

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9880779

DATE: 10-8-98

TIME: 14:08

FEE: \$ 36.00 **(3 Pages)**

UNOFFICIAL COPY

GRANTOR:
(OWNER/SIGNER)

Rowley Downs Land Co

GRANTEE:

The Woodlands # 9

(SUBDIVISION NAME OR NAME OF PLAT)

Final PD site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

THE WOODLANDS FILING NO. 9

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

FINAL PD SITE PLAN

SHEET 1 OF 3

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 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 NORTH 1/4 CORNER OF SAID SECTION 1, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 01°23'44" W ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1 A DISTANCE OF 1361.26 FEET;

THENCE S 60°34'59" W A DISTANCE OF 154.75 FEET TO THE WEST RIGHT OF WAY LINE OF SADDLEBACK DRIVE AND A POINT OF CURVATURE;

THENCE 5.16 FEET ALONG SAID RIGHT OF WAY AND THE ARC OF A CURVE TO THE LEFT BEING NON TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 0°36'59", A RADIUS OF 480.00 FEET, AND A CHORD WHICH BEARS N 12°58'53" W, A DISTANCE OF 5.16 FEET TO A POINT NON TANGENT TO THE FOLLOWING DESCRIBED COURSE;

THENCE S 76°42'38" W A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE;

THENCE THE FOLLOWING EIGHT COURSES BEING THE REAR AND SIDE LOT LINES OF BLOCK 75, THE WOODLANDS FILING NO. 3:

1) THENCE 61.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT BEING NON TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 8°23'41", A RADIUS OF 420.00 FEET, AND A CHORD WHICH BEARS N 17°20'21" W, A DISTANCE OF 61.48 FEET TO A POINT NON TANGENT TO THE FOLLOWING DESCRIBED COURSE;

2) THENCE N 89°52'39" W A DISTANCE OF 82.44 FEET;

3) THENCE N 68°17'56" W A DISTANCE OF 53.83 FEET;

4) THENCE N 26°44'46" W A DISTANCE OF 223.54 FEET;

5) THENCE N 43°58'24" W A DISTANCE OF 42.32 FEET;

6) THENCE N 76°18'29" W A DISTANCE OF 174.83 FEET;

7) THENCE N 80°29'16" W A DISTANCE OF 263.72 FEET;

8) THENCE S 19°59'42" W A DISTANCE OF 123.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FOXFIELD DRIVE AND A POINT OF CURVATURE;

THENCE 19.88 FEET ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT BEING NON TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 4°35'33", A RADIUS OF 248.00 FEET, AND A CHORD WHICH BEARS N 64°44'07" W, A DISTANCE OF 19.88 FEET TO A POINT NON TANGENT TO THE FOLLOWING DESCRIBED COURSE;

THENCE THE FOLLOWING NINE COURSES ALONG THE SIDE AND REAR LOT LINES OF BLOCK 3, WOODLANDS FILING NO. 3:

1) THENCE N 23°27'41" E A DISTANCE OF 100.93 FEET;

2) THENCE N 18°30'26" W A DISTANCE OF 31.52 FEET;

3) THENCE N 54°40'48" W A DISTANCE OF 18.11 FEET;

4) THENCE N 24°09'16" W A DISTANCE OF 85.16 FEET;

5) THENCE N 08°46'55" W A DISTANCE OF 133.52 FEET;

6) THENCE N 26°22'25" W A DISTANCE OF 44.72 FEET;

7) THENCE N 33°48'28" W A DISTANCE OF 180.26 FEET;

8) THENCE N 51°15'57" W A DISTANCE OF 64.06 FEET;

9) THENCE S 83°48'14" W A DISTANCE OF 104.61 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SAID FOXFIELD DRIVE AND A POINT OF CURVATURE;

THENCE THE FOLLOWING THREE COURSES ALONG SAID RIGHT OF WAY:

1) THENCE 57.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING NON TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 17°45'51", A RADIUS OF 184.61 FEET, AND A CHORD WHICH BEARS N 72°22'50" W, A DISTANCE OF 57.01 FEET TO A POINT OF CURVATURE;

2) THENCE 37.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 106°23'29", A RADIUS OF 20.00 FEET, AND A CHORD WHICH BEARS N 44°41'50" E, A DISTANCE OF 32.03 FEET TO A POINT OF CURVATURE;

3) THENCE 42.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BRING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 1°09'58", A RADIUS OF 2070.00 FEET, AND A CHORD WHICH BEARS S 81°31'27" E, A DISTANCE OF 42.13 FEET TO A POINT;

THENCE N 09°02'07" E A DISTANCE OF 59.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SADDLEBACK DRIVE AND A POINT OF CURVATURE;

THENCE THE FOLLOWING SEVEN COURSES ALONG SAID RIGHT OF WAY LINE:

1) THENCE 56.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT BEING NON TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 1°31'04", A RADIUS OF 2130.00 FEET, AND A CHORD WHICH BEARS N 81°43'15" W, A DISTANCE OF 56.43 FEET TO A POINT;

2) THENCE N 82°28'47" W A DISTANCE OF 144.51 FEET TO A POINT OF CURVATURE;

3) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AND A CHORD WHICH BEARS N 37°28'47" W, A DISTANCE OF 28.28 FEET TO A POINT NON TANGENT TO THE FOLLOWING DESCRIBED COURSE;

4) THENCE N 82°28'47" W A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;

5) THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING NON TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AND A CHORD WHICH BEARS S 52°31'13" W, A DISTANCE OF 28.28 FEET TO A POINT TANGENT TO THE FOLLOWING DESCRIBED COURSE;

6) THENCE N 82°28'47" W A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE;

7) THENCE 141.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A CENTRAL ANGLE OF 26°45'39", A RADIUS OF 303.00 FEET, AND A CHORD WHICH BEARS S 84°08'23" W, A DISTANCE OF 140.24 FEET TO A POINT;

THENCE THE FOLLOWING TWO COURSES ALONG THE SIDE AND REAR LOT LINES OF BLOCK 1, WOODLANDS FILING NO. 3:

1) THENCE N 23°19'51" W A DISTANCE OF 104.04 FEET;

