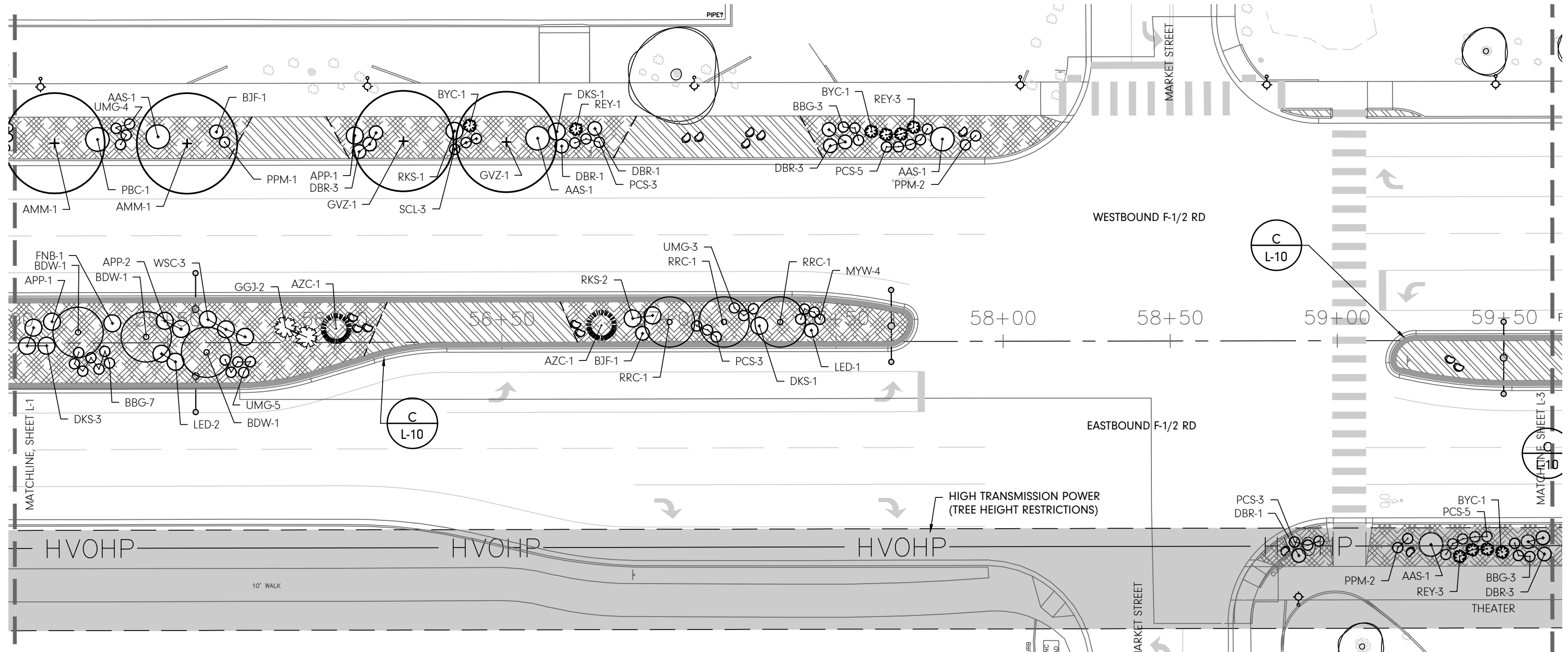
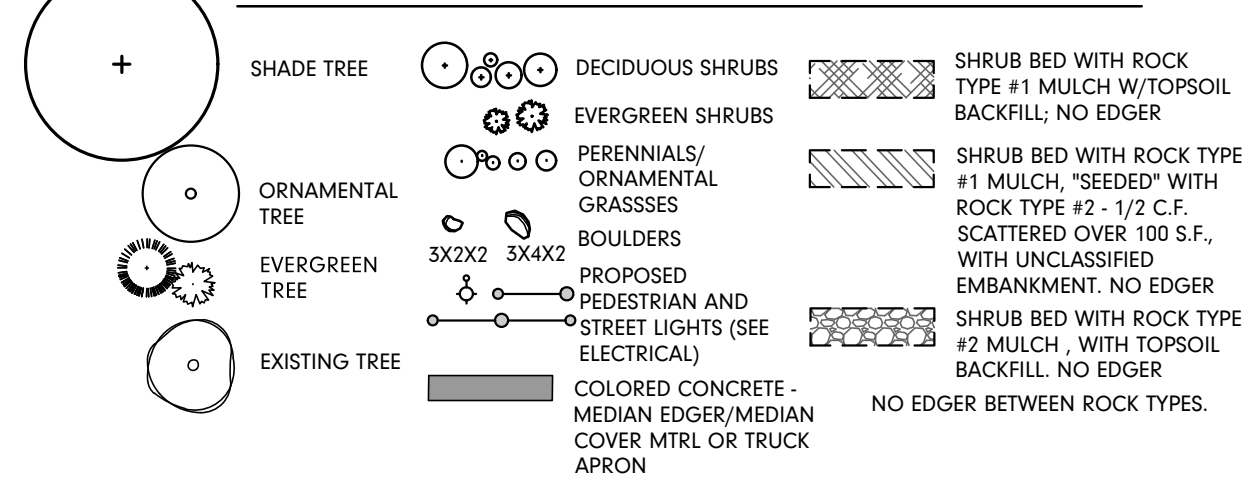


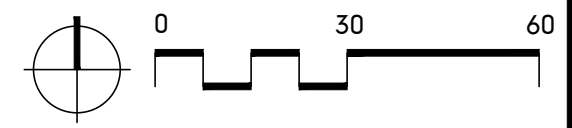
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LANDSCAPE LEGEND



NOTES:
 1. SEE SHEET L-9 & L-10 FOR DETAILS
 2. SEE SHEET L-11 FOR PLANTING AND CONCRETE NOTES AND PLANT LIST.
 3. DIVISION BETWEEN ROCK TYPES NOT INTENDED TO BE EXACT; BLUR LINE SEPARATING ROCK TYPE 1 AND 2.



