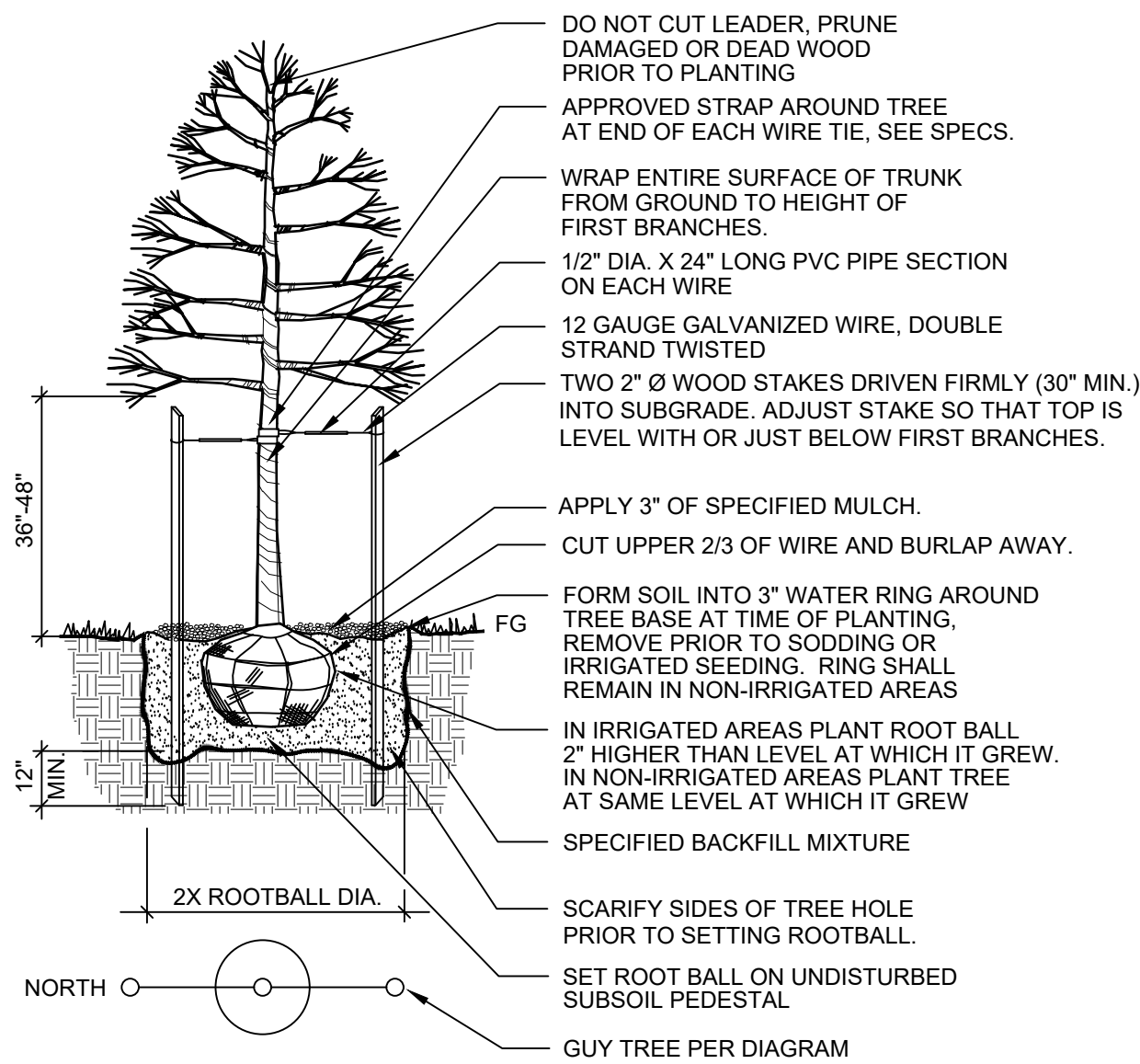
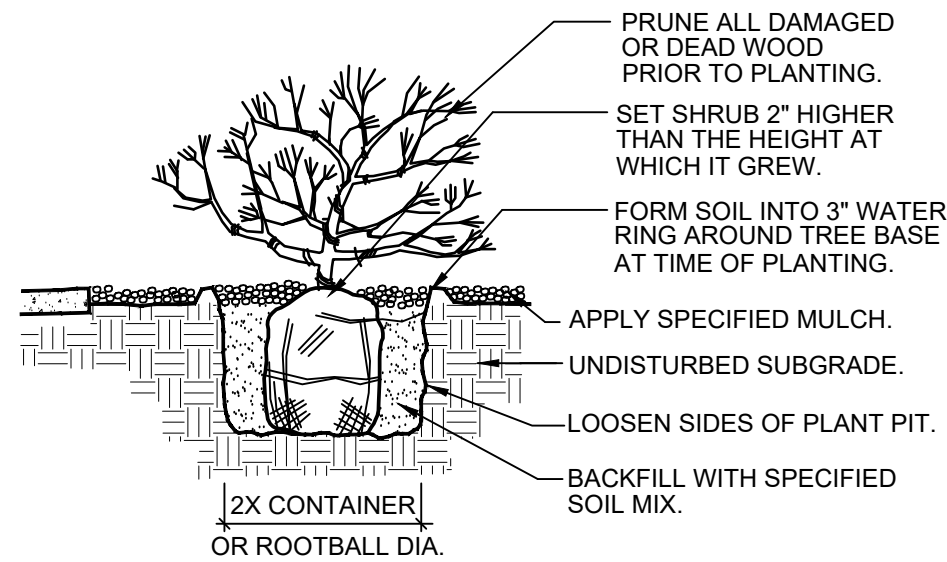




