

STUDIO LANDSCAPE ARCHITECTURE 215 PITKIN AVENUE, SUITE 101

GRAND JUNCTION, CO 81501 (970) 730-2398 www.grnboxstudio.com

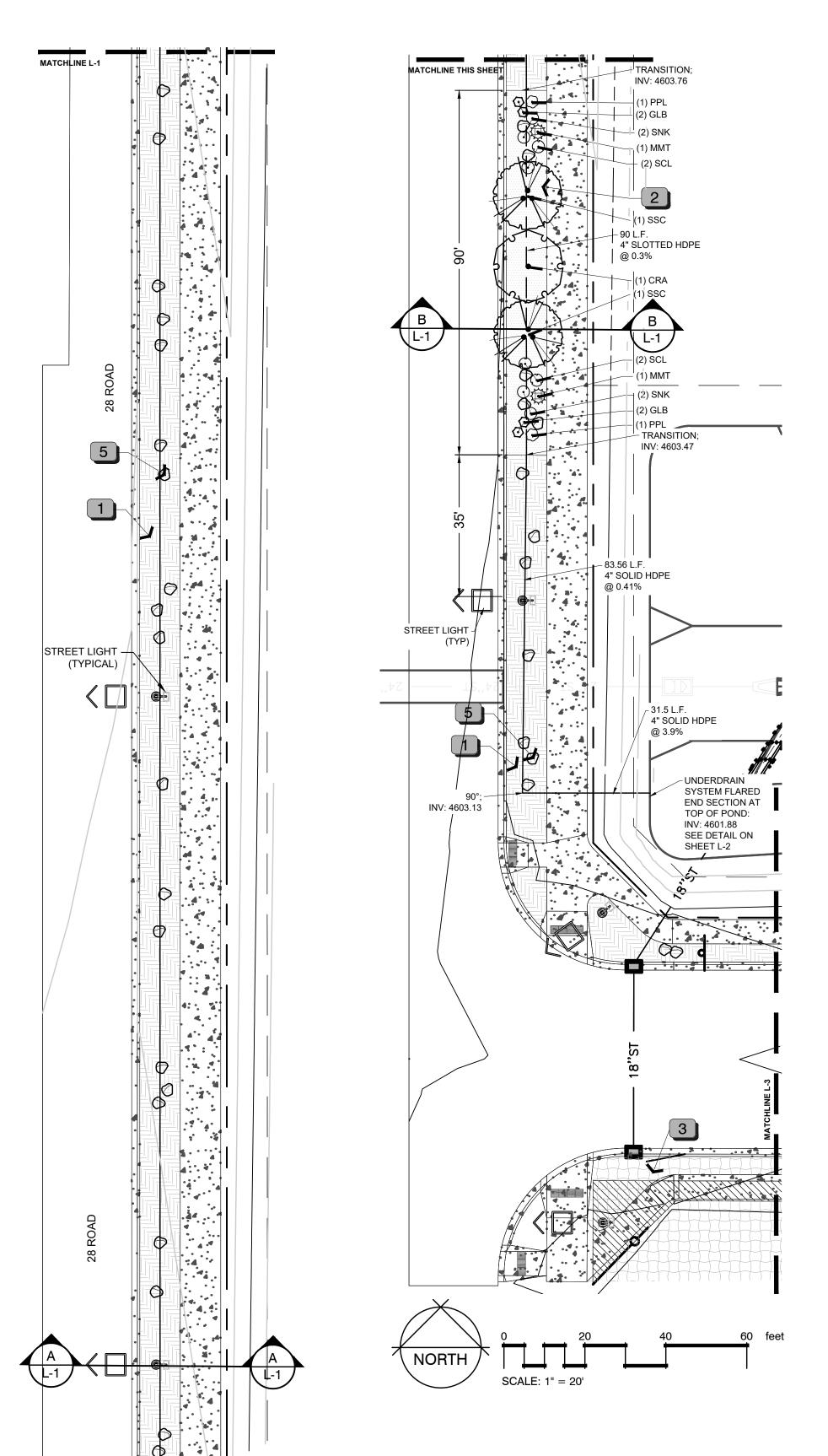


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GRAN GRAND

LANDSCAPE PLAN 28 ROAD

	PROJECT #:						0111-002				
	DATE	E ISS	UED:				2025.05.15				
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	ORIG	INAL	SHE	ET	SIZ	ZE:	22X34				
	REVISIONS	DATE DESCRIPTION									



