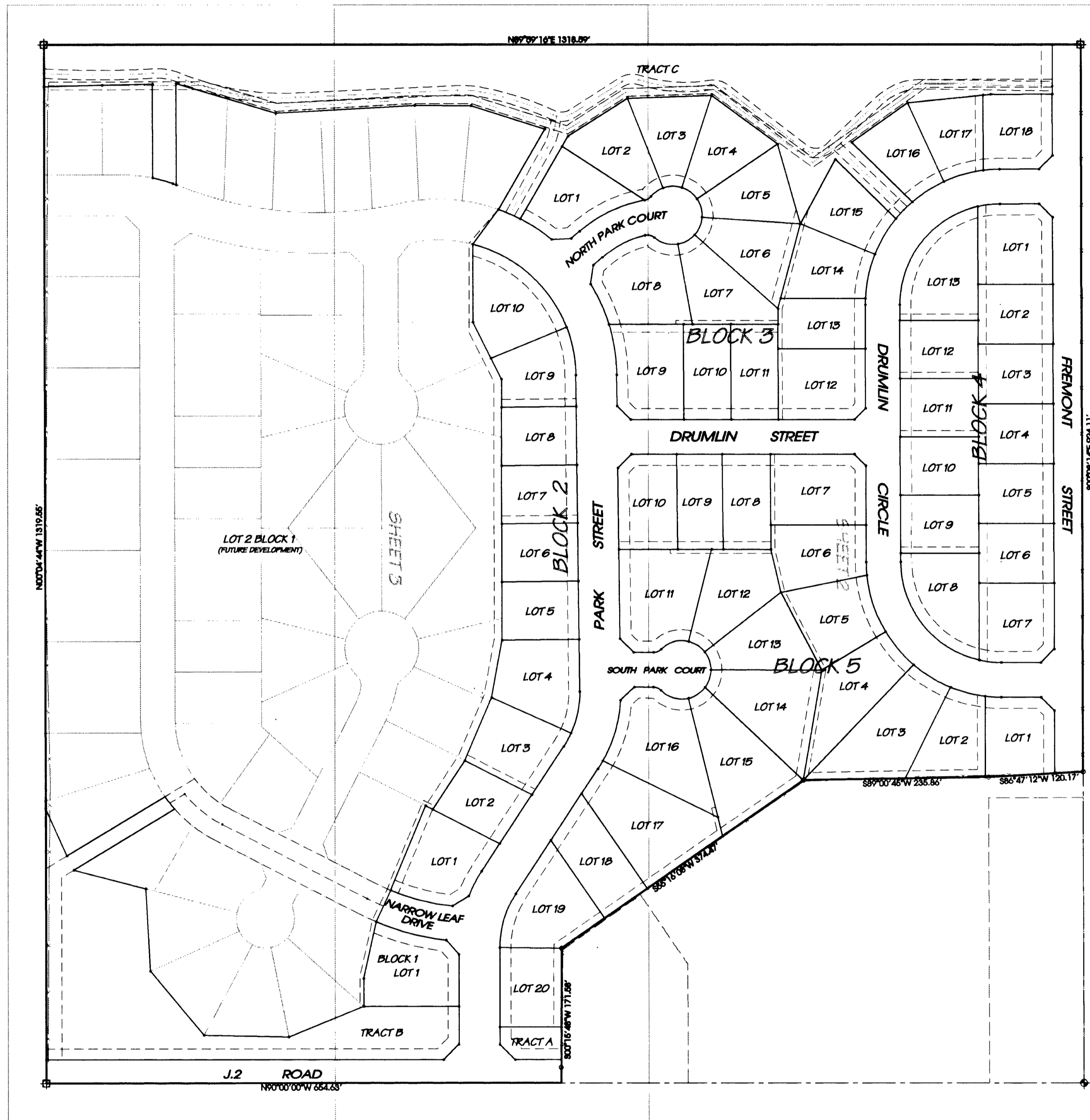


# COTTON WOODS SUBDIVISION FILING ONE

SITUATED IN THE NE1/4 SW1/4 OF SECTION 16, T.1 N., R.2 W. OF THE UTE MERIDIAN  
CITY OF FRUITA, MESA COUNTY, COLORADO



### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Park Ridge Joint Venture, a Colorado joint venture is the owner of that real property in the County of Mesa, State of Colorado, described in Book 2690 at Page 914 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat; said property being more particularly described as follows:

All that part of the NE1/4 SW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian Ming North and West of the permanent irrigation ditch, EXCEPT road right-of-way for J1/4 Road across the South portion of said NE1/4 SW1/4.

That said owners have by these presents laid out, platted, and subdivided the same into lots and blocks as shown on this plat and designate the same as COTTON WOODS SUBDIVISION FILING ONE, a subdivision of the City of Fruita, Mesa County, Colorado; and do hereby make the following dedications and grants:

\* All streets shown hereon, being Park Street, Cotton Woods Drive, South Park Court, North Park Court, Drumlin Street, Drumlin Circle, and Fremont Street to the full width of their platted rights-of-way are hereby dedicated to the City of Fruita for the use of the public forever as public streets, and for drainage and underground utility purposes.

\* All multi-purpose easements are hereby dedicated to the City of Fruita for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

\* Pedestrian easement shown across Tract C is hereby dedicated to the City of Fruita as a perpetual easement for public pedestrian and non-motorized access.

\* Temporary emergency access easement is hereby dedicated to the City of Fruita for emergency access including but not limited to fire, police, and medical vehicles. This easement will be extinguished at such time as future street rights-of-way are accepted and construction of said streets completed.

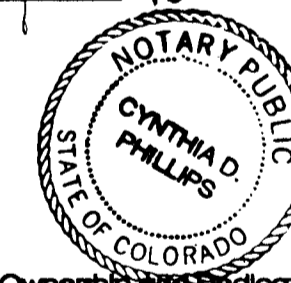
Said owners hereby accept the responsibility for the completion of required public improvements for Cottonwood Village Filing One. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, in Book \_\_\_\_\_ at Page \_\_\_\_\_.

That said owner certifies that all lien holders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 6<sup>th</sup> day of August, A.D., 2002.

By: Kenneth B. Milyard, Jr.  
Kenneth B. Milyard, Jr.  
Park Ridge Joint Venture

State of Colorado )  
                          ) ss  
County of Mesa    )



The foregoing Certificate of Ownership and Dedication was acknowledged before me by Kenneth B. Milyard, Jr. on this 6<sup>th</sup> day of August, A.D., 2002, for the aforementioned purposes.

