



2006034279 8 PGS

PLAT IDENTIFICATION SHEET

Premise Real Estate, LLC
East 80, LLC

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$71.00
8 PGS

2006034279
04/25/2006 01:02 PM

Grantor (owner)

Grantor (owner)

Lanterns Preliminary PD Site Plan, 1st Amendment
UNOFFICIAL COPY

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Lanterns, The

Condo Info: Phase _____ Bldg _____ Unit _____

22, 26, 27

8

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

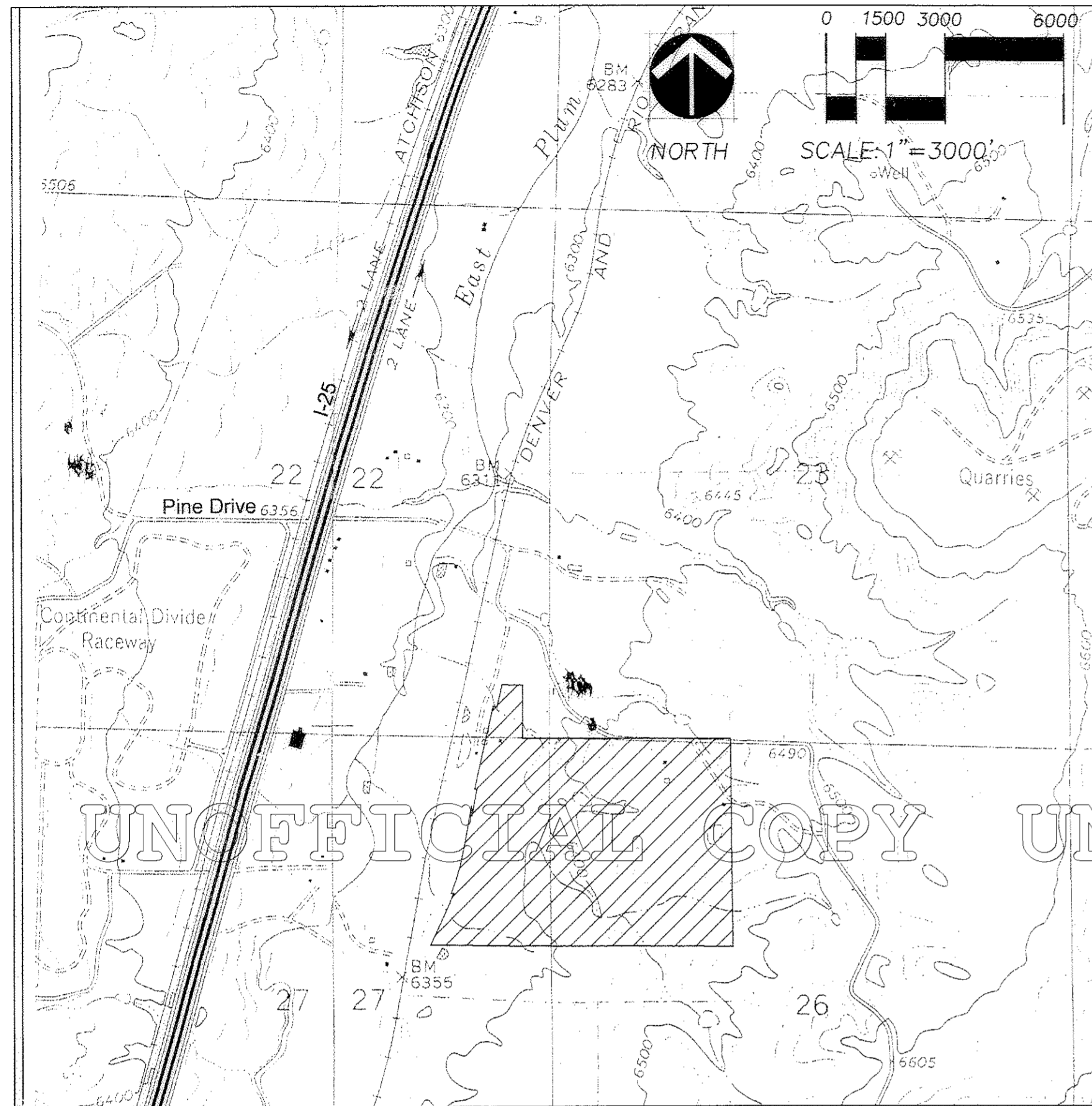
1875/49

THE LANTERNS

Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO

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 OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS PRELIMINARY PD SITE PLAN, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK.

PREMISE REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY CORPORATION

SIGNED THIS 15th DAY OF March, 2006

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF March, 2006. BY Donald R. Larrick

WITNESS MY HAND AND OFFICIAL SEAL.

Nancy J. Raiche
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 28, 2008

EAST 80, LLC, A COLORADO LIMITED LIABILITY CORPORATION

SIGNED THIS 15th DAY OF March, 2006

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF March, 2006. BY STEVEN E. JOHNSON

WITNESS MY HAND AND OFFICIAL SEAL.

Nancy J. Raiche
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 28, 2008

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS PRELIMINARY PD, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 7-28-00 IN BOOK 1875 AT PAGE 49, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE/LIENHOLDER - JEROME MCLAREN
SIGNED THIS 16 DAY OF MARCH, 2006

MORTGAGEE/LIENHOLDER - SHARON MCLAREN
SIGNED THIS 16 DAY OF MARCH, 2006

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF March, 2006. BY

WITNESS MY HAND AND OFFICIAL SEAL.

Diana D. Row
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/27/06
Jefferson County, Colorado

Preliminary PD Land Use Summary

Parcel	Zoning	Acres	Permitted		Use	Subtotals	% of TOTAL
			Density	Units			
1	R-SF-4	7.4	0.0	0	Residential		
2	R-SF-3	10.4	1.4	15	Residential		
3	R-SF-3	4.6	2.0	9	Residential		
4	R-SF-3	20.7	2.4	49	Residential		
5	R-SF-4	20.4	3.7	75	Residential		
6	R-SF-4	13.9	4.5	63	Residential		
7	R-SF-2	45.2	0.9	41	Residential		
8	R-SF-2	35.6	1.0	37	Residential		
9	R-SF-3	54.9	2.1	113	Residential		
10	R-SF-2	21.1	0.8	16	Residential		
11	R-SF-1	48.1	0.6	31	Residential		
12	R-SF-1	69.2	0.7	46	Residential		
13	R-SF-2	19.6	1.0	20	Residential		
14	R-SF-1	23.2	0.9	20	Residential		
15	R-SF-1	42.1	0.9	36	Residential		
16	R-SF-2	27.6	0.9	26	Residential		
17	R-SF-1	44.8	0.5	24	Residential		
18	R-SF-1	14.9	0.7	10	Residential		
19	R-SF-1	30.2	0.5	16	Residential		
PLD		23.2			School/Park	23.2	2.7%
UD		2.0			Utility Dedication (Water Well Site)	2.0	0.2%
OSP		251.1			Park/Open Space Private	251.1	29.6%
UD		4.5			Utility Dedication Water Treatment Facility	4.5	0.5%
ROW		13.3			Minor Collector Roads	13.3	1.6%
TOTAL		848.0		548		848.0	100.0%

SURVEYOR'S CERTIFICATE

I, Jon S. McDaniel, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE LANTERNS WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Jon S. McDaniel REGISTERED LAND SURVEYOR

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PRELIMINARY PD SITE PLAN, 1ST AMENDMENT, WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ON THE 20th DAY OF April, 2006 AT RECEPTION NO. 2006034279

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis
DEPUTY

TOWN CERTIFICATION

A. THE LANTERNS PRELIMINARY PD SITE PLAN, 1ST AMENDMENT, WAS RECOMMENDED FOR APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES, OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20 DAY OF April, 2006.

Art Low
DIRECTOR OF DEVELOPMENT SERVICES

4/20/06
DATE

TITLE CERTIFICATION

I, Steven M. Johnson, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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

SIGNED THIS 20th DAY OF March, 2006

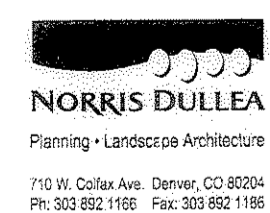
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF March, 2006. BY

WITNESS MY HAND AND OFFICIAL SEAL.

Steven M. Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-3-2009

Land Planner:



710 W. Colfax Ave. Denver, CO 80204
PH: 303 992 1190 FAX: 303 992 1186

Prepared For:

PREMISE REAL ESTATE, LLC
c/o Larrick Corporation
10 Inverness Drive East #290
Englewood, Colorado 80112
Tel: (303) 790-1234

Project Engineer:

EMK CONSULTANTS
7006 S. Alton Way Bldg. F
Englewood, CO. 80112
Tel: (303) 694-1520

Sheet Index

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Sheet 7 of 7:	Preliminary Utility Plan
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1st Amendment
Preliminary PD Site Plan
Title Sheet

for
"The Lanterns"
August 30, 2005

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:

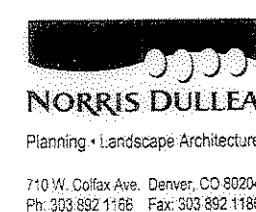
1. THENCE N24°18'40"E, 1080.09 FEET TO A POINT OF CURVE;
2. THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 6027.22 FEET, A CENTRAL ANGLE OF 03°21'51", 353.89 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
3. THENCE N89°04'00"W ALONG SAID LINE, 53.24 FEET 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 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.

Total perimeter of area to be annexed = 27646 feet
 1/6 of total perimeter = 4607 feet
 Actual contiguity = 12413 feet.

