

LEGAL DESCRIPTION
Section 26, that portion of Section 27 lying east of the east right-of-way line of the Denver & Rio Grande Western Railroad and that portion of the southeast quarter of the southeast quarter of section 22 lying east of the east right-of-way line of the Denver & Rio Grande Western Railroad, Township 8 south, Range 67 west of the sixth Principal Meridian, County of Douglas, State of Colorado. More particularly described as follows:

- 1. Thence N24°18'40"E, 1080.09 feet to a point of curve;
- 2. Thence along said curve to the left having a radius of 6027.22 feet, a central angle of 03°21'51", 353.89 feet to the north line of the south half of the southeast quarter of said Section 27;
- 3. Thence N89°04'00"W along said line, 53.24 feet to a point of curve;
- 4. Thence along said curve to the left having a radius of 5977.22 feet, a central angle of 10°28'41" (the chord of which bears N15°52'57"E, 1091.57 feet), 1093.09 feet to a point of tangent;
- 5. Thence N10°38'37"E along said tangent, 1158.08 feet to the west line of the southeast quarter of the northeast quarter of said Section 27;
- 6. Thence S00°33'47"E along said line, 257.26 feet;
- 7. Thence N10°38'37"E, 719.23 feet to the south line of the northeast quarter of the northeast quarter of said Section 27;
- 8. Thence N89°08'38"W along said line, 50.75 feet;
- 9. Thence N10°38'37"E, 122.51 feet to a point of curve;
- 10. Thence along said curve to the right having a radius of 11409.21 feet, a central angle of 02°02'31", 406.61 feet to a point of tangent;
- 11. Thence N12°41'08"E along said tangent, 1634.70 feet;
- 12. Thence S77°18'52"E, 100.00 feet;
- 13. Thence N12°41'08"E, 567.51 feet to the north line of the southeast quarter of the southeast quarter of said Section 22;

Thence S89°05'49"E along said line, 527.42 feet to the northeast corner of the southeast quarter of the southeast quarter of said Section 22;

Thence S00°09'41"W along the east line of the southeast quarter of the southeast quarter of said Section 22, 1329.96 feet to the northwest corner of said Section 26;

Thence S89°50'08"E along the north line of the northwest quarter of the northwest quarter of said Section 26, 1313.69 feet to the northwest corner of the northeast quarter of the northwest quarter of said Section 26;

Thence S89°50'08"E along the north line of said northeast quarter of the northwest quarter, 1313.69 feet to the north quarter corner of said Section 26;

Thence S89°49'35"E along the north line of the northwest quarter of the northeast quarter of said Section 26, 1313.47 feet to the northwest corner of the northeast quarter of the northeast quarter of said Section 26;

Thence S89°49'35"E along the north line of the northeast quarter of the northeast quarter of said Section 26, 1313.47 feet to the northeast corner of said Section 26;

Thence S00°31'15"E along the east line of the northeast quarter of the northeast quarter of said Section 26, 1325.20 to the northeast corner of the southeast quarter of the northeast quarter of said Section 26;

Thence S00°31'15"E along the east line of said southeast quarter of the northeast quarter, 1325.39 feet to the east quarter corner of said Section 26;

Thence S00°29'22"E along the east line of the southeast quarter of said Section 26, 2651.16 feet to the southeast corner of said Section 26;

Thence N89°48'30"W along the south line of the southeast quarter of said Section 26, 2644.79 feet to the south quarter corner of said Section 26;

Thence N89°49'05"W along the south line of the southwest quarter of said Section 26, 2645.18 feet to the point of beginning containing 847.991 acres, more or less;

And:
Lot 2, Block 2, Heckendorf Ranch Filing No. 2

THE LANTERNS

Planned Development Plan, Amendment No. 4

(AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN FOR THE LANTERNS)

Castle Rock, Colorado

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS
The south line of the southeast quarter of Section 27, Township 8 South, Range 67 West of the 6th Principal Meridian, assumed to bear N88°57'19"W. Both ends of said line monumented as shown hereon.

PURPOSE STATEMENT
This Planned Development Plan (PDP), Amendment No. 4 amends the currently approved plan to introduce the new uses of place of worship and commercial to the Preliminary Development by creating an approximately 5-acre church Planning Area from an existing approved Planning Area within the Lanterns community, and also including the addition of an approximately 5.2-acre commercial Planning Area in the northwest corner of the site that was previously a part of the Heckendorf Ranch PD.

SURVEYOR'S CERTIFICATE
I, STEPHEN H. HARDING, a registered professional land surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by this Planned Development Plan was made under my supervision and the monuments shown thereon actually exist and this Planned Development Plan accurately represents that survey.
Stephen H. Harding 7-31-19
Registered Land Surveyor Date

PLANNING COMMISSION RECOMMENDATION
This Planned Development Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 23 day of May, 2019.
Clay Carlson 1-10-2020
Chair Date

Attest:
[Signature] 1/10/2020
Director of Development Services Date

TOWN COUNCIL APPROVAL
This Planned Development Plan was approved by the Town Council of the Town of Castle Rock, Colorado, on the 17 day of December, 2019.
[Signature] 2-18-2020
Mayor Date

Attest:
[Signature] 2-18-2020
Town Clerk Date

TITLE CERTIFICATION
I, James Betson, 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.
[Signature]
Authorized Representative
First American Title Ins. Co.
Title Company
Signed this 13 day of August, 2019.

Notary Block
Subscribed and sworn to before me this 13 day of August, 2019.
by James Betson as authorized representative of First American Title Ins. Co.
Witness my hand and official seal.
Tammis Thomas
Notary Public
My commission expires 11-19-21

DEVELOPER: Castle Lanterns LLC, 12460 1st St, Eastlake, CO 80614
ENGINEER: Phelps Engineering, 7200 E. Hampden Ave, #300, Denver, CO 80224, (303) 298-1644
SURVEYOR: EMK Consultants Inc., 1101 Bannock Street, Denver, CO 80204, (303) 694-1520
LAND PLANNER: Norris Design, 1101 Bannock Street, Denver, CO 80204, (303) 892-1166

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
Speer Equities LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Clay Carlson as Manager of Speer Equities LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 01/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
CC Erie Farms, LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Clay Carlson as Manager of CC Erie Farms, LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2019

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
SC Erie Farms, LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Scott L Carlson as Manager of SC Erie Farms, LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
KC Erie Farms, LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Keat Carlson as Manager of KC Erie Farms, LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
Lanterns CFC LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Clay Carlson as Manager of Lanterns CFC LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
Lanterns SLC LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Scott Carlson as Manager of Lanterns SLC LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
Lanterns KDC LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Keat Carlson as Manager of Lanterns KDC LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
Lanterns RLC LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Ryan L Carlson as Manager of Lanterns RLC LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
Heckendorf Holdings LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Jenny L Moore as Manager of Heckendorf Holdings LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires June 19, 2022

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
Jeanie D McDonald Carlson
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Jeanie D McDonald Carlson
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
JPS Land Source, LLC, a Colorado limited liability company
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Scott L Carlson as Manager of JPS Land Source, LLC, a Colorado limited liability company
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

OWNERSHIP CERTIFICATION
The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.
[Signature]
Taylor Carlson
Signed this 1st day of August, 2019.

Notary Block
Subscribed and sworn to before me this 1st day of August, 2019.
by Taylor Carlson
Witness my hand and official seal.
[Signature]
Notary Public
My commission expires 02/09/2020

- PDP STANDARD NOTES**
- The mineral rights associated with this development have been severed. Notification of development hearings before Planning Commission and Town Council must be provided to owners of mineral estates.
 - This development is impacted by the Town of Castle Rock Residential / Non-Residential Interface Regulations. Future site development plans must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code.
 - The majority of the property is in Zone X, determined to be outside the 0.2% annual chance floodplain special hazard area, per FEMA Flood Insurance Rate Maps Number 08059C0284G and 08059C0303G. The northwest corner of the property falls within zone AE, determined to be inside the 1% annual chance flood area, and so this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - This development is impacted by the Town of Castle Rock Skyline/RidgeLine Protection Regulations. Skyline/RidgeLine areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code regarding mitigation procedures.
 - This development is impacted by the Town of Castle Rock Residential/Non-Residential Interface Regulations. Interface areas must adhere to Chapter 17.50 of the Town of Castle Rock Municipal Code regarding mitigation procedures.
 - This site is located within the Town of Castle Rock Red and Green Water Pressure Zones. All-weather (concrete or asphalt) surfaced access roads capable of withstanding the imposed loads of fire apparatus (75,000 lbs.) and all required fire hydrants shall be installed and made serviceable prior to and during all construction. Surfaced access roads capable of withstanding the imposed loads of fire apparatus and all required fire hydrants shall be installed and serviceable prior to and during all construction.
 - Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives.

Sheet Index:
Sheet 1 of 4: Cover Sheet
Sheet 2 of 5: Ownership Certification
Sheet 3 of 5: Ownership Tables & Notes
Sheet 4 of 5: PDP Site Plan
Sheet 5 of 5: Phasing Plan

Submission Date:
February 13, 2018

Revision Dates:
December 4, 2018
November 14, 2018
September 26, 2018

**THE LANTERNS
PLANNED DEVELOPMENT PLAN
AMENDMENT NO. 4**

Sheet Title:
Cover Sheet

Sheet Number:
1 of 5

THE LANTERNS

Planned Development Plan, Amendment No. 4

(AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN FOR THE LANTERNS)

Castle Rock, Colorado

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Kristen Penwell
Kristen Carlson Penwell

Signed this 1st day of August, 2019

Notary Block

Subscribed and sworn to before me this 1st day of August, 2019

by Kristen Carlson Penwell

Witness my hand and official seal.

Jenny Moore
Notary Public
JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004003852
MY COMMISSION EXPIRES 02-09-2020

My commission expires 02/09/2020

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Delaney D Carlson
Delaney D Carlson

Signed this 1st day of August, 2019

Notary Block

Subscribed and sworn to before me this 1st day of August, 2019

by Delaney D Carlson

Witness my hand and official seal.

Jenny Moore
Notary Public
JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004003852
MY COMMISSION EXPIRES 02-09-2020

My commission expires 02/09/2020

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Teagan Jo Carlson
Teagan Jo Carlson

Signed this 1st day of August, 2019

Notary Block

Subscribed and sworn to before me this 1st day of August, 2019

by Teagan Jo Carlson

Witness my hand and official seal.

Jenny Moore
Notary Public
JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004003852
MY COMMISSION EXPIRES 02-09-2020

My commission expires 02/09/2020

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Abigail L Carlson
Abigail L Carlson

Signed this 1st day of August, 2019

Notary Block

Subscribed and sworn to before me this 1st day of August, 2019

by Abigail L Carlson

Witness my hand and official seal.

Jenny Moore
Notary Public
JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004003852
MY COMMISSION EXPIRES 02-09-2020

My commission expires 02/09/2020

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Corinne R Carlson
Corinne R Carlson

Signed this 1st day of August, 2019

Notary Block

Subscribed and sworn to before me this 1st day of August, 2019

by Corinne R Carlson

Witness my hand and official seal.

Jenny Moore
Notary Public
JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004003852
MY COMMISSION EXPIRES 02-09-2020

My commission expires 02/09/2020

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Cory J Thornton
Cory J Thornton

Signed this 1st day of August, 2019

Notary Block

Subscribed and sworn to before me this 1st day of August, 2019

by Cory J Thornton

Witness my hand and official seal.

Jenny Moore
Notary Public
JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004003852
MY COMMISSION EXPIRES 02-09-2020

My commission expires 02/09/2020

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Jennifer Trail
Jennifer Trail

Signed this 1st day of August, 2019

Notary Block

Subscribed and sworn to before me this 1st day of August, 2019

by Jennifer Trail

Witness my hand and official seal.

Jenny Moore
Notary Public
JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004003852
MY COMMISSION EXPIRES 02-09-2020

My commission expires 02/09/2020

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Traci A Thornton
Traci A Thornton

Signed this 1st day of August, 2019

Notary Block

Subscribed and sworn to before me this 1st day of August, 2019

by Traci A Thornton

Witness my hand and official seal.

Jenny Moore
Notary Public
JENNY L MOORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004003852
MY COMMISSION EXPIRES 02-09-2020

My commission expires 02/09/2020

OWNERSHIP CERTIFICATION

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

Mark Bailey
Toll Southwest LLC, a Colorado limited liability company

Signed this 31 day of July, 2019

Notary Block

Subscribed and sworn to before me this 31 day of July, 2019

by Mark Bailey
as Division President of Toll Southwest LLC, a Colorado limited liability company

Witness my hand and official seal.

Angela Smith
Notary Public
ANGELA SMITH
Notary Public
State of Colorado
Notary ID # 20184032749
My Commission Expires 08-16-2022

My commission expires 8-16-22

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

The undersigned are all the owners of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described herein.

DE J
Town of Castle Rock, a Colorado municipal corporation
Mayor

Attest:
Lisa Anderson
Town Clerk

Signed this 18th day of February, 2020

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 _____



Unofficial Copy

Douglas County Clerk and Recorder's Certificate

This Planned Development Plan was filed for record in the Office of the County Clerk and Recorder of Douglas County at 4:12 PM on the 8th day of May, 2020 at Reception No. 2020038452.

Douglas County Clerk and Recorder

By: Mary Hamilton
Deputy



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Submission Date: February 13, 2018
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Revision Dates: December 4, 2018 November 14, 2018 September 26, 2018

THE LANTERNS PLANNED DEVELOPMENT PLAN AMENDMENT NO. 4
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Sheet Title: Ownership Certification
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Sheet Number: 2 of 5

THE LANTERNS

Planned Development Plan, Amendment No. 4

(AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN FOR THE LANTERNS)

Castle Rock, Colorado

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE

Planning Area	Min. Lot Width		Min. Lot Area		Setbacks (3)(4)(12)(13)(14)							Building Separation			Residential Max. Building Height (2)	Non-Residential Max. Building Height (2) (13)	Max. Building Lot Coverage (Non-residential Uses Only)		
	Non-Transition Zone	Transition Zone (11)	Non-Transition Zone	Transition Zone (11)	Min. Front Yard Setback to Garage Face (1)(5)	Min. Front Yard Setback to Principal Structure(5)	Rear (6)(7)(8)	Side (Interior Lot) (9)(10)			Side (To Street) (9)(10)								
								Lot Width: Less than 70'	Lot Width: 70' to less than 80'	Lot Width: 80' and greater	Lot Width: Less than 70'	Lot Width: 70' to less than 80'	Lot Width: 80' and greater						
PA - 1	50'	60'	5,000 sf	6,300 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 2	70'	70'	7,000 sf	7,350 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%
PA - 3	70'	75'	7,500 sf	9,000 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%
PA - 4	70'	80'	7,350 sf	9,600 sf	18'	10'	20'	N/A	6'	7.5'	N/A	15'	15'	N/A	12'	15'	35'	45'	60%
PA - 5	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 6	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 7	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA-7A	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 8	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 9	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 10	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 11	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 12	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%
PA - 13	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	N/A	N/A
PA-14	N/A	N/A	N/A	N/A	Crystal Valley Parkway Plum Creek Parkway: Public Land Dedication: Western Boundary: Internal Lot Lines :	30' (with 20' min. landscape buffer) 30' (with 20' min. landscape buffer) 20' (with 15' min. landscape buffer) 20' (with 10' min. landscape buffer) 10'								N/A	N/A	N/A	N/A	35'	35%

SUMMARY TABLE NOTES

- The garage door face for the lot shall be at least 18' from the back of public sidewalk. Non-garage door face can have a minimum 10' setback.
- Building height excludes parapets and other architectural treatments that screen rooftop mechanical equipment from view. These items are subject to height limitations as deemed appropriate during the development review process.
- Bay windows, cantilevers, chimneys, exterior posts/columns solar panels, mechanical equipment, light fixtures, roof overhangs and other architectural features are to be enclosed outward from the principal structure in front, side and rear yards. In no instance may an encroachment cross the property line.
- Setback measured from right-of-way/property line to the building plane of livable space or other non-garage door side of building. Non-livable spaces such as covered porches and courtyards can encroach into a setback up to 5' provided the encroachment is not within public right-of-way or transportation and utility easements.
- The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
- 3' minimum rear and side setback for accessory structures.
- Raised decks will be allowed a 10' rear setback when lot backs onto public or private open space with a depth of at least 20 feet. The home structure must meet the minimum required rear setback.
- Alley load product rear setbacks shall be determined at Site Development Plan.
- Residential layouts with Side Yard Use Easements are permitted and shall be determined at Final Plat.
- For side setbacks, if a lot is located in a cluster of same/similar sized lots but would technically be subject to a different range of setback standards, side setbacks shall be consistent with typical lot size requirements for the cluster in which it is located (i.e. a 70' wide lot in a cluster of 65' wide lots would be subject to a 65' wide lot side setback standards).
- To facilitate density transitions for Planning Areas 1, 2, 3 & 4 where adjacent to existing off-site residential uses, a 250 foot "Transition Zone" has been created. Within this Zone, lot widths and lot sizes must meet minimum standards. These extra requirements shall only apply to Planning Areas 1, 2, 3 & 4 as denoted on the PDP.
- Setbacks included in chart shall apply to single-family detached uses only. Setbacks for Place of Worship and/or Community/ Recreation Center shall be a minimum of 20' for buildings, with a 10' landscape buffer (20' landscape buffer where directly adjacent to residential uses).
- Maximum height of 50' is permitted for office buildings in PA-14 as Use by Special Review.
- Setbacks for monumentation signs shall be 10'.

GENERAL NOTES

- When necessary, tread of first entry step may be located immediately adjacent to public sidewalk, as long as the step is not within the right-of-way.
- A tandem garage configuration is calculated the same way as a garage with standard configuration for meeting residential parking requirements.
- For residential lots with multiple street frontages, all sides of the home facing the street must follow the setbacks for "Min. Front Yard Setback to Principal Structure" and "Min. Front Yard Setback to Garage Face".
- A 10' easement on all rear lot lines is required. A 5' utility easement along one side of each lot line is required. Roof overhangs, cantilever bay or box windows, window wells, fireplaces with a maximum 2' encroachment, foundation counterforts (provided that the counterfort is constructed 3' below the top of the foundation and at one-to-one slope from a point not more than 1' from foundation wall, fences, landscaping with plant shrubs, woody plants, nursery stock or other crops and other architectural features) may be located within these easements provided they do not interfere with the use of, obstruct the operation of, or access to said easement.
- Approval of this Preliminary Development Plan does not constitute approval of any deviations from the Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- Urban/Wildland Interface Area Management Plan to be evaluated by the Town of Castle Rock Fire Department as appropriate to each Planned Development (PD). If a Management Plan has been developed for this PD the details of that Plan are to be outlined on Sheet 2.
- Gated Private Street Standards to be specified as appropriate to this PD. No note is necessary if no gated streets are proposed for this PD on Sheet 3.

URBAN / WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN

This property has varying degrees of coverage by multiple vegetative types, thusly fire mitigation shall be appropriately considered as development moves forward. Wildfire mitigation is the implementation of various measures designed to minimize the destructive effects from a wildfire. At the time of Site Development Plan, the applicant shall work with the Town of Castle Rock Fire Department to create a final and implementable Urban/Wildland Interface Area Vegetation Management Plan. Below are suggested practices that homeowners can implement to help mitigate fire risk for their residences (source: Heckendorf Ranch Filing No. 2, Preliminary Plat and Final PD Site Plan, Revised July 2004).

- Within 30 feet of a structure (building envelope and immediate area)
 - Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
 - If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 8 feet. Remove any small or suppressed stems in the under story of dominant trees.
 - When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
 - Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
 - Thin dense, continuous Gambel Oak stands and prune taller specimen up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
 - Install a continuous non-irrigate rock mulch bed for a minimum of 3 feet around the perimeter of the building.
 - Minimize foundation-type plantings, especially adjacent to combustible siding. Keep all shrub plantings a minimum of 3 to 5 feet from the foundation. Exclude more flammable shrub species (coniferous evergreens) and space shrubs to create low, non-continuous plantings near the building.
 - Plant only deciduous tree species within this zone. Provide irrigation as required for the successful establishment and long term health of new trees.
 - Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
 - Plant sod or seed with fire resistant grass seed mixes.
 - Provide irrigation to turf grasses within this area to prevent summer dormancy.
 - Maintain turf grass height to a maximum of 6 inches.
 - Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of growing season (following seed production).
 - Dispose of all slash or plant trimmings outside of this zone (off site or in area C).
- Between 30 feet and 125 feet from the structure (tree preservation area)

Note that the extent of this zone is affected by slope, is greater when structures are at the top of the slope and when slopes are relatively steep. Slope is less critical when structures are at the base of a slope or on level ground.

 - Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
 - Prune to raise the canopy of large, existing trees to 8-13 feet above ground.
 - Thin shrubs growing directly beneath larger trees per section A, note 2 above.
 - Remove annually, dead stems and branches from shrubs and trees.
 - Space newly planted trees and large shrubs at least 20-15 feet apart to provide a minimum of 10 feet between crowns at maturity.
 - Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-15 feet above the ground. Do not over prune the crowns of smaller trees.
 - Trim native grasses and wildflowers in the fall or spring to maximum height of 8 inches.
 - Dispose of all slash or plant trimmings off site, or by burning (if permitted), chipping, or cutting down and distributing throughout the area. Brush piles for wildlife should be located at the outer limits of this zone.
 - Retain one to two standing dead trees per acre for wildlife habitat.
- Beyond 125 feet of the structure (preservation / environmentally sensitive area)
 - Clear smaller under story trees and shrubs per section B, note 1 above.
 - Undertake selective thinning to improve health and appearance of wooded and native brush areas.
 - Remove smaller trees in crowded stands to increase tree spacing.
 - Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
 - Slash or plant trimmings may be disposed of within this area.

GATED PRIVATE STREET STANDARDS

- Gated private streets area only permitted within Planning Areas 12 and 13 (PA-12 and PA-13) and must meet the following criteria:
- Adequate emergency access shall be provided.
- Entry gates shall be equipped with opticom scanning devices, a Knox key activation or other entry device, and 60 hour backup power with default to opening upon power failure.
- Opticom devices, key code access or key cards shall be provided to the Town of Castle Rock Police and Fire Departments for access onto the property.
- Any gate shall not be placed in such a manner so that access to a public amenity is denied.
- The gated street shall meet all Town public street standards.
- Adequate vehicular turn around area shall be provided for vehicles that enter the site and are denied access.
- Minimum stacking distance from a gate is 100 feet and may be achieved by accumulation of distances and lanes. In no instance, shall the gate be placed closer than 60 feet from the edge of the nearest intersecting public roadway.
- Street, entry gate, and fence maintenance and snowplowing shall be the responsibility of the Homeowner's Association.
- Access for school buses shall be provided or a school bus loading zone shall be provided outside of the gate.

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Submission Date: February 13, 2018
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Revision Dates: December 4, 2018 November 14, 2018 September 26, 2018

THE LANTERNS PLANNED DEVELOPMENT PLAN AMENDMENT NO. 4
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Sheet Title: Summary Table & Notes

Sheet Number: 3 of 5

THE LANTERNS

Planned Development Plan, Amendment No. 4

(AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN FOR THE LANTERNS)

Castle Rock, Colorado

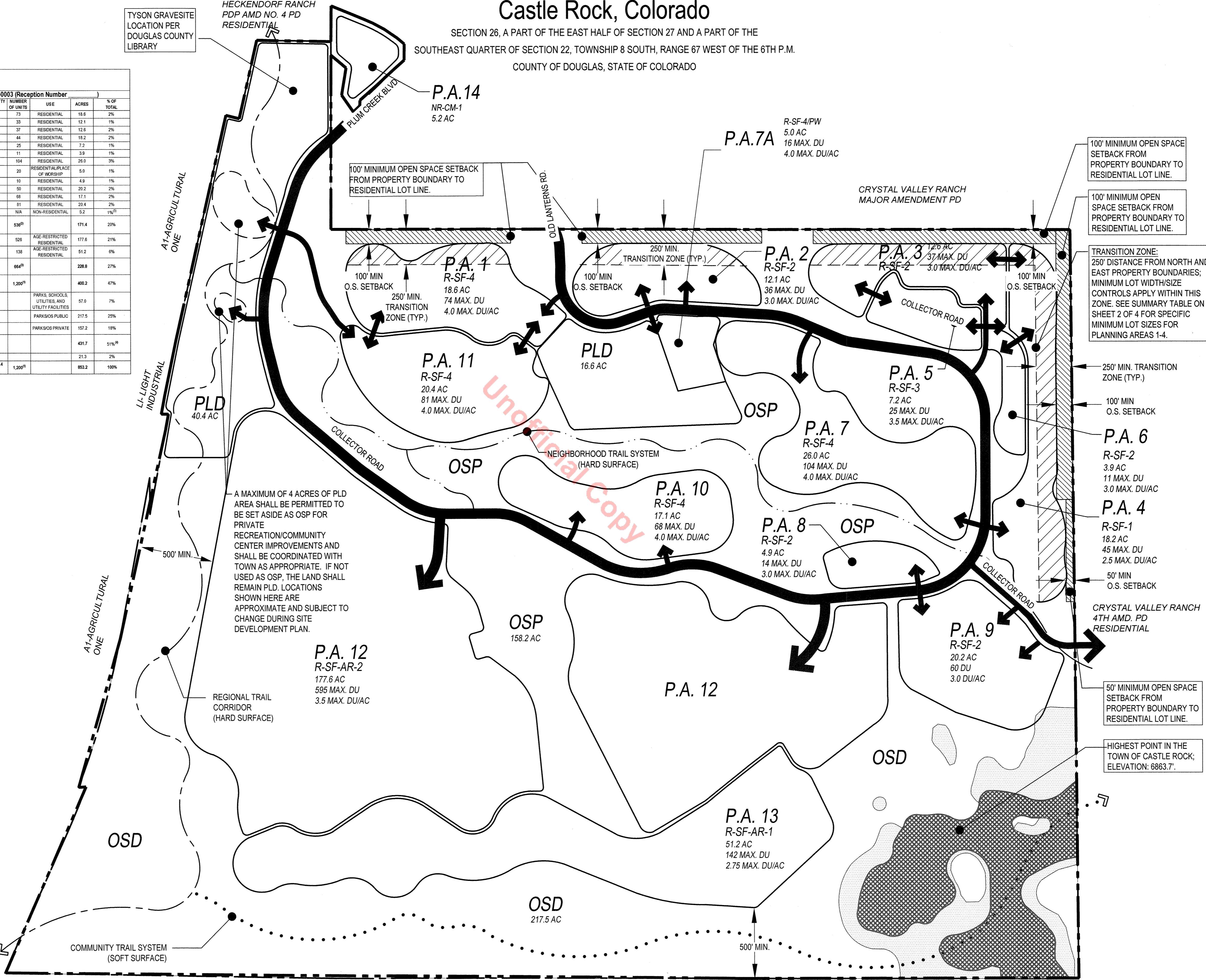
SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

SECTION 5 GENERAL USE AREAS												
PDP 13-0005 (Reception Number 2014071295)						PDP 18-0003 (Reception Number)						
AREA	ZONING	MAX. DENSITY (DU/AC)	MAX. NUMBER OF UNITS	USE	ACRES	% OF TOTAL	ZONING	MAX. DENSITY (DU/AC)	NUMBER OF UNITS	USE	ACRES	% OF TOTAL
PA-1	R-SF-4	4.0	74	RESIDENTIAL	18.6	2%	R-SF-4	4.0	73	RESIDENTIAL	18.6	2%
PA-2	R-SF-2	3.0	36	RESIDENTIAL	12.1	1%	R-SF-2	3.0	33	RESIDENTIAL	12.1	1%
PA-3	R-SF-2	3.0	37	RESIDENTIAL	12.8	2%	R-SF-2	3.0	37	RESIDENTIAL	12.8	2%
PA-4	R-SF-1	2.5	45	RESIDENTIAL	18.2	2%	R-SF-1	2.5	44	RESIDENTIAL	18.2	2%
PA-5	R-SF-3	3.5	26	RESIDENTIAL	7.2	1%	R-SF-3	3.5	25	RESIDENTIAL	7.2	1%
PA-6	R-SF-2	3.0	11	RESIDENTIAL	3.9	1%	R-SF-2	3.0	11	RESIDENTIAL	3.9	1%
PA-7	R-SF-4	4.0	104	RESIDENTIAL	26.0	3%	R-SF-4	4.0	104	RESIDENTIAL	26.0	3%
PA-7A	N/A	N/A	N/A	N/A	N/A	N/A	R-SF-4PW	4.0	20	RESIDENTIAL/PLACE OF WORSHIP	5.0	1%
PA-8	R-SF-2	3.0	14	RESIDENTIAL	4.8	1%	R-SF-2	3.0	10	RESIDENTIAL	4.9	1%
PA-9	R-SF-2	3.0	60	RESIDENTIAL	20.2	2%	R-SF-2	3.0	50	RESIDENTIAL	20.2	2%
PA-10	R-SF-4	4.0	68	RESIDENTIAL	17.1	2%	R-SF-4	4.0	68	RESIDENTIAL	17.1	2%
PA-11	R-SF-4	4.0	81	RESIDENTIAL	20.4	2%	R-SF-4	4.0	81	RESIDENTIAL	20.4	2%
PA-14	N/A	N/A	N/A	N/A	N/A	N/A	NR-CM-1	N/A	N/A	NON-RESIDENTIAL	5.2	1%
PA-1 THRU PA-11, 14 SUBTOTALS			425 ⁽¹⁾		181.2	19%			530 ⁽²⁾		171.4	20%
PA-12	R-SF-AR-2	3.5	565	AGE-RESTRICTED RESIDENTIAL	177.8	21%	R-SF-AR-2	3.5	529	AGE-RESTRICTED RESIDENTIAL	177.8	21%
PA-13	R-SF-AR-1	2.75	142	AGE-RESTRICTED RESIDENTIAL	51.2	6%	R-SF-AR-1	2.75	138	AGE-RESTRICTED RESIDENTIAL	51.2	6%
PA-12 AND PA-13 SUBTOTALS			729 ⁽³⁾		229.0	27%			667 ⁽⁴⁾		229.0	27%
PA-1 THRU PA-14 TOTALS			1,200 ⁽⁵⁾		390.0	40%			1,200 ⁽⁵⁾		400.2	41%
PUBLIC LAND (EDUCATION/PLD)	PLD			PARKS, SCHOOLS, UTILITIES, AND UTILITY FACILITIES	57.0	7%	PLD			PARKS, SCHOOLS, UTILITIES, AND UTILITY FACILITIES	57.0	7%
OPEN SPACE DEDICATED (OSD)	OSD			PARKS/OS PUBLIC	217.5	25%	OSD			PARKS/OS PUBLIC	217.5	25%
OPEN SPACE PRIVATE (OSP)	OSP			PARKS/OS PRIVATE	182.2 ⁽⁶⁾	19%	OSP			PARKS/OS PRIVATE	157.2	18%
OPEN SPACE/PARKS SUBTOTALS					436.7	51% ⁽⁶⁾				431.7	51% ⁽⁶⁾	
RIGHT-OF-WAY				Collector ROW	21.3	3%				21.3	2%	
TOTALS		GROSS 1.4 DU/AC	1,200 ⁽⁵⁾		848.0	100%		GROSS 1.4 DU/AC	1,200 ⁽⁵⁾		853.2	100%

NOTES:
 (1) The maximum total number of single-family detached residential units permitted in the Lanterns is 1,200.
 (2) The maximum total number of single-family detached residential units permitted in PA-1 thru 11 is 475, subject to the provisions of Sections 3.3 and 4.16 of the PD Zoning Regulations.
 (3) The maximum total number of single-family detached residential units permitted in PA-12 and 13 is 725, subject to the provisions of Sections 3.3 and 4.16 of the PD Zoning Regulations.
 (4) An additional 53 acres minimum of OSP will be established interior to Planning Areas at the time of Site Plan and Plat. Total open space will be a minimum of 53%.
 (5) Maximum Building Coverage is 35%.

