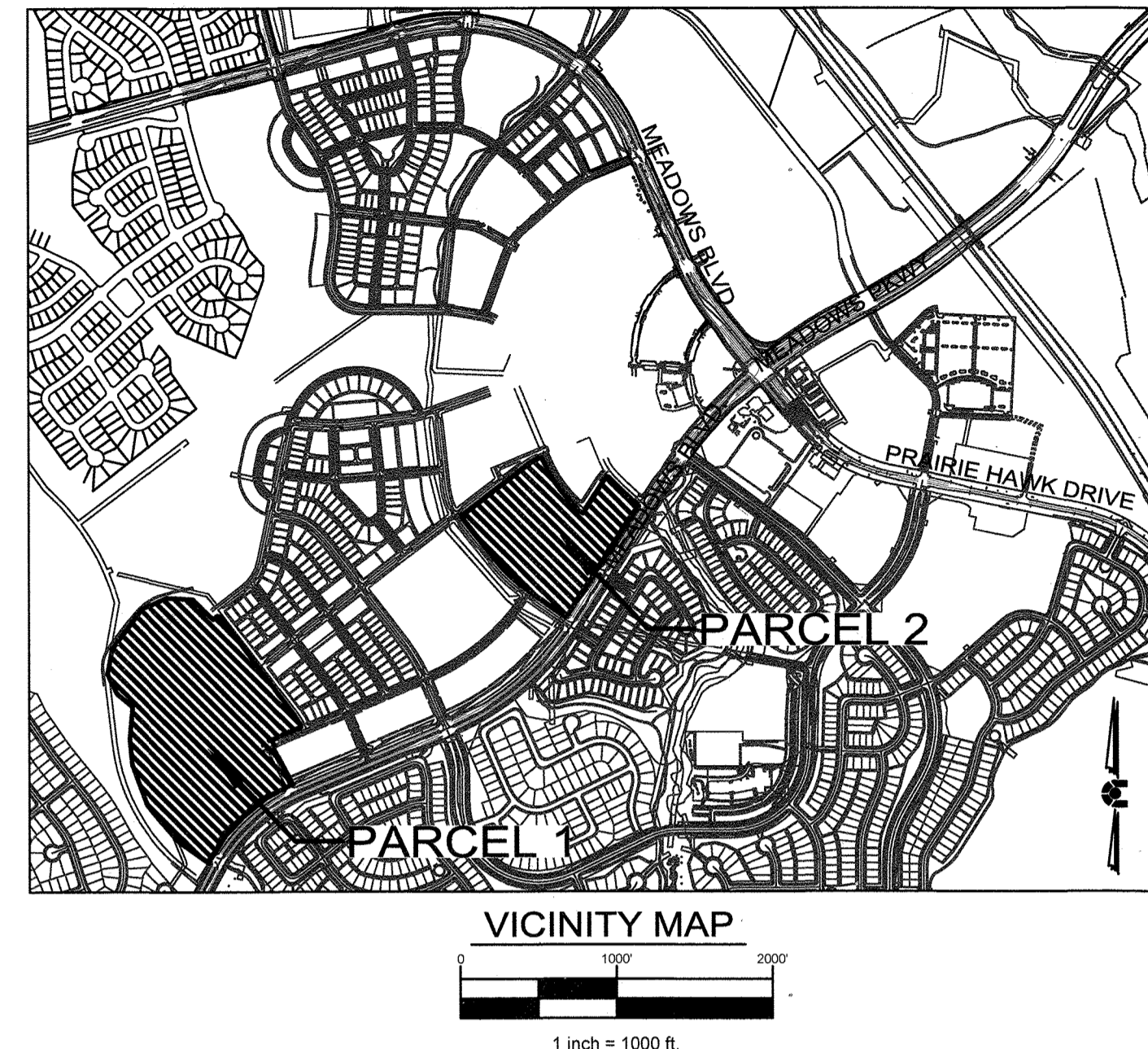


**THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO.9**  
 LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE  
 SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**PURPOSE OF AMENDMENT**

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO AMEND THE LOT SETBACKS FOR THE PARCELS.

**PARCEL 1 LEGAL DESCRIPTION**

LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 1, LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 2, LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 4, LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 5, LOTS 1 THROUGH 19, INCLUSIVE, BLOCK 6, LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 7, LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 8 AND TRACTS A THROUGH C, INCLUSIVE, THE MEADOWS FILING NO. 20, PHASE 2 AMENDMENT NO. 3 AS RECORDED UNDER RECEPTION NO. 2017033459 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

**PARCEL 2 LEGAL DESCRIPTION**

LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 1, LOTS 1 THROUGH 32, INCLUSIVE, BLOCK 2, LOTS 1 THROUGH 68, INCLUSIVE, BLOCK 3, LOTS 1 THROUGH 27, INCLUSIVE, BLOCK 4 AND TRACTS A THROUGH R, INCLUSIVE, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 9 AS RECORDED UNDER RECEPTION NO. 2017033455 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

**TITLE CERTIFICATION**

I, Scott Bennett, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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. SIGNED THIS DAY OF December 15, 2017.

