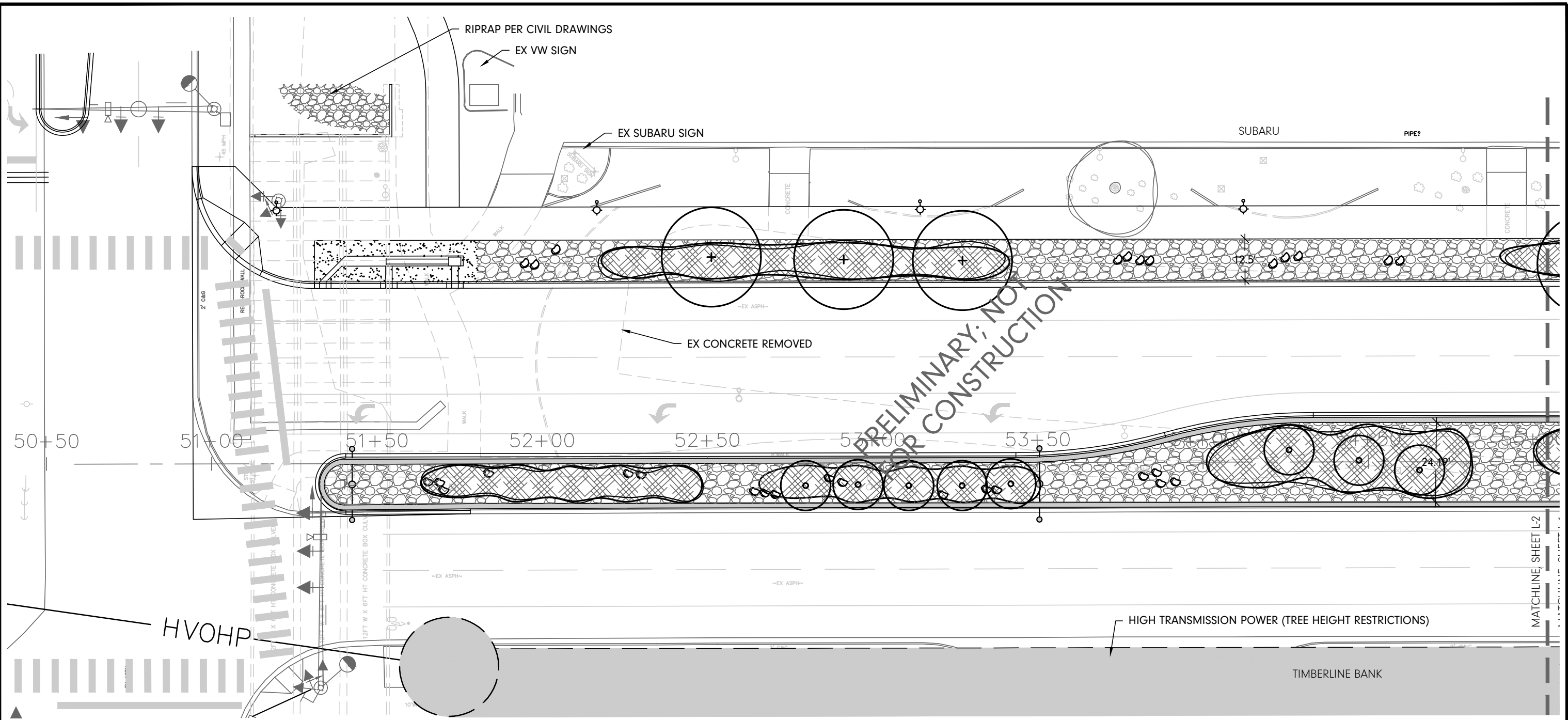
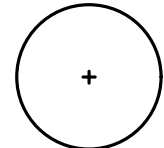

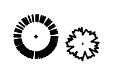
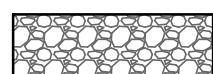
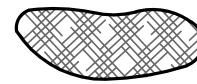
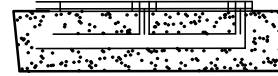




C:\Users\mikeh\Dropbox (Kart)\Planning\Projects\2023\job numbers\2304 F 1-2 ROAD PKWY\2304 ACAD Files\2304 10-31-2023.dwg, 10/31/2023 3:55:59 PM

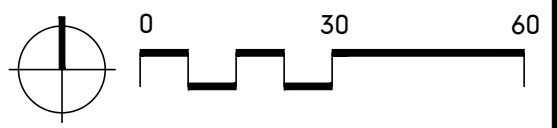


LANDSCAPE LEGEND

-  SHADE TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES (PINYON & JUNIPER-TYPE)

-  SHRUB BED ROCK TYPE 1; SOIL PREP, 1-1/2" TAN GRANITE; NO WEED FABRIC.
-  PLANTING ZONES WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES WITH ROCK TYPE 2: 2-3" LA SAL PURPLE
-  RAIN GARDEN AREAS; NATIVE SEED MIX
-  SMALL GRANITE BOULDER (3'X2'X2')
-  LARGE GRANITE BOULDER (3'X4'X2)

NOTES:
 1. SEE SHEET L-9 & L-10 FOR DETAILS
 2. SEE SHEET L-11 FOR PLANTING NOTES, PLANT LIST AND NOTES
 3. PRELIMINARY; NOT FOR CONSTRUCTION. FINAL PLANTING PLAN TO BE ISSUED WITH ADDENDA



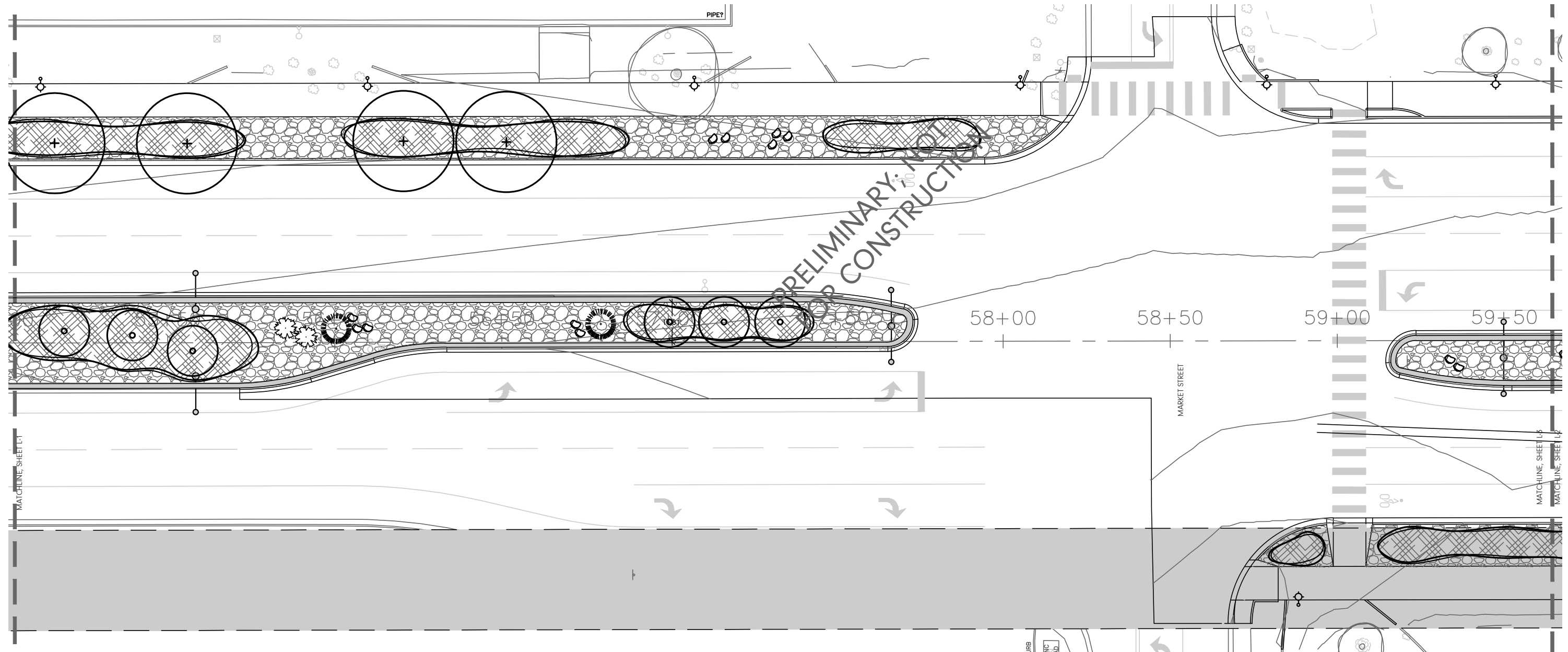
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION Δ			MH	10-31-23	
REVISION Δ			MH	10-31-23	
REVISION Δ			MR	10-31-23	
REVISION Δ			KAH		