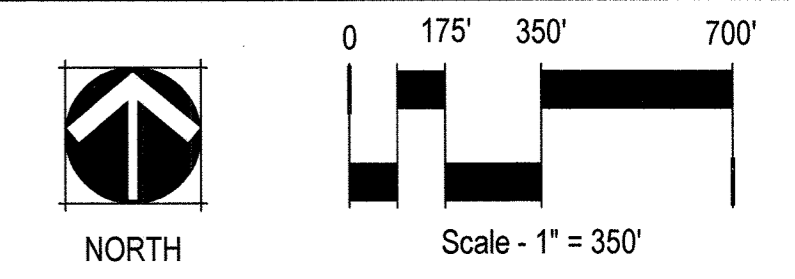
- GENERAL NOTES**
- Planning Areas 12 and 13 (PA-12 and PA-13) may only develop as age-restricted housing. To be considered age restricted housing, the standards as defined by the Housing for Older Persons Act (HOPA) of 1995 must be met.
 - Adjustments to streets, planning area boundaries, trails and open space may occur during future platting and site development plan preparation, according to Town standards.
 - A twenty percent (20%) change in density or adjustment to land use area boundaries for Planning Areas 5-12 and Planning Area 14 may be made with the site development plan/plat. A ten percent (10%) change in density or adjustment to land use area boundaries for Planning Areas 1-4 and 13 may be made with the site development plan/plat, but the minimum open space setbacks located on the north and east edges of these planning areas must be maintained.
 - Access points along primary roads and between planning areas depicted are conceptual and are subject to change.
 - Refer to the utility report prepared by Phelps Engineering for preliminary utility information.
 - The Tyson grave site, located in the southeast quarter of the southeast quarter Section 22, Township 8 south, Range 67 west of the 6th Principal Meridian, will be protected and appropriately marked. The site will be secured from vandalism with fencing and identified with a permanent interpretive plaque to inform visitors of the site's place in local history.
 - If vegetation is to be removed during the migratory bird breeding season (mid-August through February) a migratory bird survey shall be conducted.
 - A title search has determined that the mineral rights for this property have been severed.
 - A wetland delineation report will be prepared and submitted to the Army Corp. of Engineers prior to the approval of development plans for the site.

A MAXIMUM OF 4 ACRES OF PLD AREA SHALL BE PERMITTED TO BE SET ASIDE AS OSP FOR PRIVATE RECREATION/COMMUNITY CENTER IMPROVEMENTS AND SHALL BE COORDINATED WITH TOWN AS APPROPRIATE. IF NOT USED AS OSP, THE LAND SHALL REMAIN PLD. LOCATIONS SHOWN HERE ARE APPROXIMATE AND SUBJECT TO CHANGE DURING SITE DEVELOPMENT PLAN.



LEGEND

MINIMUM OPEN SPACE SETBACK	[Hatched pattern]
TRANSITION ZONE	[Diagonal line pattern]
MINOR SKYLINE RIDGELINE PROTECTION AREA	[Dotted pattern]
MODERATE SKYLINE RIDGELINE PROTECTION AREA	[Cross-hatched pattern]
PLUM CREEK REGIONAL TRAIL (HARD SURFACE)	[Dashed line]
NEIGHBORHOOD TRAIL (HARD SURFACE)	[Dotted line]
COMMUNITY TRAIL (SOFT SURFACE)	[Dotted line]



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Submittal Date:
February 13, 2018

Revision Dates:
 December 4, 2018
 November 14, 2018
 September 26, 2018

**THE LANTERNS
PLANNED DEVELOPMENT PLAN
AMENDMENT NO. 4**

**Sheet Title:
PDP
Site Plan**

**Sheet Number:
4 of 5**

GENERAL NOTES

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. IMPROVEMENTS INCLUDE, BUT NOT LIMITED TO, THE FULL CROSS SECTIONS OF PLUM CREEK BLVD AND OLD LANTERNS PKWY WITH CURB, GUTTER, SIDEWALKS, TURN LANES, STREET LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS AND INTERNAL, ADJACENT AND DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES.
- DEVELOPMENT OF SUB-PHASES WITHIN EACH PHASE MAY BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTS.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN PLUM CREEK BLVD OR OLD LANTERNS PARKWAY TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- WHEN PHASE 7 IS DEVELOPED, THE COMPLETE LOOPED ROADS OF PLUM CREEK BLVD AND OLD LANTERNS PKWY SHALL BE CONSTRUCTED.
- IN ALL CASES, THE FULL CROSS SECTION OF PLUM CREEK BLVD AND OLD LANTERNS PKWY SHALL BE CONSTRUCTED ALONG THE ENTIRE FRONTAGE OF THE PHASE BEING DEVELOPED AND SHALL BE CONNECTED TO PREVIOUSLY CONSTRUCTED SECTIONS OF THOSE STREETS.
- WHERE THE PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY IS NECESSARY FOR ACCESS PURPOSES, IT IS UNDERSTOOD THAT A CRYSTAL VALLEY PUBLIC STREET FROM THE PERMANENT CONNECTOR ROAD TO LOOP ROAD MUST BE AVAILABLE FOR USE.
- IF THE PERMANENT COLLECTOR ROAD IS IN PLACE TO CRYSTAL VALLEY, THE TEMPORARY EMERGENCY ACCESS C TO LIONS PAW WILL NOT BE CONSTRUCTED.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ACQUIRE OFF-SITE EASEMENTS AS NEEDED FOR SECONDARY ACCESS.
- THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EMERGENCY VEHICLE ACCESSSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.
- TEMPORARY EMERGENCY VEHICLE ACCESS ROUTES ARE CONCEPTUAL ONLY. THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGE.
- ALL PUBLIC LAND DEDICATIONS SHALL BE MADE AT THE TIME OF THE FIRST PLAT, REGARDLESS OF THE PHASE SEQUENCE.
- AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.

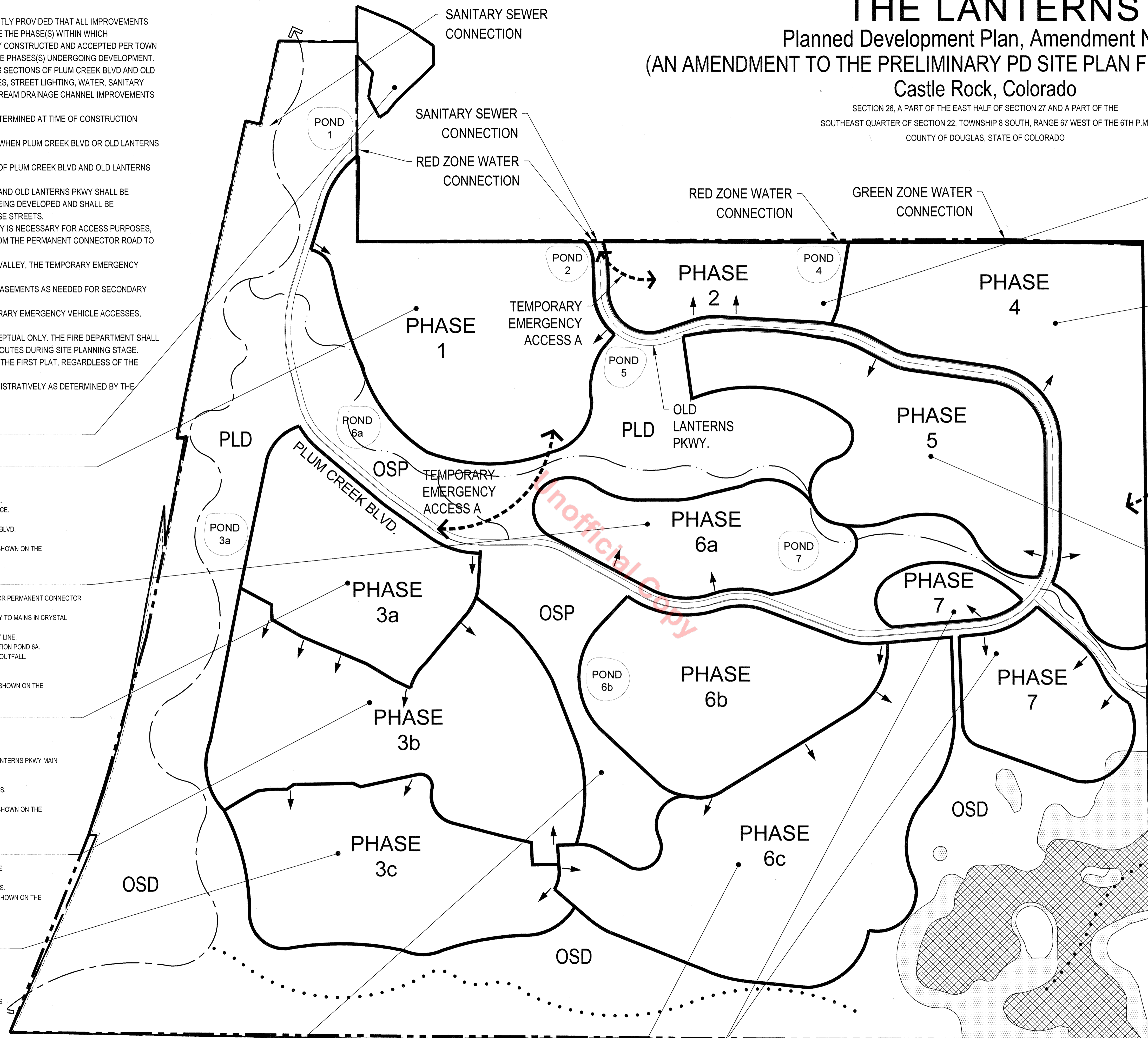
THE LANTERNS

Planned Development Plan, Amendment No. 4

(AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN FOR THE LANTERNS)

Castle Rock, Colorado

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO



PHASE 1A

- MAY DEVELOP CONCURRENTLY OR INDEPENDENTLY OF OTHER PHASES.

PHASE 1

- PLUM CREEK BLVD TO WEST PHASE ENTRANCE.
- OLD LANTERNS PKWY TO EAST PHASE ENTRANCE.
- WATER MAIN (RED ZONE) IN PLUM CREEK BLVD TO WEST PHASE ENTRANCE.
- WATER MAIN (RED ZONE) IN OLD LANTERNS PKWY TO EAST PHASE ENTRANCE.
- SANITARY SEWER ALONG WEST PROPERTY LINE TO WEST PHASE LIMITS.
- CHANNEL IMPROVEMENTS AND DETENTION POND 1 WEST OF PLUM CREEK BLVD.
- TYSON GRAVE SITE IMPROVEMENTS
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 1 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 6A

- PLUM CREEK BLVD TO TEMPORARY EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY.
- WATER MAIN (GREEN ZONE) PLUM CREEK BLVD AND OLD LANTERNS PKWY TO MAINS IN CRYSTAL VALLEY RANCH (NORTH) AND LIONS PAW (EAST).
- SANITARY SEWER IN PLUM CREEK BLVD TO SEWER ALONG WEST PROPERTY LINE.
- CHANNEL IMPROVEMENTS FROM PLUM CREEK BLVD CROSSING AND DETENTION POND 6A.
- CHANNEL IMPROVEMENTS FROM DETENTION POND 6a TO WEST PROPERTY OUTFALL.
- TRAIL ALONG SOUTH PROPERTY LINE.
- TRAIL ALONG CENTRAL OPEN SPACE CORRIDOR.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 6A OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 3A

- PLUM CREEK BLVD TO EAST PHASE LIMITS.
- TEMPORARY EMERGENCY ACCESS B TO PHASE 1 OR OLD LANTERNS PKWY.
- WATER MAIN (RED ZONE) IN PLUM CREEK BLVD TO EAST PHASE LIMITS.
- WATER MAIN (RED ZONE) IN TEMPORARY ACCESS B CONNECTING TO OLD LANTERNS PKWY MAIN OR PHASE 1 MAIN.
- SANITARY SEWER ALONG WEST PROPERTY LINE TO WEST PHASE LIMITS.
- REGIONAL TRAIL ALONG WEST PROPERTY LINE TO SOUTHWEST PHASE LIMITS.
- CHANNEL IMPROVEMENTS AND DETENTION POND 3a.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 3A OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 3B

- DEVELOPED CONCURRENTLY WITH PHASE 3A OR WHEN PHASE 3A COMPLETE.
- CONNECT ALL IMPROVEMENTS TO EXISTING PHASE 3A IMPROVEMENTS.
- REGIONAL TRAIL ALONG WEST PROPERTY LINE TO SOUTHWEST PHASE LIMITS.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 3B OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 3C

- DEVELOPED CONCURRENTLY WITH PHASES 3A AND 3B OR WHEN PHASES 3A AND 3B COMPLETE.
- CONNECT ALL IMPROVEMENTS TO EXISTING PHASE 3A AND 3B IMPROVEMENTS.
- REGIONAL TRAIL ALONG WEST PROPERTY LINE TO SOUTHWEST PHASE LIMITS.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 3C OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 6B

- PLUM CREEK BLVD TO TEMPORARY GATED EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY.
- WATER MAIN (GREEN ZONE) IN PLUM CREEK BLVD AND OLD LANTERNS BLVD TO MAINS IN CRYSTAL VALLEY RANCH (NORTH) AND LIONS PAW (EAST).
- SANITARY SEWER IN PLUM CREEK BLVD TO SEWER ALONG WEST PROPERTY LINE.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 6B OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 6C

- DEVELOPED CONCURRENTLY WITH PHASE 6B OR WHEN PHASE 6B COMPLETE.
- CONNECT ALL IMPROVEMENTS TO EXISTING PHASE 6B IMPROVEMENTS.
- NOTE: A PORTION OF PHASE 6B MAY REQUIRE SANITARY SEWER THROUGH PHASE 3C.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 6C OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 7

- PLUM CREEK BLVD TO TEMPORARY GATED EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY.
- WATER MAIN (GREEN ZONE) IN PLUM CREEK BLVD AND OLD LANTERNS PKWY TO MAINS IN CRYSTAL VALLEY RANCH (NORTH) AND LIONS PAW (EAST).
- SANITARY SEWER IN PLUM CREEK BLVD TO SEWER ALONG WEST PROPERTY LINE.
- CHANNEL IMPROVEMENTS AND DETENTION POND 7.
- TRAIL ADJACENT TO PHASE 7.
- COLLECTOR ROAD TO CRYSTAL VALLEY SHALL BE BUILT TO LANTERNS PROPERTY BOUNDARY.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 7 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 2

- OLD LANTERNS PKWY TO EAST LIMITS OF PHASE.
- TEMPORARY EMERGENCY ACCESS A TO OLD LANTERNS PKWY.
- WATER MAIN (RED ZONE) IN OLD LANTERNS PKWY TO EAST END OF PHASE LOOPING TO EXISTING MAIN IN CRYSTAL VALLEY RANCH.
- SANITARY SEWER IN OLD LANTERNS PKWY TO EAST PHASE LIMITS TO SEWER IN HECKENDORF RANCH OR PHASE 1 SEWER.
- DETENTION POND 2 AND CHANNEL IMPROVEMENTS ADJACENT TO OLD LANTERNS PKWY AT NORTH PROPERTY LINE.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 2 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 4

- OLD LANTERNS PKWY TO SOUTH PHASE LIMITS.
- PLUM CREEK BLVD TO SOUTH PHASE LIMITS OR TEMPORARY GATED EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY.
- WATER MAIN (GREEN ZONE) IN OLD LANTERNS PKWY CONNECTING TO MAINS IN CRYSTAL VALLEY RANCH (NORTH) AND LIONS PAW (EAST).
- SANITARY SEWER IN OLD LANTERNS PKWY OR IN PLUM CREEK BLVD.
- DETENTION POND 4 AND CHANNEL IMPROVEMENTS AT WEST PHASE LIMITS.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 4 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

PHASE 5

- OLD LANTERNS PKWY TO SOUTH PHASE LIMITS.
- PLUM CREEK BLVD TO SOUTH PHASE LIMITS OR TEMPORARY GATED EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY.
- WATER MAIN (GREEN ZONE) IN OLD LANTERNS PKWY TO MAINS IN CRYSTAL VALLEY RANCH (NORTH) AND LIONS PAW (EAST).
- SANITARY SEWER IN OLD LANTERNS PKWY OR IN PLUM CREEK BLVD.
- CHANNEL IMPROVEMENTS AND DETENTION POND 5.
- NOTE: WEST PORTION OF PHASE 5 MAY REQUIRE SANITARY SEWER SERVICE THROUGH PHASE 6A.
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 5 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

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Submission Date:
February 13, 2018
Revision Dates:
December 4, 2018
November 14, 2018
September 26, 2018

**THE LANTERNS
PLANNED DEVELOPMENT PLAN
AMENDMENT NO. 4**

Sheet Title:
Phasing Plan

Sheet Number:
5 of 5

ORDINANCE NO. 2019-039

AN ORDINANCE AMENDING THE TOWN’S ZONE DISTRICT MAP BY APPROVING THE LANTERNS PLANNED DEVELOPMENT PLAN, AMENDMENT NO. 4 AND THE LANTERNS PLANNED DEVELOPMENT ZONING REGULATIONS, AMENDMENT NO. 4

WHEREAS, the owners of record have made proper application for a major amendment to the Lanterns Planned Development Plan, Amendment 3 (“PD Plan Amendment”) and the Lanterns Planned Development Zoning Regulations, Amendment No. 3 for the property further described in *Exhibit 1* (“Property”);

WHEREAS, the PD Plan Amendment creates Planning Area 7A which will allow single-family detached residential and church uses;

WHEREAS, the PD Plan Amendment incorporates Lot 2, Block 2, Heckendorf Ranch Filing No. 2, into The Lanterns Planned Development;

WHEREAS, the PD Plan Amendment will adopt The Lanterns Master Sign Plan (“Sign Plan”) and incorporate the Sign Plan into The Lanterns Planned Development Zoning Regulations;

WHEREAS, the PD Plan Amendment complies with Title 17 and Title 19 of the Castle Rock Municipal Code, the Town’s Vision 2030 and the Comprehensive Master Plan; and

WHEREAS, public hearings on the PD Plan Amendment have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Planned Development Plan Amendment Approval. The Lanterns Planned Development Plan Amendment No. 4 dated January 17, 2020, in the form attached as *Exhibit 2* is hereby approved.

Section 2. Planned Development Zoning Regulations Approval. The Lanterns Planned Development Zoning Regulations Amendment No. 4 dated January 17, 2020, in the form attached as *Exhibit 3* are hereby approved.

Section 3. Effective Date. With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

Section 4. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this

ordinance.


Section 5. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 3rd day of December, 2019 by a vote of seven (7) for and zero (0) against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

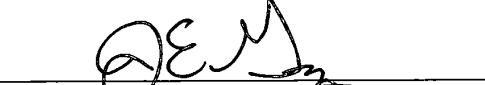
PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 17th day of December, 2019, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK




Lisa Anderson, Town Clerk




Jason Gray, Mayor

Approved as to form:

Approved as to content:



Robert J. Slentz, Town Attorney



Bill Detweiler, Director, Development Services



LANTERNS PDP AMENDMENT-04 LEGAL DESCRIPTION

Section 26, that portion of Section 27 lying east of the east right-of-way line of the Denver & Rio Grande Western Railroad and that portion of the southeast quarter of the southeast quarter of section 22 lying east of the east right-of-way line of the Denver & Rio Grande Western Railroad, Township 8 south, Range 67 west of the sixth Principal Meridian, County of Douglas, State of Colorado. More particularly described as follows:

Beginning at the southeast corner of said Section 27; thence N88°57'18"W along the south line of the southeast quarter of said Section 27, 2345.92 feet to the east right-of-way line of the Denver & Rio Grande Western Railroad; thence along said east right-of-way line the following thirteen (13) courses:

1. Thence N24°18'40"E, 1080.09 feet to a point of curve;
2. Thence along said curve to the left having a radius of 6027.22 feet, a central angle of 03°21'51", 353.89 feet to the north line of the south half of the southeast quarter of said Section 27;
3. Thence N89°04'00"W along said line, 53.24 feet to a point on a curve;
4. Thence along said curve to the left having a radius of 5977.22 feet, a central angle of 10°28'41" (the chord of which bears N15°52'57"E, 1091.57 feet), 1093.09 feet to a point of tangent;
5. Thence N10°38'37"E along said tangent, 1158.08 feet to the west line of the southeast quarter of the northeast quarter of said Section 27;
6. Thence S00°33'47"E along said line, 257.26 feet;
7. Thence N10°38'37"E, 719.23 feet to the south line of the northeast quarter of the northeast quarter of said Section 27;
8. Thence N89°08'38"W along said line, 50.75 feet;
9. Thence N10°38'37"E, 122.51 feet to a point of curve;
10. Thence along said curve to the right having a radius of 11409.21 feet, a central angle of 02°02'31", 406.61 feet to a point of tangent;
11. Thence N12°41'08"E along said tangent, 1634.70 feet;
12. Thence S77°18'52"E, 100.00 feet;
13. Thence N12°41'08"E, 567.51 feet to the north line of the southeast quarter of the southeast quarter of said Section 22;

Thence S89°05'49"E along said line, 527.42 feet to the northeast corner of the southeast quarter of the southeast quarter of said Section 22;

Thence S00°09'41"W along the east line of the southeast quarter of the southeast quarter of said Section 22, 1329.96 feet to the northwest corner of said Section 26;

Thence S89°50'08"E along the north line of the northwest quarter of the northwest quarter of said Section 26, 1313.69 feet to the northwest corner of the northeast quarter of the northwest quarter of said Section 26;

Thence S89°50'08"E along the north line of said northeast quarter of the northwest quarter, 1313.69 feet to the north quarter corner of said Section 26;

Thence S89°49'35"E along the north line of the northwest quarter of the northeast quarter of said Section 26, 1313.47 feet to the northwest corner of the northeast quarter of the northeast quarter of said Section 26;

Thence S89°49'35"E along the north line of the northeast quarter of the northeast quarter of said Section 26, 1313.47 feet to the northeast corner of said Section 26;

Thence S00°31'15"E along the east line of the northeast quarter of the northeast quarter of said Section 26, 1325.20 feet to the northeast corner of the southeast quarter of the northeast quarter of said Section 26;

Ref # 2020038453, Pages: 4 of 86

Thence S00°31'15"E along the east line of said southeast quarter of the northeast quarter, 1325.39 feet to the east quarter corner of said Section 26;

Thence S00°29'22"E along the east line of the southeast quarter of said Section 26, 2651.16 feet to the southeast corner of said Section 26;

Thence N89°48'30"W along the south line of the southeast quarter of said Section 26, 2644.79 feet to the south quarter corner of said Section 26;

Thence N89°49'05"W along the south line of the southwest quarter of said Section 26, 2645.18 feet to the point of beginning containing 847.991 acres, more or less.

Additional acreage includes:

Lot 2, Block 2 Heckendorf Ranch Filing No. 2

Unofficial Copy

THE LANTERNS

Planned Development Plan, Amendment No. 4

(AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN FOR THE LANTERNS)

Castile Rock, Colorado

SECTION 26, A PART OF THE EAST HALF OF SECTION 27 AND A PART OF THE
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE

Planning Area	Min. Lot Width	Min. Lot Area	Min. Front Yard Setback (ft)	Min. Side Yard Setback (ft)	Min. Rear Yard Setback (ft)	Side (To Street) (ft)		Building Footprints		Max. Building Height (ft)	Max. Building Footprint Area (sq ft)	Max. Building Volume (cu ft)
						Front	Rear	LA: Min. 70 ft	LA: Max. 150 ft			
PA-1	50'	5,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-2	50'	5,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-3	70'	7,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-4	70'	7,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-5	60'	6,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-6	60'	6,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-7	60'	6,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-8	70'	7,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-9	70'	7,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-10	50'	5,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-11	50'	5,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-12	50'	5,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-13	50'	5,000 sq ft	10'	5'	5'	10'	15'	15'	15'	35'	45'	65K
PA-14	NA	NA	30' (Min. 20' min. landscape buffer)	30' (Min. 20' min. landscape buffer)	30' (Min. 20' min. landscape buffer)	NA	NA	NA	NA	NA	NA	35K

GENERAL NOTES

1. The minimum lot width shall be at least 10 feet from the back of public sidewalk. Non-garage box uses must have a minimum 10' setback.
2. All setbacks shall be measured from the back of the public sidewalk. The minimum setback shall be the largest of the setbacks for the various uses. These areas are subject to height limitations as deemed appropriate during the development review process.
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10. All setbacks shall be measured from the back of the public sidewalk. The minimum setback shall be the largest of the setbacks for the various uses. These areas are subject to height limitations as deemed appropriate during the development review process.
11. To locate needed structures for Planning Areas 1, 2, 3, 4 & 5, a survey is required to establish the corner of the lots. The corner of the lots shall be established by a survey of the lots. The corner of the lots shall be established by a survey of the lots.
12. Setbacks included in this plan apply to single-family detached dwellings. Setbacks for other uses shall be determined by the Planning Commission. Setbacks for other uses shall be determined by the Planning Commission.
13. Maximum height of 35 feet is permitted for other buildings in PA-1 through PA-13 as set by Special District.
14. Subject to future amendments to the PD.

GENERAL NOTES

1. When necessary, head of first entry door may be located immediately adjacent to public sidewalk, as long as the door is not within the right-of-way.
2. For residential lots with multiple street frontages, setbacks shall be measured from the street frontage that is the most restrictive parking requirements.
3. For residential lots with multiple street frontages, setbacks shall be measured from the street frontage that is the most restrictive parking requirements.
4. A 10' setback on all lot lines is required. A 5' set-back on all lot lines is required. A 5' set-back on all lot lines is required.
5. For residential lots with multiple street frontages, setbacks shall be measured from the street frontage that is the most restrictive parking requirements.
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18. For residential lots with multiple street frontages, setbacks shall be measured from the street frontage that is the most restrictive parking requirements.
19. For residential lots with multiple street frontages, setbacks shall be measured from the street frontage that is the most restrictive parking requirements.
20. For residential lots with multiple street frontages, setbacks shall be measured from the street frontage that is the most restrictive parking requirements.

URBAN/WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN

be appropriately designed as development moves forward. Vegetation in the implementation of various measures designed to minimize the disruptive effects from wildfires. At the time of this plan, the vegetation management plan shall be implemented in accordance with the following:

1. Final and implementable Urban/Wildland Interface Area Vegetation Management Plan. Below are suggested practices that homeowners can implement to help mitigate the risk for their residences (source: National Fire Plan, Inc., "Fire Safety Plan and Fire 101 User Plan, Version 4.0 2/04/04").

A. Within 20 feet of a structure (including concrete and intermediate area) in the immediate vicinity of the home, desirable species in the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the structure and the vegetation.

2. If no vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 8 feet. Remove any stumps or suppressed stems in the area.

3. When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of pruning back canopies to create a separation between trees.

4. Prune retained deciduous trees to minimize crown overlap; retain individual trees by creating a more open, tree-like form. Remove sections of large but low growing shrubs to create discontinuous blocks of vegetation.

5. Prune retained evergreen trees to a maximum of 3 feet around the perimeter of the building.

6. Minimize foundation-type planters, especially adjacent to combustible siding, keep all shrub and ground cover plants well away from the building.

7. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

8. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

9. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

10. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

11. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

12. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

13. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

14. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

15. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

16. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

17. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

18. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

19. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

20. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 feet.

GATED PRIVATE STREET STANDARDS

1. PA-13 and must meet the following criteria:
2. Adequate emergency access shall be provided.
3. Adequate emergency access shall be provided.
4. Entry driveway 60 foot backup power with driveway to opening upon power failure.
5. Any gate shall not be placed in such a manner so that access to a public roadway is denied.
6. Any gate shall not be placed in such a manner so that access to a public roadway is denied.
7. Any gate shall not be placed in such a manner so that access to a public roadway is denied.
8. Any gate shall not be placed in such a manner so that access to a public roadway is denied.
9. Any gate shall not be placed in such a manner so that access to a public roadway is denied.
10. Any gate shall not be placed in such a manner so that access to a public roadway is denied.

Sheet Index: Sheet 1 of 5: Cover Sheet Sheet 2 of 5: Summary Tables & Notes Sheet 3 of 5: PDP Site Plan Sheet 4 of 5: Phasing Plan
Submittal Date: February 13, 2018
Revision Dates: November 14, 2018 September 26, 2018
THE LANTERNS PLANNED DEVELOPMENT PLAN AMENDMENT NO. 4
Sheet Title: Summary Table & Notes
Sheet Number: 3 of 5

PROJECT NO. PDP18000

The Lanterns

Castle Rock, Colorado

Unofficial Copy

PD Zoning Regulations

Approved: September 23, 2002
1st Amendment: December 16, 2008
2nd Amendment: June 3, 2014
3rd Amendment: May 11, 2018
4th Amendment December 17, 2019

Prepared for:

Castle Lantern, LLC
12460 1st St.
Eastlake, CO 80614

Prepared by:

Norris Design
1101 Bannock St.
Denver, CO 80204

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Section 1 General Provisions

1.1 Adoption / Authorization

The Town Council has adopted the Lanterns Planned Development Plan and Planned Development Zoning Regulations, Amendment #4 pursuant to section 17.34 of Title 17 of the Castle Rock Municipal Code after appropriate public notice and hearing.

1.2 Applicability

The Lanterns Planned Development Plan and Planned Development Zoning Regulations, Amendment #4 shall run with the land and bind all landowners of record, their successors, heirs, or assigns in interest to the property.

1.3 Maximum Level of Development

The total number of dwelling units or total non-residential floor area approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwellings approved will be determined at the Site Development Plan / Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

1.4 Phasing

The phasing order indicated on the Lanterns Planned Development Plan is advisory in nature and is obligatory upon the Developer per the terms of the approved Development Agreement.

1.5 Relationship to the Town of Castle Rock Regulations

All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a Planned Development. Such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD zoning regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.

1.6 Severability of Provisions

In the event that any provision hereof shall be determine to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

1.7 Development Agreement

In addition to these regulations, certain provisions of the development of the Lanterns Planned Development are controlled by an agreement between the Town of Castle Rock and the PD property owners. This development agreement is subject to the Planned Development Plan as approved by the Town on the 17th day of June, 2014 by Resolution No. 2014-44.

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Section 2 Definitions

- 2.1 Age-Restricted Housing is defined by the Housing for Older Act (HOPA) of 1995 as housing intended and operated for occupancy by persons 55 years of age or older. A minimum of 80% of the occupied units designated as age-restricted must be occupied by at least one person 55 years or older.
- 2.2 Mother-In-Law or Nanny Units are defined as a detached or attached dwelling unit to be constructed on a site zoned for a single family residence in conjunction with a primary residence.

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Section 3 Control Provisions

3.1 Use Area Boundaries

There shall be limited flexibility in determining the exact location of Land Use Area Boundaries as depicted on the Planned Development Plan due to the scale of the drawings and the diagrammatic depiction on the Land Use Areas. However, a twenty percent (20%) change or adjustment to Land Use Area boundaries for Planning Areas 5 – 14 and ten percent (10%) change or adjustment for Planning Areas 1 - 4 may be made with the Site Development Plan / Plat.

3.2 Road Alignments

The Planned Development Plan is intended to depict general locations of roadways. Recognizing that final road alignments are subject to engineering studies, minor road realignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the Planned Development Plan itself. Major road realignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Code.

3.3 Use Area Location Amendments

The Town Council, at the time of Site Development Plan / Plat review, may permit relocation of all or part of Planning Areas 5 - 13 to any other location designated on the Planned Development Plan for residential use, provided; (i) the overall total permitted number of dwelling units for the Lanterns will not thereby be increased; and (ii) that the height criteria set forth elsewhere in the Ordinance will not thereby be violated.

Such amendments, if permitted by the Town Council, shall constitute amendments to the Planned Development Plan for the Lanterns and will not require separate approval.

Section 4 Overall Project Standards

These PD regulations shall not preclude the application of Town ordinances, including revisions to this Title, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as modified by the following:

4.1 General Project Description

The Lanterns PD consists of approximately 850 acres with a maximum of 1,200 residential units, including units that are designated as age-restricted homes. The overall gross residential density for the property is 1.4 units per acre, with densities in the various planning areas ranging from 2.5 - 4.0 units per acre. This designation of densities provides a logical transition from the properties located in the County to the south of The Lanterns to the existing / proposed densities located in the Town to the north and east of the site. The location of the property is a natural "gateway" to Castle Rock. The general character of the development includes, large contiguous open space corridors and parks (over 50% of the property), roads designed to generally minimize impacts to existing topography, preservation of high points to reduce visual impacts, incorporation of natural site amenities: ponds, wetlands and vegetation, provision of wildlife corridors, use of low visual impact construction materials and colors, and water conscious landscape guidelines throughout the project.