EXISTING TOWN BOUNDARY

Land Planner:



717 S. Dulles Ave. Denver, CO 80204
 Ph: 303.952.1196 Fax: 303.952.1198

Prepared For:

PREMISE REAL ESTATE, LLC
 c/o Larrick Corporation
 10 Inverness Drive East #290
 Englewood, Colorado 80112
 Tel: (303) 790-1234

Project Engineer:

EMK CONSULTANTS
 7006 S. Alton Way Bldg. F
 Englewood, CO. 80112
 Tel: (303) 694-1520

Legal Description for:

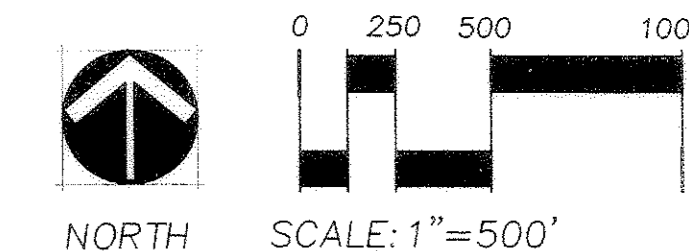
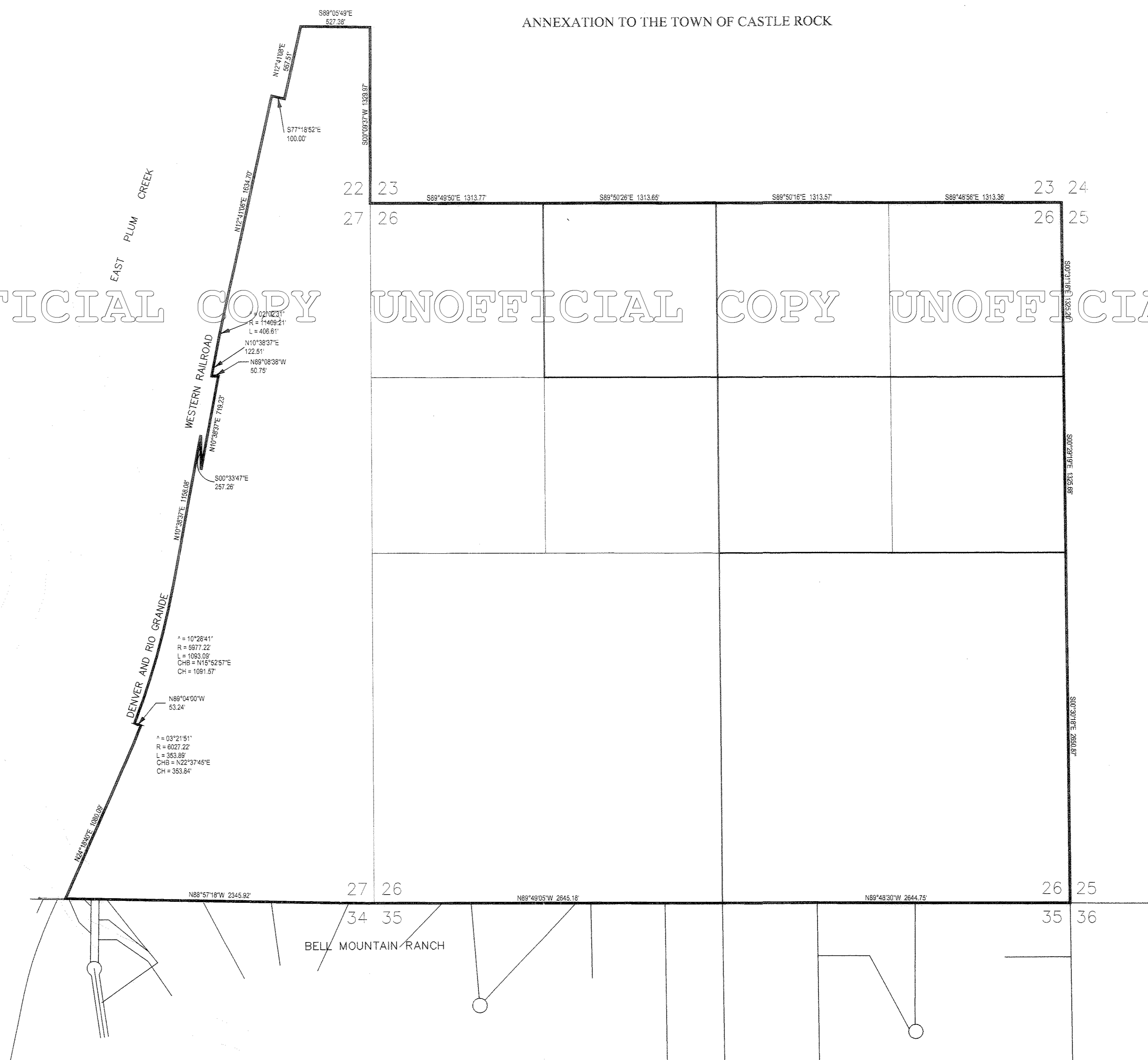
THE LANTERNS

Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO

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

ANNEXATION TO THE TOWN OF CASTLE ROCK



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1st Amendment
 Legal Description
 for:
 "The Lanterns"
 August 30, 2005

Public Improvements Phasing Matrix for: THE LANTERNS Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO

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

The purpose of this matrix is to govern the completion of the public improvements required to serve this development, whether or not the Crystal Valley Ranch and the Heckendorf developments proceed either prior to, or concurrently with The Lanterns. The requirements shown in this matrix may be revised. It is intended but not required that phases be constructed in sequence. All public improvements must be constructed so that each phase will be independently sustainable and totally operational on its own.

TRANSPORTATION PROJECTS		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY/STATUS
Project #	Public Improvement					
T-1	Construct a 2 lane, 24 ft. wide temporary roadway along the approved Crystal Valley Parkway alignment, through the Heckendorf property, from the East Frontage Rd for I-25, to Street B. This roadway will be constructed to the Town's Rural Local Road cross-section.					Complete
T-2	Construct Street B as a 2-lane, 24 ft. wide temporary roadway from Crystal Valley Pkwy through the Heckendorf property, to The Lanterns development. This roadway will be constructed to the Town's Rural Local Road cross-section.					The Lanterns, Future Heckendorf (note 4)
T-3	Construct a 2-lane, grade separated crossing over the Railroad and Plum Creek that will align with the improvements listed in T-1.					The Lanterns Metro District (Future CVR & Heckendorf, note 2)
T-4	Construct Street B through The Lanterns					The Lanterns
T-5	Construct Street A as a 2-lane, 24 ft. wide temporary roadway, from Crystal Valley Parkway, through the Heckendorf property to The Lanterns development. This roadway will be constructed to the Town's Rural Local Road cross-section.					The Lanterns
T-6	Extend Street A from the northerly property line of The Lanterns development to the school site.					The Lanterns
T-7	Construct Street A to Street B to the cross-section included in the approved development plan.					The Lanterns
T-8	Reconstruct the 2-lane roadway section listed in T-1 to match the section shown in the approved Crystal Valley Parkway plans.					Complete
T-9	Reconstruct the 2-lane roadway section, included in T-2, to match the street section included in the approved The Lanterns development plan.					The Lanterns (Future Heckendorf, note 4)
T-10	Reconstruct the 2-lane roadway section, included in T-5 and T-6, to match the street section included in the approved The Lanterns development plan.					The (Future Heckendorf, note 4)
T-11	Construct the Crystal Valley Parkway interchange with I-25.					Interchange District Authority

- Notes:
- The Town will facilitate securing the right-of-way for the improvements to be constructed by The Lanterns
 - Cost sharing shall be based upon projected traffic counts submitted to the Town by The Lanterns, Heckendorf, and Crystal Valley Ranch (CVR), as part of each project's overall plan approval. The Lanterns proportionate share of the improvement costs shall be based upon The Lanterns' percentage of traffic counts to the total traffic count of all three projects combined. Refer to the Cost Sharing Agreement dated August 28, 2005.
 - Project T-7 can be built in segments pursuant to the Town's safety and maximum cul-de-sac length standards.
 - Cost sharing shall be based upon The Lanterns and Heckendorf each bearing 50% of the total cost of T-2, T-9, and T-10.
 - Local Streets internal to each phase will be constructed during said phase to the Town's standards.
 - In the event The Lanterns constructs any of the transportation projects that are identified on this matrix for cost sharing prior to the Town requiring the construction of the improvement by Heckendorf or Crystal Valley Ranch, the Town will require either Heckendorf or Crystal Valley Ranch, as appropriate, to reimburse The Lanterns as a requirement of the subdivision agreement for the first plat of each which will benefit from the respective improvement.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide.
 - Any changes to this Phasing Plan/ Matrix shall be completed through an administrative process.
 - Project T-1 will serve a maximum of 500 homes that are constructed within The Lanterns, the Heckendorf and the Crystal Valley developments. Once this limit is reached, construction of the subsequent improvements shown in T-3, T-4 and T-8, must begin for development to continue.
 - The traffic study prepared for The Lanterns shall be considered, along with other safety and design criteria in determining the need for turn lanes during the construction of any of the above phases. The pavement width may need to be adjusted, based upon the projected traffic volumes or for safety purposes.

PARKS AND TRAILS PROJECTS		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY
Project #	Public Improvement					
P-1	Neighborhood park located in Phase 1 dedication of 23.2 acre PLD					Town of Castle Rock
Project #	Public Improvement					
TR-1	Trail located in Phase 1					The Lanterns
TR-2	Trail located in Phase 2					The Lanterns
TR-3	Trail located in Phase 3					The Lanterns
TR-4	Trail located in Phase 4					The Lanterns

- Notes:
- All trails internal to each phase will be constructed during said phase.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide
 - Any changes to this Phasing Plan / Matrix shall be completed through an administrative process.

SEWER PROJECTS		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY
Project #	Public Improvement					
S-1	Sewer main extension along I-25 frontage to east Crystal Valley Parkway / RR Intersection (East Plum Creek Interceptor)					Town of Castle Rock
S-2	Sewer main extension to The Lanterns north property line from S-1 project along east of RR tracks.					The Lanterns (Future Heckendorf, note 2)

- Notes:
- Refer to Sheet 7 of 7, Utilities Plan for off-site sanitary sewer line locations.
 - The Town shall facilitate cost sharing based on the total flow of the line for each of The Lanterns and Heckendorf for off-site sewer improvements.
 - All internal sewer lines will be completed to Town's standards for each phase.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide.
 - Any changes to this Phasing Plan/ Matrix shall be completed through an administrative process.
 - In the event The Lanterns constructs any of the sewer projects that are identified on this matrix for cost sharing prior to the Town requiring the construction of the improvement by Heckendorf or Crystal Valley Ranch, the Town will require either Heckendorf or Crystal Valley Ranch, as appropriate, to reimburse The Lanterns as a requirement of the subdivision agreement for the first plat of each which will benefit from respective improvement.
 - The Lanterns is responsible to obtain all necessary utility easements for adjacent off-site sewer lines prior to approval of the final plat and construction documents.

