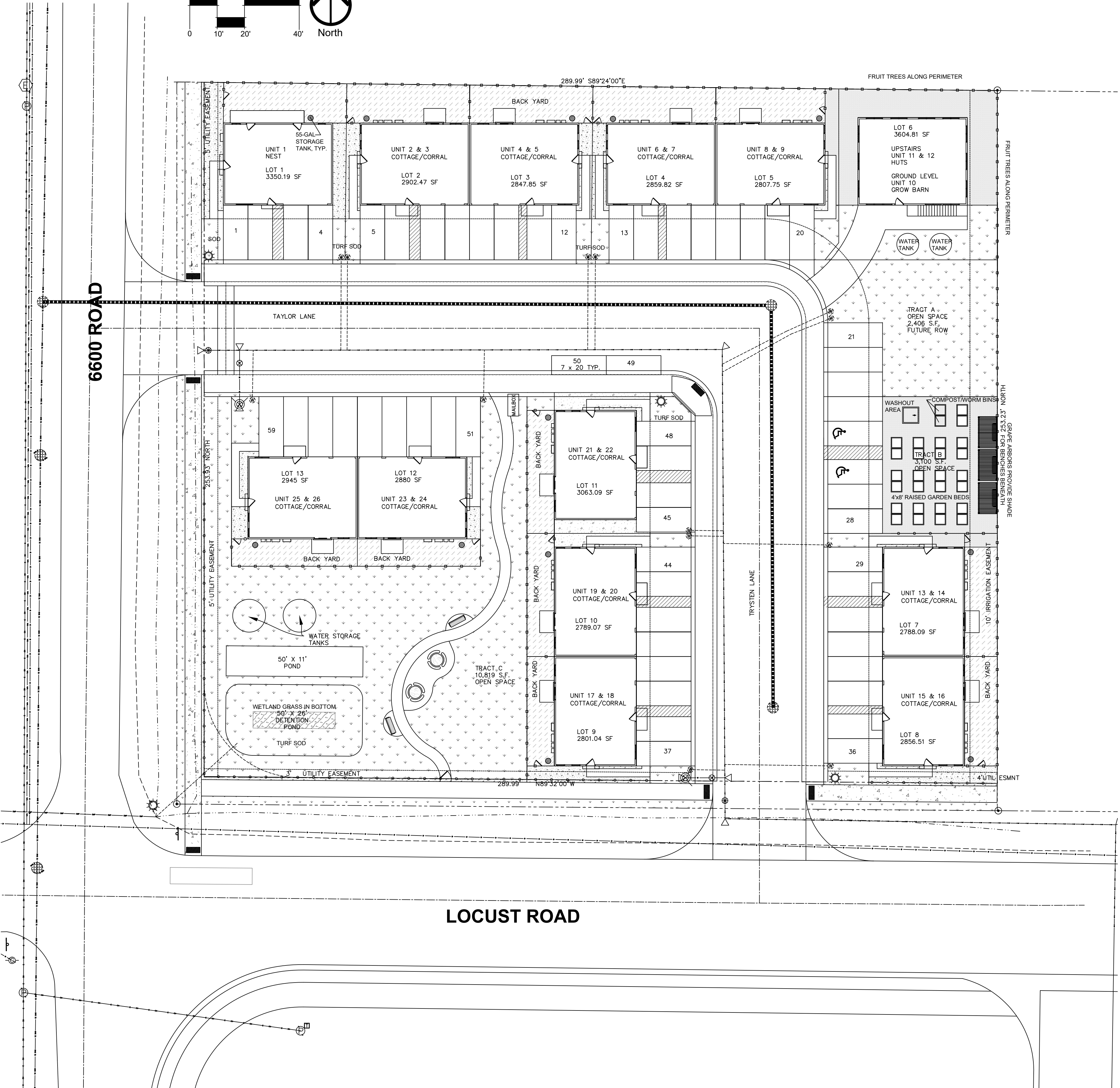
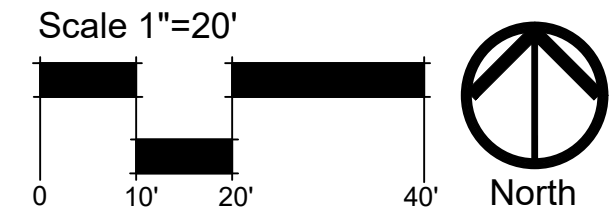