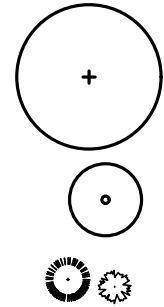
**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. F2103306

**F 1/2 ROAD PARKWAY, PH 1
 LANDSCAPE PLAN-1
 November 03, 2023**

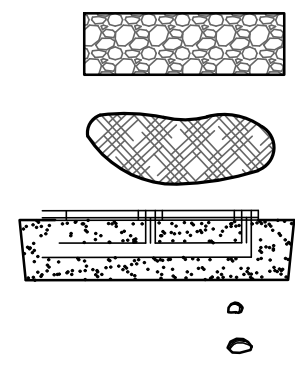
C:\Users\mikeh\Dropbox (Kart)\Projects\2023\job numbers\2304 F 1-2 ROAD PKWY\2304 ACAD Files\2304 10-31-2023.dwg, 10/31/2023 3:56:45 PM



LANDSCAPE LEGEND

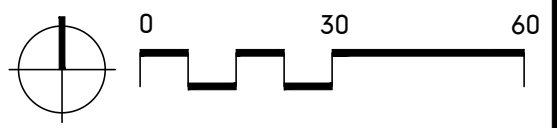


SHADE TREES
 ORNAMENTAL TREES
 EVERGREEN TREES (PINYON & JUNIPER-TYPE)



SHRUB BED ROCK TYPE 1; SOIL PREP, 1-1/2" TAN GRANITE; NO WEED FABRIC.
 PLANTING ZONES WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES WITH ROCK TYPE 2: 2-3" LA SAL PURPLE
 RAIN GARDEN AREAS; NATIVE SEED MIX
 SMALL GRANITE BOULDER (3'X2'X2')
 LARGE GRANITE BOULDER (3'X4'X2')

NOTES:
 1. SEE SHEET L-9 & L-10 FOR DETAILS
 2. SEE SHEET L-11 FOR PLANTING NOTES, PLANT LIST AND NOTES
 3. PRELIMINARY; NOT FOR CONSTRUCTION. FINAL PLANTING PLAN TO BE ISSUED WITH ADDENDA



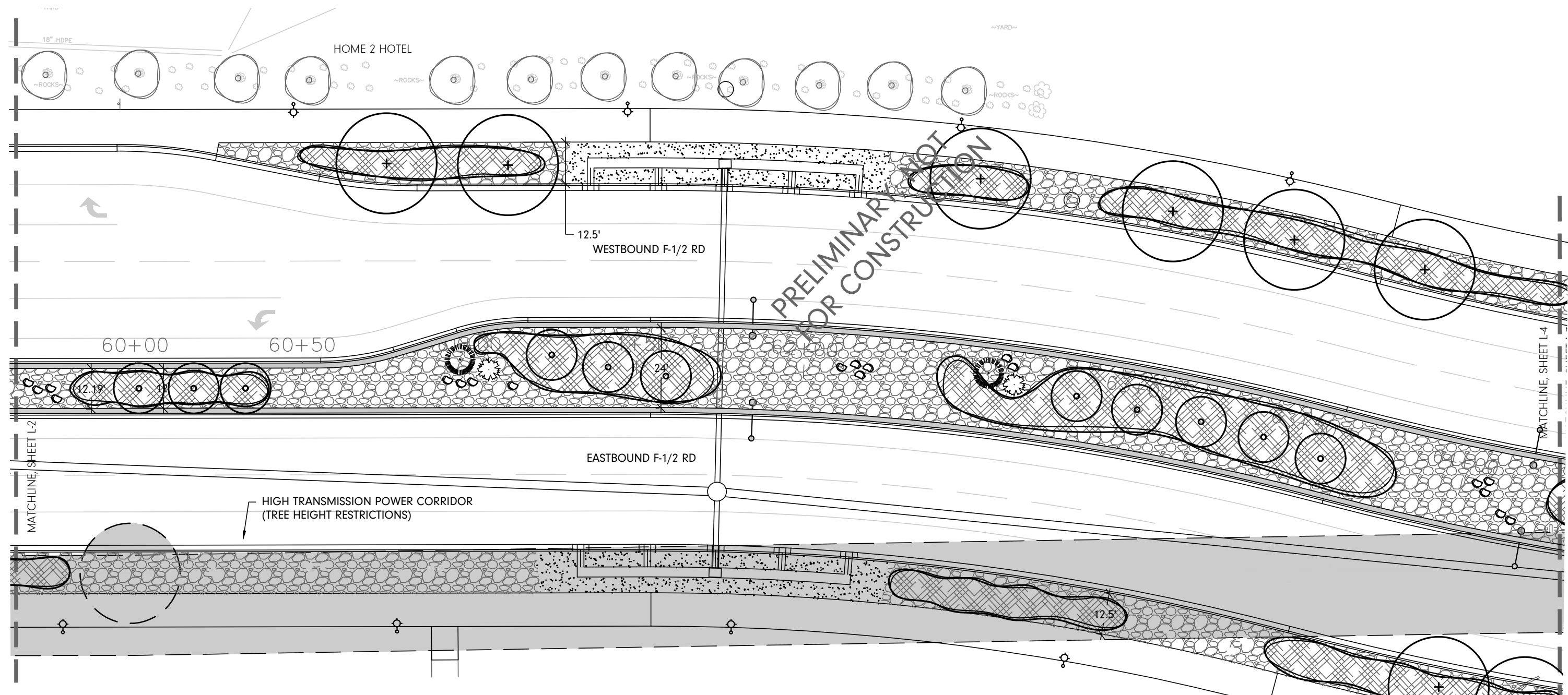
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION Δ			MH	10-31-23	
REVISION Δ			MH	10-31-23	
REVISION Δ			MR	10-31-23	
REVISION Δ			KAH		



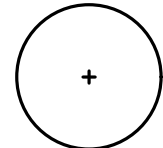

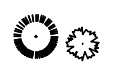
**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. F2103306