WATER PROJECTS		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY
Project #	Public Improvement					
W-1	Red zone water main line in Crystal Valley Parkway Red Pump Station and Red Pressure Zone Storage Tank					Complete
W-2	Red zone water main line in Street B, from Crystal Valley Parkway to The Lanterns property.					The Lanterns (Future Heckendorf, note 4)
W-3	Green zone water main line from CVR to The Lanterns east property line; Green Pump Station; Green Zone Transmission line from pump station to storage tanks T-5A and T-6B.					Complete
W-4	Blue zone water main line from Crystal Valley Parkway to The Lanterns north property line.					The Lanterns (Future Heckendorf, note 5)
W-5	Grey zone water main line between The Lanterns and CVR, booster pump station / water storage tank.					The Lanterns, CVR Metro, Sellers Creek (Future CVR Metro District, note 5)

- Notes:
- Refer to Sheet 7 of 7, Utilities Plan for off-site water lines locations.
 - All internal water lines will be completed to Town's standards for each phase.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide.
 - Some planning areas in phase 2 may not require this improvement, to be determined during platting.
 - Some planning areas in this phase may not require this improvement, to be determined during platting.
 - Any changes to this Phasing Plan / Matrix shall be completed through an administrative process.
 - The Town shall facilitate cost sharing based on the percentage of total flow of the line for each of The Lanterns, Heckendorf, Sellers Creek, and Crystal Valley Ranch for off-site improvements.
 - In the event The Lanterns constructs any of the water projects that are identified on this matrix for cost sharing prior to the Town requiring the construction of the improvement by Heckendorf or Crystal Valley Ranch, the Town will require either Heckendorf or Crystal Valley Ranch, as appropriate, to reimburse The Lanterns as a requirement of the subdivision agreement for the first plat of each which will benefit from the respective
 - Some parcels may not require W-3
 - The Lanterns is responsible to obtain all necessary utility easements for adjacent off-site sewer lines prior to approval of the final plat and construction documents.

DRAINAGE FACILITIES		PHASE 1 230 UNITS	PHASE 2 181 UNITS	PHASE 3 67 UNITS	PHASE 4 70 UNITS	CONSTRUCTION AND COST RESPONSIBILITY
Project #	Public Improvement					
D-1	Drainage Basin(s) located in Phase 1					The Lanterns
D-2	Drainage Basin(s) located in Phase 2					The Lanterns
D-3	Drainage Basin(s) located in Phase 3					The Lanterns
D-4	Drainage Basin(s) located in Phase 4					The Lanterns

- Notes:
- Refer to Phase 1 Drainage Plan for drainage pond locations.
 - All internal drainage improvements will be completed to Town standards for each phase.
 - The number of dwelling units in each phase may slightly change pursuant to the development guide.
 - Drainage requirements may be revised during the Preliminary Plat stage as developed drainage patterns are determined.
 - Any changes to this Phasing Plan / Matrix shall be completed through an administrative process.
 - All developed flows created in each phase will be detained in its respective phase, unless otherwise approved by the Town.

Land Planner: Prepared For:
NORRIS DESIGN
Planning | Landscape Architecture
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

PREMISE REAL ESTATE, LLC
c/o Larrick Corporation
10 Inverness Drive East #290
Englewood, Colorado 80112
Tel: (303) 790-1234

Project Engineer:
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1st Amendment
Phasing Matrix
for:
"The Lanterns"
February 14, 2006

THE LANTERNS

Preliminary PD Site Plan, 1st Amendment

Castle Rock, CO

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

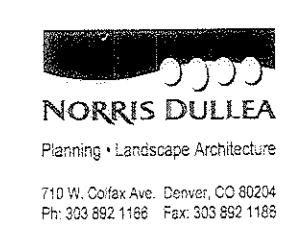
Parcel	Zoning	Acres	Permitted Density	Maximum Units	Use	Subtotals	% of TOTAL
1	R-SF-4	7.4	0.0	0	Residential		
2	R-SF-3	10.4	1.4	15	Residential		
3	R-SF-3	4.6	2.0	9	Residential		
4	R-SF-3	20.7	2.4	49	Residential		
5	R-SF-4	20.4	3.7	75	Residential		
6	R-SF-4	13.9	4.5	63	Residential		
7	R-SF-2	45.2	0.9	41	Residential		
8	R-SF-2	35.6	1.0	37	Residential		
9	R-SF-3	54.9	2.1	113	Residential		
10	R-SF-2	21.1	0.8	16	Residential		
11	R-SF-1	48.1	0.6	31	Residential		
12	R-SF-1	69.2	0.7	46	Residential		
13	R-SF-2	19.6	1.0	20	Residential		
14	R-SF-1	23.2	0.9	20	Residential		
15	R-SF-1	42.1	0.9	36	Residential		
16	R-SF-2	27.6	0.9	26	Residential		
17	R-SF-1	44.8	0.5	24	Residential		
18	R-SF-1	14.9	0.7	10	Residential		
19	R-SF-1	30.2	0.5	16	Residential		
						563.9	65.3%
PLD		23.2			School/Park	23.2	2.7%
UD		2.0			Utility Dedication (Water Well Site)	2.0	0.2%
OSP		251.1			Park/Open Space Private	251.1	29.6%
UD		4.5			Utility Dedication Water Treatment Facility	4.5	0.5%
ROW		13.3			Minor Collector Roads	13.3	1.6%
TOTAL		848.0		648		848.0	100.0%

Notes:

- This Preliminary PD Site Plan has been designed to preserve the existing natural character of the site including vegetation, topography, wetland areas, ponds, high points and other features. Sensitive design solutions include minimal grading for streets and lot improvements, including the most sensitive natural features in open space, preserving additional open space in visually sensitive areas of the site and locating residential lots to preserve a majority of the existing vegetation.
- Open space is provided for active and passive recreation. Active recreation includes a potential neighborhood park in the PLD and trails throughout the OSD areas. Passive recreation includes trails and viewing / interpretive areas located throughout the OSD areas.
- Adjustments to streets, lot lines, trail system and open space may occur during platting and Final PD Site Plan, according to Town standards.
- Roads have been designed to be sensitive to the existing topography and to minimize visual impacts. A rural street cross-section with no borrow ditches reduces the grading necessary for street improvements. Streets have been designed to generally follow the natural contour of the land and brief stretches of up to 10% gradient are proposed to minimize additional grading in limited areas.
- Ponds depicted are conceptual and are subject to change size, location and use.
- Off-site road improvements for The Lanterns project include participation in costs of Douglas Lane improvements. Detailed information regarding off-site improvements are described in the Phasing Matrix located on Sheet 4 of 7.
- See Preliminary Utility locations of Sheet 7 of 7.
- Access will be continued to be provided for the Stevens parcel (located off site to the south of the Lanterns) until permanent access is established through Bell Mountain Ranch in the future. If access is not permitted through Bell Mountain Ranch, access will be permitted through The Lanterns.
- The maximum density allowed in each planning area has changed within the limits allowed in The Lanterns zoning regulations, section 2.13 Residential Density Transfer.

* The location of the skyline/ridgeline areas depicted on this map is for illustration purposes only. The actual location of the Skyline/Ridgeline overlay zones are dictated by the official Skyline/Ridgeline Map prepared by The Town of Castle Rock.

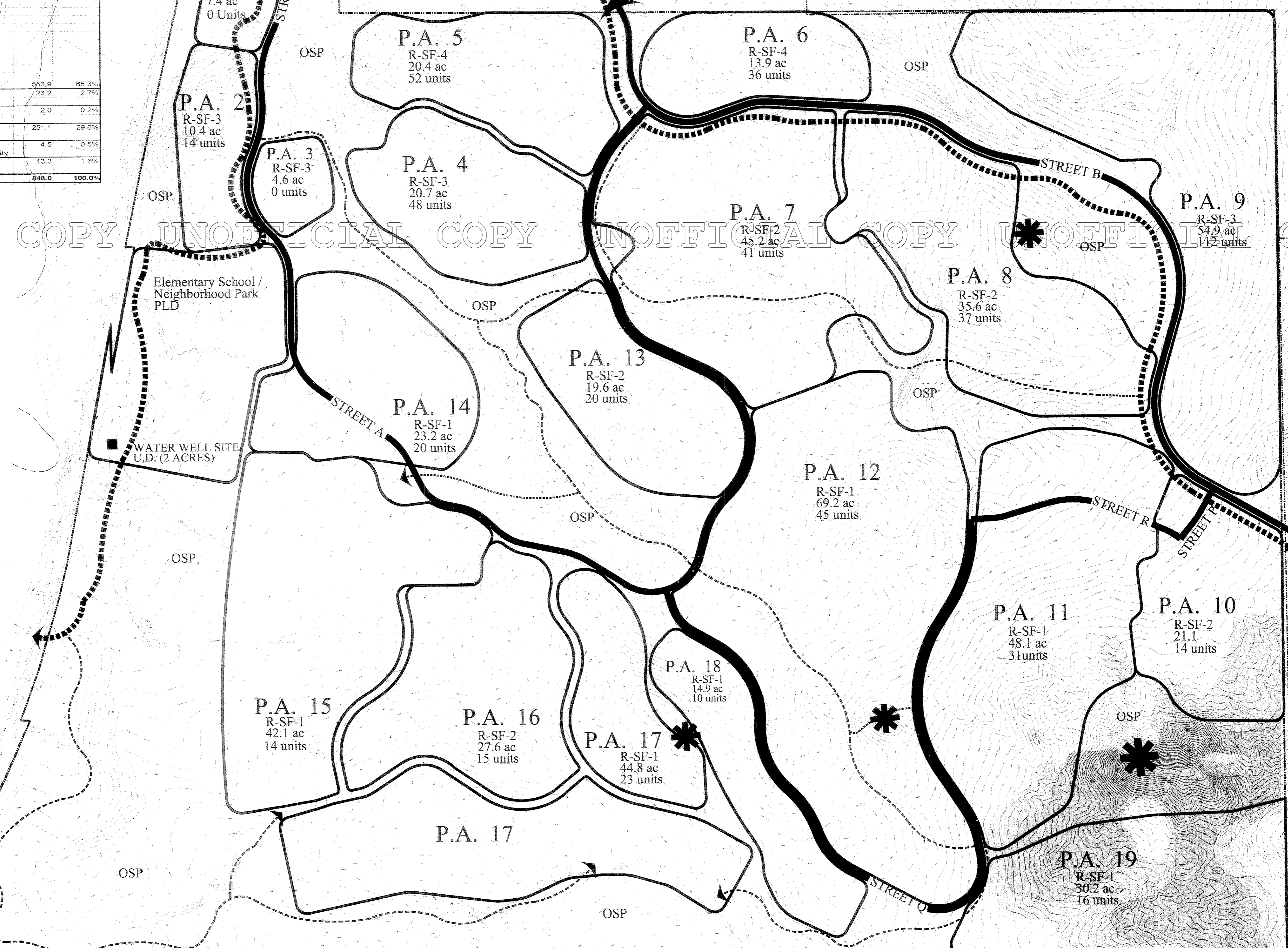
Land Planner:



Prepared For:
PREMISE REAL ESTATE, LLC
c/o Larrick Corporation
10 Inverness Drive East #290
Englewood, Colorado 80112
Tel: (303) 790-1234

Project Engineer:
EMK CONSULTANTS
7006 S. Alton Way Bldg. F
Englewood, CO. 80112
Tel: (303) 694-1520

COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



Legend:

- High Point - Site Amenity
- Public Access Trail (potential future)
- Private Trail System (potential future)
- Moderate Skyline Area *
- Minor Skyline Area *
- Water Well Site/U.D. (2 Acres)

NORTH

SCALE: 1" = 300'
Contour Interval = 5'

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Sheet 6 of 7:	Open Space Plan
Sheet 7 of 7:	Preliminary Utility Plan

Sheet 5 of 7

1st Amendment
Preliminary PD Site Plan
for
"The Lanterns"
August 30, 2005

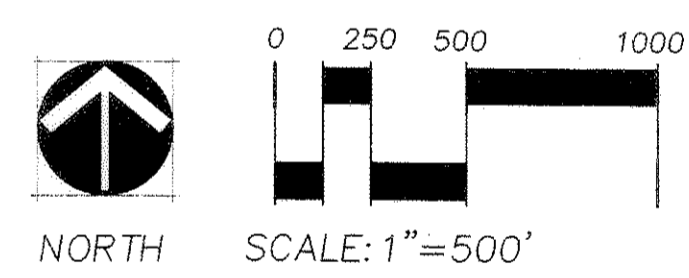
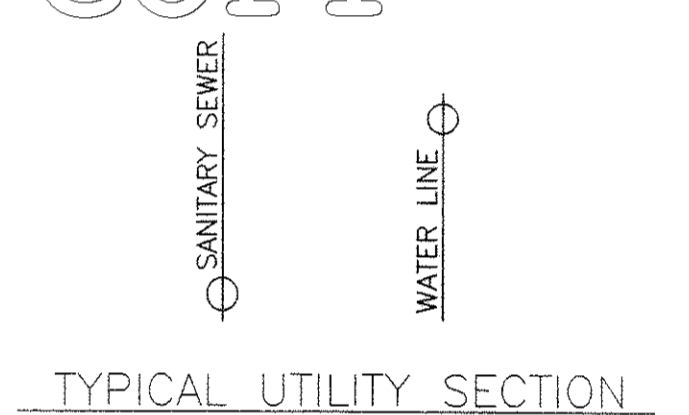
Preliminary Utility Plan for:
THE LANTERNS
 Preliminary PD Site Plan, 1st Amendment
 Castle Rock, CO

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

ANNEXATION TO THE TOWN OF CASTLE ROCK

LEGEND

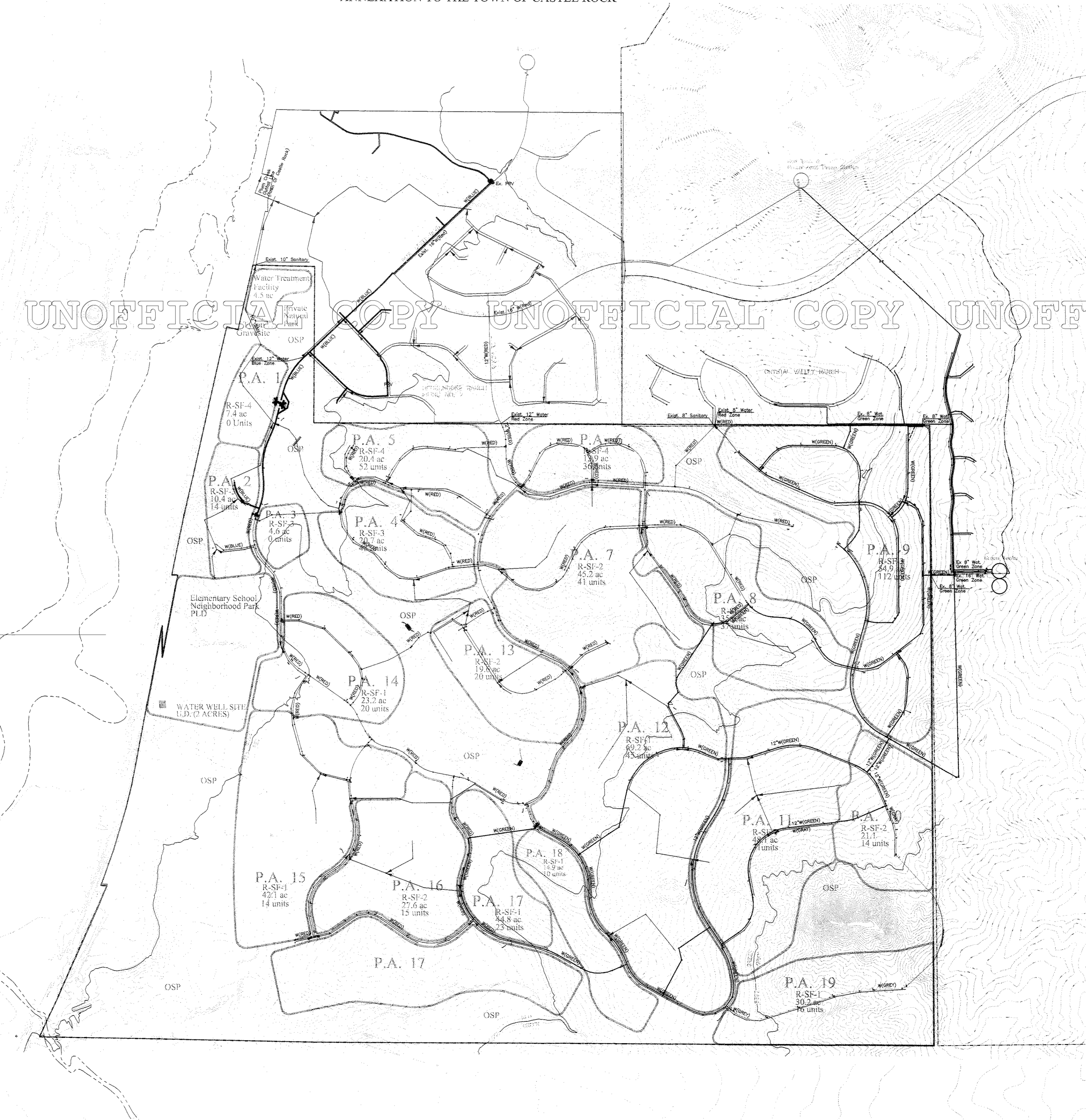
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER (BLUE ZONE)
- PROPOSED WATER (RED ZONE)
- PROPOSED WATER (GREEN ZONE)
- PROPOSED WATER (GREY ZONE)




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Sheet 4 of 7:	Phasing Matrix
Sheet 5 of 7:	Preliminary PD Site Plan
Sheet 6 of 7:	Open Space Plan
Sheet 7 of 7:	Preliminary Utility Plan
Sheet 7 of 7	

Notes:

1. Dry Utilities
 Gas, electric, and telecommunication lines will follow the road right of way throughout the majority of The Lanterns development. The Lanterns will work with the Town of Castle Rock and the utility companies to provide service and to provide the utility companies with the necessary easements.
 The utility companies are planning for The Lanterns development along with the adjacent developments. The adjacent developments will provide a source for connection service. A new electric substation is planned near the southeast corner of Crystal Valley Ranch. The dry utilities are also located along the I-25 frontage road and will be brought into The Lanterns, along Crystal Valley Parkway to Street A and Street B.
2. Utilities depicted are conceptual and are subject to change during the platting process due to off-site considerations and location of lines.



