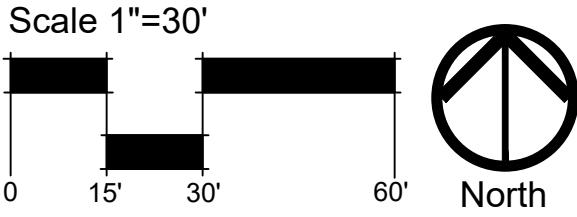


LANDSCAPE SITE PLAN:



UNCOMPAHGRE RIVER

MAYFLY DRIVE

COLORADO YURT (LOT 23)

LOADING DOCKS

ENTRY DRIVE

MAYFLY DRIVE

UNCOMPAHGRE RIVER

LANDSCAPE SITE LEGEND
OVERALL TOTALS:

NOTE:
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC
AND THE SITE LEGEND, THE QUANTITY AS DETERMINED BY THE
PLAN GRAPHIC SHALL TAKE PRECEDENCE.

REFERENCE NOTES SCHEDULE			
	SYMBOL	DESCRIPTION	QTY
	1	1" TAN GRANITE STONE MULCH, TYPICAL THROUGHOUT ALL LANDSCAPE SHRUB BEDS. PLACE 3" DEEP OVER LANDSCAPE FABRIC.	11,873 SF
	2	3/8" MINUS CRUSHED DECOMPOSED TAN GRANITE TO BE USED FOR SOFT-SURFACE TRAILS & PADS. COMPACTED 4" DEEP OVER 4" COMPACTED ABC SUBBASE. SEE DETAIL B, SHEET L-4.	700 SF
	3	COL-MET COMMERCIAL GRADE STEEL EDGER, BROWN POWDERCOAT FINISH. SEE DETAIL C, SHEET L-3. INSTALL PER MFG. RECOMMENDATIONS.	871 LF
	SYMBOL	DESCRIPTION	QTY
	4	LARGE LANDSCAPE BOULDER, 2'X2'X5'. TAN ANGULAR SANDSTONE. BURY 2" INTO GRADE TO LOOK INTEGRAL IN THE LANDSCAPE. SEE DETAIL C, SHEET L-4.	11
	5	MEDIUM LANDSCAPE BOULDER, 2'X2'X3'. TAN ANGULAR SANDSTONE. BURY 2" DEEP INTO GRADE TO LOOK INTEGRAL IN THE LANDSCAPE. SEE THE DETAIL C, SHEET L-4.	12
	6	32-GALLON LITTER/RECYCLE RECEPTACLE. BRONZE POWDER-COAT FINISH, WEATHERED REDWOOD RECYCLED PLASTIC SLATS, SPLIT LID/LINER FOR TRASH & RECYCLING. SEE DETAIL D, SHEET L-4.	1
	7	8 FT. PICNIC TABLE. BRONZE POWDERCOAT FRAME AND WEATHERED REDWOOD RECYCLED PLASTIC SLATS. SEE DETAIL E, SHEET L-4.	2
	8	RIBBON BIKE RACK. SEE DETAL A, SHEET L-4. INGROUND MOUNT. INSTALL PER MFG RECOMMENDATONS.	1
	9	SITE BOLLARD LIGHT. SEE THE LIGHTING PLANS.	8
	10	PARKING LOT LIGHT. SEE THE LIGHTING PLAN.	8

GENERAL NOTES:

- NOTE THAT THESE CONSTRUCTION DRAWINGS REFER ONLY TO LOT 23 AND EXCLUDES THE IMPROVEMENTS WITHIN THE EXISTING DETENTION WATER QUALITY BASIN (WEST LOT).
- THE PROPERTY DIRECTLY WEST OF THE COLORADO YURT BUILDING SHALL BE A PHASE 2 CONSTRUCTION PROJECT AND IS NOT INCLUDED IN THIS CONTRACT. HOWEVER, ANY DISTURBED OR GRADED AREA REQUIRE SEEDING WITH THE SPECIFIED NATIVE SEED MIX AND SHALL BE WATERED TO GET ESTABLISHED.

CITY OF MONTROSE
LANDSCAPE REQUIREMENTS:

93,282 SF LOT SIZE
-30,065 SF BLDG.
63,217 SF
X .08 ZONE DISTRICT
5,057 SF REQUIRED LOT LANDSCAPE

5,057 SF DIVIDED BY 800 = 7 TREES
REQUIRED

THE SITE IS SET BACK BEHIND ANOTHER
STREET FRONTAGE LOT. THEREFORE, THERE
IS NO STREET FRONTAGE REQUIRED
LANDSCAPE.