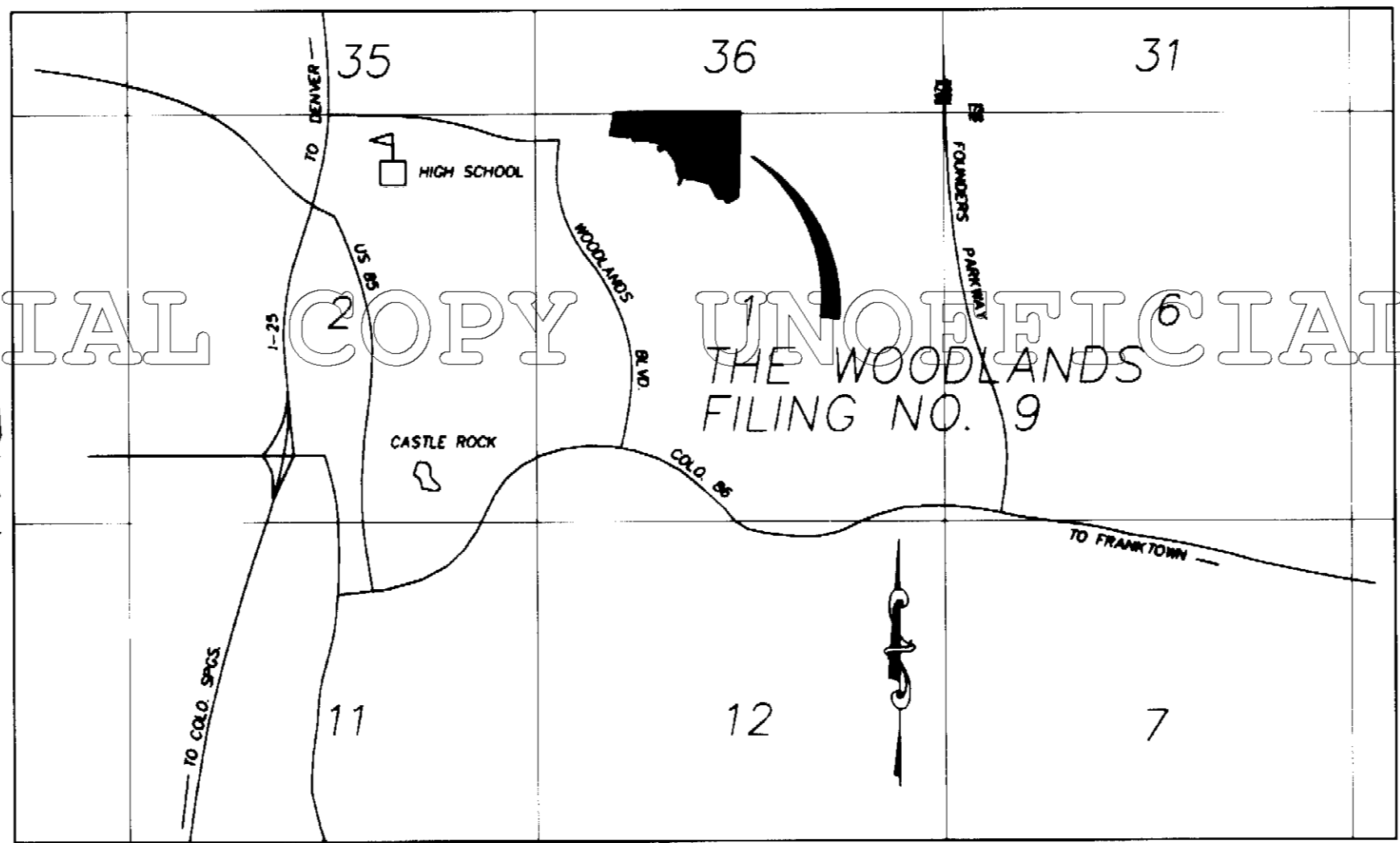
2) THENCE S 69°01'15" W A DISTANCE OF 64.22 FEET;

THENCE N 83°43'36" W ALONG THE NORTH LINE OF TRACT A, WOODLANDS FILING NO. 3 A DISTANCE OF 284.92 FEET;

THENCE N 10°32'30" E A DISTANCE OF 369.88 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 1;

THENCE N 89°47'01" E ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 2019.57 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.66 ACRES MORE OR LESS.



VICINITY MAP
SCALE 1"=2000'

SHEET INDEX:

SHEET 1 OF 3	COVER SHEET
SHEET 2 OF 3	PD SITE PLAN
SHEET 3 OF 3	SITE REVEGETATION AND DETAILS

PREPARED
ON

10 NOVEMBER 1995

PREPARED
FOR

PROPERTY OWNERS:

ROWLEY DOWNS LAND COMPANY
AND
NORTH WOODLANDS COMPANY
5400 S. SYRACUSE ST. SUITE 100
ENGLEWOOD, CO. 80111

PREPARED
BY

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

MINIMUM BUILDING SETBACKS FROM LOT LINES:

ALL SINGLE FAMILY LOTS SHALL HAVE THE FOLLOWING MINIMUM BUILDING SETBACK DIMENSIONS FROM THE PROPERTY LINES:

FRONT SETBACK.....	35 FEET
REAR SETBACK.....	20 FEET
SIDE SETBACK.....	5 FEET
BUT IN NO INSTANCE WILL THERE BE LESS THAN TWENTY (20) FEET SEPERATION BETWEEN BLDGS.	
SIDE SETBACK FOR CORNER LOTS.....	15 FEET
MAXIMUM BUILDING HEIGHT.....	35 FEET

SITE DATA:

1. NUMBER OF LOTS.....	52
2. GROSS DENSITY.....	1.31 LOTS/ACRES
3. NET DENSITY.....	3.05 LOTS/ACRES
4. LAND USE.....	SINGLE FAMILY LOTS
5. BUILDING TYPE.....	SINGLE FAMILY DETACHED
6. ROADWAY AREA.....	4.64 ACRES
7. DEDICATED USE AREA.....	17.97 ACRES
8. LOT AREA.....	17.05 ACRES
9. TOTAL PLAN AREA.....	39.66 ACRES
10. LOT AREA MINIMUM.....	0.18 ACRES
11. LOT AREA MAXIMUM.....	0.49 ACRES
12. LOT AREA AVERAGE.....	0.33 ACRES
13. TRACTS A, B, AND C ARE TO BE USED FOR UTILITIES, DRAINAGE AND OPEN SPACE.	

OWNER REVIEW:

THIS FINAL PD SITE PLAN IS REVIEWED BY ROWLEY DOWNS LAND COMPANY ON THIS 7 DAY OF November, 1995.

[Signature]
CHAIRMAN

PLANNING AND ZONING COMMISSION REVIEW:

THIS FINAL PD SITE PLAN IS REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONNING COMMISSION ON THIS 21st DAY OF November, 1995.