**A** Tree Planting Detail  
SCALE: NTS



**B** Shrub Planting Detail  
SCALE: NTS

### LANDSCAPE REQUIREMENTS

- Right of Way**
  - At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with turf, low shrubs or ground cover
  - Where detached sidewalks exist, or are proposed, a maximum of 50 percent of the public right-of-way landscaping may be counted towards the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet.
- Street Frontage**
  - Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain a minimum 14-foot-wide street frontage landscape adjacent to the public right-of-way.
  - A minimum of 75 percent of the street frontage landscape shall be covered by plant material at maturity.
  - Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage
- Detention Areas**
  - After final grading, the slopes and bottom of each detention and retention basin shall be protected from erosion by seeding and mulching, sodding or other approved groundcover and shall be in accordance with jurisdictional specifications.
  - The planting of trees and shrubs on the slopes of stormwater basins is also encouraged. Temporary and/or permanent irrigation systems shall be provided as required for the type of groundcover and landscape installed and approved.

Tract A: Detention Pond  
Native Seed with Tree Plantings

Tract B: Shared Driveway  
No Landscaping Required

Tract C: Shared Driveway  
No Landscaping Required

Tract B: Shared Driveway  
No Landscaping Required

Tract E: Open Space (806 sq. ft.)  
806 sq. ft./ 3,000 sq. ft. = 1 Tree  
806 sq. ft./ 450 sq. ft. = 2 Shrubs

- Preservation of Significant Trees**
  - Where significant trees exist on a property, no fewer than 30 percent of significant trees shall be preserved during development. Significant trees that are removed shall be replaced at a rate of one caliper inch of tree per three inches in diameter at breast height of the significant tree to be removed, in addition to new tree plantings otherwise required by this code.

On November 7, 2023 three certified arborists (Chuck Thompson, Josh Stolsteimer, and Brandon Kanwischer) walked the property at 780 26 1/2 Rd in order to catalog, measure, and take photos of trees around the property and to evaluate significance. The majority of the trees present on the property were not considered to be significant either due to species or size. All significant trees found around the property were flagged as of the attended visit on Nov. 7th. The significant species consisted of two different types of Populus spp as well as Morus alba and were added to our catalog if larger than 15 inches in diameter at breast height (DBH). Our measurements showed some 358" of total significant tree diameter around the property with all but one tree found around the perimeter of the property.

**Required Tree Replacement:**  
Replace one caliper inch of tree for every three inches of diameter at breast height.  
358"/3 = 120" caliper of new trees

Proposed New Trees: 60 Trees (2" caliper each) = 120" caliper of replacement trees.