COLORADO OUTDOORS LANDSCAPE REQUIREMENTS:

- A MINIMUM OF 6 FT. LANDSCAPING IS REQUIRED DIRECTLY ADJACENT TO THE BUILDING FACE (EXCLUSIVE OF 2 FT. PARKING STALL OVERHANG), EXCEPT AT LOADING AREAS.
- PARKING ISLAND SIZE = (1) TREE AND (6) SHRUBS REQUIRED PER STANDARD PARKING ISLAND. LARGER PARKING ISLAND REQUIRE ADDITIONAL SHRUBS = 1/25 SF. TRIM TREES UP IN PARKING ISLANDS TO A MINIMUM OF 7 FT. ABOVE FINISH GRADE.
- SHRUB BED VEGETATIVE COVER = 50% MINIMUM.
- SCREEN LOADING DOCK AREAS AND UTILITY BOXES WITH PLANT MATERIAL

NO. OF SITE TREES REQUIRED = 1/800 SF = 7 TREES

THE SITE HAS NO STREET FRONTAGE SO NO STREET
FRONTAGE TREES ARE REQUIRED = 0 TREES

1 TREE IN EVERY PARKING ISLAND = 10 TREES REQ.

TOTAL TREES REQUIRED = 17 TREES
NO. OF TREES PROVIDED = 26 TREES TOTAL

LANDSCAPE AREAS REQUIRE 80% COVERAGE OF PLANT
MATERIAL IN LANDSCAPE AREAS= 14,236 SF TOTAL
LANDSCAPE AREA X .8 = 11,389 SF REQUIRED
LANDSCAPING.