SITE LANDSCAPE PLAN:



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1 2"-4" WASHED ROUND COBBLE 3" DEEP OVER LANDSCAPE FABRIC TO MATCH EXISTING DEVELOPMENT.
	2 3/8" MINUS DECOMPOSED GRANITE, TAN COLOR, 3" DEEP COMPACTED AND INCLUDE LANDSCAPE FABRIC.
	3 BARK MULCH THROUGHOUT BACK YARDS, 3" DEEP. NO LANDSCAPE FABRIC.
	4 STEEL LANDSCAPE EDGER - COLMET MFG., COMMERCIAL GRADE, BROWN COLOR. INSTALL MFG STAKES PER MFG RECOMMENDATIONS.
	5 6 FT. HIGH TAN VINYL SCREEN FENCE. FENCE CONTRACTOR TO INSTALL IN CONCRETE FOOTINGS PER MFG. RECOMMENDATIONS.
	6 3 FT. HIGH TAN VINYL RANCH-RAIL FENCE WHERE SHOWN. FENCE CONTRACTOR TO INSTALL IN CONCRETE FOOTINGS PER MFG. RECOMMENDATIONS.
	7 4 FT. BY 8 FT. RAISED GARDEN BEDS. SEE THE DETAIL ON SHEET L-3.
SYMBOL	DESCRIPTION
	8 5 FT. X 10 FT. TAN VINYL GRAPE ARBOR STRUCTURE. INSTALL IN CONCRETE FOOTINGS. DESIGN/BUILD BY CONTRACTOR.
	9 OWNER FURNISHED 6 FT. BENCH WITH BACK. STEEL FRAME WITH POWDERCOAT FINISH. IN-GROUND MOUNT. CONTRACTOR INSTALLED.
	10 OWNER FURNISHED ROUND PICNIC TABLE. STEEL FRAME WITH POWDERCOAT FINISH. SURFACE MOUNT ONTO CONCRETE. CONTRACTOR INSTALLED.
SYMBOL	DESCRIPTION
	11 PAVER SURFACE - 90 DEGREE HERRINGBONE PATTERN. SEE THE DETAIL ON SHEET L-1.

A UNIT PAVER PAVING – SECTION

L-1

NOT TO SCALE

CITY OF MONTROSE REQUIREMENTS:

CITY OF MONTROSE LANDSCAPE REQUIREMENTS:
73,528 SF = 1.687 ACRES

73,528 SF LOT SIZE
-15,680 SF BLDGS.
57,848 SF
X .15 RESIDENTIAL ZONE
8,678 SF REQUIRED LOT LANDSCAPE

8678 SF DIVIDED BY 800 = 10.54 = 11
11 SITE TREES REQUIRED.

6600 ROAD FRONTAGE =
240 LF DIVIDED BY 30 = 8 TREES

LOCUST ROAD FRONTAGE =
270 LF DIVIDED BY 30 = 9 TREES

TOTAL TREES REQUIRED = 28 TREES
SITE TREES = 11 TOTAL
6600 ROAD = 8 TOTAL
LOCUST ROAD = 9 TOTAL

TOTAL TREES REQUIRED = 28 TREES
NO. OF TREES PROVIDED = 28 TREES TOTAL
(DOES NOT INCLUDE THE ORCHARD)

LANDSCAPE AREAS REQUIRE 80% COVERAGE
OF PLANT MATERIAL IN LANDSCAPE AREAS

TOTAL PLANT QUANTITIES
??? TOTAL 5-GALLON SHRUBS
?? TOTAL 1-GALLON ORNAMENTAL GRASS
?? TOTAL 1-GALLON PERENNIALS
15,114 SF TURF GRASS SOD
2,632 SF STONE MULCH SHRUB BEDS