[Signature]
CHAIRMAN

TOWN COUNCIL APPROVAL:

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

SIGNED THIS 20th DAY OF November, 1995.

TOWN OF CASTLE ROCK

BY: *[Signature]*
MAYOR

ATTEST: *[Signature]*
TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, DAVID R. FRANZEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PARCEL WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT SAID SURVEY WAS COMPLETED TO THE NORMAL STANDARD OF CARE AND PROFESSIONAL LAND SURVEYORS PRACTICING IN THE DOUGLAS COUNTY, COLORADO AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT SURVEY AND THIS PLAT OF THAT SURVEY ARE TRUE AND CORRECT.

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS OF THE PROFESSIONAL LAND SURVEYORS OF COLORADO, INC.

[Signature]
DAVID R. FRANZEN, PLS #10036
FOR AND IN THE PRESENCE OF
MERRICK & COMPANY
JOB NO. 100-335
DATE: 11-10-95

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DGHS. CO. CLERK +
RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

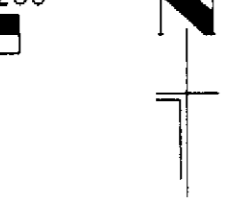
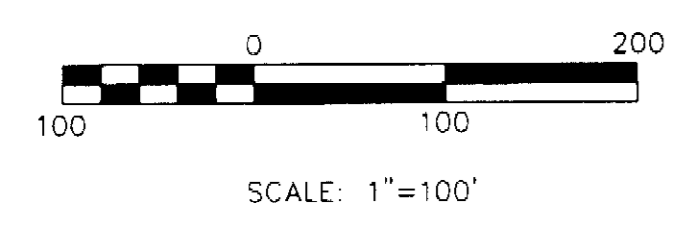
I HEREBY CERTIFY THAT THIS
PLAT WAS FILED IN MY OFFICE
ON THE 8 DAY OF Oct,
19 95 AT 2:08 O'CLOCK P. M.
AND WAS RECORDED UNDER
REC. NO. 9880779.

[Signature]
DGHS. CO. CLERK + RECORDER



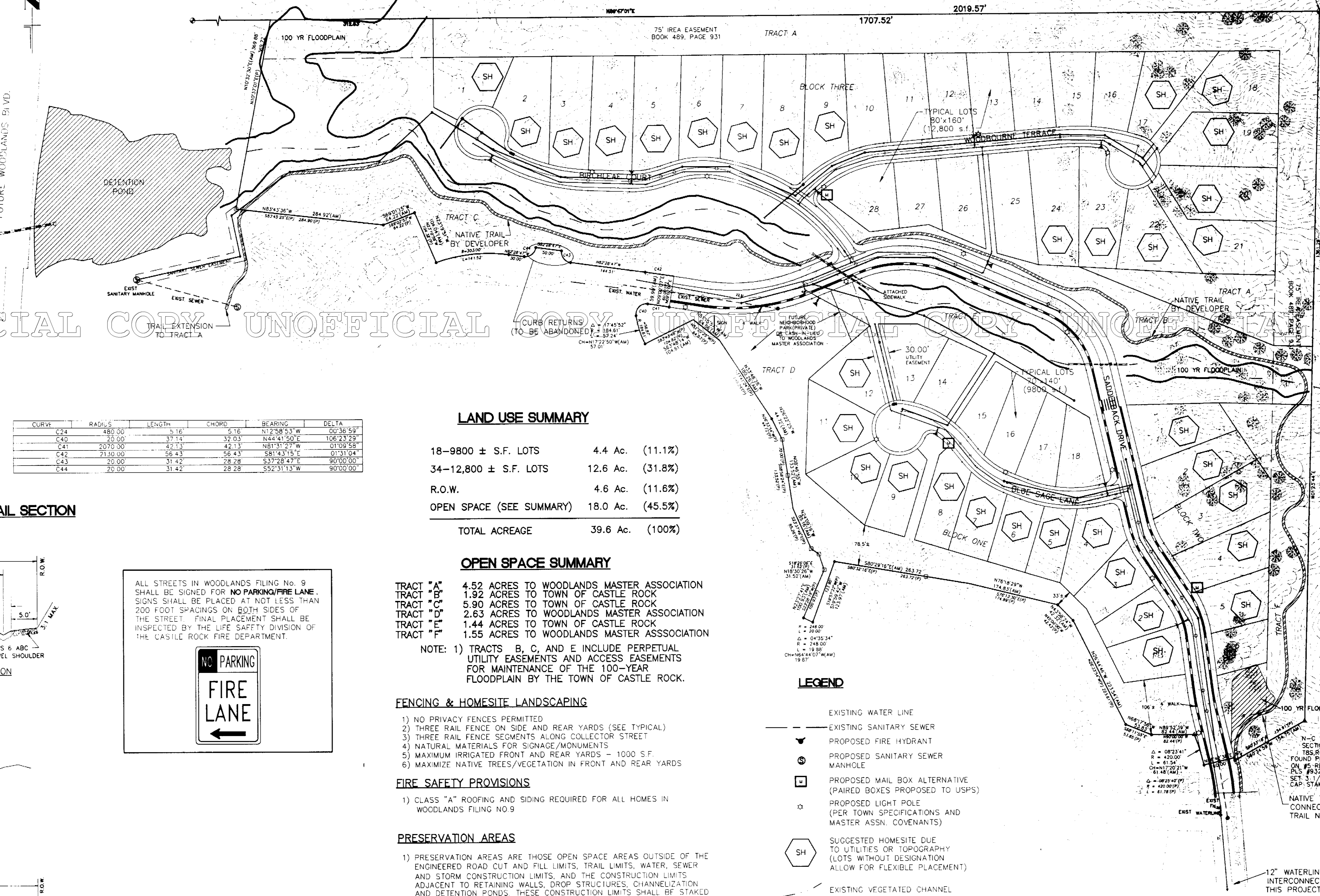
THE WOODLANDS FILING NO. 9
A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
BEING A REPLAT AND VACATION OF A PORTION OF THE WOODLANDS FILING NO. 3,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PD SITE PLAN
SHEET 2 OF 3

TRUE POINT OF BEGINNING
 N 1/4 CORNER SECTION 1, T8S, R67W
 FOUND 3 1/4" ALUMINUM CAP
 STAMPED LS 12046



FUTURE WOODLANDS BLVD.

