Ref #2019053510, Date: 8/27/2019 1:07 PM, Pages: 1 of 156 ,RECORDING $1,563.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

THE LANTERNS

SITE DEVELOPMENT PLAN

(AN AMENDMENT TO THE LANTERNS PRELIMINARY PLAT/FINAL P.D. SITE PLAN) A PARCEL OF LAND BEING 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 SIXTH P.M, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
6. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
7. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
8. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED PD.
11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. ALL UTILITY EASEMENTS ADJACENT TO ANY ROADWAY WILL BE AT LEAST FIFTEEN FEET (15') IN WIDTH TO ACCOMMODATE THE INSTALLATION OF MAJOR ELECTRIC FACILITIES. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
14. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREA MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
15. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
16. 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 MAP NUMBERS 08035C0303G AND 08035C0284G. 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.
17. ALL CONCRETE TRAILS SHALL FOLLOW TOWN STANDARDS 8' WIDE, 6" THICK AND REGIONAL TRAILS 10' WIDE, 6" THICK. THE DUAL TRAIL/MAINTENANCE ACCESS SHALL BE 10' WIDE, 4,000 PSI CONCRETE. ALL SOFT SURFACE TRAILS SHALL BE REVIEWED BY TOWN STAFF AND SHALL FOLLOW THE TOWN'S SUSTAINABLE DEVELOPMENT GUIDELINES, WHICH ARE AVAILABLE ON-LINE.

FIRE NOTES:

1. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
2. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
3. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
4. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
5. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
6. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

\\DEN-DATA01\PROJECTS\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\1 COVER SHEET.DWG, RREDD, 7/15/2019 3:33 PM

THIS SITE DEVELOPMENT PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND SECTION 24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS FOR THREE YEARS FROM ITS EFFECTIVE DATE TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN.

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.

(SPEER EQUITIES LLC., A COLORADO LIMITED LIABILITY COMPANY)
Clay Carlson

SIGNED THIS 26 DAY OF July, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF July, 2019 BY Clay Carlson AS Manager OF SPEER EQUITIES, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Jenny L. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/09/2020

JENNY L MOORE NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 20004003852 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.

(CC ERIE FARMS, LLC., A COLORADO LIMITED LIABILITY COMPANY)
Clay Carlson

SIGNED THIS 26 DAY OF July, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF July, 2019 BY Clay Carlson AS Manager OF CC ERIE FARMS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Jenny L. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/09/2020

JENNY L MOORE NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 20004003852 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.

(KC ERIE FARMS LLC., A COLORADO LIMITED LIABILITY COMPANY)

SIGNED THIS 26 DAY OF July, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF July, 2019 BY Kent D Carlson AS Manager OF KC ERIE FARMS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Jenny L. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/09/2020

JENNY L MOORE NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 20004003852 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.

(SC ERIE FARMS LLC., A COLORADO LIMITED LIABILITY COMPANY)

SIGNED THIS 26 DAY OF July, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF July, 2019 BY Scott L Carlson AS Manager OF SC ERIE FARMS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Jenny L. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/09/2020

JENNY L MOORE NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 20004003852 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.

(LANTERNS KDC, LLC, A COLORADO LIMITED LIABILITY COMPANY)

SIGNED THIS 26 DAY OF July, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF July, 2019 BY Kent D Carlson AS Manager OF LANTERNS KDC, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Jenny L. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/09/2020.

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

VICINITY MAP

SCALE: 1" = 1500'

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.

(LANTERNS CFC, LLC., A COLORADO LIMITED LIABILITY COMPANY)
Clay Carlson

SIGNED THIS 26 DAY OF July, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF July, 2019 BY Clay Carlson AS Manager OF LANTERNS CFC, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Jenny L. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/09/2020

JENNY L MOORE NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 20004003852 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.

(LANTERNS RLC, LLC., A COLORADO LIMITED LIABILITY COMPANY)

SIGNED THIS 26 DAY OF July, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF July, 2019 BY Ryan Carlson AS Manager OF LANTERNS RLC, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Jenny L. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/09/2020

JENNY L MOORE NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 20004003852 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.

(LANTERNS SLC, LLC., A COLORADO LIMITED LIABILITY COMPANY)

SIGNED THIS 26 DAY OF July, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF July, 2019 BY Scott L Carlson AS Manager OF LANTERNS SLC, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Jenny L. Moore
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/09/2020

JENNY L MOORE NOTARY PUBLIC STATE OF COLORADO NOTARY ID # 20004003852 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.

(TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION)

SIGNED THIS 22 DAY OF August, 2019.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF AUGUST, 2019 BY JASON GRAY AS MAYOR OF TOWN OF CASTLE ROCK, CMC.
WITNESS MY HAND AND OFFICIAL SEAL.
Shannon Eklund
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/30/2020.

SHANNON EKLUND NOTARY PUBLIC • STATE OF COLORADO NOTARY ID# 20084033383 MY COMMISSION EXPIRES SEPTEMBER 30, 2020

PLANNER/LANDSCAPE ARCHITECT:

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
PHONE: (303) 892-1166
CONTACT: MITCH BLACK

ENGINEER:

CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK RD., SUITE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: THOMAS ODLE,
CO PE NO.52802

APPLICANT:

TOLL BROTHERS, INC.
10 INVERNESS DRIVE EAST, SUITE 125
ENGLEWOOD, COLORADO 80112
PHONE: (303) 708-0730
CONTACT: TERRY HODGE, REGIONAL LAND DEVELOPMENT VICE PRESIDENT

SURVEYOR:

CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK RD., SUITE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: WILLIAM HESSELBACH, JR, CO PLS NO. 25369

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.

(TOLL SOUTHWEST LLC, A COLORADO LIMITED LIABILITY COMPANY)
MARK BAILEY

SIGNED THIS 8 DAY OF AUGUST, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF August, 2019 BY Mark Bailey AS Div. President OF TOLL SOUTHWEST, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Joyce M. Bish
NOTARY PUBLIC
MY COMMISSION EXPIRES: Nov. 30, 2021.

JOYCE M. BISH Notary Public -- State of Colorado Notary ID 20174049148 My Commission Expires Nov 30. 2021

TITLE CERTIFICATION

I, Beverly M Carlson, AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance 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.

Bev M Carlson
AUTHORIZED REPRESENTATIVE

First American Title Insurance Co.
TITLE COMPANY

SIGNED THIS 9TH DAY OF AUGUST, 2019.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF AUGUST, 2019 BY BEVERLY M. CARLSON AS AUTHORIZED REPRESENTATIVE. OF FIRST AMERICAN TITLE INSURANCE CO.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: ______.

AARON JAMES HARRIS NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20134075636 MY COMMISSION EXPIRES DECEMBER 11, 2021

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 14th DAY OF February, 2019.

CHAIR — DATE: August 14, 2019

ATTEST:
DIRECTOR OF DEVELOPMENT SERVICES — DATE: 8/15/2019

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 5th DAY OF March, 2019.

MAYOR — DATE: 8/22/2019

ATTEST:
TOWN CLERK — DATE: 8-22-2019

TOWN OF CASTLE ROCK SEAL APRIL 14, 1881 COLORADO

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1–2	COVER
3	OVERALL PHASING PLAN
4	OVERALL SITE PLAN
5–14	SITE PLAN
15	OVERALL GRADING PLAN
16–43	GRADING PLAN
44	OVERALL UTILITY PLAN
45–72	UTILITY PLAN
73	LANDSCAPE NOTES
74	LANDSCAPE SCHEDULE
75	OVERALL PLAN
76–151	LANDSCAPE PLAN
152–155	LANDSCAPE DETAILS
156	FIRE MITIGATION PLAN

SUMMARY TABLE

BUILDING SETBACKS	18' SIDEWALK TO GARAGE FACE
	10' TO PRINCIPAL STRUCTURE
	20' REAR
	SIDE INTERIOR LOT WIDTH <70': 5'
	SIDE INTERIOR LOT WIDTH 70' to <80': 6'
	SIDE INTERIOR LOT WIDTH ≥80': 7.5'
	SIDE TO STREET 15' REGARDLESS OF WIDTH
MAXIMUM HEIGHT OF ALL BUILDINGS	35' (RESIDENTIAL)
SITE UTILIZATION	TOTAL LAND AREA 847.991 AC
	LOT COVERAGE 221.663 AC
	STREET COVERAGE 78.540 AC
	OPEN SPACE/LANDSCAPED AREA 547.789 AC
SINGLE FAMILY EQUIVALENT UNITS (SFE'S)	979.0

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:
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-OFWAY 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 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.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:07 p.m. ON THE 27th DAY OF August, 2019 AT RECEPTION NO. 2019053510.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Nicole Mills
DEPUTY

DOUGLAS COUNTY COLORADO SEAL EST 1874

CIVIL ENGINEER'S STATEMENT

I, Thomas Odle, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER — DATE: 7/25/2019

COLORADO LICENSED THOMAS J ODLE 52802 8/16/19 PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR — DATE: 7/25/19

COLORADO LICENSED 38004 8/16/19 PROFESSIONAL LAND SURVEYOR

BENCHMARK

DISC IN THE NORTHWEST CONCRETE RAILROAD BRIDGE ABUTMENT STAMPED "M 337 1952" NAVD 88 ELEV. 6314.58 LOCATED 2.5 MILES SOUTH ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE INTERSECTION OF FIFTH STREET IN CASTLE ROCK.

