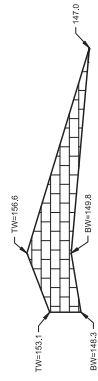
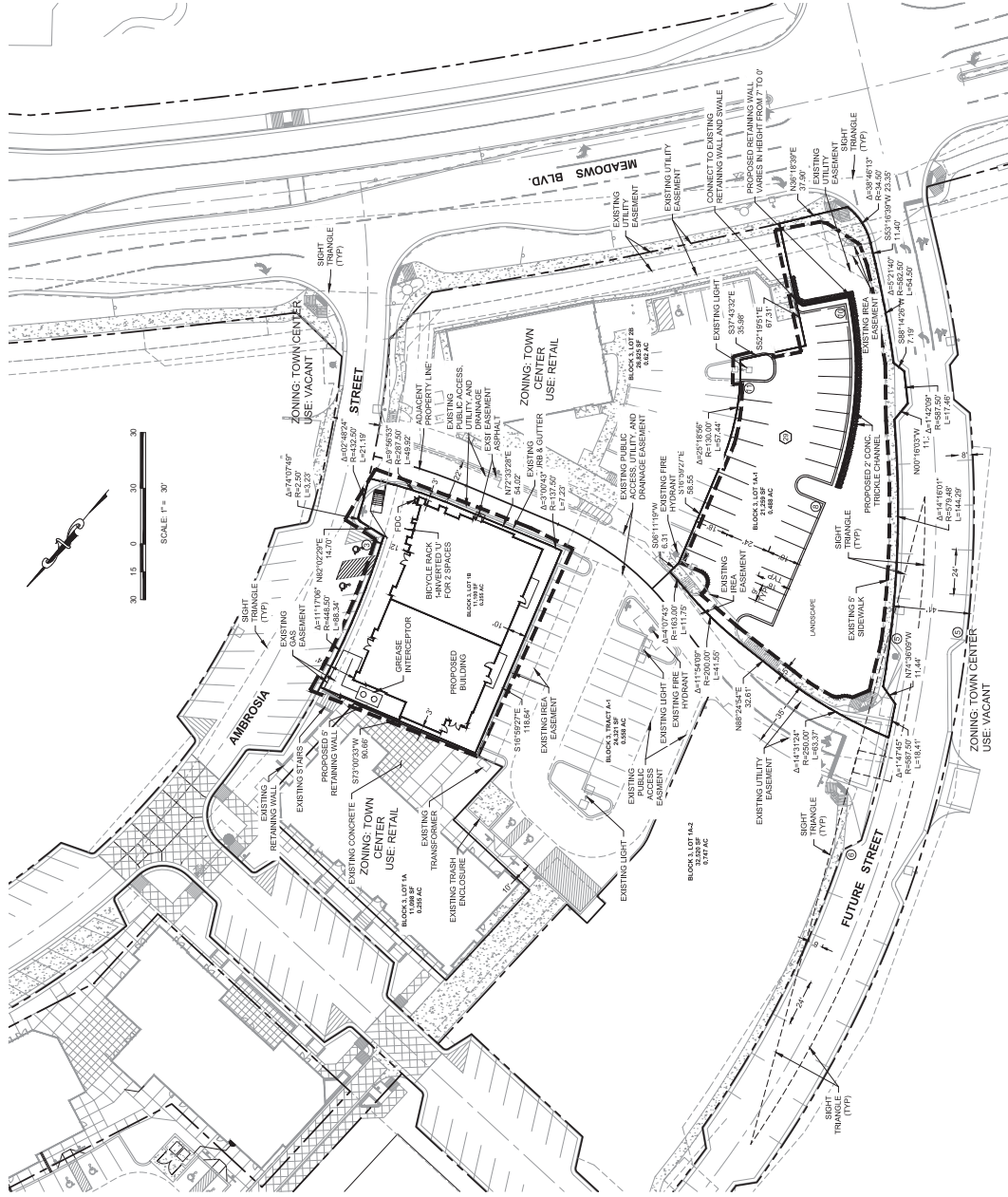


SITE DEVELOPMENT PLAN

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND
LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10