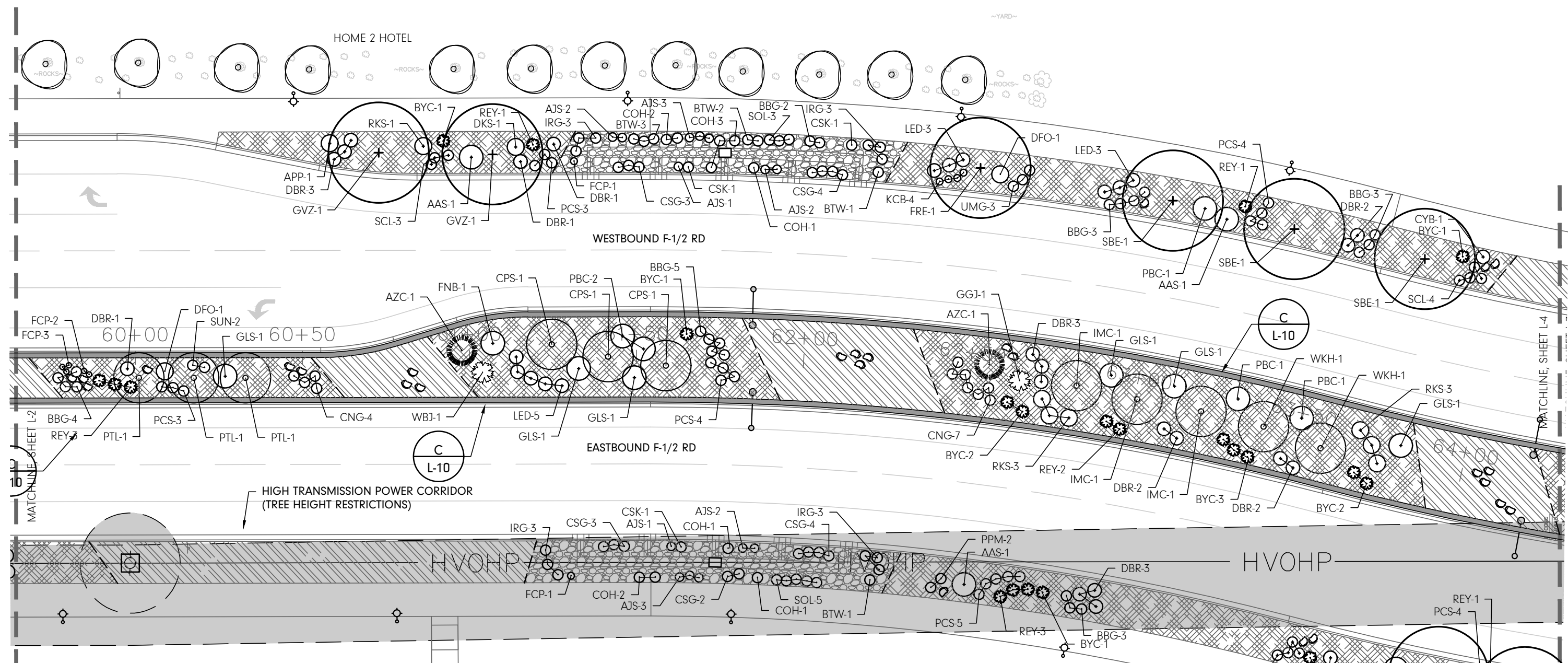
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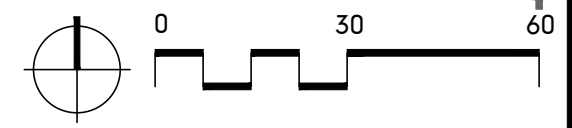
**F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE PLAN-2
ADDENDUM #2 11-27-23**

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LANDSCAPE LEGEND

- SHADE TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - EXISTING TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - PERENNIALS/ ORNAMENTAL GRASSES
 - BOULDERS
 - PROPOSED PEDESTRIAN AND STREET LIGHTS (SEE ELECTRICAL)
 - COLORED CONCRETE - MEDIAN EDGER/MEDIAN COVER MTRL OR TRUCK APRON
 - SHRUB BED WITH ROCK TYPE #1 MULCH W/TOPSOIL BACKFILL; NO EDGER
 - SHRUB BED WITH ROCK TYPE #1 MULCH, "SEDED" WITH ROCK TYPE #2 - 1/2 C.F. SCATTERED OVER 100 S.F., WITH UNCLASSIFIED EMBANKMENT. NO EDGER
 - SHRUB BED WITH ROCK TYPE #2 MULCH, WITH TOPSOIL BACKFILL. NO EDGER
- NO EDGER BETWEEN ROCK TYPES.