4.2 Parking

Off-street parking is required for all land uses. Except as otherwise specifically provided herein, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock Zoning Regulations at the time of approval of Site Development Plan / Plat, unless Developer can demonstrate to the satisfaction of the Town Council, at the time of Site Development Plan / Plat review, that provision of a lesser number of spaces or spaces of lesser size will still provide adequate off-street parking for the proposed use.

4.3 Development Standards

The table below outlines the Development Standards for the Lanterns. Setbacks for non-residential uses (i.e. recreation buildings, school, club houses, etc.) will be defined during Site Development Plan / Plat for each use.

4.4 Street Standards

All streets within the Lanterns shall meet Town of Castle Rock design criteria or Town approved alternative street standards as deemed appropriate and necessary at later stages in design and development.

4.5 Gated Private Streets

Gated private streets are only permitted within Planning Areas 12 & 13 (PA-12 & PA-13) and must meet the following criteria:

1. Adequate emergency access shall be provided.
2. Entry gates shall be equipped with opticom scanning devices, a Knox key activation, or other entry device, and 60 hour backup power with default opening upon power failure.
3. Opticom devices, key code access or key cards shall be provided to the Town of Castle Rock Police and Fire Department and Utilities Department for access onto the property.
4. Any gate shall not be placed in such a manner so that access to a public amenity is denied.
5. The gated street shall meet all Town public street standards.
6. Adequate vehicular turn around area shall be provided for vehicles that enter the site and are denied access.
7. Minimum stacking distance from a gate is 100 feet and may be achieved by cumulation of distances and lanes. In no instance, shall the gate be placed closer than 60 feet from the edge of the nearest intersecting public roadway.
8. Street, entry gate, and fence maintenance and snowplowing shall be the responsibility of the Homeowner's Association.
9. Access for school buses shall be provided or a school bus loading zone shall be provided outside of the gate.

4.6 Lighting

Lighting shall comply with the Town of Castle Rock Illumination Regulations. (Refer to 10.5 Additional Use Standards for specific lighting requirements for PA 13.)

4.7 Temporary Uses

Construction offices and material storage shall be permitted in all use areas during construction and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area. Sales offices and associated improvements shall be permitted in all use areas during sales and for a period of thirty (30) days after cessation of actual sales in those areas being served by such sales office.

4.8 Additional Design Standards

In addition to the Development Standards and other requirements set forth in these regulations, the Development will be subject to one or more Declaration of Covenants, Codes, and Restrictions (CCRs). Where there is conflict between the CCRs and the Development Standards, the more stringent shall apply. Design Standards will be addressed in the Site Development Plan.

4.9 Fencing

Fencing regulations will be addressed in the Site Development Plan and also be provided in future codes, covenants, or restrictions.

4.10 Landscaping

Landscaping shall, at a minimum, comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.

4.11 Signs

Sign regulations will be provided in future codes, covenants, or restrictions. Signs must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.

4.12 Accessory Structures

Accessory structures shall be subject to square footage limitations and architectural control limitations as established in future codes, covenant and restrictions.

4.13 Buildings / Improvements

Any buildings to be constructed as recreational facilities shall have the plans approved by the Homeowners Association or other entity beyond those approvals required by the Town. Such buildings and improvements must be included in the Site Development Plan for specific areas within the Lanterns. Recreational facilities shall include but not be limited to clubhouses, recreational centers, lavatory facilities, etc. Buildings and Facilities located within Public Land Dedication are exempt from this provision.

4.14 Compliance with Skyline/Ridgeline Protection Regulations

All areas within the Lanterns that are identified as within the Skyline / Ridgeline protection area as shown on the District Map shall be in compliance with Chapter 17.48 of the Castle Rock Municipal Code.

4.15 Architectural Standards

Architectural standards will be provided in future codes, covenants, or restrictions and will be included in the Site Development Plan.

4.16 Residential Planning Area Boundary Adjustment

To provide flexibility the boundaries for Planning Areas 5 - 13 boundaries may be adjusted up to twenty percent (20%) as permitted by the Development Services Director, at the time of and as a part of the Site Development Plan / Plat review process. Planning Areas 1 - 4 may only be adjusted up to ten percent (10%) as permitted by the Planning Director, at the time of and as a part of the Site Development Plan / Plat review process. However, the minimum open space buffer/setback located on the north and east edges of the property as described on the PDP Plan for Planning Areas 1 - 4 may not be reduced.

4.17 Age-Restricted Housing

To be considered age restricted housing, the standards as defined by the Housing for Older Persons Act (HOPA) of 1995 must be met. This includes following, at a minimum;

- Intended and operated for occupancy by persons 55 years of age or older, and
- At least 80 percent of the units are occupied by at least one person who is 55 years of age or older; and
- Provides age verification by reliable surveys and affidavits; and
- It has published and adheres to policies and procedures that demonstrate its intent to qualify as age-restricted housing.

Responsibility for enforcement of the of the HOPA standards lies solely with the HOA and is not the responsibility of the Town of Castle Rock.

SECTION 5 GENERAL USE AREAS

PDP 13-0005 (Reception Number 2014071295)										PDP 16-0003 (Reception Number 2014071295)									
AREA	ZONING	MAX DENSITY (DU/AC)	MAX NUMBER OF UNITS	USE	ACRES	% OF TOTAL	ZONING	MAX DENSITY (DU/AC)	MAX NUMBER OF UNITS	USE	ACRES	% OF TOTAL							
PA-1	R-SF-4	4.0	74	RESIDENTIAL	18.6	2%	R-SF-4	4.0	73	RESIDENTIAL	18.6	2%							
PA-2	R-SF-2	3.0	36	RESIDENTIAL	12.1	1%	R-SF-2	3.0	33	RESIDENTIAL	12.1	1%							
PA-3	R-SF-2	3.0	37	RESIDENTIAL	12.6	2%	R-SF-2	3.0	37	RESIDENTIAL	12.6	2%							
PA-4	R-SF-1	2.5	46	RESIDENTIAL	18.2	2%	R-SF-1	2.5	44	RESIDENTIAL	18.2	2%							
PA-5	R-SF-3	3.5	25	RESIDENTIAL	7.2	1%	R-SF-3	3.5	25	RESIDENTIAL	7.2	1%							
PA-6	R-SF-2	3.0	11	RESIDENTIAL	3.9	1%	R-SF-2	3.0	11	RESIDENTIAL	3.9	1%							
PA-7	R-SF-4	4.0	104	RESIDENTIAL	26.0	3%	R-SF-4	4.0	104	RESIDENTIAL	26.0	3%							
PA-7A	N/A	N/A	N/A	N/A	N/A	N/A	R-SF-4PW	4.0	20	RESIDENTIAL/PLACE OF WORSHIP	5.0	1%							
PA-8	R-SF-2	3.0	14	RESIDENTIAL	4.9	1%	R-SF-2	3.0	10	RESIDENTIAL	4.9	1%							
PA-9	R-SF-2	3.0	60	RESIDENTIAL	20.2	2%	R-SF-2	3.0	50	RESIDENTIAL	20.2	2%							
PA-10	R-SF-4	4.0	68	RESIDENTIAL	17.1	2%	R-SF-4	4.0	68	RESIDENTIAL	17.1	2%							
PA-11	R-SF-4	4.0	81	RESIDENTIAL	20.4	2%	R-SF-4	4.0	81	RESIDENTIAL	20.4	2%							
PA-14	N/A	N/A	N/A	N/A	N/A	N/A	NR-OM-1	N/A ⁽¹⁾	N/A	NON-RESIDENTIAL	5.2	1% ⁽¹⁾							
PA-1 THRU PA-14,14 SUBTOTALS			475 ⁽²⁾		161.2	10%			538 ⁽²⁾		111.4	20%							
PA-12	R-SF-AR-2	3.5	565	AGE-RESTRICTED RESIDENTIAL	177.6	21%	R-SF-AR-2	3.5	526	AGE-RESTRICTED RESIDENTIAL	177.6	21%							
PA-13	R-SF-AR-1	2.75	142	AGE-RESTRICTED RESIDENTIAL	51.2	6%	R-SF-AR-1	2.75	139	AGE-RESTRICTED RESIDENTIAL	51.2	6%							
PA-12 AND PA-13 SUBTOTALS			725 ⁽²⁾		228.8	27%			664 ⁽²⁾		228.8	27%							
PA-1 THRU PA-14 TOTALS			1,200 ⁽³⁾		360.0	46%			1,200 ⁽³⁾		460.2	47%							
PUBLIC LAND DEDICATION (PLD)	PLD			PARKS, SCHOOLS, UTILITIES AND UTILITY FACILITIES	57.0	7%	PLD			PARKS, SCHOOLS, UTILITIES AND UTILITY FACILITIES	57.0	7%							
OPEN SPACE DEDICATED (OSD)	OSD			PARKS/OS PUBLIC	217.5	25%	OSD			PARKS/OS PUBLIC	217.5	25%							
OPEN SPACE PRIVATE (OSP)	OSP			PARKS/OS PRIVATE	162.2 ⁽⁴⁾	19%	OSP			PARKS/OS PRIVATE	157.2	18%							
OPEN SPACE/PARKS SUBTOTALS					436.7	51% ⁽⁵⁾					431.7	51% ⁽⁵⁾							
RIGHT-OF-WAY				Collector ROW	21.3	3%					21.3	2%							
TOTALS		GROSS 1.4 DU/AC	1,200 ⁽³⁾		846.0	100%		GROSS 1.4 DU/AC	1,200 ⁽³⁾		853.2	100%							

NOTES
 (1) The maximum total number of single-family detached residential units permitted in the Lot/acre is 1,200.
 (2) The maximum total number of single-family detached residential units permitted in PA-1 thru 11 is 475, subject to the provisions of Sections 3.3 and 4.16 of the PD Zoning Regulations.
 (3) The maximum total number of single-family detached residential units permitted in PA-12 and 13 is 725, subject to the provisions of Sections 3.3 and 4.16 of the PD Zoning Regulations.
 (4) An additional 13 acres minimum of OSP will be established in other Planning Areas at the time of Site Plan and Plat. Total open space will be a minimum of 53%.
 (5) Maximum Building Coverage is 35%.

Section 6 Residential Use Area R-SF-1

6.1 Use

Individually owned single-family detached residential structures with the lowest density in the PD.

6.2 Development Regulations

- A. Maximum density of 2.5 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

6.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including swimming pools, hot tubs, tennis/recreation courts, and similar)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Temporary Sales Office / Model Units and Construction Trailers

6.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

Section 7 Residential Use Area R-SF-2

7.1 Use

Individually owned single-family detached residential structures with the second least level of density in the PD.

7.2 Development Regulations

- A. Maximum density of 3.0 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

7.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including; swimming pools, hot tubs, tennis/recreation courts, and similar)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Temporary Sales Office / Model Units and Construction Trailers

7.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

Section 8 Residential Use Area R-SF-3

8.1 Use

Individually owned single-family detached residential structures with the moderate level of density in the PD.

8.2 Development Regulations

- A. Maximum density of 3.5 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

8.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including private recreation facilities (swimming pools, hot tubs, tennis/recreation courts, and similar) with food service and alcoholic beverage service)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Temporary Sales Office / Model Units and Construction Trailers

8.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

Section 9
Residential Use Area R-SF-4

9.1 Use

Individually owned single-family detached residential structures with the highest level of density in the PD.

9.2 Development Regulations

- A. Maximum density of 4.0 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks - *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

9.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including private recreation facilities- swimming pools, hot tubs, tennis/recreation courts, and similar- with food service and alcoholic beverage service)
- D. Home occupations
- E. Mother-in-Law or nanny units
- F. In-Home Day Care
- G. Temporary Sales Office / Model Units and Construction Trailers

9.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

Section 10 Residential Use Area R-SF-AR-1

10.1 Use

Age-restricted, individually owned single-family detached residential structures with a low-moderate level of density.

10.2 Development Regulations

- A. Maximum density of 2.75 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

10.3 Permitted Uses

- A. Age-Restricted Housing as defined in Section 2.1 of these Zoning Regulations
- B. Detached single-family residences
- C. Attached or detached garages
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. Temporary Sales Office / Model Units and Construction Trailers

10.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

10.5 Additional Use Standards

The following standards only apply to the use areas known as R-SF-AR-1.

- A. Colors: All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials (a) repeat the colors found most commonly in the land and vegetation around the building (earth tone), and (b) have a light reflective value of no more than forty percent (40%). Reflective materials and bright colors that contrast dramatically with the colors of the land and vegetation around them shall not be used as predominant colors on any wall or roof surface.
- B. Floodlighting: Floodlights shall not be used to light all or any portion of any primary or accessory structure facade, and all outdoor light sources mounted on poles, buildings or trees to illuminate streets, sidewalks, walkways, parking lots or other outdoor areas shall use full cutoff light fixtures. For purposes of this Section, a *full cutoff light fixture* is one in which no more than two and one-half percent (2.5%) of the total output is emitted at ninety degrees (90°) from the vertical pole or building wall on which it is mounted. All such fixtures shall be installed or shielded so that part of the light bulb or light source is not visible beyond the Lanterns property boundaries.
- C. Exterior Lighting: No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the residential lot, adjacent road right-of-way, adjacent property, or open space wherein any glare or direct light is visible beyond the perimeter of the Lanterns property. This applies to all lighting including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off the Lanterns property.

Section 11 Residential Use Area R-SF-AR-2

11.1 Use

Age-restricted, individually owned single-family detached residential structures with a moderate level of density.

11.2 Development Regulations

- A. Maximum density of 3.5 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

11.3 Permitted Uses

- A. Age-Restricted Housing as defined in Section 2.1 of these Zoning Regulations
- B. Detached single-family residences
- C. Attached or detached garages
- D. Indoor or outdoor recreational facilities (including private recreation facilities (swimming pools, hot tubs, tennis/recreation courts, and similar) with food service and alcoholic beverage service)
- E. Home occupations
- F. Mother-In-Law or nanny units
- G. Temporary Sales Office / Model Units and Construction Trailers

11.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

Section 12 Public Land Dedication (PLD)

12.1 Use

Land dedicated to meet the land dedication requirements of the subdivision code of the Town of Castle Rock,

12.2 Development Regulations

- A. Maximum building height - As permitted in most permissive abutting area.
- B. Building setbacks - To be determined at Site Development Plan.

12.3 Permitted Uses

Parks, schools, Town facilities and other public uses; active and passive recreation activities; preservation of land for public purposes; and including such structures and other improvements not inconsistent with the Land Dedication and Planned Development ordinances.

12.4 Excluded Uses

- A. Ball field lighting

Section 13 Open Space, Private (OSP)

13.1 Use

Land proposed to meet the PD open space requirements and proposed to be held in private ownership. To provide open areas for recreation, visual relief, buffering and wildlife habitat. Hard and soft surface trails shall provide pedestrian access throughout the open space system. The private natural park areas are not intended to become typical urban parks with large amounts of irrigated turf.

13.2 Permitted Uses

- A. Open space
- B. Natural private parks, formal parks, playgrounds, tot lots and picnic areas, excluding camping and overnight parking
- C. Private community / recreation centers (including private recreation facilities with food service and alcoholic beverage service)
- D. Irrigation, water storage, distribution and well facilities
- E. Parking
- F. Trails: pedestrian, bicycle (including interpretive signs and features)
- G. Gazebos, trellis, small structures, viewing platforms
- H. Community Information Center / Temporary Sales Office / Model Units and Construction Trailers (in areas designated as "private natural park" only)
- I. Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock
- J. Facilities for the acquisition, treatment, and storage of water
- K. Facilities for the collection, treatment, and disposal of sewage
- L. Facilities for the collection, treatment, and disposal of reuse water

Section 14 Open Space, Dedicated (OSD)

14.1 Use

Land proposed to meet the PD Open Space requirements and proposed to be dedicated to the Town of Castle Rock for public use. To provide public use open areas for recreation, visual relief, buffering and wildlife habitat. Hard and soft surface trails shall provide pedestrian access throughout the open space system. The natural park areas are not intended to become typical urban parks with large amounts of irrigated turf.

14.2 Permitted Uses

- A. Open space
- B. Natural private parks, formal parks, playgrounds, tot lots and picnic areas, excluding camping and overnight parking
- C. Community / recreation centers
- D. Irrigation, water storage, distribution and well facilities
- E. Parking
- F. Trails: pedestrian, bicycle (including interpretive signs and features)
- G. Gazebos, trellis, small structures, viewing platforms
- H. Such other public uses, not inconsistent with the nature of surrounding use areas, as may be permitted by the Town of Castle Rock

Section 15
Non-Residential Use Area – Commercial NR-CM-1

15.1 Use

Intended to allow for appropriately located groups of retail stores, office buildings, service establishments and civic uses serving the needs of the neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.

15.2 Development Regulations

- A. Maximum Building Height - *provided in Section 4.3 Development Standards*
- B. Setbacks – *provided in Section 4.3 Development Standards*
- C. Maximum Building Coverage - 35%

Permitted Uses

- A. Retail sales and service
- B. Grocery
- C. Drugstore
- D. Convenience goods
- E. Personal service shops
- F. Restaurants
- G. Banks
- H. Offices
- I. Medical/dental
- J. Insurance, and related services

15.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

Section 16
Residential Use Area – R-SF-4/PW

16.1 Use

Land with this designation is permitted to develop as a Place of Worship with typically associated accompanying uses, and/or individually owned single-family detached residential structures with the second highest level of density in the PD.

16.2 Development Regulations

- A. Maximum density of 4.0 dwelling units / acre within each such use area
- B. Maximum Building Height - *provided in Section 4.3 Development Standards*
- C. Setbacks – *provided in Section 4.3 Development Standards*
- D. Minimum lot area - *provided in Section 4.3 Development Standards*

16.3 Permitted Uses

- A. Detached single-family residences
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities (including private recreation facilities (swimming pools, hot tubs, tennis/recreation courts, and similar) with food service and alcoholic beverage service)
- D. Home occupations
- E. Mother-In-Law or nanny units
- F. In-Home Day Care
- G. Place of Worship (includes ancillary uses typically associated with Places of Worship)
- H. Temporary Sales Office / Model Units and Construction Trailers

16.4 Accessory Uses

- A. Satellite dish (one (1) meter or smaller)
- B. Roadways, bike paths and pedestrian trails
- C. Fences and walls
- D. Solar collection devices
- E. Patio / gazebo
- F. Facilities for the acquisition, treatment, and storage of water
- G. Facilities for the collection, treatment, and disposal of sewage
- H. Facilities for the collection, treatment, and disposal of reuse water
- I. Drainage structures
- J. Open spaces and lakes to include storm water drainage detention areas
- K. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- L. Parks, playgrounds and picnic areas

Section 17**Submission of Site Development Plans and/or Plats**

17.1 Following the approval of this Ordinance, the owners of tracts within the Land shall present a Site Development Plan / Plat for all or any portion or portions of the general use areas as they are ready for development. Public Land Dedication is exempt from this provision.

17.2 No structural building permit will be issued until a Site Development Plan / Plat for such areas have been presented to and approved by the Town Council. Public Land Dedication is exempt from this provision.

17.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a plat prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Site Development Plan, provided a plat has been approved which must contain the following language: No building permit will be issued for the erection of any structural improvement in any area described hereon for which a Site Development Plan has not been approved.

Official Copy

Section 18 Transitional Use

18.1 After approval of the Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a Plat, may be used for agricultural purposes until approval of a Plat for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms or kennels.

18.2 Any activity permitted by this Section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Plat for such area or areas has been approved.

18.3 Such transitional use areas shall be closed to vehicular traffic and off road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer.

Official Copy

Section 19 Signs

19.1 Intent. Signs for Lanterns Planned Development are designed with a unique character that includes large steel surfaces, landscape accents and decorative walls. These sign standards are intended to establish design dimensions for each sign, including height, materials, length and proportions.

19.2 Sign Types. The following sign types are located at the Lanterns Planned Development:

- A. Directional Signs. Any temporary freestanding sign used primarily to help navigate a driver or pedestrian to a single destination within the Lanterns PD. Directional signs shall be removed thirty (30) days after the on-site sales office is closed.
- B. Ladder Signs. A subset of directional signs, ladder signs are temporary freestanding signs that help navigate pedestrians and drivers to multiple destinations within the Lanterns PD. Ladder Signs shall be removed thirty (30) days after the on-site sales office is closed.
- C. Marketing Signs. Temporary freestanding signs that advertise the developer, lot and housing product types and community amenities available at the Lanterns PD (Montaine). Marketing Signs shall be removed thirty (30) days after the on-site sales office is closed.
- D. Sale Signs. Temporary freestanding signs that advertise the developer, lot and housing product types and available for sale at the Lanterns PD (Montaine). Sale signs shall be removed thirty (30) days after the on-site sales office is closed.
- E. Silo Signs. Permanent signs that are mounted on silos.
- F. Trailhead Signs. Permanent signs used to identify the point in which a trail begins.
- G. Landscape Accents. Landscape accents are permanent artistic elements that enhance signage and help create a cohesive community look and feel of the Lanterns PD.
- H. All other signs not listed within this Lanterns PD shall be defined by Title 19 of the Castle Rock Municipal Code.

19.3 Sign Area. The sign area of all signs within the Lanterns Planned Development shall be calculated and area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of each word, written representation (including any series of letters), emblems or figures of similar character (i.e. typically includes name and logo). This does not include any other non-sign area portions of the sign face such as architectural features, trim, or other components associated with the sign. Landscape accents, decorative walls and other elements associated with these signs are intended as artistic elements/architectural features and are not part of the sign area. Measured using this method, maximum sign area shall be as follows:

- A. Neighborhood and Subdivision/Village Signs shall not exceed 64SF.
- B. Ladder Signs shall not exceed 64SF.

- C. Sale Signs shall not exceed of 64SF.
- D. Directional Signs shall not exceed 90SF.
- E. Marketing Signs shall not exceed 90SF.
- F. Silo Signs shall not exceed 125SF.
- G. Trailhead Signs shall not exceed 50SF.
- H. Banner Signs shall not exceed 50 SF.

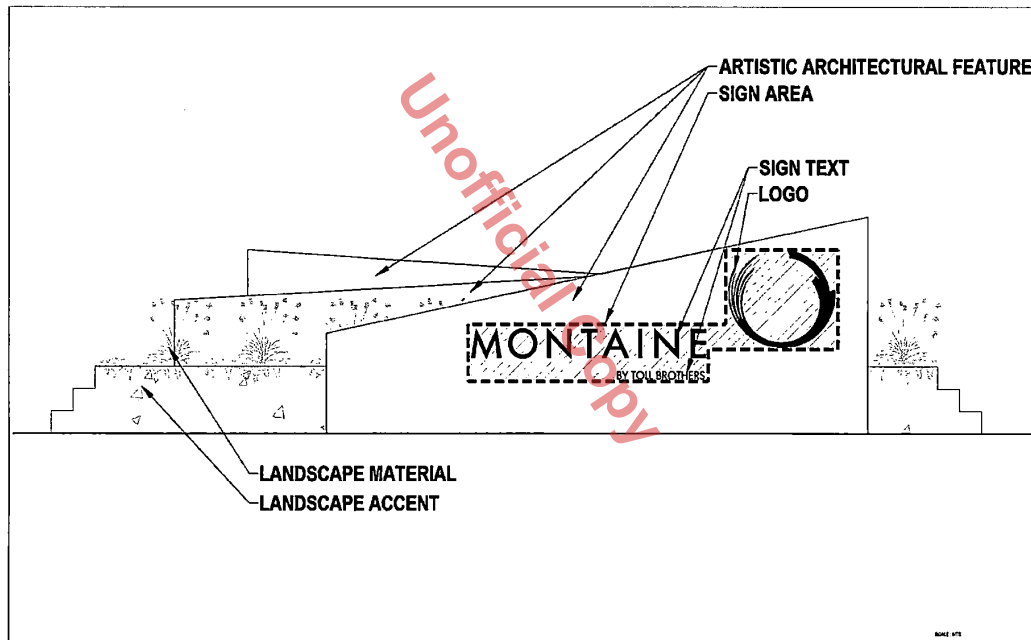


Figure 1: Sign Area Calculation Example

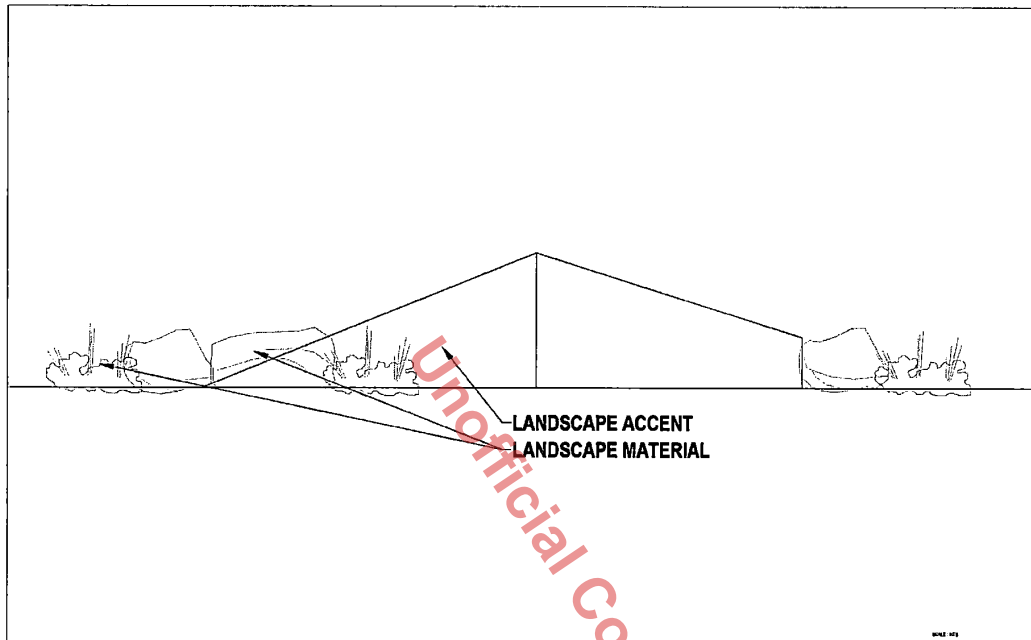


Figure 2: Landscape Accent and Material Example

19.4 **Maximum Height.** The maximum height for all neighborhood, subdivision, directional, ladder and marketing and sales signs shall be 11 ft. Banner signs shall have a maximum height of 20 ft. Maximum height for signs located within medians shall be 8 ft. Silo signs shall not extend past the top of the silo structure. No sign shall interfere with any sight triangles.

19.5 **Sign Setbacks.** The minimum setback for all signs within a median with no intersecting Right-of-Way (ROW) shall be 10 ft. The minimum setback for all signs within a median with an intersecting ROW shall be 15 ft. See Figures 3 and 4 herein for depictions of these specific conditions. Setbacks from Crystal Valley Parkway shall be a minimum of one (1) foot for every foot of sign height, but in no case shall the setback be less than ten (10) feet. All other sign setbacks shall meet Town standards. No sign shall interfere with any sight triangles.

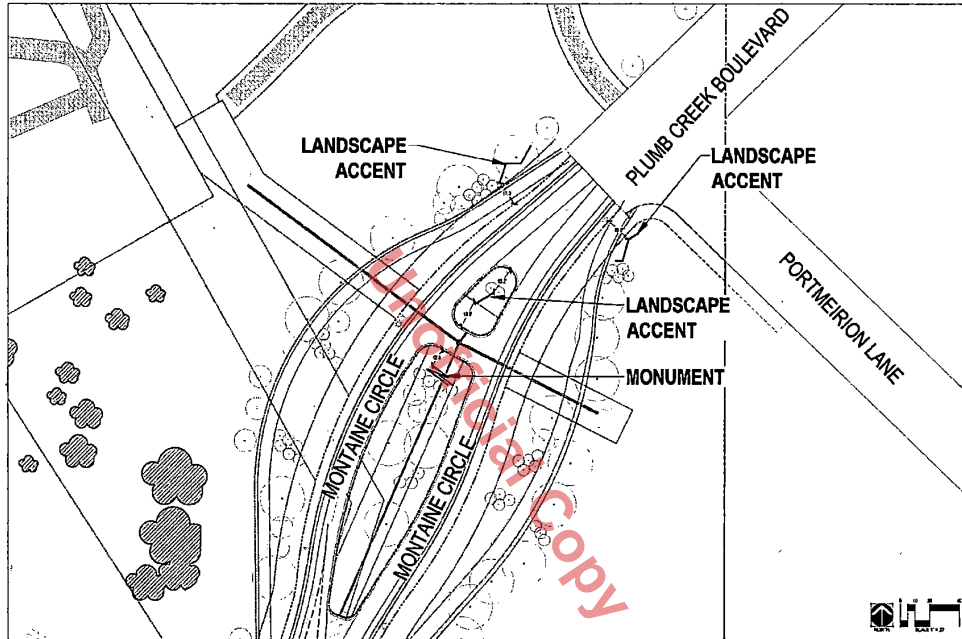


Figure 3: Example of Non-Intersecting ROW Condition

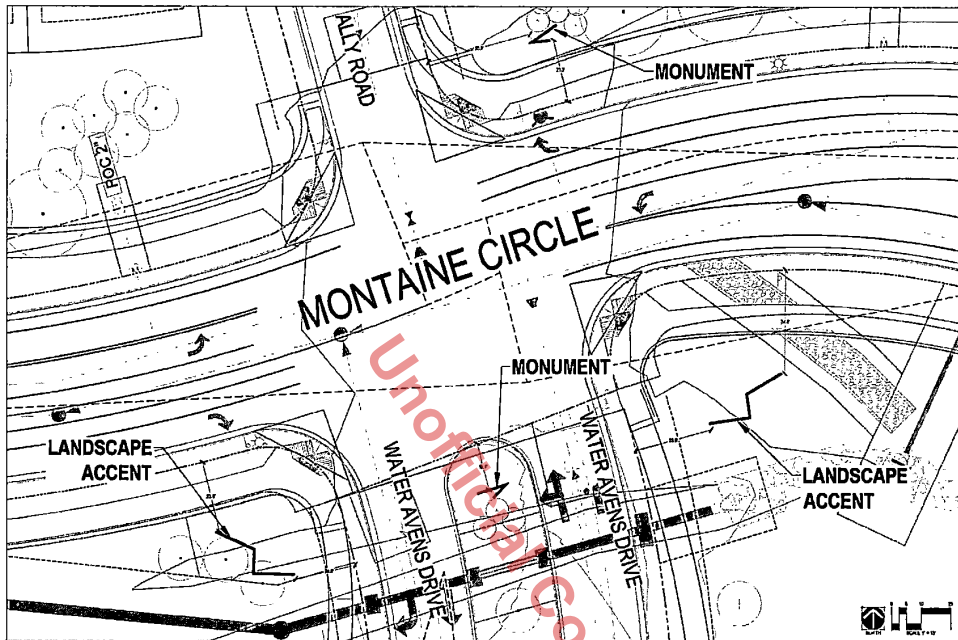


Figure 4: Example of Intersecting ROW Condition

19.6 Sign Spacing. Subdivision signs and neighborhood/village identification signs are allowed at all entrances to subdivisions and neighborhoods/villages, including signs located on the same side, or opposite side of any street.

19.7 The Lanterns Master Sign Plan depicts a master sign plan for the Lanterns PD. The Lanterns Master Sign Plan is attached hereto and incorporated herein by reference as Appendix A to these Zoning Regulations. The Master Sign Plan establishes standards for the size, location and design of signs within the Lanterns Planned Development. Application for deviations to the Lanterns Master Sign Plan may be approved administratively by way of a sign permit if the following criteria apply and complies with Section 19.2, 19.3, 19.4 and 19.5 herein:

1. Does not increase the size of any individual directional, ladder and marketing and sales, or banner sign structure more than 10%.
2. Does not increase the sign area of any individual directional, ladder and marketing and sales, or banner sign structure sign more than 10%.
3. Does not increase the sign area of any individual neighborhood/village or subdivision sign by more than 20%.
4. Does not exceed three (3) additional neighborhood/village or subdivision signs of the same specifications within this plan.
5. Does not exceed five (5) additional ladder, sales, directional, banner marketing and sales signs including landscape accents of the same specifications within this plan.

