

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9503010

**DATE:** 1-18-95

**TIME:** 11:08

**FEE:** \$ 20.00 (2 Pages)

UNOFFICIAL COPY

**GRANTOR:** Rowley Downs Land Co.  
(OWNER/SIGNER)

**GRANTEE:** Woodlands F3 1<sup>st</sup> An.  
Final PD Site Plan  
(SUBDIVISION NAME OR NAME OF PLAT)

**LEGAL:** 1-8-67  
(SECTION-TOWNSHIP-RANGE)

# THE WOODLANDS FILING NO. 3, 1 ST AMENDMENT

A PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
BEING A REPLAT OF A PORTION OF THE WOODLANDS FILING NO. 3, AND A PORTION OF THE WOODLANDS FILING NO. 1,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

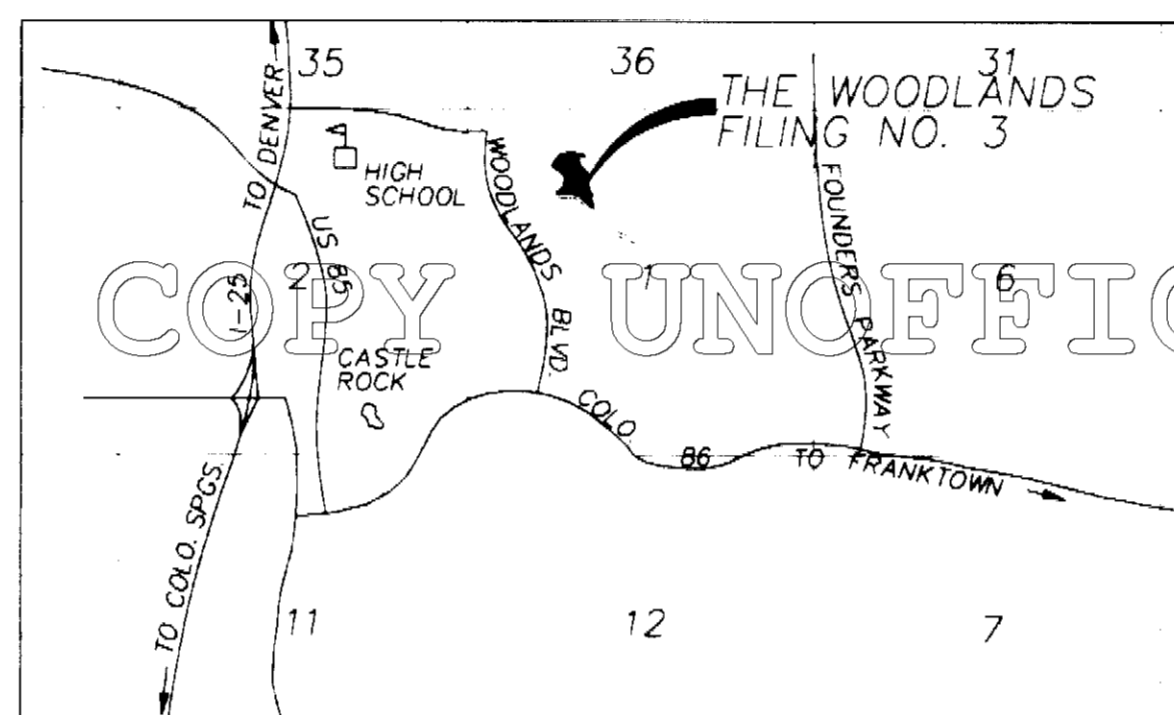
## AMENDED FINAL PD SITE PLAN WOODLANDS FILING NO. 3, 1ST AMENDMENT

SHEET 1 OF 2

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE S48°01'54"E, A DISTANCE OF 1023.70 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SADDLEBACK DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID SADDLEBACK DRIVE, N21°51'27"E, A DISTANCE OF 53.51 FEET TO A POINT OF CURVATURE;  
THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, S20°30'00"E, A DISTANCE OF 320.90 FEET TO A POINT OF CURVATURE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 153°39'46", A RADIUS OF 243.00 FEET, AND A CHORD WHICH BEARS N59°41'20"E, 298.08 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, S82°28'47"E, A DISTANCE OF 84.41 FEET TO A POINT;  
THENCE S07°51'37"W, A DISTANCE OF 41.24 FEET TO A POINT;  
THENCE S25°49'10"E, A DISTANCE OF 163.67 FEET TO A POINT;  
THENCE S43°48'57"E, A DISTANCE OF 135.35 FEET TO A POINT;  
THENCE S07°25'53"E, A DISTANCE OF 231.95 FEET TO A POINT;  
THENCE S52°00'46"E, A DISTANCE OF 103.52 FEET TO A POINT;  
THENCE S08°31'51"W, A DISTANCE OF 101.12 FEET TO A POINT;  
THENCE S29°21'28"E, A DISTANCE OF 91.79 FEET TO A POINT;  
THENCE S48°14'37"W, A DISTANCE OF 103.09 FEET TO A POINT ON THE ARC OF A CURVE;  
THENCE 112.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING NON-TANGENT TO THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 267°29'28", A RADIUS OF 243.00 FEET AND A CHORD WHICH BEARS S60°23'01"E, 111.35 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE S25°57'09"E, A DISTANCE OF 83.37 FEET TO A POINT OF CURVATURE;  
THENCE 180.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 34°04'52", A RADIUS OF 303.00 FEET AND A CHORD WHICH BEARS S56°14'43"E, 177.59 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE S39°12'17"E, A DISTANCE OF 11.32 FEET TO A POINT OF CURVATURE;  
THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S84°12'17"E, 28.28 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N50°47'43"E, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE;  
THENCE 18.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 53°07'48", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS N21°15'38"E, 17.49 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE 26.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 27°52'52", A RADIUS OF 55.00 FEET AND A CHORD WHICH BEARS S39°10'03"E, 26.50 FEET TO A POINT OF NON-TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N57°05'12"W, A DISTANCE OF 111.82 FEET TO A POINT;  
