

June 7, 2022

Development Review
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104

Re: Lanterns Construction Documents – Filing 10

Dear Development Review,

On behalf of the applicant, Toll Brothers, Inc., we are pleased to submit this Project Narrative and Application for the Lanterns Construction Documents – Filing 10 located in Castle Rock, Colorado.

The following list comprises of the development team for this project:

Applicant

Toll Brothers, Inc.
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Landscape/Irrigation

Norris Design
Contact: Greg Banks
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Denver, CO 80204
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Civil Engineer

Westwood Professional Services
Contact: Tom Odle
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Site Location and Zoning

The Lanterns property is an approximately 848-acre site located south of Heckendorf Ranch, west of Crystal Valley Ranch, and north of Bell Mountain Ranch in the County of Douglas and the Town of Castle Rock, Colorado. Filing 10 is located west of filing 6 and south of filing 7.

The site is zoned as Planned Development for the current Site Development Plan (SDP) in process. The homes proposed are as a part of the Active Adult community.

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 135.8 acres with 96.8 acres of open space. The residential portion of this community will be the conventional family community. Trail connections to the southern trail associated with Filing 9 and a connection to the front range trail is proposed. A shelter is proposed in Tract GG. There are no amenity centers proposed as part of Filing 10.

Compliance

The Lanterns Filing 10 complies with all applicable standards and guidelines as required by the Town of Castle Rock.

Infrastructure to provide adequate water and wastewater service is in place or will be developed in conjunction with the buildout of this community. Storm water solutions that meet or exceed all the Town's applicable standards are provided for as well.

Vehicular access will be provided by four main access points. There are three access points along Vervain Trail and on access point at Brittlebush Drive. There are no future access points in Filing 10. All roads included in the CD package meet Town of Castle Rock design criteria.

Variances:

No variances are being requested as part of this application.

Technical Compliance

The Lanterns Filing 10 complies with all applicable standards and guidelines as required by the Town of Castle Rock. No additional variances from the SDP are being requested.