

THE MEADOWS PLANNED DEVELOPMENT PLAN NO. 2 THE 2ND AMENDMENT TO THE MEADOWS PRELIMINARY PD SITE PLAN (FOURTH AMENDMENT)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN.

LEGAL DESCRIPTION

PARCEL A (TRACT I-1, MEADOWS F-16 PRELIMINARY PLAT):

A PORTION OF A PARCEL OF LAND BEING KNOWN PARCEL 5 AS SHOWN ON THE MEADOWS FILING NO. 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN AS RECORDED UNDER RECEPTION NO. 2004065186 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, WHENCE THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 01°15'58" WEST, A DISTANCE OF 2768.6 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;
THENCE SOUTH 76°04'20" EAST A DISTANCE OF 1178.08 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 5 AND THE POINT OF BEGINNING;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 5, THE FOLLOWING SEVEN (7) COURSES:
1. NORTH 02°05'05" EAST, A DISTANCE OF 63.45 FEET;
2. NORTH 05°50'13" WEST, A DISTANCE OF 72.12 FEET;
3. NORTH 09°10'52" WEST, A DISTANCE OF 188.92 FEET;
4. NORTH 14°28'33" WEST, A DISTANCE OF 210.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1820.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75°31'06" WEST;
5. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°51'24", AN ARC LENGTH OF 1171.35 TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 300.00 FEET;
6. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'31", AN ARC LENGTH OF 65.32 FEET;
7. NORTH 38°51'29" WEST, A DISTANCE OF 223.35 FEET;

THENCE, LEAVING SAID BOUNDARY, THE FOLLOWING FOURTEEN (14) COURSES:
1. NORTH 39°41'19" WEST, A DISTANCE OF 12.50 FEET;
2. NORTH 31°56'25" WEST, A DISTANCE OF 67.59 FEET;
3. NORTH 34°21'04" WEST, A DISTANCE OF 61.63 FEET;
4. NORTH 31°34'21" WEST, A DISTANCE OF 74.93 FEET;
5. NORTH 22°28'27" WEST, A DISTANCE OF 60.97 FEET;
6. NORTH 18°11'34" WEST, A DISTANCE OF 68.21 FEET;
7. NORTH 16°57'59" WEST, A DISTANCE OF 79.73 FEET;
8. NORTH 17°23'58" WEST, A DISTANCE OF 87.76 FEET;
9. NORTH 13°02'20" WEST, A DISTANCE OF 124.82 FEET;
10. NORTH 15°24'04" WEST, A DISTANCE OF 117.36 FEET;
11. NORTH 11°19'02" WEST, A DISTANCE OF 95.55 FEET;
12. NORTH 20°18'27" WEST, A DISTANCE OF 168.50 FEET;
13. NORTH 19°55'38" WEST, A DISTANCE OF 135.22 FEET;
14. NORTH 25°54'56" WEST, A DISTANCE OF 272.53 FEET TO A POINT ON SAID BOUNDARY OF PARCEL 5, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 995.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°30'14" EAST;

THENCE, ALONG SAID BOUNDARY OF PARCEL 5, THE FOLLOWING TEN (10) COURSES:
1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°26'07", AN ARC LENGTH OF 198.59 FEET;
2. SOUTH 04°00'37" WEST, A DISTANCE OF 182.31 FEET;
3. SOUTH 06°31'45" EAST, A DISTANCE OF 372.64 FEET;
4. SOUTH 33°39'40" EAST, A DISTANCE OF 129.29 FEET;
5. SOUTH 24°08'28" EAST, A DISTANCE OF 256.65 FEET;
6. SOUTH 19°30'45" EAST, A DISTANCE OF 160.00 FEET;
7. SOUTH 49°39'22" EAST, A DISTANCE OF 1030.59 FEET;
8. SOUTH 35°54'28" EAST, A DISTANCE OF 610.46 FEET;
9. SOUTH 48°25'04" EAST, A DISTANCE OF 60.19 FEET;
10. SOUTH 13°37'08" WEST, A DISTANCE OF 774.25 FEET TO THE POINT OF BEGINNING.