50% COVERAGE LIVE PLANT MATERIAL IN
SHRUB BEDS =
176 TOTAL 5-GALLON SHRUBS
86 TOTAL 1-GALLON ORNAMENTAL GRASS

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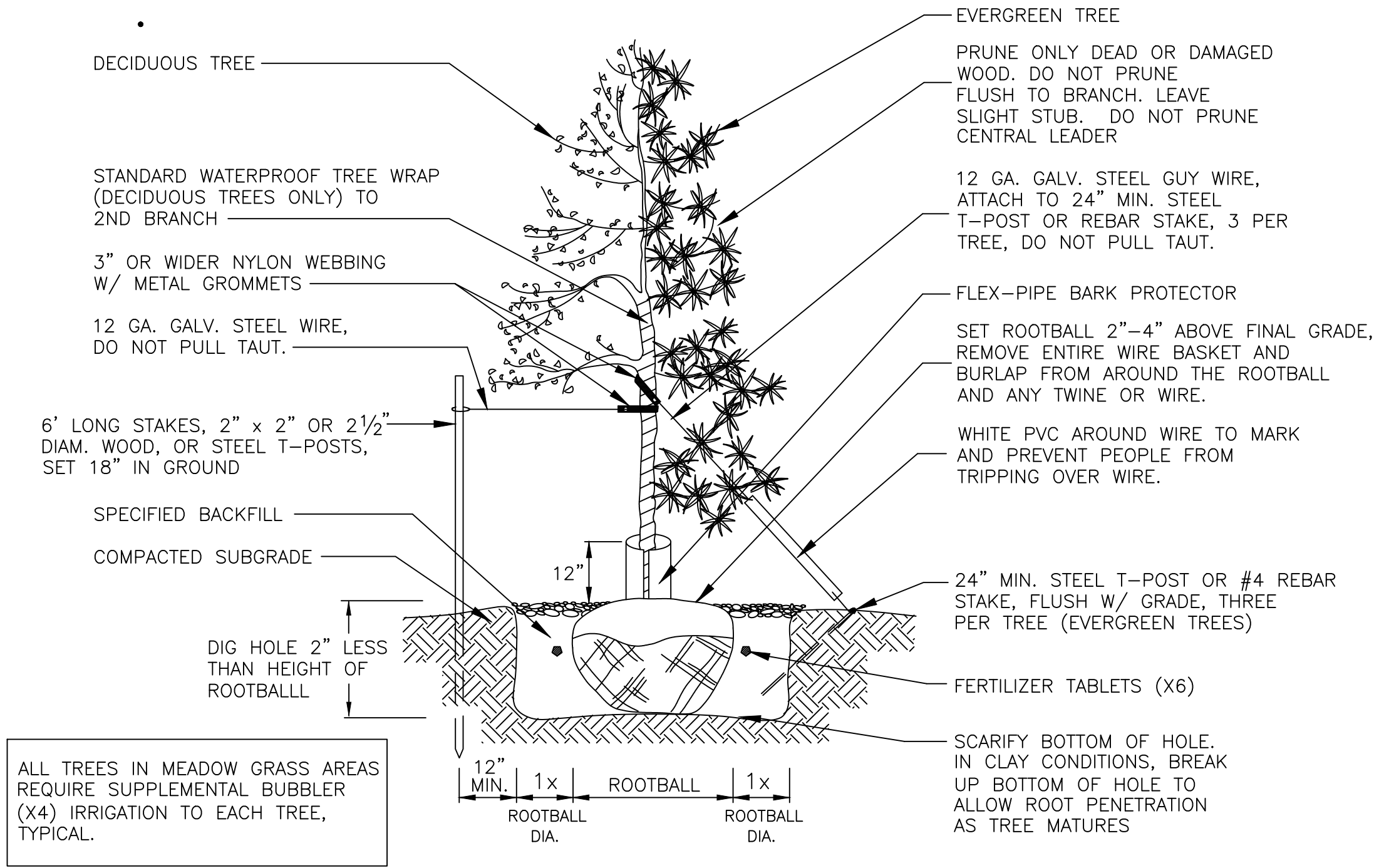
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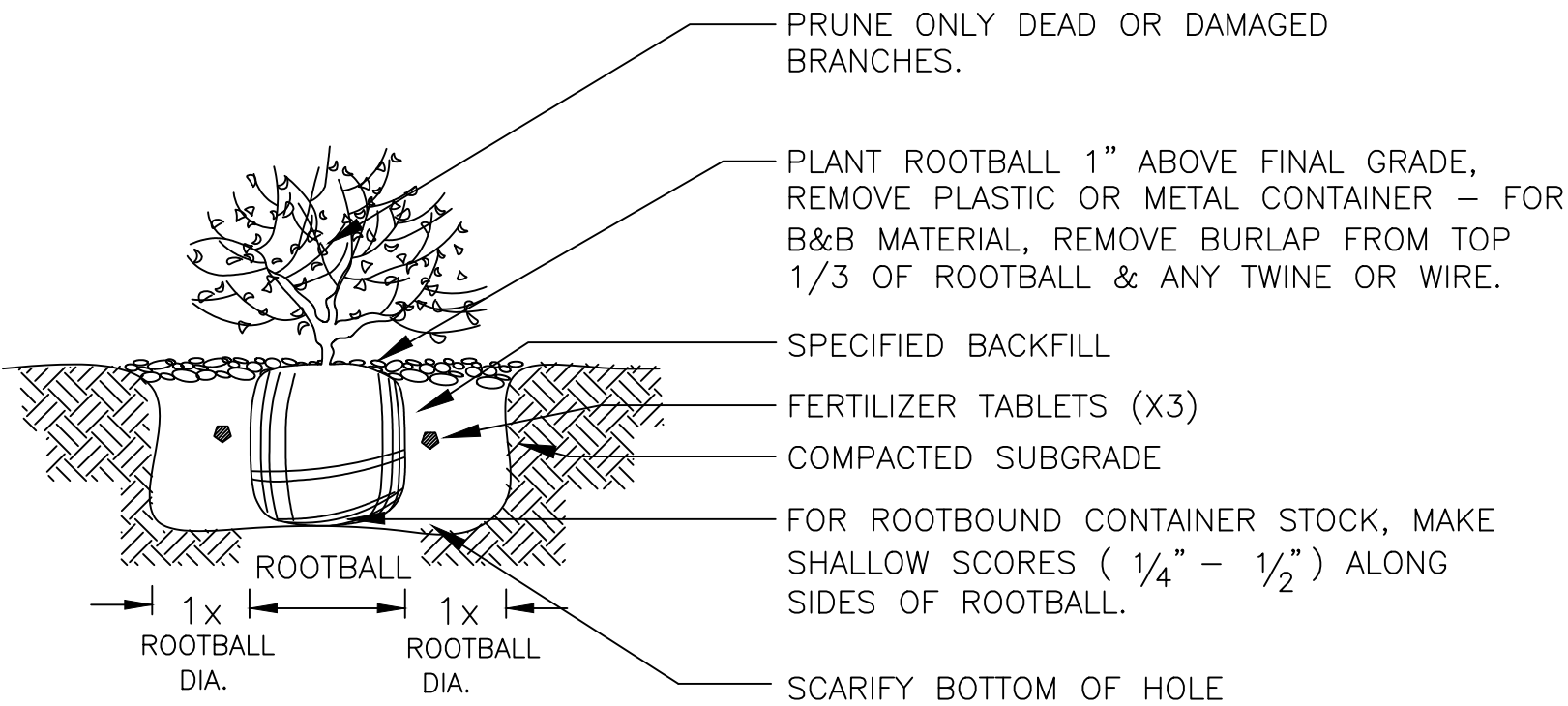
LANDSCAPE
SITE PLAN