MATCHLINE THIS SHEET

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CAL	NATIVE STATUS	WATER USE	PREFERRED	REMARKS
DECIDUOL	JS TREES	<u>3</u>						
	CRA	3	Thornless Cockspur Hawthorn Crataegus crus-galli inermis	1-1/2"	Non-Native	Xeric	Preferred	15-20' High
	SSC	6	Spring Snow Crabapple Malus x 'Spring Snow'	1-1/2"	Non-Native	Medium	Preferred	15-20' High
SYMBOL	CODE	<u>QTY</u>	COMMON / BOTANICAL NAME	SIZE	NATIVE STATUS	WATER USE		REMARKS
DECIDUOL	JS SHRUI	<u>BS</u>						
	GSB	26	Gardner Saltbush Atriplex gardneri	5 Gal	Native	Low		0.5-1' High
(• ₅)	SCL	32	Shadscale Atriplex confertifolia	5 Gal	Native	Low		0.5-1' High
$leve{leve}$	SNK	58	Snakeweed Gutierrezia sarothrae	1 Gal	Native	Low		1-1.5' High
EVERGRE	EN SHRU	JBS						
	MMT	50	Mormon Tea Ephedra viridis	5 Gal	Native	Xeric-Low		2-4' High
PERENNIA	LS							
\bigcirc	GLB	81	Gooseberryleaf Globemallow Sphaeralcea grossularifolia	1 Gal	Native	Low		0.5-1.5' High
	PPL	51	Prince's Plume Stanleya pinnata	1 Gal	Native	Low		1-4' High

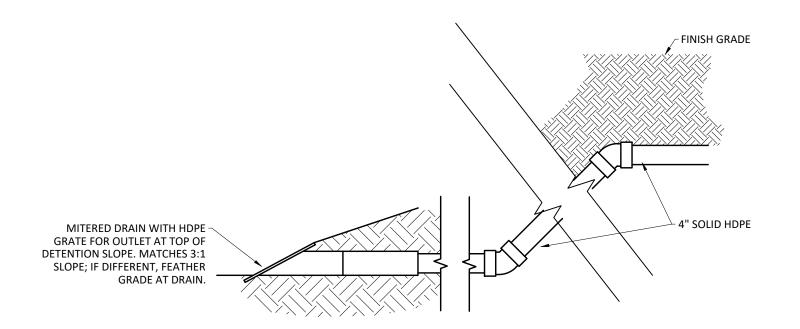
REFERENCE NOTES SCHEDULE

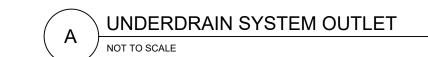
SYMBOL CODE	DESCRIPTION	QTY
	 1-1/2" Tan Granite Rock at 3" Depth over Backfill; No Topsoil See Non-Planted Area Cross Sections: Sheet L-1 (Detail A) for 28 Rd Sheet L-3 (Detail A) for Grand Ave & 28 1/4 Rd 	15,931 sf
2	1-1/2" Tan Granite Rock at 2" depth over Topsoil See Planted Area Cross Sections: - Sheet L-1 (Detail B) for 28 Rd - Sheet L-3 (Detail B) for Grand Ave & 28 1/4 Rd	5,760 sf
3	1-1/2" Tan Granite Rock at 3" Depth over Backfill Only; No Topsoil; No Fabric (See Soil Backfill Notes) South Side of Grave Ave Only	10,555 sf
4	Fult's Alkali Grass - 4.5'x30' Test Area Seed at 4 lbs/acre	270 sf
5	Granite Landscape Boulder (2x2x3)	275