All replacement trees must be planted and irrigated upon the completion of each subdivision lot or tract. The following list outlines the trees that are required to be installed for each lot and tract.

**Tree Replacement List:**  
Tract A - 3 HAC (Sugar Hackberry) 4 HLT (Honeylocust)  
Tract E - 1 TTM (Tatarian Maple)  
Lot 1 - 1 KCT (Kentucky Coffeetree)  
Lot 3 - 1 HLT (Honeylocust) 1 KCT (Kentucky Coffeetree)  
Lot 4 - 1 HLT (Honeylocust) 1 KCT (Kentucky Coffeetree) 2 TTM (Tatarian Maple)  
Lot 5 - 2 BTM (Bigtooth Maple)  
Lot 7 - 1 HAC (Sugar Hackberry) 1 HLT (Honeylocust)  
Lot 9 - 1 HAC (Sugar Hackberry) 1 CCP (Cleveland Pear)  
Lot 11 - 1 CCP (Cleveland Pear) 1 KCT (Kentucky Coffeetree)  
Lot 14 - 1 TTM (Tatarian Maple) 1 HAC (Sugar Hackberry)  
Lot 15 - 1 TTM (Tatarian Maple) 1 HAC (Sugar Hackberry) 1 KCT (Kentucky Coffeetree)  
Lot 16 - 1 TTM (Tatarian Maple) 1 HAC (Sugar Hackberry)  
Lot 17 - 2 BTM (Bigtooth Maple) 2 HLT (Honeylocust)  
Lot 18 - 1 KCT (Kentucky Coffeetree) 1 HLT (Honeylocust)  
Lot 20 - 1 KCT (Kentucky Coffeetree) 1 HLT (Honeylocust)  
Lot 21 - 1 HAC (Sugar Hackberry) 1 CCP (Cleveland Pear)  
Lot 22 - 1 HAC (Sugar Hackberry) 1 CCP (Cleveland Pear)  
Lot 23 - 2 TTM (Tatarian Maple) 1 KCT (Kentucky Coffeetree)  
Lot 24 - 1 HAC (Sugar Hackberry) 1 BTM (Bigtooth Maple)  
Lot 25 - 2 TTM (Tatarian Maple) 1 KCT (Kentucky Coffeetree) 1 BTM (Bigtooth Maple) 1 HLT (Honeylocust)  
Lot 26 - 1 KCT (Kentucky Coffeetree) 1 CCP (Cleveland Pear)  
Lot 29 - 1 CCP (Cleveland Pear) 1 BTM (Bigtooth Maple)  
Lot 30 - 1 BTM (Bigtooth Maple)  
Lot 31 - 2 HAC (Sugar Hackberry) 2 CCP (Cleveland Pear)