NOTES:
 1. SEE SHEET L-9 & L-10 FOR DETAILS
 2. SEE SHEET L-11 FOR PLANTING AND CONCRETE NOTES AND PLANT LIST.
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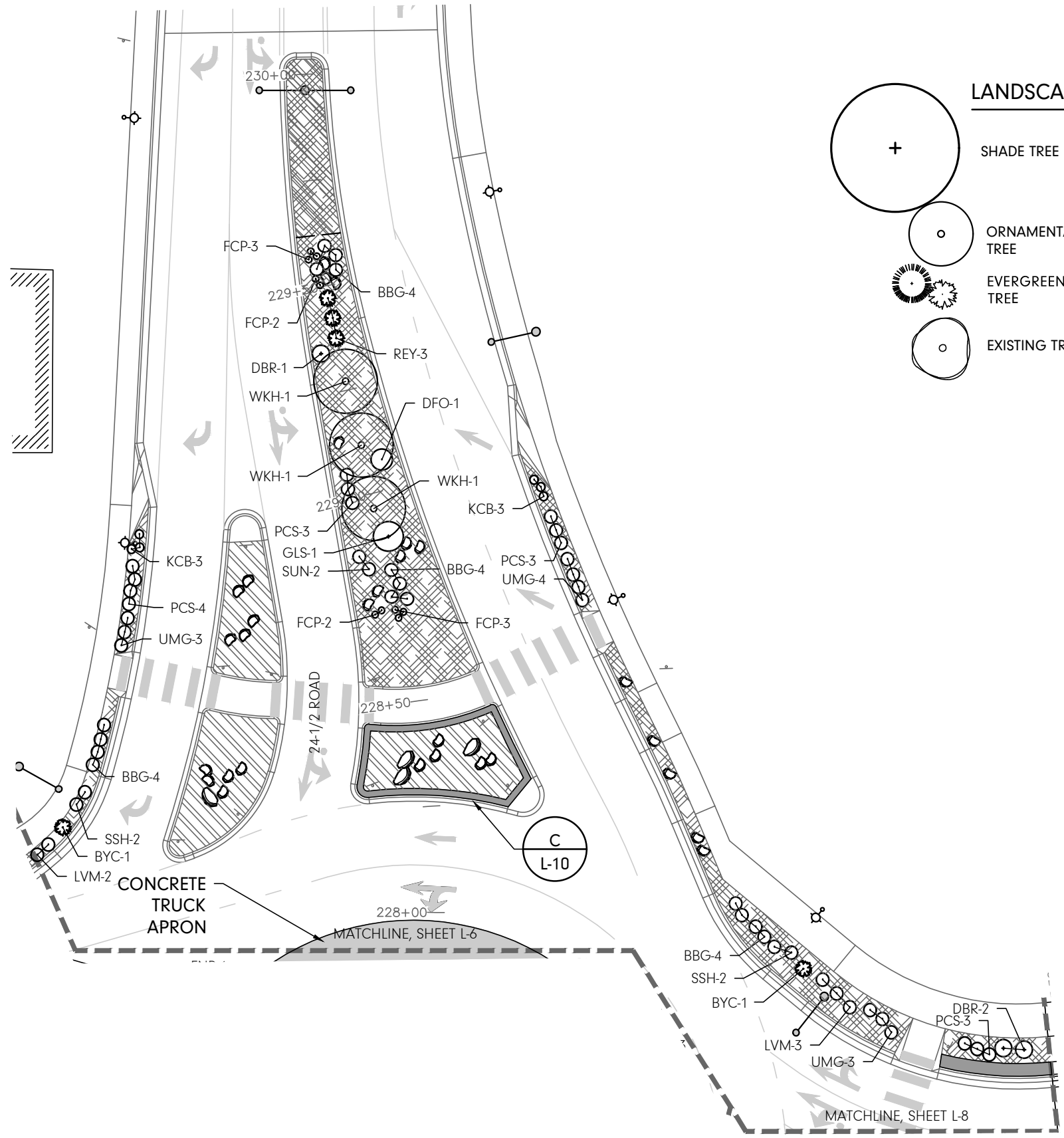
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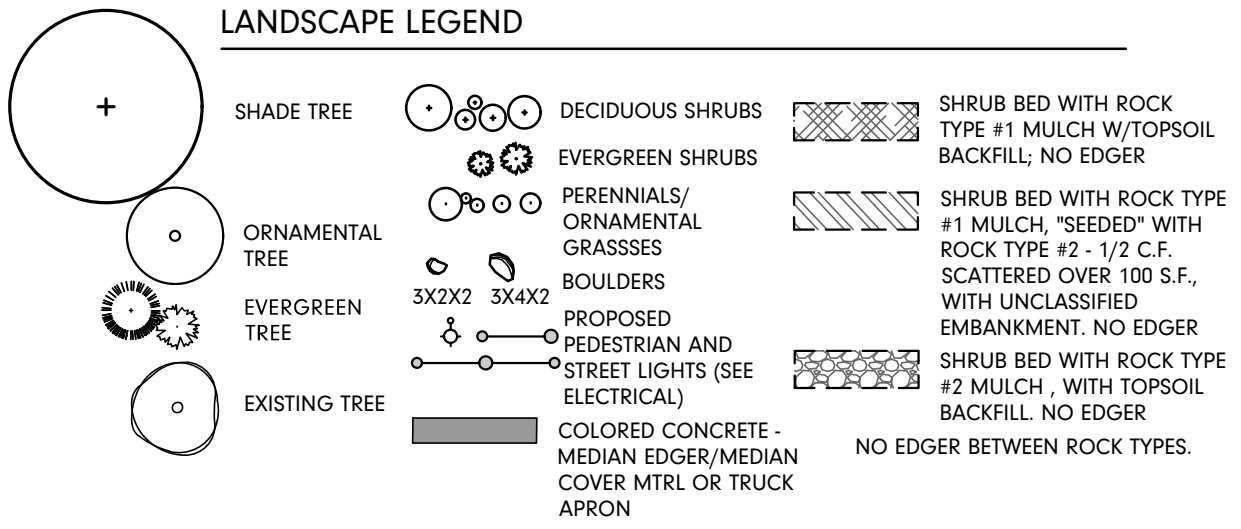
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 PROJECT NO. F2103306

F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE PLAN-3
ADDENDUM #2 11-27-23

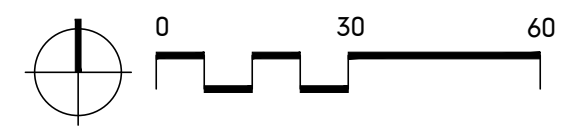
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LANDSCAPE LEGEND



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 3. DIVISION BETWEEN ROCK TYPES NOT INTENDED TO BE EXACT; BLUR LINE SEPARATING ROCK TYPE 1 AND 2.



