

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 TERRAIN FILING NO. 4

SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO SDP18-0032 IS TO AMEND THE PROPERTY LIMITS AND/OR REVISE THE EASEMENTS OF BLOCK 7, LOTS 28A-35A AND TRACT F1. THE AMENDMENT TOGETHER WITH ALL OTHER PLANS AND DETAILS OF SDP18-0032 MAKE UP THE ENTIRETY OF THE APPROVED PLAN. THE TERRAIN FILING NO. 4 PLAT, RECORDED AT RECEPTION NO. 2019026242 SHALL BE AMENDED TO REVISE THE PROPERTY LINES AND EASEMENTS OF LOTS 28-35, BLOCK 7 AND TRACT F.

LEGAL DESCRIPTION

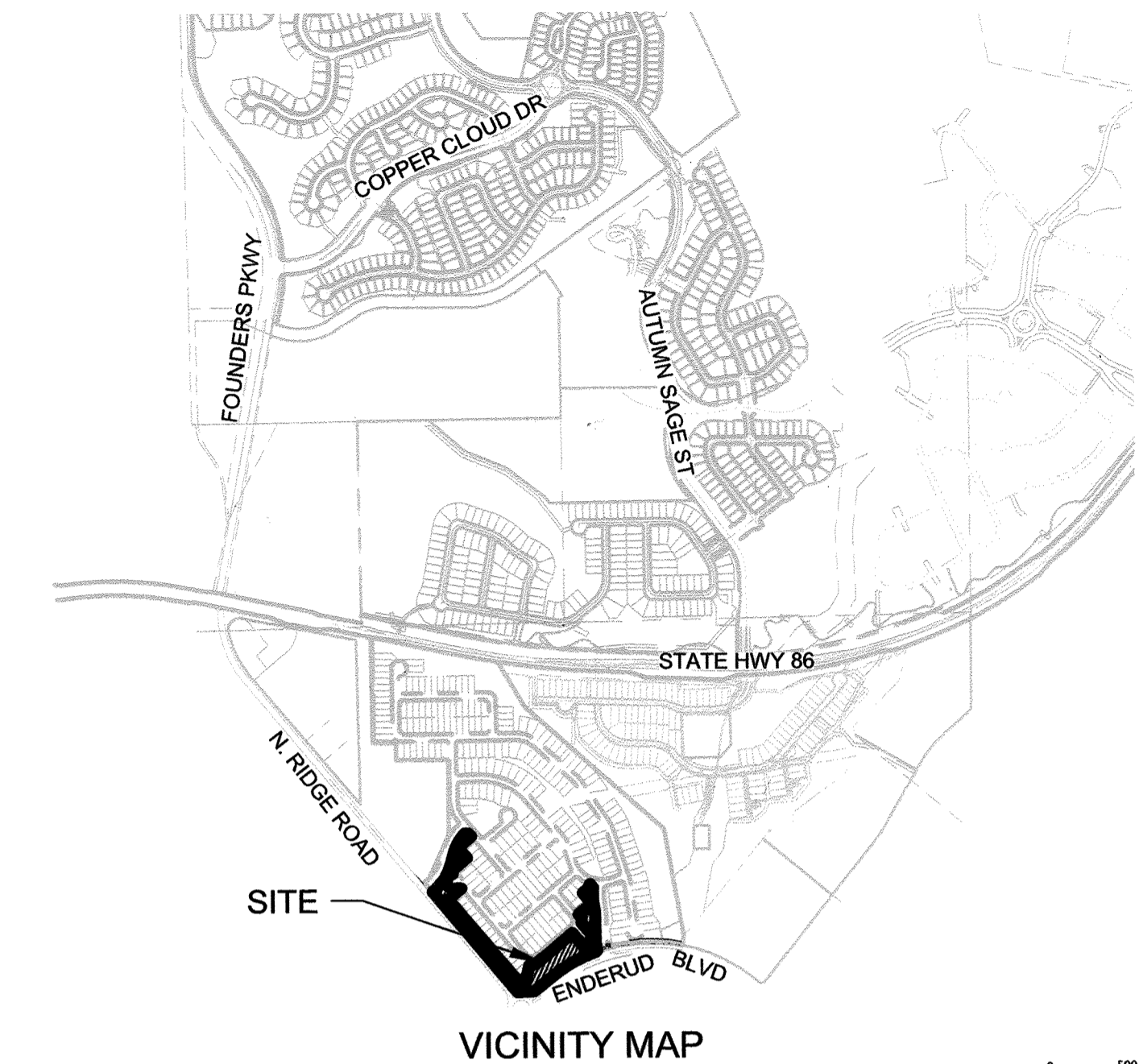
LOTS 28 THROUGH 35, BLOCK 7 TERRAIN FILING NO. 4 PLAT, A SUBDIVISION RECORDED AT RECEPTION NO. 2019026242, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO.

SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: Craig Campbell TITLE: AUTHORIZED SIGNATORY FOR SLV CASTLE OAKS, LLC
 SIGNED THIS 15th DAY OF May, 2020
 COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF May, 2023
 BY CRAIG CAMPBELL, AS AUTHORIZED SIGNATORY FOR SLV CASTLE OAKS, LLC
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 4-24-2023



INDEX OF SHEETS	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	DETAILED SITE PLAN

Zoning Comparison Chart						
Zoning	Terrain Planned Development Plan					
	Sunstone Village					
Village	PA 47		PA 51		PA 52	
Planning Area (PA)	26.8		10.8		15.0	
Acreage	MF-IB		R-TH-SF		MF-IB	
Use Area	PD Requirement		Provided (SDP)		PD Requirement	
Permitted Uses	Mixed-use development including Single-family detached & Single-family attached (by Special Review)		A mix of residential including Single-family detached		Mixed-use development including Single-family detached & Single-family attached (by Special Review)	
	64 Single-family detached & 74 Single-family attached		42 Single-family detached		81 Single-family detached	
Maximum Dwelling Units/Gross Acre	18	5.1	8	3.9	18	5.4
Maximum Building Height	50-feet*	35	35-feet	35	50-feet*	35
Minimum Setbacks	Front to Garage**		Front to Side Garage**		Front to Living Area**	
	18	18	18	18	18	18
	12	12	12	12	12	12
	15	15	15	15	15	15
	12	12	12	12	12	12
	5	5	5	5	5	5
	10	10	10	10	10	10
Minimum Parking	2-car garage for each Single-family detached & attached	138	2-car garage for each Single-family detached & attached	42	2-car garage for each Single-family detached & attached	81

* The underlying zoning for the PA permits multi-family structures of 50-feet or higher. As such, within moderate skyline areas no primary or accessory structures with a building height greater than 35-feet shall be constructed; and, within minor skyline areas no primary or accessory structures with a building height greater than 35-feet shall be constructed.
 ** Per Terrain PDP setbacks are to be established at the time of final SDP

Site Utilization Chart		
Use Area	Acreage	% of Total
SF Detached Residential		
PA 47: Blk 1, Lots 41-52; Blk 3, Lots 7-17 & 34-47; Blk 4, Lots 1-13 & 19-23; Blk 7, Lots 1-5 & 10-12	23.13	40.94
PA 51: Blk 1, Lots 53-80; Blk 3, Lots 18-27 & 30-33		
PA 52: Blk 3, Lots 28-29; Blk 4, Lots 14-18; Blk 5, Lots 1-25; Blk 6, Lots 1-16; Blk 7, Lots 6-9, 13-27, 28A-35A & 36-42.		
SF Attached Residential		
PA47: Blk 1, Lots 1-40; Blk 2, Lots 1-28; Blk 3, Lots 1-6	7.80	13.81
Residential Total	30.93	54.75
Open Space Private (OSP)	13.55	24.00
Open Space Dedication (OSD)	0.00	0.00
Open Space Total	13.55	24.00
Public Land Dedication (PLD)	0.00	0.00
ROW Dedication	12.00	21.25
Total	56.48	100.00

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "1985, PLS 12046" AND AT THE WEST QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "1986, PLS 22100", ASSUMED TO BEAR SOUTH 01°14'11" WEST.