Land Planner:

NORRIS DULLEA
 Planning + Landscape Architecture
 710 W. Colfax Ave. Denver, CO 80204
 Ph: 303.862.1188 Fax: 303.862.1186

Prepared For:
 PREMISE REAL ESTATE, LLC
 c/o Larrick Corporation
 10 Inverness Drive East #290
 Englewood, Colorado 80112
 Tel: (303) 790-1234

Project Engineer:
 EMK CONSULTANTS
 7006 S. Alton Way Bldg. F
 Englewood, CO. 80112
 Tel: (303) 694-1520

1st Amendment
 Preliminary Utility Plan
 for:
"The Lanterns"
 August 30, 2005

2009006040
01/30/2009 03:04 PM



PLAT IDENTIFICATION SHEET

2p
21

- ✓ Premise Real Estate, LLC
- ✓ East 80, LLC
- ✓ Castle Rock, Town of

Grantor (owner)

Grantor (owner)

- ✓ Lanterns, The
- ✓ Preliminary PD Site Plan, Amendment 2

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Lanterns, The

Condo Info: Phase _____ Bldg _____ Unit _____

22, 26, 27

8

67

Section

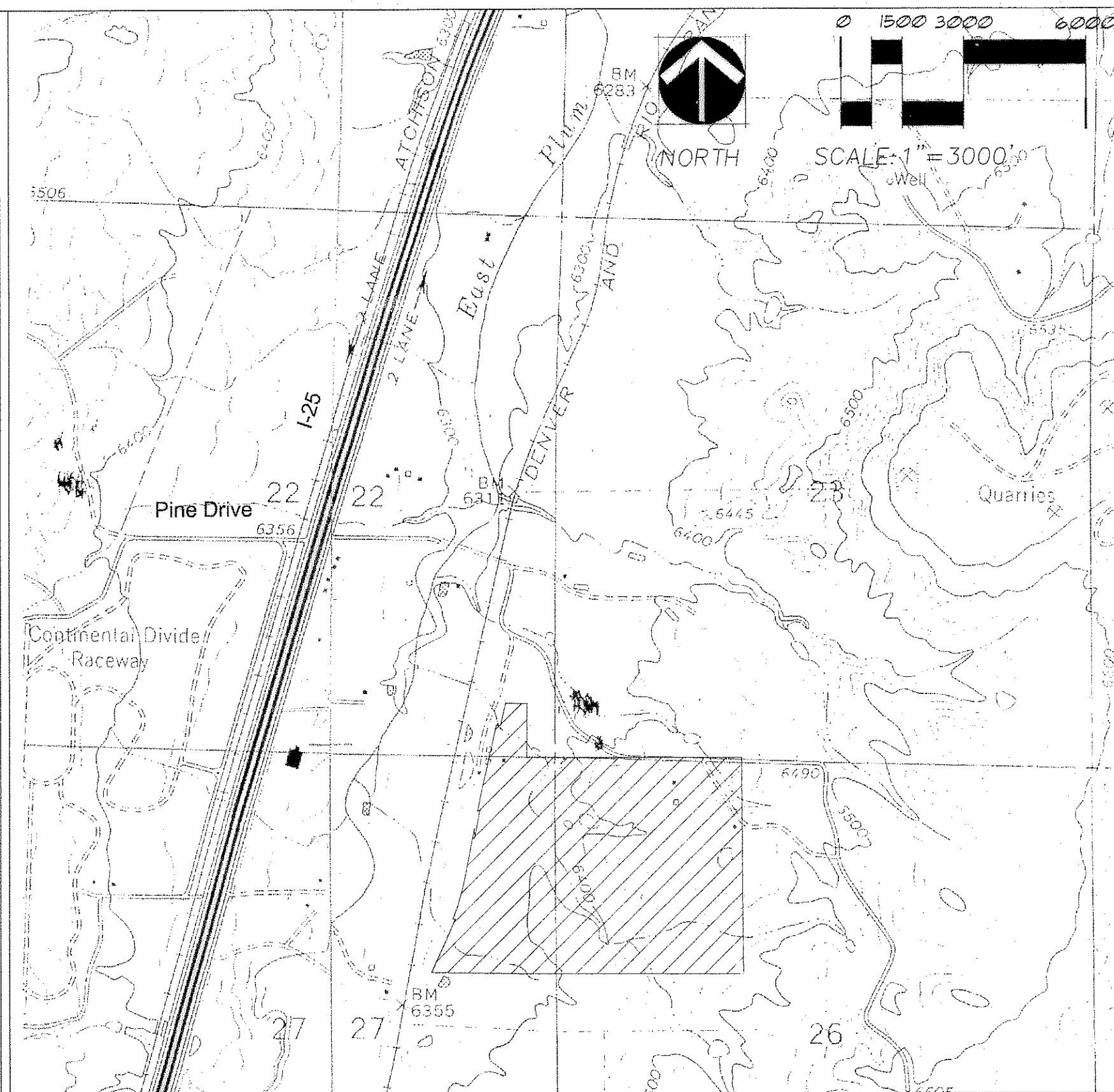
Township

Range

Cross Reference numbers: (reception #s or book and page)

1875/49

_____	_____	_____
_____	_____	_____
_____	_____	_____



THE LANTERNS

Preliminary PD Site Plan, 2nd Amendment

Castle Rock, CO

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

Preliminary PD Land Use Summary

Parcel	Zoning	Acres	Permitted Density	Maximum Units	Use	Subtotals	% of TOTAL
1	R-SF-4	7.4	0.0	0	Residential		
2	R-SF-3	10.4	1.4	15	Residential		
3	R-SF-3	4.6	2.0	9	Residential		
4	R-SF-3	20.7	2.4	49	Residential		
5	R-SF-4	20.4	3.7	75	Residential		
6	R-SF-4	13.9	4.5	63	Residential		
7	R-SF-2	45.2	0.9	41	Residential		
8	R-SF-2	35.6	1.0	37	Residential		
9	R-SF-3	54.9	2.1	113	Residential		
10	R-SF-2	21.1	0.8	16	Residential		
11	R-SF-1	48.1	0.6	31	Residential		
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18	R-SF-1	14.9	0.7	10	Residential		
19	R-SF-1	30.2	0.5	16	Residential		
PLD						23.2	2.7%
UD						2.0	0.2%
OSF						251.1	29.6%
UD						4.5	0.5%
ROW						13.3	1.6%
TOTAL						848.0	100.0%

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS PRELIMINARY PD, 2nd AMENDMENT, IN THE TOWN OF CASTLE ROCK.
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 7-28-00 IN BOOK 1875 AT PAGE 49, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

Jerome McLaren
MORTGAGEE/LIENHOLDER - JEROME MCLAREN
SIGNED THIS 7th DAY OF JANUARY, 2009

Sharon McLaren
MORTGAGEE/LIENHOLDER - SHARON MCLAREN
SIGNED THIS 7th DAY OF JANUARY, 2009

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF JANUARY, 2009. BY
Jerome McLaren
WITNESS MY HAND AND OFFICIAL SEAL.
Sharon McLaren
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/13/2010

SURVEYOR'S CERTIFICATE
I, Jon S. McDaniel, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE LANTERNS WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Jon S. McDaniel REGISTERED LAND SURVEYOR

NOTE:
This plan constitutes a site specific development plan pursuant to Chapter 15.24 of Castle Rock Municipal Code and §24-68-101, et seq., C.R.S., and establishes vested property rights terminating no later than December 31, 2020 (subject to earlier termination as further provided in the Lanterns Annexation and Development Agreement) from its effective date, to undertake and complete the development and use of the property in accordance with this plan.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS PRELIMINARY PD SITE PLAN, 2nd AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 304pm ON THE 30th DAY OF Jan, 2009 AT RECEPTION NO. 2009.006.040

DOUGLAS COUNTY CLERK AND RECORDER
BY: Christine Davis
DEPUTY

PLANNING COMMISSION RECOMMENDATION:
THE PRELIMINARY PD SITE PLAN, 2ND AMENDMENT AND ZONING REGULATIONS FOR THE LANTERNS PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF Nov., 2008.

Barbara West CHAIR DATE 1-15-09

ATTEST:
[Signature] DATE 1/15/09
DEVELOPMENT SERVICES DIRECTOR

TOWN COUNCIL APPROVAL:
THE PRELIMINARY PD SITE PLAN 2ND AMENDMENT AND ZONING REGULATIONS FOR THE LANTERNS PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 16th DAY OF Dec., 2008.

Douglas Lehman for Mayor Reed DATE 1/28/09
MAYOR

ATTEST:
Sally G. Mc DATE 1/28/09
TOWN CLERK

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS PRELIMINARY PD SITE PLAN, 2nd AMENDMENT, IN THE TOWN OF CASTLE ROCK.

Allan L Brandt, Manager
PREMISE REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY CORPORATION
SIGNED THIS 26th DAY OF December, 2008

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF December, 2008. BY

Allan L. Brandt as Manager
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/9/11

Donald R. Larick, Manager
EAST 80, LLC, A COLORADO LIMITED LIABILITY CORPORATION
SIGNED THIS 8th DAY OF January, 2009

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF January, 2009. BY

Donald R. Larick as Manager
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/9/11



TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION
BY: Douglas Lehman for Mayor Reed ATTEST: Sally G. Mc
MAYOR TOWN CLERK

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF January, 2009. BY Douglas Lehman as Mayor-Pro Tem for Mayor Randy Reed

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-2011

TITLE CERTIFICATION

I, Laryce L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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
SIGNED THIS 18th DAY OF January, 2009

Laryce L. Nitsch
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF January, 2009. BY Laryce L. Nitsch

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/2010

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Sheet 7 of 7:	See reception #2006034279

Sheet 1 of 7

2nd Amendment
Preliminary PD Site Plan
Title Sheet
for:
"The Lanterns"
December 23, 2008

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 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;
 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.

Total perimeter of area to be annexed = 27646 feet.
 1/6 of total perimeter = 4607 feet.
 Actual contiguity = 12413 feet.