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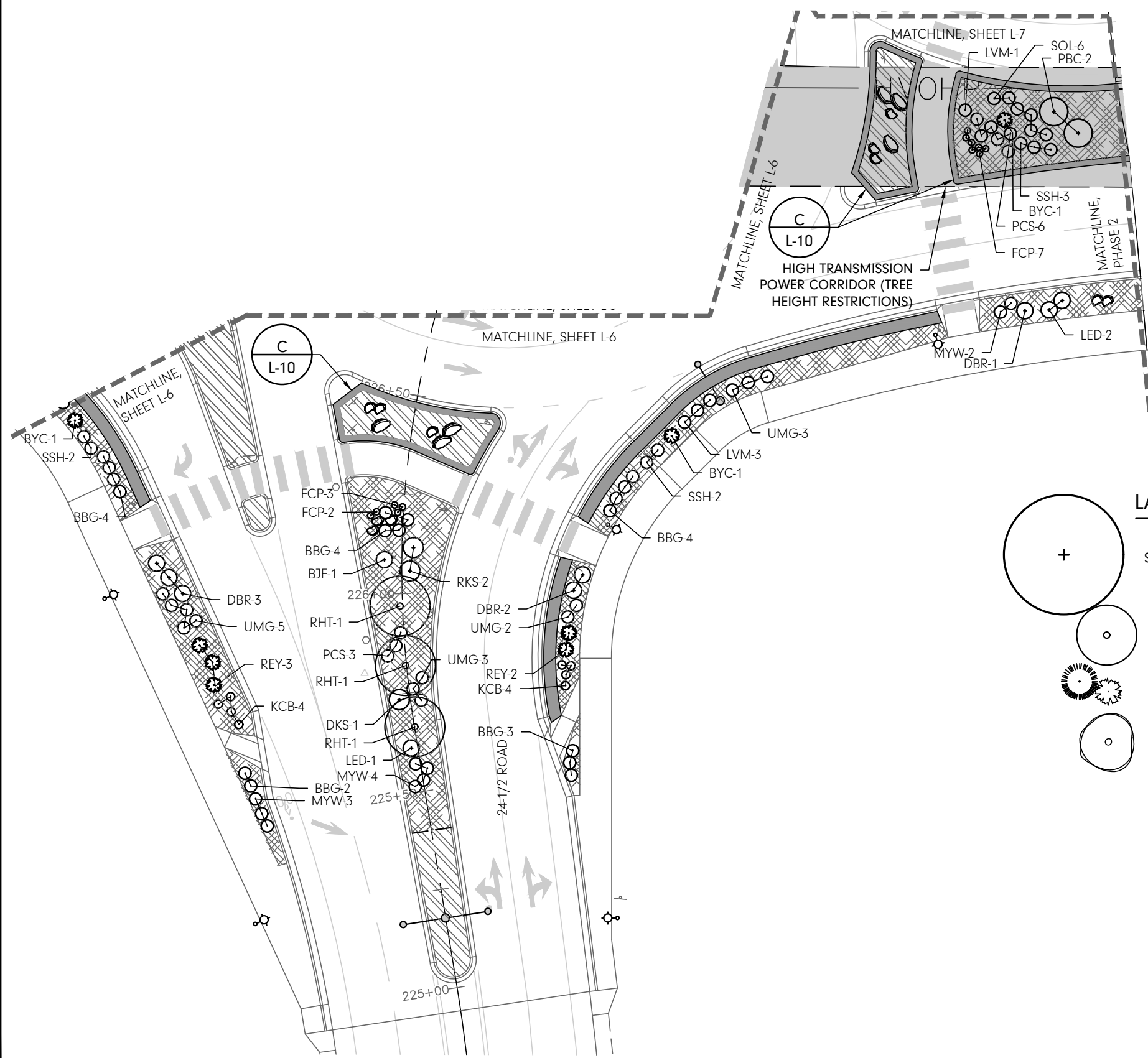


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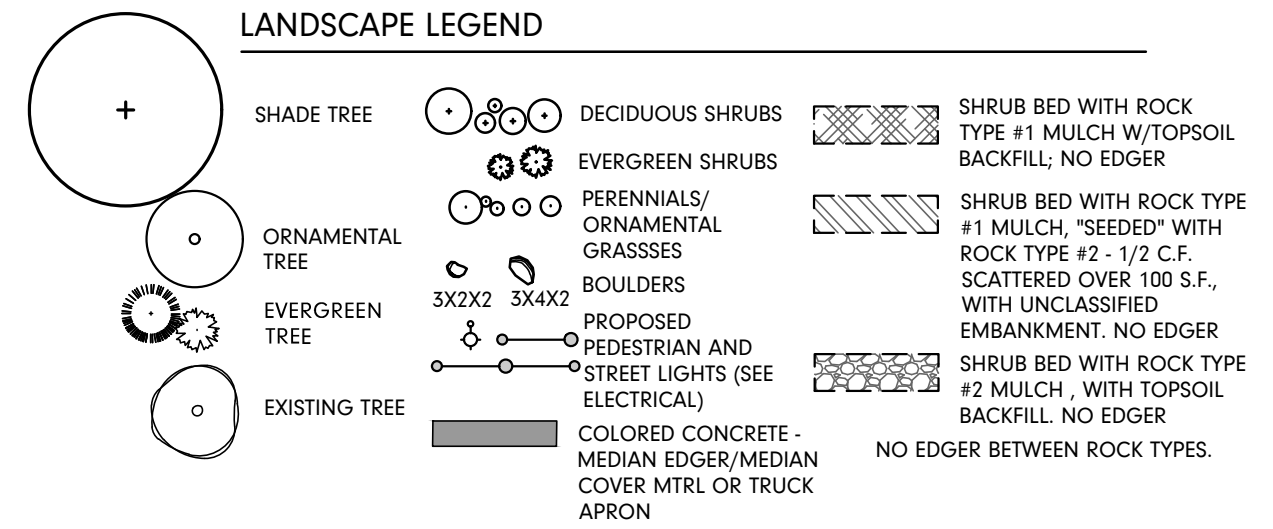
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 LANDSCAPE PLAN-7
 ADDENDUM #2 11-27-23**

L-7

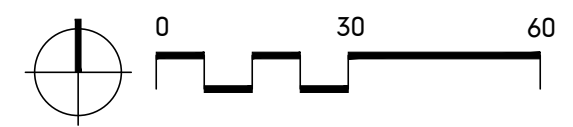
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LANDSCAPE LEGEND



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 3. DIVISION BETWEEN ROCK TYPES NOT INTENDED TO BE EXACT; BLUR LINE SEPARATING ROCK TYPE 1 AND 2.