BASIS OF BEARINGS

SOUTHEASTERLY LINE OF LOT 1, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2. FILED UNDER RECEPTION NO. 2008030059, DOUGLAS COUNTY RECORDS. SAID LINE BEARS S46°19'43"W. BOTH ENDS OF SAID LINE ARE MONUMENTED.

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DIRVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
COVER SHEET

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: ASP
CHECKED BY: TJO
DATE: 01/16/2019

SHEET NUMBER 1 OF 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPMENT STANDARDS SUMMARY TABLE

Planning Area	Min. Lot Width		Min. Lot Area		Setbacks (3)(4)(12)								Building Separation			Residential Max. Building Height (2)
								Side (Interior Lot) (5)(10)			Side (To Street) (5)(10)					
	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)	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	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'
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'
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'
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'
PA - 5	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'
PA - 6	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'
PA - 7	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'
PA - 8	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'
PA - 9	70'	N/A	7,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'
PA - 10	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'
PA - 11	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'
PA - 12	50'	N/A	5,000 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'
PA - 13	60'	N/A	6,300 sf	N/A	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'

Summary Table Notes:

1. 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.
2. 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.
3. Bay windows, cantilevers, chimneys, exterior posts/columns solar panels, mechanical equipment, light fixtures, roof overhangs and other architectural features are allowed to extend outward from the principal structure in front, side and rear yards. In no instance may an encroachment cross the property line.
4. 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.
5. The minimum setback of a side loaded garage is defined from the right-of-way/property line to the street-facing building plane.
6. 3' minimum rear and side setback for accessory structures.
7. 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.
8. Alley load product rear setbacks shall be determined at Site Development Plan.
9. Residential layouts with Side Yard Use Easements are permitted and shall be determined at Final Plat.
10. 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).
11. 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

ZONING COMPARISON TABLE

PDP 13-0005 (Reception Number 2014071295)							SDP17-0044					
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	
PA-2	R-SF-2	3.0	36	RESIDENTIAL	12.1	1%	R-SF-2	3.0	33	RESIDENTIAL	12.1	
PA-3	R-SF-2	3.0	37	RESIDENTIAL	12.6	2%	R-SF-2	3.0	37	RESIDENTIAL	12.6	
PA-4	R-SF-1	2.5	45	RESIDENTIAL	18.2	2%	R-SF-1	2.5	44	RESIDENTIAL	18.2	
PA-5	R-SF-3	3.5	25	RESIDENTIAL	7.2	1%	R-SF-3	3.5	25	RESIDENTIAL	7.2	
PA-6	R-SF-2	3.0	11	RESIDENTIAL	3.9	1%	R-SF-2	3.0	11	RESIDENTIAL	3.9	
PA-7	R-SF-4	4.0	104	RESIDENTIAL	26.0	3%	R-SF-4	4.0	104	RESIDENTIAL	26.0	
PA-8	R-SF-2	3.0	14	RESIDENTIAL	4.9	1%	R-SF-2	3.0	10	RESIDENTIAL	4.9	
PA-9	R-SF-2	3.0	60	RESIDENTIAL	20.2	2%	R-SF-2	3.0	50	RESIDENTIAL	20.2	
PA-10	R-SF-4	4.0	68	RESIDENTIAL	17.1	2%	R-SF-4	4.0	68	RESIDENTIAL	17.1	
PA-11	R-SF-4	4.0	81	RESIDENTIAL	20.4	2%	R-SF-4	4.0	81	RESIDENTIAL	20.4	
PA-1 THRU PA-11 SUBTOTALS			**475(2)**		**161.2**	19%			**536(2)**		**161.2**	
PA-12	R-SF-AR-2	3.5	595	AGE-RESTRICTED RESIDENTIAL	177.6	21%	R-SF-AR-2	3.5	526	AGE-RESTRICTED RESIDENTIAL	177.6	
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	
PA-12 AND PA-13 SUBTOTALS			**725(3)**		**228.8**	**27%**			**664(3)**		**228.8**	
PA-1 THRU PA-13 TOTALS			**1,200(1)**		**390.0**	**46%**			**1,200(1)**		**390.0**	

LAND USE SUMMARY TABLE

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	242.3	29%
OPEN SPACE PRIVATE (OSP)	OSP			PARKS/OS PRIVATE	162.2	19%	OSP			PARKS/OS PRIVATE	249.7	29%
OPEN SPACE/PARKS SUBTOTALS					**436.7**	**51%(4)**					**549.0**	**65%(4)**
RIGHT-OF-WAY	ROW				21.3	3%	ROW				96.6	11%
LOT AREA											202.4	24%
TOTALS		**GROSS 1.4 DU/AC**	**1,200(1)**		**848.0**	**100%**		**GROSS 1.4 DU/AC**	**1,200(1)**		**848.0**	**100%**

NOTES

(1) The maximum total number of single-family detached residential units permitted in the Lanterns is 1,200.