Notary Public Cynthia D. Phillips

My Commission expires: 3-1-05

### CITY OF FRUITA PLANNING COMMISSION

This plat approved by the City of Fruita Planning Commission this 5<sup>th</sup> day of August, 2002.

By: [Signature]  
Chairman

### FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2002 for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements to the public except as specifically agreed to by the Fruita City Council. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the Fruita City Council. The City of Fruita has no opinion in regards to any conflicting boundary shown on this plat.

### CITY OF FRUITA, COLORADO

By: [Signature]  
Mayor

Witness my hand and seal of the City of Fruita, Colorado.

ATTEST:  
[Signature]  
City Clerk

### CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder

at 2:00 o'clock of P.M., on this 14th day of August, 2002, and is

duly recorded in Book 19 at Page 92, 93, 94, 95 of Document No. 2020595

Drawer MM-58 Fees \$40.00

MESA COUNTY CLERK & RECORDER Monika Todd

By: [Signature]  
Deputy

### TITLE CERTIFICATE

Donald K. Paris hereby certifies that I have examined the title to all lands shown on this plat and that title to such lands is vested in Park Ridge free and clear of all liens, taxes, and encumbrances, except as follows:

Executed this 8 day of Aug, 2002.

By: Donald K. Paris

Irrigation easements are to be granted by separate instrument by reference to this plat to a duly formed association of the owners of the Lots and Tracts hereby platted, or to the adjoining property, as noted.

Tracts A and B are to be conveyed by separate instrument to a duly formed association of the owners of the Lots and Tracts hereby platted, as common open space, for irrigation delivery and storage, for the conveyance and detention of storm water which originates on this property, and for other purposes set forth in said conveyance.

Tract C is to be conveyed by separate instrument to a duly formed association of the owners of the Lots and Tracts hereby platted, as common open space, for irrigation delivery and storage, for the conveyance and detention of storm water which originates on this property, and for other purposes set forth in said conveyance.

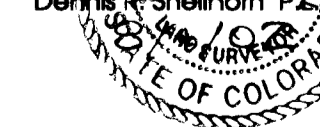
Drainage easement across Tract C is to be conveyed by separate instrument to the Grand Junction Drainage District. All other drainage easements shown hereon are to be conveyed by separate instrument to a duly formed association of the owners of the Lots and Tracts hereby platted.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a non-concurrent title commitment prepared by Abstract & Title Company of Mesa County, Inc., No. 00905958 C, dated July 6, 2001.

### SURVEYOR'S STATEMENT

I, Dennis R. Shelton, do hereby state that I am a registered land surveyor licensed under the laws of the State of Colorado, that to the best of my knowledge, information, and belief this plat of Cotton Woods Subdivision Filing One, as laid out, platted, dedicated and shown hereon was made from a survey of said property by me and under my supervision and correct as to the location and dimensions of the lots, staked upon the ground in accordance with C.R.S. 38-51, as amended, and all other regulations governing the subdivision of land.

By: [Signature]  
Dennis R. Shelton P.E. 18478



### LAND USE SUMMARY

| LOTS (63)    | 26.416 ACRES        | 75.9%         |
|--------------|---------------------|---------------|
| TRACTS       | 4.033 ACRES         | 11.6%         |
| STREETS      | 4.372 ACRES         | 12.6%         |
| <b>TOTAL</b> | <b>34.821 ACRES</b> | <b>100.0%</b> |

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations at the Mesa County Survey marker for the Center-South 1/16 corner and the aluminum cap PLS 16835 for the Southwest 1/16 corner of Section 16. The measured bearing of this line is South 90°00'00" West.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