LEGEND

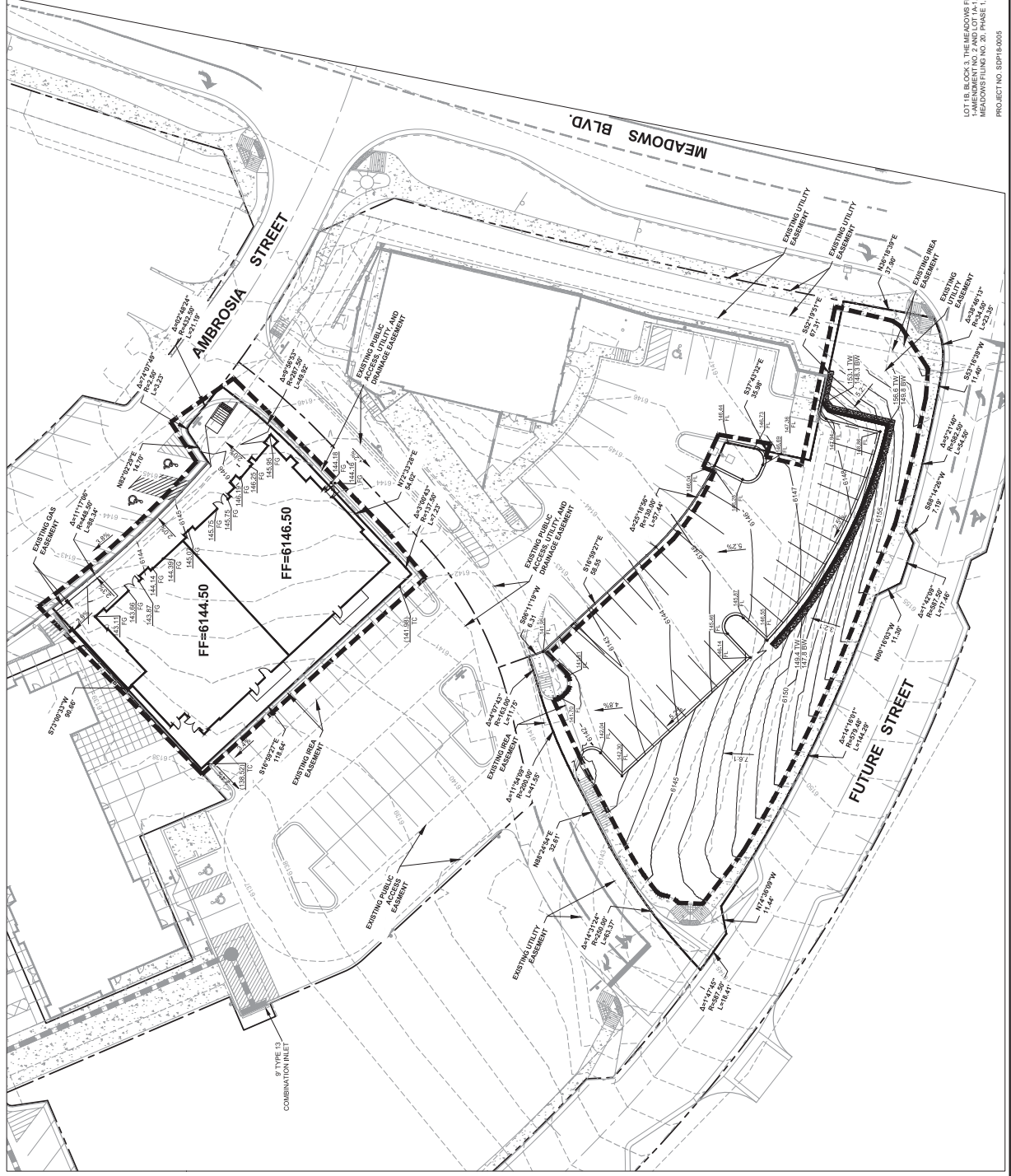
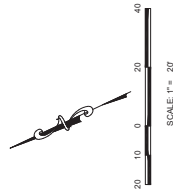
- PROPOSED**
- CATCH CURB
 - SPILL CURB
 - FENCE
 - RETAINING WALL
 - SITE LIGHTING
 - CONCRETE
 - PROPERTY LINE
 - SIGNAGE
 - WHITE STRIPING
 - RIGHT-OF-WAY
 - NOT PART OF SDP
 - LIMITS OF SDP
 - PARKING STALL COUNT
- EXISTING**
- CURB/EDGE PAVEMENT
 - CONCRETE
 - LIGHT POLE
 - SIGNAGE
 - EASEMENT



LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 10
PROJECT NO. SDP 18-0006