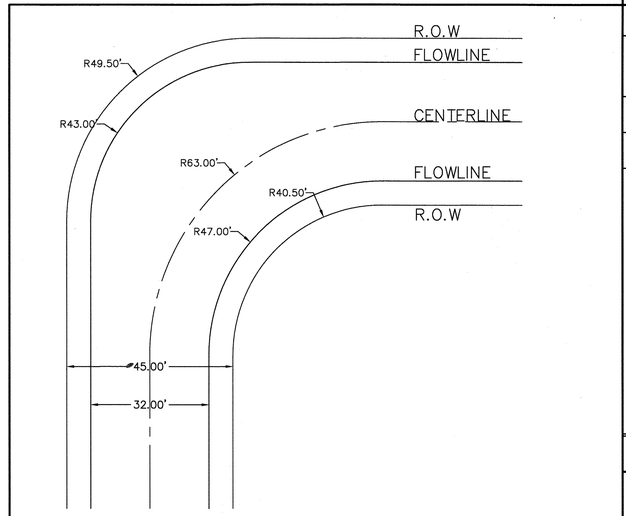
(2) The maximum total number of single-family detached residential units permitted in PA-1 thru 11 is 475, subject to the provisions of Sections 3.3 and 4.16 of the PD Zoning Regulations.

(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.

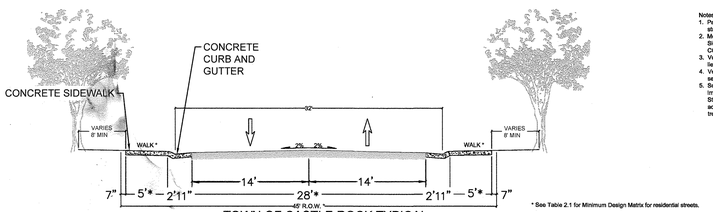
(4) An additional 13 acres minimum of OSP will be established interior to Planning Areas at the time of Site Plan and Plat. Total open space will be a minimum of 53%.