REVISIONS

BY

Julee Wolverton,
Landscape Architect

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Crossroads Park II Subdivision
Montrose, Colorado

DATE

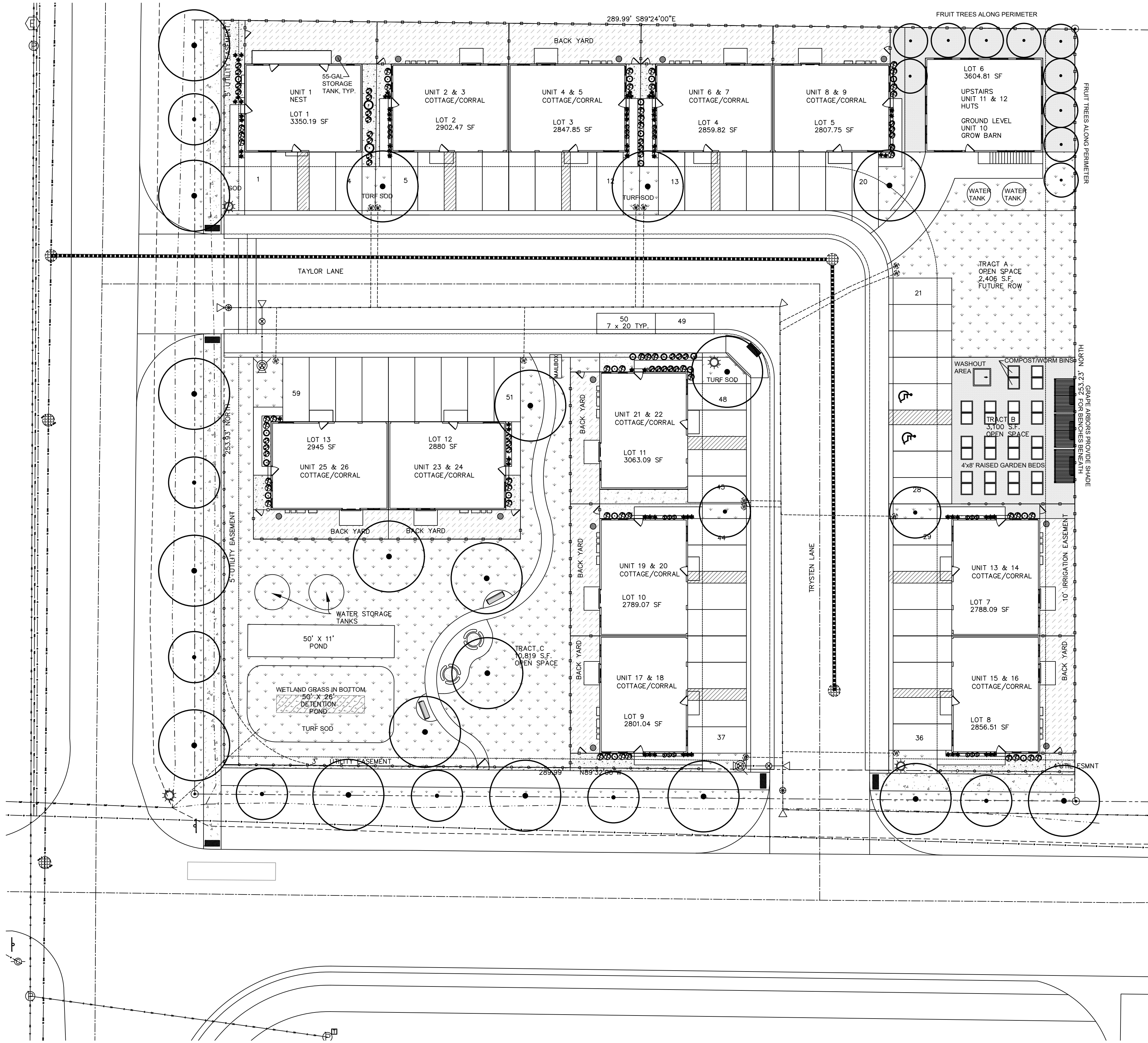
07/18/22