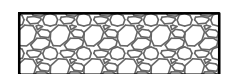




**F 1/2 ROAD PARKWAY, PH 1
 LANDSCAPE PLAN-2
 November 03, 2023**

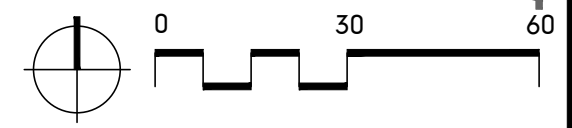
C:\Users\mikem\Dropbox (Kart)\Projects\2023\job numbers\2304 F 1-2 ROAD PKWY\2304 ACAD Files\2304 10-31-2023.dwg, 10/31/2023 3:57:20 PM



LANDSCAPE LEGEND

-  SHADE TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES (PINYON & JUNIPER-TYPE)

-  SHRUB BED ROCK TYPE 1; SOIL PREP, 1-1/2" TAN GRANITE; NO WEED FABRIC.
-  PLANTING ZONES WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES WITH ROCK TYPE 2: 2-3" LA SAL PURPLE
-  RAIN GARDEN AREAS; NATIVE SEED MIX
-  SMALL GRANITE BOULDER (3'X2'X2')
-  LARGE GRANITE BOULDER (3'X4'X2')



NOTES:
 1. SEE SHEET L-9 & L-10 FOR DETAILS
 2. SEE SHEET L-11 FOR PLANTING NOTES, PLANT LIST AND NOTES
 3. PRELIMINARY; NOT FOR CONSTRUCTION. FINAL PLANTING PLAN TO BE ISSUED WITH ADDENDA



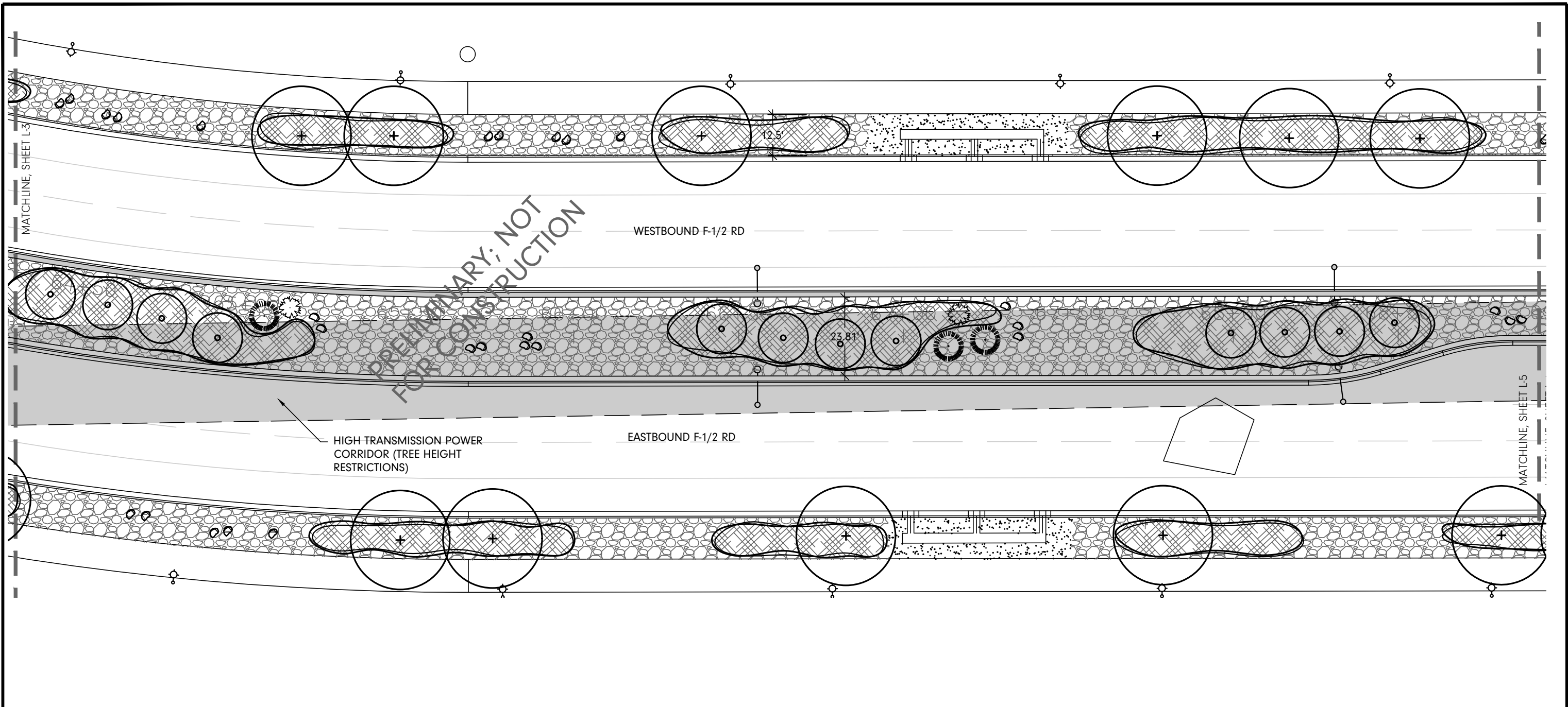
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION Δ			MH	10-31-23	
REVISION Δ			MH	10-31-23	
REVISION Δ			MR	10-31-23	
REVISION Δ			KAH		



**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. F2103306

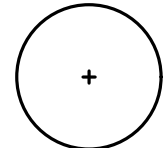

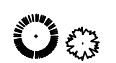
**F 1/2 ROAD PARKWAY, PH 1
 LANDSCAPE PLAN-3
 November 03, 2023**

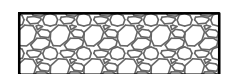
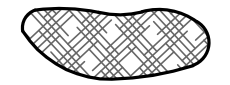



C:\Users\mikeh\Dropbox (Kart)\Projects\2023\job numbers\2304 F 1-2 ROAD PKWY\2304 ACAD Files\2304 10-31-2023.dwg, 10/31/2023 3:58:06 PM



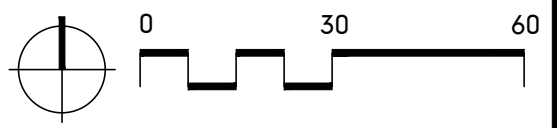
PRELIMINARY; NOT FOR CONSTRUCTION

LANDSCAPE LEGEND

-  SHADE TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES (PINYON & JUNIPER-TYPE)

-  SHRUB BED ROCK TYPE 1; SOIL PREP, 1-1/2" TAN GRANITE; NO WEED FABRIC.
-  PLANTING ZONES WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES WITH ROCK TYPE 2: 2-3" LA SAL PURPLE
-  RAIN GARDEN AREAS; NATIVE SEED MIX
-  SMALL GRANITE BOULDER (3'X2'X2')
-  LARGE GRANITE BOULDER (3'X4'X2')

- NOTES:
- SEE SHEET L-9 & L-10 FOR DETAILS
 - SEE SHEET L-11 FOR PLANTING NOTES, PLANT LIST AND NOTES
 - PRELIMINARY; NOT FOR CONSTRUCTION. FINAL PLANTING PLAN TO BE ISSUED WITH ADDENDA