THENCE N09°27'44"E, A DISTANCE OF 83.87 FEET TO A POINT;  
THENCE S83°29'59"E, A DISTANCE OF 193.47 FEET TO A POINT;  
THENCE S23°29'46"W, A DISTANCE OF 103.09 FEET TO A POINT ON THE ARC OF A CURVE;  
THENCE 25.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING NON-TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 26°04'53", A RADIUS OF 55.00 FEET AND A CHORD WHICH BEARS S77°22'44"W, 17.90 FEET TO A POINT OF NON-TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N31°45'07"E, A DISTANCE OF 108.87 FEET TO A POINT;  
THENCE S45°41'37"E, A DISTANCE OF 113.29 FEET TO A POINT;  
THENCE S27°12'38"W, A DISTANCE OF 73.94 FEET TO A POINT;  
THENCE S20°28'14"W, A DISTANCE OF 163.75 FEET TO A POINT;  
THENCE N22°57'06"W, A DISTANCE OF 15.00 FEET TO A POINT;  
THENCE N30°50'06"W, A DISTANCE OF 129.13 FEET TO A POINT ON THE ARC OF A CURVE;  
THENCE 21.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING NON-TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 22°29'10", A RADIUS OF 55.00 FEET AND A CHORD WHICH BEARS N21°15'38"E, 17.49 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE 18.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 53°07'48", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S77°22'44"W, 17.90 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE S50°47'43"W, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE;  
THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S84°12'17"E, 28.28 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE S39°12'17"E, A DISTANCE OF 199.56 FEET TO A POINT OF CURVATURE;  
THENCE 341.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 80°37'44", A RADIUS OF 243.00 FEET AND A CHORD WHICH BEARS S79°31'09"W, 314.43 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N60°09'59"E, A DISTANCE OF 94.78 FEET TO A POINT OF CURVATURE;  
THENCE 128.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 247°18'16", A RADIUS OF 303.00 FEET AND A CHORD WHICH BEARS N21°15'38"E, 17.49 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE 31.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 89°38'25", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS N38°39'23"E, 21.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SADDLEBACK DRIVE;  
THENCE S08°01'56"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.14 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT, BEING NON-TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 89°14'10", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS N49°47'18"W, 28.10 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE 107.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 25°25'38", A RADIUS OF 243.00 FEET AND A CHORD WHICH BEARS S72°52'48"W, 106.96 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE S60°09'59"E, A DISTANCE OF 94.78 FEET TO A POINT OF CURVATURE;  
THENCE 426.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 80°37'44", A RADIUS OF 303.00 FEET AND A CHORD WHICH BEARS N79°31'09"W, 392.07 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N39°12'17"W, A DISTANCE OF 300.88 FEET TO A POINT OF CURVATURE;  