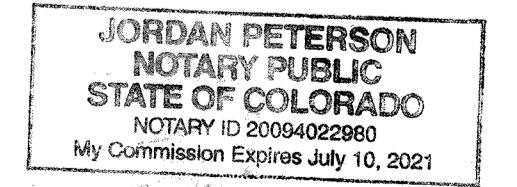
Scott Bennett  
 AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY  
 TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF December, 2017  
 BY Scott Bennett AS Commercial Title Officer  
 OF CASTLE ROCK DEVELOPMENT COMPANY.

Jordan Peterson  
 WITNESS MY HAND AND OFFICIAL SEAL

Jordan Peterson  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 7/10/2021



**CERTIFICATE OF OWNERSHIP**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
 BY Stephanie McClellan  
 AS President

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

NOTARY BLOCK:  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF December, 2017

BY Stephanie McClellan AS President OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Walter Romeo  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 4-01-19

~~TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION  
 BY \_\_\_\_\_ MAYOR  
 ATTEST:  
 TOWN CLERK  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 NOTARY BLOCK:  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_ AS MAYOR AND BY \_\_\_\_\_ AS TOWN CLERK  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_~~

**OWNERS:**

CASTLE ROCK DEVELOPMENT COMPANY 3033 EAST FIRST AVENUE, STE 305 DENVER, CO 80206 CONTACT: MALCOLM MULRONEY 720-884-6540  
 LENNAR COLORADO, LLC 9781 MERIDIAN BLVD, SUITE 120 ENGLEWOOD, CO 80112 CONTACT: JOHN CHENEY TEL: (303) 754-0610  
 RICHMOND AMERICAN HOMES OF COLORADO 4350 SOUTH MONACO STREET DENVER, CO 80237 CONTACT: LINDA M PURDY TEL: (303) 773-2727

**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.

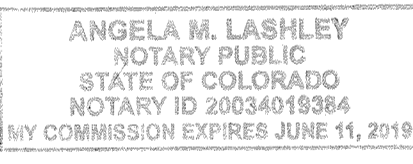
John A Fox  
 CASTLE ROCK LAND CO., LLC  
 SIGNED THIS 12th DAY OF December, 2017

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF December, 2017

BY John A Fox AS Authorized Agent OF CASTLE ROCK LAND CO., LLC

WITNESS MY HAND AND OFFICIAL SEAL.

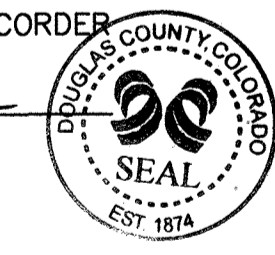
Walter Romeo  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 4-01-19



**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:20 ON THE 20th DAY OF December, 2017 AT RECEPTION NO. 2017085628.

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Tulayana Poon  
 DEPUTY



**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 14th DAY OF December, 2017

Asst. Director of Development Services  
 DIRECTOR OF DEVELOPMENT SERVICES

**SHEET INDEX**

- 1 COVER SHEET
- 2 DETAILS

THE MEADOWS FILING NO. 20  
 AMENDMENT NO. 9  
 SITE DEVELOPMENT PLAN  
 PROJECT# SDP17-0047  
 COVER SHEET

VOGEL & ASSOCIATES

**CORE**  
CONSULTANTS

Innovative Land Consultants, Inc.

REVISIONS		DATE BY
#	DESCRIPTION	12/17/2017
1	REVISION BASED ON TOWN COMMENTS	
2		
3		
4		

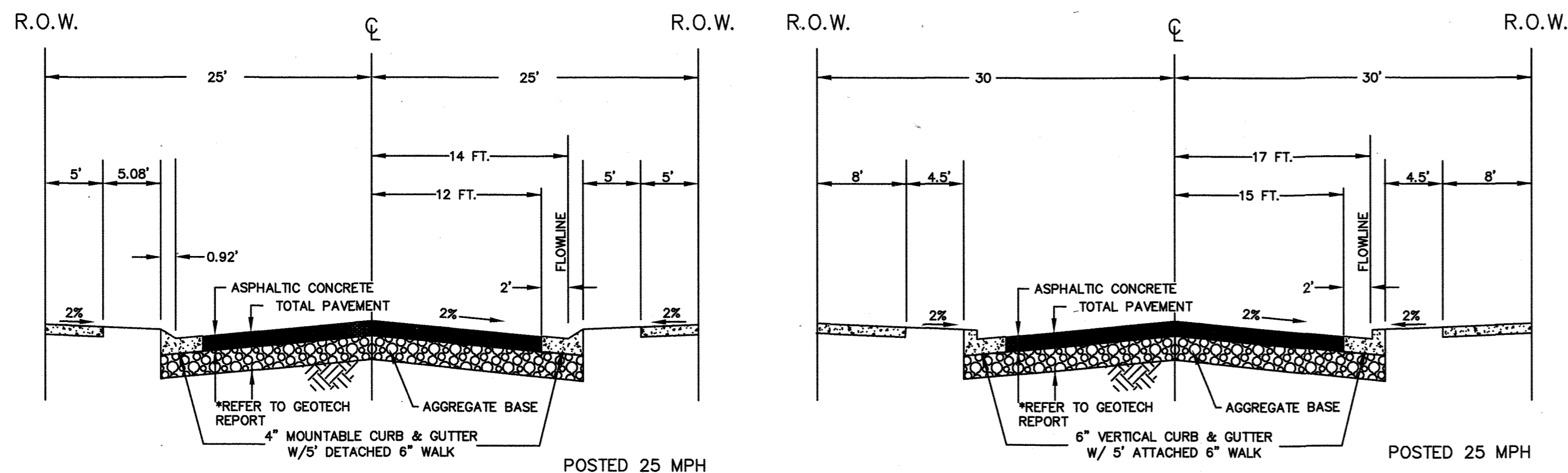
INITIAL PLAN RELEASE: 12/04/2017  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 JOB NO.  
 SHEET 1 OF 2