SITE DEVELOPMENT PLAN

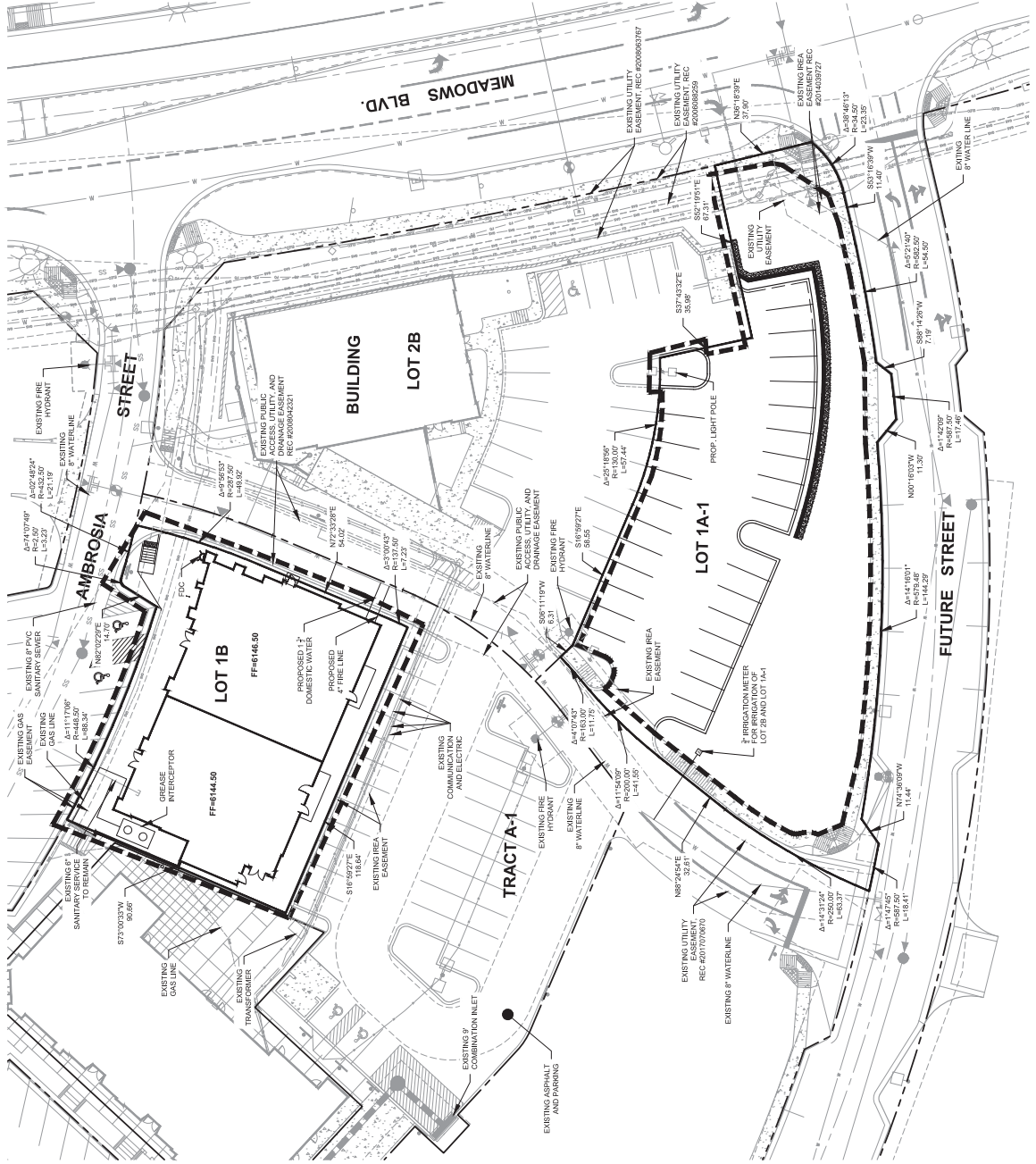
LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND
LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10



LEGEND	
	EXISTING STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE PIPE
	PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	PROPOSED RIGHT OF WAY LINE
	PROPOSED MAJOR CONTOURS
	SPILL CURB
	CATCH CURB
	PROPOSED ELEVATION
	EXISTING SPOT ELEVATION
	NOT PART OF SDP
	LIMITS OF SDP

SITE DEVELOPMENT PLAN

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND
LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10



ROTH LANG
ENGINEERING GROUP, LLC
7803 E. AMBROSIA COURT, SUITE 200
CENTENNIAL, CO 80112
PHONE: 303-941-0965

WHITE BUILDING 3
UTILITY PLAN
THE MEADOWS, CASTLE ROCK, COLORADO

DATE: MARCH 23, 2018
SHEET NUMBER: 4 OF 10
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: AS SHOWN

- LEGEND**
- EXISTING FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING PUBLIC UTILITY LINE
 - EXISTING WATER LINE
 - EXISTING VALVE
 - PROPOSED CURB STOP
 - PROPOSED WATER METER
 - EXISTING MANHOLE
 - EXISTING INLET
 - EXISTING SANITARY LINE
 - PROPOSED SANITARY LINE
 - EXISTING DRAINAGE PIPE
 - EXISTING LIGHT
 - PROPOSED LIGHT
 - EXISTING RIGHT OF WAY
 - EXISTING EASEMENT (P.A.E.)
 - EXISTING CABLE TELEVISION LINE
 - EXISTING GAS LINE
 - EXISTING LIGHT POLE
 - P.A.E.
 - PROPOSED ACCESS EASEMENT
 - PROPOSED ACCESS AND UTILITY EASEMENT
 - NOT PART OF SDP
 - LIMITS OF SDP

NOTES:

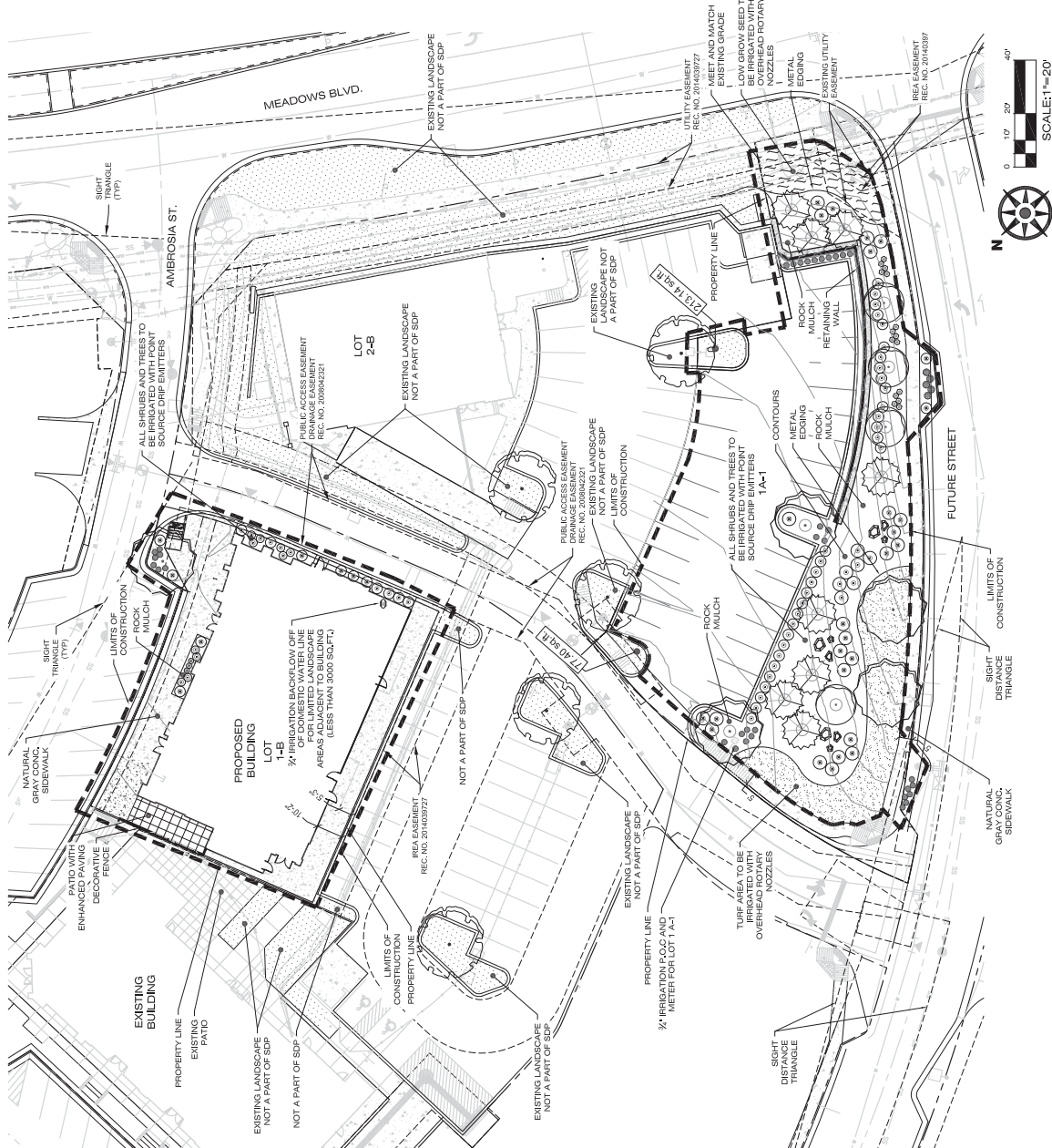
- ANY TEMPORARY STRUCTURES PLACED IN AN EASEMENT, INCLUDING PAVING AND FILL, SHALL BE REMOVED AND NO DAMAGE TO THE OWNER SHALL BE DONE TO THE EASEMENT. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY TEMPORARY STRUCTURES PLACED IN THE EASEMENT. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY TEMPORARY STRUCTURES PLACED IN THE EASEMENT. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY TEMPORARY STRUCTURES PLACED IN THE EASEMENT.
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LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10
PROJECT NO. SDP 18-0006

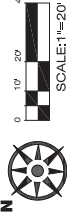
SITE DEVELOPMENT PLAN

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND
LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10

LANDSCAPE PLAN



NOT FOR CONSTRUCTION - FOR REVIEW ONLY



TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED BY: _____
DEVELOPMENT SERVICES

5 of 10

DATE: May 16, 2018
CHECKED BY: KAL
FILE NO: 171201

PROFESSIONAL ENGINEER CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE ENGINEERING STANDARDS AND STATUTES, AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND TECHNICAL REQUIREMENTS TO SAID PLANS.