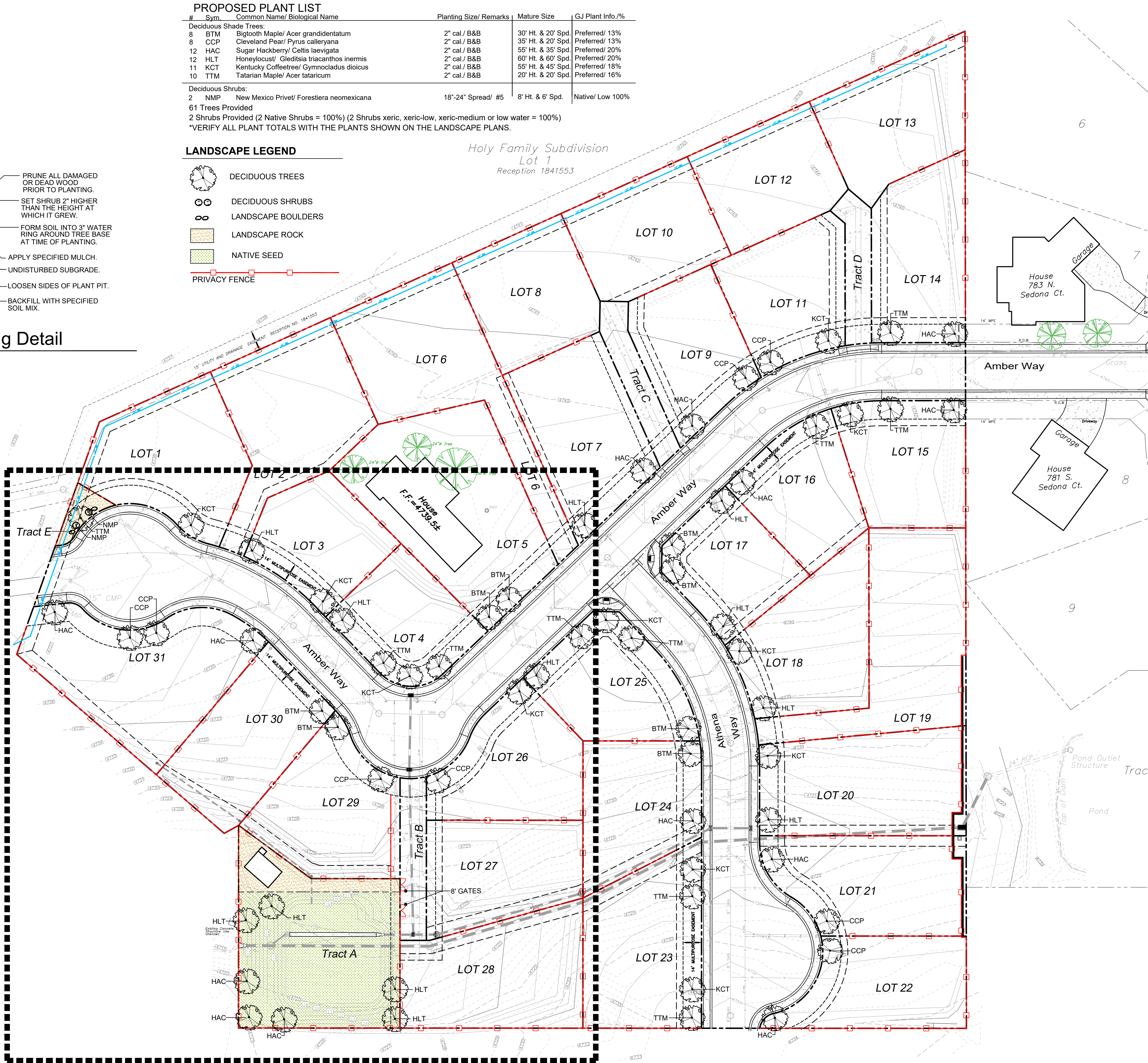
### PROPOSED PLANT LIST

| #                      | Sym | Common Name/ Biological Name               | Planting Size/ Remarks | Mature Size       | GJ Plant Info./% |
|------------------------|-----|--------------------------------------------|------------------------|-------------------|------------------|
| Deciduous Shade Trees: |     |                                            |                        |                   |                  |
| 8                      | BTM | Bigtooth Maple/ Acer grandidentatum        | 2" cal/ B&B            | 30' Ht. & 20' Spd | Preferred/ 13%   |
| 8                      | CCP | Cleveland Pear/ Pyrus calleryana           | 2" cal/ B&B            | 35' Ht. & 20' Spd | Preferred/ 13%   |
| 12                     | HAC | Sugar Hackberry/ Celtis laevigata          | 2" cal/ B&B            | 55' Ht. & 35' Spd | Preferred/ 20%   |
| 12                     | HLT | Honeylocust/ Gleditsia triacanthos inermis | 2" cal/ B&B            | 60' Ht. & 60' Spd | Preferred/ 20%   |
| 11                     | KCT | Kentucky Coffeetree/ Gymnocladus dioicus   | 2" cal/ B&B            | 55' Ht. & 45' Spd | Preferred/ 18%   |
| 10                     | TTM | Tatarian Maple/ Acer tataricum             | 2" cal/ B&B            | 20' Ht. & 20' Spd | Preferred/ 16%   |