SHEET TITLE

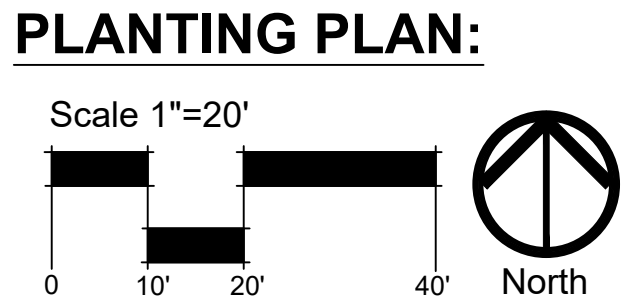
SITE
LANDSCAPE
PLAN

SHEET No.

L-1



PLANT LEGEND:



REVISIONS	BY

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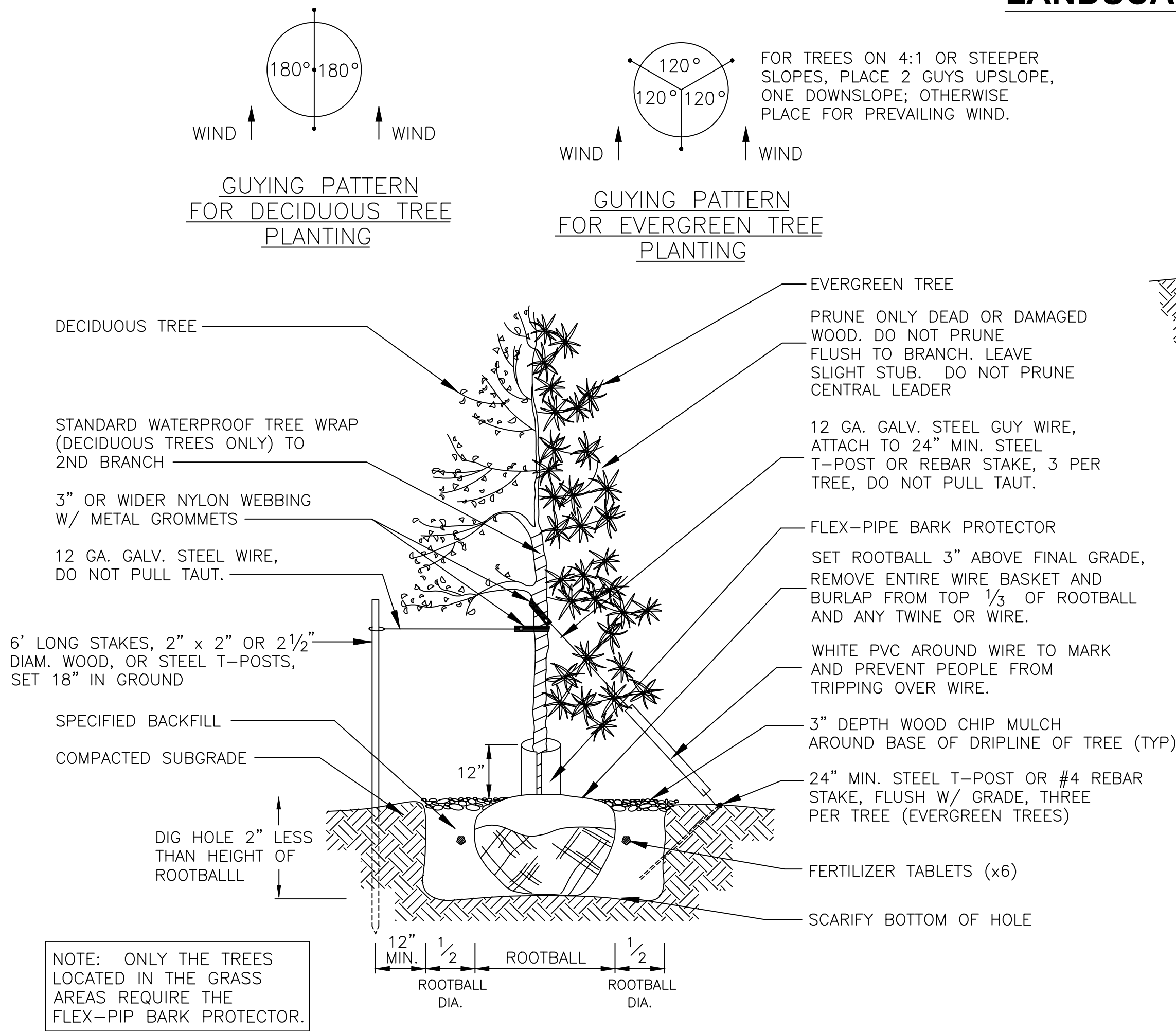