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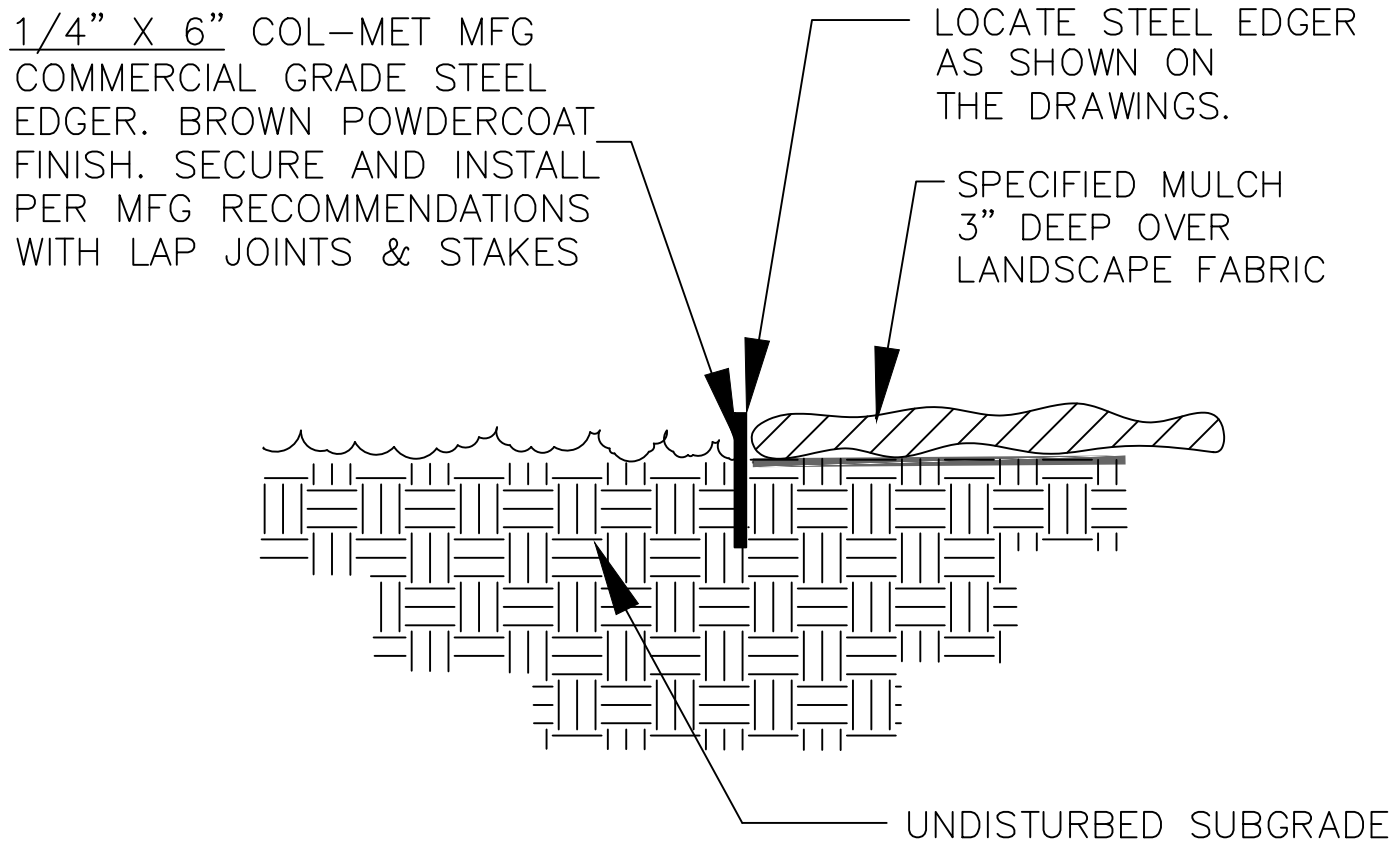
L-1



A
L3
TREE PLANTING SECTION
NOT TO SCALE



B
L3
SHRUB PLANTING SECTION
NOT TO SCALE



C
L3
LANDSCAPE EDGER
NOT TO SCALE

GRADING & SOIL PREP:

1. PRIOR TO COMMENCING GRADING WORK, LOCATE AND MARK ALL UNDERGROUND UTILITIES
2. A PRE-CONSTRUCTION MEETING WITH THE GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, AND LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO COMMENCEMENT TO DISCUSS DESIGN INTENT AND PROJECT APPROACH.
3. FENCE EXISTING TREES TO REMAIN FOR PROTECTION AROUND DRIP-LINE / ROOTZONE OF EACH TREE – REQUIRED.
4. FOR GRADED AREAS, TOPDRESS LANDSCAPE AREAS WITH EXISTING STOCKPILED TOPSOIL FOLLOWING GRADING APPROVAL, 8" DEEP.
5. SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL IN 4 CY/1,000 SF OF SOIL CONDITIONER. SLOPE SURFACES SHOULD BE ROUGHENED TO PROVIDE SEED POCKETS FOR INCREASED GERMINATION.
6. FOR GRADED AREAS, FINE GRADE PRIOR TO SEEDING.
7. SEE THE SEEDING NOTES. SEED PRIOR TO HYDROMULCHING. ADD "PROGANICS BIOTIC SOIL MEDIA" SOIL AMENDMENT INTO THE HYDRO-MULCH SLURRY AT THE RATE OF 4,500LBS/ACRE PER THE MFG RECOMMENDATIONS – REQUIRED.