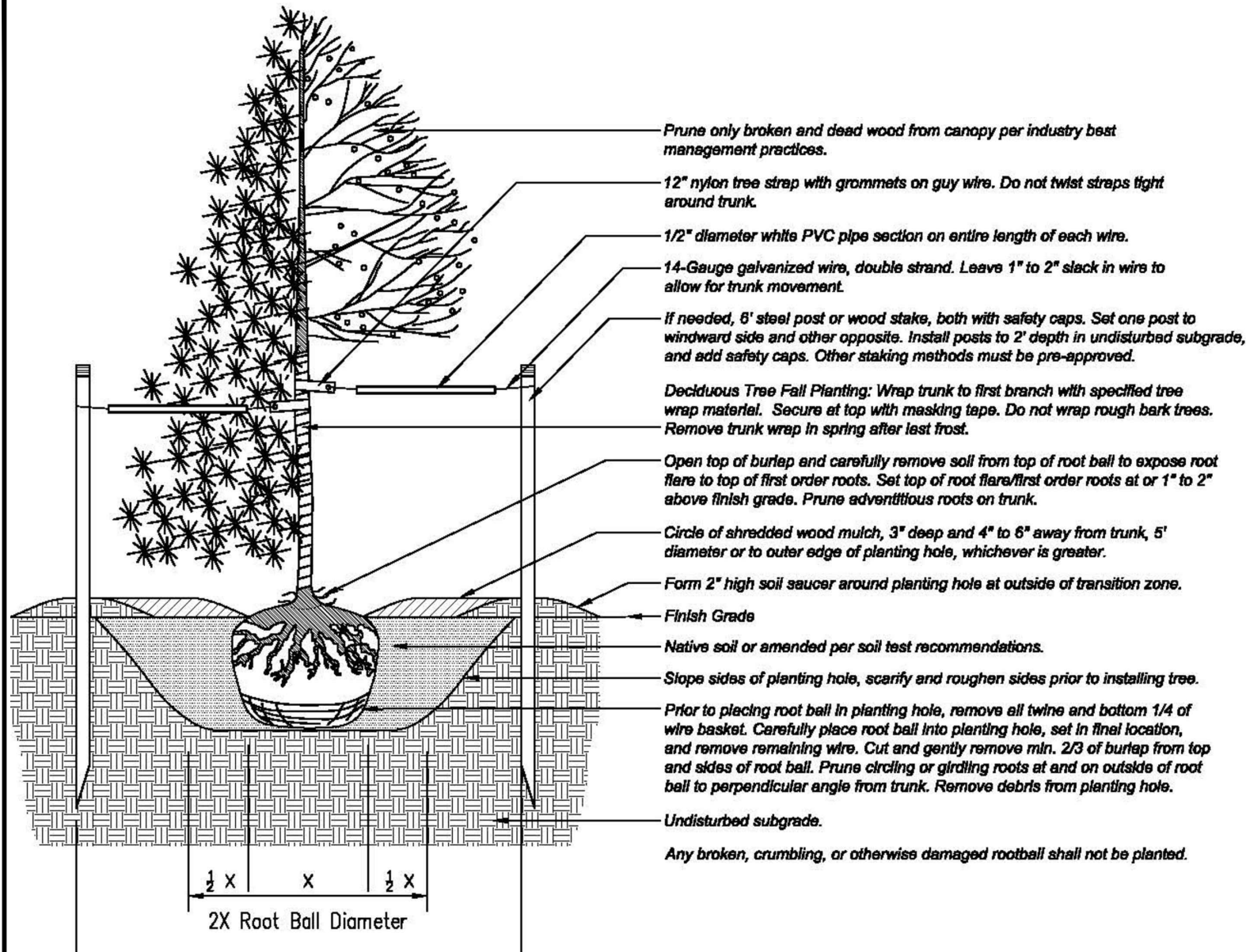
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F 1/2 ROAD PARKWAY, PH 1 LANDSCAPE PLAN-8 ADDENDUM #2 11-27-23

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Prune only broken and dead wood from canopy per industry best management practices.

12" nylon tree strap with grommets on guy wire. Do not twist straps tight around trunk.

1/2" diameter white PVC pipe section on entire length of each wire.

14-Gauge galvanized wire, double strand. Leave 1" to 2" slack in wire to allow for trunk movement.

if needed, 6' steel post or wood stake, both with safety caps. Set one post to windward side and other opposite. Install posts to 2' depth in undisturbed subgrade, and add safety caps. Other staking methods must be pre-approved.

Deciduous Tree Fall Planting: Wrap trunk to first branch with specified tree wrap material. Secure at top with masking tape. Do not wrap rough bark trees. Remove trunk wrap in spring after last frost.

Open top of burlap and carefully remove soil from top of root ball to expose root flare to top of first order roots. Set top of root flare/first order roots at or 1" to 2" above finish grade. Prune adventitious roots on trunk.

Circle of shredded wood mulch, 3" deep and 4" to 6" away from trunk, 5' diameter or to outer edge of planting hole, whichever is greater.

Form 2" high soil saucer around planting hole at outside of transition zone.

Finish Grade

Native soil or amended per soil test recommendations.

Slope sides of planting hole, scarify and roughen sides prior to installing tree.

Prior to placing root ball in planting hole, remove all twine and bottom 1/4 of wire basket. Carefully place root ball into planting hole, set in final location, and remove remaining wire. Cut and gently remove min. 2/3 of burlap from top and sides of root ball. Prune circling or girdling roots at and on outside of root ball to perpendicular angle from trunk. Remove debris from planting hole.

Undisturbed subgrade.

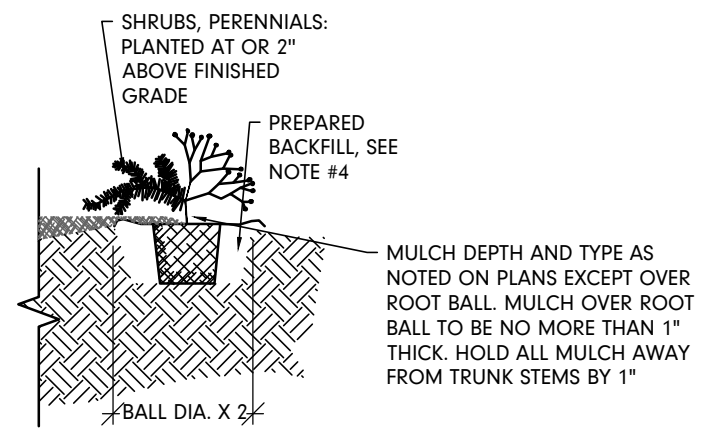
Any broken, crumbling, or otherwise damaged rootball shall not be planted.