# THE MEADOWS FILING NO. 20 SITE DEVELOPMENT PLAN, AMENDMENT NO.9

LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PARCEL 1 - DETAILS AND NOTES

### STREET SECTIONS: (PARCEL 1)



**STREET TYPE "B"**  
N.T.S.  
SEE DETAILS CG-1, CG-2.  
ALL STREETS EXCLUDING NORTH MEADOWS DRIVE & DISTANT ROCK

**LOCAL COLLECTOR**  
N.T.S.  
SEE DETAILS CG-1, CG-2.  
NORTH MEADOWS DRIVE & DISTANT ROCK

**PROJECT BENCHMARK:**

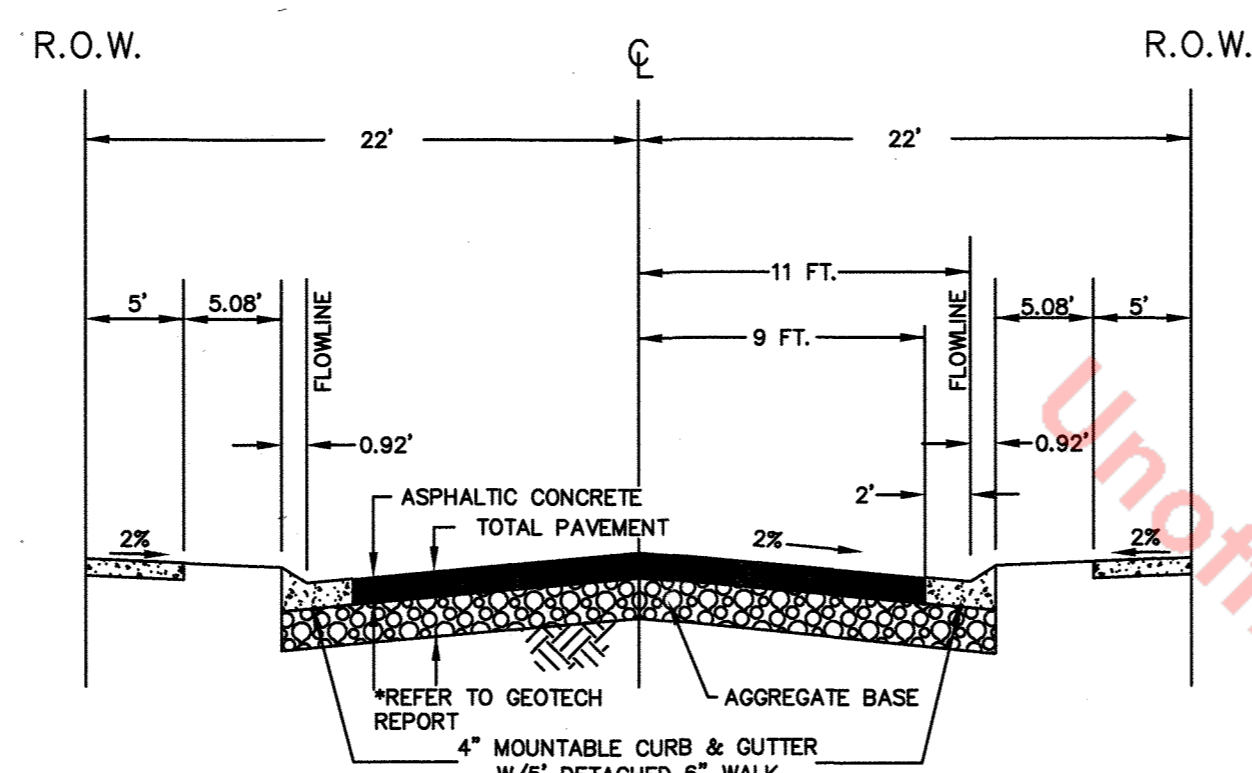
SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.  
ELEVATION = 6082.17 (NAVD 88).

**BASIS OF BEARINGS**

BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 38064" AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 33204" AND ASSUMED TO BEAR SOUTH 01°03'47" EAST, A DISTANCE OF 5451.93 FEET.