CONSTRUCTION PLANS
MEADOWS TOWN CENTER BLDG #3

OWNER
P.O. BOX 2187
CASTLE ROCK, CO 80104

PROTH LANG
LANDSCAPE ARCHITECTS
1963 E. HANCOCK COURT, SUITE 2000
DENVER, CO 80202
PHONE: 303.444.0085

No. Revisions
C01-000 ISSUED FOR CONSTRUCTION

DATE: 10/02/2018
DATE: 10/02/2018
DATE: 10/02/2018

OUTDOOR
— DESIGN GROUP —
WWW.OUTDOORDSG.COM
OUTDOOR DESIGN GROUP, INC.
1000 W. 10TH AVE., SUITE 100
DENVER, CO 80202
(303) 733-8811

PLANT SCHEDULE

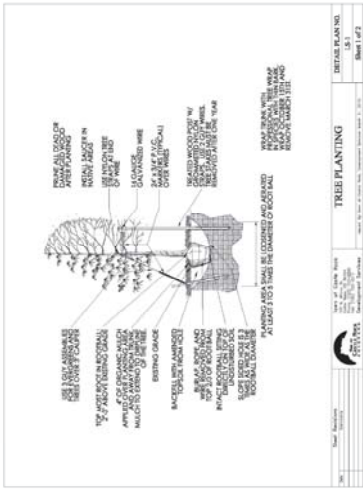
SYMBOL	COMMON NAME	SCIENTIFIC NAME	WATER	QTY
	Deciduous Shade Trees			
	Evergreen Trees			
	Ornamental Trees			
	Deciduous Shrubs			
	Evergreen Shrubs			
	Perennials			
	Turf Grass			
	Low Grow			
	Shrub Size at 5-7			
	Tree Size at 5-7			
	Tree Size at 10-15			
	Tree Size at 20-30			
	Tree Size at 30-40			
	Tree Size at 40-50			
	Tree Size at 50-60			
	Tree Size at 60-70			
	Tree Size at 70-80			
	Tree Size at 80-90			
	Tree Size at 90-100			
	Tree Size at 100-120			
	Tree Size at 120-140			
	Tree Size at 140-160			
	Tree Size at 160-180			
	Tree Size at 180-200			
	Tree Size at 200-220			
	Tree Size at 220-240			
	Tree Size at 240-260			
	Tree Size at 260-280			
	Tree Size at 280-300			
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	Tree Size at 320-340			
	Tree Size at 340-360			
	Tree Size at 360-380			
	Tree Size at 380-400			
	Tree Size at 400-420			
	Tree Size at 420-440			
	Tree Size at 440-460			
	Tree Size at 460-480			
	Tree Size at 480-500			
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	Tree Size at 820-840			
	Tree Size at 840-860			
	Tree Size at 860-880			
	Tree Size at 880-900			
	Tree Size at 900-920			
	Tree Size at 920-940			
	Tree Size at 940-960			
	Tree Size at 960-980			
	Tree Size at 980-1000			

SITE DEVELOPMENT PLAN

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND
LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10

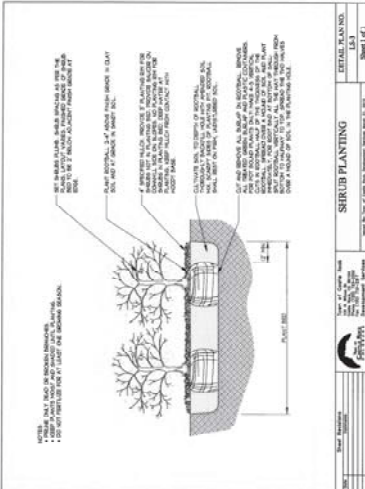
TOWN OF CASTLE ROCK TREE PLANTING DETAIL

N.T.S.



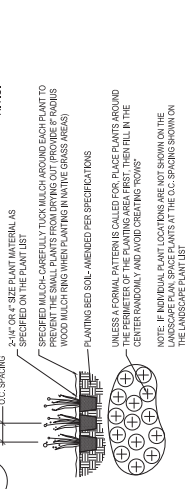
TOWN OF CASTLE ROCK SHRUB PLANTING DETAIL

N.T.S.



PLANTING DETAIL FOR PERENNIALS, ANNUALS,
& ALL CONTAINER PLANTS 1 GALLON OR SMALLER

N.T.S.



COMMERCIAL LANDSCAPE SITE INVENTORY LOT 1-B

Gross Site Area (sq. ft.)	Required Landscape Area (In Sq. Ft.)	Turfgrass (In Sq. Ft.)	Irigated Low Growth Seed (Area In Sq. Ft.)	Nonliving Ornamental (Area In Sq. Ft.)	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep. Amounts (In cubic yds per 1000 sq. ft.)	Separate Service Connections
11,100	1,110	0	0	0	3	5	27	1	Yes
Streetscape Frontage	120 ft.	0	0	0	1	12	12	0	NA
Parking Lot (Area In Sq. Ft.)	No. of Parking Spaces	No. of Parking Spaces	0	0	No. of Interior Islands	No. of Trees Required	No. of Shrubs Provided	No. of Shrubs Required	No. of Shrubs Provided
0	0	0	0	0	0	0	0	0	0

TECHNICAL CRITERIA VARIANCE: TOV 18-0017, Lots 1A-1 and 1B are being developed as a consolidated site plan. This variance allows for a reduction in landscaping on Lot 1B from 10% to approximately 5% since the landscaping on Lot 1A-1 exceeds 49%. In addition, this variance also allows a reduction in street trees on Lot 1B from 3 to 1 due to the width of the sidewalk, bumper overhang, and the slope of the sidewalk. Installing trees and tree grates would interfere with the walkable area and ADA accessibility.