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

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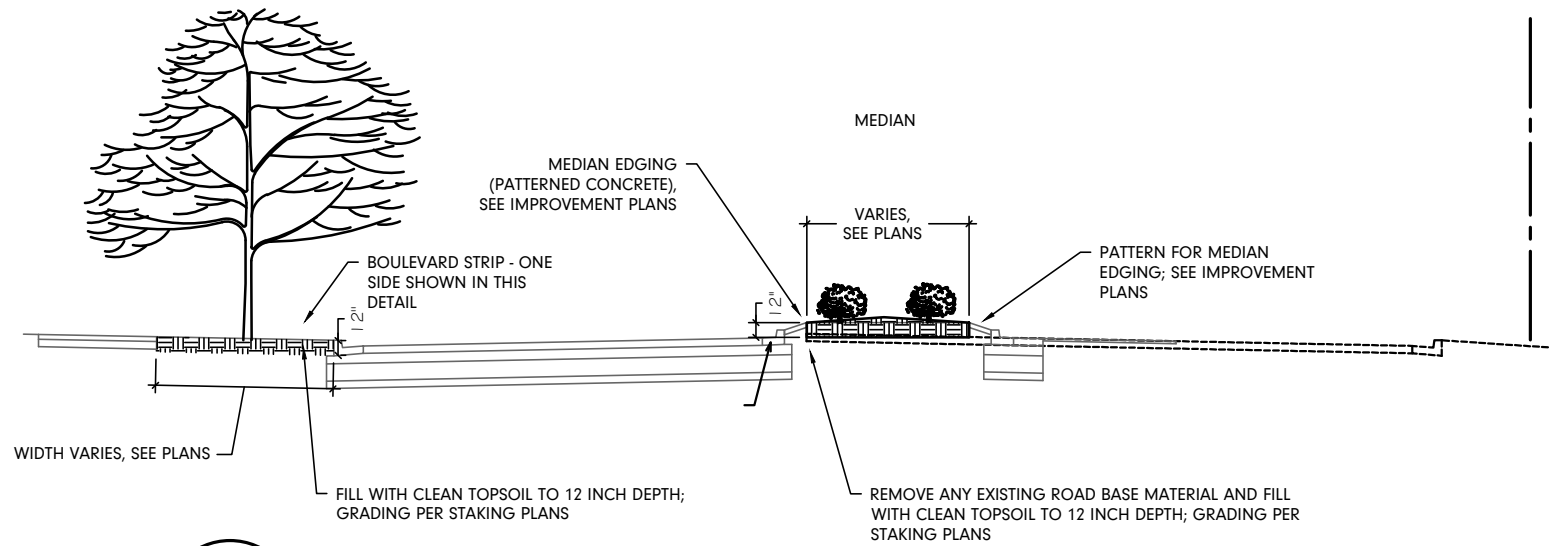


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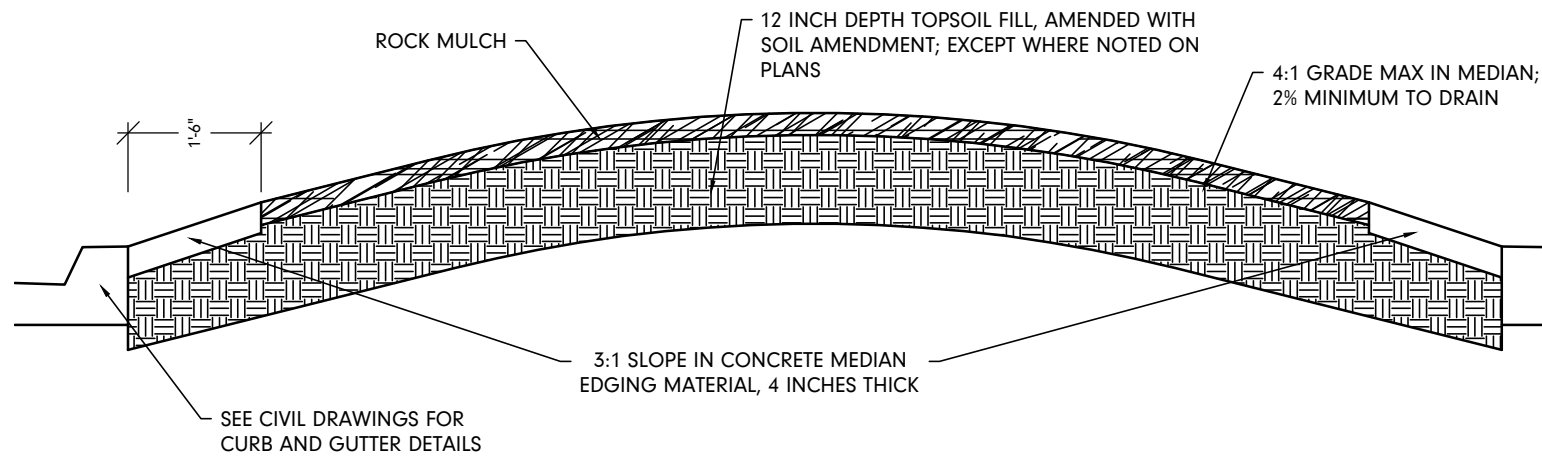
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LANDSCAPE DETAILS-9
ADDENDUM #2 11-27-23**



