

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

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND THE EAST HALF OF SECTION 12, 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 SOUTH SIXTEENTH CORNER OF SAID SECTIONS 7 AND 12, BEING MARKED WITH A 2-1/2" DIAMETER ALUMINUM CAP ON MONUMENT STAMPED LS 6935; THENCE ALONG THE EAST LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 12 NORTH 01°14'47" EAST A DISTANCE F 109.20 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 53°18'55" WEST A DISTANCE OF 455.22 FEET; THENCE NORTH 66°06'25" WEST A DISTANCE OF 295.00 FEET; THENCE NORTH 50°55'58" WEST A DISTANCE OF 365.55 FEET;
THENCE NORTH 43°09'0 14" WEST A DISTANCE OF 654.85 FEET; THENCE NORTH 00°56'21" WEST A DISTANCE OF 239.21 FEET TO A POINT ON THE EASTERLY LINE OF MICHAEL' S 2ND ADDITION TO CASTLE ROCK AMENDED AS DESCRIBED IN RECEPTION NO. 8705480; THENCE ALONG THE EASTERLY LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK AMENDED NORTH 28°08'02" EAST A DISTANCE OF 187.28 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1363 AT PAGE 2141, BEING A NO. 5 REBAR; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 70°32'55" EAST A DISTANCE OF 145.49 FEET TO A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;
2. NORTH 12°20'25" EAST A DISTANCE OF 193.05 FEET TO A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;
3. NORTH 43°49'54" WEST A DISTANCE OF 236.69 FEET TO THE EAST LINE OF SAID MICHAEL'S SECOND ADDITION TO CASTLE ROCK, BEING A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;

THENCE ALONG SAID EASTERLY LINE OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK NORTH 02°42'47" EAST A DISTANCE OF 180.06 FEET TO A NO. 5 REBAR; THENCE NORTH 03°25'12" EAST A DISTANCE OF 325.36 FEET TO THE EASTERLY MOST COMMON CORNER OF SAID MICHAEL'S 2ND ADDITION TO CASTLE ROCK AND MEMMEN'S 2ND ADDITION TO CASTLE ROCK, BEING A NO. 5 REBAR; THENCE ALONG THE EAST LINE OF SAID MEMMEN'S 2ND ADDITION TO CASTLE ROCK NORTH 07°00'59" WEST A DISTANCE OF 331.78 FEET BEING THE EASTERLY MOST COMMON CORNER OF SAID MEMMEN'S 2ND ADDITION TO CASTLE ROCK AND MEMMEN'S 3RD ADDITION TO CASTLE ROCK, AS DESCRIBED IN RECEPTION NO. 207418, BEING A NO. 5 REBAR; THENCE ALONG THE EAST LINE OF SAID MEMMEN'S 3RD ADDITION TO CASTLE ROCK THE FOLLOWING SIX (6) COURSES:

1. NORTH 20°10'12" EAST A DISTANCE OF 24.26 FEET TO A REBAR WITH A 1-1/8" DIAMETER RED PLASTIC CAP STAMPED LS 6935;
2. NORTH 18°02'51" EAST A DISTANCE OF 131.97 FEET TO A REBAR WITH A 1-1/8" DIAMETER RED PLASTIC CAP LS 6395;
3. NORTH 10°12'52" WEST A DISTANCE OF 152.23 FEET TO A REBAR WITH A 1" PLASTIC CAP STAMPED PLS 22100;
4. NORTH 32°15'43" WEST A DISTANCE OF 133.60 FEET TO A REBAR WITH A 1-1/8" DIAMETER RED PLASTIC CAP STAMPED LS 6935;
5. NORTH 07°10'26" WEST A DISTANCE OF 205.77 FEET TO A NO. 5 REBAR;
6. NORTH 06°48'57" WEST A DISTANCE OF 89.39 FEET TO THE NORTHEAST CORNER OF SAID MEMMEN'S THIRD ADDITION TO CASTLE ROCK, BEING A SHINER WITH NAIL STAMPED PLS 22100;