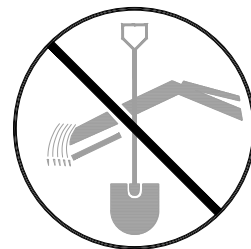
|                                                                                                          |     |                                           |                    |                  |                  |
|----------------------------------------------------------------------------------------------------------|-----|-------------------------------------------|--------------------|------------------|------------------|
| Deciduous Shrubs:                                                                                        |     |                                           |                    |                  |                  |
| 2                                                                                                        | NMP | New Mexico Privet/ Forestiera neomexicana | 18"-24" Spread/ #5 | 8' Ht. & 6' Spd. | Native/ Low 100% |
| 61 Trees Provided                                                                                        |     |                                           |                    |                  |                  |
| 2 Shrubs Provided (2 Native Shrubs = 100%) (2 Shrubs xeric, xeric-low, xeric-medium or low water = 100%) |     |                                           |                    |                  |                  |
| *VERIFY ALL PLANT TOTALS WITH THE PLANTS SHOWN ON THE LANDSCAPE PLANS.                                   |     |                                           |                    |                  |                  |

### LANDSCAPE LEGEND

- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- LANDSCAPE BOULDERS
- LANDSCAPE ROCK
- NATIVE SEED
- PRIVACY FENCE



**1** Overall Landscape and Tree Replacement Plan  
Scale: 1"=40'-0"



UTILITY NOTIFICATION  
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WAS PROVIDED BY OTHERS. CONTRACTOR  
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CITY PLANNER DATE

**MRLA** MITCHELL L REWOLD  
LANDSCAPE ARCHITECTURE AND  
LAND PLANNING  
386 34 1/2 Road  
Palisade, Colorado 81526  
(970) 361-4345



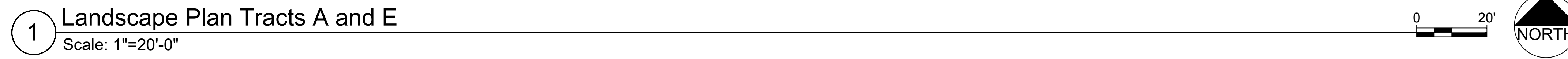
**Deer Creek Subdivision**  
**Amber Way**  
**Grand Junction, Colorado**

| ISSUED FOR: |          |             |
|-------------|----------|-------------|
| No          | Date     | Remarks     |
|             | 12.15.23 | Plan Review |

PHASE: PLAN REVIEW

DRAWING TITLE:  
  
OVERALL  
LANDSCAPE PLAN

SHEET NUMBER  
**L-1**



The diagram shows a garden layout with several labeled elements:

- DECIDUOUS TREES:** Represented by a large, irregular, leafy shape at the top left.
- DECIDUOUS SHRUBS:** Represented by two small, rounded shapes below the trees.
- LANDSCAPE BOULDERS:** Represented by two small, oval shapes below the shrubs.
- LANDSCAPE ROCK:** Represented by a rectangular area filled with small, irregular shapes below the boulders.
- NATIVE SEED:** Represented by a rectangular area filled with small, irregular shapes below the rock.
- PRIVACY FENCE:** Represented by a horizontal line with several small squares along it at the bottom.

| #                             | Sym. | Common Name/ Biological Name               | Planting Size/ Remarks | Mature Size        | GJ Plant Info. % |
|-------------------------------|------|--------------------------------------------|------------------------|--------------------|------------------|
| <b>Deciduous Shade Trees:</b> |      |                                            |                        |                    |                  |
| 8                             | BTM  | Bigtooth Maple/ Acer grandidentatum        | 2" cal./ B&B           | 30' Ht. & 20" Spd. | Preferred! 13%   |
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| 11                            | KCC  | Kentucky Coffee Tree/ Gymnocladus dioica   | 2" KCl/ B&B            | 55' Ht. & 45" Spd. | Preferred! 18%   |
| 10                            | TTM  | Tatarian Maple/ Acer tataricum             | 2" cal./ B&B           | 20' Ht. & 20" Spd. | Preferred! 16%   |
| <b>Deciduous Shrubs:</b>      |      |                                            |                        |                    |                  |
| 2                             | NMP  | New Mexico Privet/ Forestiera neomexicana  | 18"-24" Spread/ #5     | 8' Ht. & 6" Spd.   | Native! Low 100% |

**Hydroseed Mix For Detention Pond**  
50% "Fulfs Alkali" Grass  
50% " Alkali Sacaton" Grass

**Seeding Rate:**  
4 lbs. per 1,000 sq. ft. or up to 10 lbs. 1,000 sq. ft.

All seed needs to be well mixed, broadcast seeded, followed by hand raking to cover seed, and then an application of 800 pounds/acre of Biosol to improve germination. Hydromulch the seeded area with 2500 lbs/acre of virgin wood fiber hydromulch and 150 lbs/acre of organic tackifier. Do not hydroseed and do not seed if standing water or snow/frozen ground are present.