TRACT TABLE

NAME	ACREAGE	USE	OWNERSHIP	MAINTENANCE
TRACT A	40.436	PUBLIC LAND DEDICATION	ToCR	ToCR
TRACT B	7.810	OPEN SPACE	HOA	HOA
TRACT C	5.692	OPEN SPACE	HOA	HOA
TRACT D	0.015	SIGHT LINE TRACT	HOA	HOA
TRACT E	0.013	SIGHT LINE TRACT	HOA	HOA
TRACT F	28.080	OPEN SPACE	HOA	HOA
TRACT G	1.639	OPEN SPACE	HOA	HOA
TRACT H	0.857	OPEN SPACE	HOA	HOA
TRACT I	1.501	OPEN SPACE	HOA	HOA
TRACT J	5.245	OPEN SPACE	HOA	HOA
TRACT K	16.600	PUBLIC LAND DEDICATION	ToCR	ToCR
TRACT M	2.010	OPEN SPACE	HOA	HOA
TRACT N	17.989	OPEN SPACE	HOA	HOA
TRACT O	4.246	OPEN SPACE	HOA	HOA
TRACT P	1.223	OPEN SPACE	HOA	HOA
TRACT Q	0.821	OPEN SPACE	HOA	HOA
TRACT R	0.056	OPEN SPACE	HOA	HOA
TRACT S	5.239	OPEN SPACE	HOA	HOA
TRACT T	221.366	OPEN SPACE DEDICATED	ToCR	ToCR
TRACT U	0.793	OPEN SPACE	HOA	HOA
TRACT V	6.658	OPEN SPACE	HOA	HOA
TRACT W	1.044	OPEN SPACE	HOA	HOA
TRACT X	0.052	SIGHT LINE TRACT	HOA	HOA
TRACT Y	0.047	SIGHT LINE TRACT	HOA	HOA
TRACT Z	0.072	SIGHT LINE TRACT	HOA	HOA
TRACT AA	0.016	SIGHT LINE TRACT	HOA	HOA
TRACT BB	6.727	OPEN SPACE	HOA	HOA
TRACT CC	54.290	OPEN SPACE	HOA	HOA
TRACT DD	0.373	OPEN SPACE	HOA	HOA
TRACT EE	1.710	OPEN SPACE	HOA	HOA
TRACT FF	51.210	OPEN SPACE	HOA	HOA
TRACT GG	7.090	OPEN SPACE	HOA	HOA
TRACT HH	1.948	OPEN SPACE	HOA	HOA
TRACT II	4.203	OPEN SPACE	HOA	HOA
TRACT JJ	0.780	OPEN SPACE	HOA	HOA
TRACT KK	1.757	OPEN SPACE	HOA	HOA
TRACT LL	0.594	OPEN SPACE	HOA	HOA
TRACT MM	0.031	SIGHT LINE TRACT	HOA	HOA
TRACT NN	1.638	OPEN SPACE	HOA	HOA
TRACT OO	6.191	OPEN SPACE	HOA	HOA
TRACT QQ	0.035	OPEN SPACE MEDIAN	HOA	HOA
TRACT RR	0.183	OPEN SPACE MEDIAN	HOA	HOA
TRACT SS	2.169	OPEN SPACE MEDIAN	HOA	HOA
TRACT TT	1.035	OPEN SPACE MEDIAN	HOA	HOA
TRACT UU	0.013	SIGHT LINE TRACT	HOA	HOA
TRACT VV	0.160	OPEN SPACE MEDIAN	HOA	HOA
TRACT WW	2.900	POND B	HOA	HOA
TRACT XX	2.790	POND C	HOA	HOA
TRACT YY	1.410	POND E	HOA	HOA
TRACT ZZ	5.330	POND F	ToCR	ToCR
TRACT AB	3.800	POND G	HOA	HOA
TRACT AC	2.750	POND H	ToCR	ToCR
TRACT AD	0.440	POND I	HOA	HOA
TRACT AE	0.640	POND EVA	HOA	HOA
TRACT AF	1.840	POND EV1	HOA	HOA
TRACT AG	0.400	POND EV2	HOA	HOA
TRACT AH	0.980	POND EV3	HOA	HOA
TRACT AI	0.570	POND EV4	HOA	HOA
TRACT AJ	0.640	SILO PARK	ToCR	ToCR
TRACT AK	0.126	OPEN SPACE MEDIAN	HOA	HOA
TRACT AL	1.010	DRAINAGE CHANNEL	ToCR	ToCR
TRACT AM	5.350	DRAINAGE CHANNEL	ToCR	ToCR
TRACT AN	1.320	DRAINAGE CHANNEL	ToCR	ToCR
TRACT AO	4.500	DRAINAGE CHANNEL	ToCR	ToCR
TRACT AP	0.533	OPEN SPACE MEDIAN	HOA	HOA
TOTAL ACREAGE	548.988			



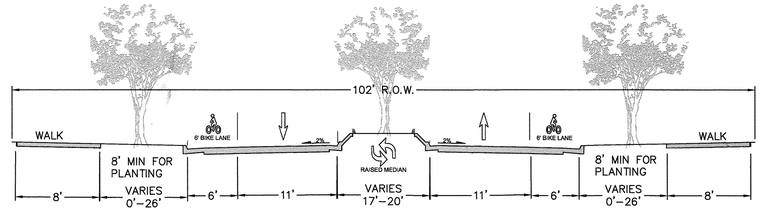
KNUCKLE DETAIL



Notes:
1. Parking allowed on both sides of street.
2. Mountable Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
3. Vertical Curb may be installed in lieu of Mountable Curb.
4. Vertical Curb, Gutter & Sidewalk see Detail Plan No. CG-2.
5. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

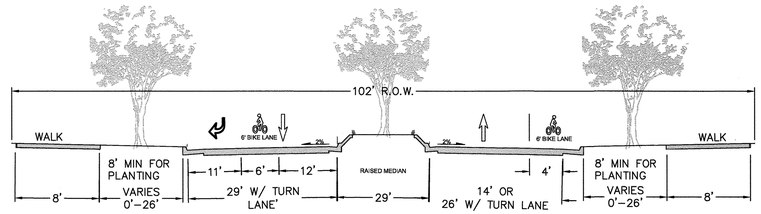
TOWN OF CASTLE ROCK TYPICAL
LOCAL RESIDENTIAL STREET SECTION
NO SCALE

NOTE: ALL INTERIOR ROADS ARE LOCAL RESIDENTIAL EXCEPT THOSE FOR STATIONING ON VERVAIN TRAIL AND WATER AVENS DRIVE DESCRIBED IN THIS SHEET.