SCOTT BLVD



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C24	480.00	51.61	5.16	N12°38'53" W	00°36'58"
C40	20.00	37.14	32.03	N44°41'50" E	106°23'29"
C41	2070.00	42.13	42.13	N81°31'27" W	01°09'58"
C42	2130.00	56.43	56.43	S81°43'15" E	01°31'04"
C43	20.00	31.42	28.28	S37°28'47" E	90°00'00"
C44	20.00	31.42	28.28	S52°31'13" W	90°00'00"

LAND USE SUMMARY

18-9800 ± S.F. LOTS	4.4 Ac.	(11.1%)
34-12,800 ± S.F. LOTS	12.6 Ac.	(31.8%)
R.O.W.	4.6 Ac.	(11.6%)
OPEN SPACE (SEE SUMMARY)	18.0 Ac.	(45.5%)
TOTAL ACREAGE	39.6 Ac.	(100%)

OPEN SPACE SUMMARY

TRACT "A"	4.52 ACRES TO WOODLANDS MASTER ASSOCIATION
TRACT "B"	1.92 ACRES TO TOWN OF CASTLE ROCK
TRACT "C"	5.90 ACRES TO TOWN OF CASTLE ROCK
TRACT "D"	2.63 ACRES TO WOODLANDS MASTER ASSOCIATION
TRACT "E"	1.44 ACRES TO TOWN OF CASTLE ROCK
TRACT "F"	1.55 ACRES TO WOODLANDS MASTER ASSOCIATION

NOTE: 1) TRACTS B, C, AND E INCLUDE PERPETUAL UTILITY EASEMENTS AND ACCESS EASEMENTS FOR MAINTENANCE OF THE 100-YEAR FLOODPLAIN BY THE TOWN OF CASTLE ROCK.

- FENCING & HOMESITE LANDSCAPING**
- 1) NO PRIVACY FENCES PERMITTED
 - 2) THREE RAIL FENCE ON SIDE AND REAR YARDS (SEE TYPICAL)
 - 3) THREE RAIL FENCE SEGMENTS ALONG COLLECTOR STREET
 - 4) NATURAL MATERIALS FOR SIGNAGE/MONUMENTS
 - 5) MAXIMUM IRRIGATED FRONT AND REAR YARDS - 1000 S.F.
 - 6) MAXIMIZE NATIVE TREES/VEGETATION IN FRONT AND REAR YARDS

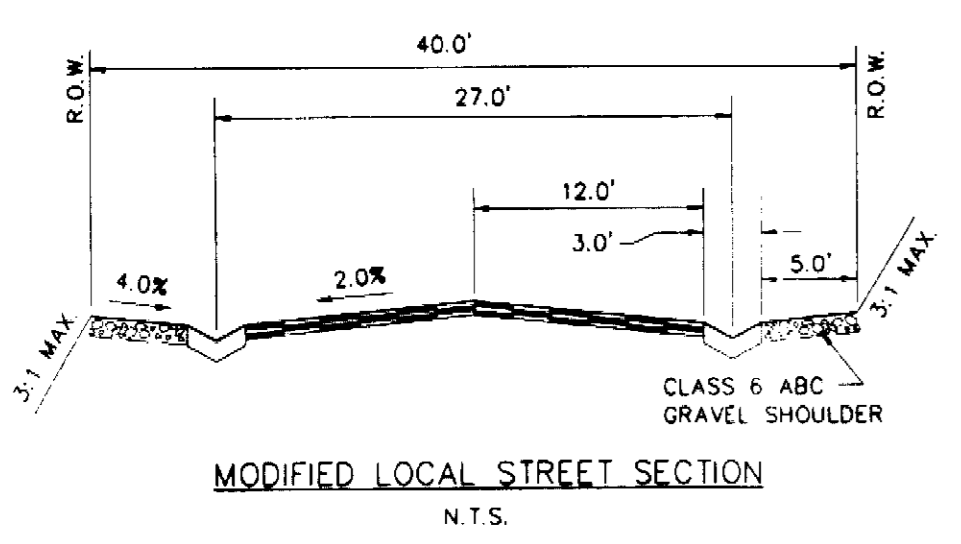
- FIRE SAFETY PROVISIONS**
- 1) CLASS "A" ROOFING AND SIDING REQUIRED FOR ALL HOMES IN WOODLANDS FILING NO.9

- PRESERVATION AREAS**
- 1) PRESERVATION AREAS ARE THOSE OPEN SPACE AREAS OUTSIDE OF THE ENGINEERED ROAD CUT AND FILL LIMITS, TRAIL LIMITS, WATER, SEWER AND STORM CONSTRUCTION LIMITS, AND THE CONSTRUCTION LIMITS ADJACENT TO RETAINING WALLS, DROP STRUCTURES, CHANNELIZATION AND DETENTION PONDS. THESE CONSTRUCTION LIMITS SHALL BE STAKED AND FLAGGED SUBJECT TO SECTION 7 OF THE SUBDIVISION IMPROVEMENTS AGREEMENT ("S.I.A.")
 - 2) PRESERVATION AREAS ARE DEPICTED ON THE PRELIMINARY PLAT.
 - 3) PRESERVATION AREAS FOR INDIVIDUAL LOTS SHALL BE DEPICTED ON EACH SITE PLAN PRIOR TO ISSUING OF INDIVIDUAL BUILDING PERMITS.

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED MAIL BOX ALTERNATIVE (PAIRED BOXES PROPOSED TO USPS)
- PROPOSED LIGHT POLE (PER TOWN SPECIFICATIONS AND MASTER ASSN. COVENANTS)
- SH SUGGESTED HOMESITE DUE TO UTILITIES OR TOPOGRAPHY (LOTS WITHOUT DESIGNATION ALLOW FOR FLEXIBLE PLACEMENT)
- EXISTING VEGETATED CHANNEL
- NATIVE TRAIL
- PROPOSED SIDEWALK