SEEDING NOTES:

1. SEED AFTER ALL FINAL GRADING AND SOIL PREPARATION IS COMPLETE.
2. SEE THE SEED MIXES FOR SEED TYPE AND APPLICATION RATE. SEED SHALL BE APPLIED BY MEANS OF A DROP SEEDER OR CYCLONE SEEDER. DIVIDE THE SEED IN TWO EQUAL PARTS AND SOW HALF OF THE SEED BY CROSSING THE AREA NORTH TO SOUTH AND THE OTHER HALF BY CROSSING EAST TO WEST AT DOUBLE THE RATE REQUIRED FOR DRILL SEEDING. SEED SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2". CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.
3. FOR SLOPES 3:1 OR GREATER, SEEDED AREAS SHALL BE MULCHED WITH WOOD HYDRO-MULCH. FOR SLOPES 3:1 OR GENTLER, SEEDED AREAS REQUIRE A 100% BIODEGRADABLE EROSION CONTROL BLANKET OVER SEEDED AREAS. INSTALL EROSION CONTROL BLANKET PER THE MFG. RECOMMENDATIONS IN THE PROPER DIRECTION WITH RECOMMENDED OVERLAPS AND STAKES.
4. DO NOT SEED DURING WINDY CONDITIONS. ANY AREAS DISTURBED AFTER SEEDING OPERATIONS SHALL BE RESEEDED AT CONTRACTOR'S EXPENSE.
5. PROTECT ALL SEEDED AREAS FROM DAMAGE UNTIL GRASS AREAS ARE ESTABLISHED.
6. RE-SEED BARE AREAS AS NEEDED THROUGHOUT THE GROWING SEASON UNTIL AREA IS 95% ESTABLISHED.

SEED MIX:

DROUGHT-TOLERANT LOW-GROW GRASS SEED MIX		
SPECIES	RATE (PLS lbs/ac)	
'Egan' American sloughgrass <i>Beckmannia syzigachne</i>	3.0	
Sand Dropseed <i>Sporobolus cryptandrus</i>	1.0	
'Salado' Alkali sacaton <i>Sporobolus airoides</i>	2.0	
'Paloma' Indian Ricegrass <i>Oryzopsis hymenoides</i>	3.0	
'Cheyenne' Indiangrass <i>Sorghastrum nutans</i>	3.0	
'Pastura' Little Bluestem <i>Schizachyrium scoparium</i>	4.0	
'Viva' Galleta grass <i>Hilaria jamesii</i>	4.0	
TOTAL	100%	20.0 PLS lbs/ac

LANDSCAPE NOTES:


1. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE WITH DOMESTIC WATER. THE NATIVE GRASS AREA REQUIRES A ROW OF POP-UP ROTATOR HEADS ALONG THE BACK SIDE OF THE PARKING LOT TO SPRAY OUT OVER THE NEW GRADED/SEEDED AREA TO GET THE NEW NATIVE GRASS AND FUTURE NATIVE TREES WELL ESTABLISHED. SHRUB BED AREAS REQUIRE LOW VOLUME DRIP IRRIGATION TO EACH PLANT. A BACKFLOW PREVENTION DEVICE AND AUTOMATIC IRRIGATION CONTROLLER ARE REQUIRED. THE IRRIGATION PLANS WILL BE PROVIDED BY OTHERS.
2. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN ALL AREAS TO BE LANDSCAPED. NO TOPSOIL SHALL BE REMOVED FROM THE SITE. ALL TOPSOIL SHALL BE RELOCATED TO LANDSCAPE AREAS.
3. WHEN INSTALLING TREES AND SHRUBS, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL AMENDMENTS (CLASS 1 COMPOST) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS INDOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES & SHRUBS.
4. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL STONE MULCH SHRUB BEDS SHALL BE INSTALLED WITH WEED BARRIER FABRIC AND TOPDRESSED WITH A MINIMUM OF FOUR INCHES OF SPECIFIED MULCH. PLACE BARK MULCH 2" DEEP AROUND THE BASE OF EACH TREES AND SHRUB. 3 FT. DIAMETER AROUND EACH TREE, 18" DIAMETER AROUND EACH SHRUB.
6. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. A 10 FT. CLEARANCE IS REQUIRED BETWEEN ANY UTILITY LINE AND PLANTED TREE. DO NOT PLANT ANY SHRUBS DIRECTLY OVER BURIED UTILITY LINES,
7. STONE MULCH SHRUB BEDS SHALL HAVE "DEWITT PRO 5" WEED BARRIER FABRIC OR APPROVED EQUAL INSTALLED UNDER MULCH UNLESS NOTED OTHERWISE – OVERLAP SEAMS MIN. 4" AND ATTACH FABRIC IN PLACE WITH 8" LONG STAPLES AT MAX. 4' O.C.
8. WHEN PLANTING TREES OR SHRUBS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20-10-5. 6 TABLETS PER TREE, 3 PER SHRUB, & 1 PER PERENNIAL.
9. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED DURING THE ONE-YEAR GUARANTEE PERIOD. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START-UP DURING ONE-YEAR WARRANTY PERIOD.
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE LANDSCAPE PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION.