COMMERCIAL LANDSCAPE SITE INVENTORY LOT 1A-1

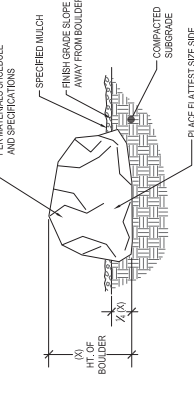
Gross Site Area (sq. ft.)	Required Landscape Area (In Sq. Ft.)	Turfgrass (In Sq. Ft.)	Irigated Low Growth Seed (Area In Sq. Ft.)	Nonliving Ornamental (Area In Sq. Ft.)	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep. Amounts (In cubic yds per 1000 sq. ft.)	Separate Service Connections
21,259	2,125.9	1,852	764.1	0	4	9	66	10	Yes
Streetscape Frontage	242 ft.	0	0	0	6	24	42	0	NA
Parking Lot (Area In Sq. Ft.)	No. of Parking Spaces	No. of Parking Spaces	0	0	No. of Interior Islands	No. of Trees Required	No. of Shrubs Provided	No. of Shrubs Required	No. of Shrubs Provided
9,845	984.5	29	0	0	2	2	2	4	21

TECHNICAL CRITERIA VARIANCE: TOV 18-0017, Lots 1A-1 and 1B are being developed as a consolidated site plan. This variance allows for a reduction in landscaping on Lot 1B from 10% to approximately 5% since the landscaping on Lot 1A-1 exceeds 49%. In addition, this variance also allows a reduction in street trees on Lot 1B from 3 to 1 due to the width of the sidewalk, bumper overhang, and the slope of the sidewalk. Installing trees and tree grates would interfere with the walkable area and ADA accessibility.

LANDSCAPE BOULDER

1" = 1'-0"

3/32" @ 1"



NOTES:

1. DO NOT ALLOW ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF BOULDERS.
2. BURY 1/2 OF THE TOTAL HEIGHT OF EACH BOULDER IN THE GROUND.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM EACH BOULDER.
4. THOROUGHLY COMPACT, PUDDLE AND STABILIZE BACKFILL AND SURROUNDING GRADES PRIOR TO COMPLETION.
5. DO NOT PLACE BOULDERS IN FLOWLINE OF SWALES OR ANY LOCATION WHERE DRAINAGE COULD BE IMPAIRED BY BOULDERS.

LANDSCAPE SUMMARY TABLE LOT 1-B

GROSS SITE AREA	11,100 SQ. FT.
IRRIGATED LANDSCAPE	566 SQ. FT. (5%)
IRRIGATED TURF	0 SQ. FT. (0%)
LIVING GROUND COVER	0 SQ. FT. (0%)
NON-LIVING-GROUND COVER	0 SQ. FT. (0%)
NON-DISTURBED AREA	0 SQ. FT. (0%)
LANDSCAPE AREA (TOTAL)	566 SQ. FT.
PARKING LOT AREA:	0 SQ. FT.
PARKING LOT LANDSCAPE AREA:	0 SQ. FT.
NUMBER OF SPACES	0
NUMBER OF INTERIOR ISLANDS	0
TREES	0
SHRUBS	0
ADDITIONAL STREET B.O.W. AREA	0 SQ. FT.
LANDSCAPED STREET F.O.W. AREA	0 SQ. FT.

LANDSCAPE SUMMARY TABLE LOT 1A-1

GROSS SITE AREA	21,259 SQ. FT.
IRRIGATED LANDSCAPE	10,436 SQ. FT. (49%)
IRRIGATED TURF	1,852 SQ. FT. (9%)
LIVING GROUND COVER	0 SQ. FT. (0%)
NON-LIVING-GROUND COVER	0 SQ. FT. (0%)
NON-DISTURBED AREA	0 SQ. FT. (0%)
LANDSCAPE AREA (TOTAL)	10,436 SQ. FT.
PARKING LOT AREA:	9,845 SQ. FT.
PARKING LOT LANDSCAPE AREA:	1,098 SQ. FT.
NUMBER OF SPACES	29
NUMBER OF INTERIOR ISLANDS	2
TREES	2
SHRUBS	21
ADDITIONAL STREET B.O.W. AREA	0 SQ. FT.
LANDSCAPED STREET F.O.W. AREA	0 SQ. FT.

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATE. FINAL QUANTITIES AND LOCATIONS WILL BE DETERMINED BY THE CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDRATIONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHALL BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 FEET PER SECTION 4.2.2 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED FOR THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE ENGINEERING AND SURVEYING ACT AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND TECHNICAL ASPECTS OF THIS PROJECT.



TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL APPROVED BY:

DEVELOPMENT SERVICES

DATE

6 of 10

171201

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SITE DEVELOPMENT PLAN

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND
LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10



1 EAST ELEVATION
N.T.S.



2 WEST ELEVATION
N.T.S.

MATERIALS LEGEND	
NO.	MATERIAL DESCRIPTION
1	CONCRETE WALKWAY UNITS, 8'x6', GRAY/BLACK GRANITE COLOR TON
2	BRICK, 3 5/8"x3 1/4"x13 5/8", GENERAL SHALE, CAMDEN/8 6000
3	BRICK, 3 5/8"x3 1/4"x13 5/8", GENERAL SHALE, BALLPARK
4	PRECAST CONCRETE ELEMENTS, RELIANCE PRECAST
5	METAL WALL PANEL, BIRKENHEAD HR-16, 18" DECK, 24 GA, 310 GREY
6	METAL WALL PANEL, ALUMINUM TYPE PANEL, CLEAR ANODIZED ALUMINUM
7	MECHANICAL SCREENS, ENVISION - SLATE GREY
8	STOREFRONT WINDOWS, KAWNEER, 48"X72" OR BIGGER FRAMING SYSTEMS WITH UPGRADE INSULATED GLASS, CLEAR ANODIZED ALUMINUM
9	APARTMENT WINDOWS, HILGARD FIBERGLASS WINDOW SYSTEM
10	GREY METAL TRIM

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10
PROJECT NO. SDP18-0008

SITE DEVELOPMENT PLAN

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND
LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10

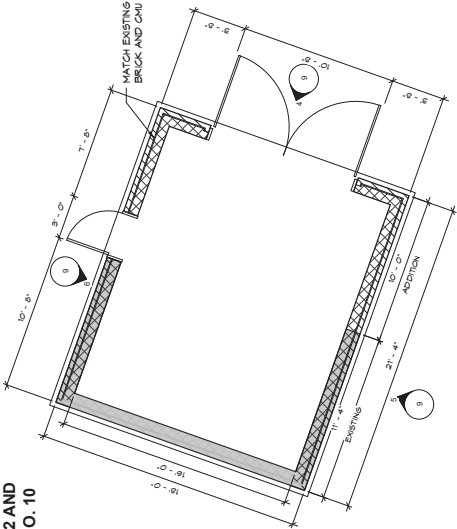


1 SOUTH ELEVATION
N.T.S.

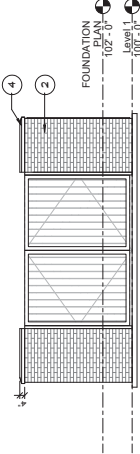
WALL MOUNTED SIGNAGE:
140 SF ON SOUTH



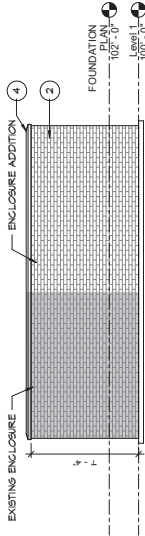
2 NORTHELEVATION
N.T.S.



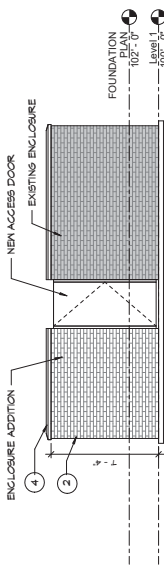
3 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



4 TRASH ELEVATION FRONT ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



6 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE
1-AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE
MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 10
PROJECT NO. SDF18-0008

8 OF 10 SHEET NUMBER	DRAWN BY: MM		CHECKED BY: SP		DATE: 04/20/2018
	AS SHOWN				
	FILE NO.: 171201				
	WHITE BUILDING 3				
	THE MEADOWS, CASTLE ROCK, COLORADO				
	BUILDING ELEVATIONS				
					
	7853 E. ASPENWAY COURT, SUITE 2500 CENTENNIAL, CO 80112 PHONE: 303-841-8595				
	No.:	Revisions			
Date:	Init.:	Appr.:	Date:		
03/19/18					
TOWN COMMENT RESPONSES					

