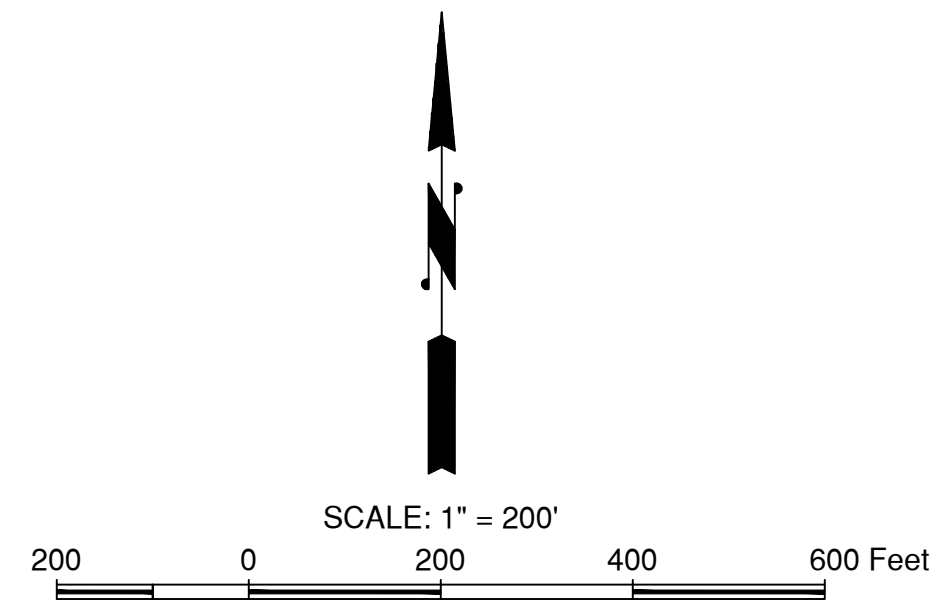
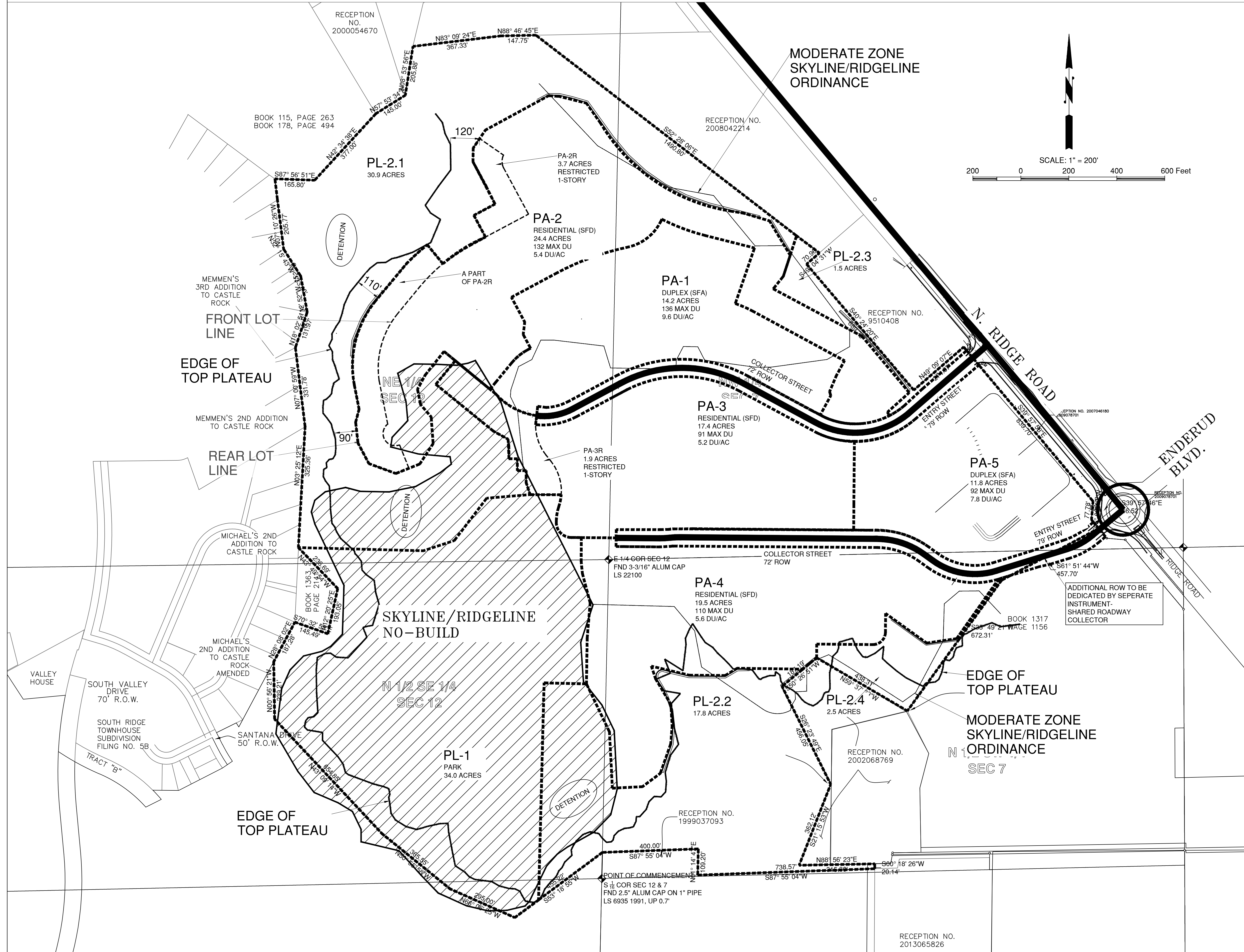


**PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, AMENDMENT NO. 1
MEMMEN YOUNG PORTION - THE VILLAGES AT CASTLE ROCK INFILL**

1ST AMENDMENT OF THE MEMMEN YOUNG PORTION - THE VILLAGES AT CASTLE
ROCK INFILL, PLANNED UNIT DEVELOPMENT/PRELIMINARY SITE PLAN
A PART OF THE WEST HALF OF SECTION 7,
TOWNSHIP 08 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN,
AND THE EAST HALF OF SECTION 12,
TOWNSHIP 08 SOUTH, RANGE 67 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CASE NO. PDP19-0002



LAND USE SUMMARY					
AREA	MAX DENSITY DU/AC	MAX NUMBER OF UNITS	USE	ACRES	% OF TOTAL
PA-1	9.6	136	DUPLEX(SFA)	14.2	
PA-2	5.4	132	RESIDENTIAL	24.4	
PA-3	5.2	91	RESIDENTIAL	17.4	
PA-4	5.6	110	RESIDENTIAL	19.5	
PA-5	7.8	92	DUPLEX (SFA)	11.8	
SUBTOTAL PA-1 THRU PA-5				87.3	48.4
PL-1			PUBLIC PARK	34.0	
PL-2.1			PUBLIC OPEN SPACE	30.9	
PL-2.2			PUBLIC OPEN SPACE	17.8	
PL-2.3			PUBLIC OPEN SPACE	1.5	
PL-2.4			PUBLIC OPEN SPACE	2.5	
TOTAL OPEN SPACE				86.7	48.0
ROW - COLLECTOR				6.5	3.6
TOTAL				561	100

NOTE: * THESE USE AREAS MAY INCLUDE STORMWATER DETENTION FACILITIES. THESE FACILITIES WILL BE TRACTED OUT WITH PRIVATE OWNERSHIP.

PHASING PLAN		
AREA	PHASE 1	PHASE 2
PA-1	X	X
PA-2	X	X
PA-3	X	X
PA-4	X	X
PA-5	X	X
PL-1		X

NOTE:
1. EDGE OF TOP OF PLATEAU DELINEATED AT GRADE BREAK WHERE SLOPE EXCEEDS 3:1
2. PA-2R IS THE PROPOSED FIRST ROW OF HOUSES ALONG THE RIDGE.

LEGEND

- PLANNING AREA BOUNDARY:
- PROPERTY BOUNDARY:
- COLLECTOR STREET:
- EDGE OF TOP PLATEAU:
- SOFT TRAIL:
- MODERATE ZONE SKYLINE/RIDGELINE:
- PA-2R AND PA-3R BOUNDARY:

LAND USE MAP

HIGHLINE ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS

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DATE: 9/1/21
SHEET 3 OF 5
JOB NO. FOUNDERS VISTA
CASE NO. PDP19-0002