## COTTON WOODS SUBDIVISION FILING ONE PARK RIDGE JOINT VENTURE

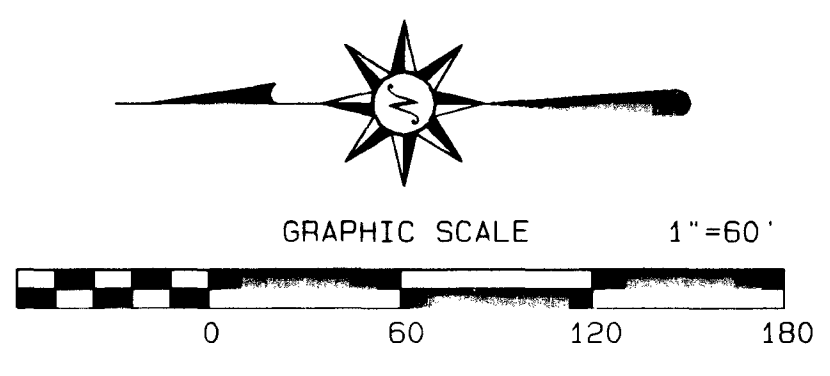
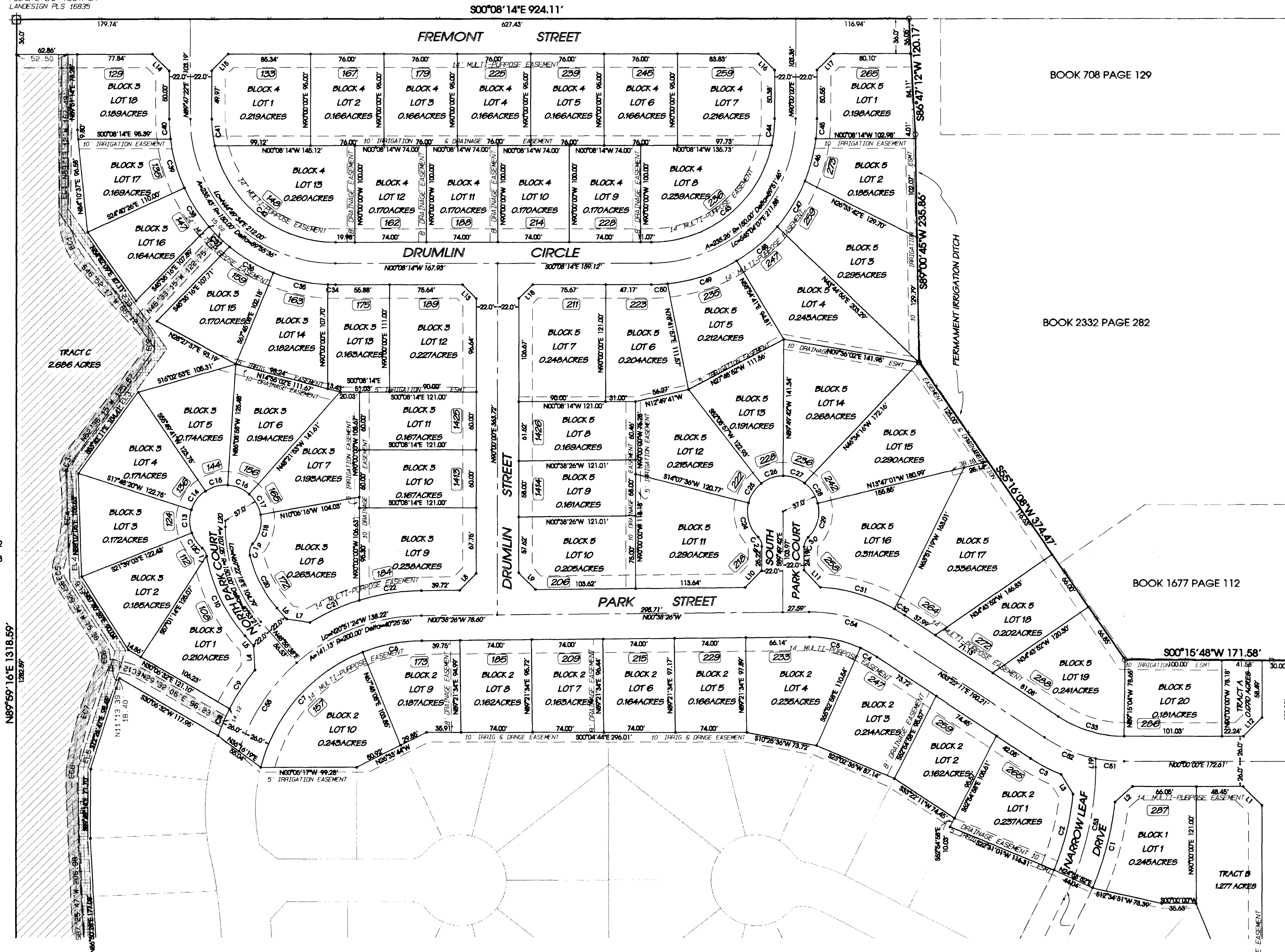
|  |              |                   |              |               |
|--|--------------|-------------------|--------------|---------------|
| SECTION: NE1/4 SW1/4   | S.16         | TWNSHP: 1 North   | RNGE: 2 West | MERIDIAN: UTE |
| <b>THOMPSON-LANGFORD CORPORATION</b>   |              |                   |              |               |
| 829 28 1/2 ROAD - B-210 (970) 243-8067                                       |              |                   |              |               |
| Grand Junction CO 81505 <a href="mailto:tlc@tlowest.com">tlc@tlowest.com</a> |              |                   |              |               |
| S:\Survey\0187 covest\1-028\plat.pro   |              | Job No. 0187-028  |              |               |
| Drawn: DRS   | Checked: KST | Date: Aug 1, 2002 | Sheet 1 of 3 |               |



# COTTON WOODS SUBDIVISION FILING ONE

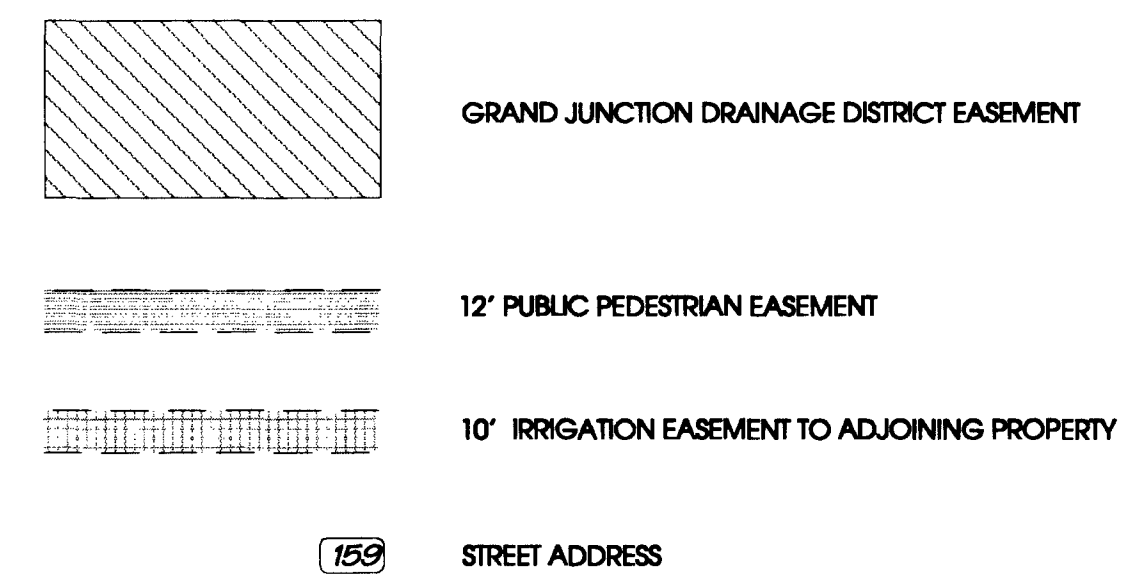
SECTION 16  
FOUND 2-1/2" ALUM. CAP  
LANDGESTION PLS 16935