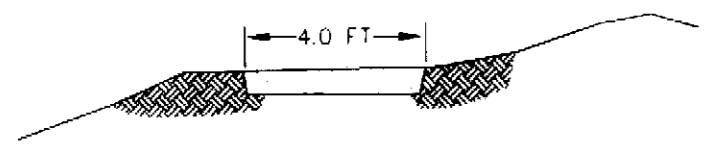
TYPICAL STREET AND TRAIL SECTION



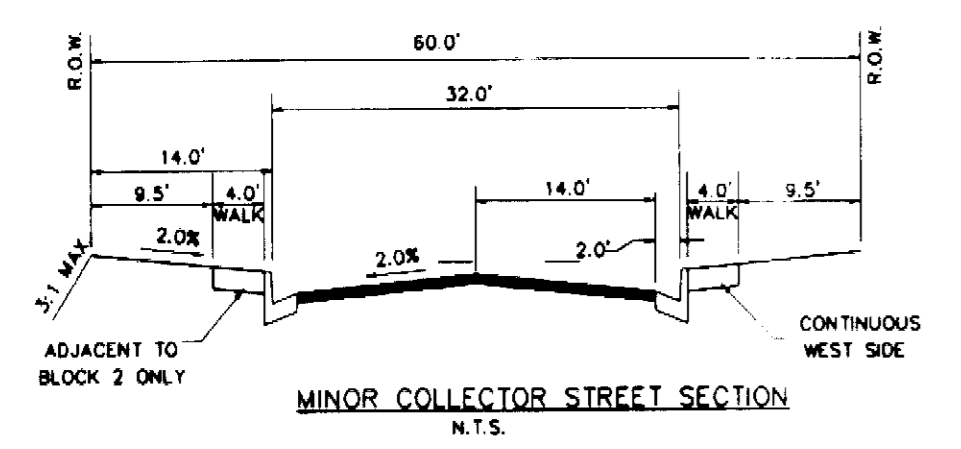
ALL STREETS IN WOODLANDS FILING NO. 9 SHALL BE SIGNED FOR **NO PARKING/FIRE LANE**. SIGNS SHALL BE PLACED AT NOT LESS THAN 200 FOOT SPACINGS ON BOTH SIDES OF THE STREET. FINAL PLACEMENT SHALL BE INSPECTED BY THE LIFE SAFETY DIVISION OF THE CASTLE ROCK FIRE DEPARTMENT.



NATIVE TRAIL /MINOR CLEARING "CRUSHER FINES" SURFACING ASSOCIATION - MAINTAINED



BRANCH TRAIL SECTION
N.T.S.

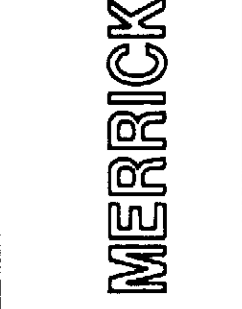


MINOR COLLECTOR STREET SECTION
N.T.S.

LOCATION DOUGLAS CNTY
 PROJECT NO. 20011335
 WOODS DNG. 20011335
 SHEET NO. 2 OF 3
 SCALE 1"=100'
 REV.

THE WOODLANDS FILING NO.9
FINAL PD SITE PLAN

Merrick & Company
 2450 South Peoria
 Post Office Box 22022
 Denver, Colorado 80222