THENCE ALONG THE SOUTHERLY LINES OF A PARCEL OF LAND DESCRIBED IN BOOK 115 AT PAGE 263 AND BOOK 178 AT PAGE 494, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 87°56'51" EAST A DISTANCE OF 165.80 FEET TO A REBAR WITH 1-1/8" DIAMETER RED PLASTIC CAP;
2. NORTH 42°34'38" EAST A DISTANCE OF 377.00 FEET TO THE SOUTHWEST CORNER OF PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2000054670, BEING A NO. 5 REBAR;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL NORTH 57°53'34" EAST A DISTANCE OF 145.00 FEET TO THE SOUTH CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION 2011069439, BEING A SHINER WITH MAG NAIL IN ROCK FACE; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 08°53'56" EAST A DISTANCE OF 205.88 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2008069656, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056; THENCE ALONG THE SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;

1. NORTH 83°09'24" EAST A DISTANCE OF 367.33 FEET TO A NO. 5 REBAR;
2. NORTH 88°46'45" EAST A DISTANCE OF 147.75 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2008042214 BEING A REBAR WITH A RED PLASTIC CAP;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL SOUTH 52°28'06" EAST A DISTANCE OF 1490.80 FEET TO THE SOUTHWEST CORNER THEREOF, BEING A WASHER WITH A NAIL; THENCE ALONG THE NORTHWESTERLY AND SOUTHWESTERLY AND SOUTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 9510408 THE FOLLOWING THREE (3)COURSES:

1. SOUTH 49°04'31" WEST A DISTANCE OF 70.96 FEET TO A NO. 5 REBAR;
2. SOUTH 40°24'20" EAST A DISTANCE OF 689.78 FEET TO A REBAR WITH A RED PLASTIC CAP;
3. NORTH 49°09'07" EAST A DISTANCE OF 274.97 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2009078701, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