A landscape maintenance program will be needed to establish good growth of the native seed around the property. The maintenance program should include irrigation and mowing to control annual weeds around all new landscape material. Any mowers used on the property should be rotary and the tractor should be small enough not to rut the soil and damage the vegetation. If needed, spot treat the property with an owner approved herbicide to control any noxious weeds. After the first growing season reseed any bare areas and replace any damaged or dead plant material around the property.

1. During excavation place all topsoil into proposed landscape areas prior to planting.
2. Planting beds are to have 3" landscape rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3" of western red cedar mulch over landscape fabric
3. An underground, pressurized irrigation system will be provided.
4. Steel edging is to be installed along the edge of the planting beds.
5. Landscape boulders shall be 2' to 4' boulders.
6. Drainage swales are to be 3" of washed river rock between 2" and 4" in size.

1.1 PREPARATION - GENERAL

- A. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

1.2 PREPARATION OF PLANTING SOIL

- A. Before mixing, clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- B. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
- C. For pit and trench type backfill, mix planting soil prior to backfilling, and stockpile at site.
- D. For Planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

1.3 PREPARATION OF PLANTING BEDS

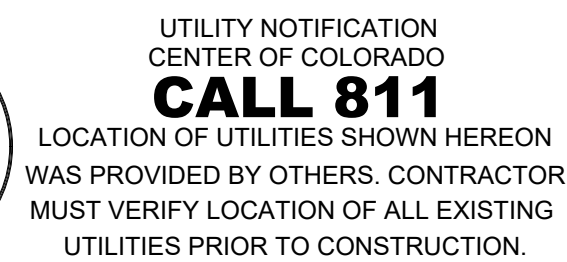
- A. Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- B. Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part Cow Manure thoroughly mixed prior to placing.

1.4 EXCAVATION FOR TREES AND SHRUBS

- A. Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
- B. For balled and burlapped trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill:
  2. Allow for 3 inch thick setting layer of planting soil mixture.
  3. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- C. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
- D. Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
- E. Backfill pits with three parts topsoil and one part A-1 Compost thoroughly mixed prior to placing.
- F. Place *Agriflora* tablets in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.

1.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter an from plantball so as not to damage root balls.
- C. Dish top of backfill to allow for mulching.
- D. Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- E. If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
- F. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- G. Wrap tree trunks of 2 inches caliper and larger, start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
- H. Guy and stake trees immediately after planting, as indicated.



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 DECIDUOUS TREES  
 DECIDUOUS SHRUBS  
 LANDSCAPE BOULDERS  
 LANDSCAPE ROCK  
 NATIVE SEED  
 PRIVACY FENCE



UTILITY NOTIFICATION  
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**MRLA** MITCH REWOLD LANDSCAPE ARCHITECT  
LANDSCAPE ARCHITECTURE AND  
LAND PLANNING



386 34  $\frac{1}{2}$  Road  
Palisade, Colorado 81526  
(970) 361-4345

Deer Creek Subdivision  
Amber Way  
Grand Junction, Colorado

|             |  |
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| ISSUED FOR: |  |
|-------------|--|

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PHASE: PLAN REVIEW

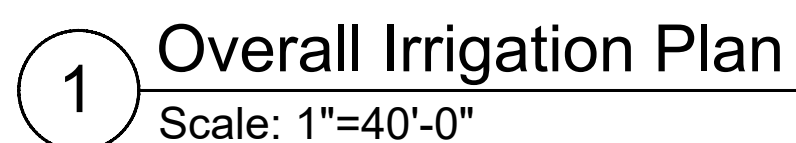
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FENCE PLAN

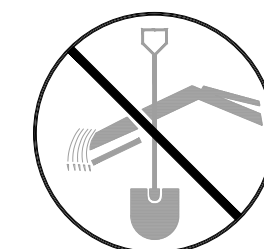
SHEET NUMBER

L-3

12" IRRIGATION MAINLINE (SERVICE LINE)  
8" IRRIGATION MAINLINE (SERVICE LINE)  
4" SUBDIVISION MAINLINE LOOP  
2 1/2" MAINLINE (TRACT A)  
1" AND 1 1/2" LATERALS (TRACT A AND E)  
2" SUBDIVISION LOT IRRIGATION STUBS  
MAINLINE SHUT-OFF VALVES  
IRRIGATION SLEEVES



A horizontal scale bar with a black and white checkered pattern. It is labeled '0' at the left end and '40'' at the right end.