FOUND BRASS CAP  
MESA COUNTY SURVEY MARKER



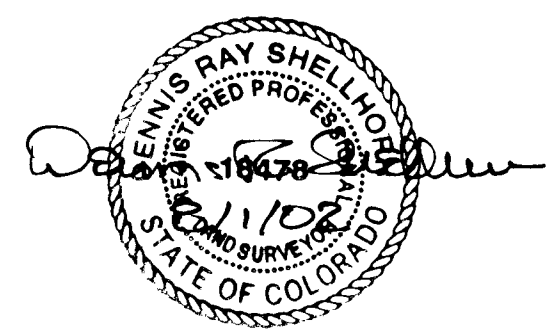
CURVE TABLE

| CURVE | ARC     | RADIUS  | DELTA     | CHORD BEARING | CHORD   |
|-------|---------|---------|-----------|---------------|---------|
| C1    | 92.28'  | 322.00' | 16°28'11" | N76°22'06"W   | 91.96'  |
| C2    | 81.16'  | 278.00' | 16°43'36" | S76°13'37"E   | 80.87'  |
| C3    | 35.44'  | 176.00' | 11°52'17" | N27°36'03"E   | 35.39'  |
| C4    | 19.40'  | 128.00' | 8°57'44"  | N28°53'02"E   | 19.38'  |
| C5    | 54.21'  | 124.00' | 26°02'54" | N11°53'01"E   | 63.78'  |
| C6    | 62.49'  | 174.00' | 20°34'43" | N10°56'48"W   | 62.16'  |
| C7    | 166.29' | 174.00' | 64°26'46" | N48°26'02"W   | 169.15' |
| C8    | 30.23'  | 226.00' | 7°39'00"  | S66°36'00"E   | 30.21'  |
| C9    | 47.88'  | 226.00' | 12°08'16" | S66°41'57"E   | 47.79'  |
| C10   | 92.82'  | 172.00' | 30°55'11" | N64°28'14"E   | 91.70'  |
| C11   | 9.58'   | 13.50'  | 39°40'37" | N40°00'31"E   | 9.16'   |
| C12   | 19.37'  | 37.00'  | 30°00'02" | N65°10'14"E   | 19.18'  |
| C13   | 24.30'  | 37.00'  | 37°38'05" | N68°59'17"E   | 23.87'  |
| C14   | 24.65'  | 37.00'  | 38°01'21" | S65°11'00"E   | 24.11'  |
| C15   | 24.65'  | 37.00'  | 38°01'21" | S16°09'39"E   | 24.11'  |
| C16   | 24.65'  | 37.00'  | 38°01'21" | S27°53'38"W   | 24.14'  |
| C17   | 24.51'  | 37.00'  | 37°57'38" | S67°54'59"W   | 24.07'  |
| C18   | 32.39'  | 37.00'  | 60°09'33" | N76°01'30"W   | 31.37'  |
| C19   | 12.60'  | 13.50'  | 63°29'32" | N76°41'30"W   | 12.15'  |
| C20   | 61.74'  | 128.00' | 27°38'06" | S42°44'41"W   | 61.14'  |
| C21   | 56.31'  | 226.00' | 14°16'37" | S24°17'20"E   | 56.17'  |
| C22   | 65.12'  | 226.00' | 16°30'35" | S36°53'44"E   | 64.90'  |
| C23   | 10.48'  | 13.50'  | 49°20'03" | N67°30'15"E   | 10.41'  |
| C24   | 38.29'  | 37.00'  | 69°17'21" | N74°28'56"E   | 36.60'  |
| C25   | 24.65'  | 37.00'  | 38°01'21" | S65°11'44"E   | 24.11'  |
| C26   | 24.65'  | 37.00'  | 38°01'21" | S18°50'23"E   | 24.11'  |
| C27   | 23.64'  | 37.00'  | 36°36'07" | S18°28'21"W   | 23.24'  |
| C28   | 25.47'  | 37.00'  | 39°26'38" | S65°29'42"W   | 24.97'  |
| C29   | 38.29'  | 37.00'  | 69°17'21" | N74°08'20"W   | 36.60'  |
| C30   | 10.48'  | 13.50'  | 49°20'03" | N67°09'41"W   | 10.41'  |
| C31   | 80.89'  | 176.00' | 28°19'56" | S16°16'34"W   | 80.18'  |
| C32   | 12.07'  | 176.00' | 3°56'40"  | S31°24'21"W   | 12.06'  |
| C33   | 72.22'  | 124.00' | 33°22'11" | S16°41'06"W   | 71.20'  |
| C34   | 8.13'   | 172.00' | 2°42'28"  | N01°12'58"E   | 8.13'   |
| C35   | 57.81'  | 172.00' | 19°15'31" | N12°11'56"E   | 57.54'  |
| C36   | 52.78'  | 172.00' | 17°34'52" | N30°37'07"E   | 52.57'  |
| C37   | 30.04'  | 172.00' | 10°02'22" | N44°24'44"E   | 30.00'  |
| C38   | 47.75'  | 172.00' | 16°54'39" | N67°22'18"E   | 47.61'  |
| C39   | 52.61'  | 172.00' | 17°31'26" | N74°06'17"E   | 52.40'  |
| C40   | 20.83'  | 172.00' | 6°56'22"  | N86°19'10"E   | 20.82'  |
| C41   | 26.05'  | 128.00' | 12°33'44" | S85°38'30"W   | 26.01'  |
| C42   | 172.83' | 128.00' | 17°21'52" | S38°52'42"W   | 160.00' |
| C43   | 172.83' | 128.00' | 17°21'52" | S38°49'10"E   | 160.00' |
| C44   | 27.92'  | 128.00' | 12°29'54" | S83°45'03"E   | 27.87'  |
| C45   | 20.64'  | 172.00' | 6°52'32"  | N86°53'44"W   | 20.63'  |
| C46   | 45.37'  | 172.00' | 16°06'48" | N75°54'04"W   | 45.24'  |
| C47   | 56.42'  | 172.00' | 18°27'40" | N69°46'49"W   | 56.18'  |
| C48   | 65.42'  | 172.00' | 18°27'40" | N47°19'04"W   | 65.18'  |
| C49   | 76.06'  | 172.00' | 26°20'12" | N18°28'13"W   | 75.44'  |
| C50   | 16.86'  | 172.00' | 5°36'53"  | N22°56'41"W   | 16.86'  |
| C51   | 29.58'  | 160.00' | 11°18'00" | N65°59'00"E   | 29.54'  |
| C52   | 57.78'  | 160.00' | 22°04'11" | N22°20'06"E   | 57.42'  |
| C53   | 116.78' | 300.00' | 22°41'08" | N78°39'27"W   | 118.00' |
| C54   | 89.24'  | 160.00' | 34°03'58" | N16°21'52"E   | 87.74'  |
| C55   | 110.33' | 200.00' | 31°36'29" | N64°52'37"W   | 108.94' |
| C56   | 26.40'  | 176.00' | 8°56'46"  | S74°12'08"E   | 26.38'  |
| C57   | 20.16'  | 172.00' | 6°43'00"  | N38°10'19"W   | 20.15'  |