6. Does not constitute a significant change in design.
7. Additional trailhead signs of the same specifications within this plan may be constructed where needed for additional wayfinding throughout the site and trails systems.
8. Does not create new or additional impacts to adjacent properties not located within the Lanterns PD.
9. All temporary signs may be relocated within the Lanterns PD and will not be identified as a new sign.

Changes that exceed the above criteria shall require an amendment to the PD which may require Town Council approval.

19.8 When specifications of the Master Sign Plan conflict with the Town's currently adopted sign ordinance provisions, then the specifications in this approved Master Sign Plan shall control. Where this Master Sign Plan does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, then the provisions in the currently adopted sign ordinance shall control.

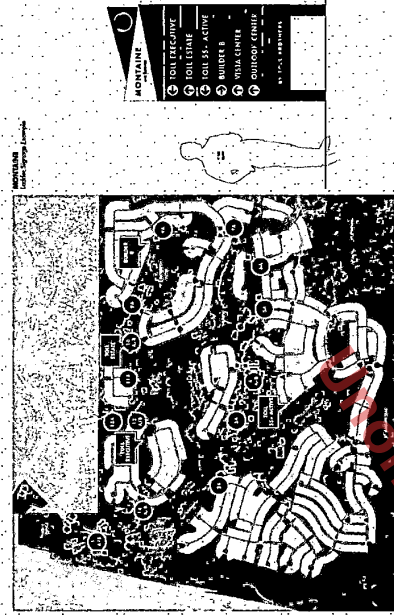
19.9 Commercial Signs. Any sign for use on commercial lots shall conform with Title 19 of the Castle Rock Municipal Code, if not already addressed within this section of the Lanterns PD.

NORRIS DESIGN
 1102 Barnwell Street
 Denver, CO 80202-1105
 F: 303.222.1105
 www.norris-design.com

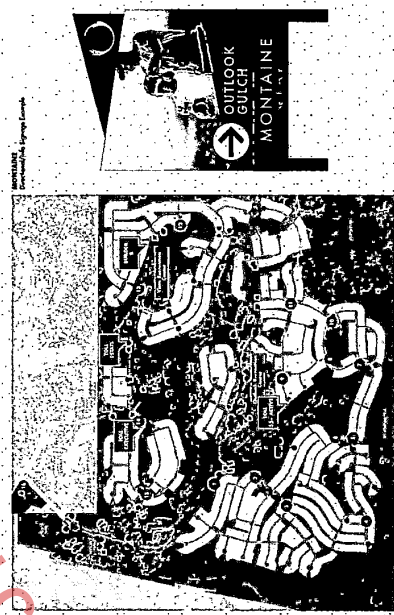
LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 OWNER: TOLL BROTHERS, INC.
 80 W. BROADWAY, SUITE 105
 DENVER, CO

**EXHIBIT 3,
 APPENDIX A**

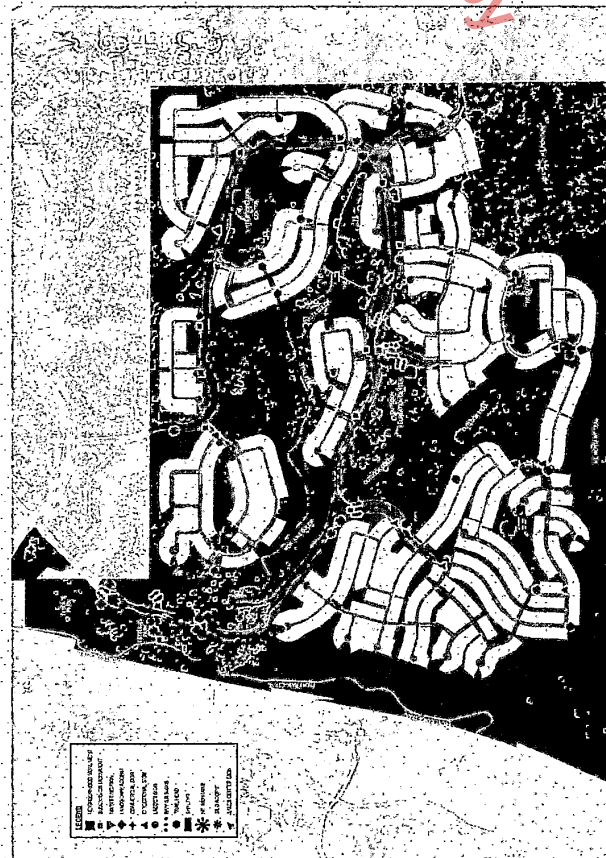
APPENDIX A - LANTERNS MASTER SIGN PLAN



LADDER SIGN SCHEDULE
 NOTE: BUILDER PRODUCT CALLOUTS AND SIGN LOCATIONS MAY VARY FROM SHOWN. TEXT, GRAPHICS, AND COLORS SHOWN ON SIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



DIRECTIONAL SIGN SCHEDULE
 NOTE: BUILDER PRODUCT CALLOUTS AND SIGNAGE LOCATIONS MAY VARY FROM SHOWN. TEXT, GRAPHICS, AND COLORS SHOWN ON SIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



PROPOSED MONUMENT, SIGNAGE, AND ACCENT PLAN
 NOTE: FINAL MONUMENT, TRAILHEAD, LANDSCAPE ACCENT, MARKETING, AND DIRECTIONAL SIGNAGE LOCATIONS MAY VARY FROM WHAT IS SHOWN.

GENERAL SIGN PLAN NOTES

WRITE THIS DOCUMENT THE FOLLOWING NOTES APPLY:

- THESE MONUMENTS AND SIGNS HAVE BEEN DESIGNED TO WORK WITHIN THE STANDARDS SET FORTH IN THE SIGNAGE SCHEDULE. ANY CHANGES TO THESE STANDARDS SHALL BE THE RESPONSIBILITY OF THE CLIENT.
- THESE MONUMENTS AND SIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE. ANY CHANGES SHALL BE THE RESPONSIBILITY OF THE CLIENT.
- ALL SIGNS SHALL BE ADJUSTED AND LOCKED TO ACHIEVE DESIRED AND FEASIBLE CONSTRUCTION SOLUTIONS.
- WHEN NECESSARY WITHOUT AFFECTING THE PROJECT, SIGNAGE SHALL BE ADJUSTED TO INTERFERE WITH SIGN TRAVELERS.

SHEET INDEX

1	OVERALL SITE PLAN	21	OUTLOOK WEST LANDSCAPE ACCENT
2	OVERALL PLAN	22	OUTLOOK EAST LANDSCAPE ACCENT
3	PRIMARY ENTRY MONUMENT	23	OUTLOOK WEST MONUMENT
4	PRIMARY ENTRY WEST LANDSCAPE ACCENT	24	OUTLOOK EAST MONUMENT
5	SECONDARY ENTRY MONUMENT	25	OUTLOOK WEST CENTER ENTRY SIGN
6	SECONDARY ENTRY WEST LANDSCAPE ACCENT	26	OUTLOOK EAST CENTER ENTRY SIGN
7	ROAD SPLIT WEST LANDSCAPE ACCENTS	27	COMMERCIAL SITE MONUMENT
8	ROAD SPLIT EAST LANDSCAPE ACCENTS	28	SETTLERS RANCH MONUMENT
9	WEST MONUMENT A	29	TRAIL HEADS
10	WEST MONUMENT B	30	TRAIL HEADS
11	WEST MONUMENT C	31	TRAIL HEADS
12	WEST MONUMENT D	32	TRAIL HEADS
13	WEST MONUMENT E	33	TRAIL HEADS
14	WEST MONUMENT F	34	TRAIL HEADS
15	WEST MONUMENT G	35	MARKETING/LANDSCAPE DETAILS
16	WEST MONUMENT H		
17	WEST MONUMENT I		
18	WEST MONUMENT J		
19	WEST MONUMENT K		
20	WEST MONUMENT L		



NORRIS DESIGN
11100 Riverside Drive
Denver, Colorado 80228
P 303.962.1188
F 303.962.1189
www.norrisdesign.com

LANTERNS
APPENDIX A - LANTERNS MASTER SIGN PLAN
OWNER: TOLL BROTHERS, INC.
TOLL BROTHERS, INC.
10000 S. WASHINGTON BLVD.
ENGLEWOOD, CO

NOT FOR CONSTRUCTION

DATE

SHEET TITLE:
SIGN SUMMARY
TABLE

2
SHEET 7 OF 6



Table with columns: SIGN TYPE, SIGN NAME, HEIGHT (ft), SPACING (ft), SPACING (ft), SPACING (ft), SETBACK (ft), SHEET. Rows include various sign types like LADDER, DIRECTIONAL, and BANNER.

NOTES:
1. SIGN SUMMARY TABLE HAS BEEN PREPARED FOR THE PURPOSES OF THE SIGN PLAN AND IS NOT FOR CONSTRUCTION. SIGN TYPES, HEIGHTS, SPACING, SETBACKS, AND SHEET NUMBERS MAY BE ADJUSTED OR RELOCATED FOR THESE AND OTHER REASONS AND ARE ACCEPTABLE IN AN ADJUNCT.
2. SIGN TYPES, HEIGHTS, SPACING, SETBACKS, AND SHEET NUMBERS MAY VARY AT THE TIME OF CONSTRUCTION DOCUMENTS OR SIGN PERMIT DUE TO FINAL CONDITIONS CHANGES.
3. ADDITIONAL MONUMENTS, TRAILHEADS, SIGNAGE AND LANDSCAPE ACCENTS MAY BE ADDED IN THE FUTURE.
4. CHANGES WILL NOT REQUIRE AN AMENDMENT TO THIS PD DOCUMENT.
SPACES OFF OF 80' TRACTS, BUT WILL BE IN PRIVATE OSP AT FINAL PLAN.

Table with columns: SIGN TYPE, SIGN NAME, HEIGHT (ft), SPACING (ft), SPACING (ft), SPACING (ft), SETBACK (ft), SHEET. Rows include various sign types like PRIMARY ENTRY MONUMENT, ROAD SIGN MONUMENT, and TRAILHEAD.

CHECKED BY: [Name]
DATE: [Date]

JJJ
NORRIS DESIGN
Landscape Architecture

101 Umstead Street
Dover, Colorado 80004
P: 303.862.1108
F: 303.862.1105
www.norrisdesign.com

APPENDIX A - LANTERNS MASTER SIGN PLAN
LANTERNS
CASTLE ROCK, CO

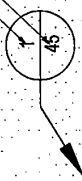
OWNER:
TOLL BROTHERS, INC.
10 BURGESS DR EAST SUITE 205
BREWSTER, CO

NOT FOR CONSTRUCTION

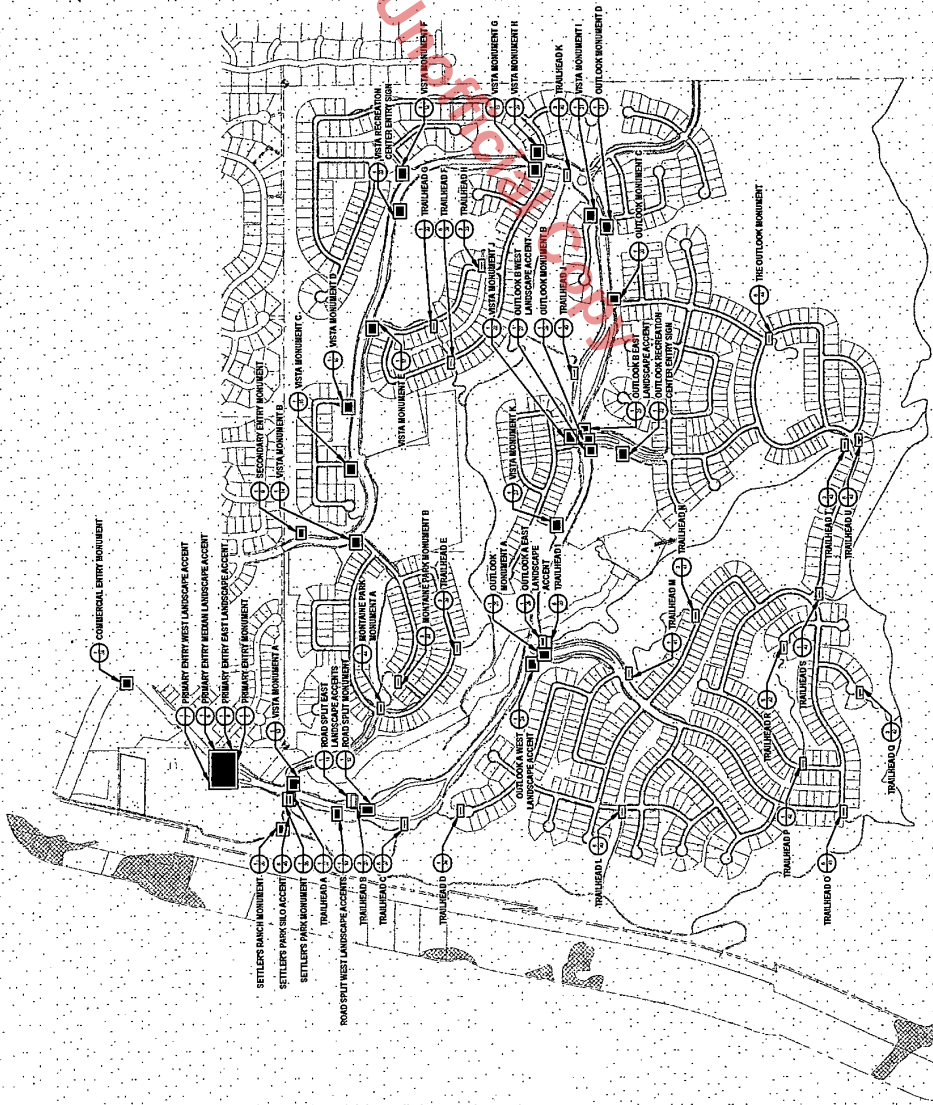
DATE	SHEET TITLE
	OVERALL PLAN
	3
	SHEET 3 OF 6

DRAWING NUMBER
SHEET NUMBER

XXX SIGN



CALLOUT KEY



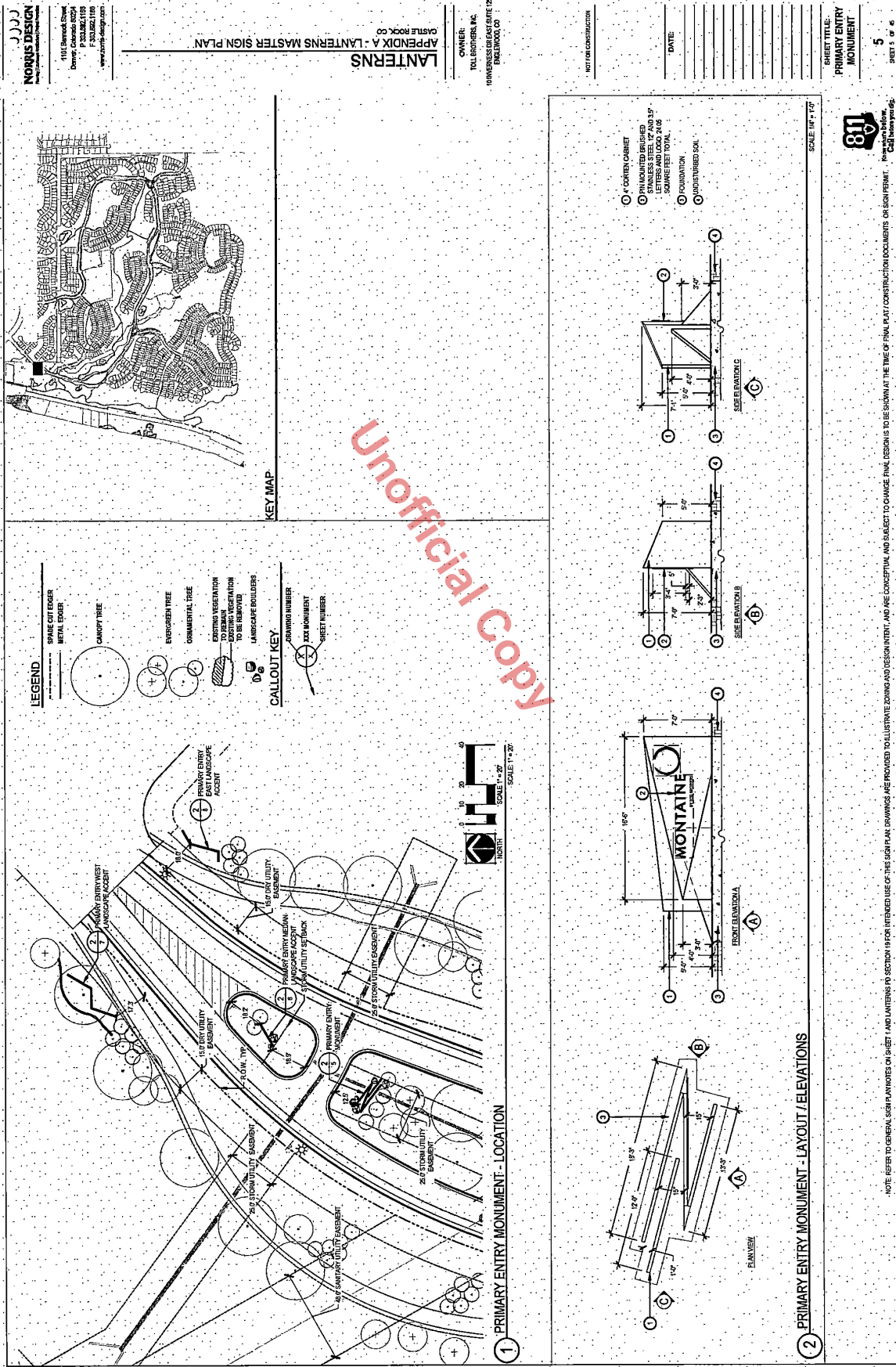
NOTE: FINAL MONUMENT, TRAILHEAD, STORAGE AND LANDSCAPE ACCENT LOCATIONS MAY VARY FROM WHAT IS SHOWN.

OVERALL PERMANENT MONUMENTS, SIGNS, AND LANDSCAPE ACCENT LOCATIONS



SCALE: AS SHOWN
DRAWN BY: [unclear]
DATE: 08/11/19





NORRIS DESIGN
 1101 Berwick Street
 Denver, Colorado 80202
 P: 303.441.1165
 www.norrisdesign.com

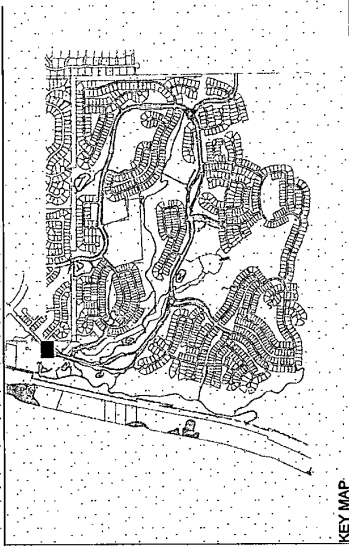
APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO

LANTERNS

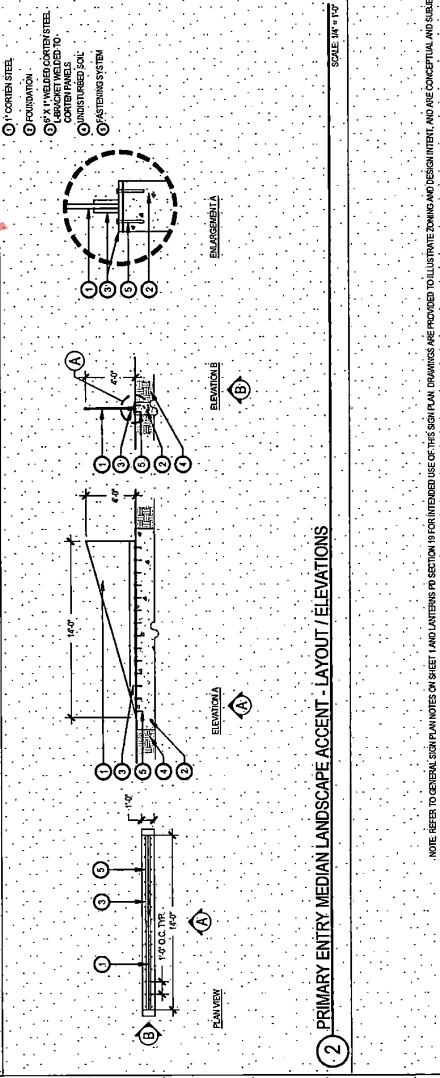
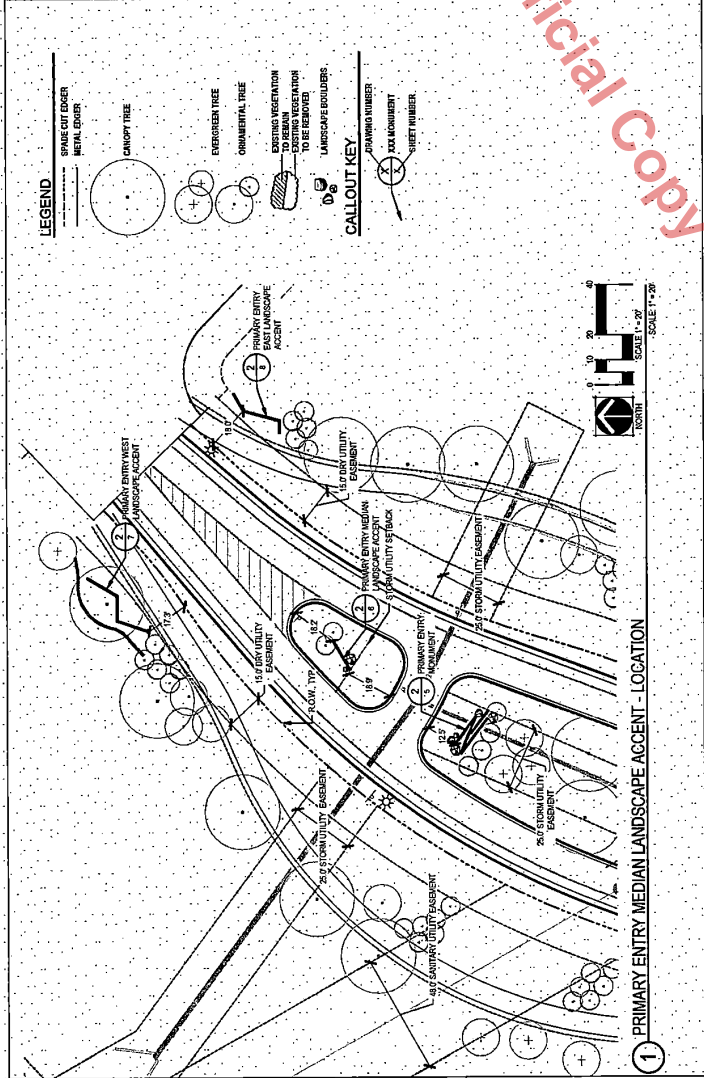
OWNER:
 TOLL BROTHERS, INC.
 160 W. BROADWAY, SUITE 1200
 EIGHTH FLOOR
 DENVER, CO 80202

NOT FOR CONSTRUCTION

DATE	
SHEET TITLE	PRIMARY ENTRY MEDIAN ACCENT
SHEET NUMBER	6
TOTAL SHEETS	6 OF 6



Unofficial Copy



Call before you dig.

NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS PD SECTION 19 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE ZONING AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 10/1/2019

NORRIS DESIGN
LANDSCAPE ARCHITECTURE

1107 Edwards Street
Duluth, GA 30133
Phone: F. 770.252.1105
www.norris-design.com

LANTERNS
APPENDIX A - LANTERNS MASTER SIGN PLAN

CASTLE ROCK, CO
OWNER:
TOLL BROTHERS, INC.
1800 W. WASHINGTON BLVD. STE 100
ENGLEWOOD, CO

SHEET TITLE:
PRIMARY ENTRY WEST ACCENT

7
SHEET 7 OF 8

LEGEND

- CONCRETE PAVEMENT
- METAL EDGING
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- PLANTING SPECIFICATION TO HUMAN TO BE REPEATED
- LANDSCAPE BOUNDARIES
- BOUNDARY NUMBER
- BOX MONUMENT
- SHEET NUMBER

KEY MAP

NOT FOR CONSTRUCTION

DATE: _____

1 PRIMARY ENTRY WEST LANDSCAPE ACCENT - LOCATION

SCALE 1" = 20'

2 PRIMARY ENTRY WEST LANDSCAPE ACCENT - LAYOUT / ELEVATIONS

SCALE 1/4" = 1'-0"

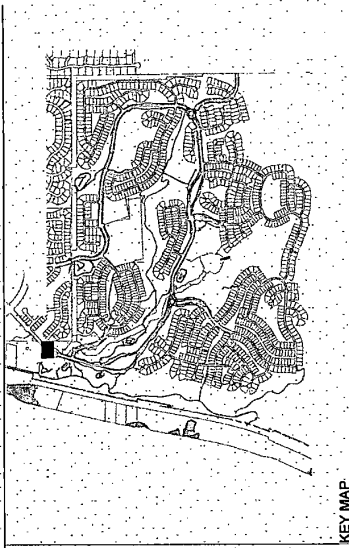
811
Call before you dig

NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET LANTERNS-PS SECTION 19 FOR INTEGRATED USE OF THE SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE ZONING AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

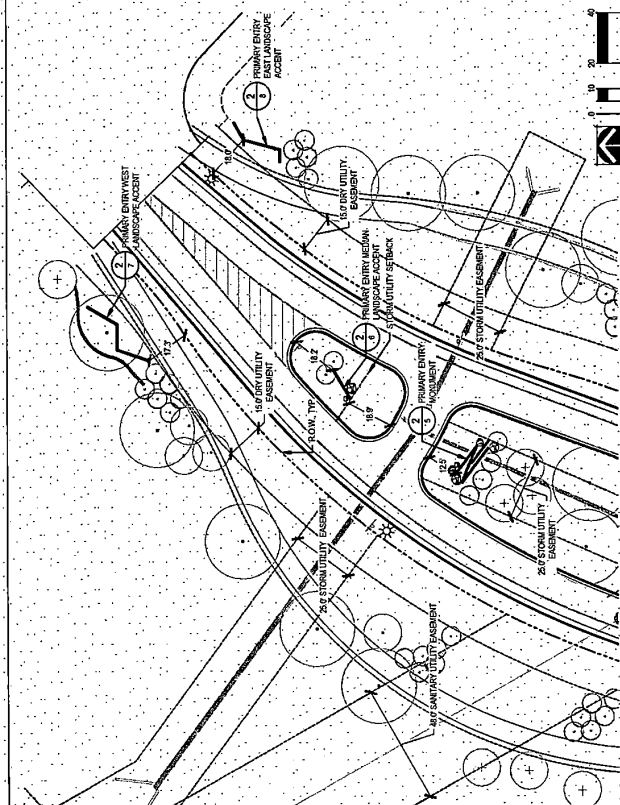
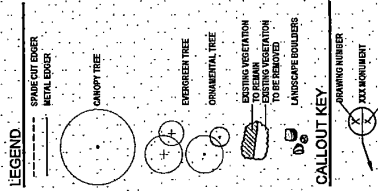
Unofficial Copy

NORRIS DESIGN
 1111 Grand Street
 Denver, Colorado 80204
 P: 303.262.1188
 F: 303.262.1185
 www.norrisdesign.com

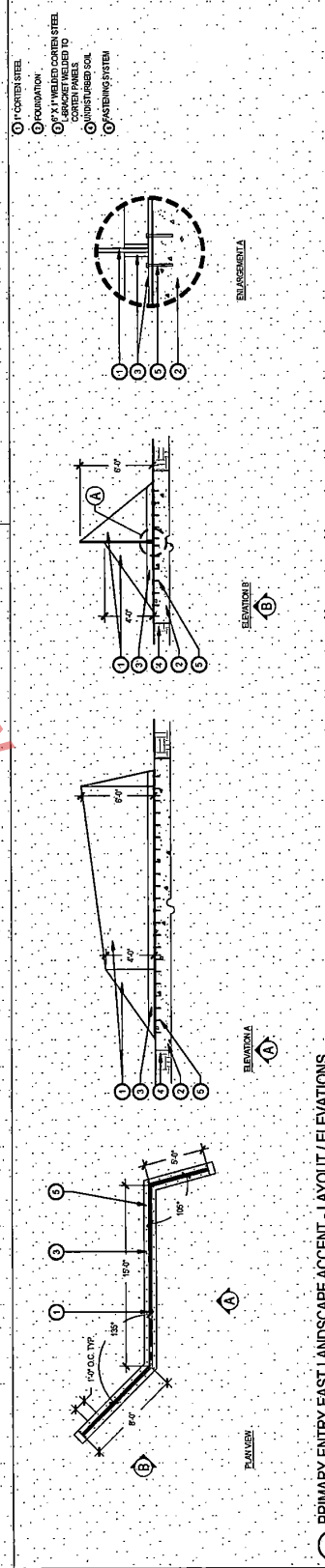
LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO
 OWNER: TOLL BROTHERS, INC.
 18 W. BROADWAY, SUITE 105
 ENERWOOD, CO



KEY MAP



1 PRIMARY ENTRY EAST LANDSCAPE ACCENT - LOCATION



2 PRIMARY ENTRY EAST LANDSCAPE ACCENT - LAYOUT / ELEVATIONS

Unofficial Copy

NOT FOR CONSTRUCTION

DATE

SHEET TITLE:
PRIMARY ENTRY EAST ACCENT

8
 SHEET 1 OF 4

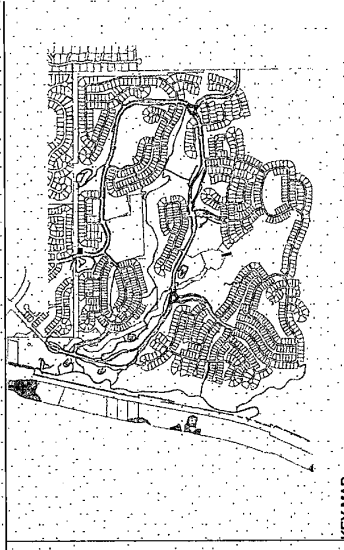


NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS PD SECTION 19 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE EDGING AND DESIGNMENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DECISIONS TO BE SHOWN AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

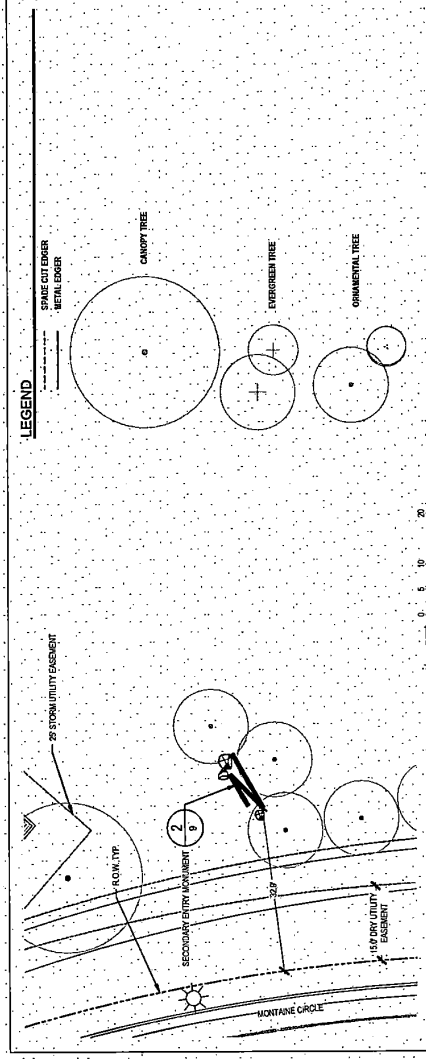
NORRIS DESIGN
 1101 Seward Street
 Denver, Colorado 80204
 P: 303.262.1158
 F: 303.262.1155
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO

OWNER:
 TOLL BROTHERS, INC.
 10000 W. WATSON BLVD.
 ENGLEWOOD, CO



KEY MAP



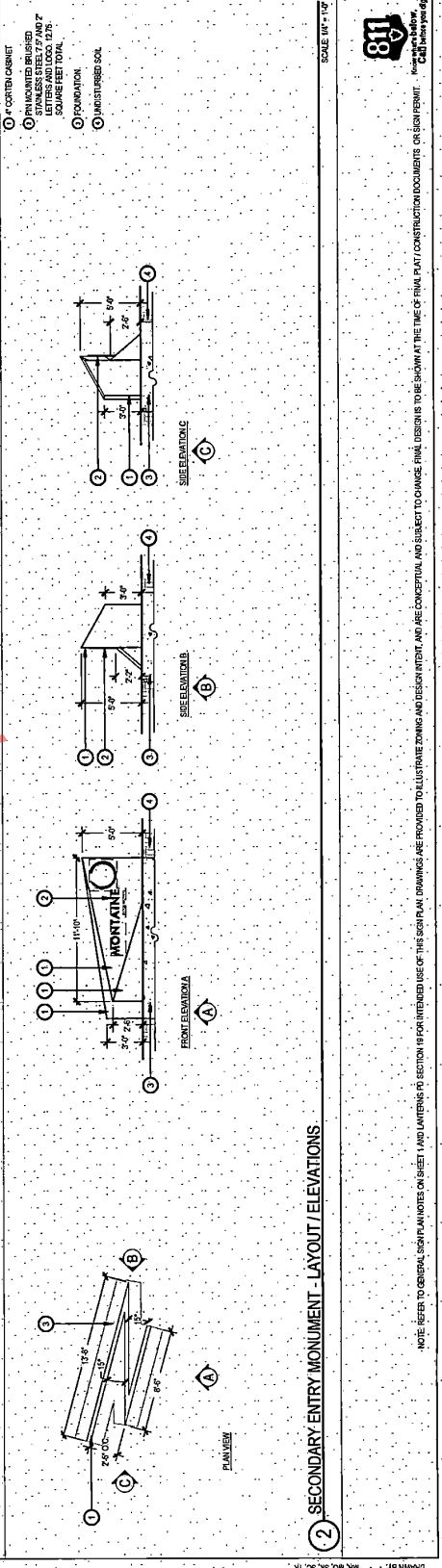
LEGEND

CALLOUT KEY



1 SECONDARY ENTRY MONUMENT - LOCATION

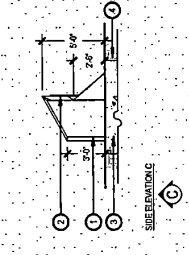
SCALE: 1" = 4'



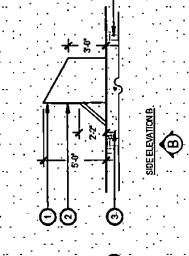
2 SECONDARY ENTRY MONUMENT - LAYOUT / ELEVATIONS

SCALE: 1/4" = 1'-0"

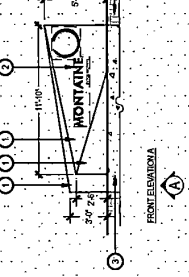
- 1 COATED CABINET
- 2 UNMOUNTED BRUSHED ALUMINUM LETTERS AND LOGO, 24" SQUARE FEET TOTAL
- 3 FOUNDATION
- 4 UNPAVED SOIL



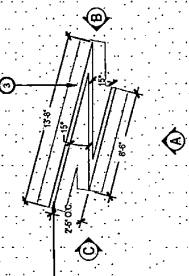
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



FRONT ELEVATION

SHEET TITLE:
 SECONDARY ENTRY MONUMENT

9

SHEET 1 OF 6

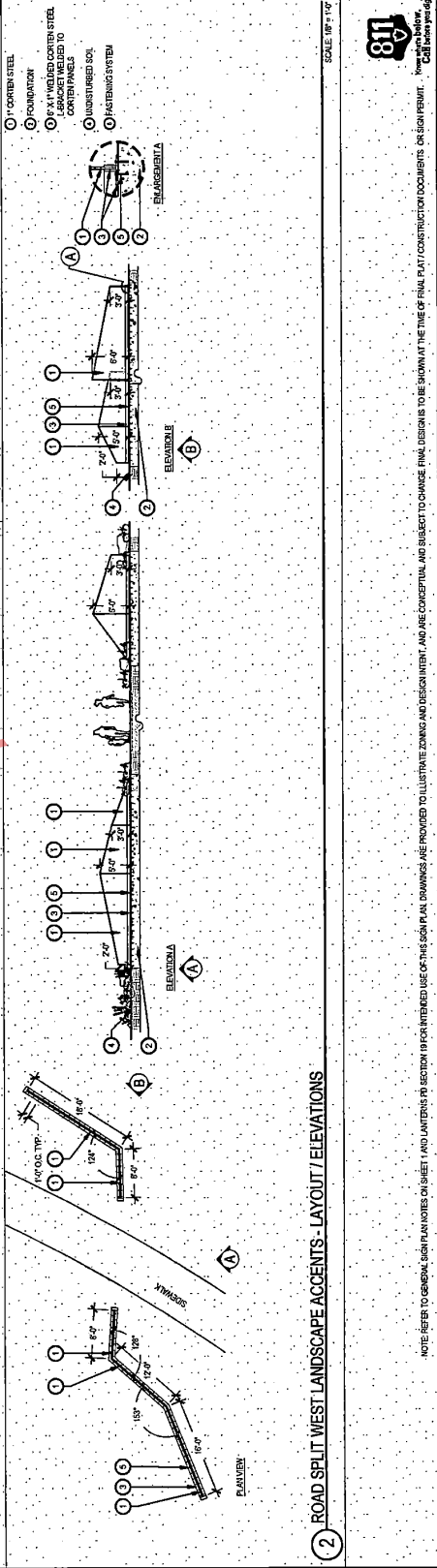
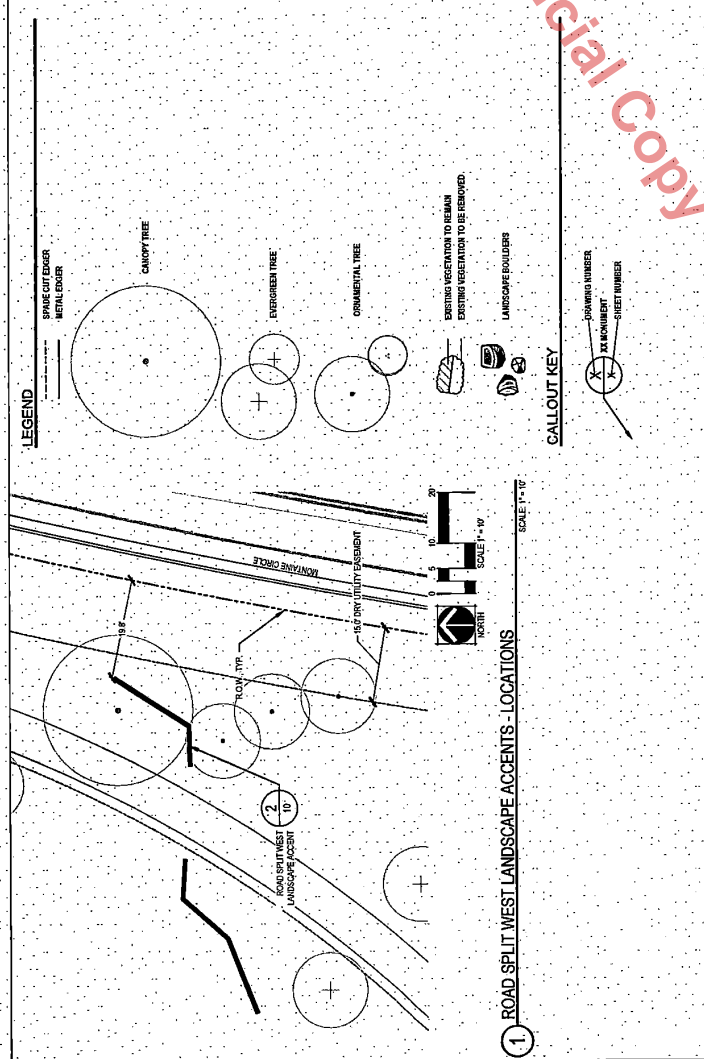
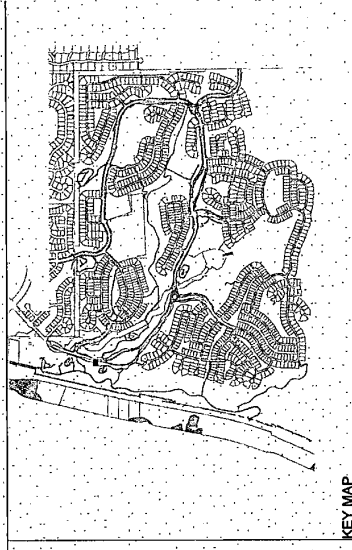


NOTE: REFER TO ORIGINAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS REVISIONS FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE TYPING AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS OR SIGN PERMIT. **REGISTERED PROFESSIONAL ENGINEER**

CHECKED BY: [Signature]
 DATE: [Date]
 DRAWN BY: [Signature]

NORRIS DESIGN
 1101 Burnside Street
 Denver, Colorado 80204
 P: 303.862.1108
 F: 303.862.1109
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO
 OWNER: TOLL BROTHERS, INC.
 110 W. BROADWAY, SUITE 105
 ENGLEWOOD, CO

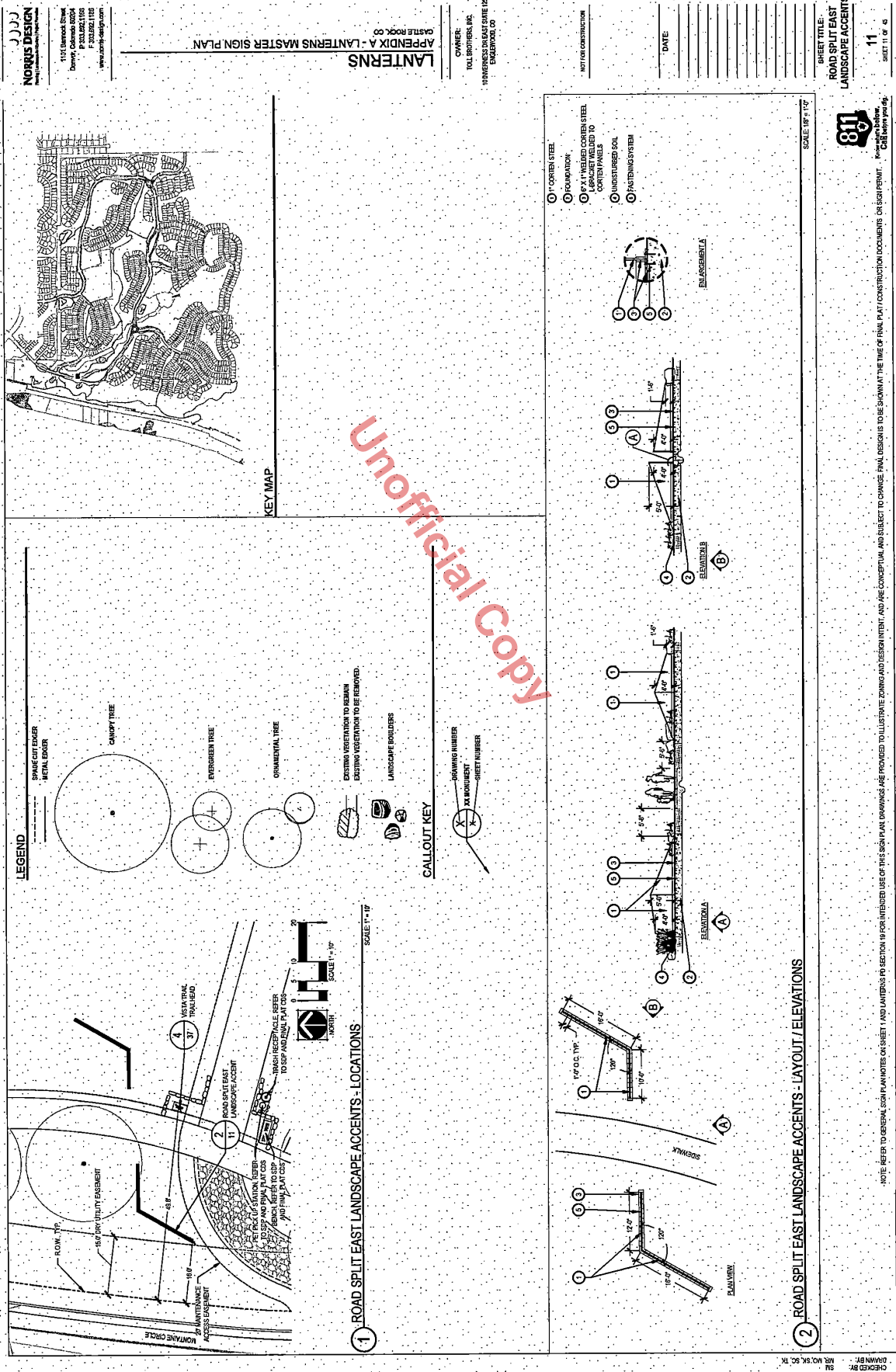


CHECKED BY: SA
 DATE: 08.05.20
 DRAWN BY: SA
 DATE: 07.29.20



ROAD SPLIT WEST LANDSCAPE ACCENTS
 10
 SHEET 10 OF 45

NOTE: REFER TO GENERAL LIGHT FIXTURES ON SHEET 10 FOR INTERFERED USE OF THE SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE DIMENSIONS AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS. PER SIGN PERMIT. www.811colorado.com



NORRIS DESIGN
 1101 University Street
 Denver, Colorado 80204
 P: 303.733.1105
 F: 303.733.1106
 www.norrisdesign.com

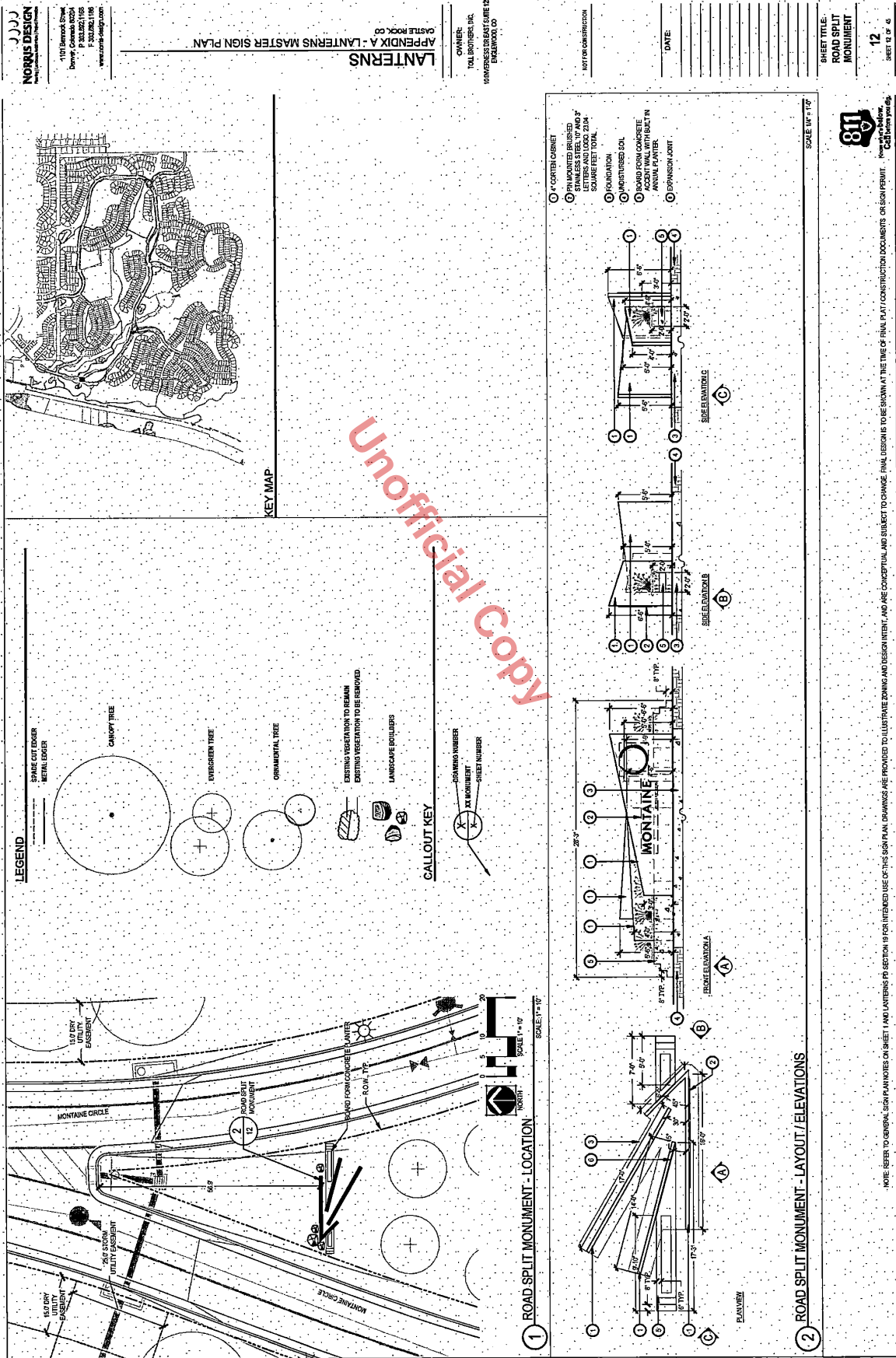
LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO
 OWNER:
 TOLL BROTHERS, INC.
 180 W. WESSERS DR. EAST STATE 105
 EVERWOOD, CO

NOT FOR CONSTRUCTION
 DATE
 SHEET TITLE:
**ROAD SPLIT EAST
 LANDSCAPE ACCENTS**
 11
 SHEET 11 OF 15



NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 10 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE ZONING AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGNMENT. Refer to the following:

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 1101 Emerald Street
 Denver, Colorado 80204
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 F: 303.262.1199
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO
 OWNER: TOLL BROTHERS, INC.
 100 BURGESS DRIVE SUITE 105
 ENERWOOD, CO

NOT FOR CONSTRUCTION
 DATE: _____
 SHEET TITLE: ROAD SPLIT MONUMENT
 12
 SHEET 12 OF 45



NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS PD SECTION 19 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE CONCEPTS AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

NORRIS DESIGN
 1111 University Street
 Denver, Colorado 80202
 P: 303.862.1108
 F: 303.862.1105
 www.norrisdesign.com

LANTRNS
 APPENDIX A - LANTRNS MASTER SIGN PLAN
 CASTLE ROCK, CO

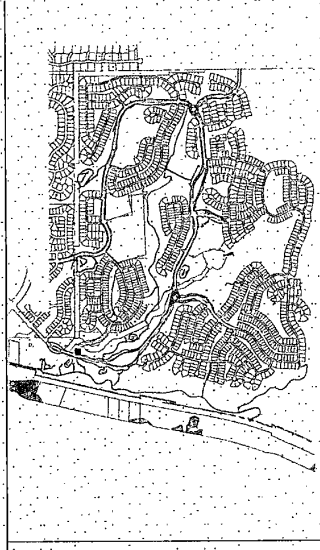
OWNER:
 TOL BROTHERS, INC.
 100 W. BROADWAY DRIVE SUITE 105
 FRENCHWOOD, CO

NOT FOR CONSTRUCTION

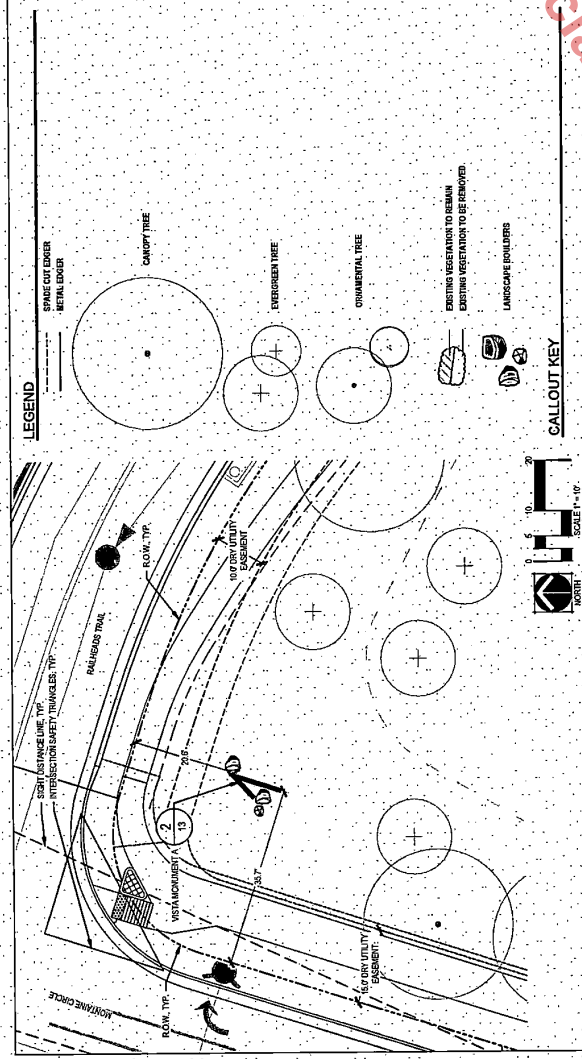
DATE

SHEET TITLE:
VISTA MONUMENT A

13
 SHEET 13 OF 16



KEY MAP



LEGEND

- SPACE CUT LEDGER
- METAL LEDGER
- CANOPY TREE
- EMERGENT TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOUNDARIES
- ROW, TYP.
- 10' TO 15' UTILITY EASEMENT
- 15' TO 20' UTILITY EASEMENT
- 20' TO 30' UTILITY EASEMENT
- 30' TO 40' UTILITY EASEMENT
- 40' TO 50' UTILITY EASEMENT
- 50' TO 60' UTILITY EASEMENT
- 60' TO 75' UTILITY EASEMENT
- 75' TO 100' UTILITY EASEMENT
- 100' TO 150' UTILITY EASEMENT
- 150' TO 200' UTILITY EASEMENT
- 200' TO 300' UTILITY EASEMENT
- 300' TO 400' UTILITY EASEMENT
- 400' TO 500' UTILITY EASEMENT
- 500' TO 600' UTILITY EASEMENT
- 600' TO 750' UTILITY EASEMENT
- 750' TO 1000' UTILITY EASEMENT
- 1000' TO 1500' UTILITY EASEMENT
- 1500' TO 2000' UTILITY EASEMENT
- 2000' TO 3000' UTILITY EASEMENT
- 3000' TO 4000' UTILITY EASEMENT
- 4000' TO 5000' UTILITY EASEMENT
- 5000' TO 6000' UTILITY EASEMENT
- 6000' TO 7500' UTILITY EASEMENT
- 7500' TO 10000' UTILITY EASEMENT

CALLOUT KEY

- DRAWING NUMBER
- XX MONUMENT
- SHEET NUMBER

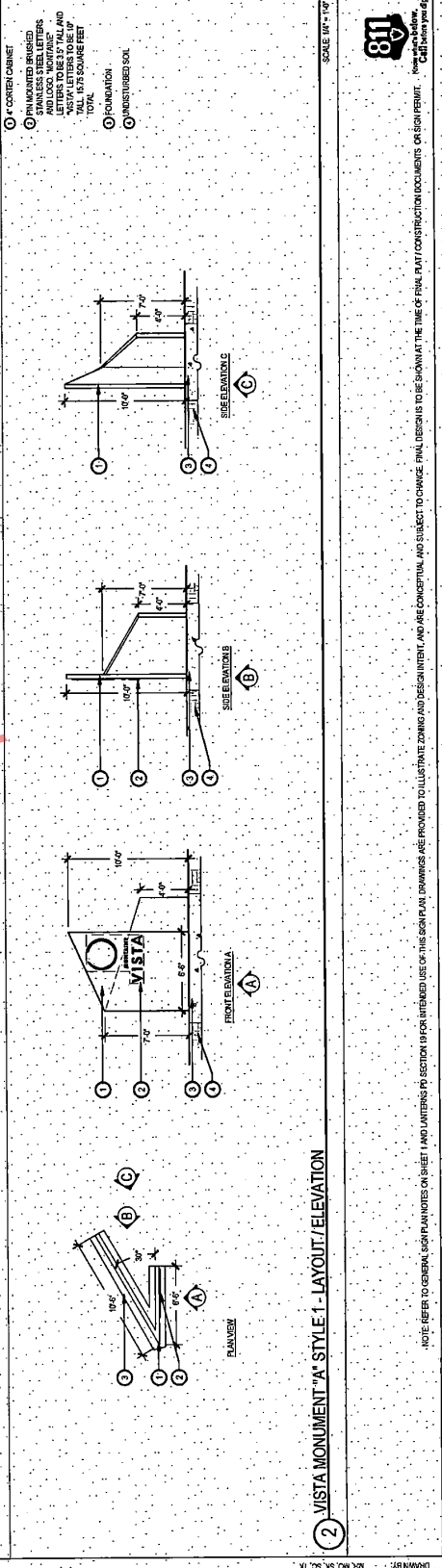
Unofficial Copy

1 VISTA MONUMENT "A" - LOCATION

SCALE 1" = 10'

SCALE 1" = 10'

SCALE 1" = 10'



- 1 CORNER CABINET
- 2 MOUNTED BRUSHED ALUMINUM LETTERS AND LOGO, MOUNTING LETTERS TO BE 3/4" TALL AND 1/4" DEEP, LOGO TO BE 1/4" TALL AND 1/4" DEEP
- 3 TOTAL TALL 15/16" SQUARE FEET
- 4 TOTAL
- 5 UNDISTURBED SOIL
- 6 FOUNDATION
- 7 UNDISTURBED SOIL

2 VISTA MONUMENT "A" STYLE 1 - LAYOUT/ELEVATION

SCALE 1/4" = 1"

SCALE 1/4" = 1"

SCALE 1/4" = 1"

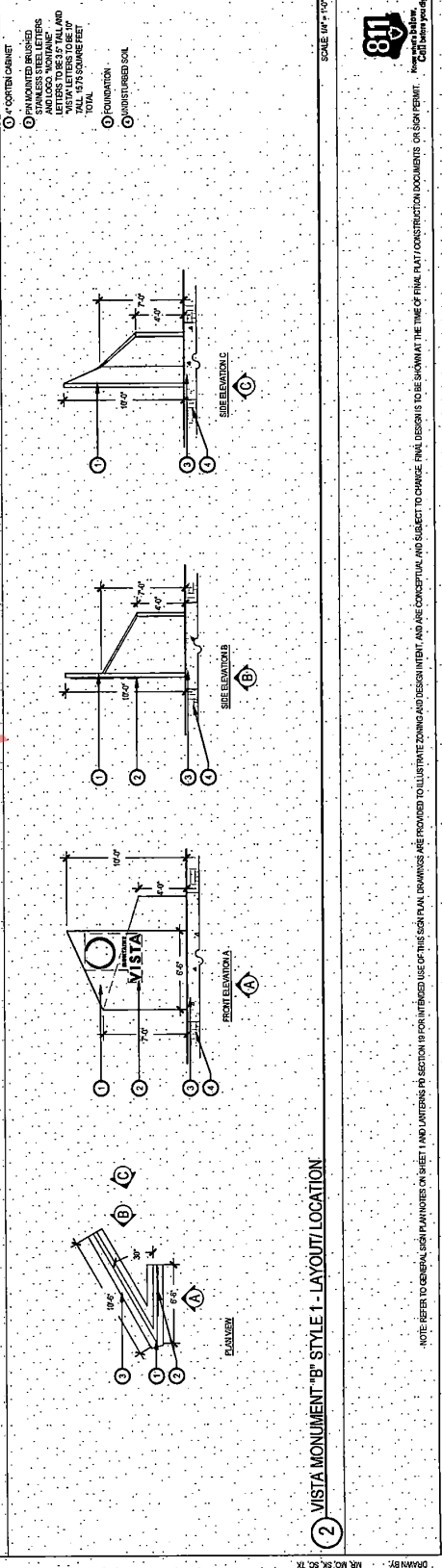
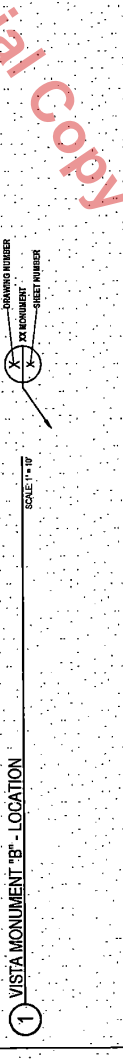
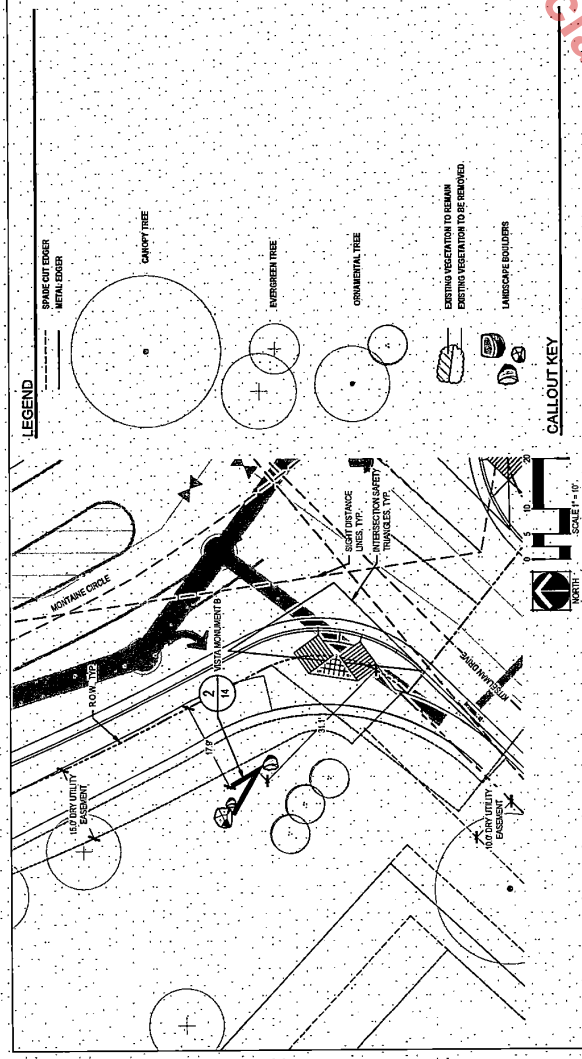
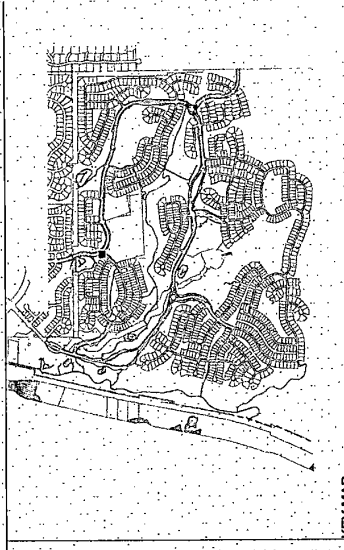


NOTE: REFER TO GENERAL NOTES ON SHEET LANS MONUMENT FOR SEARCH NOTES AND USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE DIMENSIONS AND DESIGN INTENT AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT. *Not for Construction*

NORRIS DESIGN
 1101 Barnack Street
 Denver, Colorado 80204
 P: 303.262.1108
 F: 303.262.1109
 www.norrisdesign.com