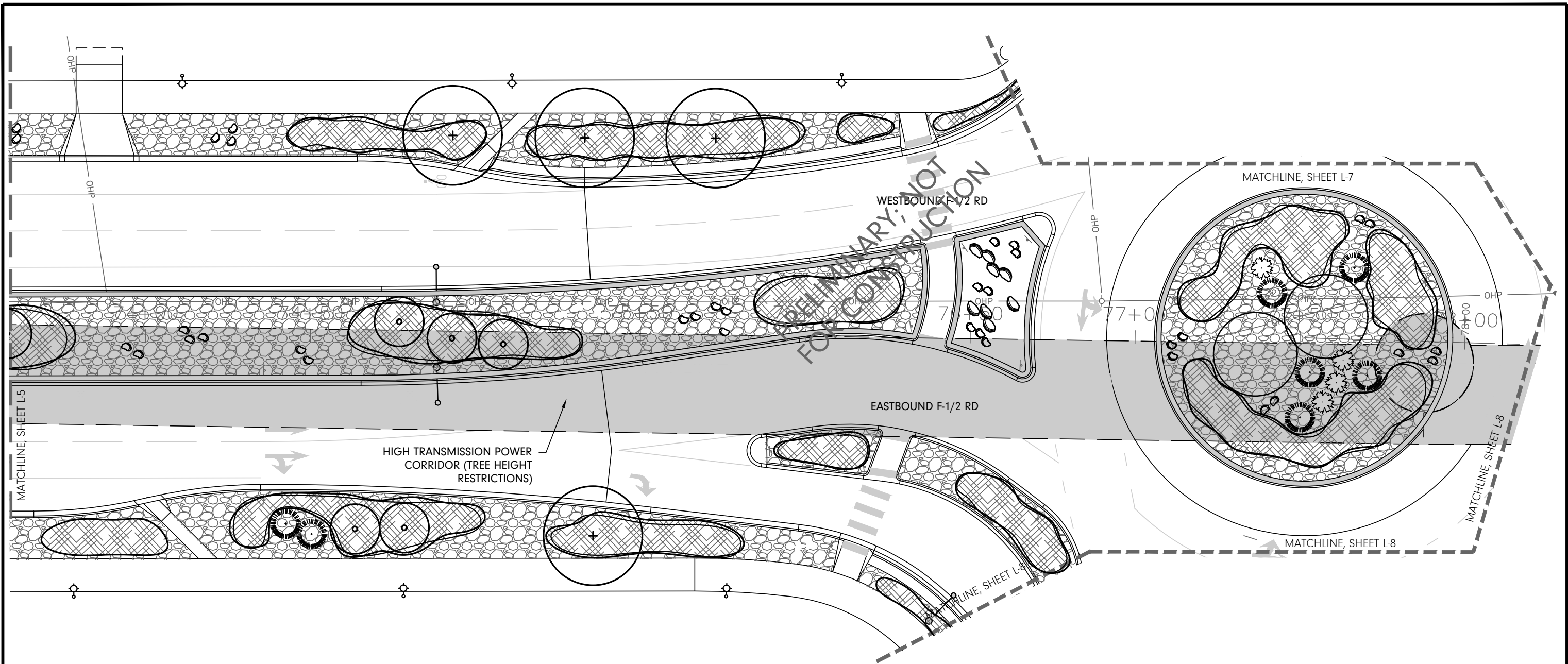
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION Δ			MH	10-31-23	
REVISION Δ			MH	10-31-23	
REVISION Δ			MR	10-31-23	
REVISION Δ			KAH		



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F2103306

**F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE PLAN-4
November 03, 2023**

C:\Users\mikeh\Dropbox (Kart)\Planning\Projects\2023\job numbers\2304 F 1-2 ROAD PKWY\2304 ACAD Files\2304 10-31-2023.dwg, 10/31/2023 4:00:43 PM

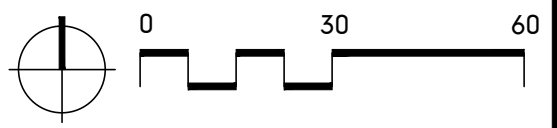


LANDSCAPE LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES (PINYON & JUNIPER-TYPE)

- SHRUB BED ROCK TYPE 1; SOIL PREP, 1-1/2" TAN GRANITE; NO WEED FABRIC.
- PLANTING ZONES WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES WITH ROCK TYPE 2: 2-3" LA SAL PURPLE
- RAIN GARDEN AREAS; NATIVE SEED MIX
- SMALL GRANITE BOULDER (3'X2'X2')
- LARGE GRANITE BOULDER (3'X4'X2')

NOTES:
 1. SEE SHEET L-9 & L-10 FOR DETAILS
 2. SEE SHEET L-11 FOR PLANTING NOTES, PLANT LIST AND NOTES
 3. PRELIMINARY; NOT FOR CONSTRUCTION. FINAL PLANTING PLAN TO BE ISSUED WITH ADDENDA



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION Δ			MH	10-31-23	
REVISION Δ			MH	10-31-23	
REVISION Δ			MR	10-31-23	
REVISION Δ			KAH		

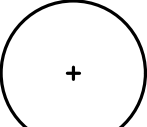


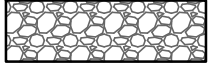
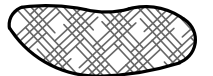





**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F2103306

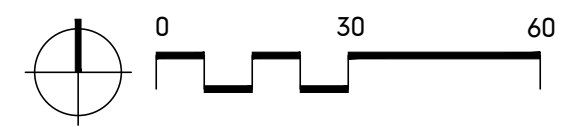
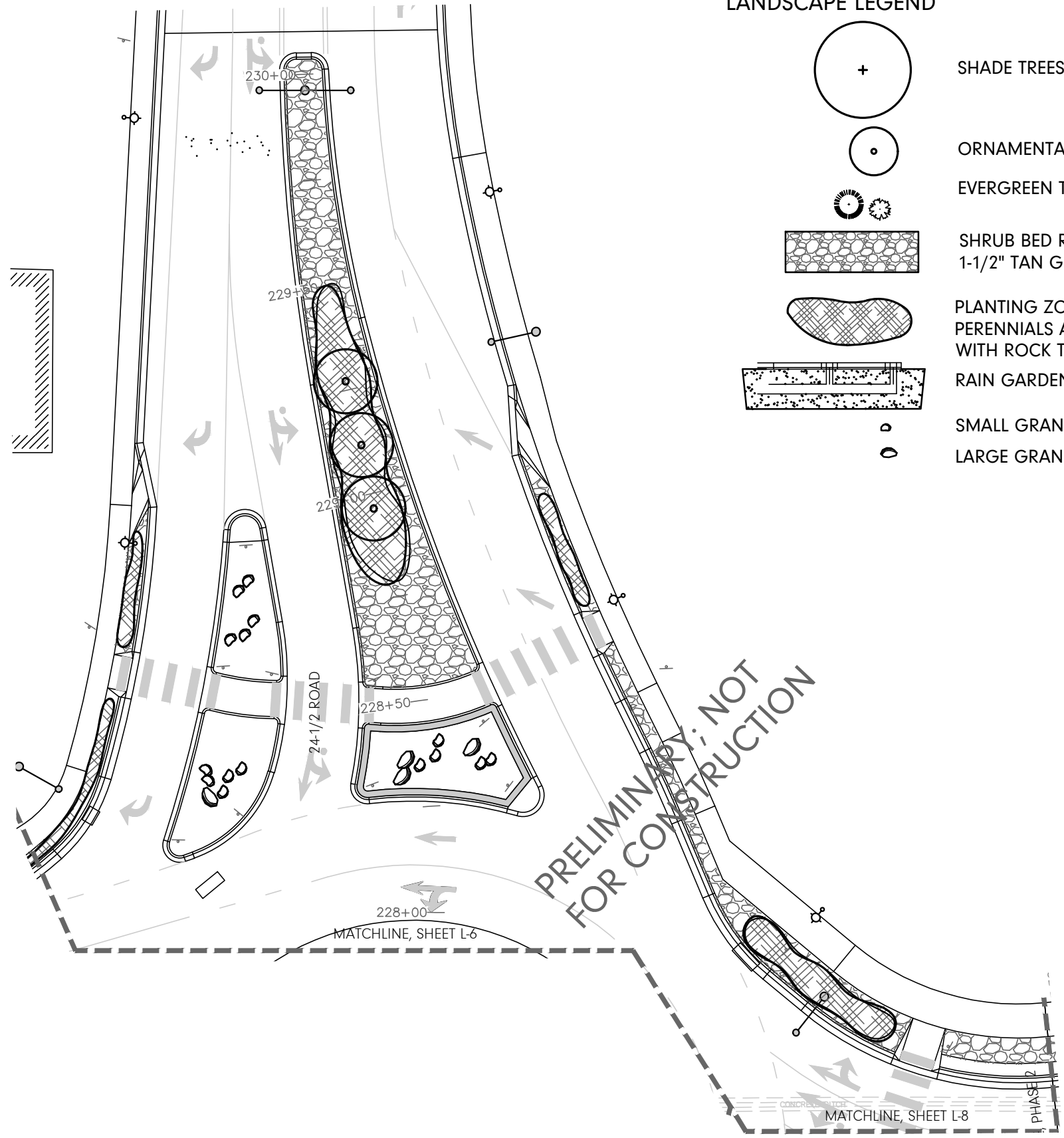
**F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE PLAN-6
November 03, 2023**