DESIGNER
 DRAWN
 CHECKED
 APPROVED
 DATE

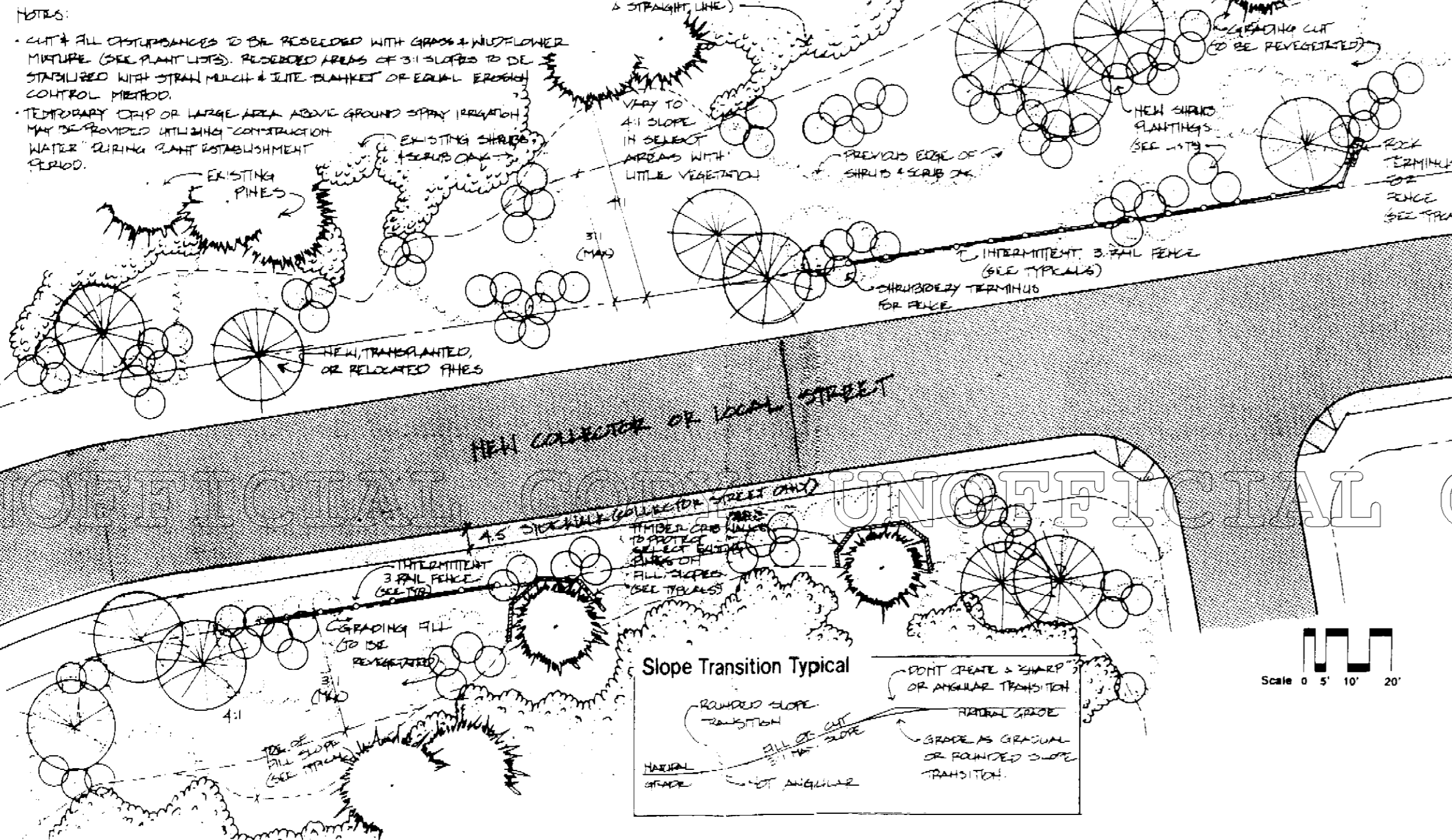
NO.	BY	DATE

ROWLEY DOWNS LAND COMPANY
 5400 S. SYRACUSE STREET SUITE 100
 ENGLEWOOD, COLORADO 80111

DRAWN BY: E:\A\20011335\W5-FD.DWG - 11/01/11 11:51:09/24/96 PLOT: 13,47,51

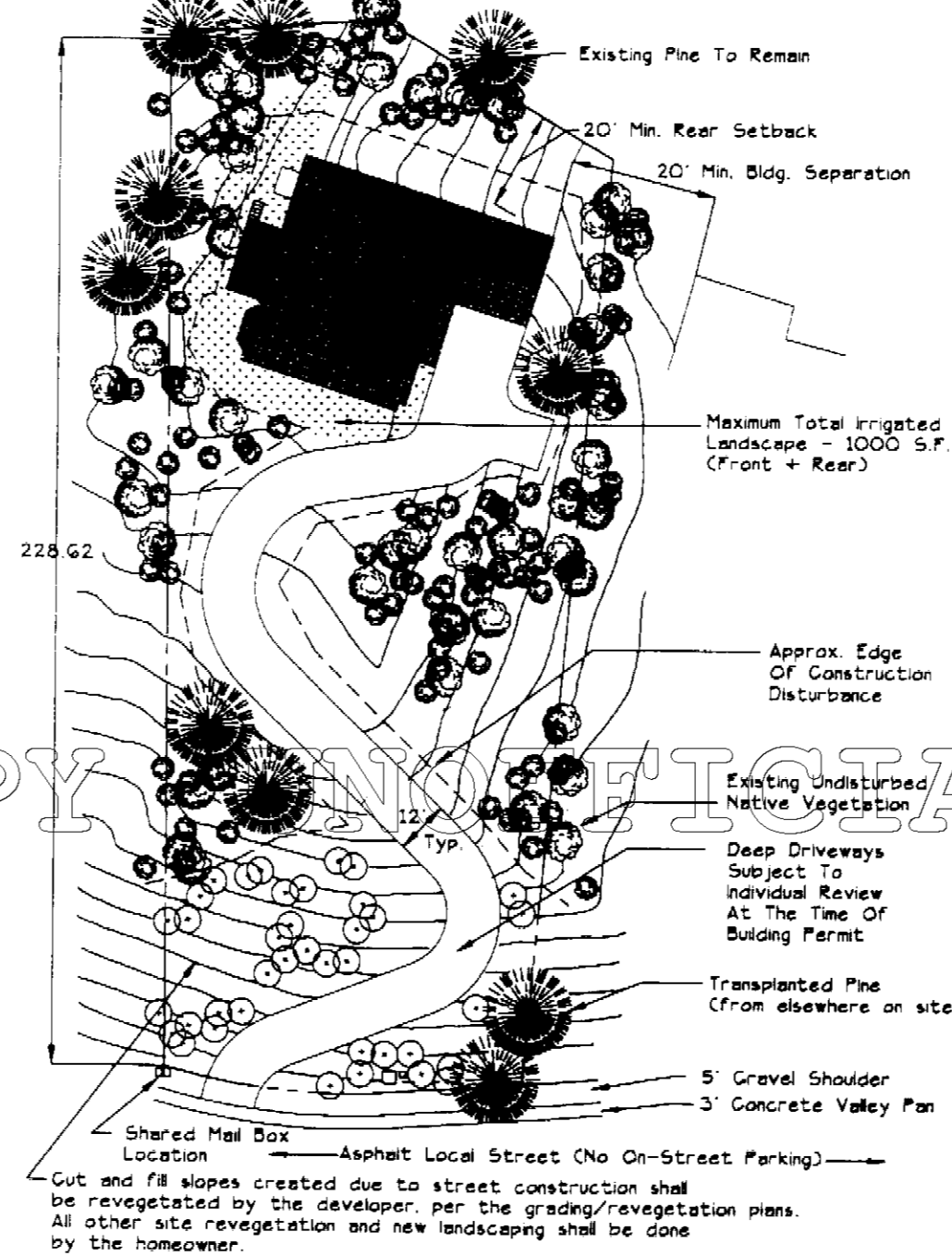
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PD SITE PLAN
 SHEET 3 OF 3