12. LANDSCAPE MAINTENANCE:

- A. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
- B. ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTION. TO PREVENT WEED GROWTH, EROSION, AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH STONE MULCH OVER LANDSCAPE FABRIC TO PROVIDE A CLEAN, UNIFORM APPEARANCE.

REVISIONS	BY

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Landscape Architect

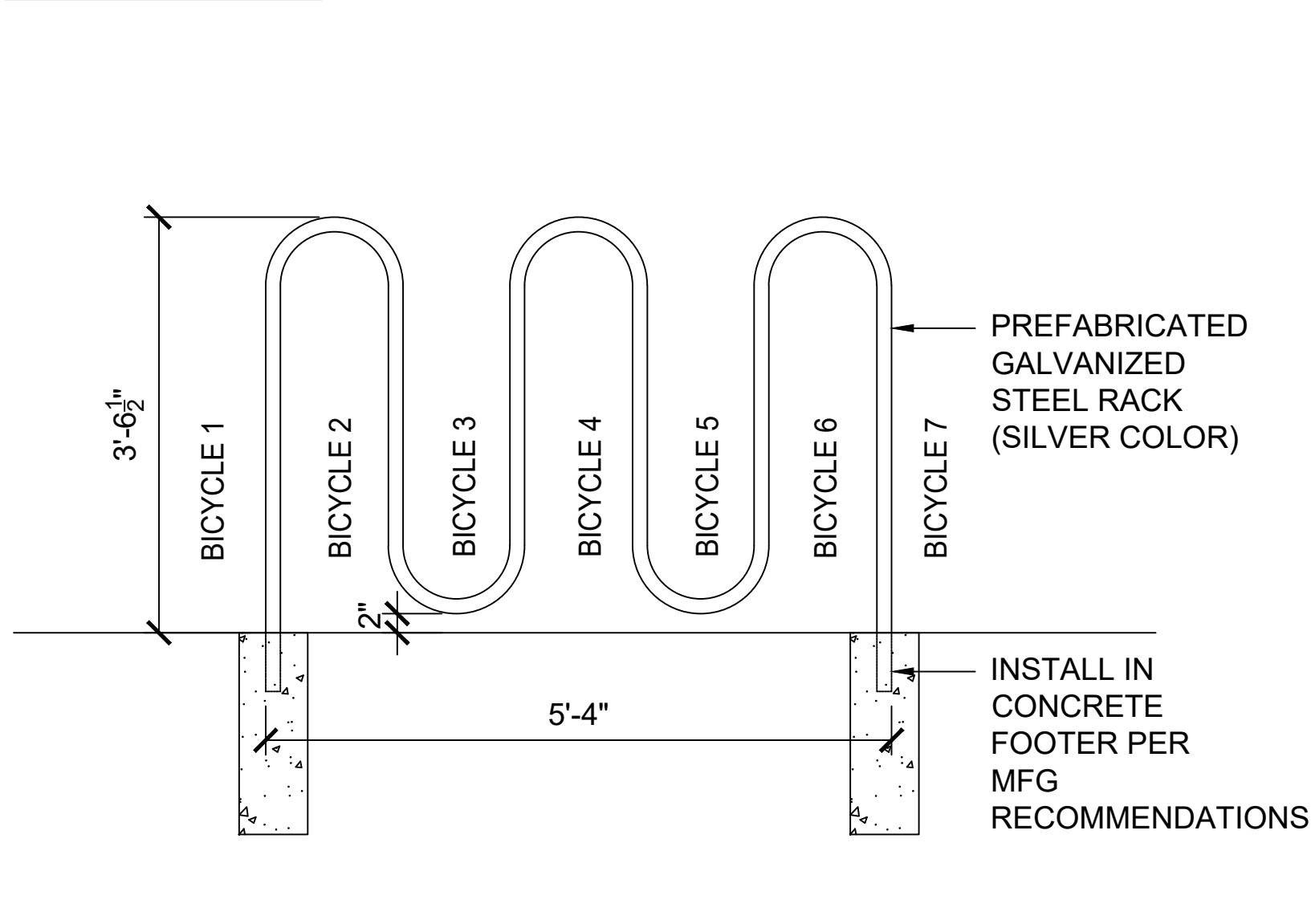


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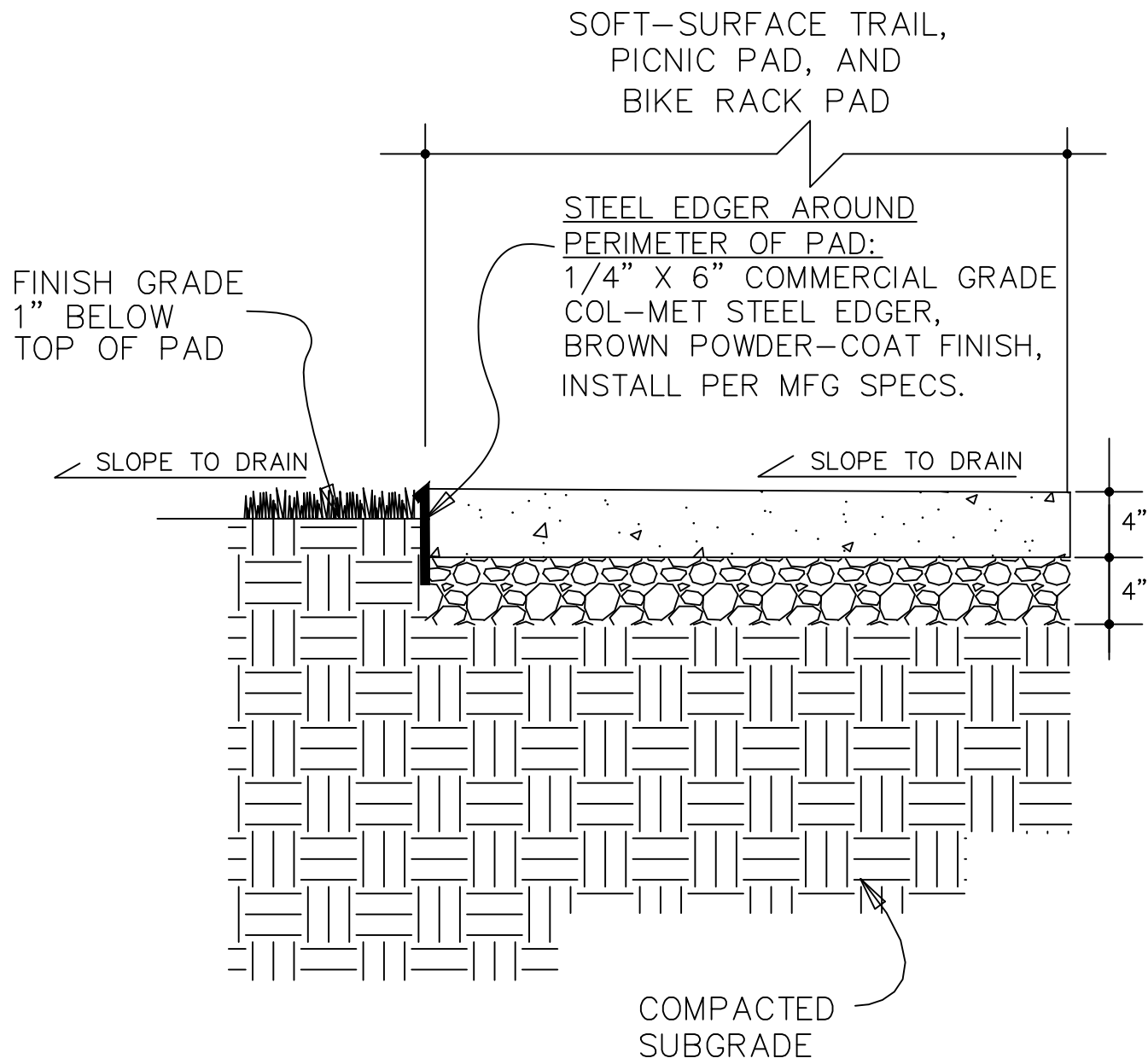
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SHEET No. L-3