C:\Users\mikeh\Dropbox (Kart)\Planning\Projects\2023\job numbers\2304 F 1-2 ROAD PKWY\2304 ACAD Files\2304 10-31-2023.dwg, 10/31/2023 4:03:49 PM

LANDSCAPE LEGEND

-  SHADE TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES (PINYON & JUNIPER-TYPE)
-  SHRUB BED ROCK TYPE 1; SOIL PREP, 1-1/2" TAN GRANITE; NO WEED FABRIC.
-  PLANTING ZONES WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES WITH ROCK TYPE 2: 2-3" LA SAL PURPLE
-  RAIN GARDEN AREAS; NATIVE SEED MIX
-  SMALL GRANITE BOULDER (3'X2'X2')
-  LARGE GRANITE BOULDER (3'X4'X2')

NOTES:
 1. SEE SHEET L-9 & L-10 FOR DETAILS
 2. SEE SHEET L-11 FOR PLANTING NOTES, PLANT LIST AND NOTES
 3. PRELIMINARY; NOT FOR CONSTRUCTION. FINAL PLANTING PLAN TO BE ISSUED WITH ADDENDA



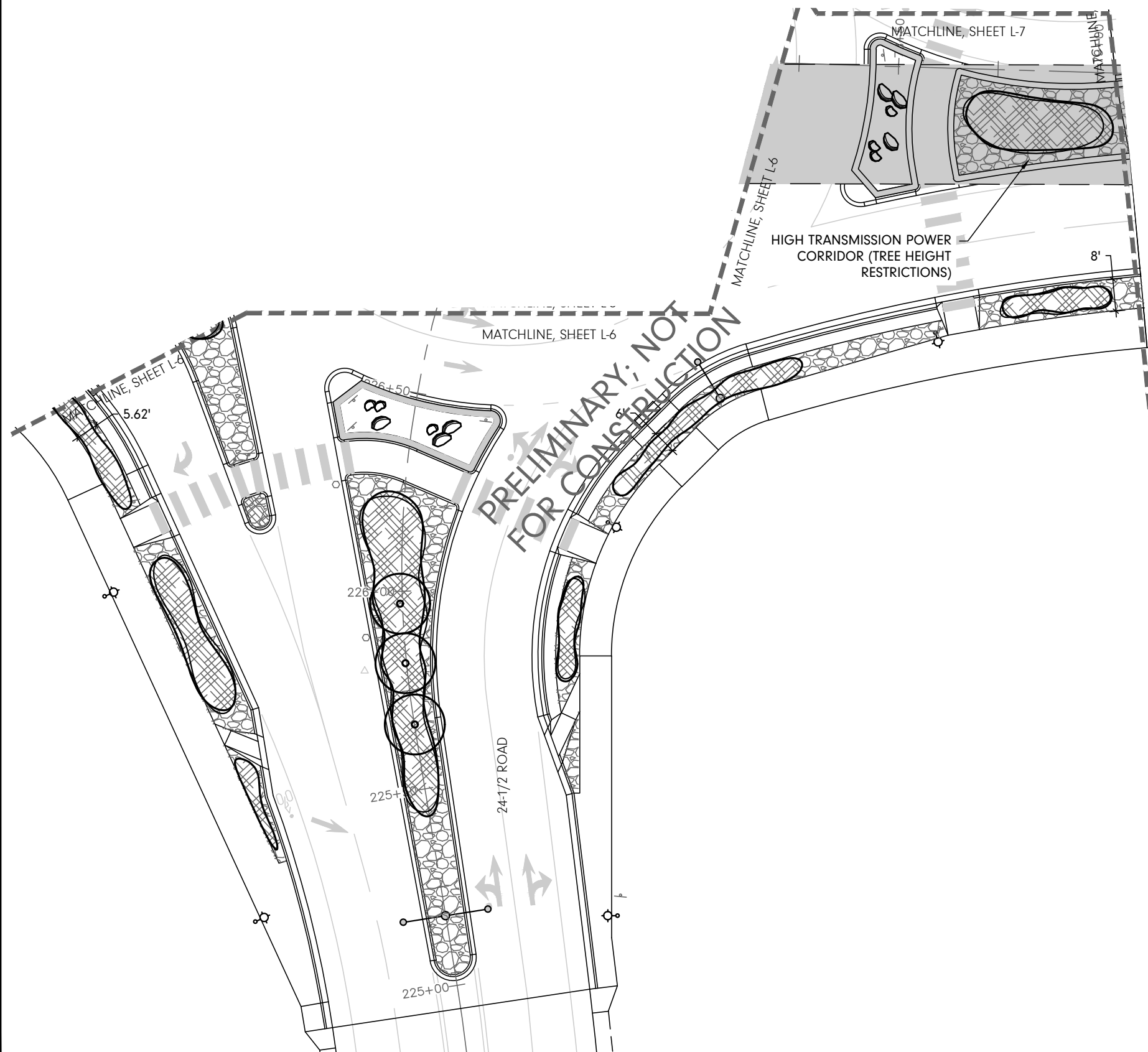
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
△			MH	10-31-23	
△			MH	10-31-23	
△			MR	10-31-23	
△			KAH		



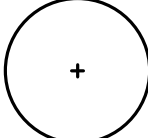

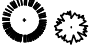
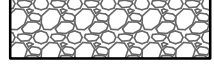
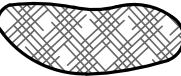
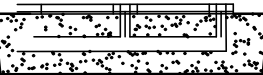


