SHRUBS

FINE LEAF TALL FESCUE LAWN

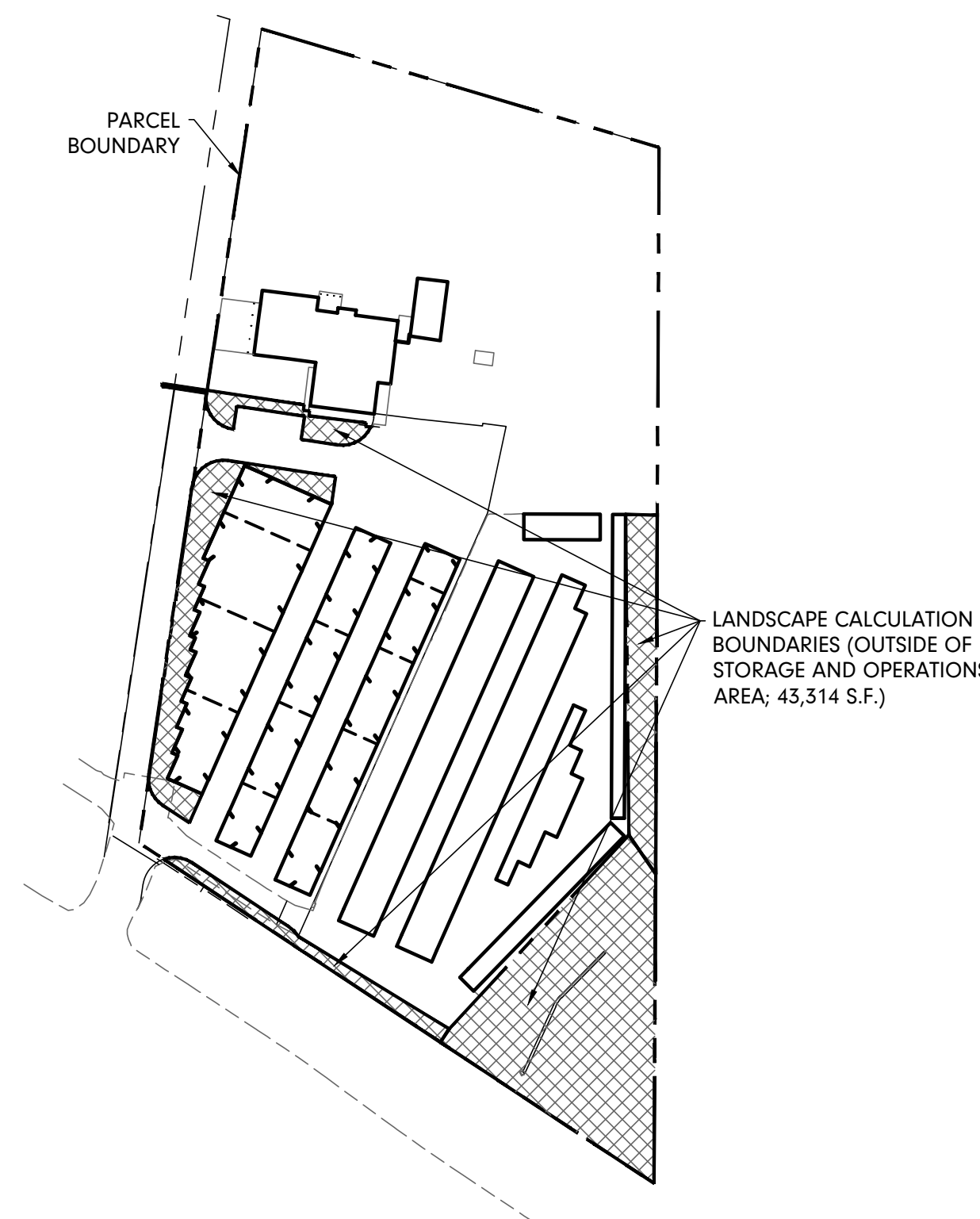
SEED MIX:
 HYDROSEED 10 lbs/1000 sf

BRONCO BLEND
 -FINE LEAF TALL FESCUE: "RENEGADE" 80%
 -PERENNIAL RYE: "OMEGA III" 10%
 -KENTUCKY BLUEGRASS: 10%

HYDROMULCH:
 FOLLOWING SEED APPLICATION,
 HYDROMULCH 50 lbs/1000 sf.