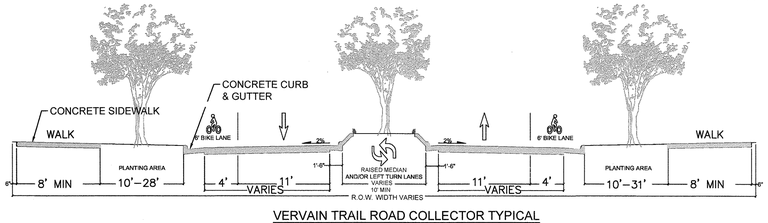
Notes:
1. No On-Street Parking.
2. Additional Left turn lanes provided as determined necessary. Planting areas shall be adjusted as necessary to accommodate right turn lanes.
3. Curb and Gutter Type VC2 see Detail Plan No. CG-1.
4. Median - see Detail Plan No. CG-16, Section C-C.
5. Trees within 10' of travel lane requires Median Planter.
6. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

WATER AVENS DR. SPLIT SECTION
FROM ALUMROOT ST. TO REC. CENTER ENTRANCE
NO SCALE



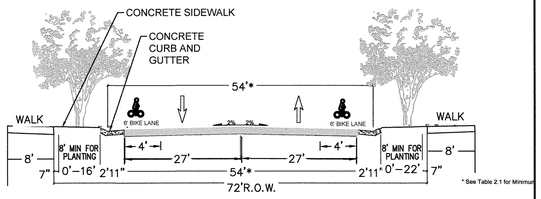
Notes:
1. No On-Street Parking.
2. Additional Left turn lanes provided as determined necessary. Planting areas shall be adjusted as necessary to accommodate right turn lanes.
3. Curb and Gutter Type VC2 see Detail Plan No. CG-1.
4. Median - see Detail Plan No. CG-16, Section C-C.
5. Trees within 10' of travel lane requires Median Planter.
6. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

WATER AVENS DR. SPLIT SECTION
FROM REC CENTER ENTRANCE TO MONTAINE CIRCLE
NO SCALE



Notes:
1. No On-Street Parking.
2. Additional Left turn lanes provided as determined necessary. Planting areas shall be adjusted as necessary to accommodate right turn lanes.
3. Curb and Gutter Type VC2 see Detail Plan No. CG-1.
4. Median - see Detail Plan No. CG-16, Section C-C.
5. Trees within 10' of travel lane requires Median Planter.
6. See the Town's Landscape & Irrigation Performance Standards and Criteria for additional information regarding trees and landscaping.

VERVAIN TRAIL ROAD COLLECTOR TYPICAL
SPLIT SECTION
FROM BASIN DAISY ST. TO MONTAINE CIRCLE
NO SCALE



VERVAIN TRAIL COLLECTOR
ROAD SECTION
STICKSEED DR. TO BASIN DAISY ST.
NO SCALE

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		
3		
4		

Init. | Appr. | Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
CONSTRUCTION NOTES