PARCEL B (PORTION OF PARCEL 5, MEADOWS F-16 PRELIMINARY PLAT):
A PORTION OF A PARCEL OF LAND BEING KNOWN PARCEL 5 AS SHOWN ON THE MEADOWS FILING NO. 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN AS RECORDED UNDER RECEPTION NO. 2004065186 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, WHENCE THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 01°15'58" WEST, A DISTANCE OF 2768.36 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;
THENCE NORTH 34°39'36" WEST A DISTANCE OF 1067.53 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 5 AND THE POINT OF BEGINNING;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 5, THE FOLLOWING SIXTEEN (16) COURSES:
1. NORTH 41°24'47" WEST, A DISTANCE OF 318.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET;
2. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'01", AN ARC LENGTH OF 103.04 FEET;
3. NORTH 25°40'58" WEST, A DISTANCE OF 99.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 983.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°13'19" EAST;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'16", AN ARC LENGTH OF 100.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°58'34", AN ARC LENGTH OF 32.45 FEET;
6. NORTH 20°58'50" WEST, A DISTANCE OF 60.00 FEET;
7. SOUTH 69°03'10" WEST, A DISTANCE OF 12.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
8. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°58'22", AN ARC LENGTH OF 32.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET;
9. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°37'45", AN ARC LENGTH OF 549.27 FEET;
10. NORTH 23°24'47" EAST, A DISTANCE OF 99.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°40'10" EAST;
11. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'24", AN ARC LENGTH OF 100.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
12. THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°58'34", AN ARC LENGTH OF 32.45 FEET;
13. NORTH 28°09'48" EAST, A DISTANCE OF 60.00 FEET;
14. NORTH 61°50'42" WEST, A DISTANCE OF 12.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
15. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°56'22", AN ARC LENGTH OF 32.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 995.00 FEET;
16. THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°23'36", AN ARC LENGTH OF 823.03 FEET;

THENCE LEAVING SAID BOUNDARY, THE FOLLOWING FOURTEEN (14) COURSES:
1. SOUTH 25°54'56" EAST, A DISTANCE OF 272.53 FEET;
2. SOUTH 19°55'38" EAST, A DISTANCE OF 135.22 FEET;
3. SOUTH 20°18'27" EAST, A DISTANCE OF 168.50 FEET;
4. SOUTH 11°19'02" EAST, A DISTANCE OF 95.55 FEET;
5. SOUTH 15°24'04" EAST, A DISTANCE OF 117.36 FEET;
6. SOUTH 13°02'20" EAST, A DISTANCE OF 124.82 FEET;
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8. SOUTH 16°57'59" EAST, A DISTANCE OF 79.73 FEET;
9. SOUTH 18°11'34" EAST, A DISTANCE OF 68.21 FEET;
10. SOUTH 22°28'27" EAST, A DISTANCE OF 60.97 FEET;
11. SOUTH 31°34'21" EAST, A DISTANCE OF 74.93 FEET;
12. SOUTH 34°21'04" EAST, A DISTANCE OF 61.63 FEET;
13. SOUTH 31°56'25" EAST, A DISTANCE OF 67.59 FEET;
14. SOUTH 39°41'19" EAST, A DISTANCE OF 12.50 FEET TO A POINT ON SAID BOUNDARY OF PARCEL 5;

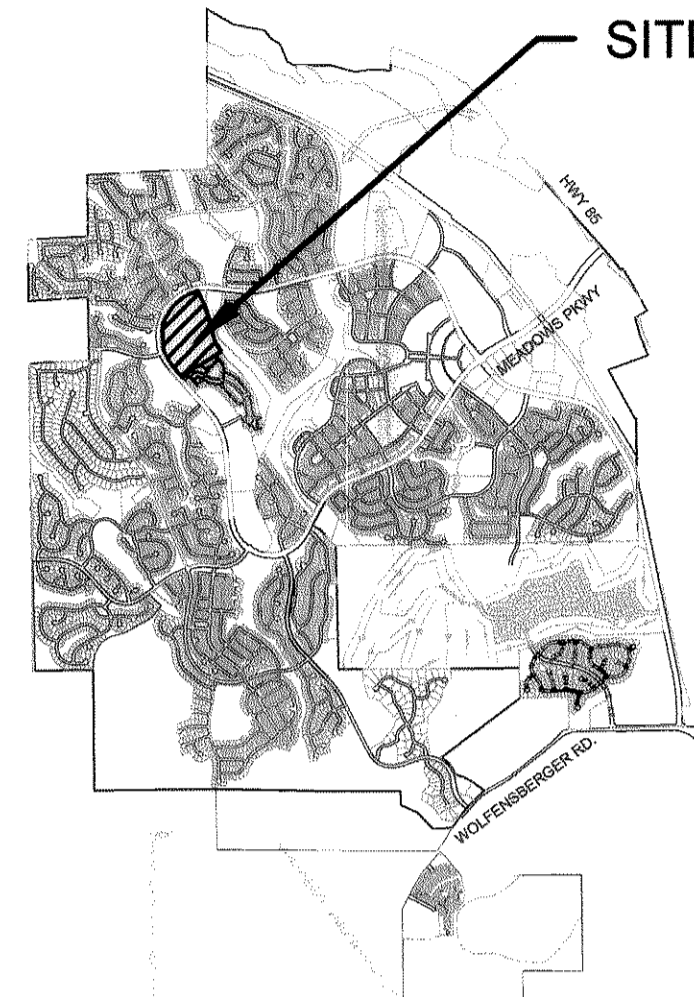
THENCE ALONG SAID BOUNDARY, THE FOLLOWING THREE (3) COURSES:
1. SOUTH 68°08'43" WEST, A DISTANCE OF 112.84 FEET;
2. SOUTH 57°55'08" WEST, A DISTANCE OF 693.10 FEET;
3. SOUTH 48°35'13" WEST, A DISTANCE OF 211.87 FEET TO THE POINT OF BEGINNING.