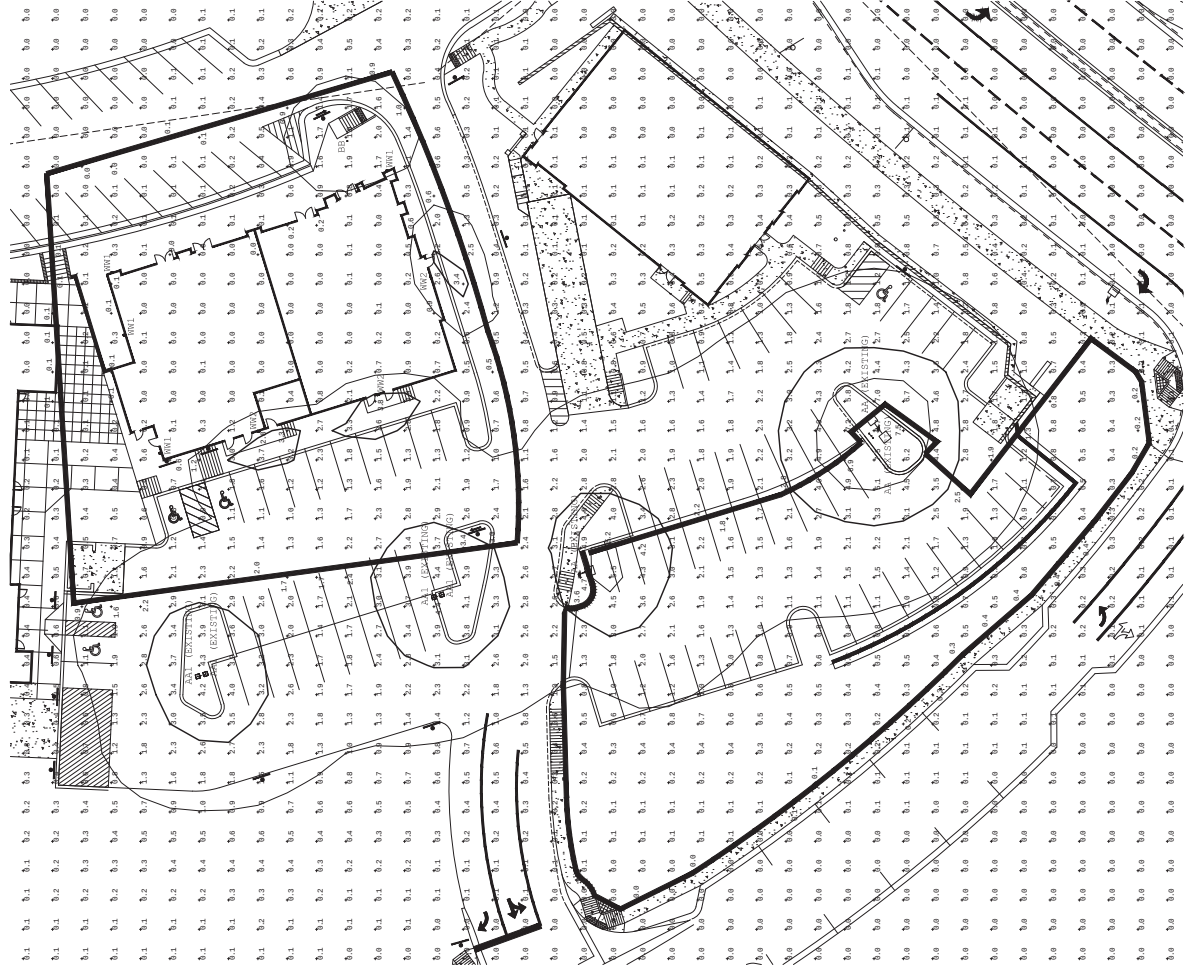


ROTH LANG
ARCHITECTS
7853 E. MARSHACK COURT, SUITE 200
CENTENNIAL, CO 80112
PHONE: 303-641-9065

PROJECT NO. SDF18-0008

SITE DEVELOPMENT PLAN

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 2 AND LOT 1A-A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10



1 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'

GENERAL LIGHTING PLAN NOTES:
1. LOT 1B-BUILDING MOUNTED AND PEDESTAL POLE (TYPE 8B) TO MATCH EXISTING PEDESTAL POLE ON ADJACENT LOT. LIGHTING SHALL PROVIDE FOR GENERAL PEDESTRIAN ACCESS, LIGHTING AND EMERGENCY EGRESS.
2. LOT 1A-A-EXISTING TYPE 8A POLE MOUNTED LUMINAIRES (INSTALLED UNDER SEPARATE CONTRACT), SHALL REMAIN IN PLACE.
3. LUMINAIRE SCHEDULE SHALL BE AS FOLLOWS:
4. LUMINAIRE SCHEDULE SHALL BE AS FOLLOWS:
5. LUMINAIRE SCHEDULE SHALL BE AS FOLLOWS:
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Calculation Summary				
Lot 1B	Lot 1A-A	Lot 1B	Lot 1A-A	Lot 1B
Lot 1B	Lot 1A-A	Lot 1B	Lot 1A-A	Lot 1B
Lot 1B	Lot 1A-A	Lot 1B	Lot 1A-A	Lot 1B
Lot 1B	Lot 1A-A	Lot 1B	Lot 1A-A	Lot 1B

Qty	Label	Description	LF
3	AX (EXISTING)	AX (EXISTING)	1,080
1	BB	BB	1,080
4	WAL	WAL	1,080
3	WAL	WAL	1,080

MATTHEW ENGINEERING, LLC
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LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10
PROJECT NO. SDP 14-0005

LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1 - AMENDMENT NO. 2 AND LOT 1A-A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1, AMENDMENT NO. 10

[illegible]



Cortext Lighting Compliance Certificate

MATSUO ENGINEERING, LTD.
CONSULTING ENGINEERING FIRM
1-10-1, HONCHO, NAKAHARA-KU, NAGOYA-CITY
AICHI-PREF. 464-0292 JAPAN
TEL: 052-731-2111 FAX: 052-731-2112
E-MAIL: info@mes.co.jp

PROJECT NO. SDP18-0005
LOT 1B, BLOCK 3, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 AND LOT 1A-1, BLOCK 3, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 10