Planning Area D allows up to 1,467 dwelling units. See Use-Area table below. Approval of this site plan amendment would bring the total number of dwelling units in Planning Area D to 1,443. The area to be amended is clouded in red.

THE MEADOWS PRELIMINARY P.D. SITE PLAN

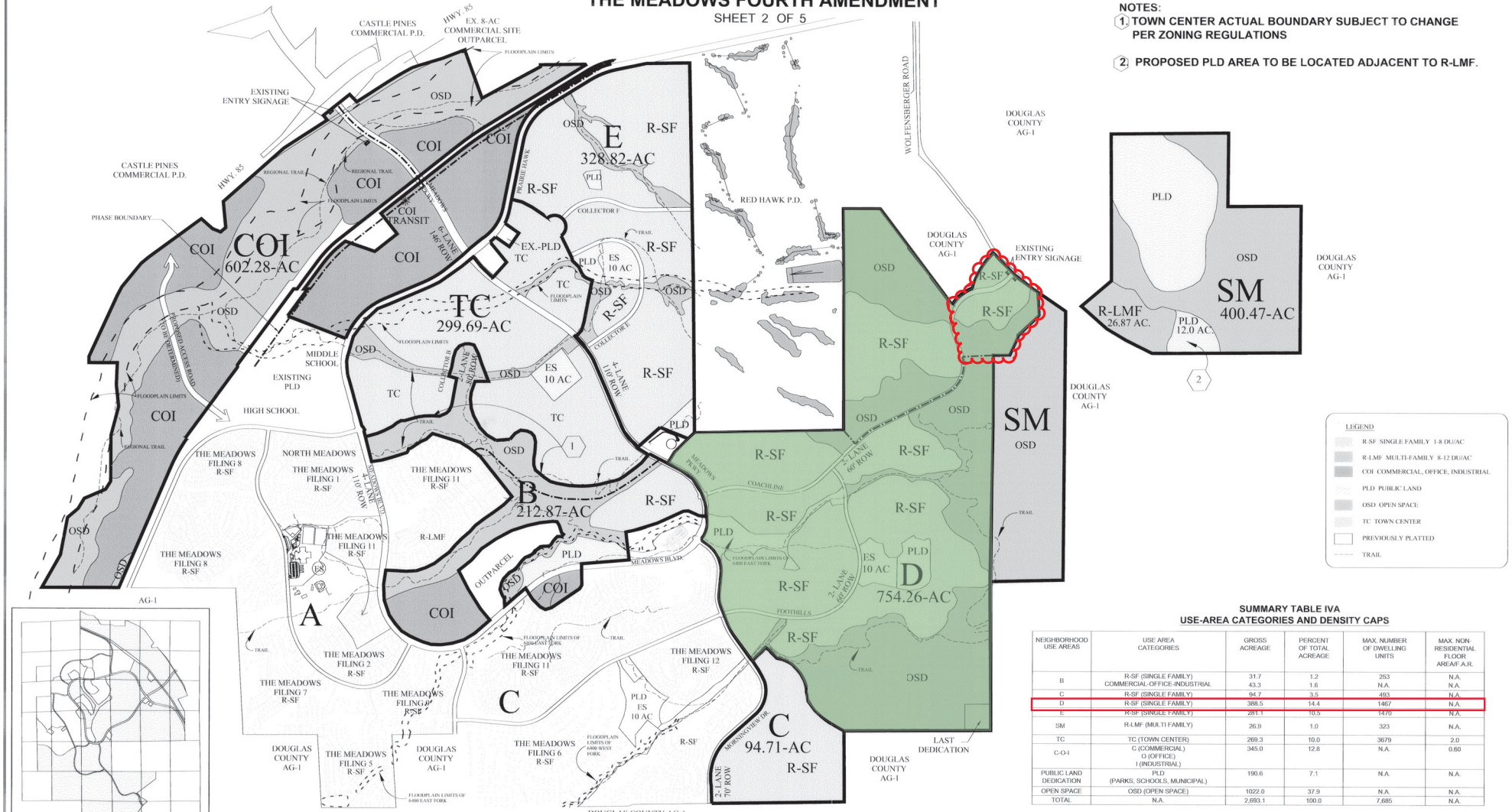
A PART OF THE SW 1/4 OF SECTION 21, SECTION 27, SECTION 28, SE 1/4 SECTION 29, SECTIONS 32, 33, AND 34 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH P.M. AND PART OF THE SW 1/4 OF SECTION 3, SECTIONS 4, 5, 9, AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

THE MEADOWS FOURTH AMENDMENT

SHEET 2 OF 5

NOTES:

1. TOWN CENTER ACTUAL BOUNDARY SUBJECT TO CHANGE PER ZONING REGULATIONS
2. PROPOSED PLD AREA TO BE LOCATED ADJACENT TO R-LMF.



LEGEND

- R-SF SINGLE FAMILY 1-8 DU/AC
- R-LMF MULTI-FAMILY 8-12 DU/AC
- COI COMMERCIAL, OFFICE, INDUSTRIAL
- PLD PUBLIC LAND
- OSD OPEN SPACE
- TC TOWN CENTER
- PREVIOUSLY PLATTED
- TRAIL

SUMMARY TABLE IVA
USE-AREA CATEGORIES AND DENSITY CAPS

NEIGHBORHOOD USE AREAS	USE AREA CATEGORIES	GROSS ACREAGE	PERCENT OF TOTAL ACREAGE	MAX. NUMBER OF DWELLING UNITS	MAX. NON-RESIDENTIAL FLOOR AREA/F.A.R.
B	R-SF (SINGLE FAMILY)	31.7	1.2	253	N.A.
	COMMERCIAL-OFFICE-INDUSTRIAL	43.3	1.6	N.A.	N.A.
C	R-SF (SINGLE FAMILY)	94.7	3.5	493	N.A.
D	R-SF (SINGLE FAMILY)	388.5	14.4	1467	N.A.
E	R-SF (SINGLE FAMILY)	281.1	10.5	1470	N.A.
SM	R-LMF (MULTI FAMILY)	26.9	1.0	323	N.A.
TC	TC (TOWN CENTER)	269.3	10.0	3679	2.0
C-O-I	C (COMMERCIAL)	345.0	12.8	N.A.	0.60
	O (OFFICE)				
	I (INDUSTRIAL)				
PUBLIC LAND DEDICATION	PLD (PARKS, SCHOOLS, MUNICIPAL)	190.6	7.1	N.A.	N.A.
OPEN SPACE	OSD (OPEN SPACE)	1022.0	37.9	N.A.	N.A.
TOTAL	N.A.	2,693.1	100.0	7,685	N.A.

ES=ELEMENTARY SCHOOL, SM=SOUTH MEADOWS

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Job No. 3572-032-00

0 200 400 800 1200 2400
1" = 800'

THE MEADOWS PRELIMINARY P.D. SITE PLAN
THE MEADOWS FOURTH AMENDMENT
DATE: 06-25-03
SHEET 2 OF 5

ATTACHMENT C