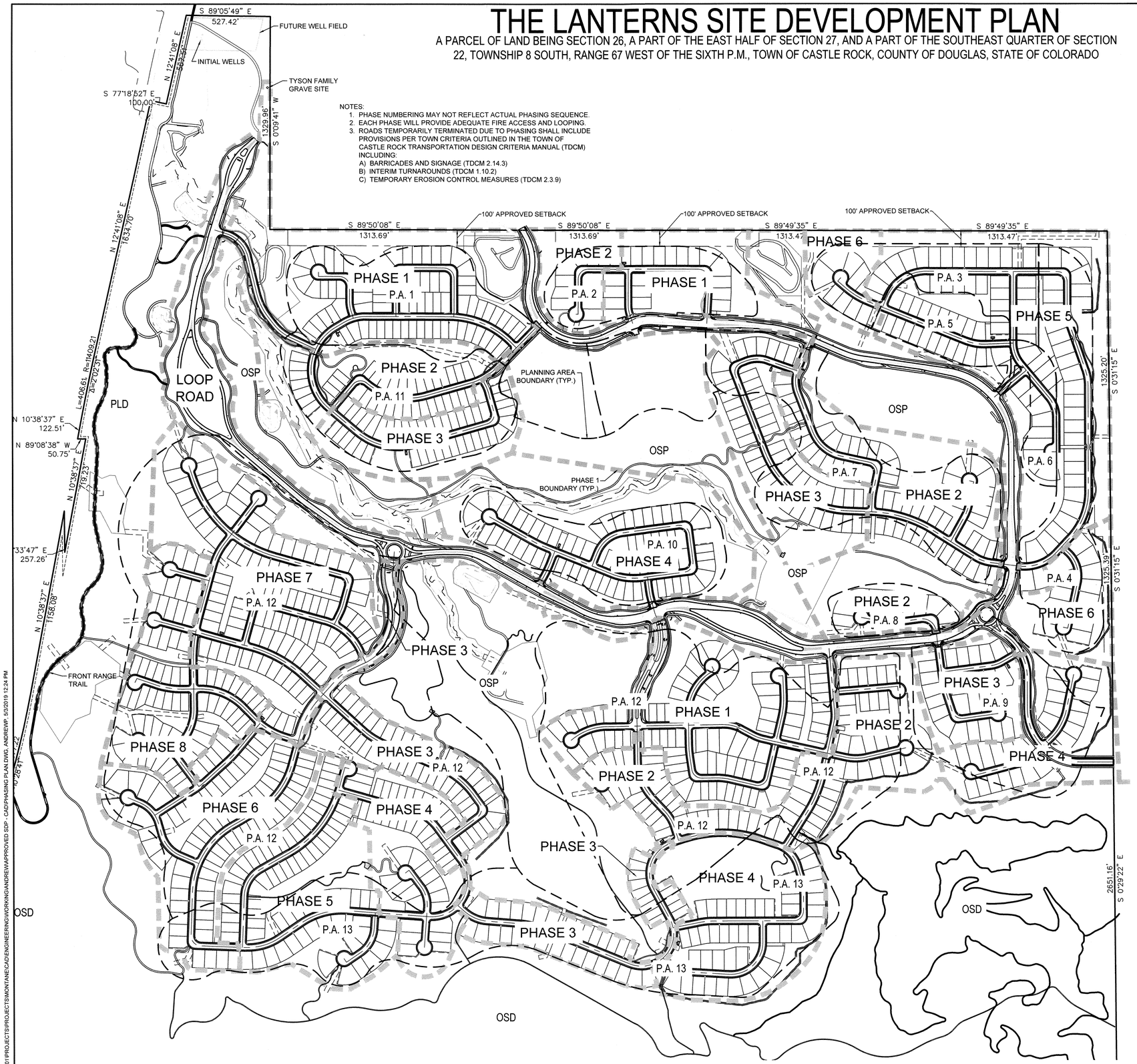
SCALE: AS SHOWN | FILE NO: 8130304801
DRAWN BY: ASP | CHECKED BY: TJO | DATE: 01/16/2019
SHEET NUMBER 2 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\1 COVER SHEET.DWG, TOMO, 1/25/2019 2:14 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTES:
1. PHASE NUMBERING MAY NOT REFLECT ACTUAL PHASING SEQUENCE.
2. EACH PHASE WILL PROVIDE ADEQUATE FIRE ACCESS AND LOOPING.
3. ROADS TEMPORARILY TERMINATED DUE TO PHASING SHALL INCLUDE PROVISIONS PER TOWN CRITERIA OUTLINED IN THE TOWN OF CASTLE ROCK TRANSPORTATION DESIGN CRITERIA MANUAL (TDCM) INCLUDING:
   A) BARRICADES AND SIGNAGE (TDCM 2.14.3)
   B) INTERIM TURNAROUNDS (TDCM 1.10.2)
   C) TEMPORARY EROSION CONTROL MEASURES (TDCM 2.3.9)



LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PHASING
- PDP PA BOUNDARY
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY

300 150 0 300 600

SCALE: 1" = 300'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
OVERALL PHASING PLAN

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

SHEET NUMBER 3 OF 156

\\DEN-DATA01\PROJECTS\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\PHASING PLAN.DWG, ANDREWP, 5/3/2019 12:24 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 5 | SHEET 6 | SHEET 7 | SHEET 8 | SHEET 9 | SHEET 10 | SHEET 11 | SHEET 12 | SHEET 13 | SHEET 14