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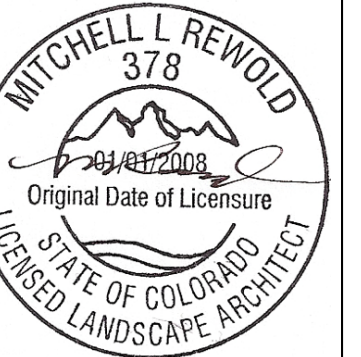
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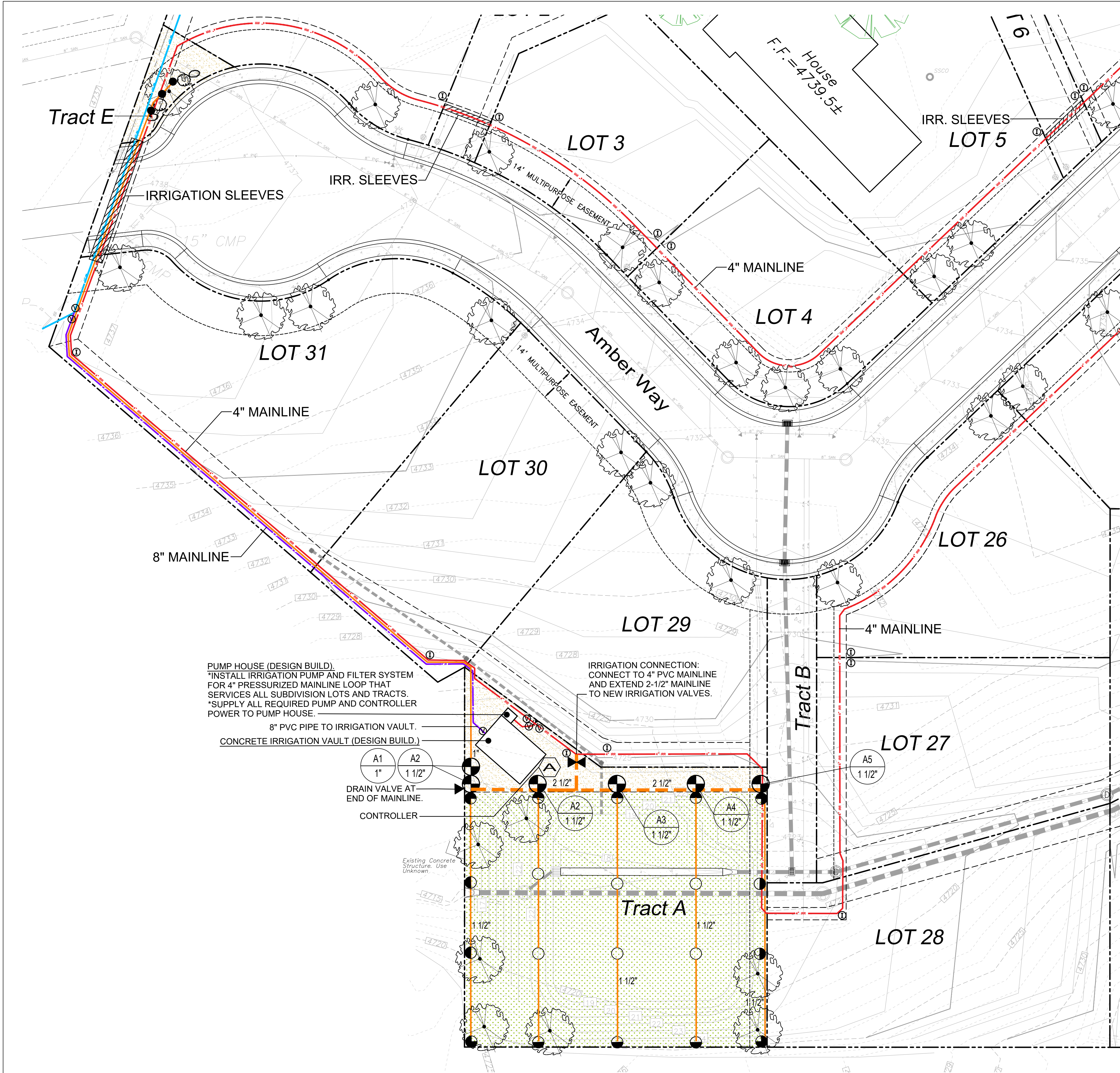
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|    | 12.15.23 | Plan Review |