— — 4" Slotted HDPE Underdrain Pipe, to be used under Cross Section with Gravel and Topsoil (planting) areas only. 4" Solid HDPE Underdrain Pipe

LANDSCAPE NOTES

- 1. Contractor shall verify the location and elevation of all existing utilities prior to construction.
- 2. All landscaping and irrigation to conform to current city or county code. 3. Contractor is responsible for acquiring possession of final plans by GreenBox Studio.
- 4. 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. 5. In Non-planted areas, place 3 inch depth of rock/ mulch over backfill (See Soil Backfill Notes).
- 6. In planted areas, place 2 inch depth of rock/ mulch over Topsoil (See Topsoil Notes).
- 7. Contractor shall collect soils samples and run soil testing for the proposed planting areas. Add soil amendments and fertilizer as recommended in the soil testing report.
- 8. Soil amendment is to consist of 50% ground well-aged manure, 50% finely ground and aged wood chips.
- 9. Fabric for separation between gravel and topsoil shall be Mirafi 140N Geotextile Fabric (or equal). Fabric 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.
- 10. Requests for plant substitutions must be made to the Landscape Architect prior to purchase and planting operations. Shrubs and trees are to spaced as scaled from the planting plan. Contractor is to leave plant tags on plants following installation until inspection by Landscape Architect has been completed.
- 11. Install 3" depth of western red cedar bark around the base of each plant installed. Mulch is to be kept clear of crown of installed trees, shrubs, grasses or perennials to avoid holding moisture against base of the plant.
- 12. Salt tolerant grass 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.
- 15. Contractor is to guarantee all plant materials for a period of one year following final acceptance. Contractor is to maintain lawn areas after each area is seeded and continue for 30 days or until final acceptance, whichever is longer.









(970) 730-2398 www.grnboxstudio.com

Prune only broken and dead wood from canopy per industry best - 12" nylon tree strep with grommets on guy wire. Do not twist streps tight -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 Fail 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. 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 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 whire. Cut and gently remove min. 23 of burley from top and sides of root ball. Prune circling or girdling roots at and on outside of root Any broken, crumbling, or otherwise damaged rootball shall not be planted. 1 x x 1 x 3-4 X Root Ball Diameter 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
- 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. When planting is completed, contact forestry@gjcity.org for final inspection.

PARKS AND RECREATION GIGNED BY RD DATE 01/2021 Grand Junction FORESTRY DIVISION PUBLIC R-O-W, PARK, GREENWAY TREE PLANTING DETAIL

LANDSCAPE PLAN 28 ROAD

PROJECT #:

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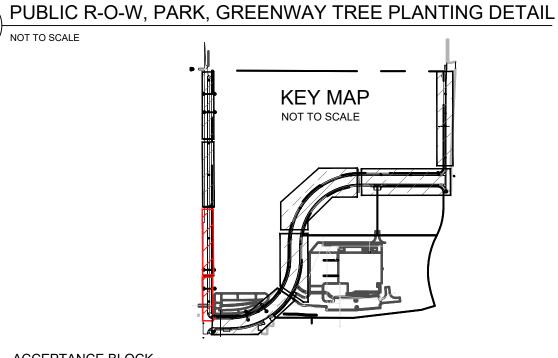
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ACCEPTANCE BLOCK