PROJECT BENCHMARK

NGS BENCHMARK "V 336" (PID KK0293) - A 3" DIAMETER BRASS CAP (STANDARD NGS MONUMENT) SET IN THE CENTER OF A 4'X4' GRANITE ROCK. MONUMENT IS LOCATED 63' SOUTHEAST OF THE EDGE OF PAVEMENT ON THE SOUTH SIDE OF HIGHWAY 86, 1,600 FEET SOUTHWEST OF THE INTERSECTION OF HIGHPOINT ROAD AND HIGHWAY 86.
 PUBLISHED ELEVATION = 6554.50' (NAVD 88)

OWNERS

SLV CASTLE OAKS, LLC
 385 INVERNESS PKWY., STE 310
 ENGLEWOOD, CO 80112
 CONTACT: KURT JONES 720-346-2800

ENGINEER

CORE CONSULTANTS, INC.
 1950 W. LITTLETON BLVD., STE. 109
 LITTLETON, CO 80120
 CONTACT: KEVIN ROHRBOUGH 303-703-4444

LAND PLANNER

PCS GROUP INC.
 PO BOX 18287
 DENVER, CO 80218
 CONTACT: JIM IVY 303-800-9152

LAND SURVEYOR

CORE CONSULTANTS, INC.
 1950 W. LITTLETON BLVD., STE 109
 LITTLETON, CO 80120
 CONTACT: TOM GIRARD 303-703-4444

TRACT SUMMARY

TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	2.874 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT B	1.988 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT C	1.265 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT D	4.215 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT E	0.286 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT F1	2.306 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT G	0.928 AC	FUTURE ROW	TOWN	TOWN
TRACT H	0.076 AC	OSP, UTIL, DRAIN	HOA	HOA
TRACT J	0.376 AC	UTIL, FLOODPLAIN	TOWN	TOWN

CERTIFICATE OF OWNERSHIP

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

CASTLE OAKS MASTER ASSOCIATION
 BY: AUTHORIZED SIGNATORY OF CASTLE OAKS MASTER ASSOCIATION
 SIGNED THIS 15th DAY OF May, 2020
 COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF May, 2020
 BY Doreen Zedler AS AUTHORIZED SIGNATORY OF CASTLE OAKS MASTER ASSOCIATION.
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 4-24-2023

TITLE CERTIFICATION

I, Karen Biggs, AN AUTHORIZED REPRESENTATIVE OF First American Title Ins. 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 20, SIGNED THIS 27 DAY OF April, 2020.

AUTHORIZED REPRESENTATIVE
Karen Biggs
 First American Title Insurance Company
 TITLE COMPANY
 COUNTY OF DOUGLAS)
 STATE OF COLORADO)

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF April, 2020
 BY Karen Biggs Authorized Representative of First American Title Insurance Company
 WITNESS MY HAND AND OFFICIAL SEAL
Deane R. Jans
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 12/5/23

CIVIL ENGINEER'S STATEMENT

I, KEVIN ROHRBOUGH, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWNSHIP OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

KEVIN ROHRBOUGH, PE #48992 DATE

SURVEYOR'S STATEMENT

I, THOMAS M. GIRARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE USE BY SPECIAL REVIEW / SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

THOMAS M. GIRARD
 PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38151
 FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

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 18 DAY OF May, 2020.