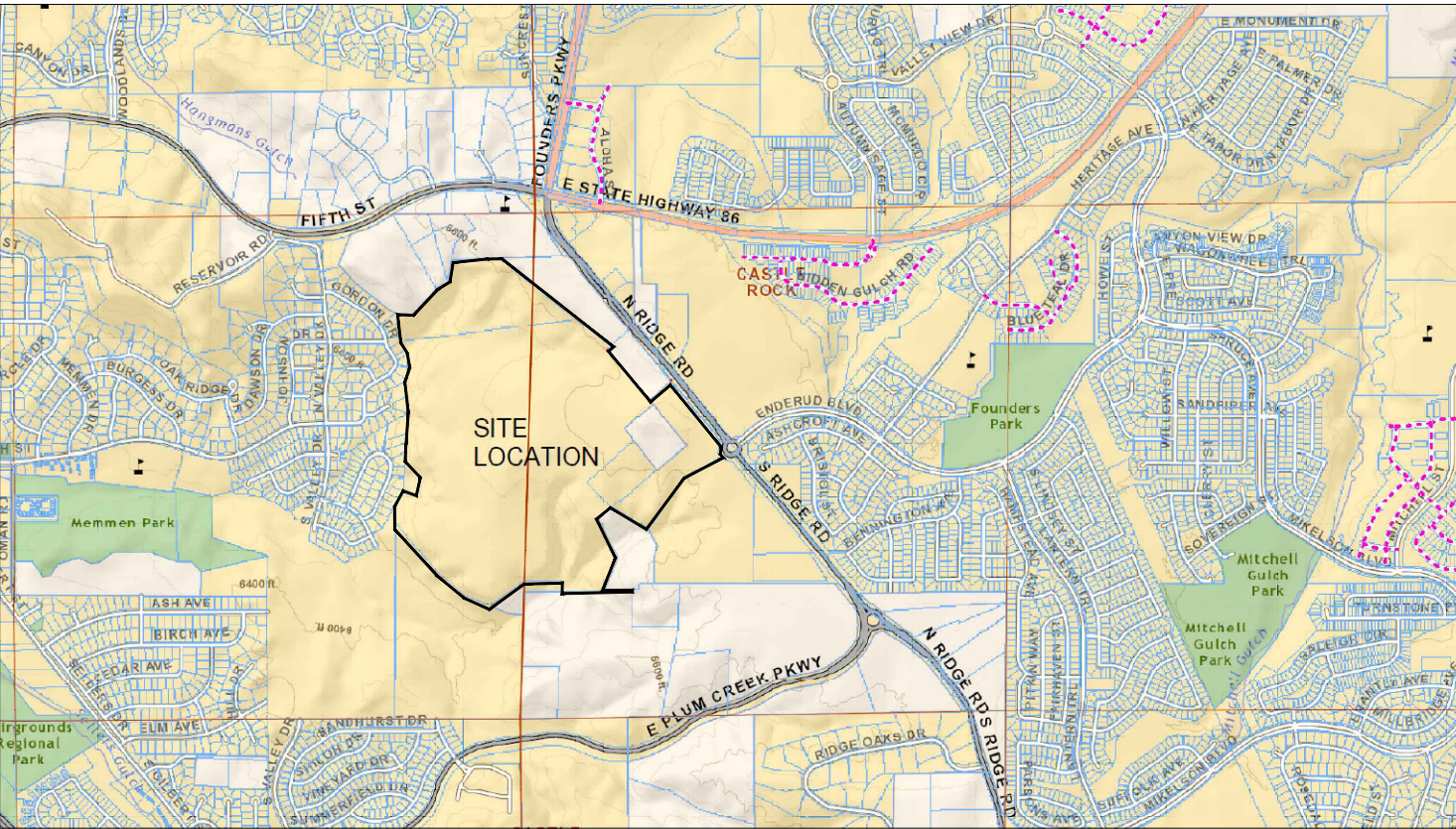
THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 39°57'58" EAST A DISTANCE OF 839.70 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
2. SOUTH 05°02'02" WEST A DISTANCE OF 77.78 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
3. SOUTH 39°57'46" EAST A DISTANCE OF 46.52 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1317 AT PAGE 1156, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE ALONG THE NORTHERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 61°51'44" WEST A DISTANCE OF 457.70 FEET TO A 2" DIAMETER ALUMINUM CAP STAMPED LS 9329;
2. SOUTH 35°49'21" WEST A DISTANCE OF 672.31 FEET TO THE EASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2002068769, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

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



VICINITY MAP
1"=2000'

LEGAL DESCRIPTION (CONT.)

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

1. NORTH 59°37'39" WEST A DISTANCE OF 438.31 FEET TO A NO. 4 REBAR;
2. SOUTH 50°26'51" WEST A DISTANCE OF 187.19 FEET TO A CHISELED * 4" IN ROCK FACE;
3. SOUTH 26°23'49" EAST A DISTANCE OF 456.05 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
4. SOUTH 21°15'53" WEST A DISTANCE OF 362.12 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
5. NORTH 88°56'23" EAST A DISTANCE OF 315.30 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;

THENCE SOUTH 00°18'26" WEST A DISTANCE OF 20.14 FEET TO THE NORTHEAST CORNER OF IRVING SUBDIVISION, BEING A REBAR WITH 1-1/8" DIAMETER RED PLASTIC CAP STAMPED LS 6935; THENCE ALONG THE NORTH LINE OF SAID IRVING SUBDIVISION SOUTH 87°55'04" WEST A DISTANCE OF 738.58 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1999037093, BEING A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;

1. NORTH 01°14'47" EAST A DISTANCE OF 109.20 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056;
2. SOUTH 87°55'04" WEST A DISTANCE OF 400.00 FEET TO A NO. 4 REBAR WITH A 1" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 38056 TO THE **POINT OF BEGINNING**.