OWNERS
CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST FIRST AVENUE, STE 410
DENVER, CO 80206
CONTACT: JIM RILEY 303-394-5500

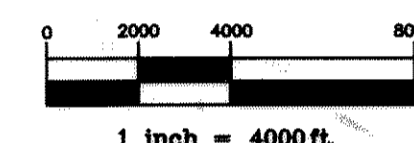
ENGINEER
CORE CONSULTANTS INC.
1950 WEST LITTLETON BLVD., STE 109
LITTLETON, CO 80120
CONTACT: MARTIN METSKER 303-703-4444

LAND SURVEYOR
AZTEC CONSULTANTS
8000 SOUTH LINCOLN ST., STE 201
LITTLETON, CO 80122
CONTACT: JAMES LYNCH 303-713-1898

LAND PLANNER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: JOHN M. BIRKEY 303-892-1166



VICINITY MAP



SHEET INDEX

CIVIL PLANS
1 TITLE SHEET
2 PLANNED DEVELOPMENT PLAN

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE LAND USE ALLOWABLE IN THE MEADOWS FILING 16, PARCEL 5 FROM OFFICE, COMMERCIAL, INDUSTRIAL (COI) TO SINGLE FAMILY (R-SF).

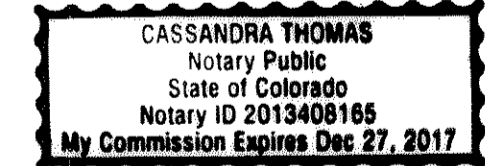
LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

John Fox
CASTLE ROCK LAND CO., LLC
SIGNED THIS 1ST DAY OF AUGUST, 2014

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF AUGUST, 2014 BY JOHN FOX

WITNESS MY HAND AND OFFICIAL SEAL.
Cassandra Thomas



MY COMMISSION EXPIRES: DEC. 27, 2017

CERTIFICATE OF OWNERSHIP

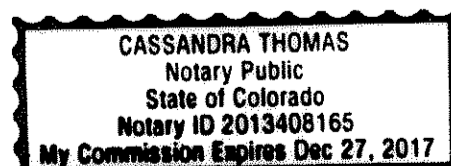
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

James Riley
SIGNED THIS 1 DAY OF August, 2014

COUNTY OF DOUGLAS }
STATE OF COLORADO }
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF AUGUST, 2014.

BY: *James Riley*

WITNESS MY HAND AND SEAL



NOTARY PUBLIC
MY COMMISSION EXPIRES: DEC. 27, 2017



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

TITLE CERTIFICATION

I, *Scott Bennett*, AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantees Co.*
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. 2014, SIGNED THIS 4th DAY OF August, 2014.

Scott Bennett
AUTHORIZED REPRESENTATIVE
Land Title Guarantees Co.
TITLE INSURANCE COMPANY

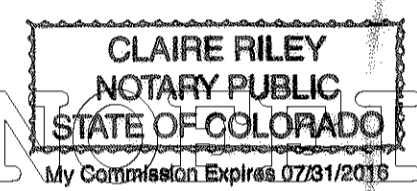
COUNTY OF DOUGLAS }
STATE OF COLORADO }

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF August, 2014.