John A. Leigh Interim Director DATE 5/18/2020
 DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

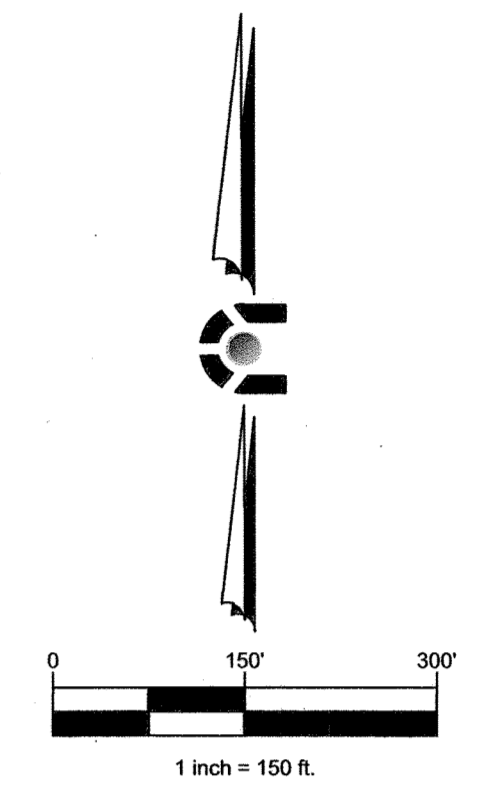
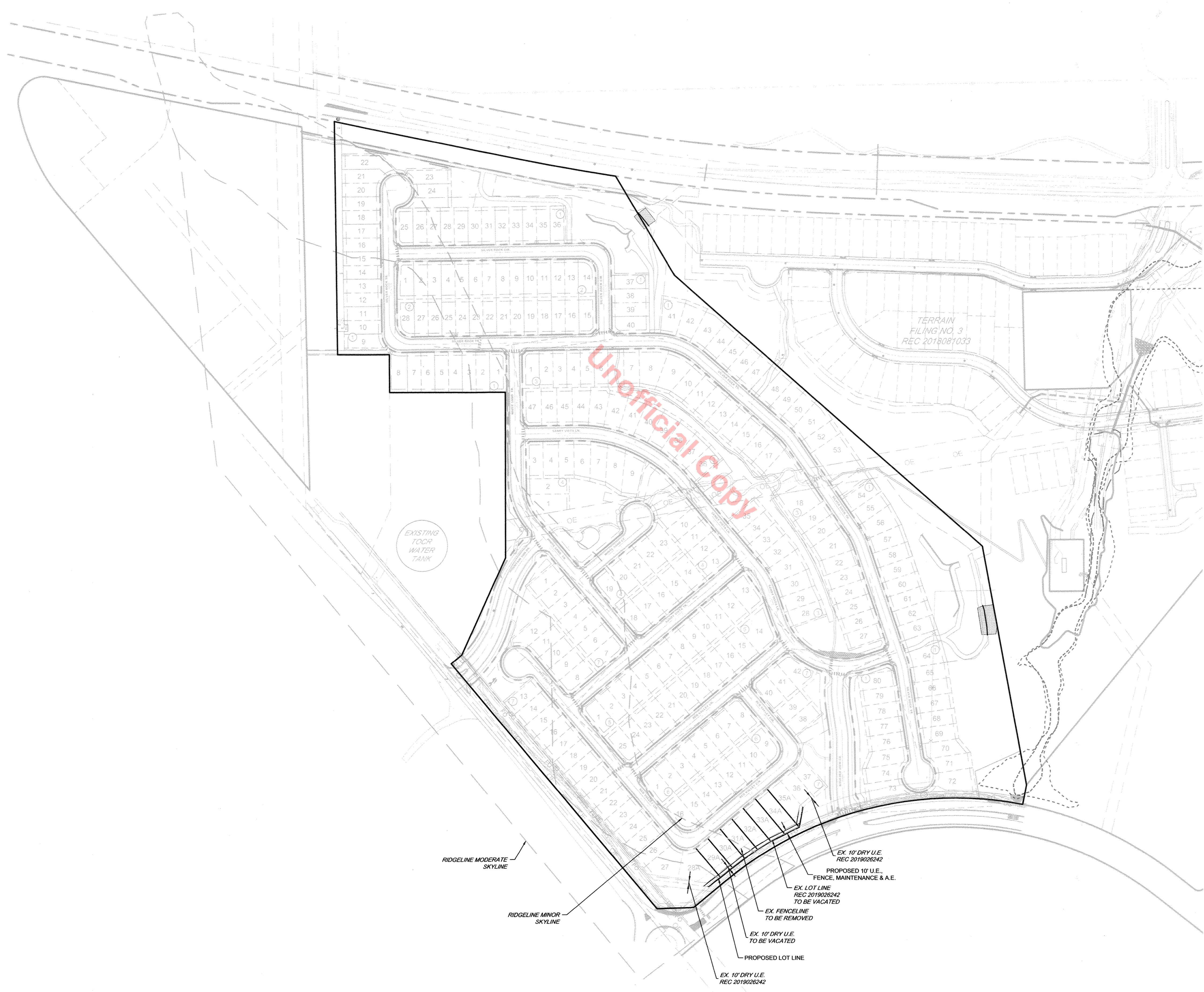
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:56pm ON THE 2nd DAY OF June, 2020 AT RECEPTION NO. 2020047314