PURPOSE STATEMENT

THIS PLANNED DEVELOPMENT PLAN (PDP), AMENDMENT NO. 1 AMENDS THE CURRENTLY APPROVED PLAN TO PERMIT A MAXIMUM OF 562 SINGLE FAMILY ATTACHED AND DETACHED HOMES ON 181.5 ACRES. TO BE KNOWN AS FOUNDERS VISTA IS MODERATELY VEGETATED WITH UNIQUE TOPOGRAPHICAL FEATURES WITHIN THE TOWN OF CASTLE ROCK. THIS AMENDMENT PROVIDES OPEN SPACE BUFFERS AND AMENITIES ALONG THE SOUTH AND SOUTHWESTERN EDGE OF THIS DEVELOPMENT. A MINIMUM OF 48.1% OF THE SITE IS DESIGNATED AS PUBLIC OPEN SPACE (OSP). FURTHER DESIGN CONSIDERATIONS HAVE BEEN MADE FOR ADJACENT LAND OWNERS, HAVING ADDITIONAL HEIGHT RESTRICTIONS AND ADDITIONAL BUFFERS TO MINIMIZE VISIBILITY OF HOMES AND COMPATIBILITY.

SURVEYOR'S CERTIFICATE

I, RUSSELL B. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR

DATE

CIVIL ENGINEER'S STATEMENT

I, RUSSELL B. HALL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PLANNED DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER

DATE

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

OWNER
MACOR LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS ____ DAY OF _____, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__
BY MACOR LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER
HIGHLINE C.M., INC., A COLORADO CORPORATION
SIGNED THIS ____ DAY OF _____, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__
BY HIGHLINE C.M., INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20__.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20__.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

TITLE CERTIFICATION

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 THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS ____ DAY OF _____, 20__.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AS
AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

RECORDERS CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____, ON THE ____ DAY OF _____, 20__
AT RECEPTION NO/ _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY



HIGHLINE
ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS

PO BOX 1295
PARKER, COLORADO 80134

Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

DATE: 12/07/23

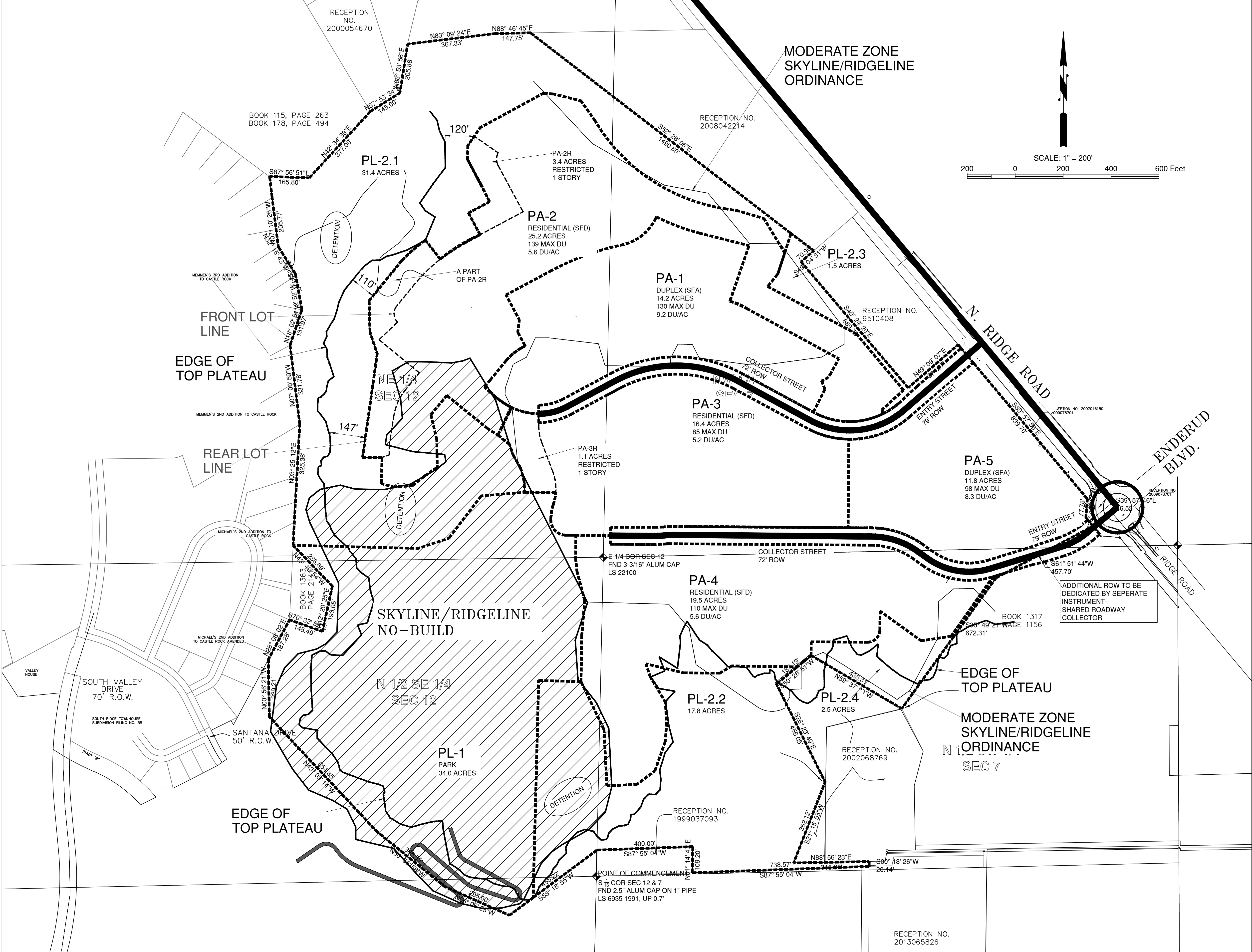
SHEET 1 OF 5

JOB NO. FOUNDERS VISTA

CASE NO. PDP19-0002

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,
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LAND USE SUMMARY					
AREA	MAX DENSITY DU/AC	MAX NUMBER OF UNITS	USE	ACRES	% OF TOTAL
PA-1	9.2	130	DUPLEX(SFA)	14.9	
PA-2	5.6	139	RESIDENTIAL	24.5	
PA-3	5.2	85	RESIDENTIAL	16.4	
PA-4	5.6	110	RESIDENTIAL	19.5	
PA-5	8.3	98	DUPLEX (SFA)	11.8	
SUBTOTAL PA-1 THRU PA-5				87.1	48.3
PL-1			PUBLIC PARK	34.0	
*PL-2.1			PUBLIC OPEN SPACE	31.1	
*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				86.9	48.1
ROW - COLLECTOR				6.5	3.6
TOTAL		562		180.5	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
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