MATCH LINE SHEET 2 SHEET 3

SHEET 2 MATCH LINE SHEET 3



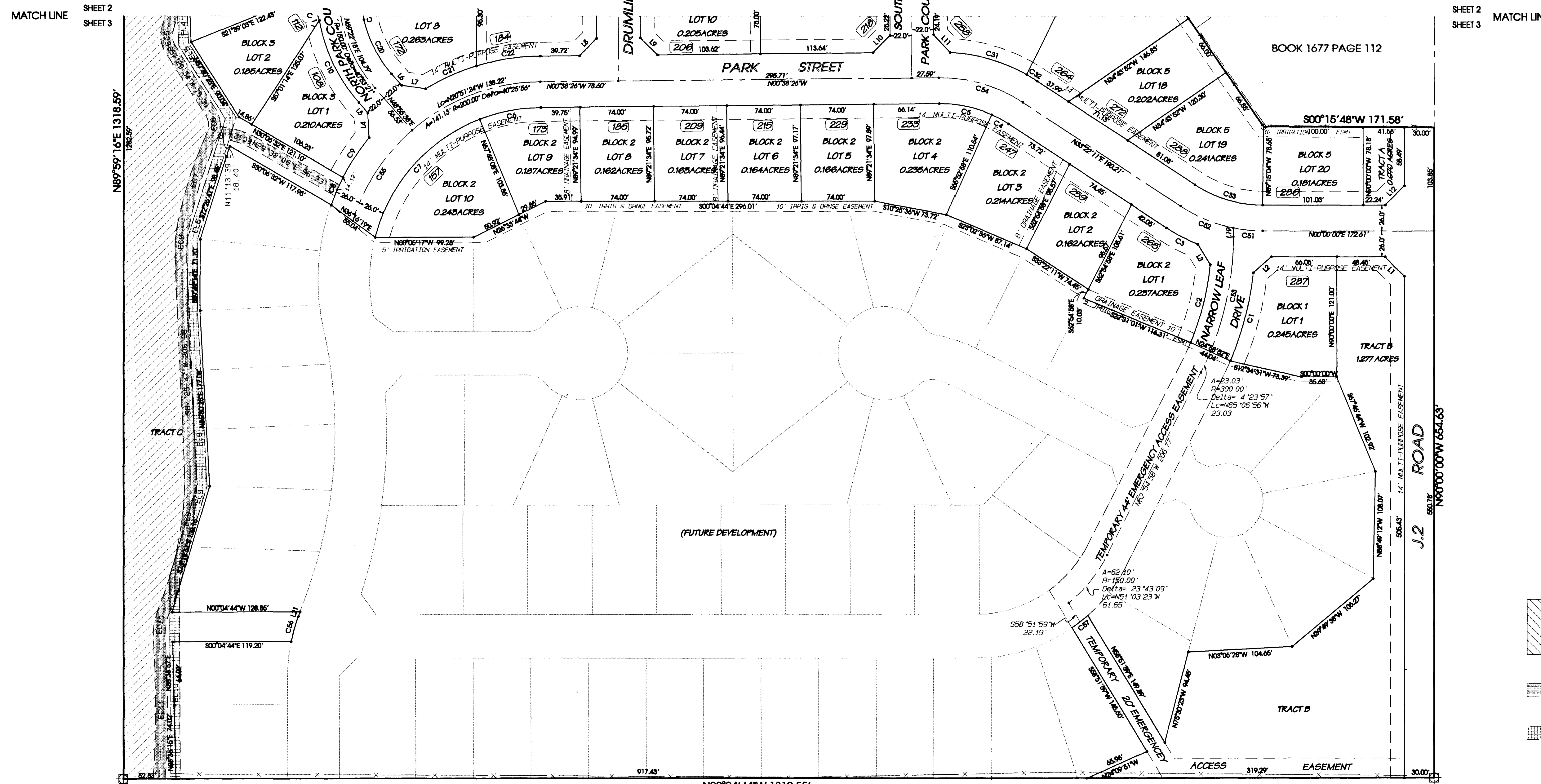
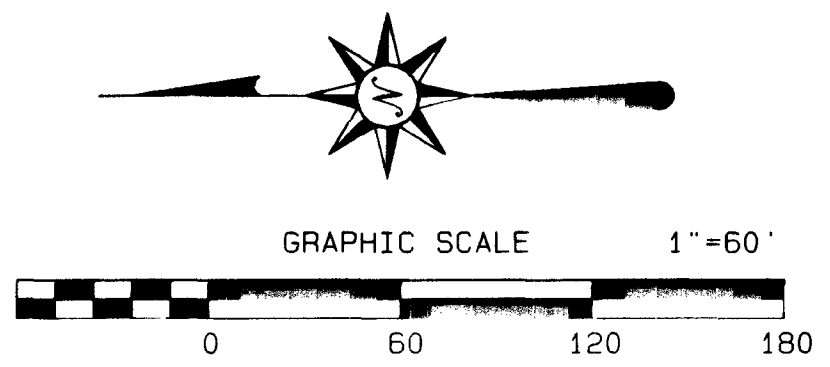
**COTTON WOODS SUBDIVISION FILING ONE**  
**PARK RIDGE JOINT VENTURE**

SECTION: NE1/4SW1/4 S.16 T.14N R.2W MERIDIAN: UTE  
**THOMPSON-LANGFORD CORPORATION**  
 529 25 1/2 ROAD - B-210 (970) 243-8067  
 Grand Junction CO 81808 tlo@tlowest.com

S:\Survey\0187\_cowest\028\plot.pro Job No. 0187-028  
 Drawn: DRS Checked: KST Date: Aug 1, 2002 Sheet 2 of 3

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

# COTTON WOODS SUBDIVISION FILING ONE



**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N44°46'56"E | 27.53'   |
| L2   | N41°45'22"W | 24.09'   |
| L3   | N58°29'11"E | 24.20'   |
| L4   | N87°19'47"E | 24.99'   |
| L5   | N48°55'38"E | 14.08'   |
| L6   | S48°55'38"W | 15.26'   |
| L7   | S28°18'35"W | 24.32'   |
| L8   | S45°19'13"E | 24.41'   |
| L9   | S44°40'47"W | 24.46'   |
| L10  | S45°14'04"E | 24.41'   |
| L11  | S45°46'39"W | 24.36'   |
| L12  | S48°14'04"E | 22.47'   |
| L13  | N44°55'53"E | 20.29'   |
| L14  | N44°55'23"E | 24.33'   |
| L15  | N45°10'56"W | 24.30'   |
| L16  | N44°55'23"E | 23.92'   |
| L17  | N45°04'37"W | 23.87'   |
| L18  | N45°04'07"W | 23.99'   |
| L19  | N45°00'00"W | 8.95'    |
| L20  | N89°48'58"E | 6.37'    |
| L21  | S07°54'18"E | 4.93'    |