**RESIDENTIAL DEVELOPMENT STANDARDS: (PARCEL 1)**

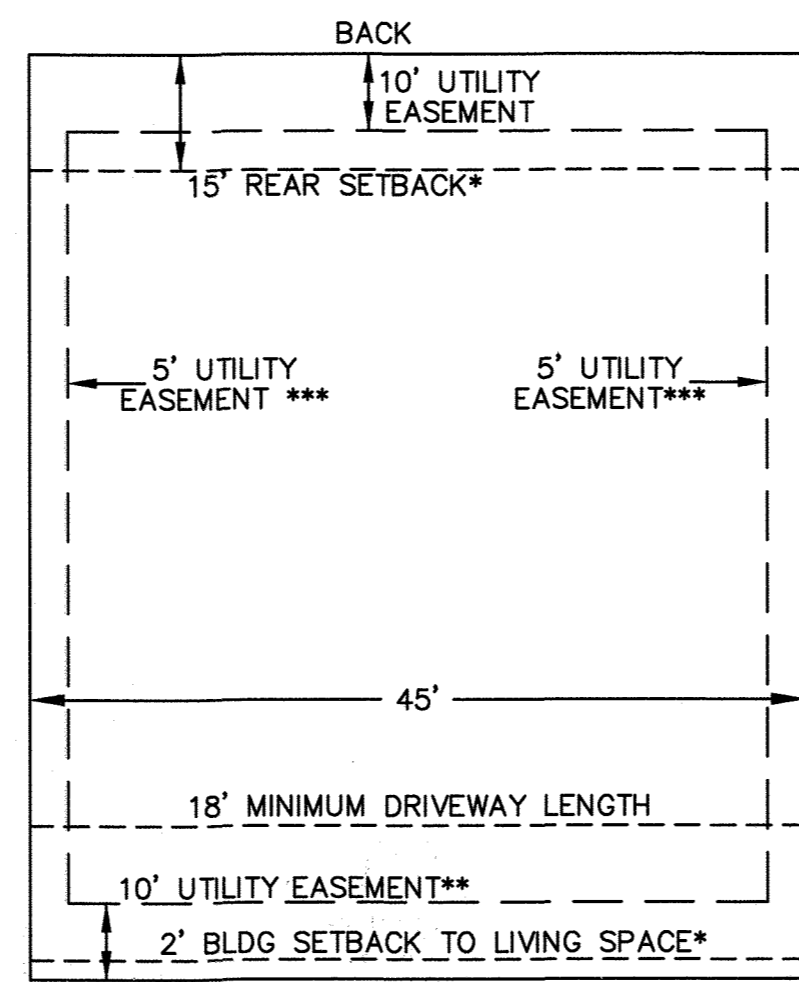
- THE FOLLOWING ENCROACHMENTS WILL BE PERMITTED IN THE SETBACKS:
  - BOX OR BAY WINDOWS, FIREPLACES, EAVES, ROOF OVERHANGS, CANTILEVERS, SIDE, REAR AND FRONT COVERED PORCHES, ETC. MAY OCCUR UP TO 24" IN ANY SIDE SETBACK AND UP TO 24" IN ANY FRONT & REAR SETBACKS.
  - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES AT GRADE OR UP TO 30" ABOVE GRADE MAY ENCOACH IN THE REAR SETBACK UP TO 12'.
  - REAR YARD DECKS (COVERED AND UNCOVERED) AND PORCHES ELEVATED GREATER THAN 30" ABOVE THE GROUND MAY ENCOACH 6' INTO THE REAR YARD SETBACK.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
  - FRONT - MINIMUM FRONT SETBACK - 2' EXCEPT THAT THE LENGTH OF THE DRIVEWAY MUST BE A MINIMUM OF 18'.
  - REAR - 15' EXCEPT THAT IF THE GARAGE IS LOCATED AT THE REAR OF THE LOT, THE REAR SETBACK MINIMUM FOR THE GARAGE SHALL BE 3'.
  - SIDE - MINIMUM SIDE SETBACK - PURSUANT TO SECTION 4.8 OF THE MEADOWS PD ZONING REGULATIONS FOURTH AMENDMENT. IN ORDER TO ENCOURAGE FULL BLOCK CLOSURE AND ENHANCE THE PEDESTRIAN EXPERIENCE, NO BUILDING SETBACK IS REQUIRED BETWEEN BUILDINGS.
- ALL SINGLE FAMILY PLOT PLANS AND LANDSCAPING PLANS MUST SECURE WRITTEN APPROVAL BY THE CASTLE ROCK DEVELOPMENT COMPANY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTAL FOR A BUILDING PERMIT FOR ANY LOT INCLUDED IN FILING NO. 20. THE ARCHITECTURAL REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR CERTIFYING TO THE TOWN THAT THE FOLLOWING ITEMS HAVE BEEN COMPLIED WITH:
  - STREET TREES AS SHOWN ON THESE SITE DEVELOPMENT PLANS ARE TO BE INSTALLED BY THE INITIAL BUILDER OF THE HOME ON THE LOT AND MAINTAINED BY THE OWNER OF THE LOT. THESE TREES ARE IN ADDITION TO THE TREES REQUIRED BY TOWN MUNICIPAL CODE TITLE 17, CHAPTER 17.62.
  - LOTS DESIGNATED WITH AN @ SYMBOL REPRESENT "REAR CONDITION" LOTS AND ARE REQUIRED TO HAVE ENHANCED REAR ELEVATION ARCHITECTURAL DETAILS INCLUDING A MINIMUM OF AT LEAST TWO ARCHITECTURAL DETAILS WHICH BREAK THE MAIN PLANE OF THE REAR ELEVATION.
  - LOTS DESIGNATED WITH A @ SYMBOL REPRESENT "CORNER CONDITION" LOTS. DWELLING UNITS BUILT ON THESE LOTS ARE REQUIRED TO HAVE A WRAP-AROUND FRONT PORCH DETAIL ON BOTH THE FRONT AND SIDE ELEVATIONS FACING THE STREET.