EXISTING TOWN BOUNDARY

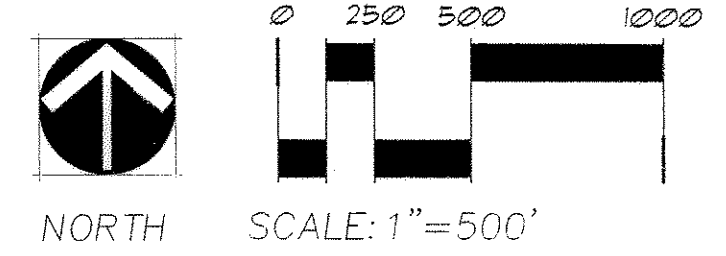
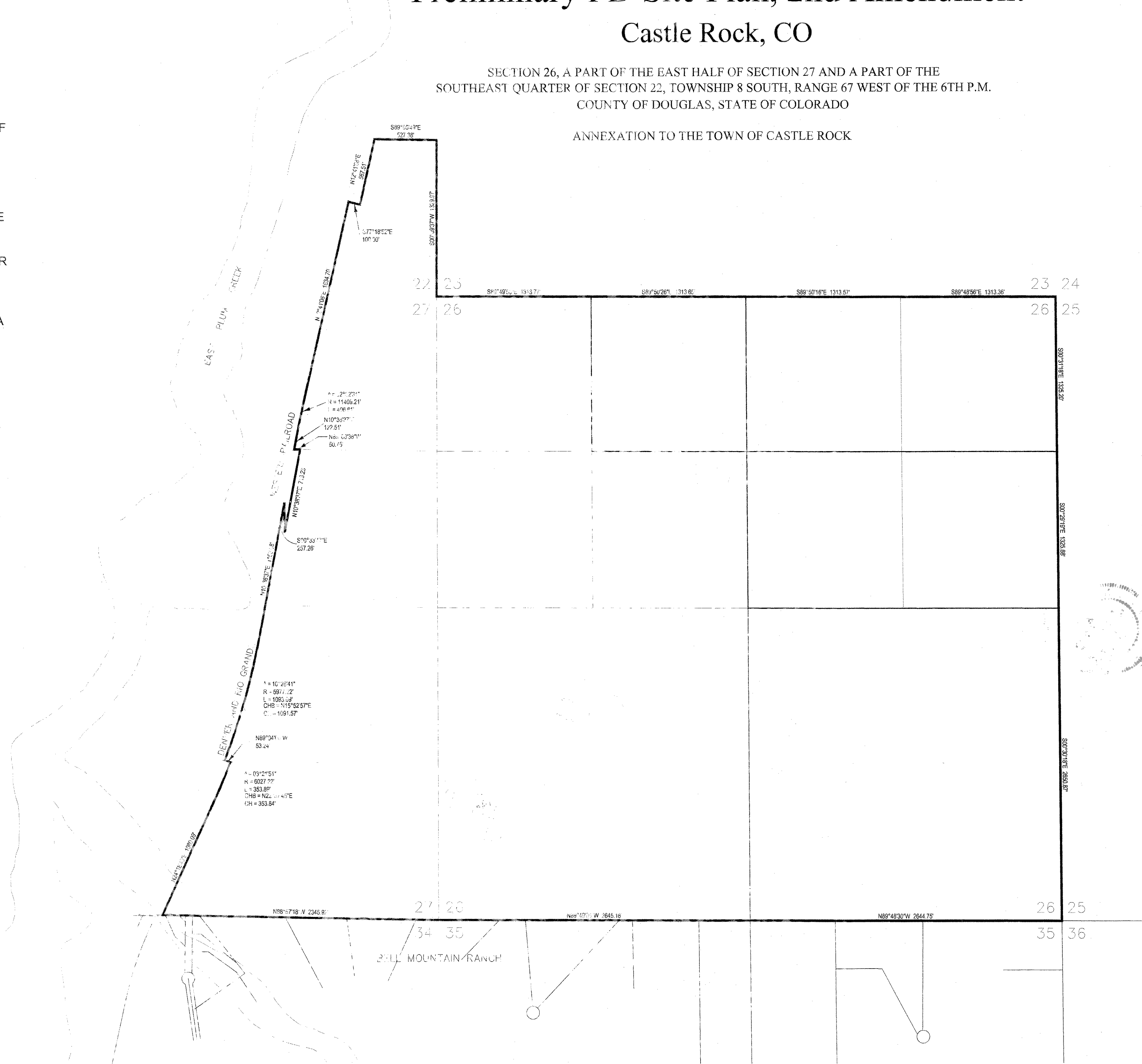
Legal Description for:

THE LANTERNS

Preliminary PD Site Plan, 2nd Amendment

Castle Rock, CO

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
 ANNEXATION TO THE TOWN OF CASTLE ROCK



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Land Planner: **NORRIS DULLEA**
 Planning - Landscape Architecture
 710 W. Colfax Ave., Denver, CO 80204
 Ph: 303.892.1168 Fax: 303.892.1198

Prepared For:
 PREMISE REAL ESTATE, LLC
 c/o Larrick Corporation
 10 Inverness Drive East #290
 Englewood, Colorado 80112
 Tel: (303) 790-1234

Project Engineer:
 EMK CONSULTANTS
 7006 S. Alton Way Bldg. F
 Englewood, CO. 80112
 Tel: (303) 694-1520

2nd Amendment
 Legal Description
 for:
 "The Lanterns"
 December 23, 2008

ORDINANCE NO. 2008-43

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE SECOND AMENDMENT TO THE LANTERNS PRELIMINARY PD SITE PLAN, THE FIRST AMENDMENT TO THE LANTERNS PD ZONING REGULATIONS, AND THE FIRST AMENDMENT TO THE LANTERNS ANNEXATION AND DEVELOPMENT AGREEMENT; AND VESTING A SITE SPECIFIC DEVELOPMENT PLAN

WHEREAS, Premise Real Estate, LLC (Owner) has requested an amendment to the Planned Development (PD) zoning of the parcel described in *Exhibit 1* (Property); and

WHEREAS, Owners have requested approval of the First Amendment to the Lanterns PD Zoning Regulations in the form attached as *Exhibit 2*, as the same affect the Property (Zoning Regulations); and

WHEREAS, Owner has requested approval of The Second Amendment to the Lanterns Preliminary PD Site Plan (Site Plan); and

WHEREAS, public hearings on the Zoning Regulations and Site Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code;

WHEREAS, Owner and Town have agreed to the terms of The First Amendment to the Lanterns Annexation and Development Agreement (Development Agreement) attached as *Exhibit 3*;

WHEREAS, the Town Council finds that the Site Plan shall be vested as a site specific development plan in accordance with the Development Agreement through December 31, 2020, under authority of Town by Chapter 15.24 of the Castle Rock Municipal Code and C.R.S. §24-68-101, et seq.; and

WHEREAS, the Lanterns PD has been found to conform with all applicable Town regulations and the Town of Castle Rock Comprehensive Master Plan.

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

Section 1. Approval. The amendments to the Development (PD) and the Zoning Regulations and Site Plan are approved for the Property.

Section 2. Development Agreement and Vesting. The Development Agreement is approved. The vesting of the Site Plan authorized under Article VIII of the Development Agreement is approved, which vests the Site Plan as a site specific development plan for a term ending no later than December 31, 2020. The notice of vesting of the Site Plan required under

15.24.100 of the Castle Rock Municipal Code shall be given within 14 days of the date of approval of this Ordinance.

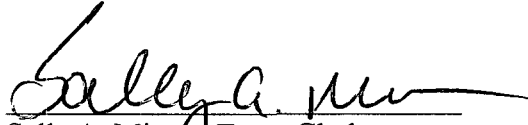
Section 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 4. 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 relation to the legislative object sought to be obtained.

INTRODUCED this 25th day of November, 2008 for public comment, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED this 16th day of December 2008, by a vote of the Town Council of the Town of Castle Rock, Colorado of 7 for and 0 against.

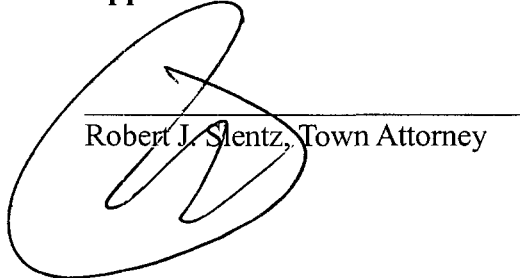
ATTEST:


Sally A. Misare, Town Clerk

TOWN OF CASTLE ROCK


Randy A. Reed, Mayor

Approved as to form:


Robert J. Slentz, Town Attorney

Approved as to content:


Bill Detweiler, Development Services
Director

EXHIBIT 1

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 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.

TOWNSHIP



OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS IN THE TOWN OF CASTLE ROCK.
TOWN OF CASTLE ROCK

EXHIBIT 2

The Lanterns Planned Development Zoning Regulations

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Section 1 General Provisions

1.1 Adoption / Authorization.

The Town Council has adopted The Lanterns Preliminary PD Site Plan and Zoning Regulations pursuant to section 17.60 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

1.1.1 General Project Description

The Lanterns PD consists of 548 residential units on approximately 850 acres. The residential densities range from 4.1 units per acre on the north to less than 0.4 units per acre on the south. This designation of densities provides a logical transition toward the Town boundary. The location of the property is a natural "gateway" to Castle Rock. As a gateway, the general character of the development includes, large contiguous open space corridors, roads designed to minimize impacts to existing topography, preservation of high points reducing visual impacts, incorporation of natural site amenities - ponds, wetlands and vegetation, provision of wildlife corridors, building envelopes on large residential lots, use of low visual impact construction materials and colors, and water conscious landscape guidelines throughout the project.

1.2 Applicability.

The Lanterns Preliminary PD Site Plan and Zoning Regulations shall run with and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Castle Rock Town Council.

1.3 Maximum Level of Development.

The total number of dwelling units or total commercial, industrial or other 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 Final PD Site Plan / Preliminary 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 Preliminary PD Site Plan is advisor/ 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.

The provisions of this Preliminary PD Site Plan shall govern the development of The Lanterns PD; provided, however, that the relevant provisions of the Castle Rock Municipal Code, as the same may be amended from time to time, are also applicable to the Preliminary PD Site Plan and Zoning Regulations, and, in the event of a conflict, the provisions of the Municipal Code shall prevail.

PROVIDED HOWEVER, Such new or revised provisions of the Castle Rock Municipal Code or other Town regulations ("NEW REGULATIONS") shall apply to those portions of the Lanterns PD that are subject to an approved Final PD Site Plan at the time the NEW REGULATIONS become effective ONLY TO THE EXTENT THAT THE NEW REGULATIONS DO NOT CONFLICT WITH THE FINAL PD SITE PLAN.