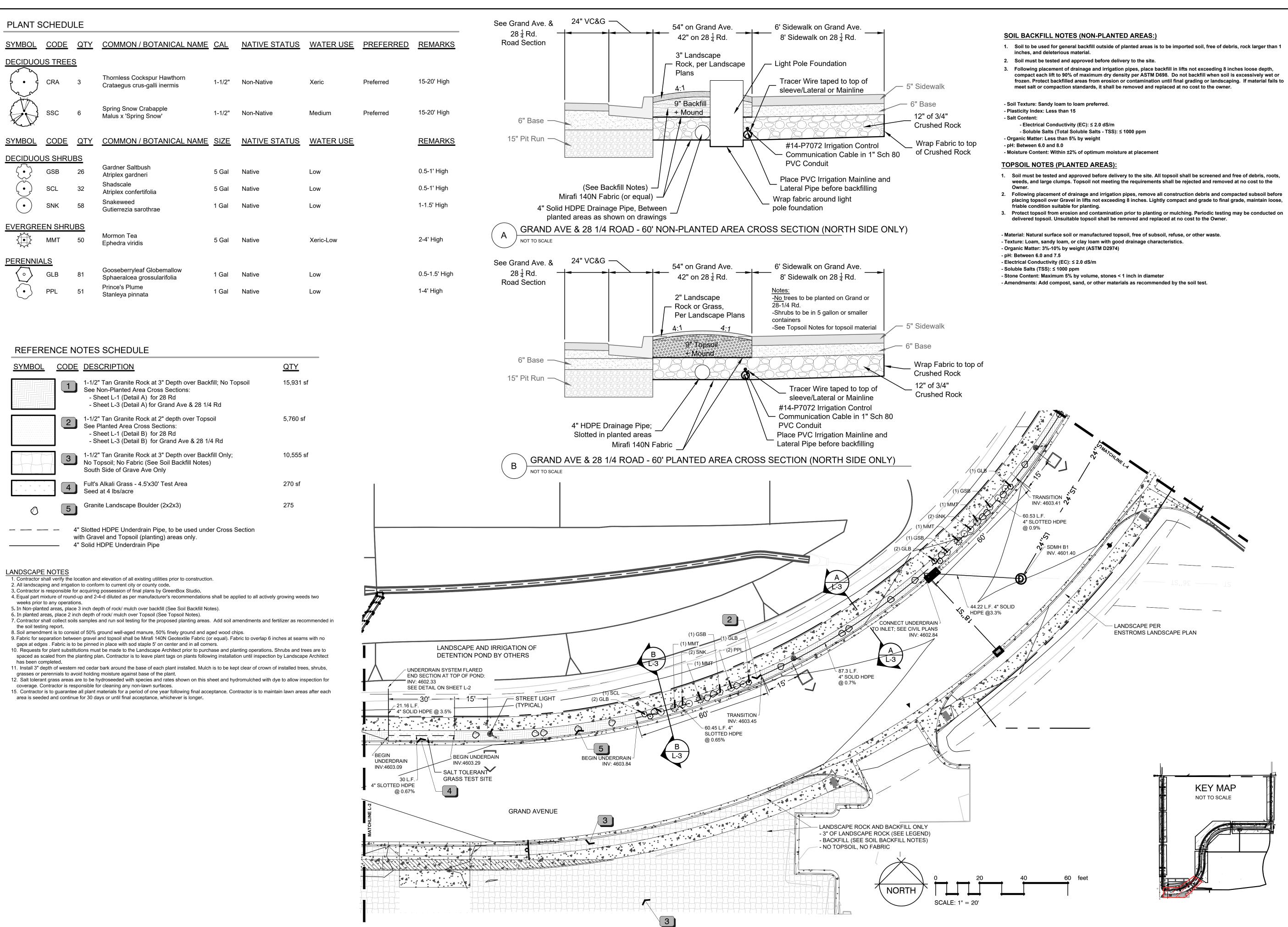
City Planner

NOT TO SCALE

The City of Grand Junction 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.

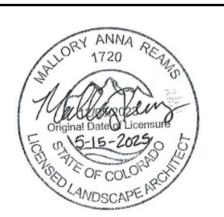
Construction must commence within one year from the date of plan signature.