DOUGLAS COUNTY CLERK AND RECORDER
 BY: Mary Hamilton
 DEPUTY
 TERRAIN FILING NO. 4
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
 PROJECT NO. SDP20-0014

CIVIL ENGINEERING DEVELOPMENT CONSULTING NATURAL RESOURCES CONSULTING LAND SURVEYING
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120
CORE CONSULTANTS
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG GRADE OR EXCAVATE FOR THE LAYOUT OF UNDERGROUND UTILITIES.
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU UNDERGRADE UNDER UTILITIES.
 COOKSON HORIZONTAL AND VERTICAL THEODOLITE UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED TO THE HORIZONTAL AND VERTICAL PLANS. THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ACCURACY OF ANY CONSTRUCTION ACTIVITIES.
 DATE BY: 02/20/20 KR 03/27/20 KR 04/09/20 KR
 REVISION DESCRIPTION: 1. 1ST SDP AMEND. SUBMITTAL 2. 2ND SDP AMEND. SUBMITTAL 3. 3RD SDP AMEND. SUBMITTAL
TERRAIN FILING NO. 4
 TOWN OF CASTLE ROCK, COLORADO
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 COVER SHEET
 DESIGNED BY: LM DRAWN BY: LM CHECKED BY: KR
 JOB NO. 14-001 SHEET 1 OF 4

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 TERRAIN FILING NO. 4

SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPOSED EASEMENT
- R.O.W.
- CENTER LINE
- PROPERTY BOUNDARY
- CURB, FLOWLINE & GUTTER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING LOT LINE
- PROPOSED LOT LINE
- LOT NUMBER / BLOCK NUMBER
- PROPOSED HANDICAP CURB RAMPS
- EXISTING FENCE
- EXISTING / PROPOSED LIGHT POLE
- MODERATE SKYLINE
- MINOR SKYLINE
- NOT A PART OF SDP AMENDMENT NO. 1

ABBREVIATIONS:

- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- S.E. SANITARY SEWER EASEMENT
- DS* DESIGN SPEED
- A.E. ACCESS EASEMENT

NOTE:

TRACT F (TO BE AMENDED TO TRACT F1) IS ONLY BEING MODIFIED ADJACENT TO LOTS 28A-35A. OTHER PORTIONS OF TRACT F NOT SHOWN ARE NOT BEING MODIFIED WITH THIS AMENDMENT.