**PEDESTRIAN EASEMENT CURVE TABLE**

| CURVE | ARC     | RADIUS   | DELTA     | CHORD BEARING | CHORD   |
|-------|---------|----------|-----------|---------------|---------|
| EC1   | 57.48'  | 75.00'   | 43°54'31" | S58°49'32"W   | 56.08'  |
| EC2   | 35.14'  | 25.00'   | 80°31'28" | S87°08'01"W   | 32.31'  |
| EC3   | 20.26'  | 25.00'   | 46°26'54" | N78°49'12"W   | 19.71'  |
| EC4   | 92.62'  | 200.00'  | 26°30'18" | N85°47'02"W   | 91.69'  |
| EC5   | 21.81'  | 25.00'   | 49°58'30" | S82°28'49"W   | 21.12'  |
| EC6   | 24.92'  | 25.00'   | 57°07'25" | S85°03'17"W   | 23.91'  |
| EC7   | 97.25'  | 400.00'  | 15°55'38" | N72°20'57"W   | 96.99'  |
| EC8   | 28.98'  | 125.00'  | 13°15'34" | N85°56'25"W   | 28.86'  |
| EC9   | 161.30' | 350.00'  | 24°46'00" | N80°11'10"W   | 160.13' |
| EC10  | 33.73'  | 75.00'   | 25°46'11" | N80°41'18"W   | 33.46'  |
| EC11  | 138.80' | 1100.00' | 7°13'47"  | N89°57'25"W   | 138.71' |
| EC12  | 23.95'  | 75.00'   | 18°18'27" | N27°22'52"E   | 23.86'  |

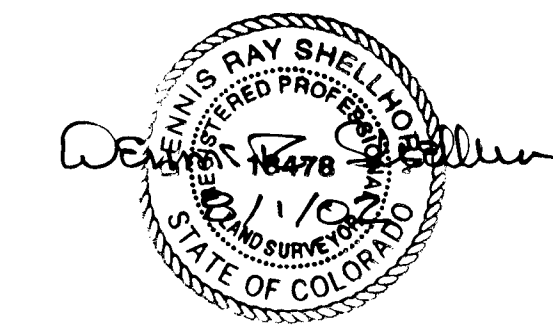
**IRRIGATION EASEMENT LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| EL1  | S89°50'20"W | 161.88'  |
| EL2  | S54°52'09"W | 174.99'  |
| EL3  | N53°42'11"W | 156.94'  |
| EL4  | S89°07'04"W | 111.28'  |
| EL5  | S57°30'25"W | 85.40'   |
| EL6  | N72°25'47"W | 126.83'  |
| EL7  | N89°49'50"W | 73.28'   |
| EL8  | S80°50'28"W | 175.77'  |
| EL9  | N73°19'57"W | 95.49'   |
| EL10 | S89°50'20"W | 203.06'  |

- GRAND JUNCTION DRAINAGE DISTRICT EASEMENT
- 12' PUBLIC PEDESTRIAN EASEMENT
- 10' IRRIGATION EASEMENT TO ADJOINING PROPERTY
- STREET ADDRESS