NO PARKING SIGNS WILL BE INSTALLED PER THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.  
**STREET TYPE "D"**  
N.T.S.  
SEE DETAILS CG-1, CG-2.  
UMBER CIRCLE

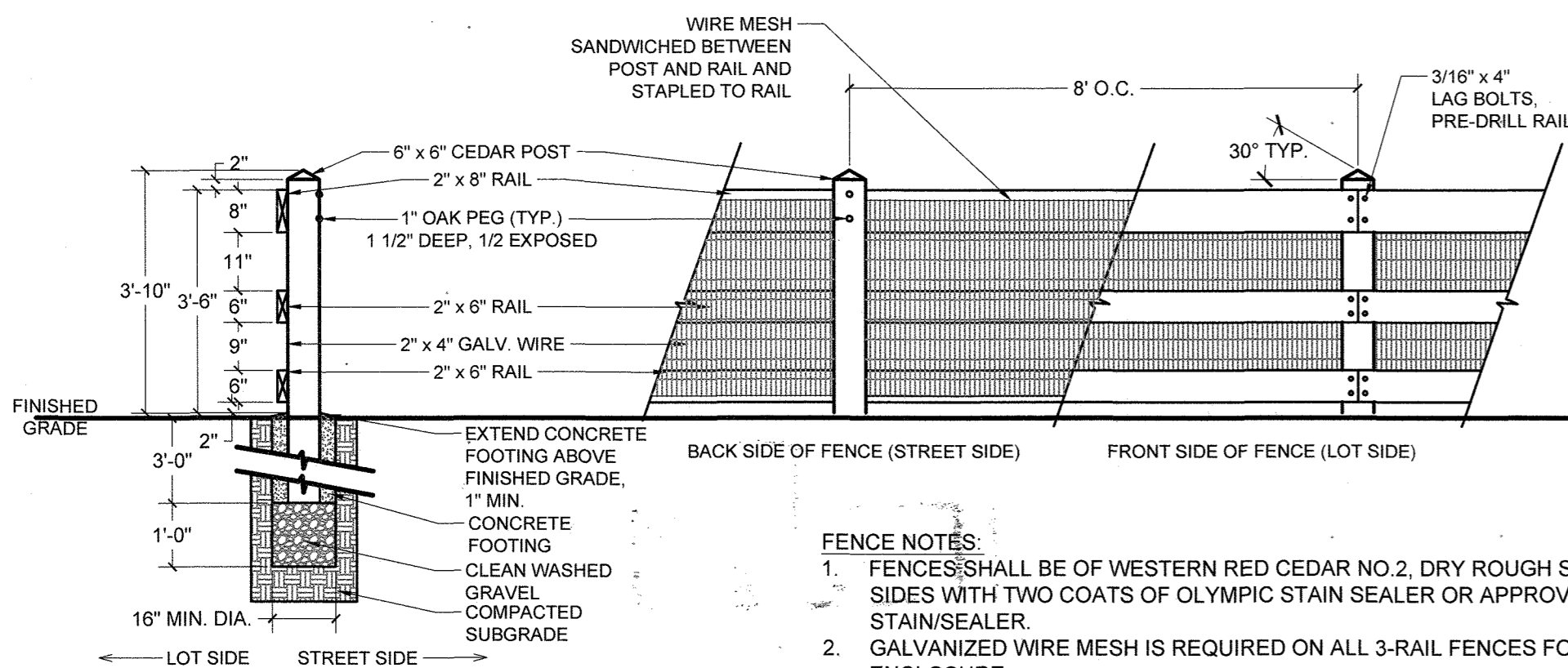
**RESIDENTIAL DEVELOPMENT STANDARDS: (PARCEL 1)**

BUILDING SETBACKS (PARCEL 1)	
SETBACKS FRONT TO GARAGE	18'
SETBACKS FRONT TO LIVING AREA	2'
SETBACKS SIDE INTERIOR LOTS	-
SETBACKS SIDE TO STREET	-
MIN. PARKING PER UNIT	2



**TYPICAL LOT SETBACKS**

N.T.S.  
\* REFER TO LAND USE CHART ABOVE FOR CLARIFICATION  
\*\* TO INCLUDE SIGNAGE AND LIGHTING  
\*\*\* 10' SIDEYARD UTILITY EASEMENT WILL BE PROVIDED WHERE SIDEYARD IS ADJACENT TO PUBLIC ROW.