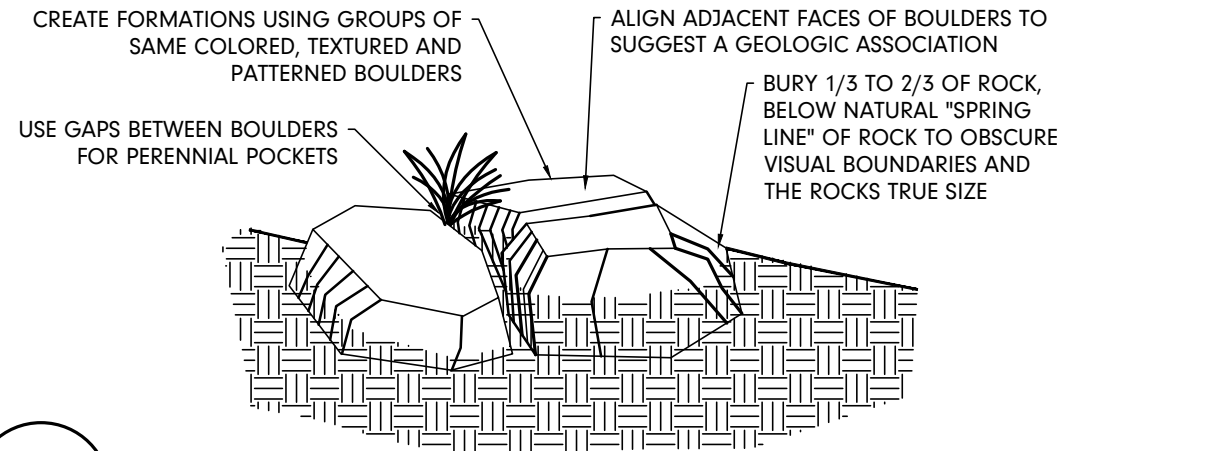
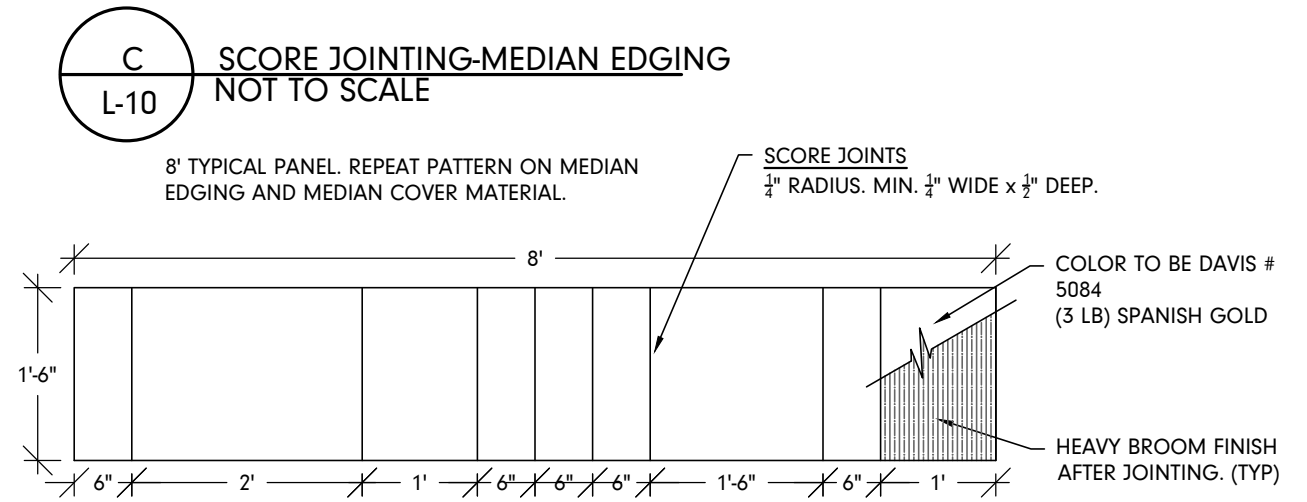
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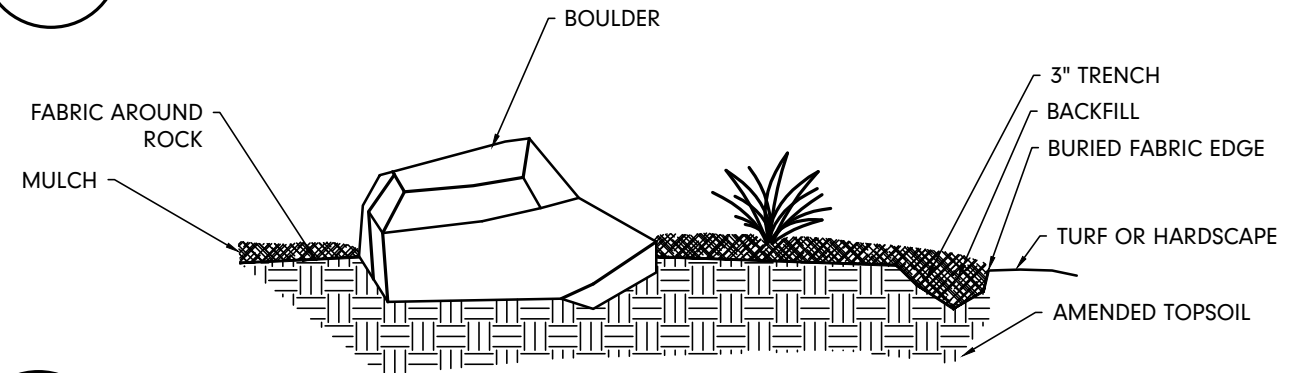
A
L-10
MEDIAN LANDSCAPE SECTION
NOT TO SCALE



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

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F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE DETAILS-10
ADDENDUM #2 11-27-23

L-10



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PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
6	AMM	Amur maackia	Maackia amurensis	2"	20-30'
6	BDW	Desert Willow	Chilopsis linearis 'Bubba'	1-1/2"	15-20'
9	CPS	Chinese Pistache	Pistacia chinensis	1-1/2"	20-30'
3	FRE	Frontier Elm	Ulmus x Frontier	2"	25-35'
12	GVZ	Green Vase Zelkova	Zelkova serrata 'Green Vase'	2"	40-60'
4	HRT	Hardy Rubber Tree	Euccommia ulmoides	2"	30-50'
3	IMC	Indian Magic Crabapple	Malus sp. 'Indian Magic'	1-1/2"	18-23'
7	PTL	Peking Tree Lilac	Syringa pekinensis	1-1/2"	15-20'
6	RHT	Russian Hawthorn	Crataegus ambigua	1-1/2"	18-23'
8	RRC	Royal Raindrops Crabapple	Gymnocladus dioicus	1-1/2"	17-22'
11	SBE	Sensation Box Elder	Acer negundo 'Sensation'	2"	25-40'
15	WKH	Winter King Hawthorn	Crataegus viridis 'Winter King'	1-1/2"	15-20'
2	WSO	White Shield Osage Orange	Maclura pomifera 'White Shield'	2"	30-40'