CALL THE ENGINEER OR ARCHITECT BEFORE YOU
 BEGIN ANY WORK. YOU SHALL BE RESPONSIBLE FOR THE MARKING OF
 ALL UTILITIES AND UNDERGROUND MEMBER UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
 LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING
 UTILITY LOCATIONS HORIZONTAL AND VERTICAL INFORMATION, IT IS HOWEVER,
 THE LOCATION OF ALL UTILITIES SHOWN TO THE
 COMPENDIUM OF ANY CONSTRUCTION ACTIVITIES.
 Know what's below.
 Call before you dig.

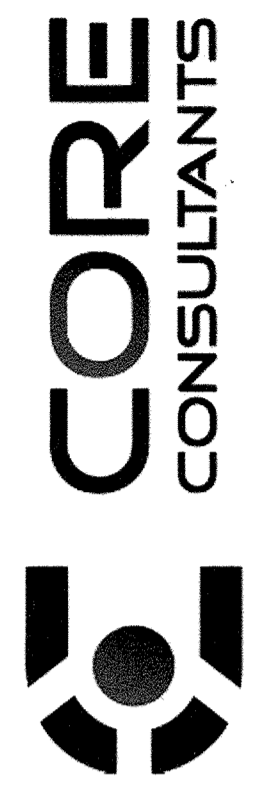
#	REVISION DESCRIPTION	DATE	BY
1	1ST SDP AMEND. SUBMITTAL	02/20/20	KR
2	2ND SDP AMEND. SUBMITTAL	03/27/20	KR
3	3RD SDP AMEND. SUBMITTAL	04/08/20	KR

TERRAIN FILING NO. 4
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
SITE PLAN