BY: *Scott Bennett as authorized rep. of Land Title*

WITNESS MY HAND AND OFFICIAL SEAL
Claire Riley

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-31-16



SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN FOR THE MEADOWS FILING 16, PARCEL 5 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

James E. Lynch
JAMES E. LYNCH
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS

DATE: 7/29/14

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN FOR CASTLE OAKS ESTATES WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF JUNE 12, 2014.

Michael J. Franczak
CHAIR
DATE: 9/19/2014

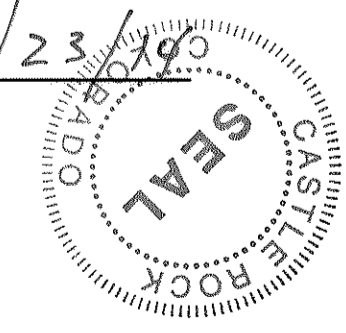
John Fox
DEVELOPMENT SERVICES DIRECTOR
DATE: 9-19-14

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 22ND DAY OF JULY, 2014.

Paul Donohue
MAYOR
DATE: 9/23/14

Balypmu
TOWN CLERK
DATE: 9/23/14



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:27am ON THE 29th DAY OF September, 2014 AT RECEPTION NO. 2014055924

DOUGLAS COUNTY CLERK AND RECORDER
BY: *Danielle*
DEPUTY

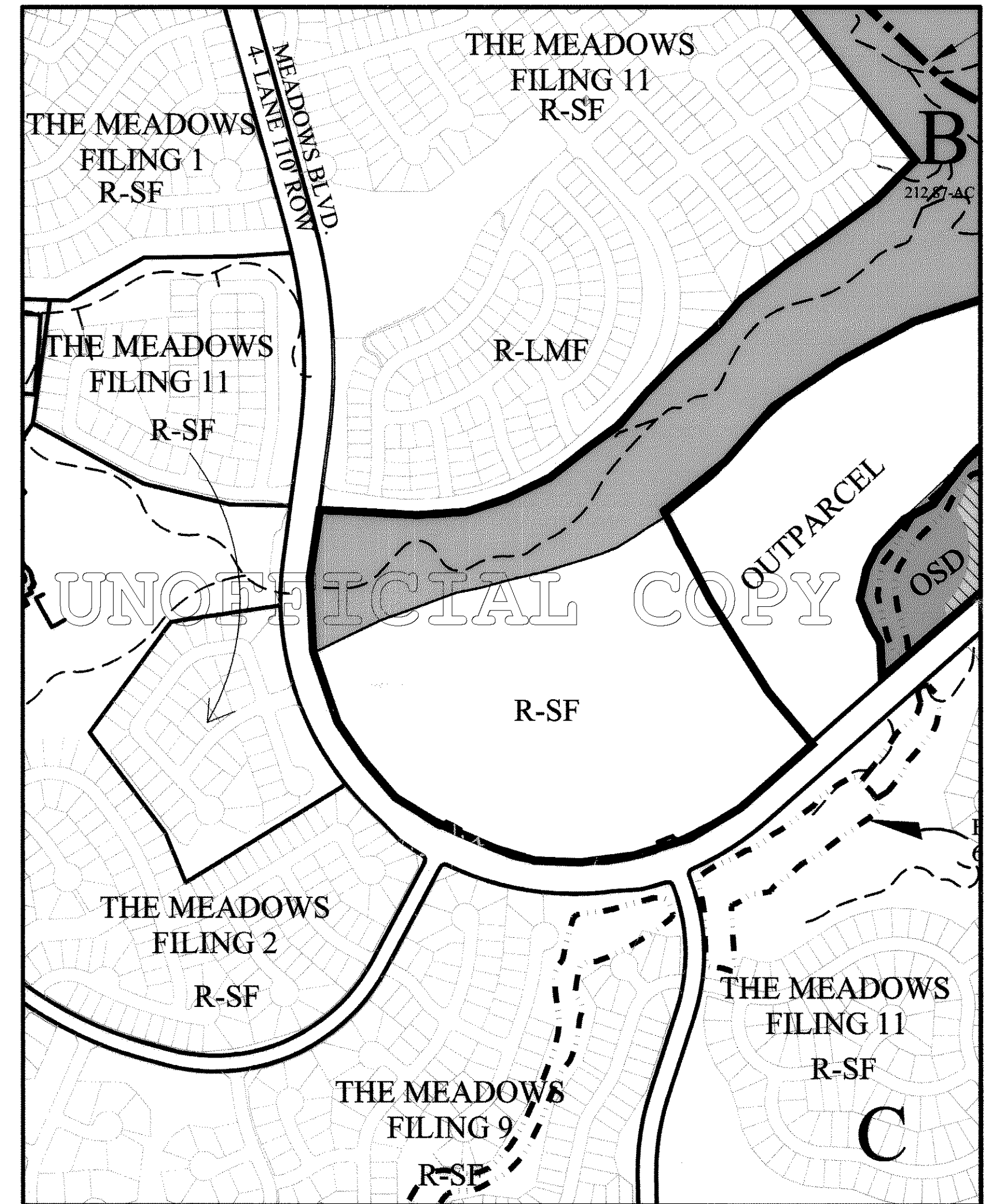
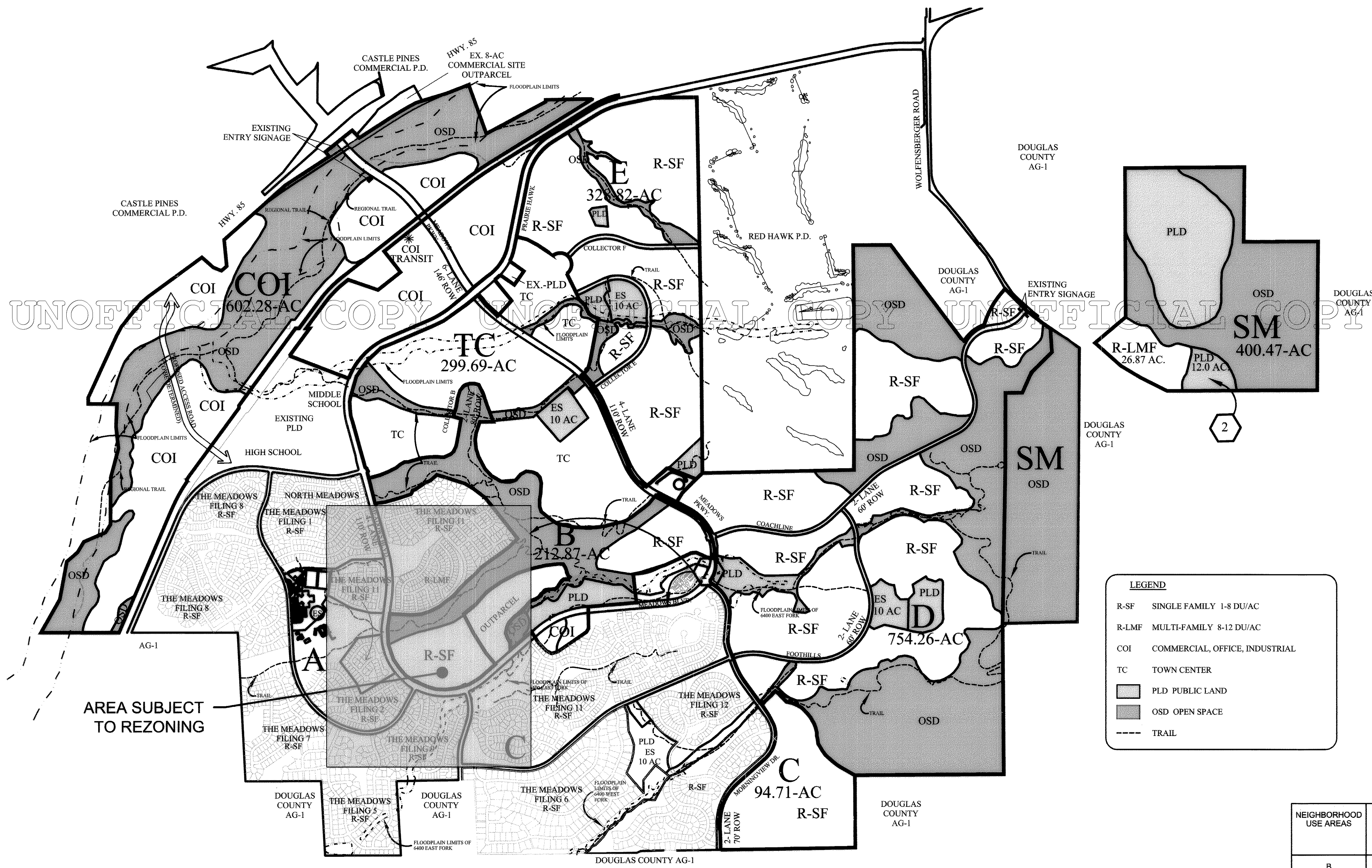