C-M 1/16 CORNER  
SECTION 16  
FOUND 2-1/2" ALUM CAP  
LANDESTON PLS 16834

SW 1/16 CORNER  
SECTION 16  
FOUND 2-1/2" ALUM CAP  
LANDESTON PLS 16835

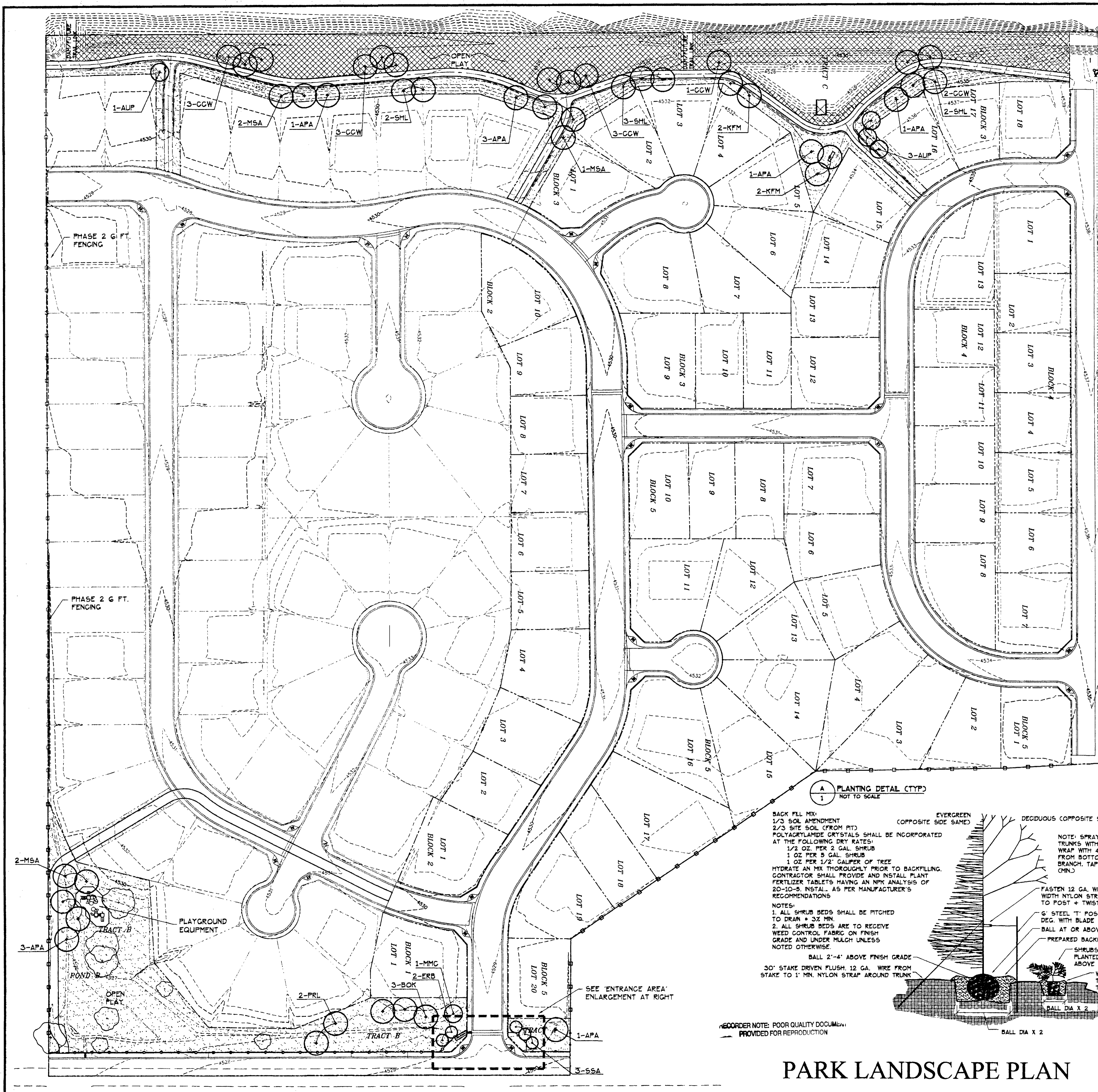


## COTTON WOODS SUBDIVISION FILING ONE PARK RIDGE JOINT VENTURE

SECTION: NE1/4SW1/4 S.16 T11N R.2E MERIDIAN: UTE  
**THOMPSON-LANGFORD CORPORATION**  
 529 28 1/2 ROAD - B-210 (970) 243-8067  
 Grand Junction CO 81508 [tlc@lowest.com](mailto:tlc@lowest.com)  
 S:\Survey\0187 cwest\028\plat.pro Job No. 0187-028  
 Drawn: DRS Checked: KST Date: Aug 1, 2002 Sheet 3 of 3

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.





**LEGEND**

- DECIDUOUS SHRUBS AND PERENNIALS
- EVERGREEN SHRUB
- DECIDUOUS TREE
- ▨ LAWN WITH CONCRETE EDGER
- ▨ NATIVE GRASSES (SEE MIX THIS SHEET)
- EXISTING TREE
- PROPOSED 1 FT. CONTOUR
- PROPOSED 5 FT. CONTOUR
- PROPOSED RAIL FENCING
- PROPOSED 6' SOLID PRIVACY FENCING

