



LAND USE APPLICATION

PROJECT NAME: The Lanterns - Filing 10

PROPERTY ADDRESS / GENERAL LOCATION: South of Montaine Circle, connecting at Vervain Trail

LEGAL DESCRIPTION: See Attached

PROJECT DESCRIPTION: Filing 10 includes 182 lots for single family detached homes, private open space tracts, and an open space dedicated tract. The filing is approximately 57 acres with 17 acres of open space. The residential portion of this community will be the active adult community

STATE PARCEL NO. _____

PLEASE CHECK APPLICATION TYPE:

- | | | |
|---|--|--|
| ☐ AGREEMENT | ☒ PLAT | ☐ WIRELESS COMMUNICATION FACILITIES |
| ☐ ANNEXATION | ☐ PLAT CORRECTION | ☐ OTHER: _____ |
| ☒ CONSTRUCTION DOCUMENTS | ☐ SITE DEVELOPMENT PLAN | _____ |
| ☐ DOWNTOWN FAÇADE/VARIANCE | ☐ SITE DEVELOPMENT PLAN AMENDMENT | _____ |
| ☒ TESC (EROSION CONTROL) | ☐ SKETCH PLAN | _____ |
| ☐ LOT LINE ADJUSTMENT/VACATION | ☐ STRAIGHT ZONING | _____ |
| ☐ PLANNED DEVELOPMENT PLAN | ☐ TEMPORARY USE PERMIT | _____ |
| ☐ PLANNED DEVELOPMENT PLAN AMENDMENT | ☐ USE BY SPECIAL REVIEW | _____ |

SUMMARY DATA:

Current Zoning PD SDP17-0044

Acreage 57

Current Use Vacant

Pre-Application Meeting Date and Staff Member Name (if known) _____

Proposed Zoning PD SDP17-0044

Proposed No. of Lots 182

Proposed No. of Dwelling Units or Buildings (if Commercial) _____

Proposed Building Sq.Ft. _____

Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Mark Bailey
Company Toll Southwest Inc
Address 10 Inverness Drive East, Suite 125
Englewood, CO 80112
Phone 303.708.0730
Email mbailey@tollbrothers.com

Property Owner Signature (Required) _____ Date _____

REPRESENTATIVE INFORMATION:

Name Tim Westbrook
Company Toll Brothers, Inc
Address 10 Inverness Drive East, Ste 125
Englewood, CO 80112
Phone 303.708.0730
Email twestbrook@tollbrothers.com

Representative Signature (Required) _____ Date _____

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name Tom Odle
Company Westwood Professional Services
Email Tom.Odle@WestwoodPS.com

Name Greg Banks
Company Norris Design
Email Gbanks@norris-design.com

LEGAL DESCRIPTION

LANTERNS, FILING 10

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, BEING MONUMENTED BY No. 6 REBAR WITH 2.5 INCH ALUMINUM CAP, PLS 25933 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 26, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2-1/2" ALUMINUM CAP SET BY LS 6935 IS ASSUMED TO BEAR SOUTH 89°50'08" EAST, A DISTANCE OF 2627.39 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 25°56'27" WEST, A DISTANCE OF 3638.09 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD, SAID POINT BEING THE SOUTHWESTERN MOST CORNER OF THE LANTERNS, FILING No. 7, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION No. 2022026345, AND **THE POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID LANTERNS FILING NO. 7 FOR THE FOLLOWING TWENTY-THREE (23) COURSES;

1. SOUTH 83°22'10" EAST, A DISTANCE OF 803.89 FEET;
2. SOUTH 68°45'53" EAST, A DISTANCE OF 36.78 FEET;
3. SOUTH 63°40'58" EAST, A DISTANCE OF 37.55 FEET;
4. SOUTH 55°36'28" EAST, A DISTANCE OF 43.64 FEET;
5. SOUTH 41°08'27" EAST, A DISTANCE OF 50.15 FEET;
6. SOUTH 38°48'18" EAST, A DISTANCE OF 108.21 FEET;
7. NORTH 57°33'00" EAST, A DISTANCE OF 105.65 FEET;
8. SOUTH 32°26'59" EAST, A DISTANCE OF 45.00 FEET;
9. NORTH 57°33'00" EAST, A DISTANCE OF 1.43 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
10. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 522.50 FEET, A CENTRAL ANGLE OF 07°09'43", AN ARC LENGTH OF 65.31 FEET, THE CHORD OF WHICH BEARS NORTH 53°58'09" EAST, 65.27 FEET TO A POINT OF NON-TANGENCY;
11. SOUTH 39°36'42" EAST, A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
12. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 637.50 FEET, A CENTRAL ANGLE OF 02°18'14", AN ARC LENGTH OF 25.63 FEET, THE CHORD OF WHICH BEARS NORTH 49°14'11" EAST, 25.63 FEET TO A POINT OF TANGENCY;
13. NORTH 48°05'04" EAST, A DISTANCE OF 181.86 FEET;
14. NORTH 46°43'18" EAST, A DISTANCE OF 41.03 FEET;
15. NORTH 43°06'46" EAST, A DISTANCE OF 67.60 FEET;
16. NORTH 40°04'34" EAST, A DISTANCE OF 61.50 FEET;
17. NORTH 39°58'48" EAST, A DISTANCE OF 173.71 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;

18. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 472.50 FEET, A CENTRAL ANGLE OF 07°29'49", AN ARC LENGTH OF 61.82 FEET, THE CHORD OF WHICH BEARS SOUTH 70°41'12" EAST, 61.78 FEET TO A POINT OF TANGENCY;
19. SOUTH 74°26'06" EAST, A DISTANCE OF 33.40 FEET;
20. SOUTH 28°11'03" EAST, A DISTANCE OF 19.50 FEET;
21. SOUTH 71°56'46" EAST, A DISTANCE OF 58.52 FEET;
22. NORTH 18°03'14" EAST, A DISTANCE OF 117.32 FEET, TO A POINT OF CURVATURE;
23. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 464.00 FEET, A CENTRAL ANGLE OF 12°34'07", AN ARC LENGTH OF 101.78 FEET, THE CHORD OF WHICH BEARS NORTH 24°20'16" EAST, 101.58 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LANTERNS, FILING NO. 6, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION No. 2021132363;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANTERNS FILING NO. 6, FOR THE FOLLOWING TWENTY-FIVE (25) COURSES;

24. SOUTH 47°38'18" EAST, A DISTANCE OF 246.35 FEET;
25. SOUTH 47°51'00" EAST, A DISTANCE OF 52.38 FEET;
26. SOUTH 51°41'60" EAST, A DISTANCE OF 58.97 FEET;
27. SOUTH 56°59'48" EAST, A DISTANCE OF 58.97 FEET;
28. SOUTH 62°18'07" EAST, A DISTANCE OF 58.97 FEET;
29. SOUTH 66°23'60" EAST, A DISTANCE OF 53.01 FEET;
30. SOUTH 66°43'55" EAST, A DISTANCE OF 349.86 FEET;
31. SOUTH 62°33'46" EAST, A DISTANCE OF 47.39 FEET;
32. SOUTH 55°04'45" EAST, A DISTANCE OF 47.39 FEET;
33. SOUTH 47°35'03" EAST, A DISTANCE OF 47.39 FEET;
34. SOUTH 40°03'46" EAST, A DISTANCE OF 47.41 FEET;
35. SOUTH 36°24'41" EAST, A DISTANCE OF 110.68 FEET;
36. SOUTH 53°35'19" WEST, A DISTANCE OF 133.98 FEET;
37. NORTH 81°24'41" WEST, A DISTANCE OF 19.09 FEET;
38. SOUTH 53°35'19" WEST, A DISTANCE OF 45.00 FEET;
39. SOUTH 36°24'41" EAST, A DISTANCE OF 8.07 FEET;
40. SOUTH 53°35'19" WEST, A DISTANCE OF 115.00 FEET;
41. SOUTH 36°24'41" EAST, A DISTANCE OF 150.00 FEET;
42. SOUTH 33°59'13" EAST, A DISTANCE OF 45.80 FEET;
43. SOUTH 13°55'39" EAST, A DISTANCE OF 199.10 FEET;
44. SOUTH 39°04'40" EAST, A DISTANCE OF 45.00 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
45. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 247.50 FEET, A CENTRAL ANGLE OF 12°15'16", AN ARC LENGTH OF 52.93 FEET, THE CHORD OF WHICH BEARS SOUTH 57°02'58" WEST, 52.83 FEET TO A POINT OF NON-TANGENCY;
46. SOUTH 26°49'24" EAST, A DISTANCE OF 41.63 FEET;

47. SOUTH 04°18'17" WEST, A DISTANCE OF 189.90 FEET;
48. SOUTH 00°10'55" WEST, A DISTANCE OF 783.57 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LANTERNS, FILING NO. 6, AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED;
49. NORTH 89°49'04" WEST, A DISTANCE OF 1105.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, MONUMENTED BY A NO. 5 REBAR WITH 2.5 INCH ALUMINUM CAP, PLS 6935;
50. NORTH 88°57'22" WEST, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2345.94 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID DENVER AND RIO GRANDE RAILROAD;

THENCE THE FOLLOWING FOUR (4) COURSES TO FOLLOW SAID EAST RIGHT OF WAY LINE;

51. NORTH 24°18'40" EAST, A DISTANCE OF 1080.15 FEET, TO A POINT OF CURVATURE;
52. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6027.22 FEET, A CENTRAL ANGLE OF 03°21'51", AN ARC LENGTH OF 353.89 FEET, THE CHORD OF WHICH BEARS NORTH 22°37'44" EAST, 353.84 FEET TO A POINT OF NON-TANGENCY;
53. NORTH 89°04'00" WEST, A DISTANCE OF 53.24 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
54. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5977.22 FEET, A CENTRAL ANGLE OF 06°47'02", AN ARC LENGTH OF 707.71 FEET, THE CHORD OF WHICH BEARS NORTH 17°43'46" EAST, 707.30 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINING A CALCULATED AREA OF 5,916,902 SQUARE FEET OR 135.833 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

PATRICK M. STEENBURG P.L.S. 38004
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
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