**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. F2103306

**F 1/2 ROAD PARKWAY, PH 1
 LANDSCAPE PLAN-7
 November 03, 2023**

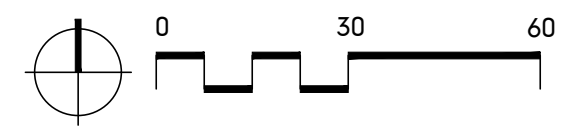
C:\Users\mikeh\Dropbox (Kart)\Planning\Projects\2023\job numbers\2304 F 1-2 ROAD PKWY\2304 ACAD Files\2304 10-31-2023.dwg, 10/31/2023 4:04:49 PM



LANDSCAPE LEGEND

-  SHADE TREES
-  ORNAMENTAL TREES
-  EVERGREEN TREES (PINYON & JUNIPER-TYPE)
-  SHRUB BED ROCK TYPE 1; SOIL PREP, 1-1/2" TAN GRANITE; NO WEED FABRIC.
-  PLANTING ZONES WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES WITH ROCK TYPE 2: 2-3" LA SAL PURPLE
-  RAIN GARDEN AREAS; NATIVE SEED MIX
-  SMALL GRANITE BOULDER (3'X2'X2')
-  LARGE GRANITE BOULDER (3'X4'X2')

NOTES:
 1. SEE SHEET L-9 & L-10 FOR DETAILS
 2. SEE SHEET L-11 FOR PLANTING NOTES, PLANT LIST AND NOTES
 3. PRELIMINARY; NOT FOR CONSTRUCTION. FINAL PLANTING PLAN TO BE ISSUED WITH ADDENDA

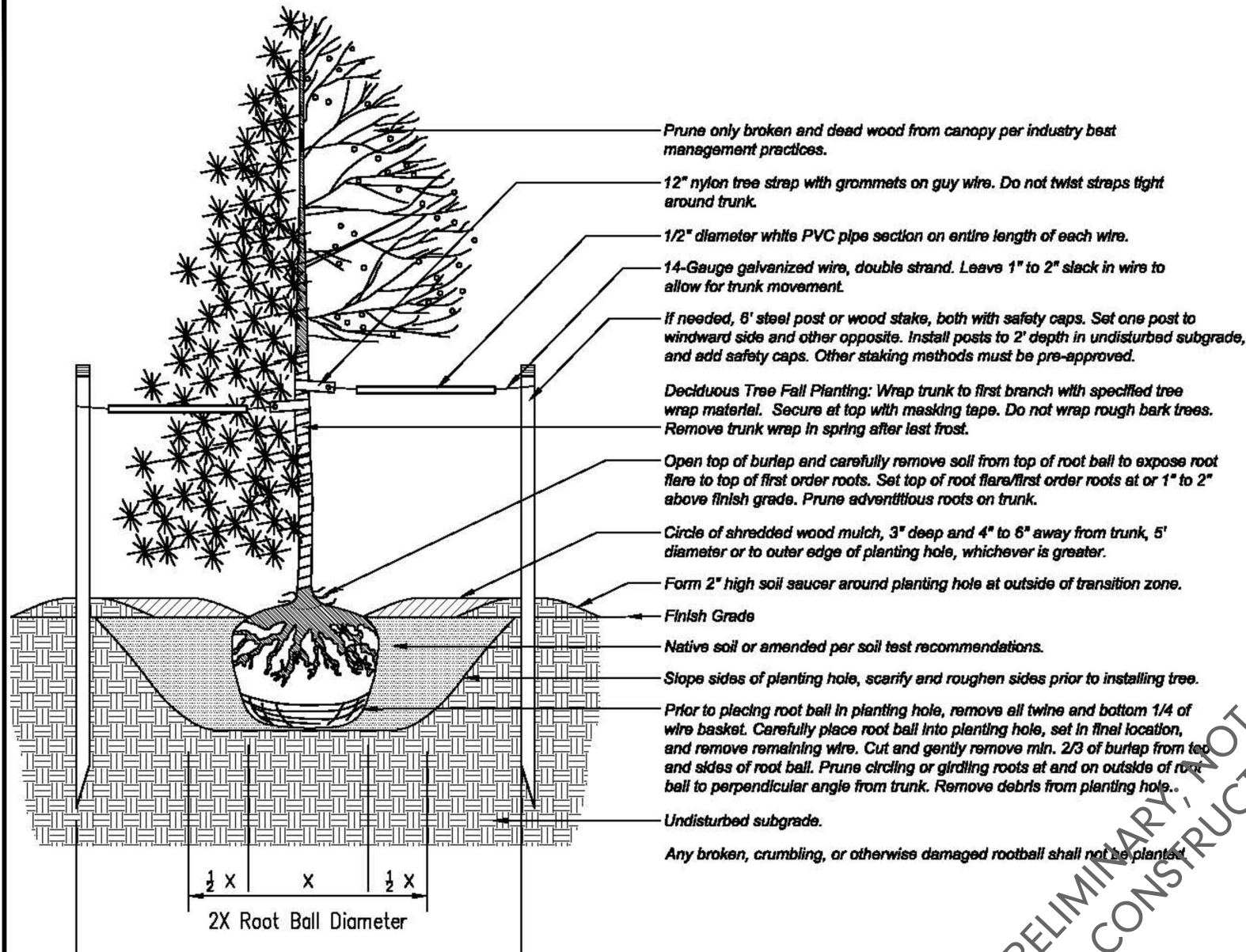


REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION Δ			MH	10-31-23	
REVISION Δ			MH	10-31-23	
REVISION Δ			MR	10-31-23	
REVISION Δ			KAH		



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F2103306

**F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE PLAN-8
November 03, 2023**



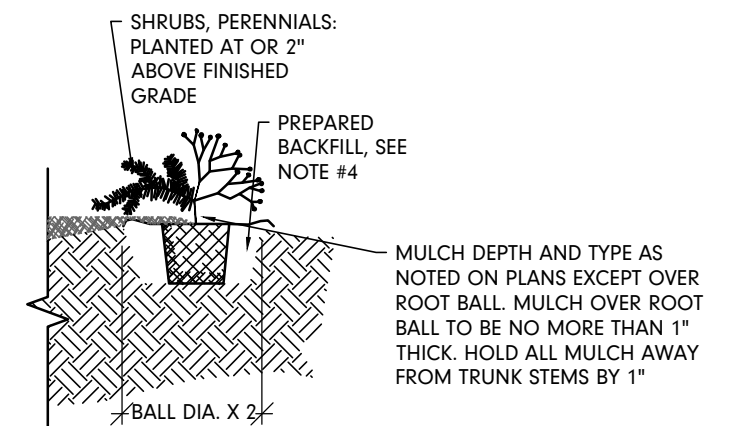
A
L-9 PLANTING DETAIL - TREES
NOT TO SCALE

Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:

- Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.
- A planting permit from the Grand Junction City Forester (GJCF) is required regardless of approved plans to ensure the City is available to inspect the planting of public trees.
- Tree planting shall not occur when daytime temperatures reach or exceed 90-degrees Fahrenheit, unless approved by GJCF.
- Only tree species approved by the GJCF shall be planted.
- Trees shall not be planted in tree lawns less than six feet wide unless authorized by the GJCF.
- Trees shall be centered in tree lawns and/or planting areas. Where sidewalks are not present, trees shall be located as designated by the GJCF.
- Unless authorized by the GJCF, trees shall be located:
 - Outside street intersection sight distance triangle, measured 30 (thirty) feet along the PRW in each direction from the corner.
 - Min. 10 (Ten) feet from alleys and driveways
 - Min. 20 (Twenty) feet from stop signs and curb ramps
 - Min. 25 (Twenty-five) feet from street lights
 - Min. 10 (Ten) feet from electric/gas/water lines, water meters/pits, and fire hydrants
 - Min. 15 (Fifteen) feet from small cell towers
- If overhead utility wires exist, only trees with an expected mature size that meet current clearance regulations may be planted.
- Tree spacing shall be based on projected mature canopy size and above restrictions, or as approved by the GJCF.
- All electric fixtures and utilities, including but not limited to outlets and lights, shall be located at outside perimeter of tree planting areas within hardscape. In tree lawns, fixtures shall be placed minimum 3 (three) feet radially from base of trunk.