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 this PD property are controlled by the Lanterns Annexation and Development Agreement dated October 14, 2002 and recorded in the Douglas County public records on June 25, 2003 at Reception No. 2003094057, as amended by First Amendment to the Lanterns Annexation and Development Agreement dated _____ and recorded in the Douglas County public records at Reception No. _____ (Development Agreement).

Section 2 Definitions

In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this PD:

2.2 Building Ground Coverage.

As established in the Preliminary Plat/Final PD Site Plan and where not provided for in the Preliminary Pat/FPDSP Municipal Code will define.

2.3 Building Height.

As established in the Preliminary Plat/Final PD Site Plan and where not provided for in the Preliminary Pat/FPDSP Municipal Code will define.

2.4 Building Setback.

As established in the Preliminary Plat/Final PD Site Plan and where not provided for in the Preliminary Pat/FPDSP Municipal Code will define.

2.5 Community Recreational Facilities.

Indoor or outdoor structures or areas for community recreation to include, but not to be limited to swimming pools, tennis courts, facilities for other indoor or outdoor recreational activities together with incidental restaurants, lounges, shops and personal service establishments.

2.8 Developer.

Premise Real Estate, LLC (c/o Larrick Corporation) or its successors or assigns as Developer.

2.9 Mother-In-Law or Nanny Unit.

A dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or attached via a port cochere, breeze-way or similar, or the detached garage, except for those units that are in the first tier of lots closest to the ridgeline where the nanny unit must be within the main structure or attached via a port cochere, breeze-way or similar, or the attached garage. Separate addressing of utility taps is not permitted. One additional parking space shall be provided on the lot for the nanny unit. The design of the structure shall accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units shall be related to the family residing in the main residence by blood or marriage, or be part-time or fulltime employees of the family residing in the main residence.

2.11 Open Space, Private.

Space, suitable for landscaping, passive and/or active recreation, gardens, view protections and enhancement, and/or other appropriate uses, which is to remain in private ownership.

2.13 Residential Density Transfer.

To provide flexibility, (in that this project must be responsive to site topography and vegetation and the changing conditions over a long planning and development period) an upper limit on density of twenty percent (20%) over the permitted density in each planning area and an unlimited lower limit on density in each Planning Area may be permitted by the Town Council at the time of and as a part of the Final PD Site Plan / Preliminary Plat review process; provided, however, that the total permitted residential density upon the Land shall not exceed 548 dwelling units. If the Town elects to use the designated water treatment plant site, located adjacent to Planning Area 1 (P.A. 1), P.A. 1 can transfer a maximum of 23 lots to the other planning areas except for those zoned RSF-1. The recipient parcel shall be permitted to adjust its parcel boundaries in order to accommodate the new lots. Furthermore, the P.A.'s zoned R-SF-2 and R-SF-3 shall receive an additional 10% density increase subject to the units transferred from only P.A. 1. As a result, the total open space acreage may decrease, however the total open space allocation will remain in conformance with the Town of Castle Rock's regulations.

2.14 Unit Calculation.

When calculating units within a planning area, any fractional portion of a whole unit may be rounded up to the next whole unit.

2.16 Temporary Sales Office / Model Units and Construction Trailers.

Temporary sales offices and / or construction trailers may be manufactured or portable structures placed on a development site for the duration of the construction and / or sales period of a phase or phases of a project and will be removed from the site after construction and sales are complete. Model units are permanent housing units used for product display during the sales and construction process which are ultimately for-sale units.

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 PD Site 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 parcel boundaries may be made through the platting process at Final PD Site Plan / Preliminary Plat, (please refer to section 2.13, Residential Density Transfer, regarding the transfer of units from P.A. 1 to other planning areas)

3.2 Road Alignments.

The Preliminary PD Site 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 Preliminary PD Site Plan itself. Major road realignments, as determined by the Town of Castle Rock Planning 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 Final PD Site Plan / Preliminary Plat review, may permit relocation of all or part of any residential use area to any other location designated on the Preliminary PD Site 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 Preliminary PD Site Plan for The Lanterns and will not require separate approval.

Section 4 Overall. Project Standards

The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as established in the Final PD Site Plan or as modified by the following:

4.2 Parking

As established in the Final PD Site Plan and where not provided for in the Final PD Site Plan Municipal Code will define.

4.3 Building Envelopes.

The following standards shall apply to the R-SF-1 and R-SF-2 areas:

- 4.3.1 Development on lots within the areas designated above shall be restricted to the confines of a described building envelope. Building envelopes shall be described as to size and dimensions to be illustrated on the Final PD Site Plan / Preliminary Plat.
- 4.3.2 Building envelopes for single family detached residences shall include all clearing, grading, construction, introduced irrigated landscaping and impervious areas, with the exception of connection driveways of ingress / egress and utility connections.

4.4 Street Standards.

The following road design criteria may be used on the Lanterns project and will be evaluated during the Preliminary Plat process as the different parcels are developed to determine which roadways may utilize this reduced design criteria. Any design criteria that exceeds the maximum requirements will require approval by the Town of Castle Rock.

The following criteria shall apply to local roadways in R-SF-1 & 2 (Planning Areas 7,8, 10 - 19).

These Planning Areas consist of lower, less typical Town residential densities.

- 50' ROW
- 24' of driving surface flow line to flow line (asphalt) with mountable curb & gutter and 5' onstreet pedestrian lane on one side of street only
- No on-street parking*
- No fencing within 10' of ROW
- 25 mph design speed (posted 20 mph)
- 100' minimum centerline radius
- 10% max grade .

- K factors — Crest - 20; Sag - 30 . .
- Cul-de-sacs — maximum length - 1 ,600'; bubble turn-around; minimum paved radius - 38'
 - * As agreed between the Castle Rock Fire Department and the Developer, and per the Fire Department request for installation of "no parking/fire lane" signs where streets are less than Fire Department standards, said signs shall only be installed by the Fire Department when warranted by on-street parking becoming an issue as determined by the Fire Department. Fire lane signs are to be installed per Fire Department requirements and the Fire Department shall designate streets to be posted as fire lanes.

The following criteria shall apply to local roadways in R-SF-3 (Planning Areas 2 - 4 & 9). These Planning Areas consist of moderate, less typical Town residential densities.

- 50' ROW
- 24' of driving surface flow line to flow line (asphalt) with mountable curb & gutter and 5' onstreet pedestrian lane on one side of street only with no on-street parking permitted* or (to be determined during the Final PD Site Plan stage for a specific Planning Area) 28' of driving surface flow line to flow line (asphalt) with mountable curb & gutter and a 5' offstreet sidewalk on one side of the street only with on-street parking permitted on one side of the street only*
- No fencing within 10' of ROW
- 25 mph design speed (posted 20 mph)
- 100' minimum centerline radius
- 10% max grade
- K factors -Crest -20; Sag ' - 30
- Cul-de-sacs — maximum length - 1 ,200'; bubble turn-around; minimum paved radius - 38'
 - * As agreed between the Castle Rock Fire Department and the Developer, and per the Fire Department request for installation of "no parking/fire lane" signs where street widths are less than Fire Department standards, said signs shall only be installed by the Fire Department when warranted by on-street parking becoming an issue as determined by the Fire Department. Fire lane signs are to be installed per Fire Department requirements and the Fire Department shall designate streets to be posted as fire lanes

The following criteria shall apply to local roadways in R-SF-4 (Planning Areas 1, 5, 6). These Planning Areas consist of higher, more typical Town residential densities.

- 50'ROW
- 28' of driving surface flow line to flow line (asphalt) with mountable curb & gutter and 5' sidewalks on both sides of street with on-street parking permitted on one side of the street only

- No on-street parking*
- No fencing within 10' of ROW
- 25 mph design speed (posted 20 mph)
- 100' minimum centerline radius
- 10% max grade
- K factors — Crest - 20; Sag - 30
- Cul-de-sacs — maximum length - 1,200'; bubble turn-around; minimum paved radius - 38'

*As agreed between the Castle Rock Fire Department and the Developer, and per the Fire Department request for installation of "no parking/fire lane" signs where street widths are less than Fire Department standards, said signs shall only be installed by the Fire Department when warranted by on-street parking becoming an issue as determined by the Fire Department.

The following shall apply to all collector roadways:

- 60' ROW
- 32' of asphalt with 6" vertical curb & gutter, minimum 8' pedestrian walk on one side of street only.
- No on-street parking
- No fence within 10' of ROW
- 35 mph design speed (posted 30 mph)
- 250' minimum centerline radius
- 7% maximum grade
- K factors — Crest - 40; Sag - 45

4.4 Lighting

As established in the Final PD Site Plan and where not provided for in the Final PD Site Plan Municipal Code will define.

4.5 Temporary Uses.

Construction offices and material storage shall be permitted in all use areas during 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.

4.6 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 Final PD Site Plan.

4.7 Fencing.

Fencing regulations will be addressed in the Final PD Site Plan.

4.8 Landscaping.

As established in the Final PD Site Plan and where not provided for in the Final PD Site Plan Municipal Code will define.

4.9 Signs.

Signs shall generally resemble the design elements depicted on the Final PD Site Plan.

4.10 Accessory Structures.

As established in the Final PD Site Plan and where not provided for in the Final PD Site Plan Municipal Code will define.

4.11 Buildings / Improvements.

Recreational facilities shall be allowed to be constructed on open space. 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 Final PD Site 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.

4.13 Architectural Standards.

As established in the Final PD Site Plan and where not provided for in the Final PD Site Plan Municipal Code will define.