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Evergreen Trees					
12	AZC	Arizona Cypress	Cupressus arizonica	6'	20-35'
1	CGJ	Cologreen Juniper	Juniperus scopulorum 'Cologreen'	6'	12-15'
3	GGJ	Gray Gleem Juniper	Juniperus scopulorum 'Gray Gleam'	6'	10-15'
8	WBJ	Wichita Juniper	Juniperus sabina "Wichita"	6'	10-15'

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Shrubs					
21	AAS	Autumn Amber Sumac	Rhus trilobata 'Autumn Amber'	5 gal	1-2'
15	APP	Apache Plume	Fallugia paradoxa	5 gal	3-6'
10	BJF	Blue Stem Joint Fir	Ephedra equisetina	5 gal	3-6'
13	CYB	Corymb Buckwheat	Eriogonum corymbosum	5 gal	2-3'
82	DBR	Dwarf Blue Rabbit Brush	Chrysothamnus nauseosus	1 gal	2-5'
17	DKS	Blue Mist Spiraea "Dark Knight"	Caryopteris incana "Dark Knight"	1 gal	3-5'
8	FNB	Fern Bush	Chamaebatiaria millefolium	5 gal	4-7'
30	GLS	Gro-low Sumac	Rhus aromatica 'Gro-Low'	5 gal	1.5-2.5'
64	LED	Leadplant	Amorpha canescens	5 gal	2-3'
33	PBC	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal	1-2'
21	RKS	Rock Spirea	Holodiscus dumosus	5 gal	3-5'
34	SCL	Shadscale	Atriplex confertifolia	5 gal	1-2'
15	WSC	Western Sand Cherry	Prunus besseyi	5 gal	2-5'

Qty	Key	Common Name	Scientific Name	Size	Mature Height
Evergreen Shrubs					
34	BYC	Banana Yucca	Yucca baccata	5 gal	2-4'
57	REY	Red Yucca	Hesperaloe parviflora	5 gal	2-4'

CONCRETE NOTES

- ALL COLORED CONCRETE ON PROJECT SHALL BE DAVIS #6058 (3 LB) "MOCHA", EXCEPT WHERE NOTED.
- DAVIS COLORS CURING/SEALING COMPOUND W-1000 SEALER SHALL BE USED ON ALL COLORED CONCRETE. AFTER FLOATING THE CONCRETE, CONTRACTOR SHALL SCORE THE CONCRETE AS PER DETAIL C ON SHEET L-10.
- EXPANSION JOINTS TO OCCUR AT ALL VERTICAL JOINTS WHERE PAVEMENT ABUTS EXISTING AND PROPOSED FOUNDATIONS, WALLS, CURBS, AND WHERE SHOWN ON DETAILS.
- MAXIMUM SPACING OF EXPANSION JOINTS TO BE 500 FEET.

Perennials/Ground Covers

14	AJS	Autumn Joy Sedum	Sedum spectabile 'Autumn Joy'	1 gal	.5-1.5'
18	BTW	Butterfly Weed	Asclepias tuberosa	1 gal	1-1/2-3'
16	COH	Coronado Orange Hyssop	Agastache aurantiaca	1 gal	2-3'
5	CSK	Curly Leaf Sea Kale	Crambe maritima	1 gal	1-1/2-3'
7	DFO	Desert 4 O'Clock	Mirabilis multiflora	1 gal	1-2'
66	FCP	Firecracker Penstemon	Achillea filipendulina 'Coronation Gold'	1 gal	2-3'
50	KCB	Kannah Creek Buckwheat	Eriogonum umbellatum var. aureum 'Psdowns'	1 gal	0.5-1.5'
6	LFX	Lewis' Flax	Linum perenne 'Lewisii'	1 gal	1-1/2-3'
15	LVM	Munstead Lavender	Lavendula 'Munstead'	1 gal	1-2.5'
33	MYW	Moonshine Yarrow	Achillea millefolium 'Moonshine'	1 gal	1-2.5'
129	PCS	Powis Castle Sage	Artemisia 'Powis Castle'	1 gal	2-2.5'
12	PPM	Poppy Mallow	Callirhoe involucrata	1 gal	0.5-1.5'
20	SFS	Sea Foam Sage	Artemisia versicolor 'Sea Foam'	1 gal	0.5-1'
20	SSH	Sonoran Sunset Hyssop	Agastache cana 'Sonoran Sunset'	1 gal	1.5-3'
10	SUN	Sunset Hyssop	Agastache rupestris	1 gal	1.5-3'

Ornamental Grasses

122	BBG	Blond Ambition Blue Grama Grass	Bouteloua gracilis 'Blond Ambition'	1 gal	2-3'
47	CNG	Cloud Nine Tall Switch Grass	Panicum virgatum 'Cloud Nine'	1 gal	5-8'
30	CSG	Cheyenne Sky Prairie Switch Grass	Panicum virgatum 'Cheyenne Sky'	1 gal	3-5'
24	ING	Indian Grass	Sorghastrum nutans 'Sioux Blue'	1 gal	3-5'
32	IRG	Indian Ricegrass	Oryzopsis hymenoides	1 gal	1-2'
47	SOL	Standing Ovation Little Bluestem	Schizachyrium scoparium 'Standing Ovation'	1 gal	2-4'
49	UMG	Undaunted Ruby Muhly Grass	Muhlenbergia reverchonii 'Undaunted'	1 gal	1.5-2.5'

NOTES:

- PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
- QUANTITIES SHOWN ARE INCLUSIVE OF ALL SHEETS.

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.
- 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.
- 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". ANY 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 BEDS WITH PLANTINGS SHALL BE: ROCK TYPE 1 = 1/2" TAN GRANITE, ROCK TYPE 2 = 2-3 INCH LA SAL PURPLE TO BE USED WHERE SHOWN IN BETWEEN LARGE AREAS OF PLANTINGS. 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.



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PROJECT NO. F2103306

**F 1/2 ROAD PARKWAY, PH 1
LANDSCAPE LIST/NOTES-11
ADDENDUM #2 11-27-23**

L-11