THENCE 144.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 34°04'52", A RADIUS OF 243.00 FEET AND A CHORD WHICH BEARS N56°14'43"W, 142.43 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N73°17'09"W, A DISTANCE OF 83.37 FEET TO A POINT OF CURVATURE;  
THENCE 140.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 26°29'52", A RADIUS OF 303.00 FEET AND A CHORD WHICH BEARS N60°03'01"W, 136.85 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N46°48'17"W, A DISTANCE OF 213.70 FEET TO A POINT OF CURVATURE;  
THENCE 145.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 34°15'54", A RADIUS OF 243.00 FEET AND A CHORD WHICH BEARS N64°02'26"W, 144.01 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE 35.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 102°51'24", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S47°20'56"W, 31.25 FEET TO A POINT;  
THENCE S86°16'38"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE ARC OF A CURVE;  
THENCE 34.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING NON-TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 18°05'07", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS N54°05'22"W, 30.58 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE S76°03'15"E, A DISTANCE OF 180.59 FEET TO A POINT OF CURVATURE;  
THENCE 285.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 12°41'00", A RADIUS OF 1280.00 FEET AND A CHORD WHICH BEARS S82°23'45"W, 284.98 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE S88°44'19"W, A DISTANCE OF 28.79 FEET TO A POINT OF CURVATURE;  
THENCE 27.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 01°12'54", A RADIUS OF 1290.00 FEET AND A CHORD WHICH BEARS N88°42'09"W, 27.35 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE 85.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, BEING NON-TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 18°05'07", A RADIUS OF 270.00 FEET AND A CHORD WHICH BEARS N126°10'10", 85.07 FEET TO A POINT OF COMPOUND CURVATURE;  
THENCE 36.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT WITH THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 104°27'11", A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S39°02'10"E, 31.62 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N88°44'19"E, A DISTANCE OF 28.79 FEET TO A POINT OF CURVATURE;  
THENCE 272.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COARSE, HAVING A CENTRAL ANGLE OF 12°41'00", A RADIUS OF 1230.00 FEET AND A CHORD WHICH BEARS N82°23'45"E, 271.72 FEET TO A POINT OF TANGENCY WITH THE FOLLOWING DESCRIBED COARSE;  
THENCE N76°03'15"E, A DISTANCE OF 95.59 FEET TO A POINT;  
THENCE N12°33'20"W, A DISTANCE OF 42.58 FEET TO A POINT;  
THENCE N76°26'40"E, A DISTANCE OF 28.43 FEET TO A POINT;  
THENCE N45°51'12"E, A DISTANCE OF 131.94 FEET TO A POINT;  
THENCE N02°51'27"E, A DISTANCE OF 144.84 FEET TO A POINT;  
THENCE N44°14'57"W, A DISTANCE OF 125.00 FEET TO A POINT;  
THENCE N60°09'59"W, A DISTANCE OF 94.78 FEET TO A POINT;  
THENCE N68°08'33"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED SADDLEBACK DRIVE AND THE TRUE POINT OF BEGINNING, CONTAINING 10.65 ACRES MORE OR LESS