H **HIGHLINE**
ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS

PO BOX 1295
PARKER, COLORADO 80134

Tel. No. (303) 889-0044
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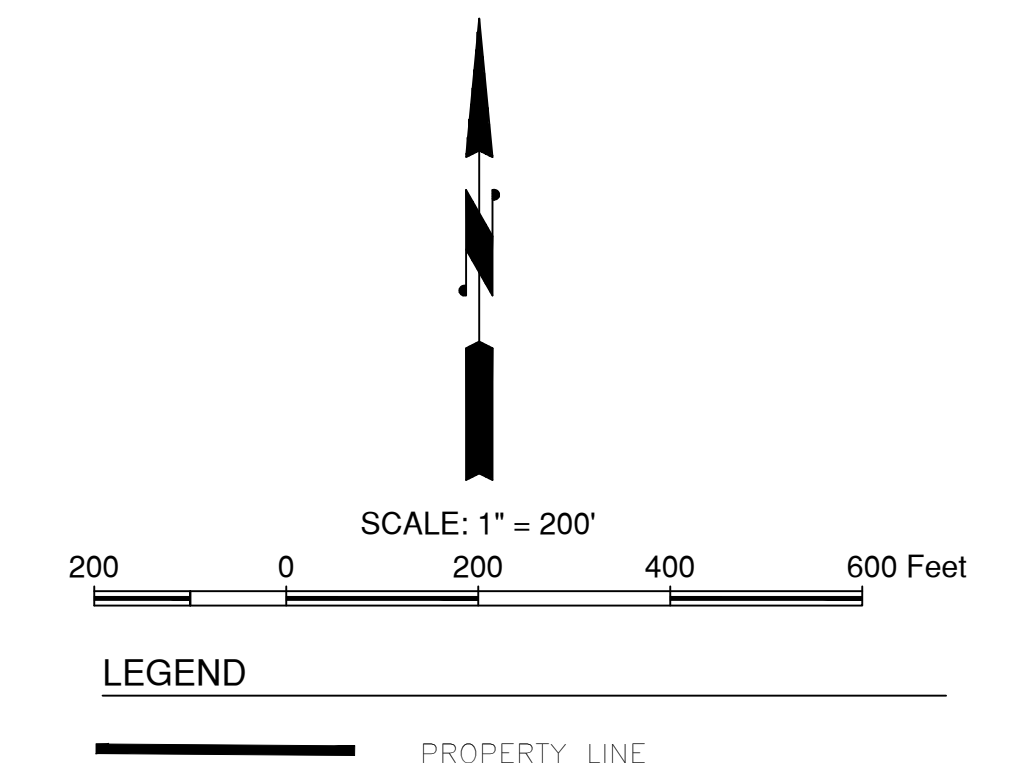
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SHEET 3 OF 5

JOB NO. FOUNDERS VISTA

CASE NO. PDP19-0002

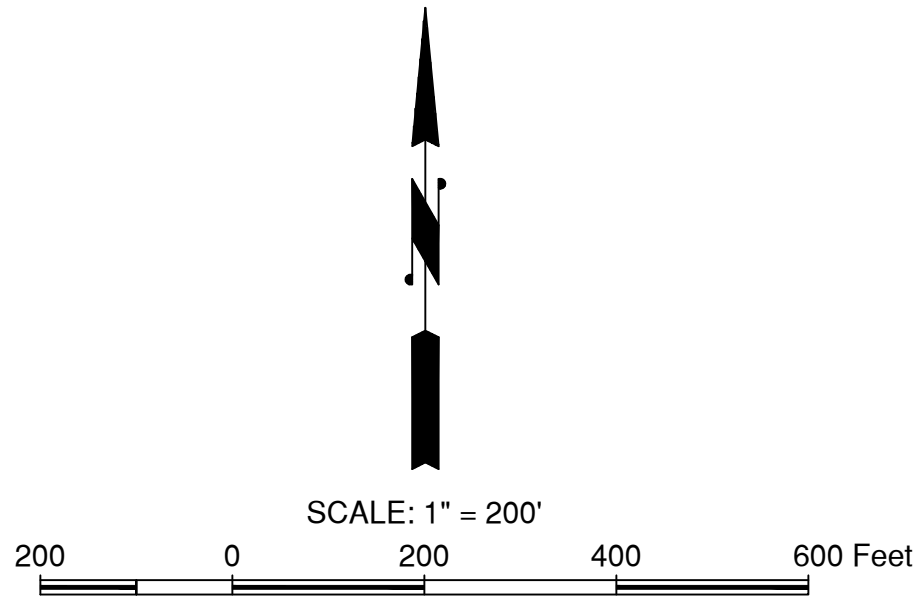
1ST AMENDMENT OF THE MEMMEN YOUNG PORTION - THE VILLAGES AT CASTLE
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TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
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LEGEND

1 SCRUB OAK
2 PINE TREE
3 PASTEUR
4 AREA PLANNED FOR GRADING ACTIVITY

NOTE: EXISTING VEGETATION WITHIN OPEN SPACE AREAS SHALL BE PRESERVED EXCEPT WHEN GRADING AND UTILITY CONSTRUCTION ACTIVITIES DON'T ALLOW. CONSTRUCTION ACTIVITIES WITHIN PA-1 THROUGH PA-5 ARE PLANNED TO CLEAR AND GRUB EXISTING VEGETATION.