THE MEADOWS PLANNED DEVELOPMENT PLAN NO. 2

THE 2ND AMENDMENT TO THE MEADOWS PRELIMINARY PD SITE PLAN (FOURTH AMENDMENT)

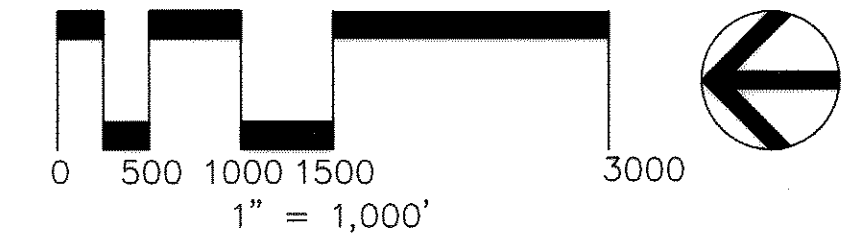
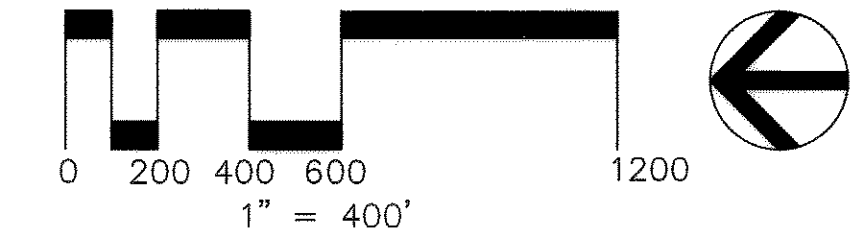
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN.

AREA SUBJECT TO REZONING



LEGEND

- R-SF SINGLE FAMILY 1-8 DU/AC
- R-LMF MULTI-FAMILY 8-12 DU/AC
- COI COMMERCIAL, OFFICE, INDUSTRIAL
- TC TOWN CENTER
- PLD PUBLIC LAND
- OSD OPEN SPACE
- TRAIL 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) | 66.3 | 2.5 | 433 | N.A. |
| | COMMERCIAL-OFFICE-INDUSTRIAL | 8.7 | 0.3 | 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 | 1290 | 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 (COMMERCIAL) | 345.0 | 12.8 | N.A. | 0.60 |
| C-O-I | 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

NOTES:
 1. TOWN CENTER ACTUAL BOUNDARY SUBJECT TO CHANGE PER ZONING REGULATIONS

2. PROPOSED PLD AREA TO BE LOCATED ADJACENT TO R-LMF.

ORDINANCE NO. 2014-20

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY
APPROVING THE MEADOWS PLANNED DEVELOPMENT PLAN NO. 2,
THE 2ND AMENDMENT TO THE MEADOWS PRELIMINARY PD
SITE PLAN (FOURTH AMENDMENT)**

WHEREAS, Castle Rock Development Company ("Applicant") has requested approval of The Meadows Planned Development Plan No. 2, the 2nd Amendment to The Meadows Preliminary PD Site Plan (Fourth Amendment) ("PDP"), which amends the zoning use area designation for the property known as The Meadows Filing No. 16 Parcel No. 5; and

WHEREAS, the Applicant has requested an amendment to The Meadows PD Zoning Regulations Fourth Amendment ("Zoning Regulations") amending the use area categories described in the Zoning Regulations; and

WHEREAS, the PDP complies with Chapter 17.36 of the Castle Rock Municipal Code, the Town's Vision 2020 and the Comprehensive Master Plan; and

WHEREAS, public hearings on the Zoning Regulations and PDP have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Zoning Approval. The property described in the attached *Exhibit 1* is rezoned to the Use Area designation of R-SF and the Town's Zoning District Map is amended accordingly. The Meadows Planned Development Plan No. 2, the 2nd Amendment to The Meadows Preliminary PD Site Plan (Fourth Amendment) is hereby approved.