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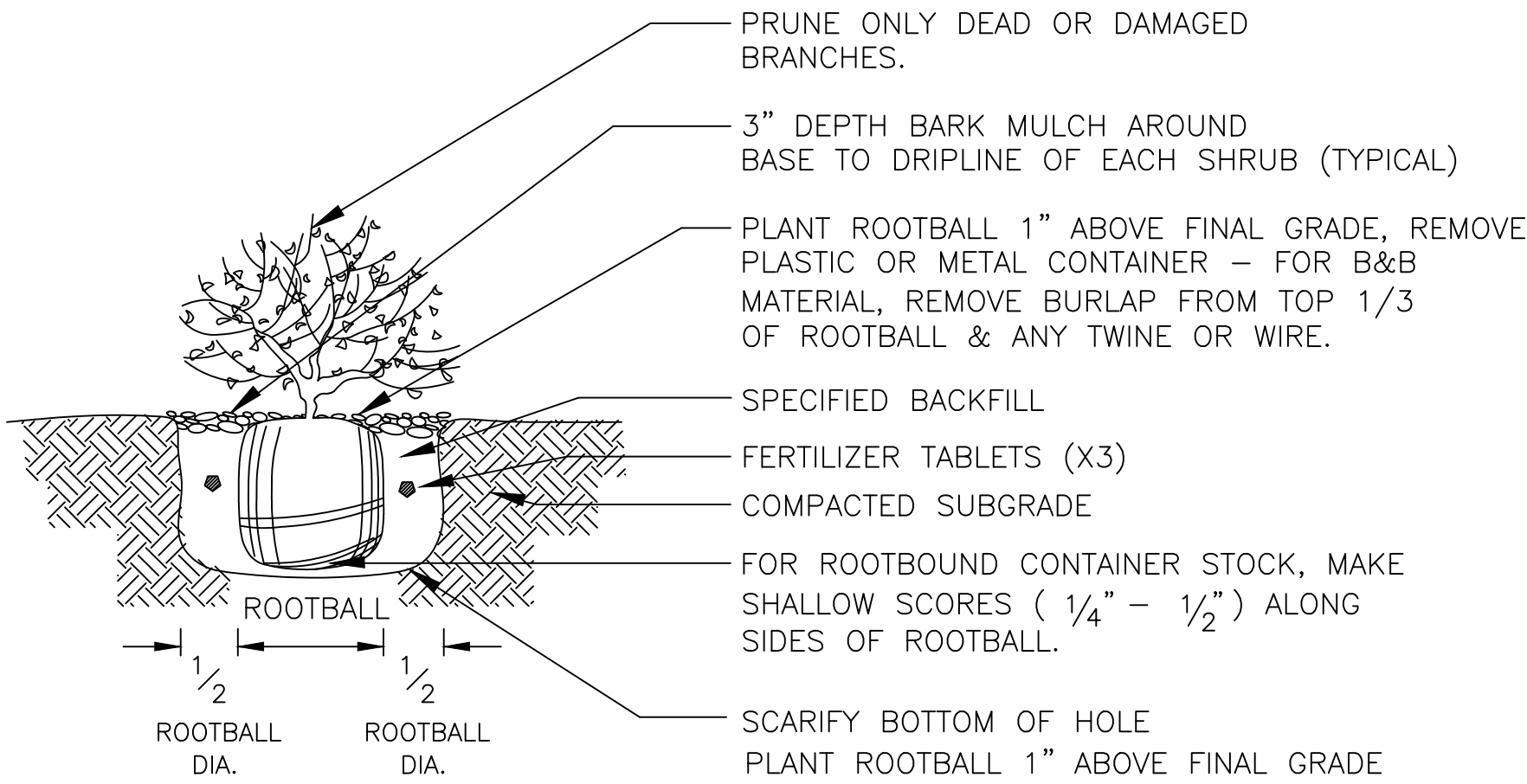
Crossroads Park II Subdivision
Montrose, Colorado