DRAWING TITLE:

OVERALL  
IRRIGATION PLAN

SHEET NUMBER

IR-1



| IRRIGATION SCHEDULE |                            |                                    |
|---------------------|----------------------------|------------------------------------|
| SYMBOL              | MODEL                      | DESCRIPTION                        |
| ●                   | 1804 -SAM-PRS-NP           | RAINBIRD POP UP SPRAY HEAD         |
| ○●                  | WV 1404 BUBBLER bb         |                                    |
| ○●●                 | 5006+-SAM-R-SS-NP          | RAINBIRD ROTOR                     |
| ●                   | 700 SERIES-RW60-KIT        | CONTROL VALVE                      |
| ✕                   | LINE SIZE                  | GATE VALVE                         |
| ⬢                   | ESP-LXME SERIES 18 STATION | RAINBIRD CONTROLLER-PEDESTAL MOUNT |
| ○                   |                            | CONTROLLER NUMBER                  |
| ○                   |                            | VALVE SIZE                         |

- 12" IRRIGATION MAINLINE (SERVICE LINE)
- 8" IRRIGATION MAINLINE (SERVICE LINE)
- 4" SUBDIVISION MAINLINE LOOP
- 2 1/2" MAINLINE (TRACT A)
- 1" AND 1 1/2" LATERALS (TRACT A AND E)
- ② 2" SUBDIVISION LOT IRRIGATION STUBS
- ② MAINLINE SHUT-OFF VALVES
- IRRIGATION SLEEVES

NOTE:

1. ALL IRRIGATION EQUIPMENT AND PIPING FOR THE IRRIGATION SYSTEM IS TO BE NONPOTABLE AND PURPLE IN COLOR.

- IRRIGATION NOTES**
- REFER TO MANUFACTURES SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.
  - ALL BASE PLAN INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY ROLLAND CONSULTING ENGINEERS.
  - IRRIGATION SYSTEM IS DESIGNED FOR A STATIC WATER PRESSURE OF 65 PSI. CONTRACTOR IS TO VERIFY PRESSURE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS AT HIS/HER OWN COST.
  - CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PAVING AND SIDEWALKS.
  - ELECTRICAL POWER TO THE NEW CONTROLLER IS SUPPLIED BY CONTRACTOR.
  - IRRIGATION SYSTEM IS TO FOLLOW ALL REQUIREMENTS FOR INSTALLATION OF RECLAIMED WATER SYSTEMS AS DESCRIBED IN THE STATE OF COLORADO, WATER CONTROL DIVISION, "GUIDELINES FOR USE OF RECLAIMED WATER". LOCATOR TAPE MINIMUM OF 2" IN WIDTH, MAGNETIC BACKED, LAVENDER COLORED WITH BLACK LETTERING STATING: "RECLAIMED WATER - DO NOT DRINK".
  - ALL CONTROL VALVE AND GATE VALVE BOXES MUST HAVE ACCEPTABLE LAVENDER COLORED LABELS PERMANENTLY AFFIXED TO OUTSIDE OF LID STATING: "RECLAIMED WATER - DO NOT DRINK", OR SIMILAR TAGS ATTACHED TO VALVES THEMSELVES. ALL CONTROLLERS TO HAVE SIMILAR SIGNAGE (4"x6") PERMANENTLY AFFIXED TO DOOR OF EACH CONTROLLER.