**Revegetation and Planting Concept Plan
 For Roadside Cut And Fill Areas**

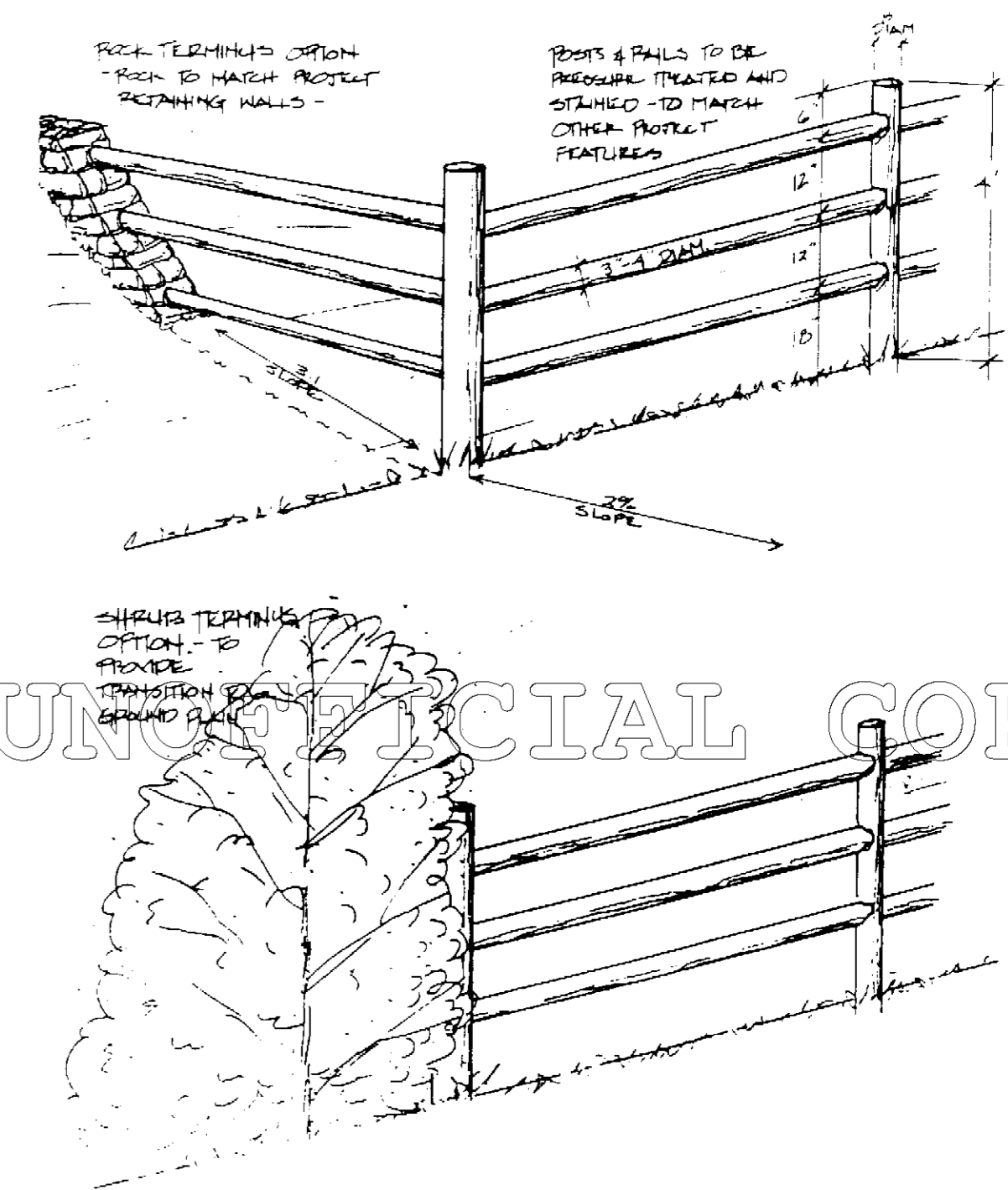


Note:
 Prior to the approval of the construction plans, a more specific revegetation plan shall be approved by the Department of Community Development. Said plan shall define specific quantities of trees, shrubs, and groundcovers. The final placement or location of the agreed quantities may be subject to field inspection and adjustments by the subdivider and or the Town.

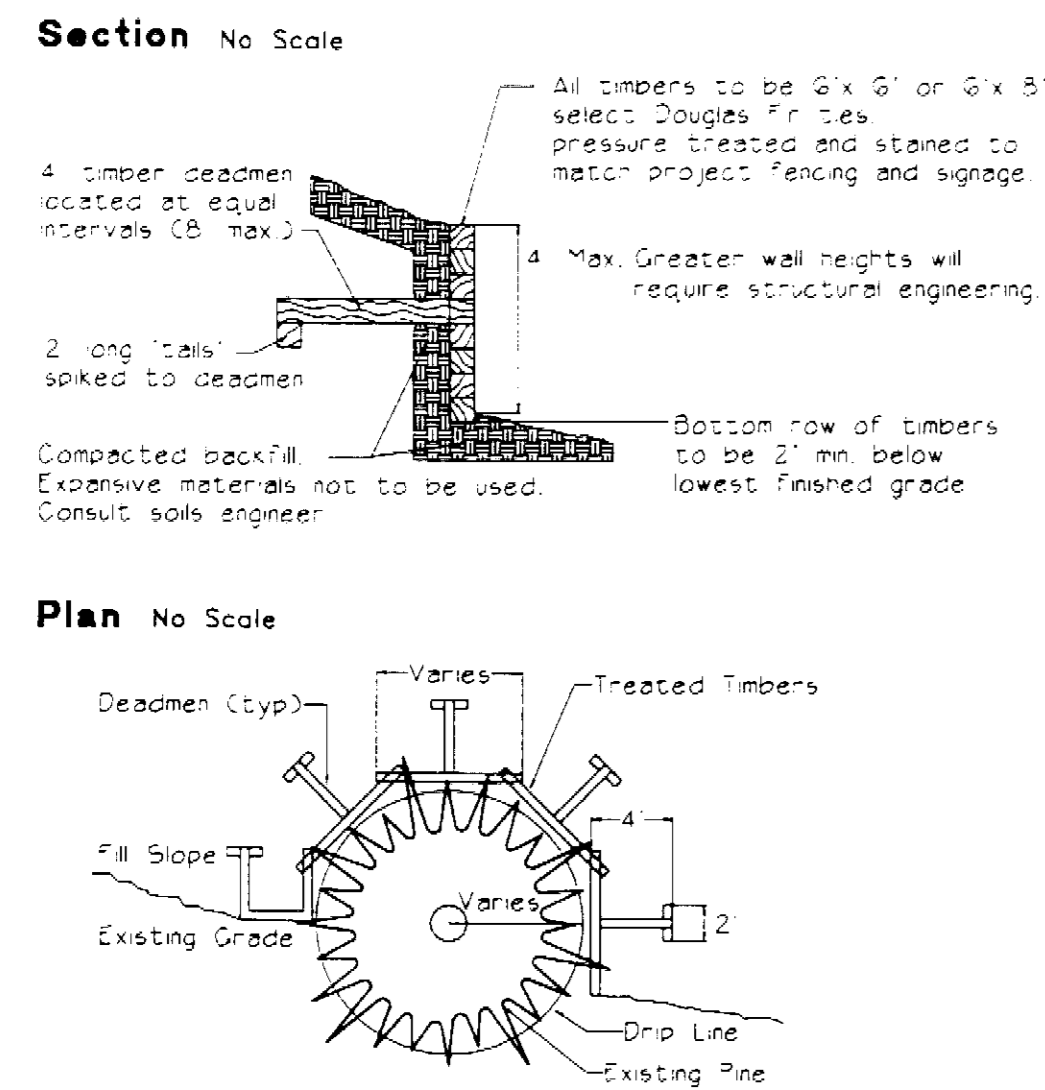
**Typical 1/3+ Acre Lot Layout
 And Siting Guidelines - For Woodlands Filing #9**



Three Rail Fence Typical Not To Scale



Timber Crib Wall Typical



**Woodlands Filing 9
 Preliminary Plant List - 8/9/95**

-Wildflower Seed Mixture-
-Perennials & Groundcovers-

%	Common Name	Scientific Name	Quantity
TBD	White Yarrow	Achillea millefolium	TBD - To Be Determined
TBD	Butterfly Milkweed	Asclepias tuberosa	To Be Determined
TBD	Indian Paintbrush	Castilleja spp.	To Be Determined
TBD	Golden Aster	Chrysopsis villosa	To Be Determined
TBD	Fleabane Daisy	Erigeron speciosus	To Be Determined
TBD	Perennial Gallardia	Gallardia aristata	To Be Determined
TBD	Silver Lupine	Lupinus argenteus	To Be Determined
TBD	Palmer Penstemon	Penstemon palmeri	To Be Determined
TBD	Rocky Mt. Penstemon	Penstemon strictus	To Be Determined
TBD	Purple Prairie Clover	Petalostem purpureum	To Be Determined
TBD	Prairie Coneflower	Ratibida columnifera	To Be Determined
TBD	Fringed Sage	Artemisia ludoviciana	To Be Determined
TBD	Showy Goldeneye	Viguiera multiflora	To Be Determined

Other native or naturalized plant species may be considered for use based upon availability and drought tolerance.