NOTES:

1. ALL BEDS SHALL BE PITCHED TO DRAIN AT 3% MIN.
2. ALL BEDS TO RECEIVE WEED CONTROL FABRIC ON FINISHED GRADE UNDER MULCH UNLESS OTHERWISE NOTED.
3. BACKFILL MIX:
1/3 SOIL AMENDMENT
2/3 SOIL FROM PIT
INCORPORATE BIOSOL PLANTERS MIX, OR A MIX OF 50 LBS BIOSOL, 10 LBS HUMATE, 1 LB ALL PURPOSE MYCORRHIZAE AT THE FOLLOWING RATES:
1/2 CUP PER 1 GAL PERENNIAL
1 CUP PER 5 GAL SHRUB
2 CUPS PER 2" CALIPER TREE
MIX THOROUGHLY PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE AND INSTALL PLANT FERTILIZER TABLETS HAVING AN NPK ANALYSIS OF 20-10-5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



B
L-9 PLANTING DETAIL-SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES
NOT TO SCALE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION Δ			MH	10-31-23	
REVISION Δ			MH	10-31-23	
REVISION Δ			MR	10-31-23	
REVISION Δ			KAH		

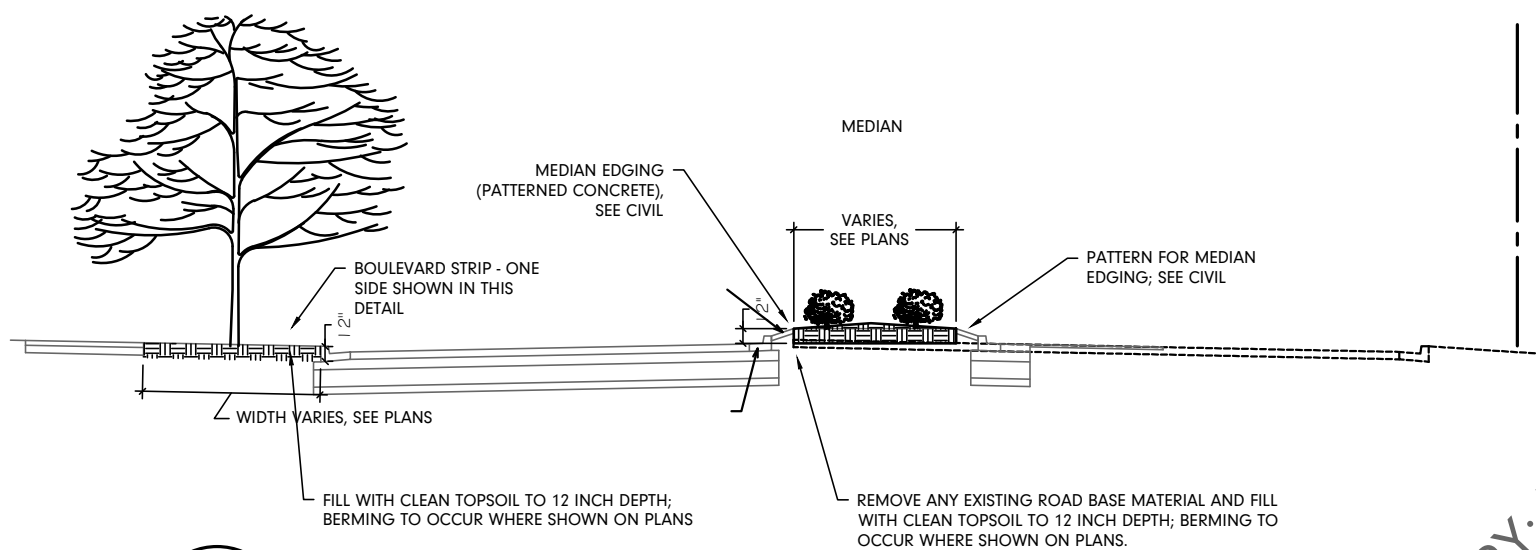


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F2103306

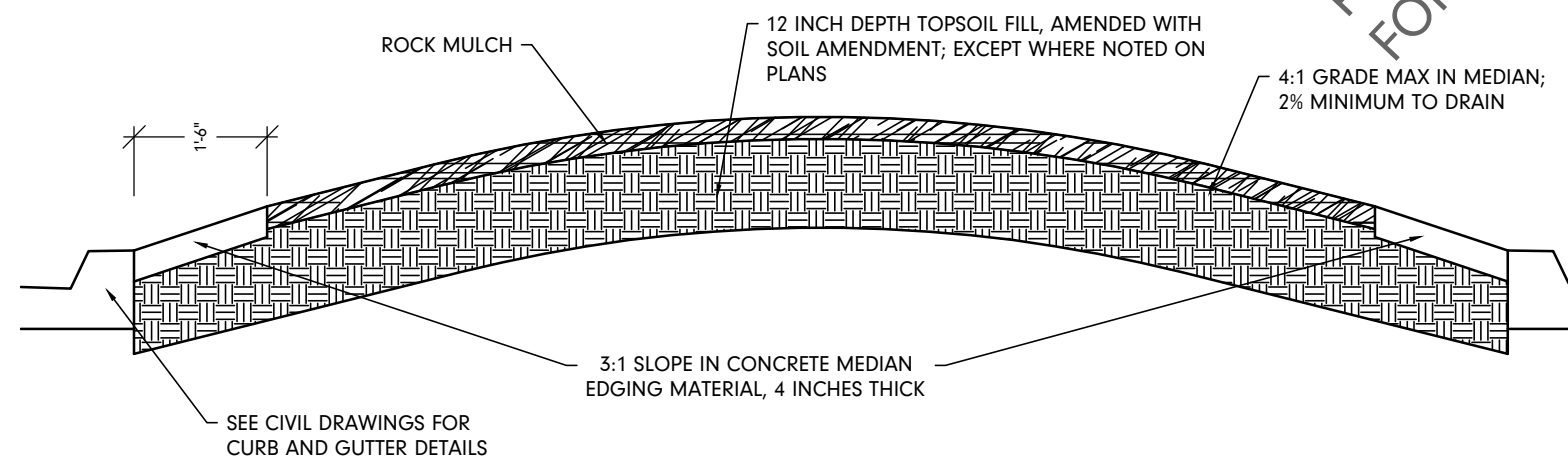
**F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE DETAILS-9
November 03, 2023**