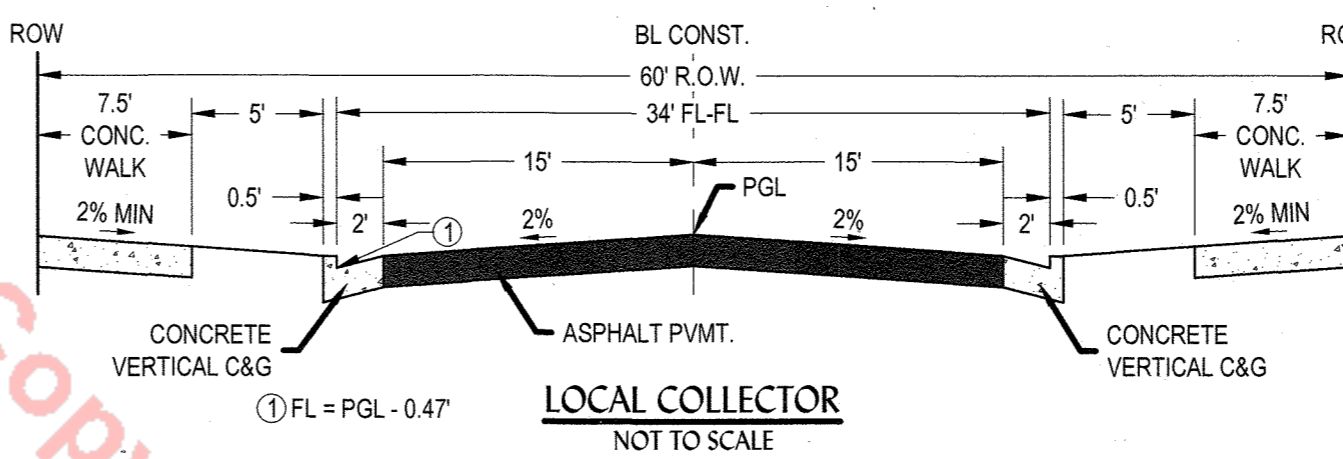
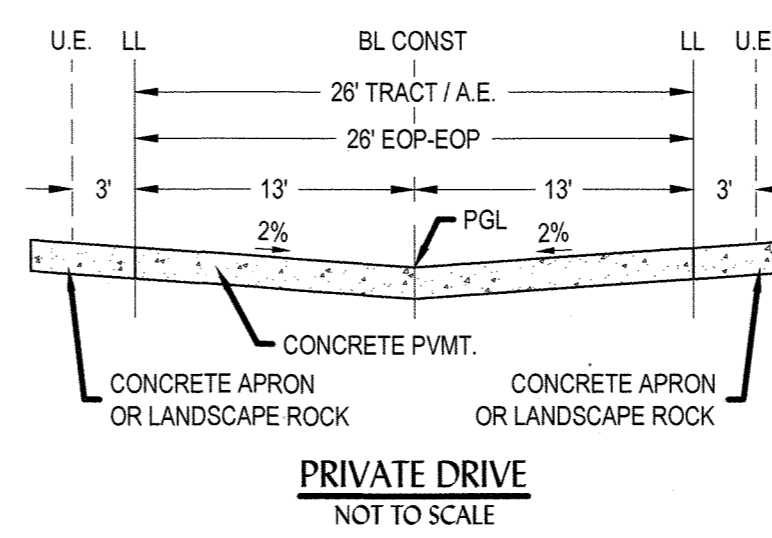
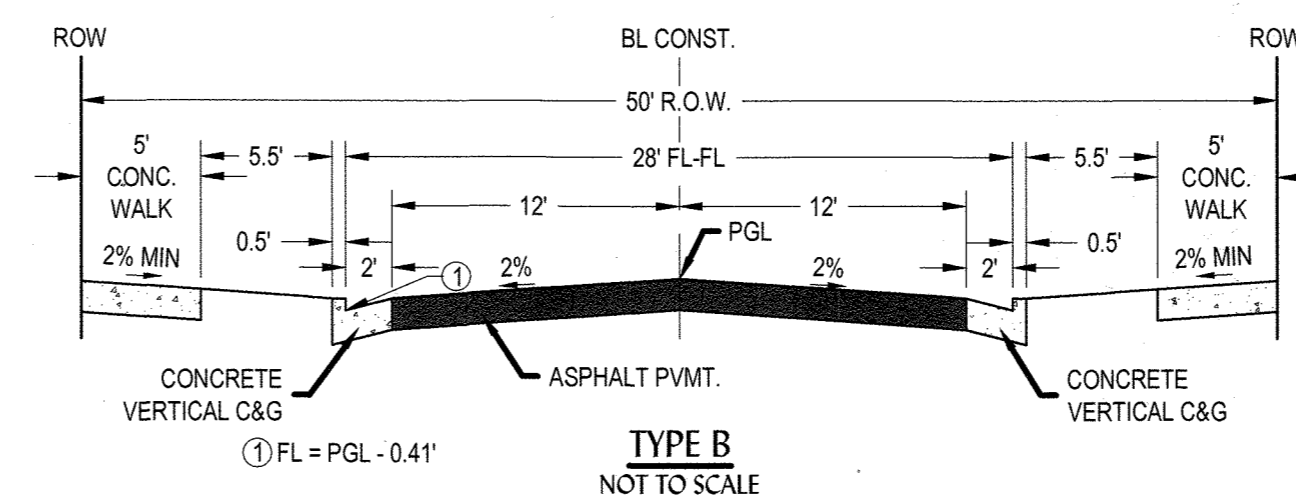