**Woodlands Filing 9
 Preliminary Plant List - 8/9/95**

-Trees & Shrubs-

Key	Common Name	Scientific Name	Size	Quantity
PP	Pine, Ponderosa	Pinus ponderosa	Varies	To Be Determined
AP	Pine, Austrian	Pinus nigra	Varies	To Be Determined
MM	Mountain Mahogany	Cercocarpus montanus	5 Gal.	To Be Determined
CM	Mountain Mahogany, Curleaf	Cercocarpus ledifolius	5 Gal.	To Be Determined
JP	Potentilla, Jackman	Potentilla fruticosa 'Jackmanii'	5 Gal.	To Be Determined
B	Rabbitbrush	Chrysothamnus var.	5 Gal.	To Be Determined
MJ	Juniper, Mountain Common	Juniperus communis	5 Gal.	To Be Determined
TS	Sumac, Three-Leaf	Rhus trilobata	5 Gal.	To Be Determined

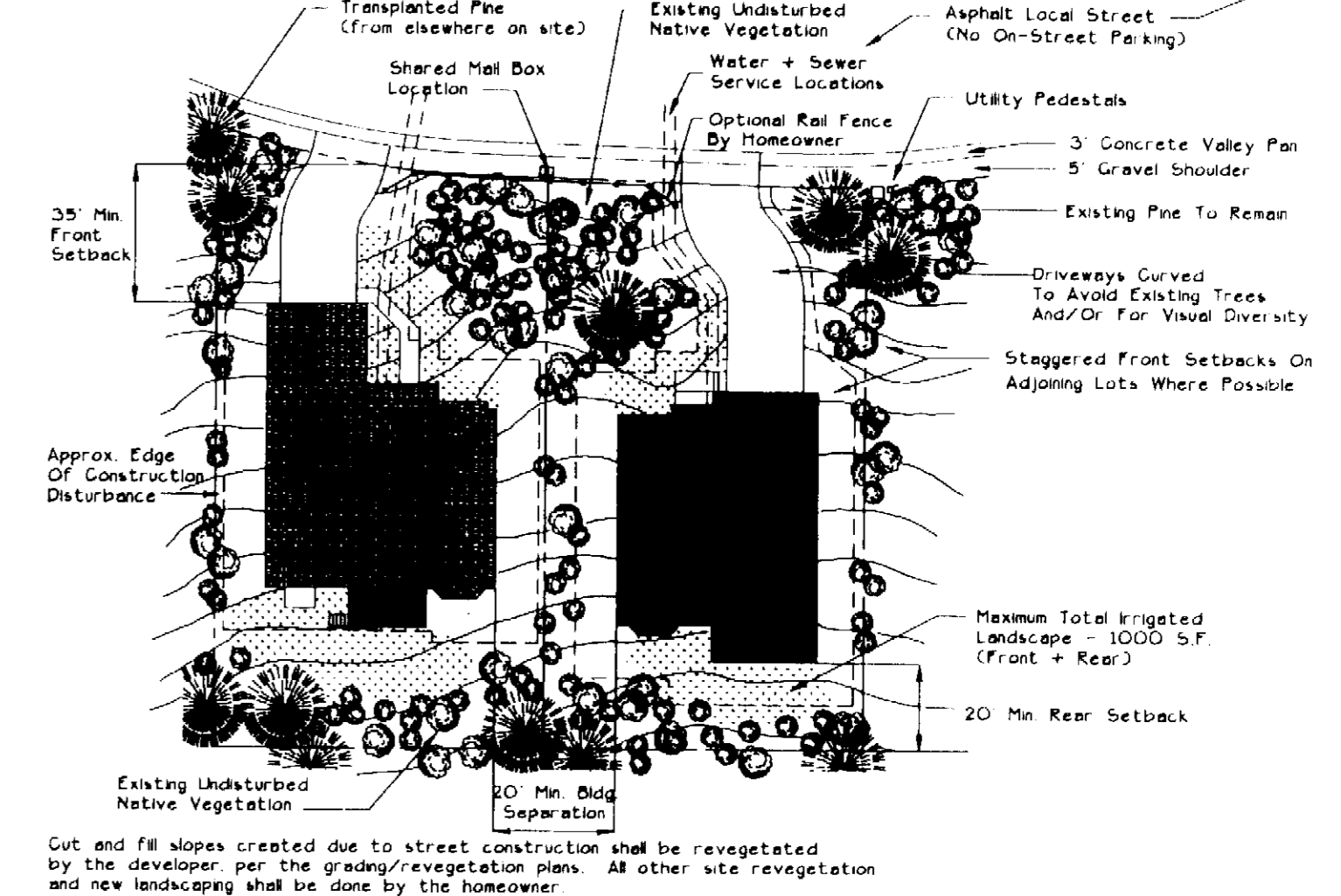
Other native or naturalized plant species may be considered for use based upon availability and drought tolerance.

**Woodlands Filing 9
 Preliminary Plant List - 8/9/95**

-Grass Seed Mixture-

Area	Seed Mix & Application Rate	Quantity
Natural Grass Revog. Areas (From Arkansas Valley Seed Co.)	45% Sheep Fescue 25% Hard Fescue 20% Crested Wheatgrass 5% Sideoats Gramma 4% Blue Gramma 1% Sand Drop Seed Application rate to be determined	To Be Determined

**Typical 10,000 S.F. Lot Layout
 And Siting Guidelines - For Woodlands Filing #9**



LOCATION: DOUGLAS CO.
 PROJECT NO: 2001115
 SHEET NO: 3 OF 3
 SCALE:

THE WOODLANDS FILING NO.9
 FINAL PD SITE PLAN
 SITE REVEGETATION AND DETAILS

Merrick & Company - 0741
 2540 S. Syracuse Street, Suite 100
 Post Office Box 20026
 Denver, Colorado 80222

MERRICK

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []
 DATE: []

NO.	REVISIONS	DATE

ROWLEY DOWNS LAND COMPANY
 5400 S. SYRACUSE STREET SUITE 100
 ENGLEWOOD, COLORADO 80111