APPENDIX A - LANTERNS MASTER SIGN PLAN
LANTERNS
 CASTLE ROCK, CO

OWNER:
 TOLL BROTHERS, INC.
 10 INDEPENDENCE EAST GATE 125
 EVERWOOD, CO



NOT FOR CONSTRUCTION

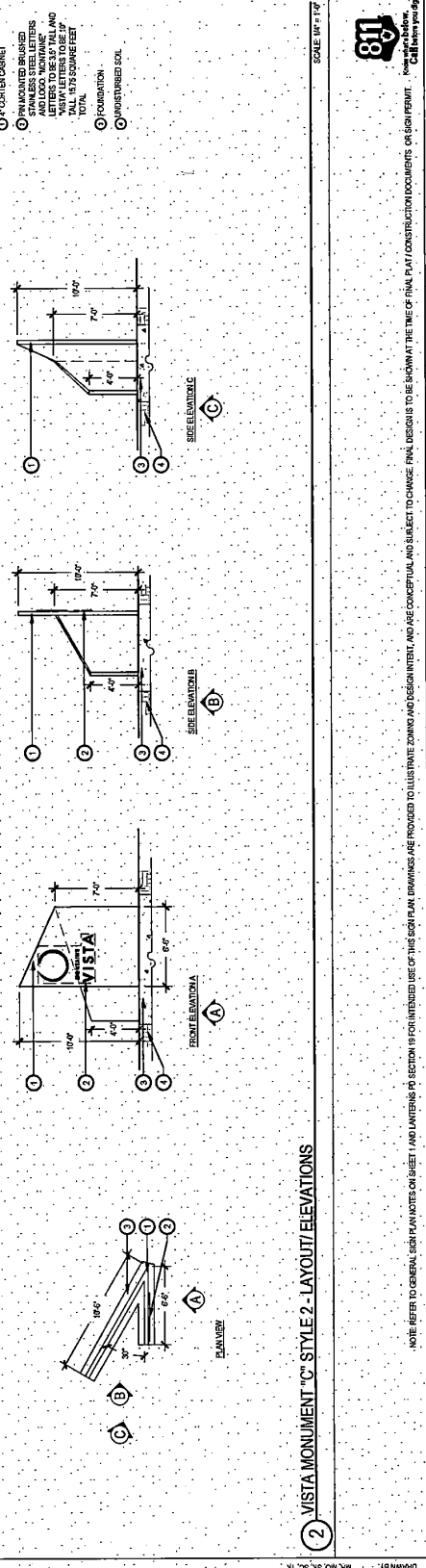
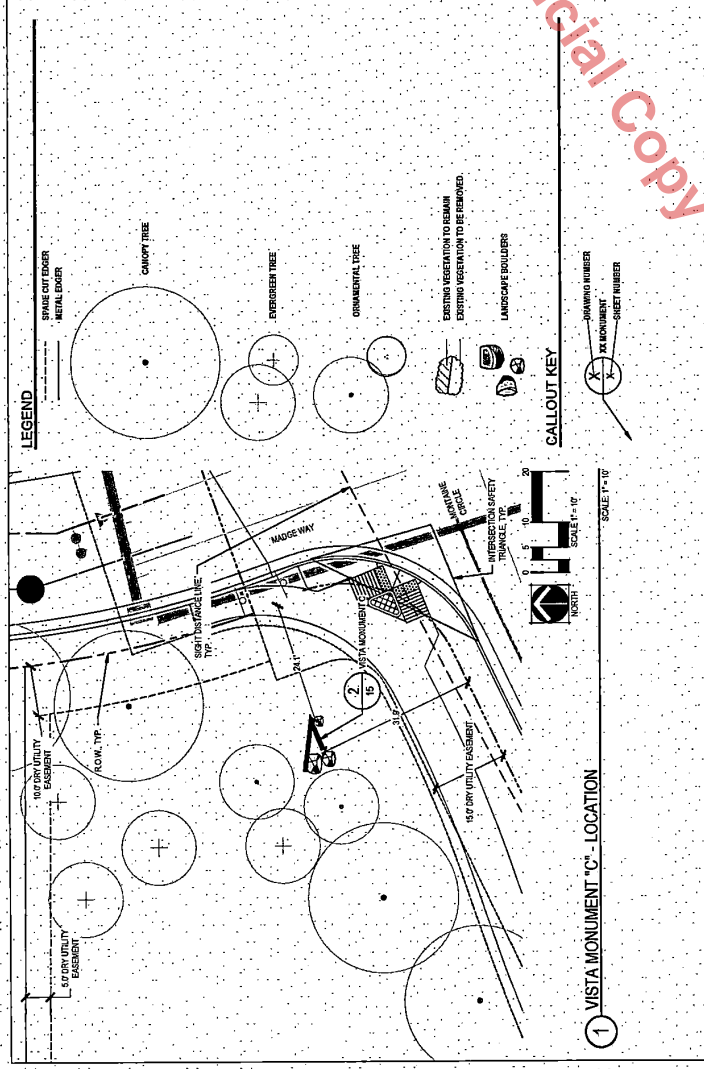
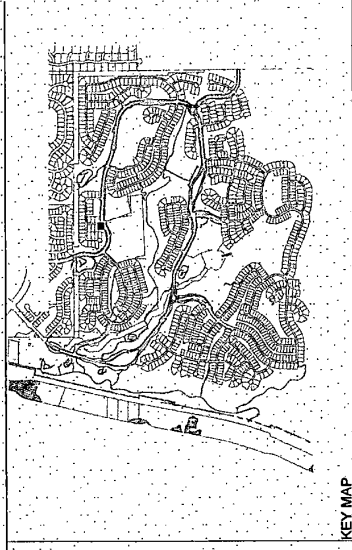
DATE

SHEET TITLE:
VISTA MONUMENT B

14
 SHEET 14 OF 16

NORRIS DESIGN
 1101 Grand Street
 Denver, Colorado 80204
 P: 303.552.1108
 F: 303.552.1105
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO
 OWNER: TOLL BROTHERS, INC.
 100 WESSERS BRIDGE LANE, 605
 EVERWOOD, CO



NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS PD SECTION 19 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE CONCEPTS AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

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 F: 303.262.1195
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO

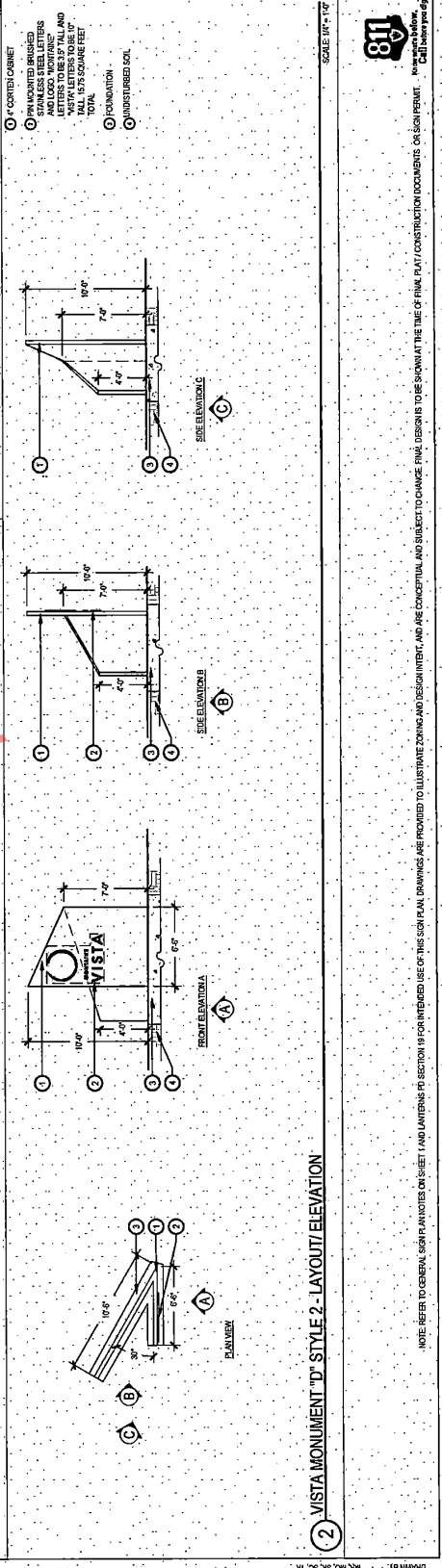
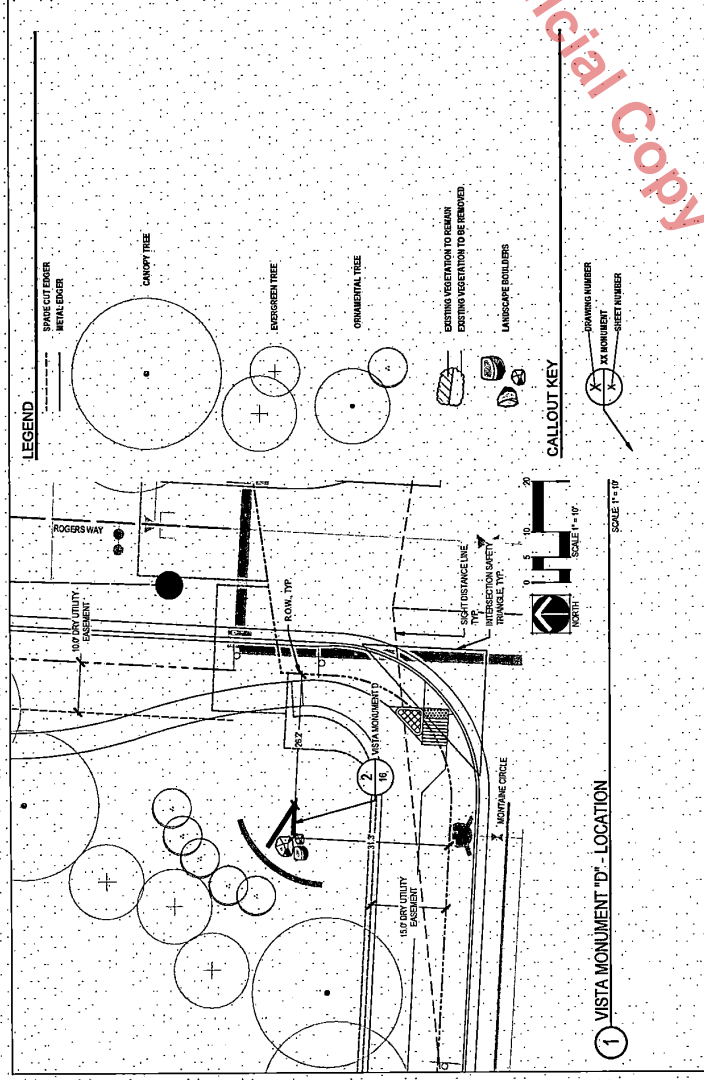
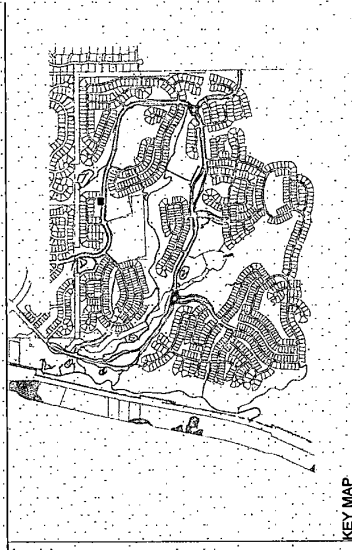
OWNER:
 TOLL BROTHERS, INC.
 1800 S. GARDEN LANE, SUITE 100
 ENGLEWOOD, CO

NOT FOR CONSTRUCTION

DATE

SHEET TITLE:
 VISTA MONUMENT D

16
 SHEET # OF 45



② VISTA MONUMENT 'D' STYLE 2 - LAYOUT/ELEVATION

① VISTA MONUMENT 'D' - LOCATION

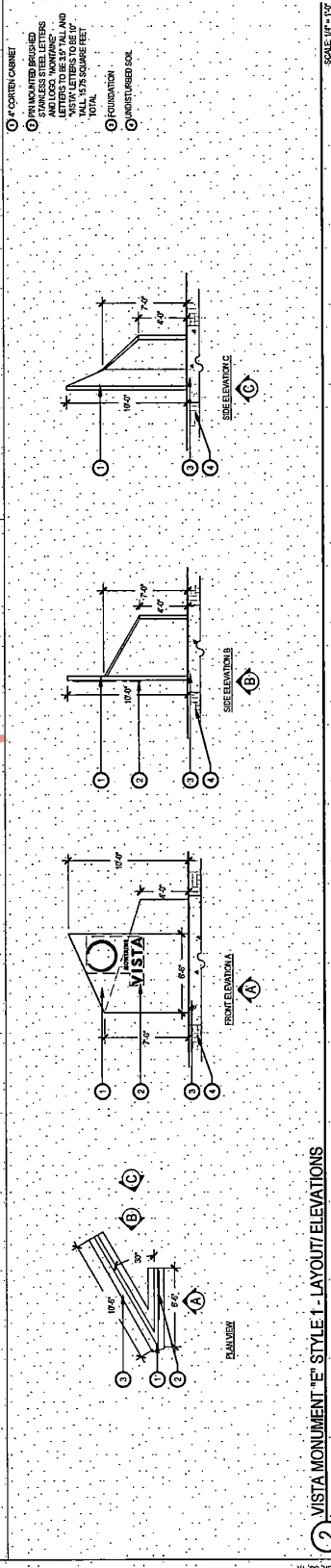
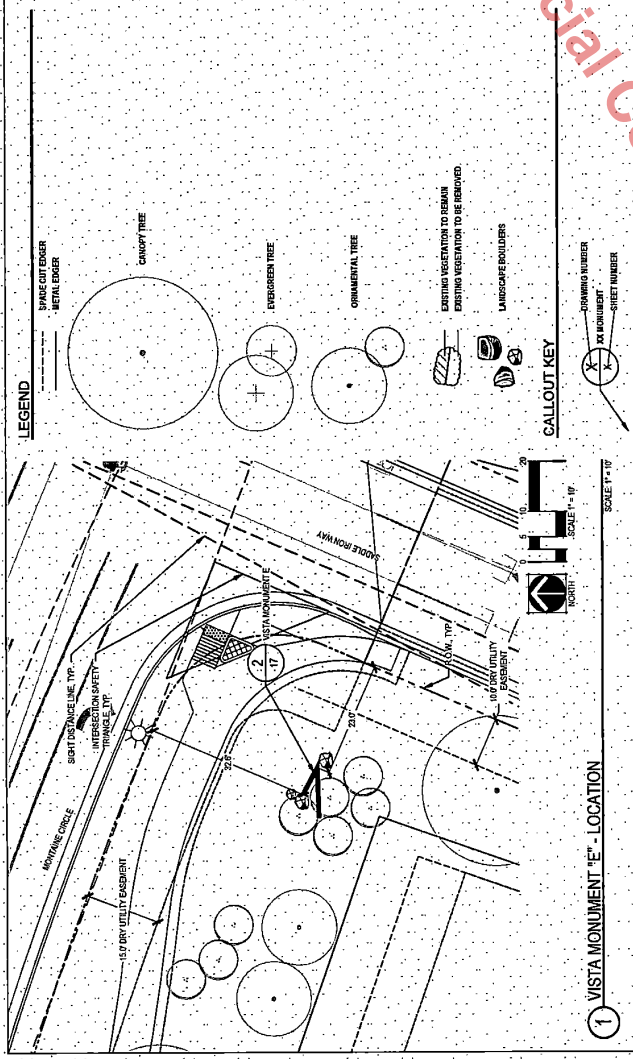
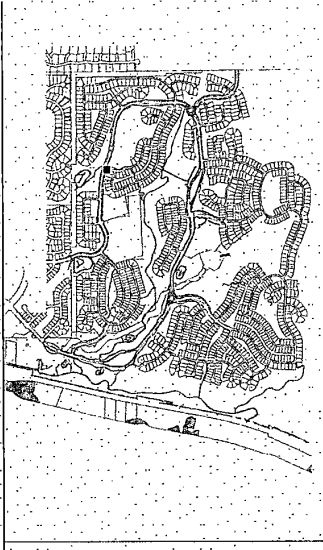


NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS SECTION 19 FOR INTRODUCED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE FORM AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

CHECKED BY: RM
 DRAWN BY: RM, MCK, SK, EC, TK

JCCJ
 NORRIS DESIGN
 1177 Emerald Street
 Denver, Colorado 80204
 P: 303.733.1188
 F: 303.733.1189
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO
 OWNER: TOL BROTHERS INC.
 1041 BROTHERS DR.
 990 BUSINESS CENTER DRIVE, STE 105
 EVERETT, WA 98203



DATE _____
 17
 SHEET # OF 6
VISTA MONUMENT E



CHECKED BY: RM
 DRAWN BY: AS
 8/1/2020 9:30 AM, 8/2/2020 10:00 AM
 811
 California

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 Landscape Architecture
 1101 Bernard Street
 Denver, Colorado 80204
 P: 303.733.1199
 F: 303.733.1198
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LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO

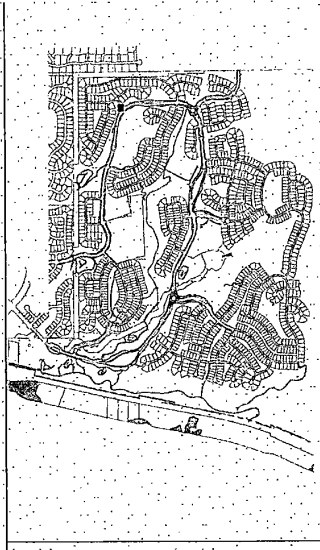
OWNER:
 TOLL BROTHERS, INC.
 100 W. BESSIE BLVD. SUITE 105
 BRIGHTWOOD, CO

NOT FOR CONSTRUCTION

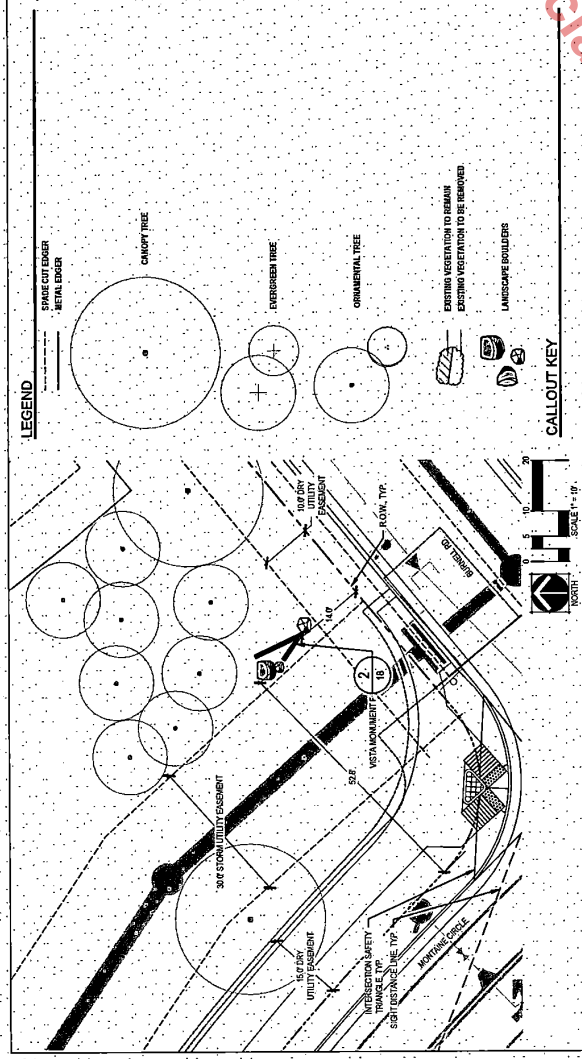
DATE: _____

SHEET TITLE:
 VISTA MONUMENT F

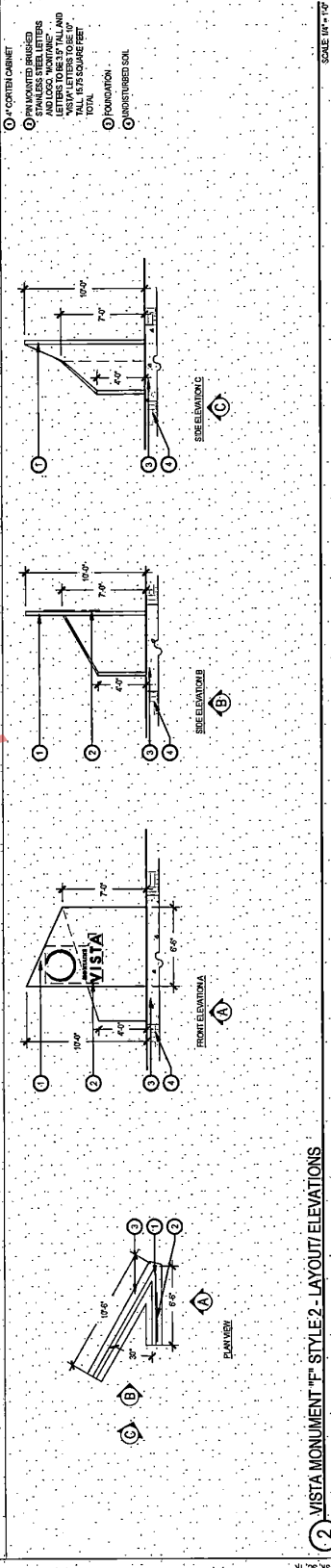
18
 SHEET 18 OF 46



KEY MAP



Unofficial Copy



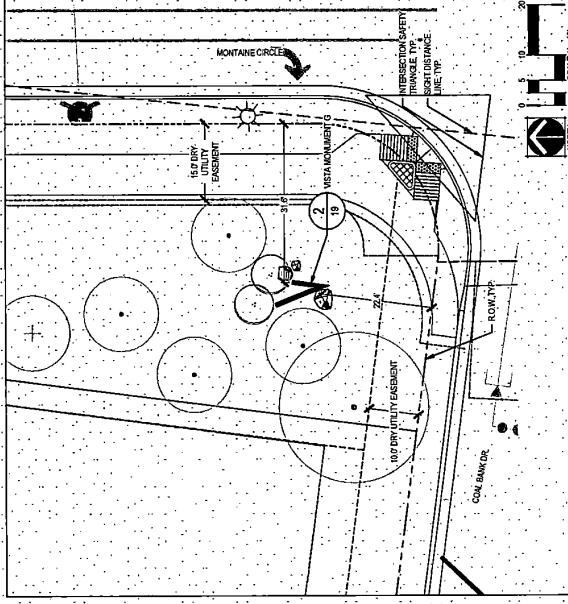
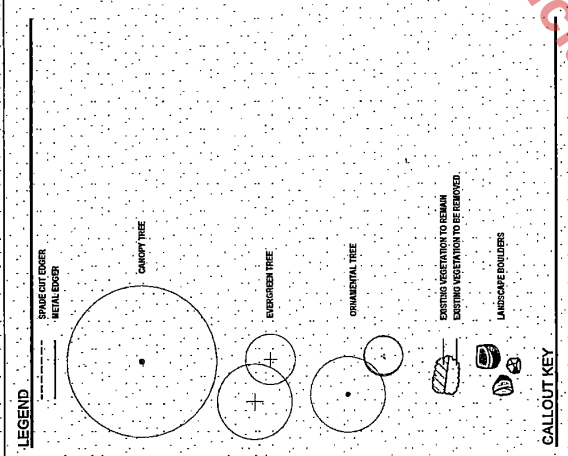
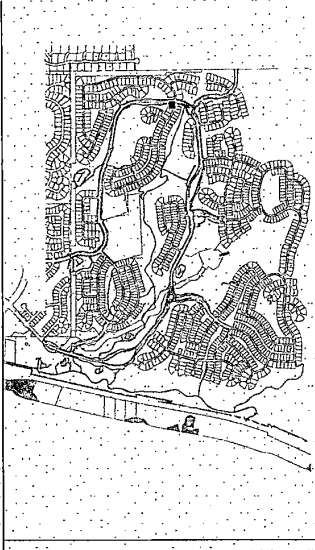
NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS PLAN SECTION 19 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE CONCEPT AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DECISIONS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

CHECKED BY: SA
 DRAWN BY: MK, KR, SC, TX

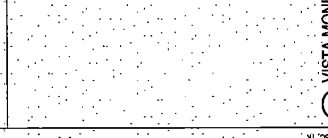
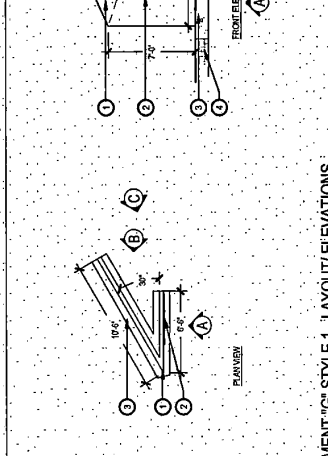
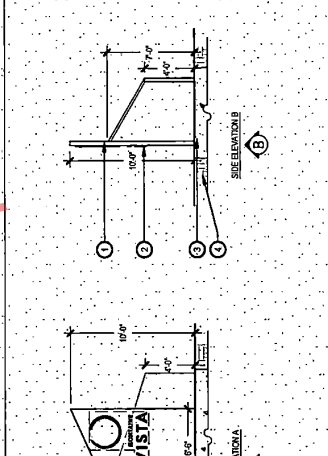
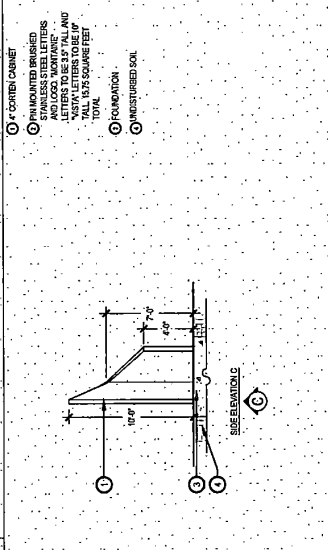
NORRIS DESIGN
 4101 Emerald Street
 Denver, Colorado 80204
 P: 303.852.1103
 F: 303.852.1108
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO

OWNER:
 TOLL BROTHERS, INC.
 1100 W. WASHINGTON STREET
 ENGLEWOOD, CO



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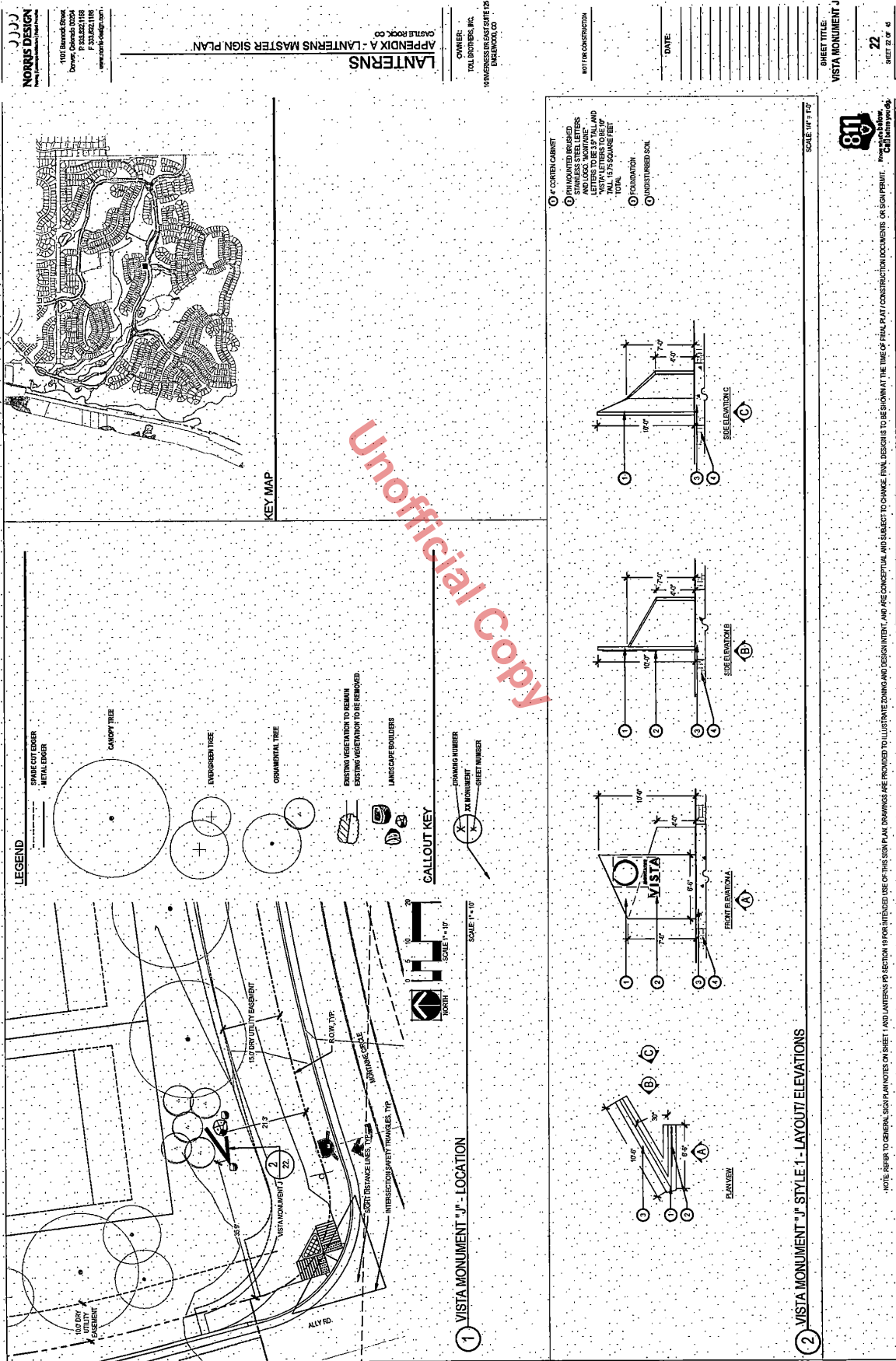
SHEET TITLE:
VISTA MONUMENT G

19
 SHEET 19 OF 6



NOTE: REFER TO GENERAL LIGHT FIXTURES ON SHEET 1 AND LANTERN REVISION 19 FOR INTRODUCTION OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE CONCEPT AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAN/CONSTRUCTION DOCUMENTS OR SIGNIFICANT.