**TYPICAL FENCE DETAIL (PARCEL 1)**

N.T.S.  
REFER TO LANDSCAPE SHEETS FOR LOCATIONS

## PARCEL 2 - DETAILS AND NOTES

### STREET SECTIONS: (PARCEL 2)



**STREET SECTION NOTES:**

- LOCAL COLLECTOR STREETS INCLUDE: ELEGANT STREET, BILBERRY STREET, AND DISTANT ROCK AVENUE.
- TYPE B STREETS INCLUDE: CARMINE STREET, DAIRYLIDE STREET, AND CELESTIAL AVENUE.
- PRIVATE DRIVES INCLUDE: DILLON WAY, BRECKENRIDGE WAY, FAIRPLAY WAY, SILVERTON WAY, OURAY WAY, ALMA DRIVE, CRESTONE DRIVE, WESTCLIFFE DRIVE, COMO DRIVE, CREEDE DRIVE, AND LEADVILLE DRIVE.
- VERTICAL CURB & GUTTER PER DETAIL CG-1.

**RESIDENTIAL DEVELOPMENT STANDARDS: (PARCEL 2)**

BUILDING SETBACKS (PARCEL 2)*	
FRONT	2'
REAR ALLEY	3'
SETBACKS SIDE INTERIOR LOTS	0'
SIDE STREET	8'

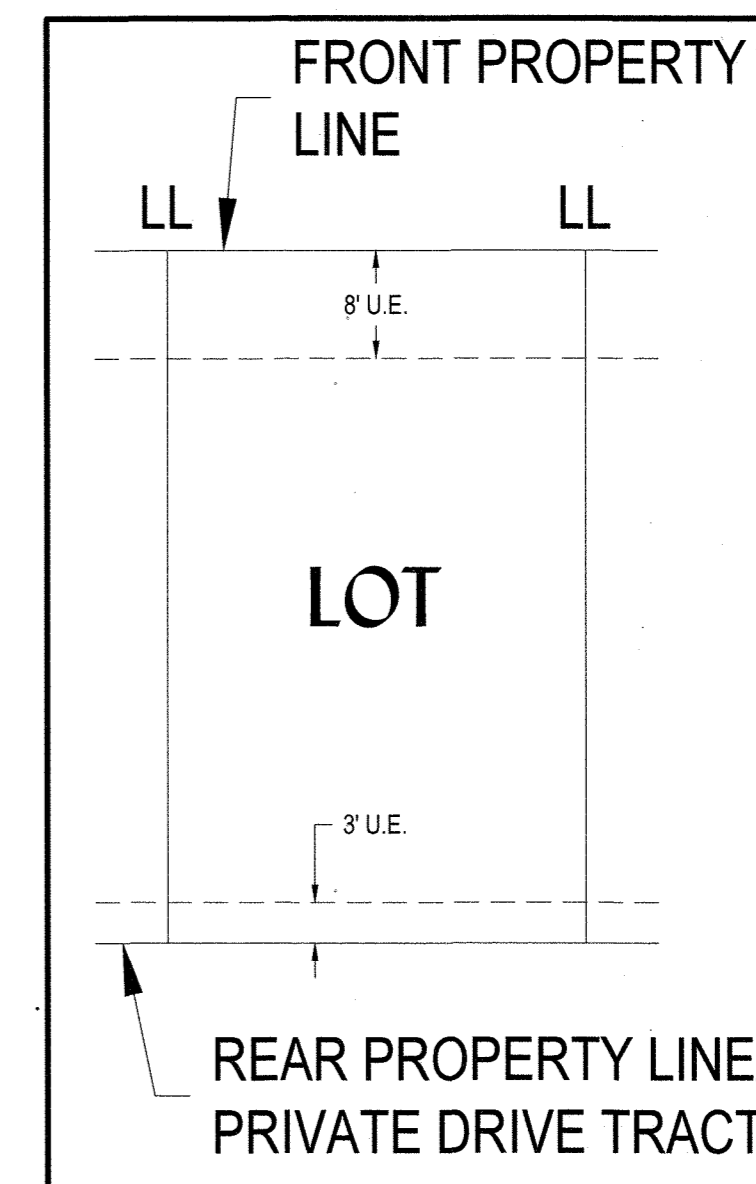
**FRONT YARD TREES NOTE:**

FRONT YARD TREES ARE NOT REQUIRED DUE TO EASEMENTS AND SETBACK LIMITATIONS. STREET TREES SHALL BE INSTALLED ALONG PUBLIC RIGHT OF WAY PER THE APPROVED LANDSCAPE PLANS. LANDSCAPING IN TRACTS SHALL BE INSTALLED PER APPROVED LANDSCAPE PLAN.