DESIGNED BY: LM
 DRAWN BY: LM
 CHECKED BY: KR

JOB NO.
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 3 OF 4

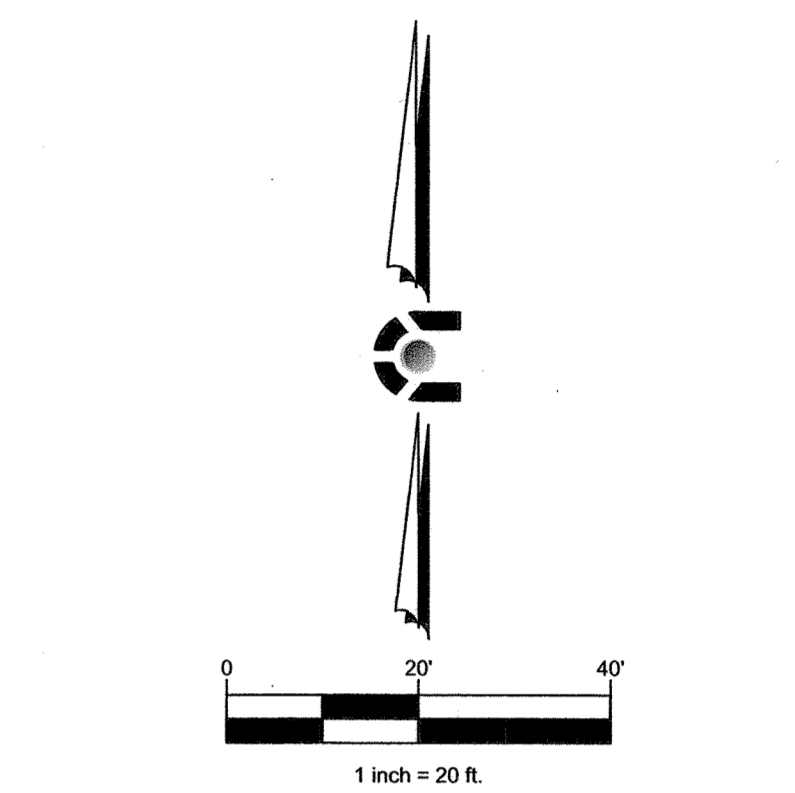
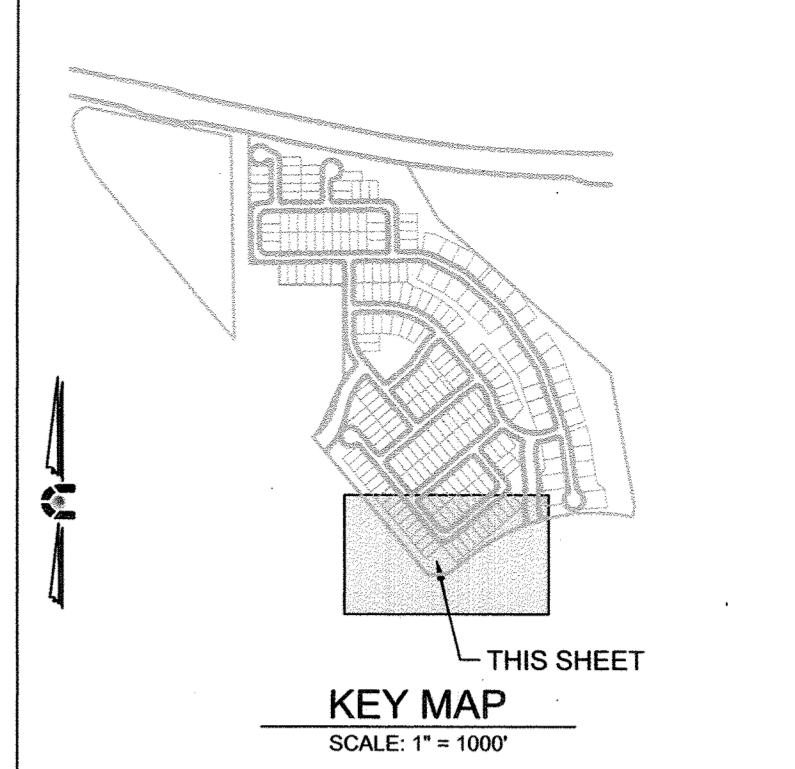
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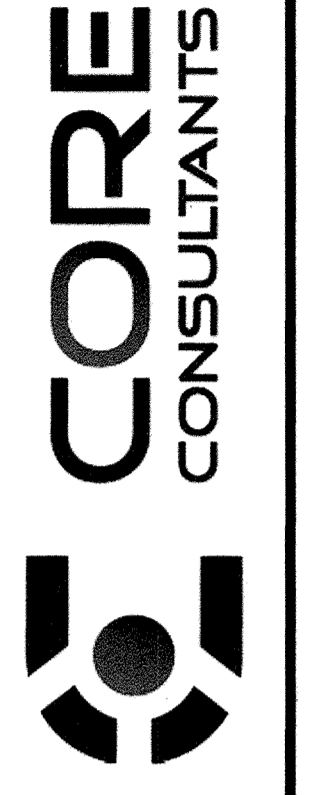
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 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



CALL US BEFORE YOU START ANY WORK. WE'LL BE HAPPY TO ADVISE YOU ON THE BEST WAY TO PROCEED. WE'LL BE HAPPY TO ADVISE YOU ON THE BEST WAY TO PROCEED. WE'LL BE HAPPY TO ADVISE YOU ON THE BEST WAY TO PROCEED.



#	REVISION DESCRIPTION	DATE BY
1	1ST SDP AMEND. SUBMITTAL	02/20/20 LR
2	2ND SDP AMEND. SUBMITTAL	07/27/20 LR
3	3RD SDP AMEND. SUBMITTAL	09/09/20 LR

TERRAIN FILING NO. 4
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
DETAILED SITE PLAN

DESIGNED BY:	LH
DRAWN BY:	LH
CHECKED BY:	KR

JOB NO.
14-001
SHEET
4 OF 4

TERRAIN FILING NO. 4
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
 PROJECT NO. SDP20-0014