DATE 07/18/22
SHEET TITLE PLANTING PLAN
SHEET No. L-2

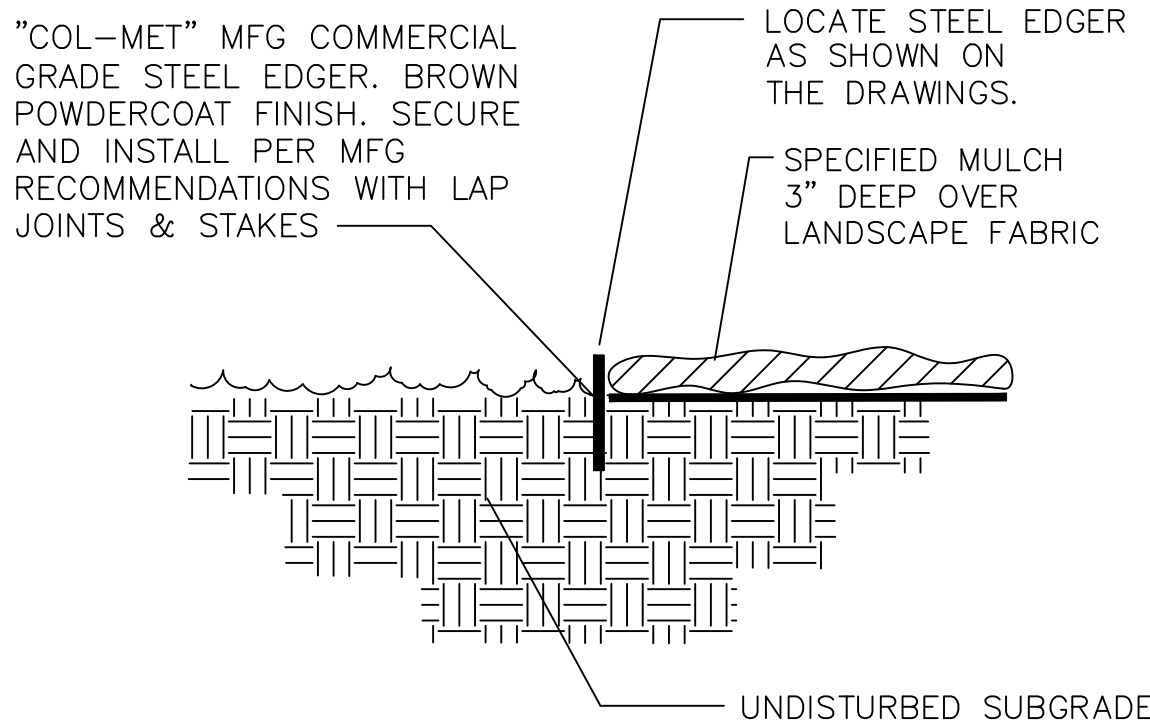
LANDSCAPE DETAILS:



A TREE PLANTING SECTION
L-3 NOT TO SCALE



B SHRUB PLANTING SECTION
L-3 NOT TO SCALE



C LANDSCAPE EDGER - STEEL
L-3 NOT TO SCALE

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, AN IRRIGATION PLAN IS REQUIRED FOR THE SITE AND INCLUDES THE IRRIGATION POND, IRRIGATION PUMP, FILTRATION, AND HAVE FUNCTIONALITY TO FILL THE LARGE WATER TANKS AND EACH SMALLER BACKYARD WATER TANKS. THE UNDERGROUND PRESSURED AUTOMATIC IRRIGATION SYSTEM SHALL WATER THE SHRUB BED AREAS USING BUBBLER TYPE IRRIGATION EQUIPMENT, AND THE TURF GRASS AREAS SHALL BE IRRIGATED WITH ROTATOR TYPE HEADS. THE SYSTEM SHALL ALL INCLUDE WATER TO EACH RAISED VEGETABLE PLANTER & EACH FRUIT TREE. ALL IRRIGATION EQUIPMENT SHALL BE DESIGNED FOR USE WITH NON-POTABLE WATER. AN AUTOMATIC CONTROLLER IS REQUIRED. COORDINATE DESIGN OF SYSTEM AND APPROVAL WITH THE OWNER PRIOR TO CONSTRUCTION.
2. IMPORT AMENDED POTTING SOIL MIX INTO EACH RAISED PLANTER BED. NO SITE SOIL SHALL BE USED FOR THE RAISED VEGETABLE PLANTERS.
3. TOPSOIL SHALL BE RELOCATED FROM ON-SITE EXCAVATION AREAS INTO ALL OF THE LANDSCAPE BEDS TO BE PLANTED WITH TREES, SHRUBS, AND SOD. THERE SHALL BE A MINIMUM OF 8" OF TOPSOIL IN ALL LANDSCAPE AREAS.
4. RIP THE LANDSCAPE AREAS TO 12" DEEP. SOIL PREPARATION FOR LANDSCAPE AREAS SHALL BE ORGANIC MATTER (100% DECOMPOSED WOOD CHIPS SOIL AMENDMENT) APPLIED AT A RATE OF 3-5 CY/1000 SF., AND TILLED TO A MINIMUM DEPTH OF 6"-8", AND FINE GRADED THROUGHOUT ALL AREAS TO BE LANDSCAPED (SHRUB BEDS AND SOD AREAS).
5. WHEN INSTALLING EACH PLANT, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "BACK-TO-EARTH" ACIDIFIER PRODUCT) 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.
6. 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" ON CENTER. SPECIFIED STONE MULCH SHALL BE PLACED THREE INCHES DEEP OVER THE LANDSCAPE FABRIC THROUGHOUT.
7. 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, AND 3 PER SHRUB.
8. SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT TO MAINTAIN MOISTURE, 4 FT. DIAMETER AROUND TREES, AND 2 FT. DIAMETER AROUND SHRUBS. DO NOT LET BARK MULCH TOUCH THE BASE AND STEM OF EACH PLANT - KEEP CLEAR 2".
9. ALL DECIDUOUS TREES SHALL BE STAKED WITH (2) 6 FT. WOOD OR STEEL T-POSTS. ALL EVERGREEN TREES SHALL BE STAKED WITH (3) 2 FT. WOOD OR STEEL T-POSTS. ALL POSTS SHALL BE GUYED TO THE TREE WITH 12 GA. WIRE ENCASED IN RUBBER HOSE.
10. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.
11. 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.
12. ALL PLANT MATERIAL SHALL BE GROWN IN A NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED, AND VIGOROUS WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY, AND FREE OF DISEASES, INSECTS, AND INJURIES.

D TREE - ROOT BARRIER
L-3 EXAMPLE PHOTO NOT TO SCALE

E 4 FT X 8 FT RAISED GARDEN PLANTER
L-3 EXAMPLE PHOTO NOT TO SCALE

F WETLAND SEED MIX
L-3 BOTTOM OF DETENTION BASIN NOT TO SCALE

G SEEDING NOTES
L-3 NOT TO SCALE

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SHEET TITLE LANDSCAPE NOTES AND DETAILS
SHEET No. L-3