0 60 120 180

NORTH

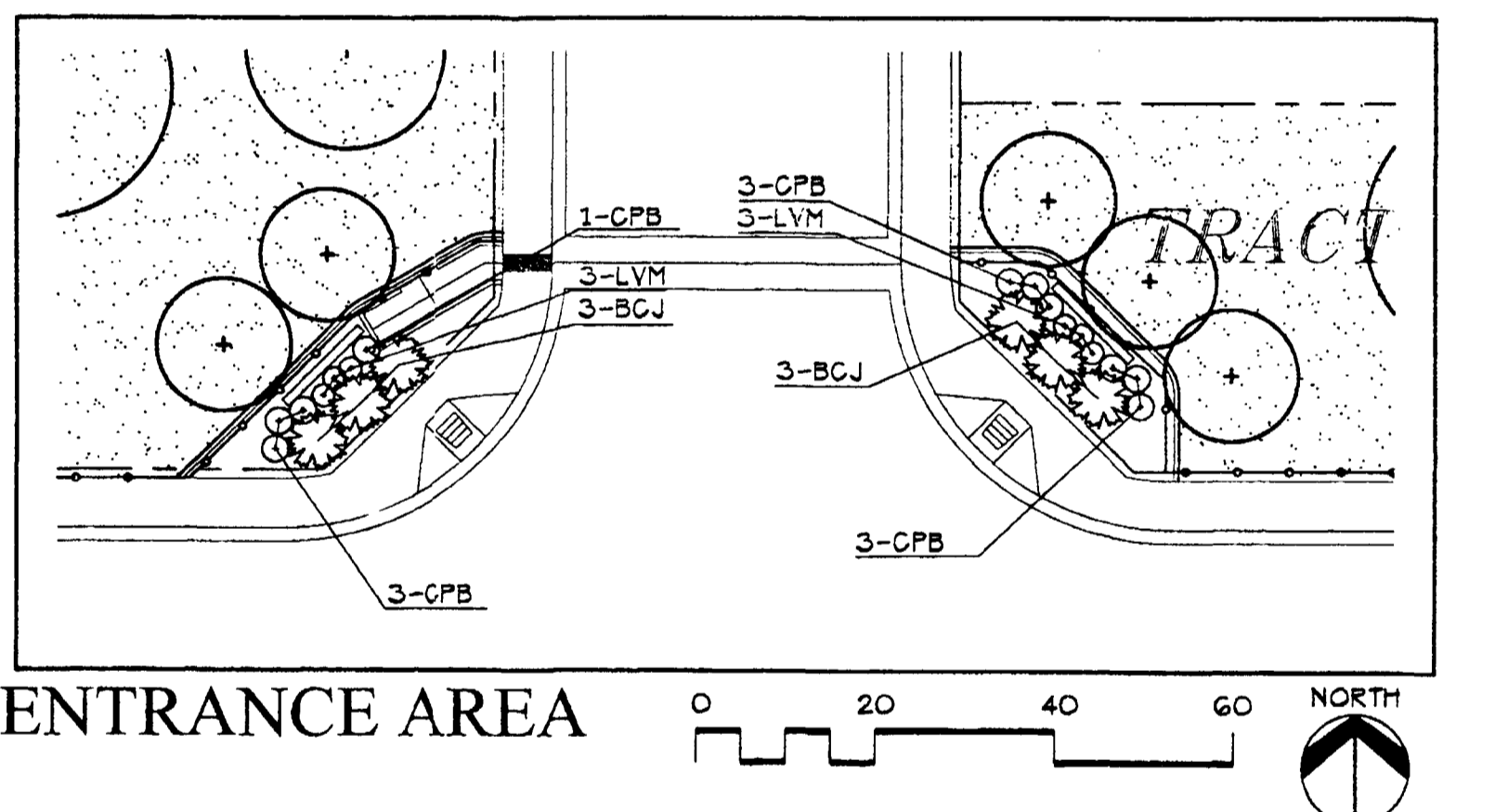
**PLANT LIST**

| Qty | Key | Common Name               | Scientific Name                             | Size   |
|-----|-----|---------------------------|---|--------|
| 10  | APA | Autumn Purple Ash         | <i>Fraxinus americana</i> 'Autumn Purple'   | 1-1/2' |
| 4   | AUP | Autumn Blaze Pear         | <i>Pyrus calleryana</i> 'Autumn Blaze'      | 1-1/2' |
| 3   | BOK | Burr Oak                  | <i>Quercus macrocarpa</i>                   | 1-1/2' |
| 12  | CCW | Cottonless Cottonwood     | <i>Populus deltoides</i> 'Noreaster'        | 1-1/2' |
| 2   | ERB | Eastern Redbud            | <i>Cercis canadensis</i>                    | 1-1/2' |
| 4   | KFM | Kingan Fruitless Mulberry | <i>Morus alba</i> 'Kingan'                  | 1-1/2' |
| 5   | MSA | Marshal's Seedless Ash    | <i>Fraxinus pennsylvanica</i> 'Marshal's'   | 1-1/2' |
| 1   | MMC | Montmorency Cherry        | <i>Prunus</i> 'Montmorency'                 | 1-1/2' |
| 2   | PRL | Purple Robe Locust        | <i>Ropinia pseudoacacia</i> 'Purple Robe'   | 1-1/2' |
| 7   | SHL | Shademaster Honeylocust   | <i>Gleditsia triacanthos</i> 'Shademaster'  | 1-1/2' |
| 3   | SSA | Spring Snow Crabapple     | <i>Malus</i> 'Spring Snow'                  | 1-1/2' |
| 10  | CPB | Crimson Pigmy Barberry    | <i>Berberis thunbergii</i> 'Atrorubra nana' | 5 gal  |
| 6   | BCJ | Blue Chip Juniper         | <i>Juniperus horizontalis</i> 'Blue Chip'   | 5 gal  |
| 6   | LVM | Munstead Lavender         | <i>Lavendula munstead</i>                   | 1 gal  |

**NATIVE SEED MIX**

| Common Name             | Scientific Name                      | P/LB/acre | % of Mix by Qty. |
|-------------------------|--------------------------------------|-----------|------------------|
| Galleta Grass           | <i>Hilaria jamesii</i>               | 2.8 lbs.  | 20%              |
| Hard Fescue             | <i>Festuca ovina</i> 'Duran'         | 5 lbs.    | 25%              |
| Indian Ricegrass        | <i>Orizopsis hymenoides</i> 'Paloma' | 12.8 oz.  | 5%               |
| Needle and Thread Grass | <i>Stipa comata</i>                  | 12 oz.    | 5%               |
| Sheep Fescue            | <i>Festuca ovina</i> 'Cover'         | 1 lb.     | 25%              |
| Western Wheatgrass      | <i>Agropyron smithii</i> 'Arriba'    | 2 lbs.    | 20%              |

\* IF NATIVE SEED AREA IS IRRIGATED, DOUBLE SEED RATE AND ADD 24 LBS/ACRE OATS, *Avena sativa*, CN SANDY SOILS OR BARLEY, *Hordeum vulgare*, CN SALINE SOILS AS A COVER CROP AS WEED CONTROL.



**A PLANTING DETAIL (CTYP)**  
NOT TO SCALE

**BACK FILL MIX:**  
1/3 SOIL AMENDMENT  
2/3 SITE SOIL (FROM PIT)  
POLYACRYLAMIDE CRYSTALS SHALL BE INCORPORATED AT THE FOLLOWING DRY RATES:  
1/2 OZ PER 2 GAL SHRUB  
1 OZ PER 5 GAL TREE  
HYDRATE AN MIX THOROUGHLY PRIOR TO BACKFILLING.  
CONTRACTOR SHALL PROVIDE AND INSTALL PLANT FERTILIZER TABLETS HAVING AN NPK ANALYSIS OF 20-10-5. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

**NOTES:**  
1. ALL SHRUB BEDS SHALL BE PITCHED TO DRAIN + 3% MIN.  
2. ALL SHRUB BEDS ARE TO RECEIVE WEED CONTROL FABRIC ON FINISH GRADE AND UNDER MULCH UNLESS NOTED OTHERWISE.  
BALL 2'-4" ABOVE FINISH GRADE  
30" STAKE DRIVEN FLUSH 12 GA. WIRE FROM STAKE TO 1" MIN. NYLON STRAP AROUND TRUNK

**EVERGREEN (OPPOSITE SIDE SAME)**  
**DECIDUOUS (OPPOSITE SIDE SAME)**

**CONCRETE EDGER (CTYP)**  
NOT TO SCALE

**TOP OF CONCRETE CURBING TO BE SAME AS FINISH GRADE OF ADJACENT LAWN.**  
**WEED CONTROL FABRIC AMENDED TOPSOIL.**  
**NOTE: EDGER OCCURS WHERE INDICATED ON PLAN. ALL CURVES TO BE SMOOTH IN TRANSITION. ALL CORNERS TO BE SQUARE.**

**PLANTING NOTES:**  
1. ALL SHRUB BEDS TO RECEIVE SOIL AMENDMENT, WEED FABRIC AND 3 INCH DEPTH OF MULCH.  
2. SOIL AMENDMENT IS TO CONSIST OF 80% GROUND WELL-AGED MANURE, 80% FINELY GROUND AND AGED WOOD CHIPS. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 3 CUBIC YARDS/1000 SF INTO ALL LAWN AND SHRUB AREAS.  
3. A FERTILIZER PROVIDING 2 LBS PER 1000 SF PHOSPHATE AND 1 LB PER 1000 SF POTASH IS TO BE SPREAD AND DISCED INTO ALL SHRUB AREAS.  
4. SHRUBS AND TREES ARE TO BE SPACED AS SCALED FROM THE PLANTING PLAN. OWNER'S REPRESENTATIVE TO APPROVE SPACING ON SITE.  
5. MULCH TO BE A MIXTURE OF 60% CLEAN SHAVINGS OF SHREDDED CEDAR, FREE OF TRASH, STICKS OR ROOTS AND 40% PINK SHALE ROCK. A MIXTURE OF 3/4" TO 2-1/2" SIZES.  
6. WEED FABRIC IS TO BE MIMASCAPE 1 AS MANUFACTURED BY MIRAFL OR EQUAL. WEED FABRIC IS TO OVERLAP 6 INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH SOIL STAPLES 5' ON CENTER AND IN ALL CORNERS.  
7. DI-AMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1000 SF TO ALL LAWN SEED AREAS.  
8. LAWN AREAS TO BE HYDROSEEDED WITH BLUEGRASS SEED, AT A RATE OF 6 LBS./1000 SF. HYDROSEEDING IS TO BE APPLIED AT A RATE OF 45 POUNDS PER 1000 SF. APPLY WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.  
9. CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OR UNTIL CONTRACTOR IS TO MAINTAIN LAWN AREAS AFTER EACH AREA IS SEEDING AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.

**PARK LANDSCAPE PLAN**

**COTTON WOODS**  
**CONSTRUCTORS WEST, INC.**

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 CHECKED BY: TC  
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 ○ AS BUILT

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