Section 5
General Use Areas

THE LANTERNS
PD Land Use Summary

Parcel	Zoning	Acres	Permitted Density/ Acre	Units	Use	Subtotals	% of TOTAL
PA-1	R-SF-4	7.4	0	0	Residential		
PA-2	R-SF-3	10.4	1.4	15	Residential		
PA-3	R-SF-3	4.6	2.0	9	Residential		
PA-4	R-SF-3	20.7	2.4	49	Residential		
PA-5	R-SF-4	20.4	3.7	75	Residential		
PA-6	R-SF-4	13.9	4.5	63	Residential		
PA-7	R-SF-2	45.2	0.9	41	Residential		
PA-8	R-SF-2	35.6	1.0	37	Residential		
PA-9	R-SF-3	54.9	2.1	113	Residential		
PA-10	R-SF-2	21.1	0.8	16	Residential		
PA-11	R-SF-1	48.1	0.6	31	Residential		
PA-12	R-SF-1	69.2	0.7	46	Residential		
PA-13	R-SF-2	19.6	1.0	20	Residential		
PA-14	R-SF-1	23.2	0.9	20	Residential		
PA-15	R-SF-1	42.1	0.9	36	Residential		
PA-16	R-SF-2	27.6	0.9	26	Residential		
PA-17	R-SF-1	44.8	0.5	24	Residential		
PA-18	R-SF-1	14.9	0.7	10	Residential		
PA-19	R-SF-1	30.2	0.5	16	Residential		
						553.9	65.3%
PLD		23.2			School/Park	23.2	2.7%
UD		2.0			Utility Dedication (Water Well Site)	2.0	0.2%
UD		4.5			Utility Dedication Water Treatment Facility	4.5	0.5%
OSP		251.1			Park/Open Space Private	251.1	29.6%
ROW		13.3			Minor Collector Roads	13.3	1.4%
TOTAL		848		548		848	100.0%

*** NOTE: Per Section 2.13 of these regulations, individual Planning Areas may have the number of units noted above, provided the total permitted residential density in The Lanterns shall not exceed 548 units.

*** General use table updated to conform with The Lanterns PPD, 1st Amendment (reception no. 2006034279)

Summary of Land Areas

	Total Area Acreage	Permitted Density	Total Units	% of Total Acres	
RSF-1	272.5	0.61	183	32.13%	
R-SF-2	149.1	0.87	140	17.58%	
R-SF-3	90.6	2.00	186	10.68%	
R-SF-4	41.7	4.38	138	4.92%	
Residential Subtotal	553.9		548 max.*	65.32%	
PLD	23.2			2.74%	School/Park Site
UD	4.5			0.77%	Utility Dedication
OSP	251.1			29.61%	Park/Open Space, Private
ROW	13.3			1.57%	Minor Collector Roads
TOTAL	848			100.0%	

*See Section 2.13 of these regulations; total permitted residential density in The Lanterns shall not exceed 548 units.

Section 6
Residential Use Area R-SF-1

6.1 Intent

Individual large-lot ownership with single-family detached residential structures. Much of the natural site is preserved through the use of building envelopes. This Use Area designation provides a transition from R-SF-2 to the Town boundary, based on potential lot sizes.

6.2 Development Regulations.

- A. Maximum density of 0.61 dwelling units / acre within each such use area
- B. Maximum Building Height - 35 Feet
- C. Setbacks - to be established at Final PD Site Plan / Preliminary Plat
- D. Minimum lot area - to be established at Final PD Site Plan / Preliminary Plat

6.3 Permitted Uses.

- A. One family dwelling
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities

- E. Mother-In-Law or nanny units
- F. Temporary Sales Office / Model Units and Construction Trailers

6.4 Accessory Uses.

- A. Satellite dish (one (1) meter or smaller)
- B. Trails: pedestrian and bicycle
- C. Keeping of Pets
- D. Home occupations

Section 7
Residential Use Area R-SF-2

7.1 Intent

Individual large-lot ownership with single-family detached residential structures. Much of the natural site is preserved through the use of building envelopes. This Use Area designation provides a transition from R-SF-3 to R-SF-1 residential densities, based on potential lot sizes.

7.2 Development Regulations.

- A. Maximum density of 0.87 dwelling units / acre within each such use area
- B. Maximum Building Height - 35 Feet
- C. Setbacks - to be established at Final PD Site Plan / Preliminary Plat
- D. Minimum lot area - to be established at Final PD Site Plan / Preliminary Plat

7.3 Permitted Uses.

- A. One Family Dwelling
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities
- E. Mother-In-Law or nanny units
- F. Temporary Sales Office / Model Units and Construction Trailers

7.4 Accessory Uses. .

- A. Satellite dish (one (1) meter or smaller)
- B. Trails: pedestrian and bicycle
- C. Keeping of Pets
- D. Home occupations

Section 8
Residential Use Area R-SF-3

8.1 Intent

Individual large-lot ownership with single-family detached residential structures. This Use Area designation provides a transition from R-SF-4 to R-SF-2 residential densities, based on potential lot sizes.

8.2 Development Regulations.

- A. Maximum density of 2.0 dwelling units / acre within each such use area
- B. Maximum Building Height- 35 Feet
- C. Setbacks - to be established at Final PD Site Plan / Preliminary Plat
- D. Minimum lot area - to be established at Final PD Site Plan / Preliminary Plat

8.3 Permitted Uses.

- A. One Family Dwelling
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities
- E. Mother-In-Law or nanny units
- F. Temporary Sales Office / Model Units and Construction Trailers

8.4 Accessory Uses.

- A. Satellite dish (one (1) meter or smaller)
- B. Trails: *pedestrian and bicycle*
- C. Keeping of Pets
- D. Home occupations

Section 9
Residential Use Area R-SF-4

9.1 Intent

Individual unit and/or lot ownership with single-family detached residential structures. This Use Area is more typical of existing Town densities and provides an alternative to the larger lots in The Lanterns.

9.2 Development Regulations.

- A. Maximum density of 4.4 dwelling units / acre within each such use area
- B. Maximum Building Height - 35 Feet
- C. Setbacks - to be established at Final PD Site Plan / Preliminary Plat
- D. Minimum lot area - to be established at Final PD Site Plan / Preliminary Plat

9.3 Permitted Uses.

- A. One family dwelling
- B. Attached or detached garages
- C. Indoor or outdoor recreational facilities
- E. Mother-In-Law or nanny units
- F. Temporary Sales Office / Model Units and Construction Trailers

9.4 Accessory Uses.

- A. Satellite dish (one (1) meter or smaller)
- B. Trails: pedestrian and bicycle
- C. Keeping of Pets
- D. Home occupations

Section 10
Public Land Dedication (PLD)

10.1 Intent

To provide the opportunity for neighborhood park or elementary school uses

10.2 Development Regulations.

A. Maximum building height - 35 feet, with the exception of school gymnasiums which may reach 45 feet

B. Building setbacks - To be determined at Final PD Site Plan.

10.3 Permitted Uses.

As determined by the Parks, Recreation and Public Properties Director in accordance with the parks, trails and open space master plan and Castle Rock Municipal Code

10.4 Prohibited Uses.

A. Ballfield lighting

Section 11
Open Space, Private (OSP)

11.1 Intent

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. Those areas designated as high point - site amenity may become overlook areas with minimal improvements. Those areas designated as private natural parks may become more developed with features such as, picnic areas, tot lots, minimal amounts of irrigated turf, temporary community information / sales office, etc. The private natural park areas are not intended to become typical urban parks with large amounts of irrigated turf.

11.2 Development Regulations.

- A. Maximum building height – 20 feet (excluding existing silo and windmills)
- B. Building setbacks - to be determined at Final PD Site Plan.

11.3 Permitted Uses.

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

11.4 High Point - Site Amenity (only)

- A. Maximum building height –10 feet
- B. Typical improvements to include, but not be limited to: shade features, benches, tables, art, interpretive signs, trails and other recreational amenities.

Section 12
Utility Dedication (UD)

12.1 intent

To provide an area, which is a portion of a full site, that is suitable for public water system facilities. Specifically, the possible water treatment facility located at the northwest portion of the site will be self-sufficient, and if necessary, the Town will obtain the balance of the land required from the property owner located directly north.

12.2 *Development Regulations.*

- A. Maximum building height – 20 feet
- B. Building setbacks - minimum building setbacks shall be 100 feet from all property boundaries except the northern boundary which may require 0 foot setback for a shared site composition of the improvements.
- C. Any required vehicular/service access to this parcel shall be from its north boundary.
- D. Adequate buffering and screening of any improvements shall be provided by the Town.
- E. Maximum fence height – 12 feet

12.3 *Permitted Uses.*

- A. Water treatment facility
- B. Water well site
- C. Open space
- D. Sewer facilities, except for wastewater treatment facilities

12.4 *Accessory Uses*

- A. Fences for screening and security

Section 13
Accessory Uses

13.1 Accessory Uses Permitted In All Use Areas

- A. Roadways, bike paths and pedestrian trails
- B. Fences and walls
- C. Alternative Energy
 - 1. Solar collection devices
 - 2. Wind collection devices
 - 3. Geothermal collection devices
- D. Patio/gazebo
- E. Facilities for the acquisition, treatment, and storage of water
- F. Facilities for the collection, treatment, and disposal of sewage
- G. Facilities for the collection, treatment, and disposal of reuse water
- H. Drainage structures
- I. Open spaces and lakes to include storm water drainage detention areas
- J. Underground utility and communication distribution lines (provided that no public offices and repair or storage facilities are maintained on the site)
- K. Indoor or outdoor recreational facilities
- L. Parks, playgrounds and picnic areas
- M. Tennis courts and other recreational courts/features
- N. Swimming pools, hot tubs and other similar uses

Section 14
Submission of Final PD Site Plans and/or Plats

14.1 Following the approval of this Ordinance, the owners of tracts within the Land shall present a Final PD Site Plan / Preliminary 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.

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

14.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a final plat by the Town Council 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 final site plan, provided a final plat has been approved which must contain the following language: "Pursuant to the Town of Castle Rock Ordinance No. 83-16, no building permit will be issued for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the Town Council of the Town of Castle Rock."

Section 15
Transitional Use

15.1 After approval of the Preliminary PD Site Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a grading permit, may be used for agricultural purposes until approval of a grading permit for the area or areas in question. Agricultural uses, for purposes of this section, shall mean, farming, ranching, gardening, buildings and out buildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, beekeeping/apiaries, fur farms or kennels.

15.2 Any activity permitted by this Section, shall be considered to be a valid pre-existing nonconforming use within the area described above until a Final PD Site Plan /Preliminary Plat for such area or areas has been approved.

15.3 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.