Section 2. Zoning Regulations Amendment. The Meadows PD Zoning Regulations Fourth Amendment are amended to replace the "Summary Table IVA" with the attached in *Exhibit 2*.

Section 3. Effective Date. With the effective date of this ordinance, the Property is subject to the Municipal Charter and all ordinances, resolutions, rules and regulations of the Town of Castle Rock.

Section 4. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 5. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 1st day of July, 2014 by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED this 22nd day of July, 2014, by the Town Council of the Town of Castle Rock, Colorado, on second and final reading by a vote of 4 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK

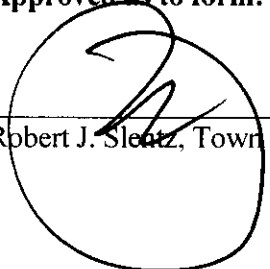
UNOFFICIAL COPY


Sally A. Misare, Town Clerk


Paul Donahue, Mayor

Approved as to form:

Approved as to content:


Robert J. Slezak, Town Attorney



Bill Detweiler, Director of Development Services

Exhibit 1

A PORTION OF PARCEL 5, MEADOWS F-16 PRELIMINARY PLAT

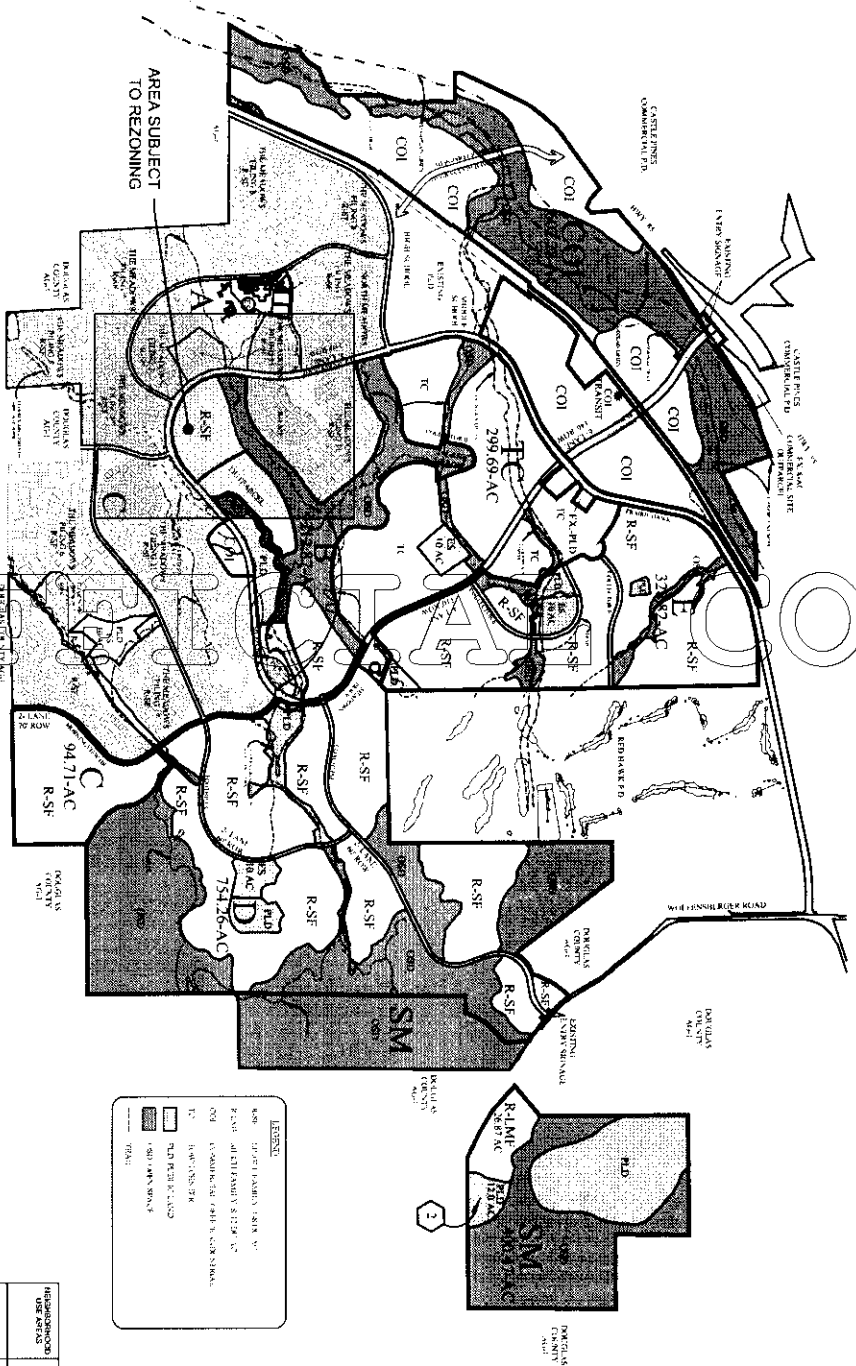
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CONTAINING AN AREA OF 46.438 ACRES, (2,022,827 SQUARE FEET), MORE OR LESS. EXHIBIT