DESIGNED BY: [redacted]
 DRAWN BY: [redacted]
 RFR: NO. SK. 52, TX



NORRIS DESIGN
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Denver, Colorado 80204
P: 303.251.1188
F: 303.251.1189
www.norrisdesign.com

LANTERNS
APPENDIX A - LANTERNS MASTER SIGN PLAN
OWNER: TOLL BROTHERS, INC.
180 BURGESS DR. SUITE 105
ENGLEWOOD, CO

NOT FOR CONSTRUCTION

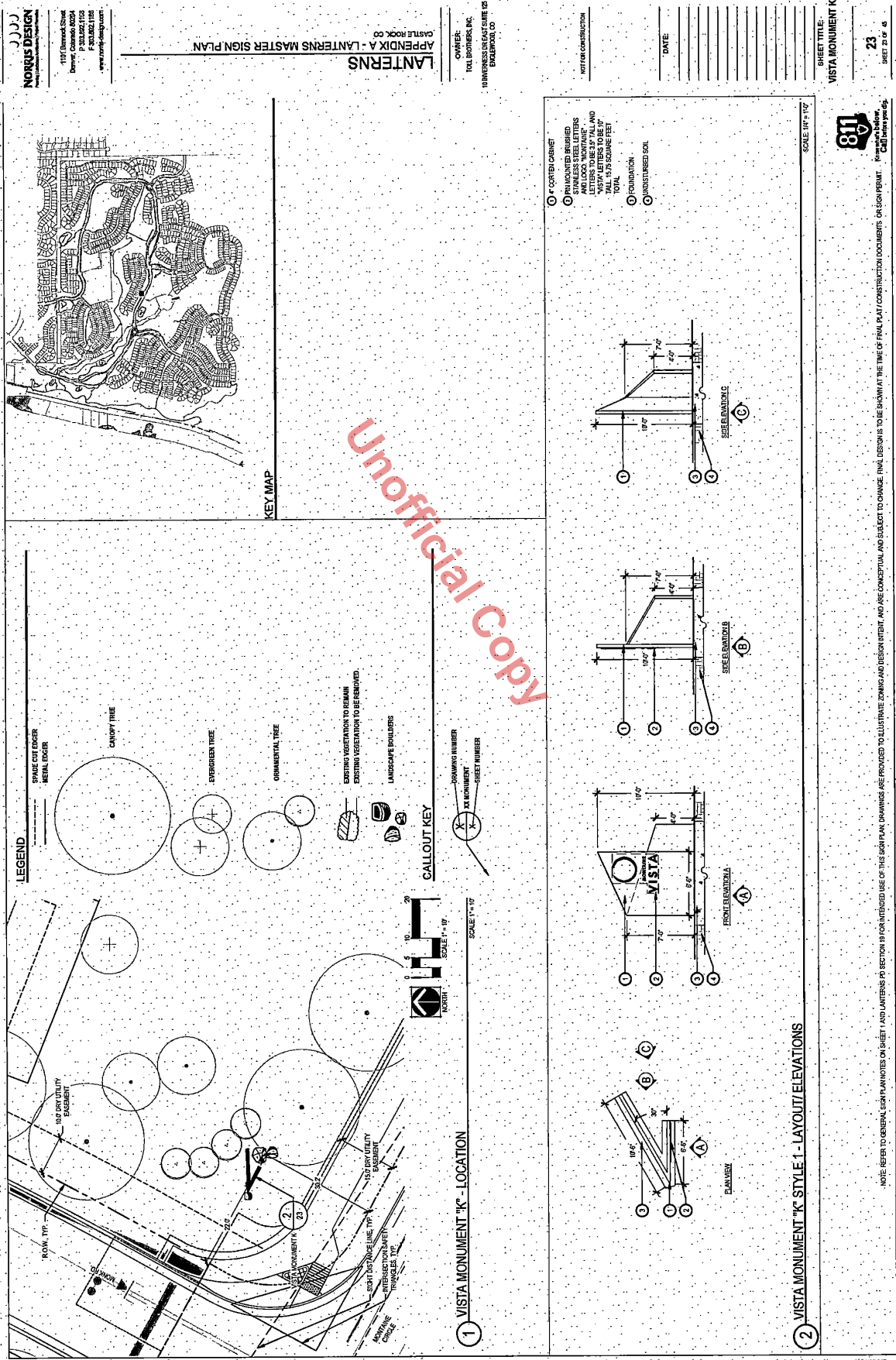
DATE: _____

SHEET TITLE:
VISTA MONUMENT J

22
SHEET 22 OF 45



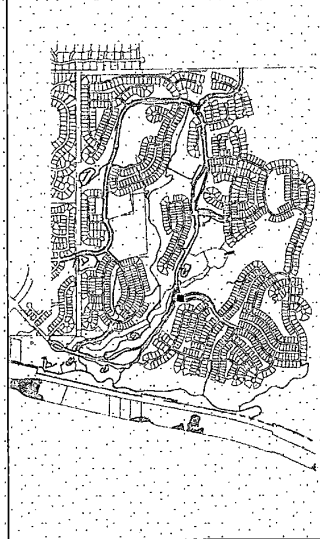
NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS PD SECTION 8 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE CONCEPT AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT. *www.norrisdesign.com*



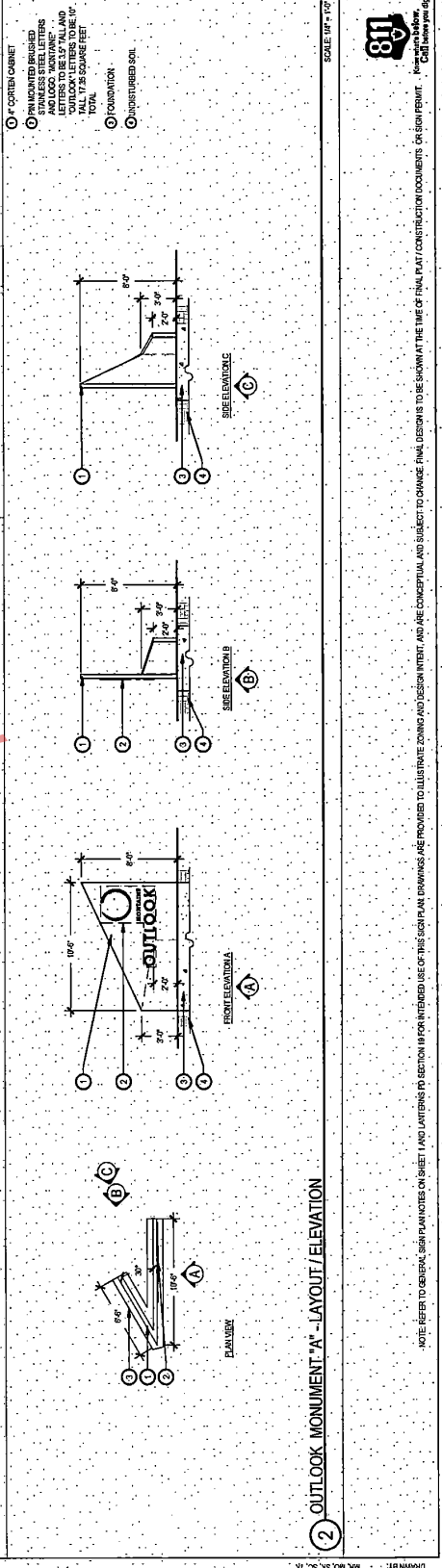
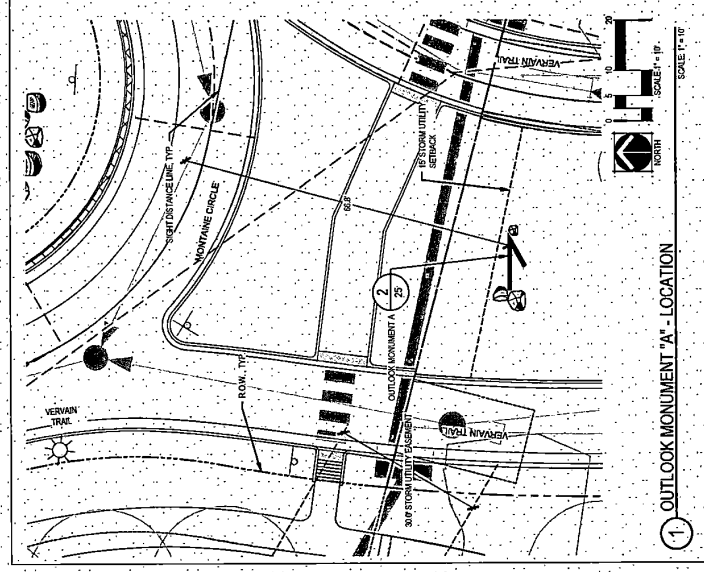
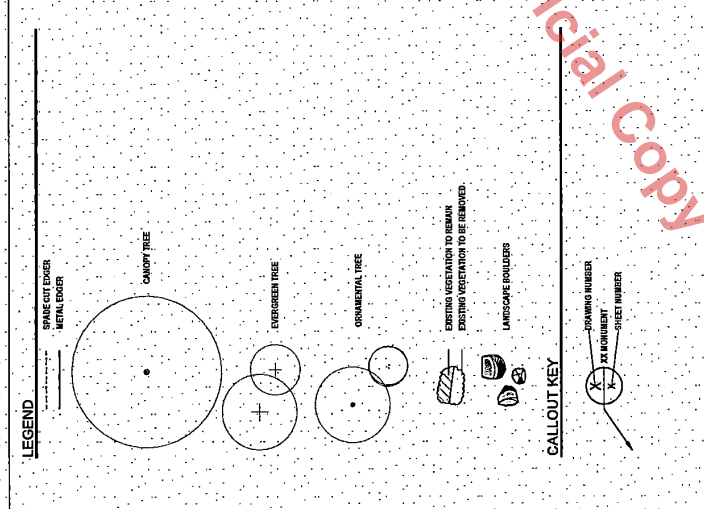
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JDD
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 1111 Edwards Street
 Denver, Colorado 80201
 P: 303.621.1168
 F: 303.621.1169
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO
 OWNER:
 TALL BROTHERS, INC.
 10400 S. GLENVIEW BLVD
 ENERWOOD, CO



KEY MAP



NOTE: REFER TO GENERAL LEGAL PARAGRAPHES ON SHEET 1 AND LANTERNS FOR SECTION 18 FOR INTRODUCED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE CONCEPTS AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAN/CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

CHECKED BY: [Signature]
 DATE: 08/05/20
 DRAWN BY: [Signature]
 DATE: 07/29/20

KEY MAP

LEGEND

- SPADE CUT EDGE
- METAL EDGE
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOUNDARS
- CALLOUT KEY
- DRAWING NUMBER
- XX BOUNDMENT
- SHEET NUMBER

1 OUTLOOK 'A' EAST LANDSCAPE ACCENT - LOCATION

SCALE: 1" = 10'

2 OUTLOOK 'A' EAST LANDSCAPE ACCENT - LAYOUT/ELEVATION

SCALE: 1/4" = 1'-0"

NOTES: REFER TO GENERAL NOTES ON SHEET LAND LANTERNS FOR SECTION 18 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE DESIGN AND CONCEPTUAL AND ARE SUBJECT TO CHANGE. FINAL DESIGN IS TO BE PROVIDED AT THE TIME OF FINAL PLAT/CONSTRUCTION DOCUMENTS OR SIGN PERMIT.

OWNER: TOLL BROTHERS, INC.
100 W. GARDNER BLVD. SUITE 205
ENNERWOOD, CO

OWNER: CASTLE ROCK, CO

OWNER: NORRIS DESIGN

APPENDIX A - LANTERNS MASTER SIGN PLAN

DATE: _____

NOT FOR CONSTRUCTION

SHEET TITLE: OUTLOOK 'A' EAST LANDSCAPE ACCENT

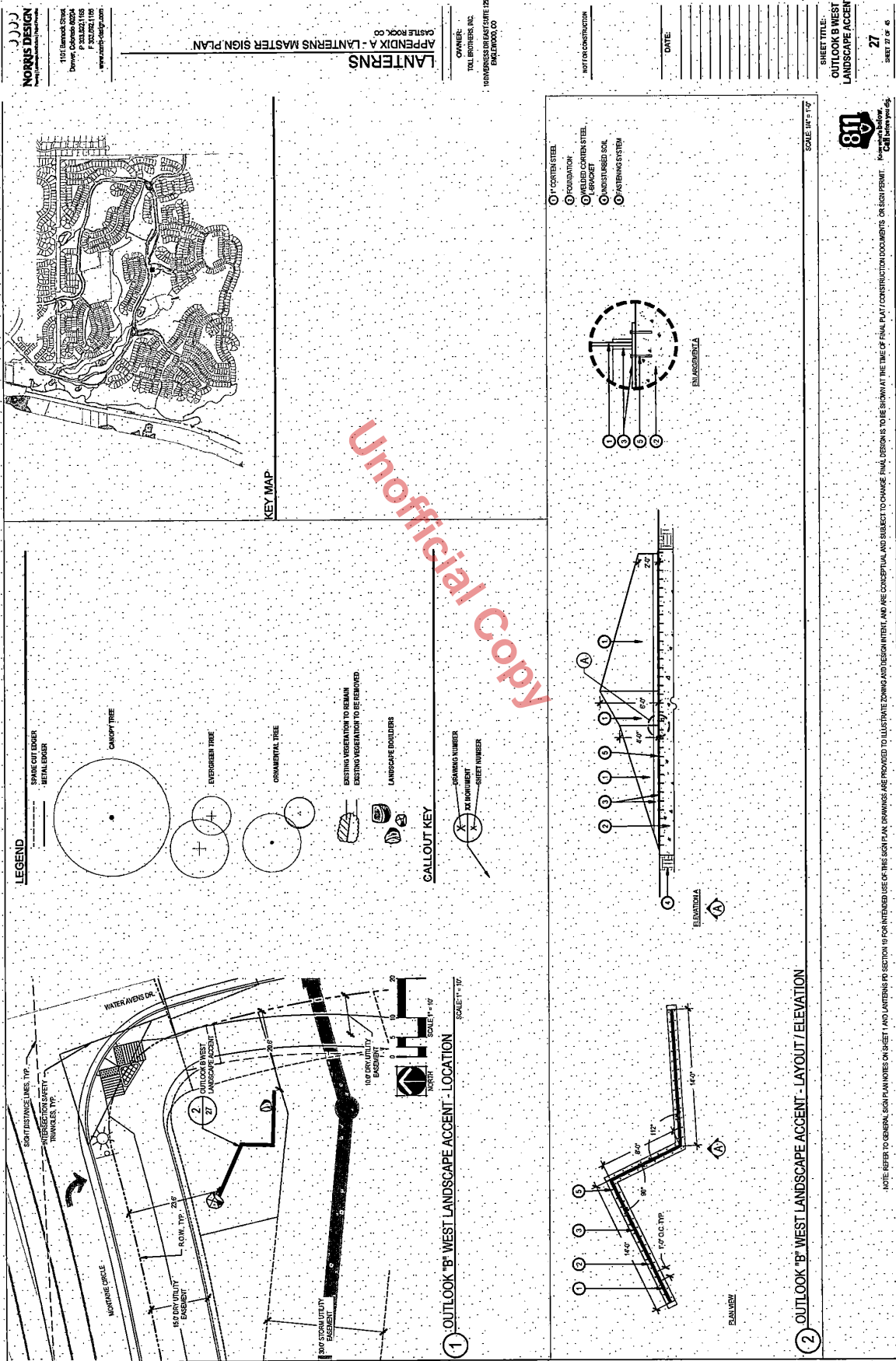
26

SHEET # OF #

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Denver, Colorado 80204
P: 303.442.1188
F: 303.442.1188
www.norrisdesign.com

LANDSCAPE ARCHITECTS
APPENDIX A - LANDSCAPE MASTER SIGN PLAN
CASTLE ROCK, CO

OWNER:
TOLL BROTHERS, INC.
180 WENDELL STREET, SUITE 205
ENGLEWOOD, CO

NOT FOR CONSTRUCTION

DATE: _____

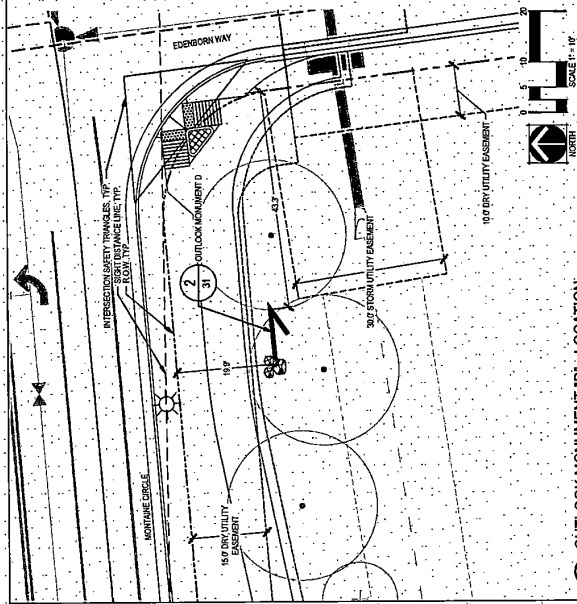
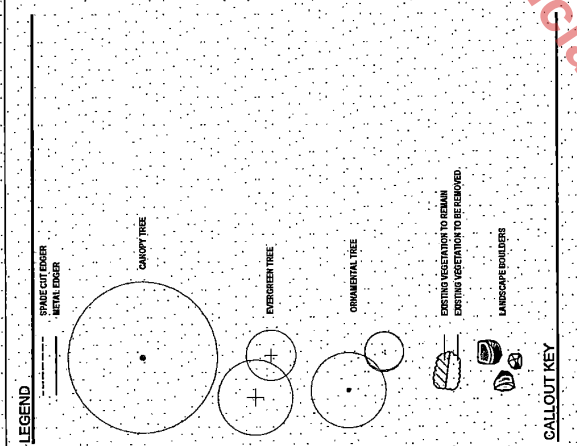
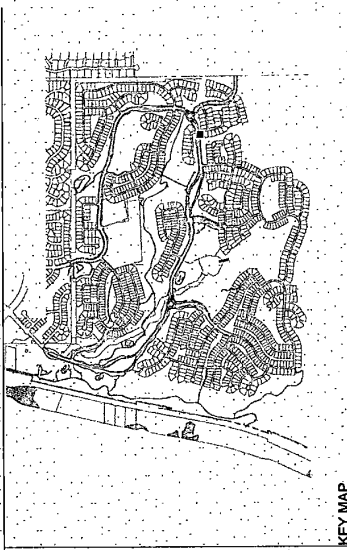
SHEET TITLE:
OUTLOOK 'B' WEST LANDSCAPE ACCENT

27
sheet 2 of 6

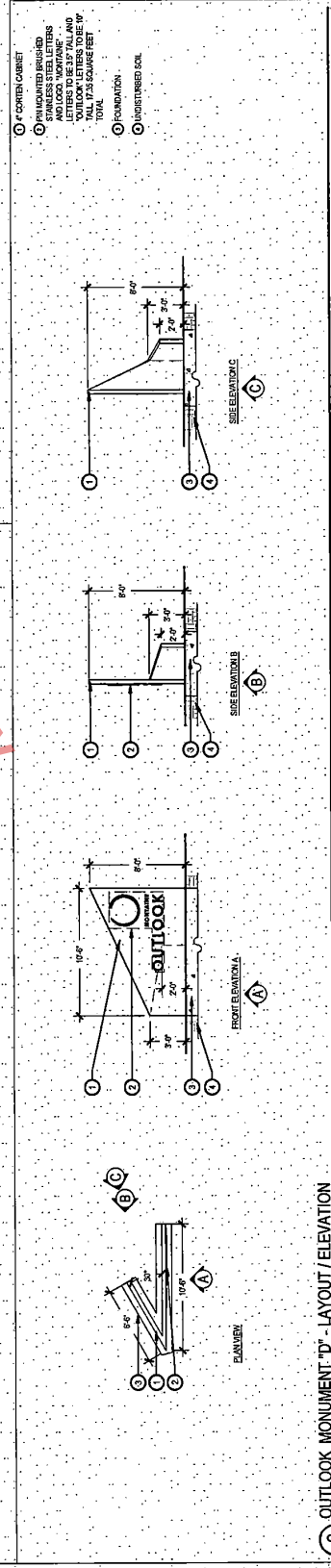
NORRIS DESIGN
 11700 E. Grand Ave.
 Denver, Colorado 80231
 P: 303.902.1168
 F: 303.902.1168
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 Clients: Rock Co

OWNER:
 TOLL BROTHERS, INC.
 16000 SHILOH ROAD
 ENERWOOD, CO



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SHEET TITLE:
OUTLOOK MONUMENT
 D

31
 SHEET 31 OF 41



NOTE: REFER TO GENERAL NOTES ON SHEET 1 AND LANTERNS 'B' SECTION FOR CONSTRUCTION USE OF THIS DOCUMENT. DRAWINGS ARE PROVIDED TO ILLUSTRATE ZONING AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT. www.dca.state.tx.us Call before you dig.

CHECKED BY: [Signature]
 DATE: [Blank]
 DRAWN BY: [Signature]
 DATE: [Blank]

NOVAK'S DESIGN
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 Denver, Colorado 80202
 P: 303.992.1158
 F: 303.992.1158
 www.novaksdesign.com

APPENDIX A - LANTERNS MASTER SIGN PLAN
LANTERNS
 CASTLE ROCK, CO

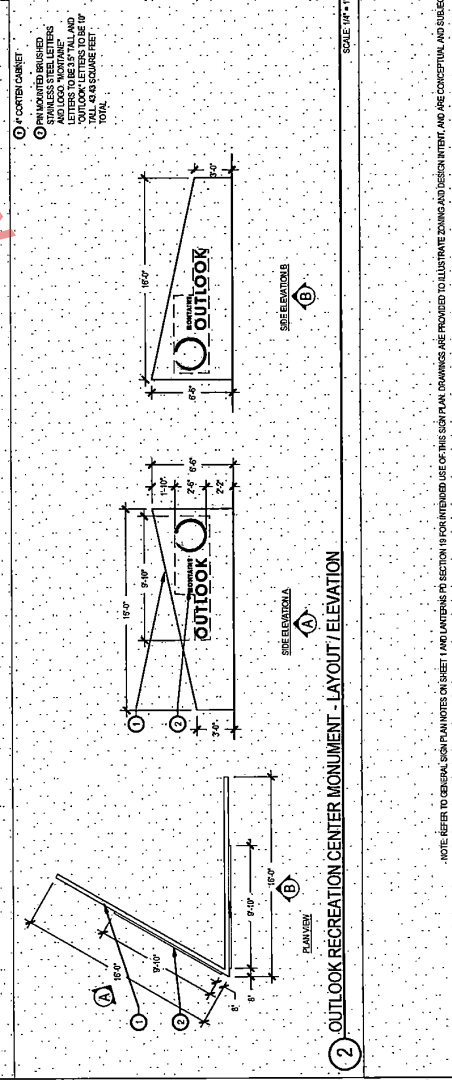
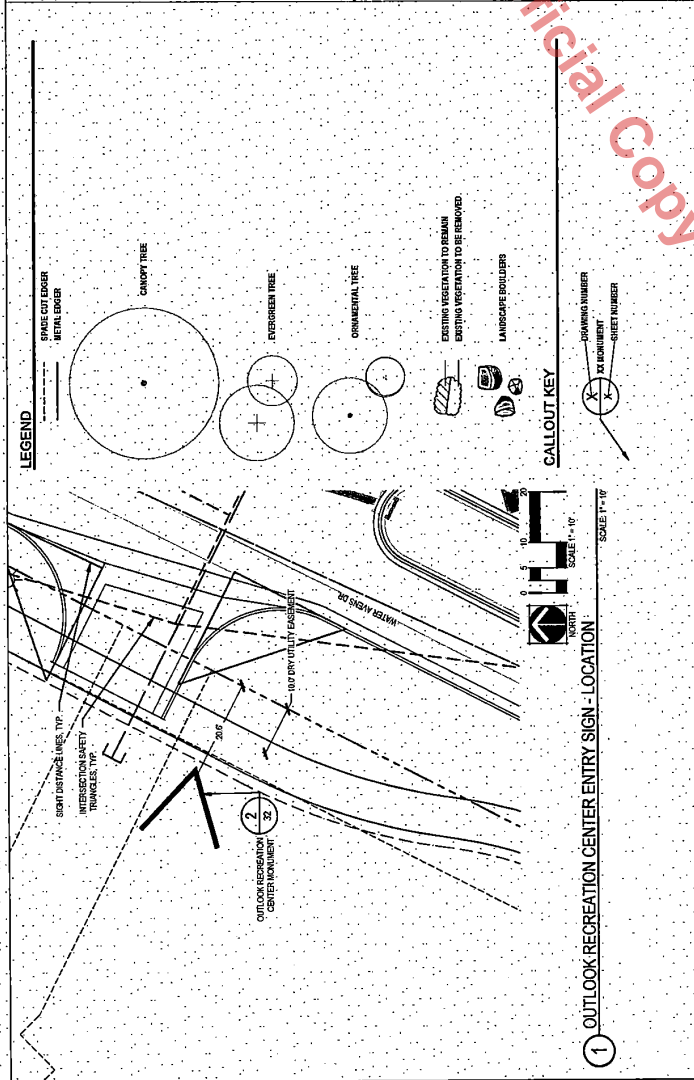
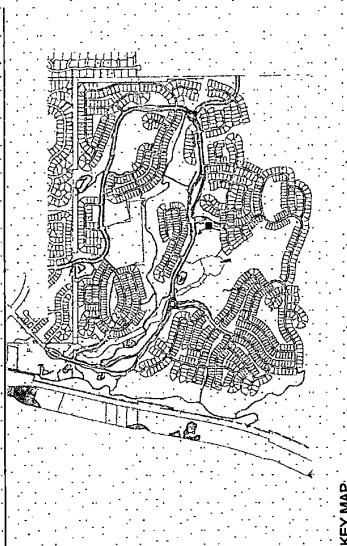
OWNER:
 TOLL BROTHERS, INC.
 18 INVERNESS DRIVE EAST SUITE 125
 ENGLEWOOD, CO

NOT FOR CONSTRUCTION

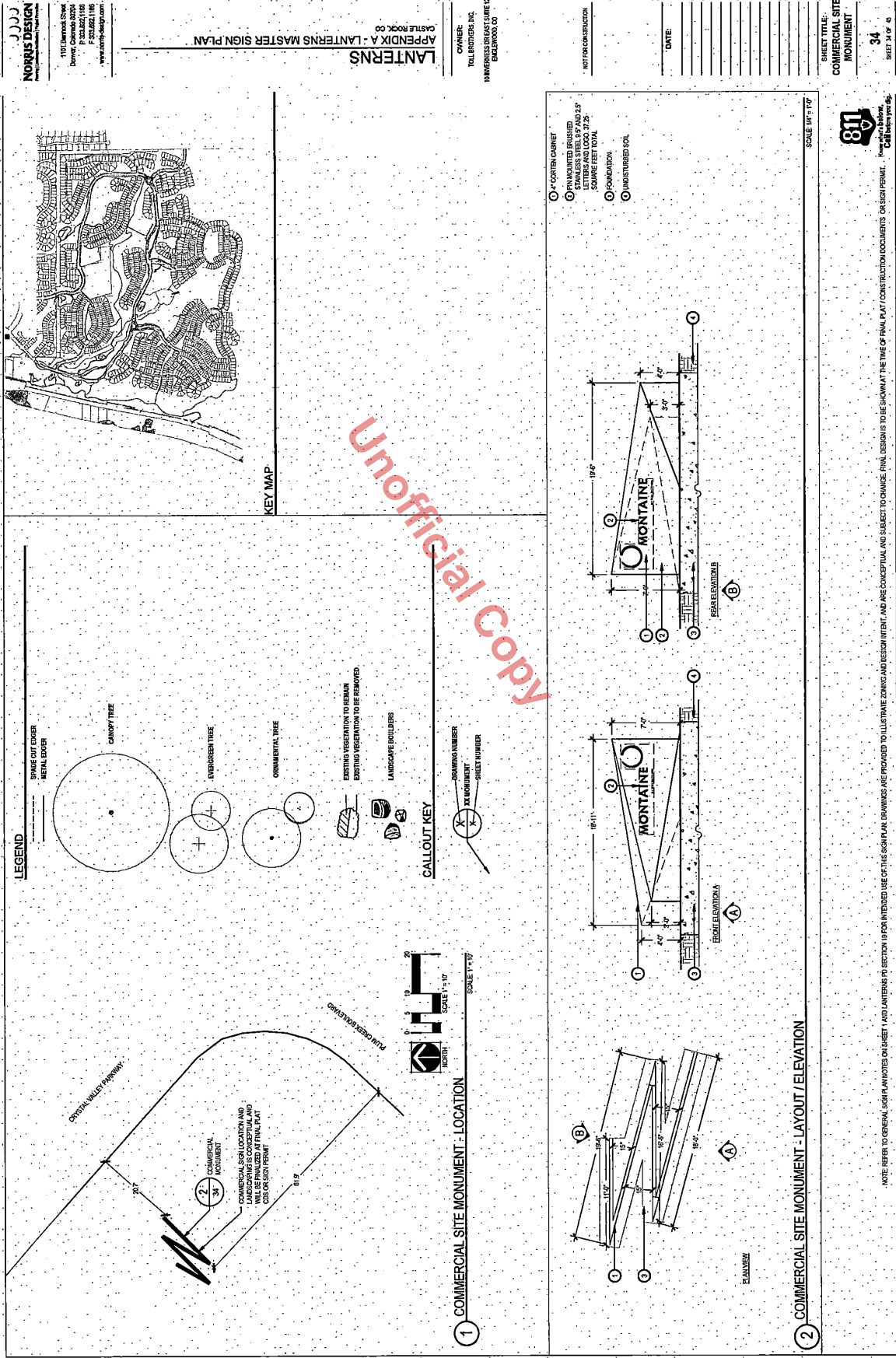
DATE

SHEET TITLE:
**OUTLOOK RECREATION
 CENTER ENTRY SIGN**

32
 SHEET 24 OF 46



NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET LANTERNS FOR SECTION 19 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE EXISTING AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE CLIENT.



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 Denver, Colorado 80202
 P: 303.952.1188
 F: 303.952.1186
 www.novasdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO

OWNER:
 TOLL BROTHERS, INC.
 10000 S. BENTLEY STREET SUITE 205
 ENGLEWOOD, CO

DATE: _____

NOT FOR CONSTRUCTION

SHEET TITLE:
COMMERCIAL SITE MONUMENT

34
 SHEET 24 OF 48



NOTE: REFER TO GENERAL SIGN NOTES ON SHEET AND LANTERNS IN SECTION UP FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE ZONING AND DESIGN INTENT, AND ARE CONCEPTUAL AND DESIGN INTENT, AND ARE SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT. Please refer to below. Call before you dig.

DRAWN BY: SA
 MR. NO. SK. SC. TX

NOARIS DESIGN
 1101 Harvard Street
 Denver, CO 80202
 P 303.952.1198
 F 303.952.1198
 www.noaris-design.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN

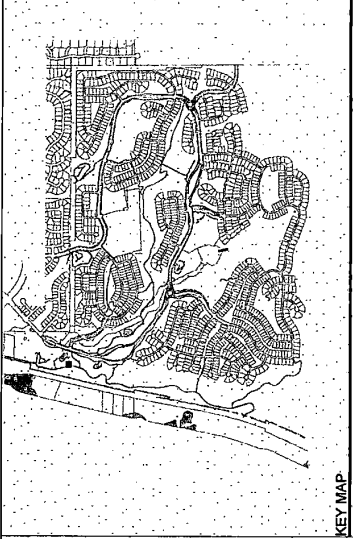
OWNER: **SETTLERS RANCH**
 TOTAL SPONSORING: **NOARIS DESIGN**
 16000 EAST 10TH AVENUE, BOX 100
 DENVER, CO 80231

DATE: _____

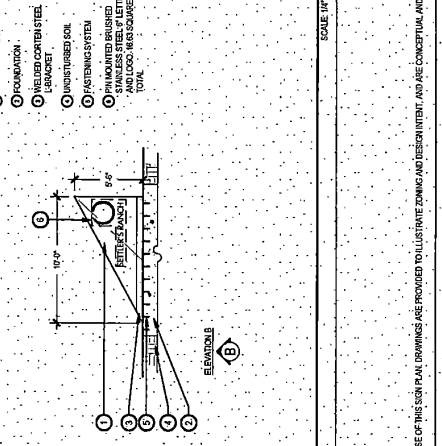
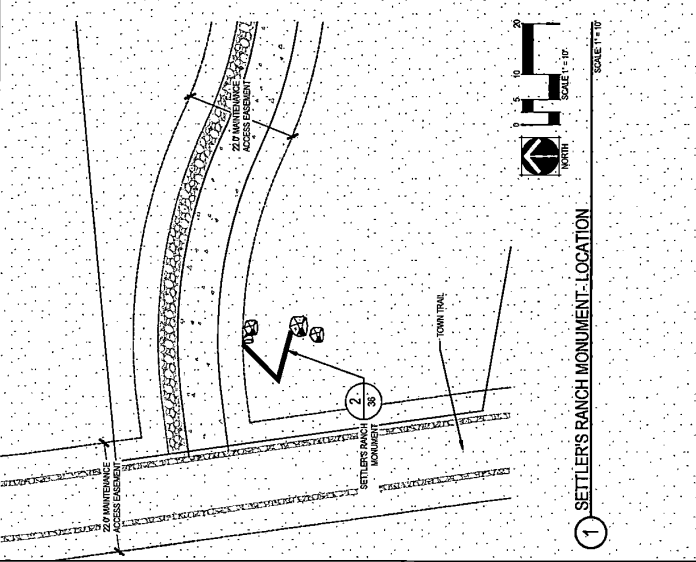
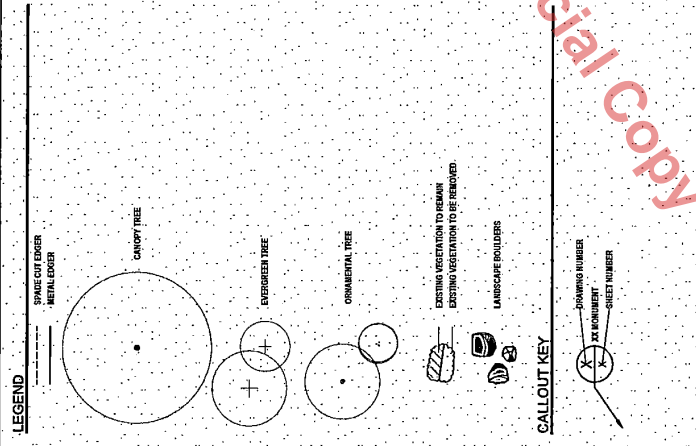
SHEET TITLE: **SETTLERS RANCH MONUMENT**

36

SHEET 36 OF 65



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NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS PD SECTION 19 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE CONCEPTS AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAN / CONSTRUCTION DOCUMENTS. 05/18/2019 PERIT. Noar Design, Call before you dig.