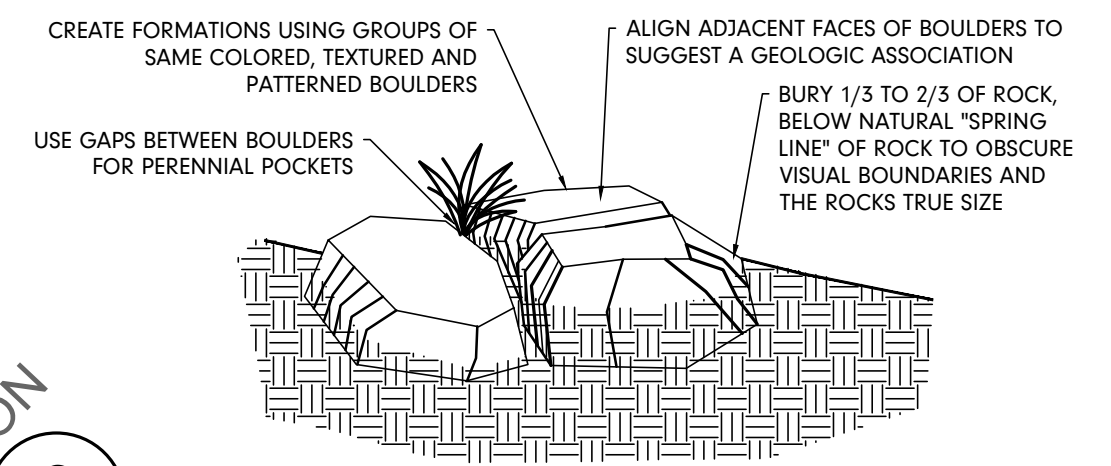
C:\Users\mikem\Dropbox (Kart)\Planning\Projects\2023\job numbers\2304 F 1-2 ROAD PKWY\2304 ACAD Files\2304 10-31-2023.dwg, 10/31/2023 4:05:44 PM



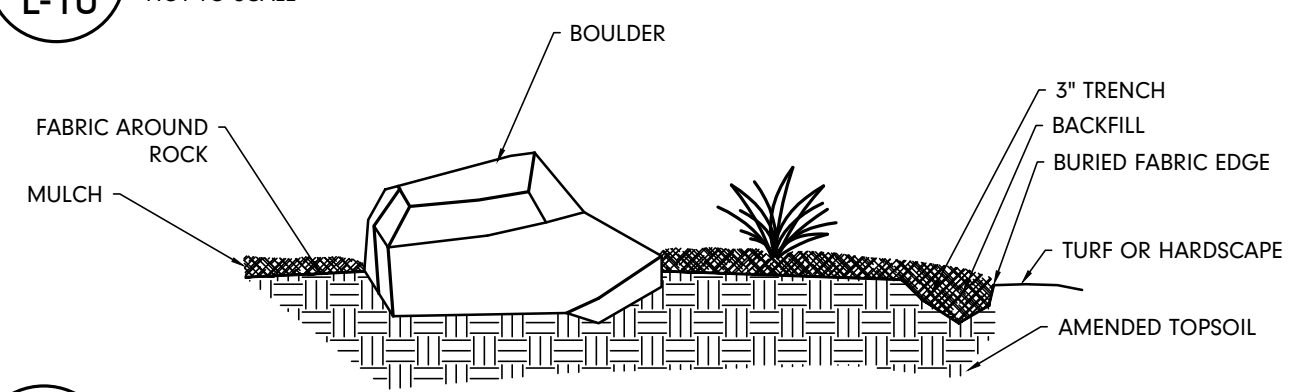
A
L-10
MEDIAN LANDSCAPE SECTION
NOT TO SCALE



B
L-10
MEDIAN EDGING MATERIAL / SLOPED PAVING WITH LANDSCAPE BERMING
NOT TO SCALE



C
L-10
DECORATIVE BOULDER PLACEMENT
NOT TO SCALE



D
L-10
DECORATIVE BOULDER PLACEMENT
NOT TO SCALE

PRELIMINARY; NOT FOR CONSTRUCTION



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION			MH	10-31-23	
REVISION			MH	10-31-23	
REVISION			MR	10-31-23	
REVISION			KAH		



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. F2103306

F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE DETAILS-10
November 03, 2023

PLANT LIST
TBD

PRELIMINARY; NOT
FOR CONSTRUCTION

TABULATION OF LANDSCAPE QUANTITIES

ITEM #	BID ITEM	UNIT	QUANTITY
1	Soil Amendment (To be Tilled)	SF	102,147
2	Type 1 Rock - 1-1/2" Tan Granite	SF	60,271
3	Type 2 Rock - 2-3" La Sal Purple	SF	41,876
4	Landscape Boulder- Small (3'x2'x2')	EACH	189
5	Landscape Boulder-Large (3'x4'x2')	EACH	18
6	Deciduous Tree (1-1/2 Inch Caliper)	EACH	59
7	Deciduous Tree (2 Inch Caliper)	EACH	36
8	Deciduous Shrub (1 Gallon Container)	EACH	240
9	Deciduous Shrub (5 Gallon Container)	EACH	575
10	Evgn Tree (6 Foot, B&B)	EACH	25
11	Evergreen Shrub (5 Gallon Container)	EACH	230
12	Perennials (1 Gallon Container)	EACH	300
13	Ornamental Grasses (1 Gallon Container)	EACH	200

* Additional Soil Amendment will be required for Planting Pits.

PLANTING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO STANDARDS AND SPECIFICATIONS.
- 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 PLANTING OPERATIONS.
- CONTRACTOR SHALL INSTALL LANDSCAPE BOULDERS AT THE LOCATIONS SHOWN ON THIS PLAN. CONTRACTOR SHALL INSTALL LANDSCAPE BOULDERS AT THE LOCATIONS SHOWN ON THIS PLAN. BOULDERS LOCATED AT GRADE CHANGES ARE MEANT TO ACT AS MINOR RETAINING STRUCTURES, WITH THE DEGREE OF RETAINAGE AS INDICATED ON THE PLANS.
- ALL PLANTING AREAS THAT RECEIVE TOPSOIL ALSO RECEIVE SOIL AMENDMENT. ALL LANDSCAPE AREA TO RECEIVE 3 INCH DEPTH OF TYPE 1 OR TYPE 2 ROCK MULCH; NO WEED FABRIC. SEE REVISED SHEETS IN ADDENDA FOR AREAS THAT DO NOT RECEIVE TOPSOIL.
- 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 THAT RECEIVE TOPSOIL TO ALSO RECEIVE 6 YDS/1000 S.F. SOIL AMENDMENT. SCARIFY ALL AREAS TO RECEIVE SOIL AMENDMENT TO A DEPTH OF 6". PLANTINGS OUTSIDE OF ROCK TYPE 2 TO BE AMENDED IN PLANTING HOLE.
- 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 TOPSOIL AREAS.
- SOIL IS 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 BEDS IN MEDIANS TO BE FINISHED WITH 6 INCH HEIGHT MOUNDING AT THE CENTER, WITH A MAXIMUM 3:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE.
- NO WEED FABRIC IS TO BE USED ON THIS PROJECT.
- SHRUBS AND TREES ARE TO BE SPACED AS SCALED FROM THE PLANTING PLAN.
- MULCH MATERIAL FOR SHRUB BEDS SHALL BE: ROCK TYPE 1 = 1/2" TAN GRANITE, ROCK TYPE 2 = 2-3 INCH LA SAL PURPLE. ALL ROCK SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
- CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK.

Preliminary; Not for Construction.
Final Planting Plan to be issued with Addenda #1.



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES
REVISION			MH	10-31-23	
REVISION			MH	10-31-23	
REVISION			MR	10-31-23	
REVISION			KAH		



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. F2103306

**F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE QTY'S AND PLANT LIST-11**
November 03, 2023