PREPARED  
APRIL 1994



VICINITY MAP

SHEET INDEX

SHEET 1 OF 2 COVER SHEET  
SHEET 2 OF 2 PD SITE PLAN

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)  
JSS  
COUNTY OF DOUGLAS)  
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE OF THE  
18<sup>th</sup> DAY OF January, 1995 AT 11:00 O'CLOCK A.M. AND WAS  
RECORDED UNDER RECEPTION NUMBER 4503010  
Sharon Cross, Clerk/Deputy  
DOUGLAS COUNTY CLERK AND RECORDER

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

I, \_\_\_\_\_ AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_ A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE CERTIFICATE OF OWNER AND DEDICATION.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_  
AUTHORIZED REPRESENTATIVE TITLE COMPANY

MERRICK  
Merrick & Company (303)-751-0741  
2450 S. Peoria St., Aurora, Colo. 80014  
Post Office Box 22026, Denver, Colo. 80222

R. JAMES NICHOLSON APPEARED BEFORE ME THIS 20<sup>th</sup> DAY OF DECEMBER 1994  
Comm. Expires 6/4/97  
Maitha R. Adams

MINIMUM BUILDING SETBACKS FROM LOT LINES:

ALL SINGLE FAMILY LOTS SHALL HAVE THE FOLLOWING MINIMUM BUILDING SETBACK DIMENSION FROM THE PROPERTY LINE:  
FRONT SETBACK (VARIES) MIN 20 FEET  
REAR SETBACK 20 FEET  
SIDE SETBACK 5 FEET  
BUT IN NO INSTANCE WILL THERE BE LESS THAN FOURTEEN (14) FEET SEPARATION BETWEEN BLDGS.  
SIDE SETBACK FOR CORNER LOTS 15 FEET  
MAXIMUM BUILDING HEIGHT 35 FEET

SITE DATA:

NUMBER OF LOTS 09  
GROSS DENSITY 1.8 DU/AC  
NET DENSITY 2.0 DU/AC

GENERAL EXTERIOR DESIGN CONCEPT

THE STRUCTURES WILL CONSIST OF ONE AND TWO STORY FRAME HOUSES WITH TWO OR THREE CAR ATTACHED GARAGES. THE SIZE OF THE HOUSES WILL VARY FROM 1,700 SQ. FT. TO 2,400 SQ. FT. OF USABLE FLOOR AREA AND BRICK CURVATURE. THEY WILL HAVE ASPHALT SHINGLE ROOFS, HORIZONTAL SIDING AND BRICK OR STONE FRONTS. FRONT YARD LANDSCAPING WILL BE PROVIDED BY THE BUILDER.

GENERAL TIME SCHEDULE

-BEGIN DEVELOPMENT JUNE 15<sup>th</sup>  
-COMPLETE LOT DEVELOPMENT AUGUST 15<sup>th</sup>  
-BEGIN HOUSE BUILDING AUGUST 15<sup>th</sup>  
-BUILD TWO HOUSES PER MONTH  
-COMPLETION OF ALL HOUSES AND SELLOUT OF THE PROJECT, DEPENDING ON MARKET CONDITIONS IS EXPECTED TO BE SEPTEMBER OF 1996

PROPERTY NAME: ROWLEY DOWNS LAND COMPANY  
OWNER ADDRESS: THE RENAISSANCE BUILDING, SUITE 100  
5400 SOUTH SYRACUSE STREET  
DENVER, COLORADO 80211  
SIGNATURE: R. James Nicholson  
NAME: R. JAMES NICHOLSON  
TITLE: PRESIDENT

WOODLANDS MASTER ASSOCIATION INC  
C/O CHOICE MANAGEMENT, INC  
9101 EAST KENYON AVE., SUITE 1000  
DENVER, COLORADO 80237  
SIGNATURE: J. Patrick McNeil  
NAME: J. PATRICK MCNEIL  
TITLE: PRESIDENT

PLANNING COMMISSION APPROVAL:

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 21<sup>st</sup> DAY OF November, A.D. 1994  
ATTEST  
Sharon Cross, Chairman  
DATE: 1/16/95  
Sally A. Musson, Town Clerk  
DATE: 1-16-95

TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 18<sup>th</sup> DAY OF December, A.D. 1994  
ATTEST  
Maitha R. Adams, Mayor  
DATE: 1/2/95  
Sally A. Musson, Town Clerk  
DATE: 1-16-95

THIS FINAL PD SITE PLAN IS HEREBY APPROVED FOR FILING BY THE TOWN OF CASTLE ROCK BOARD

SURVEYORS STATEMENT

I, Eldon Von Ohlen, a REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAN ACCURATELY REPRESENTS SAID SURVEY.