CHECKED BY: SA
 MRS. MO. SK. SC. TX

NORRIS DESIGN
 1101 Barnwood Court
 Denver, CO 80202
 P: 303.862.1188
 www.norris-design.com

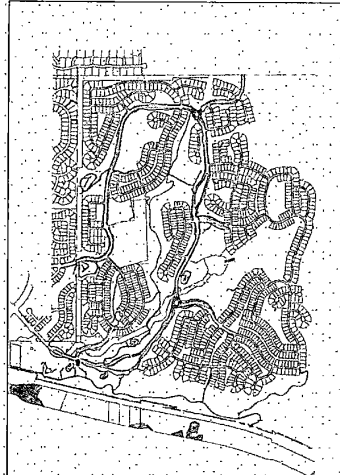
LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN

OWNER:
 TULL UNIVERSITY, INC.
 100 W. UNIVERSITY BLVD. SUITE 100
 DENVER, CO 80202

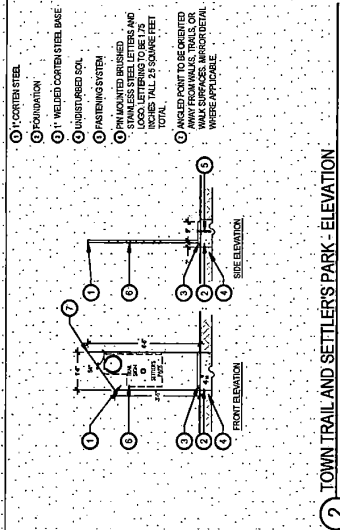
DATE: _____

SHEET TITLE:
 TRAILHEADS

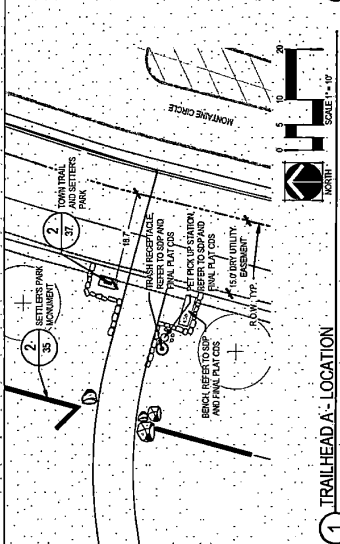
37
 SHEET 37 OF 80



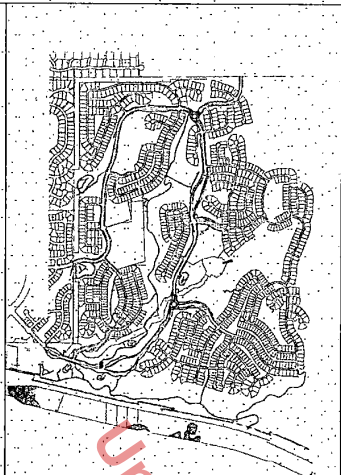
KEY MAP
 SCALE 1/2" = 1/32'



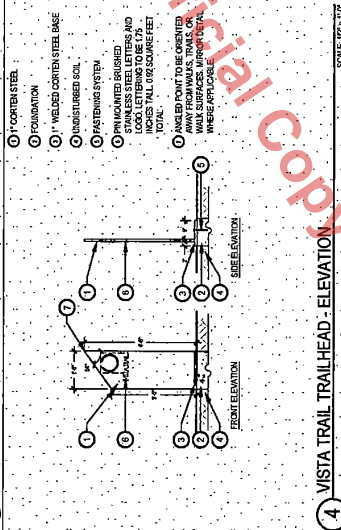
2 TOWN TRAIL AND SETTLERS PARK - ELEVATION
 SCALE 1/2" = 1/32'



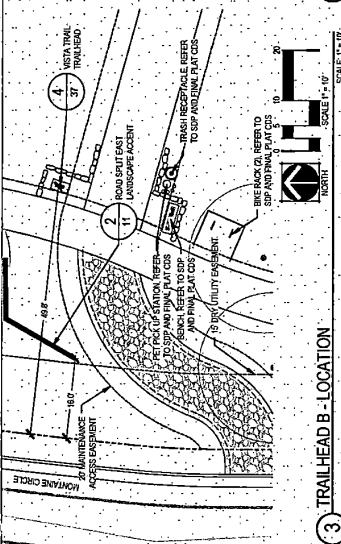
1 TRAILHEAD A - LOCATION
 SCALE 1" = 10'



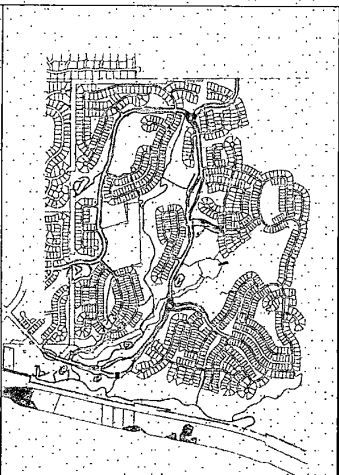
KEY MAP
 SCALE 1/2" = 1/32'



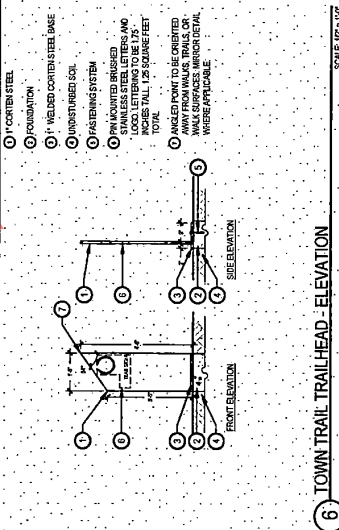
4 VISTA TRAIL TRAILHEAD - ELEVATION
 SCALE 1/2" = 1/32'



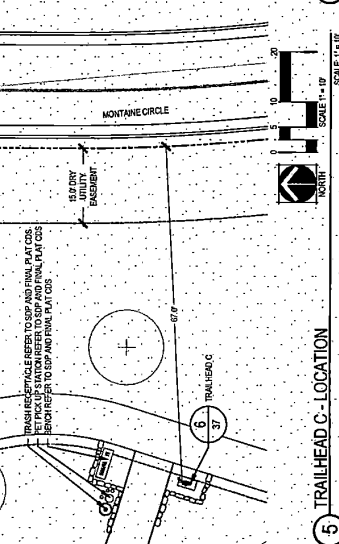
3 TRAILHEAD B - LOCATION
 SCALE 1" = 10'



KEY MAP
 SCALE 1/2" = 1/32'



6 TOWN TRAIL TRAILHEAD - ELEVATION
 SCALE 1/2" = 1/32'



5 TRAILHEAD C - LOCATION
 SCALE 1" = 10'

NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 1 AND LANTERNS FOR SECTION 19 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE FORM AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAN CONSTRUCTION DOCUMENTS OR EQUIPMENT. Call before pour.



NORRIS DESIGN
 107 Norwood Street
 Denver, CO 80202-1108
 Phone: 303.822.1108
 Fax: 303.822.1108
 www.norrisdesign.com

APPENDIX A - LANTERNS MASTER SIGN PLAN

LANTERNS
 CASTLE ROCK, CO

OWNER:
 TRL BROTHERS, INC.
 11405 S. W. 11th Ave.
 DENVER, CO 80231

DATE:

811
 Call before you dig
 1-800-4-A-DIG
 www.811colorado.com

KEY MAP SCALE 1/2" = 1'-0"

1 TRAILHEAD D - LOCATION SCALE 1" = 1'-0"

2 TOWN TRAIL TRAILHEAD - ELEVATION SCALE 1/2" = 1'-0"

3 TRAILHEAD E - LOCATION SCALE 1" = 1'-0"

4 VISTA TRAIL TRAILHEAD - ELEVATION SCALE 1/2" = 1'-0"

5 TRAILHEAD F - LOCATION SCALE 1" = 1'-0"

6 VISTA TRAIL TRAILHEAD - ELEVATION SCALE 1/2" = 1'-0"

KEY MAP SCALE 1/2" = 1'-0"

1" CORNER STEEL

FOUNDATION

1" WELDED CORNER STEEL BASE

UNDISTURBED SOIL

PASTING SYSTEM

PIN MOUNTED BRUSHED STAINLESS STEEL LETTERS AND LOGO. LETTERING TO BE 1 1/2" HIGH. LOGO TO BE 1 1/2" SQUARE FEET TOTAL. ALL LOGO LETTERS AND LOGO TO BE ORIENTED AWAY FROM WALLS, TRAILS, OR WALK SURFACES. MINIMUM RETAIL WHERE APPLICABLE.

1" WELDED CORNER STEEL BASE

FOUNDATION

1" WELDED CORNER STEEL BASE

UNDISTURBED SOIL

PASTING SYSTEM

PIN MOUNTED BRUSHED STAINLESS STEEL LETTERS AND LOGO. LETTERING TO BE 1 1/2" HIGH. LOGO TO BE 1 1/2" SQUARE FEET TOTAL. ALL LOGO LETTERS AND LOGO TO BE ORIENTED AWAY FROM WALLS, TRAILS, OR WALK SURFACES. MINIMUM RETAIL WHERE APPLICABLE.

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION

NORRIS DESIGN
 1815 Commercial
 Denver, Colorado 80202
 P: 303.882.1188
 F: 303.882.1188
 www.norris-design.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK, CO

OWNER:
 TELL BROTHERS, INC.
 1100 S. WASHINGTON ST.
 ENGLEWOOD, CO

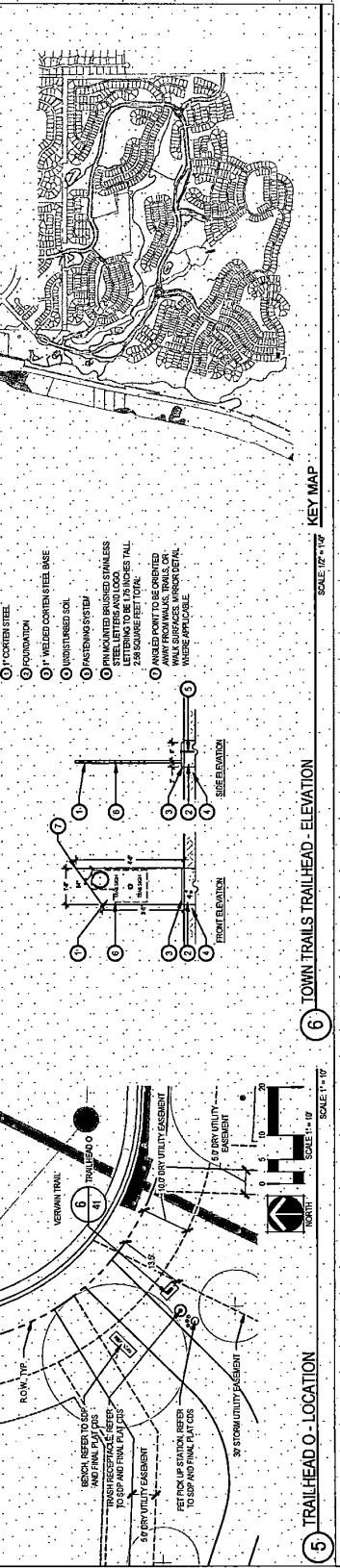
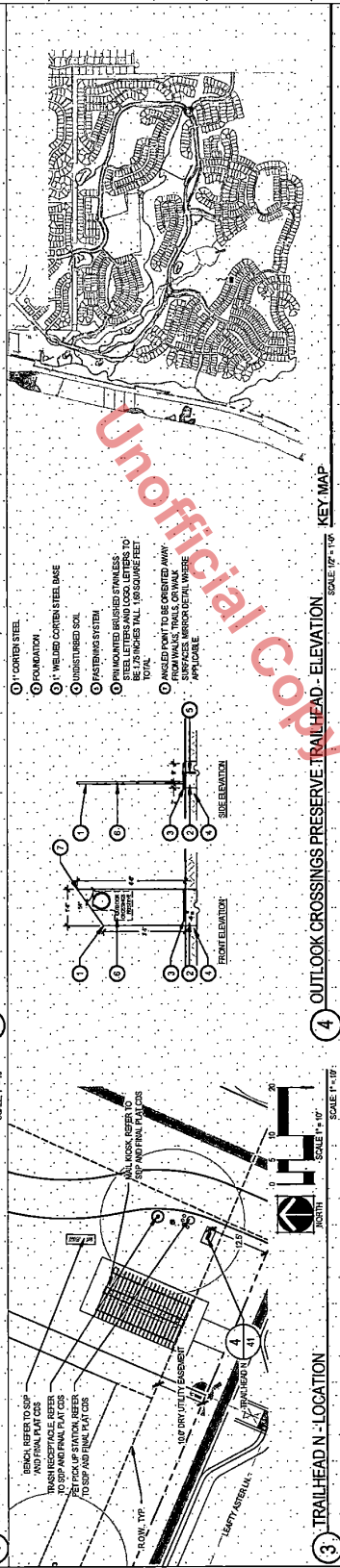
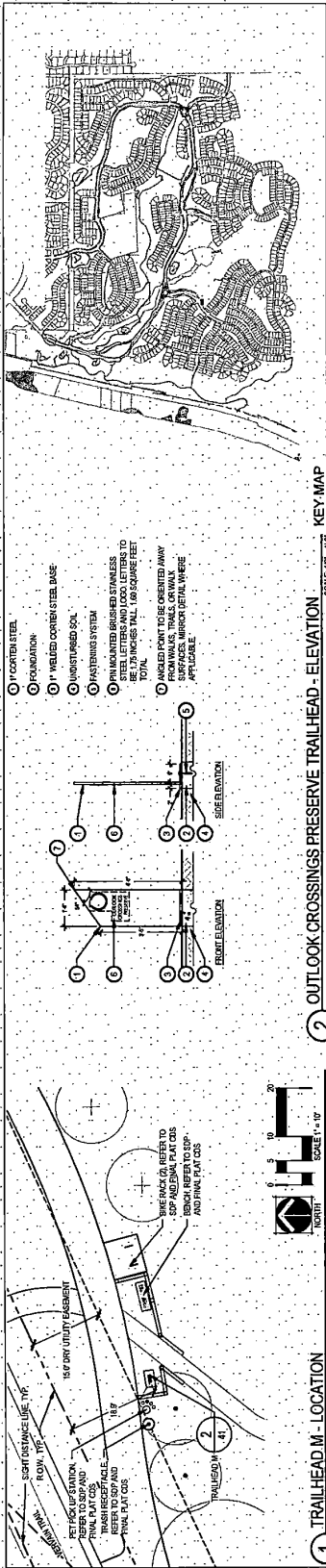
DATE: _____

BY: _____

SCALE: 1/2" = 1'-0"

SHEET TITLE:
TRAILHEADS

41
 SHEET # OF 45



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NOTE: REFER TO GENERAL SIGN PLAN NOTES ON SHEET 40 AND LANTERNS PER SECTION 18 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE CONCEPTUAL AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGNS TO BE SHOWN AT THE TIME OF FINAL PLAN/CONSTRUCTION DOCUMENTS OR ESD/FORIT.

CHECKED BY: _____
 DRAWN BY: _____
 REF. NO. SK, SS, TK

NORRIS DESIGN
 1101 Edwards Street
 Durham, NC 27704
 P 919.487.1195
 F 919.487.1198
 www.norris-design.com

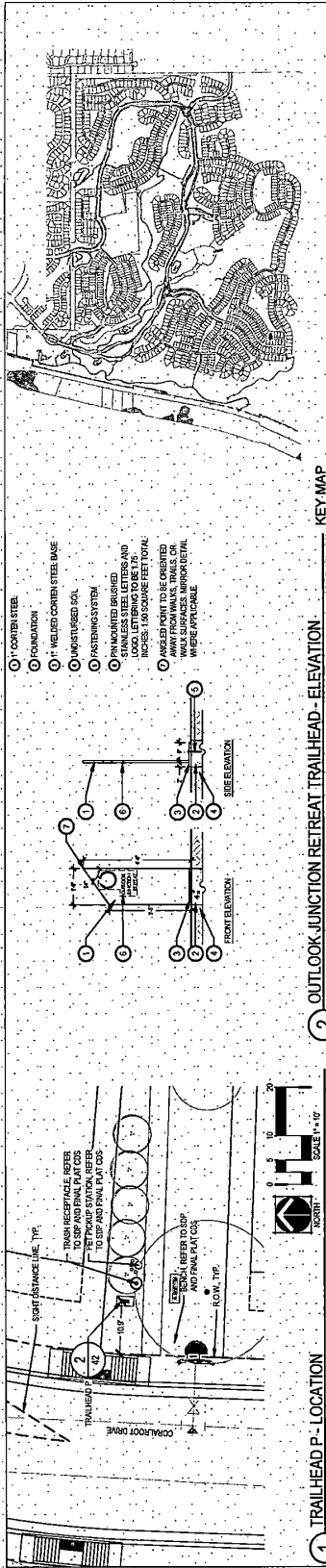
LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CASTLE ROCK CO

OWNER:
 TULLOCH, INC.
 100 W. MAIN ST.
 BATESVILLE, NC 28009

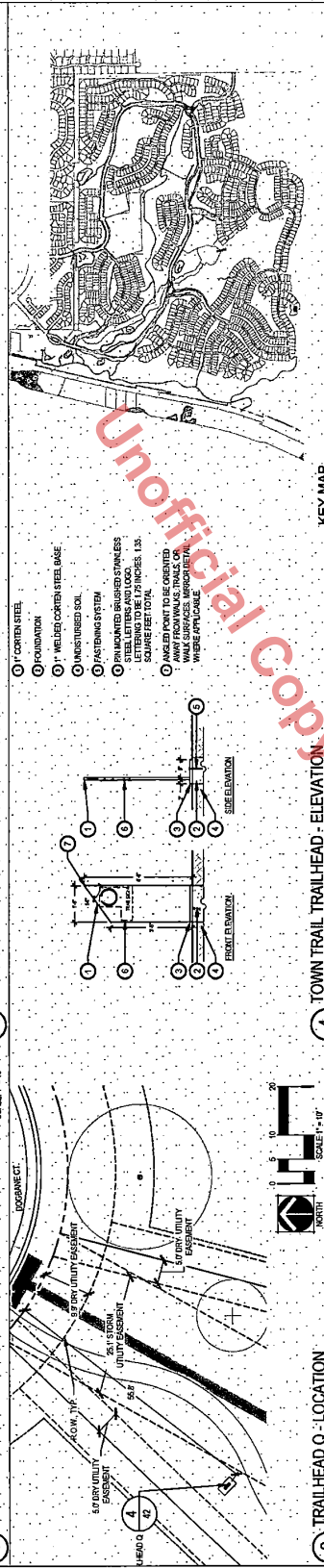
DATE: _____

SHEET TITLE:
 TRAILHEADS

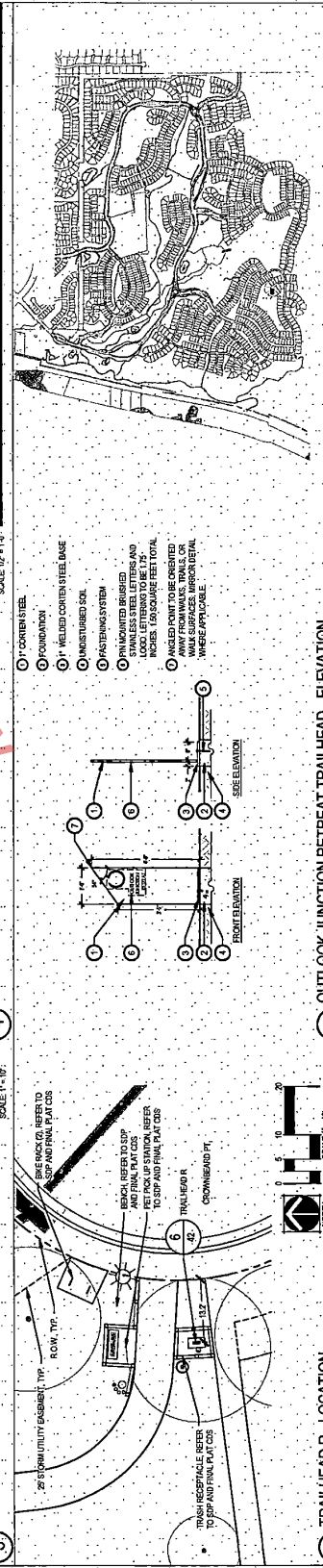
42
 SHEET # OF #



1 TRAILHEAD P - LOCATION SCALE 1" = 10'
 2 OUTLOOK JUNCTION RETREAT TRAILHEAD - ELEVATION SCALE 1/2" = 1/2'



3 TRAILHEAD Q - LOCATION SCALE 1" = 10'
 4 TOWN TRAIL TRAILHEAD - ELEVATION SCALE 1/2" = 1/2'



5 TRAILHEAD R - LOCATION SCALE 1" = 10'
 6 OUTLOOK JUNCTION RETREAT TRAILHEAD - ELEVATION SCALE 1/2" = 1/2'



NOTE: REFER TO GENERAL NOTES ON SHEET 1 AND LANTERNS PER SECTION 15 FOR UNINTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE ZONING AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION RECORDS OR SIGN PERMIT.

DESIGNED BY: _____
 DRAWN BY: _____
 MR. MC, SR., TN

NORRIS DESIGN
 11010 Highway 10
 Dallas, Texas 75243
 P 972.982.1188
 F 972.982.1189
 www.norrisdesign.com

LANTERNS
 APPENDIX A - LANTERNS MASTER SIGN PLAN
 CREATE ROCK, CO.

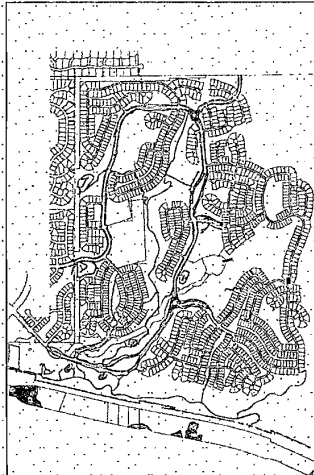
OWNER:
 TOLL BROTHERS, INC.
 110 WINTERGARDEN BLVD SUITE 125
 ENERWOOD, CO

NOT FOR CONSTRUCTION

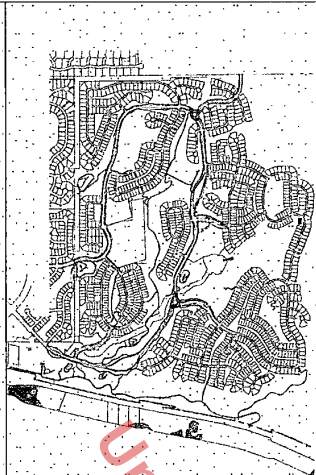
DATE

SHEET TITLE
LANTERNS

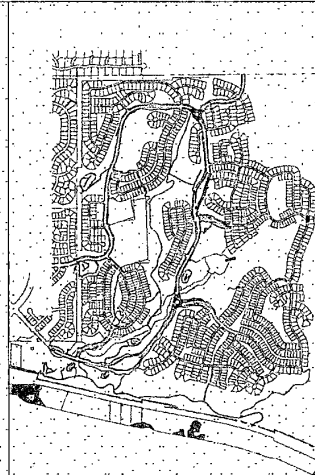
43
SHEET 6 OF 65



KEY MAP

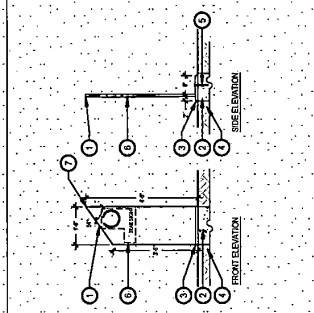


KEY MAP



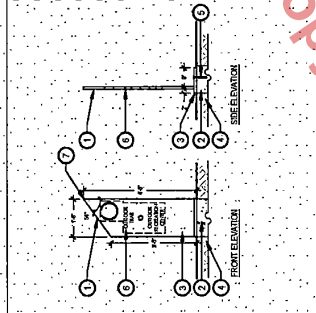
KEY MAP

- 1 CORNER STEEL
- 2 FOUNDATION
- 3 1" WELDED CORNER STEEL BASE
- 4 UNDISTURBED SOIL
- 5 FASTENING SYSTEM
- 6 FINISH PAINT BRUSHED STAINLESS STEEL LETTERS AND LOGO. LETTERING TO BE 1.75 INCHES, 1.5 SQUARE FEET TOTAL
- 7 ANGLE POINT TO BE ORIENTED AWAY FROM WALLS, TRAILS OR WALK SURFACES. ANCHOR DETAIL WHERE APPLICABLE.



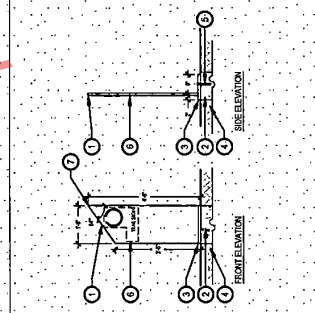
2 TOWN TRAIL TRAILHEAD - ELEVATION

- 1 CORNER STEEL
- 2 FOUNDATION
- 3 1" WELDED CORNER STEEL BASE
- 4 UNDISTURBED SOIL
- 5 FASTENING SYSTEM
- 6 FINISH PAINT BRUSHED STAINLESS STEEL LETTERS AND LOGO. LETTERING TO BE 1.75 INCHES, 2.70 SQUARE FEET TOTAL
- 7 ANGLE POINT TO BE ORIENTED AWAY FROM WALLS, TRAILS OR WALK SURFACES. ANCHOR DETAIL WHERE APPLICABLE.

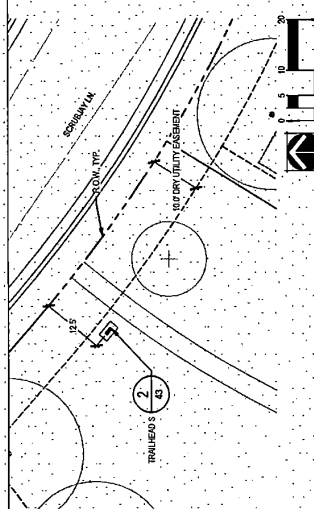


4 OUTLOOK TRAIL AND OUTLOOK RECREATION CENTER TRAILHEAD - ELEVATION

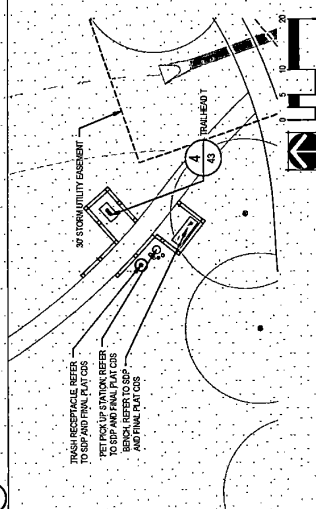
- 1 CORNER STEEL
- 2 FOUNDATION
- 3 1" WELDED CORNER STEEL BASE
- 4 UNDISTURBED SOIL
- 5 FASTENING SYSTEM
- 6 FINISH PAINT BRUSHED STAINLESS STEEL LETTERS AND LOGO. LETTERING TO BE 1.75 INCHES, 1.5 SQUARE FEET TOTAL
- 7 ANGLE POINT TO BE ORIENTED AWAY FROM WALLS, TRAILS OR WALK SURFACES. ANCHOR DETAIL WHERE APPLICABLE.



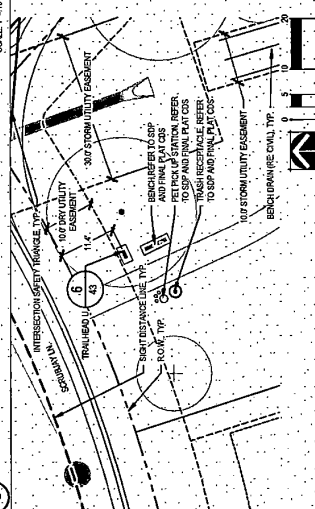
6 TOWN TRAIL TRAILHEAD - ELEVATION



1 TRAILHEAD S - LOCATION



3 TRAILHEAD T - LOCATION



5 TRAILHEAD U - LOCATION



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 CALL BEFORE YOU DIG

NOTE: REFER TO GENERAL SIGN NOTES ON SHEET 41 AND UNIVERSAL SIGN SECTION 16 FOR INTENDED USE OF THIS SIGN PLAN. DRAWINGS ARE PROVIDED TO ILLUSTRATE ZONING AND DESIGN INTENT, AND ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN IS TO BE SHOWN AT THE TIME OF FINAL PLAT CONSTRUCTION DOCUMENTS OR SIGN PERMIT. www.811.com

CHECKED BY: SA
 DRAWN BY: MR. W.K. SC. TX

NORQUUS DESIGN
11000 Norquus Blvd
Denver, Colorado 80231
P: 303.882.1100
F: 303.882.1105
www.norquusdesign.com

LANTERNS
APPENDIX A - LANTERNS MASTER SIGN PLAN

OWNER:
TOLL BROTHERS, INC.
10000 S. W. 10th Street
ENGLEWOOD, CO

DATE: _____

SHEET TITLE:
**MARKETING AND
LANDSCAPE DETAILS**

45
SHEET 55 OF 85

1 DIRECTIONAL SIGNAGE
SCALE: 1/8" = 1'-0"

NOTES:
1. TEXT, DIRECTIONAL INFORMATION, AND LIFESTYLE GRAPHICS MAY CHANGE AND WILL VARY BY LOCATION. SIGN MAY BE SINGLE SIDED OR DOUBLE SIDED. REFER TO COVER SHEET 1.
2. REFER TO OVERALL PLAN SHEET 7 FOR LOCATIONS.

2 CRYSTAL VALLEY PARKWAY MARKETING SIGN
SCALE: 1/8" = 1'-0"

NOTES:
1. TEXT, DIRECTIONAL INFORMATION, AND LIFESTYLE GRAPHICS MAY CHANGE AND WILL VARY BY LOCATION. SIGN MAY BE SINGLE SIDED OR DOUBLE SIDED. REFER TO COVER SHEET 1.
2. REFER TO OVERALL PLAN SHEET 7 FOR LOCATIONS.

3 LIFESTYLE BANNER POLE
SCALE: 1/8" = 1'-0"

NOTES:
1. REFER TO OVERALL PLAN SHEET 2 FOR LOCATIONS.

4 LADDER SIGN
SCALE: 1/8" = 1'-0"

NOTES:
1. TEXT, DIRECTIONAL INFORMATION, AND LIFESTYLE GRAPHICS MAY CHANGE AND WILL VARY BY LOCATION. SIGN MAY BE SINGLE SIDED OR DOUBLE SIDED. REFER TO COVER SHEET 1.
2. REFER TO OVERALL PLAN SHEET 7 FOR LOCATIONS.

5 SALES CENTER SIGN
SCALE: 1/8" = 1'-0"

NOTES:
1. TEXT, DIRECTIONAL INFORMATION, AND LIFESTYLE GRAPHICS MAY CHANGE AND WILL VARY BY LOCATION. SIGN MAY BE SINGLE SIDED OR DOUBLE SIDED.
2. REFER TO OVERALL PLAN SHEET 7 FOR LOCATIONS.

6 SETTLER'S PARK SILO ACCENT
SCALE: 1/8" = 1'-0"

NOTES:
1. SILO HEIGHT IS ESTIMATED. TO BE FIELD VERIFIED.
2. REFER TO OVERALL PLAN SHEET 2 FOR LOCATION.

12 MONTANE LOGO

① LIFESTYLE BANNERS, GRAPHICS, DIFFER ACROSS COMMUNITY

② BANNER SUPPORTS WOOD WITH 1/2" DIA. METAL BRACKET

③ 4x4 STEEL, EXTERIOR GRADE BANNER POLES, POWDER COAT COLOR ASPHALT GREY

④ FOUNDATION

⑤ UNDISTURBED SUBGRADE

25" STEEL PLATE MOUNTED LOGO AND "M" LETTER

① 25" STEEL PLATE MOUNTED LOGO AND "M" LETTER

② 1/2" DIA. METAL BRACKET

③ 4x4 STEEL, EXTERIOR GRADE BANNER POLES, POWDER COAT COLOR ASPHALT GREY

④ FOUNDATION

⑤ UNDISTURBED SUBGRADE

DATE: _____

SHEET TITLE:
**MARKETING AND
LANDSCAPE DETAILS**

45
SHEET 55 OF 85