Date



GreenBox STUDIO

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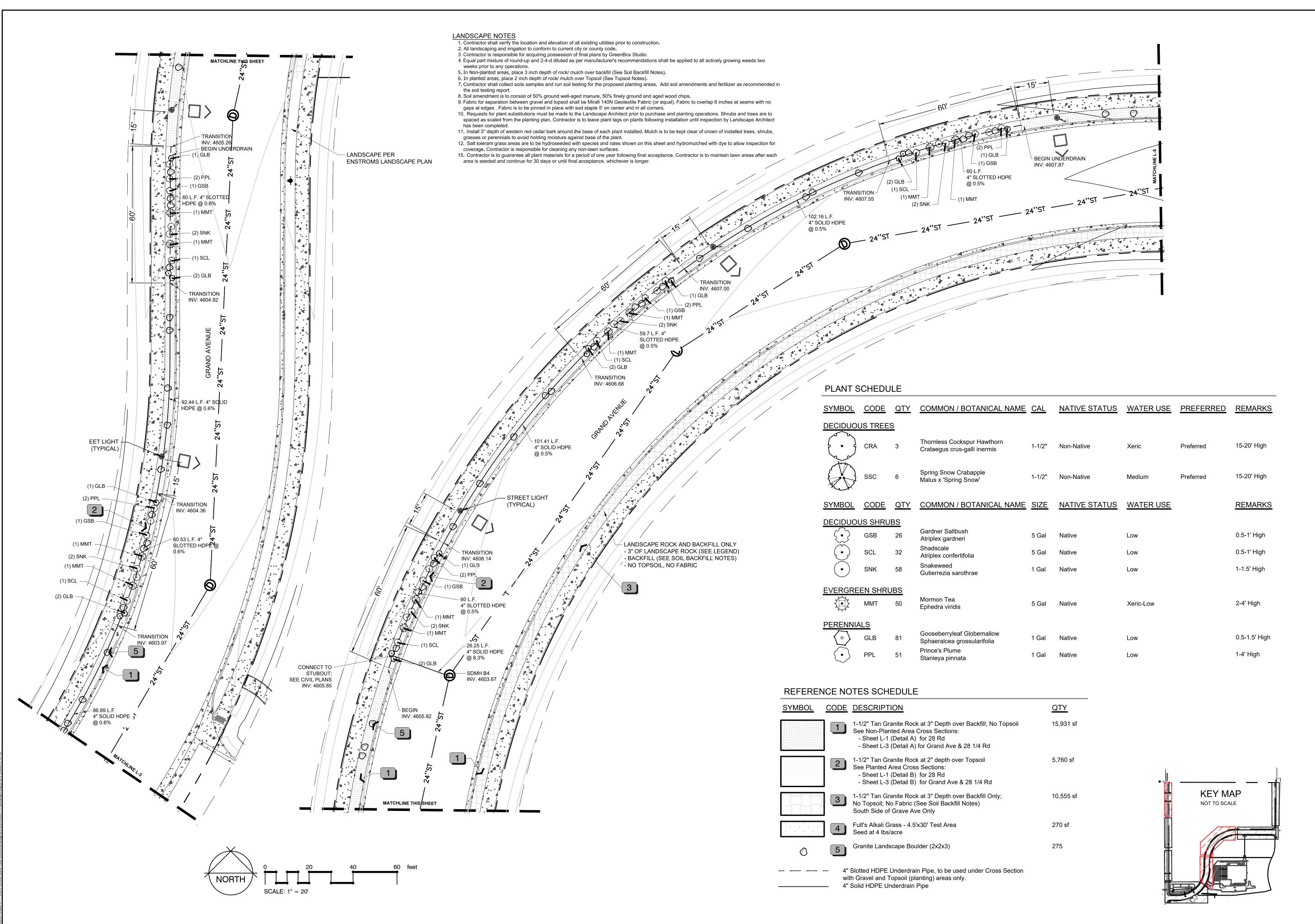


GRAND VIEW COMMONS GRAND JUNCTION, CO

LANDSCAPE PLAN GRAND AVENUE

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VIEW COMMONS

LANDSCAPE PLAN GRAND AVENUE

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