DIAGRAM FOR CALCULATIONS

1"=120' ON 22X34 SHEET



ACCEPTANCE BLOCK

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CITY PLANNER _____ Date _____

A STORAGE PLACE
 1960 HIGHWAY 6 & 50
 FRUITA, COLORADO

SUBMITTAL TYPE
 Site Review Landscape Plan

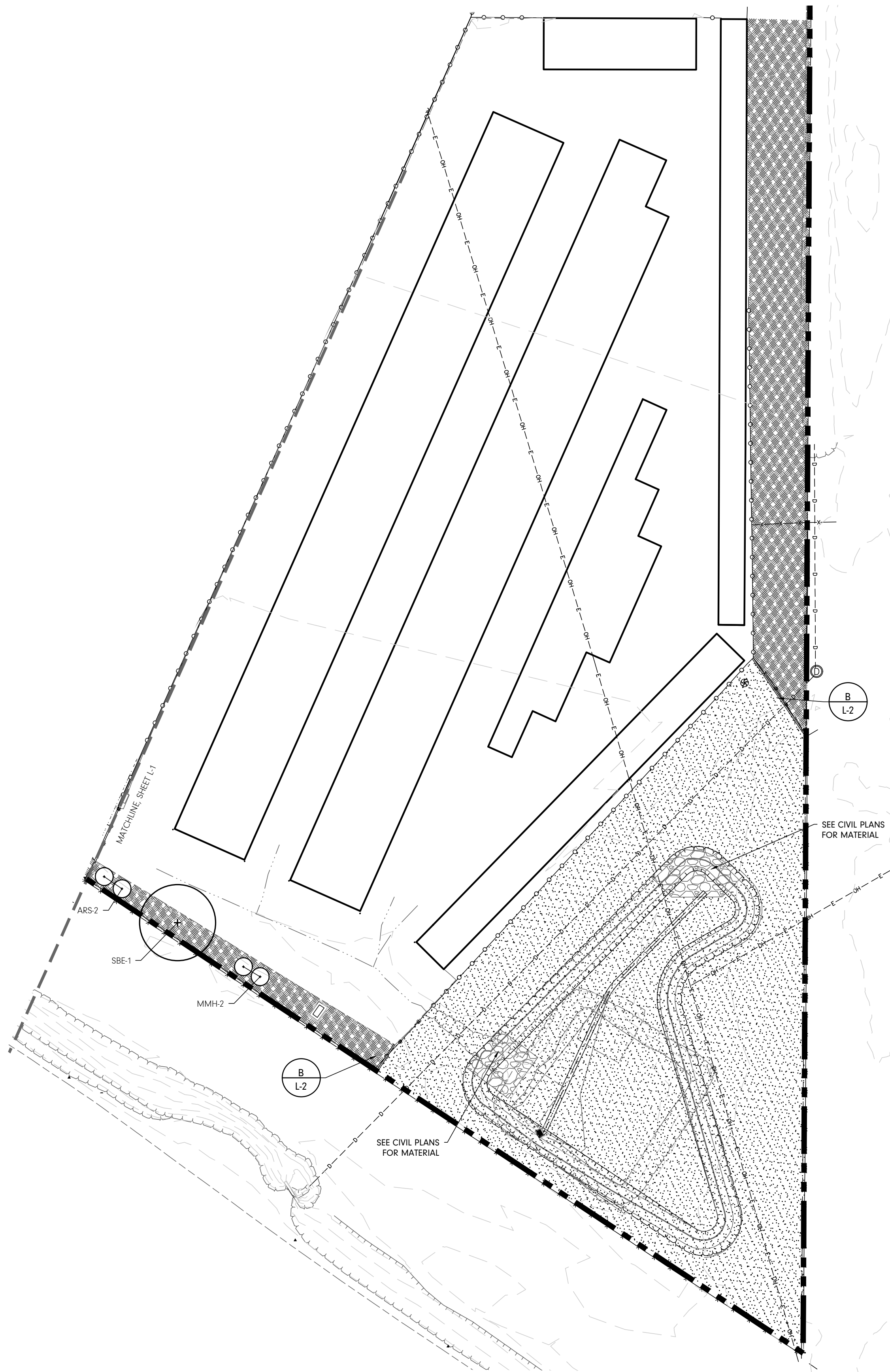
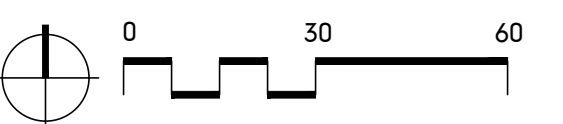
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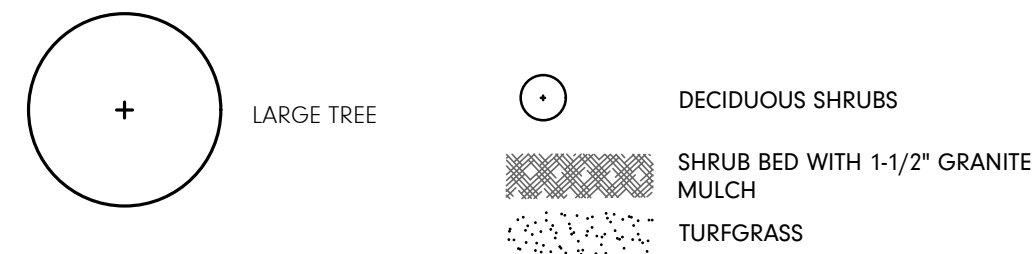
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PLANT LIST, NO QUANTITIES (SHEET L-2)