**PROJECT BENCHMARK:**  
SITE BENCHMARK IS DOUGLAS COUNTY CONTROL MONUMENT 2.015030. RECOVERED 3.25" ALUMINUM CAP LOCATED 410' MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200' MORE OR LESS NORTH OF MEADOWS PARKWAY.  
ELEVATION = 6082.17 (NAVD 88).

**BASIS OF BEARINGS**

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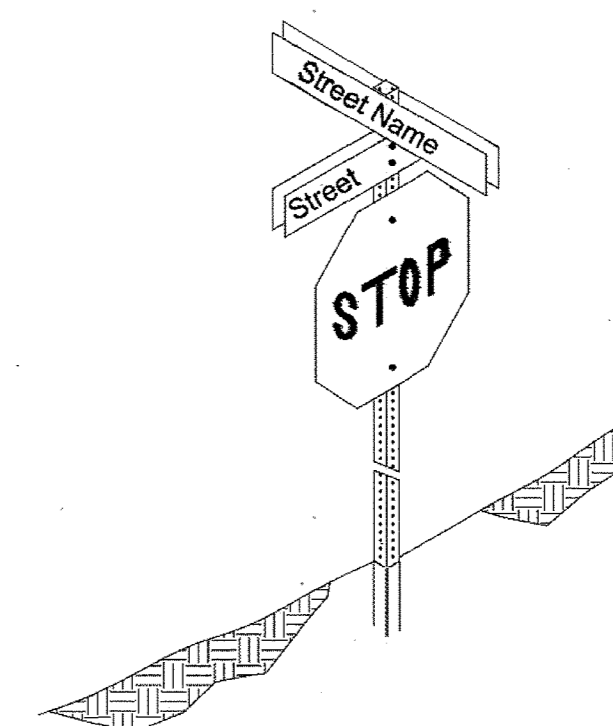
**TYPICAL LOT EASEMENT LAYOUT**  
N.T.S.

**NOTES:**

- LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.

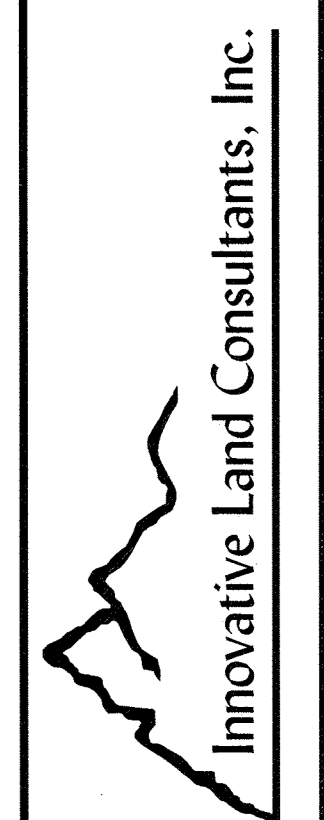
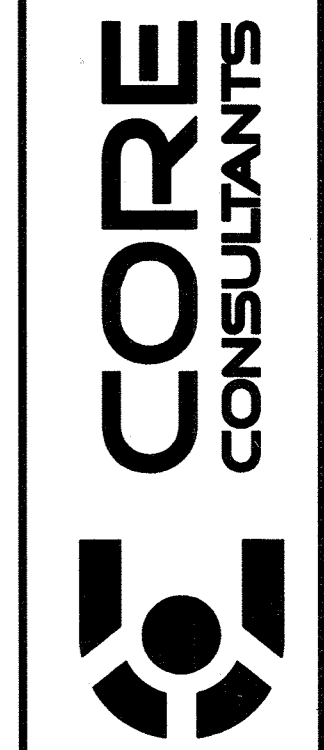
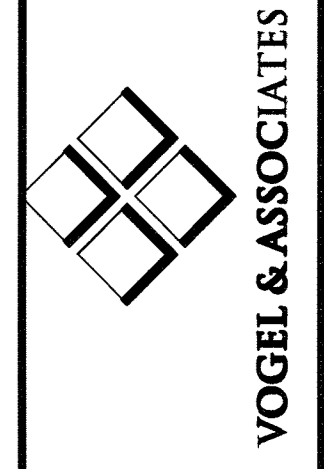
**EASEMENT ABBREVIATIONS**

A.E. = ACCESS EASEMENT  
D.E. = DRAINAGE EASEMENT  
U.E. = UTILITY EASEMENT  
B.S.I. = BY SEPARATE INSTRUMENT



**TYPICAL PRIVATE DRIVE STREET SIGN DETAIL**

THE MEADOWS FILING NO. 20,  
AMENDMENT NO. 9,  
SITE DEVELOPMENT PLAN  
PROJECT# SDP17-0047



#	DESCRIPTION	DATE	BY
1	REVISED BASED ON TOWN COMMENTS	12/12/2017	
2			
3			
4			

INITIAL PLAN  
RELEASE: 12/04/2017  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

JOB NO.  
SHEET  
2 OF 2

DETAILS