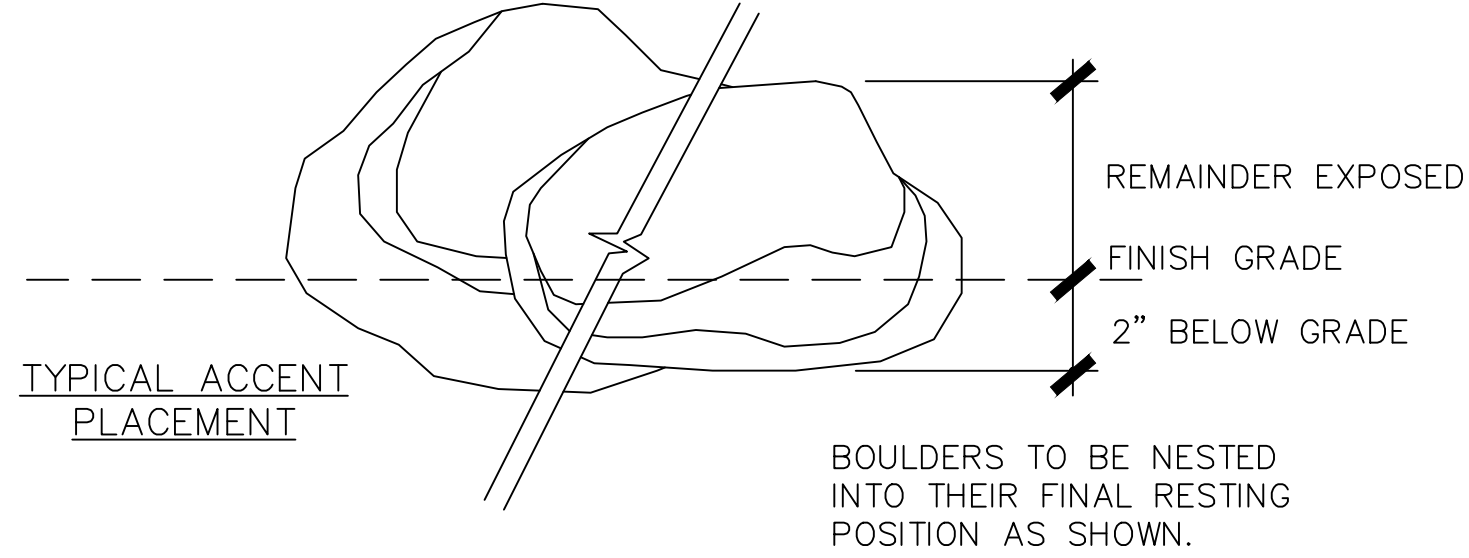
SITE DETAILS:



A RIBBON BICYCLE RACK
L4 NOT TO SCALE

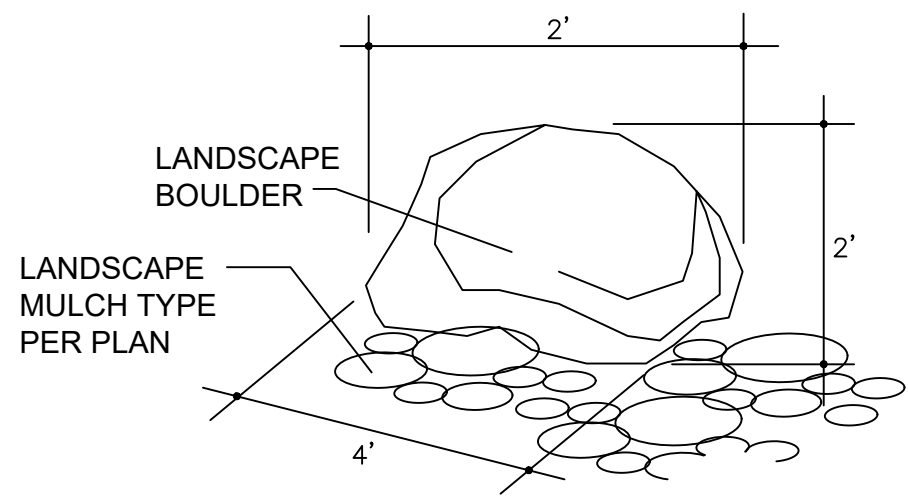


B SOFT-SURFACE PICNIC PAD & BIKE RACK PAD
L4 NOT TO SCALE



PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS PLACED IN THE GROUND WITH 2" OF IT'S MASS NESTED BELOW GRADE AND THE REMAINDER OF ITS MASS ABOVE FINISHED GRADE.

2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID UNNATURAL SCARRING OF THE EXPOSED SURFACE.



APPROXIMATE SIZE:
LARGE= 2'T X 2'W X 5'L
MEDIUM=2'T X 2'W X 3'L

LANDSCAPE BOULDER SUPPLY:
NATIVE SANDSTONE.
RECTALINEAR SHAPE,
BROWN/TAN COLOR.
BOULDERS TO BE APPROVED
BY LANDSCAPE ARCHITECT

C LANDSCAPE BOULDER
L4 NOT TO SCALE

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GALLON
32

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WALDEN PARK PICNIC TABLE

WALDEN PARK PICNIC TABLE

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WDTF5

LENGTH (FT)
8 ft

BOARD SIZE
3x4

MATERIAL (SELECT OPTION)
RECYCLED PLASTIC WEATHERED REDWOOD

METAL FINISH
Powder Coated e-Steele™

COLOR * BRONZE

E PICNIC TABLE
L4 NOT TO SCALE

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