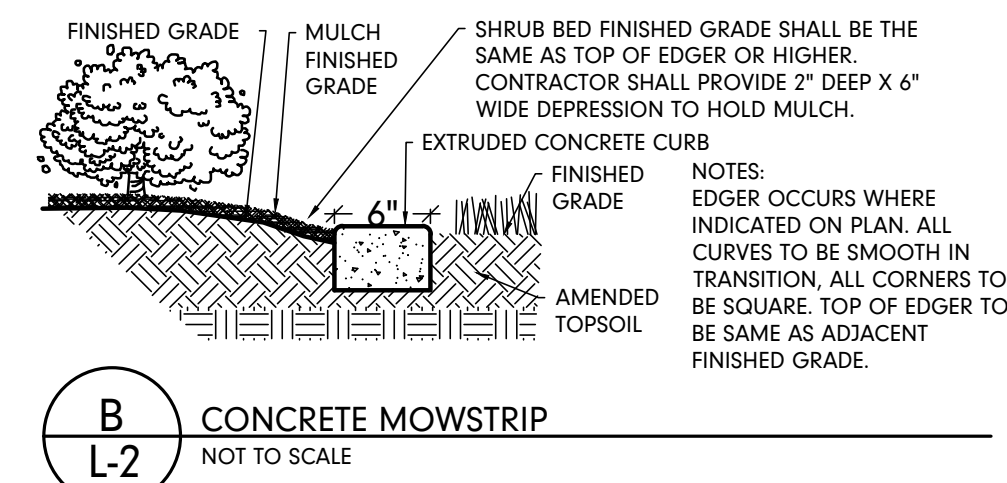
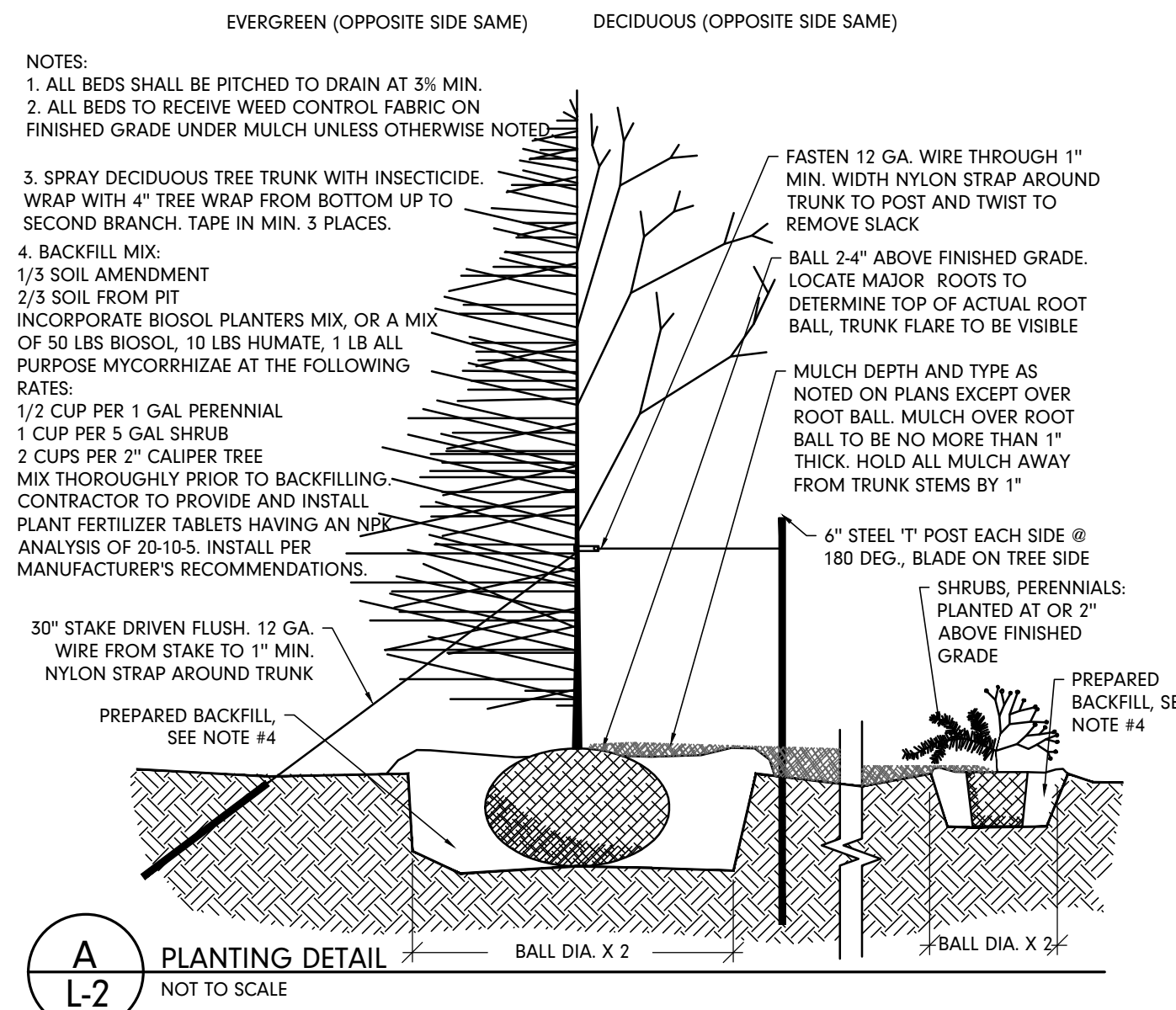
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