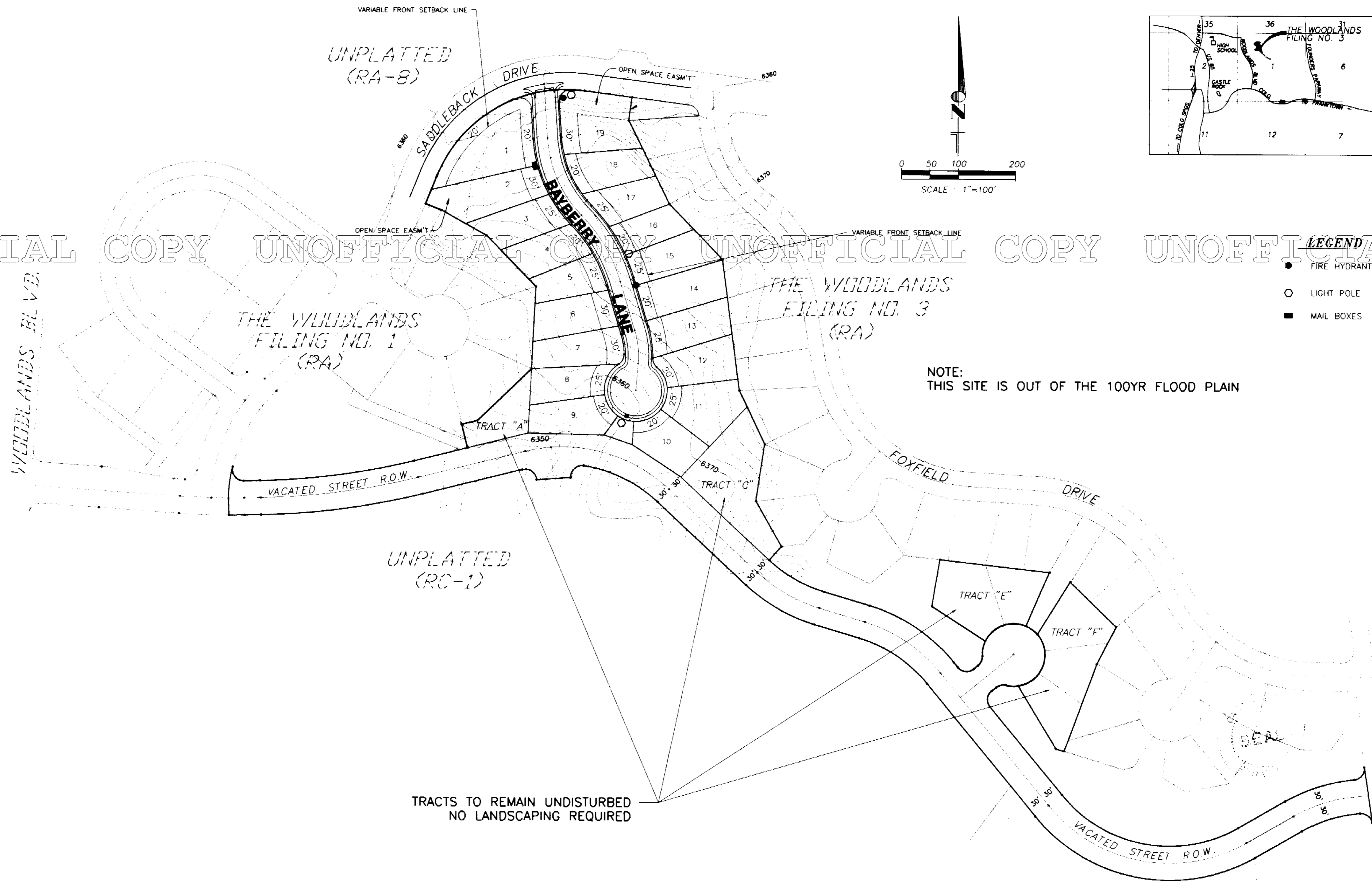
Eldon Von Ohlen, P.E., P.L.S. #169

1	PER TOWN COMMENTS	4/25/94	BJF
ISSUE	DESCRIPTION	DATE	REFERENCE

**THE WOODLANDS FILING NO. 3, 1ST AMENDMENT**  
**A PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.**  
**TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

**AMENDED FINAL PD SITE PLAN**  
**WOODLANDS FILING NO. 3, 1ST AMENDMENT**

SHEET 2 OF 2



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WOODLANDS BL V.E.

THE WOODLANDS  
FILING NO. 1  
(RA)

THE WOODLANDS  
FILING NO. 3  
(RA)

- LEGEND**
- FIRE HYDRANT
  - LIGHT POLE
  - MAIL BOXES

NOTE:  
THIS SITE IS OUT OF THE 100YR FLOOD PLAIN

TRACTS TO REMAIN UNDISTURBED  
NO LANDSCAPING REQUIRED

PREPARED  
APRIL, 1994  
BY  
MERRICK  
Engineers and Architects  
Merrick & Company (303)-751-0741  
(2450 S. Peoria St., Aurora, Colo. 80014)  
Post Office Box 22026, Denver, Colo. 80222

DRAWING: C:\MS\WOODLANDS\PD-SITE PLOT DATE: 11/27/94 PLOT TIME: 14:10:16