ATTACHED AND MADE A PART HEREOF.

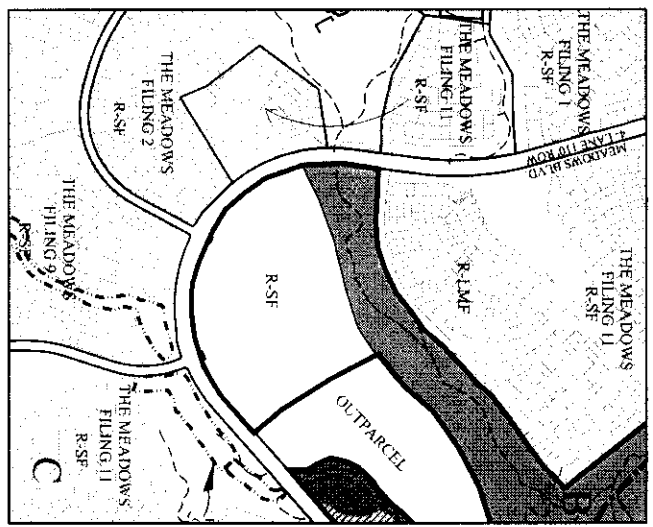
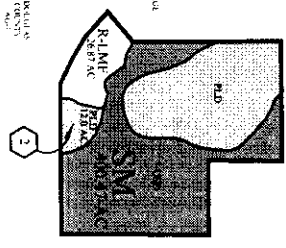
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LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN

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



LEGEND

- COI - COMMERCIAL OFFICE
- R-SF - RESIDENTIAL SINGLE-FAMILY
- R-LMF - RESIDENTIAL LOW-MENSITY FLEXIBLE
- SM - SINGLE-FAMILY MEDIUM-DENSITY
- Other symbols for easements, wetlands, and other features.



**SUMMARY TABLE NA
USE-AREA CATEGORIES AND DENSITY CAPS**

| USE-AREA CATEGORIES | ACRES | PERCENT OF TOTAL ACRES | MAXIMUM DENSITY CAPS | MAXIMUM RESIDENTIAL UNITS | MAXIMUM RESIDENTIAL ACRES |
|--|-------|------------------------|----------------------|---------------------------|---------------------------|
| COI (COMMERCIAL OFFICE) | 6.7 | 2.3 | 1.0 | 0 | N/A |
| R-SF (RESIDENTIAL SINGLE-FAMILY) | 8.7 | 3.1 | 1.0 | 0 | N/A |
| R-LMF (RESIDENTIAL LOW-MENSITY FLEXIBLE) | 20.1 | 7.2 | 1.0 | 150 | N/A |
| SM (SINGLE-FAMILY MEDIUM-DENSITY) | 28.6 | 10.2 | 1.0 | 300 | N/A |
| UNDEVELOPED LAND | 243.0 | 87.4 | 1.0 | 0 | 840 |
| TOTAL | 283.1 | 100.0 | | | |



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**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) | 66.3 | 2.5 | 433 | N.A. |
| | COMMERCIAL-OFFICE-INDUSTRIAL | 8.7 | 0.3 | N.A. | N.A. |
| | | | | | |
| C | R-SF (SINGLE FAMILY) | 94.7 | 3.5 | 493 | N.A. |
| | R-SF (SINGLE FAMILY) | 388.5 | 14.4 | 1467 | N.A. |
| E | R-SF (SINGLE FAMILY) | 281.1 | 10.5 | 1290 | 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

This Summary Table IVA supersedes "Table IVA, Use Area Categories and Density Caps" on page 8 of "The Meadows Zoning Regulations, Fourth Amendment," as recorded with the Douglas County Clerk & Recorder, Reception No. 2003102968.

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