S 89°05'49" E 527.42'
N 12°41'08" E 582.33'
S 77°18'52" E 100.00'
S 0°00'41" W 1329.96'
FLOOD CONTROL POND A
POND EV4
POND EV1
POND I
POND E
POND EV2
POND EV3
POND F
POND G
POND H
POND B
POND C
100-YEAR FLOODPLAIN
ZONE AE
ZONE X
EAST PLUM CREEK
N 12°41'08" E 1634.70'
L=406.6; R=1140.92; Δ=20°25'
N 10°38'37" E 122.51'
N 89°08'38" W 50.75'
N 10°38'37" E 719.23'
S 0°33'47" E 257.26'
N 10°38'37" E 1158.08'
N 89°04'00" W 53.24'
53.89, R=6027.22', Δ=3°21'51"
N 24°18'40" E 1080.09'
S 0°33'19" E 357.22'
S 10°28'41" E
A8
PROPOSED 100-YEAR FLOODPLAIN
TRAIL
MAJOR DRAINAGEWAY
MONTAINE CIRCLE
RAILHEADS TRAIL
HECKENDORF FILING NO. 2
R-SF-6
S 89°50'08" E 1313.69'
CRYSTAL VALLEY RANCH FILING NO. 1
R-SF-6
S 89°49'35" E 1313.47'
S 89°49'35" E 1313.47'
CRYSTAL VALLEY RANCH FILING NO. 1
R-SF-6
S 0°31'15" E 1325.20'
LIONS PAW
UNPLATTED
UNPLATTED
GIRARDOT PT
LOVEJOY CIRCLE
SIMMENTAL LOOP
KITSELMAN DR
ROGERS CT
ROGERS WAY
WINDRIDGE WAY
TRACT K
PLD
16.6 AC
PLD
40.4 AC
OSP
OSD
COAL BANK DR
DUNLAP RD
WETBREC LANE
BURNETT RD
SADDLEIRON WAY
COAL BANK CT
COAL BANK PL
OLD MONARCH CT
AGOSERIS WAY
BISTORT PL
BASIN DAISY ST
LEAFY ASTER LN
CUDDLE TRAIL
VERVAIN TRAIL
STICKSEED DR
LOMATIUM LN
BRITTLEBUSH ST
SHEEP SORREL DR
CORALROOT DR
CROWNBEARD CT
TOLBIAC CT
JUPILE TRAIL
WELDED TUFF TRAIL
TOWL RD
SCRUBJAY CIRCLE
SCRUBJAY LN
SCRUBJAY LOOP
WATER AVENS DR
WOODROOT CT
WOODROOT PT
ALUMROOT ST
TANNINS CT
WOODROOT CIRCLE
SHADESCALE WAY
BAHIA PT
EDENBORN CT
EDENBORN WAY
EARMARK WAY
QUARRY MESA DR
BROTHERTON CT
BROTHERTON PT
OLD MONARCH CT

NOTES:
1. TRAIL ALIGNMENT IS PRELIMINARY AND MAY CHANGE BASED ON FIELD CONDITIONS.
2. TRAIL CONTRACTOR SHALL COORDINATE WITH THE TOWN PARKS STAFF, FOR THE SITE LAYOUT AND APPROVAL PRIOR TO THE CONSTRUCTION OF THE TRAIL.
3. MINOR SWALES THAT REQUIRE TOWN ACCESS TO BE DETERMINED ON CONSTRUCTION DOCUMENTS.

300 150 0 300 600
SCALE: 1" = 300'

SETBACK NOTES:

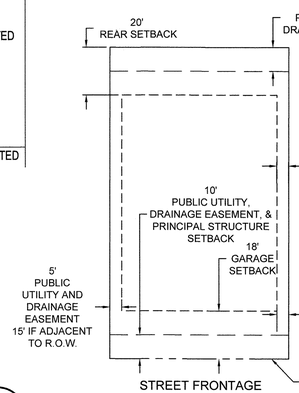
1. THE GARAGE DOOR FACE FOR THE LOT SHALL BE AT LEAST 18' FROM THE BACK OF PUBLIC SIDEWALK. NON-GARAGE DOOR FACE CAN HAVE A MINIMUM 10' SETBACK.
2. BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS SOLAR PANELS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, ROOF OVERHANGS AND OTHER ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE IN FRONT, SIDE AND REAR YARDS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE.
3. SETBACK MEASURED FROM ROW/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 ROW OR TRANSPORTATION AND UTILITY EASEMENTS.
4. THE MINIMUM SETBACK OF A SIDE LOADED GARAGE IS DEFINED FROM THE ROW/PROPERTY LINE TO THE STREET-FACING BUILDING PLANE.
5. 3' MINIMUM REAR AND SIDE SETBACK FOR ACCESSORY STRUCTURES.
6. 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.
7. RESIDENTIAL LAYOUTS WITH SIDE YARD USE EASEMENTS ARE PERMITTED AND SHALL BE DETERMINED AT FINAL PLAT.
8. 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).
9. 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. ONS

SETBACKS TABLE:

R.O.W. TO GARAGE FACE	18'
R.O.W. TO PRINCIPAL STRUCTURE	10'
REAR	20'
SIDE INTERIOR LOT (LOT WIDTH <70')	5'
SIDE INTERIOR LOT (LOT WIDTH 70' TO <80')	6'
SIDE INTERIOR LOT (LOT WIDTH >80'	7.5'
SIDE STREET LOT	15'

LEGEND

- BOUNDARY LINE
- PUBLIC LAND DEDICATION (PLD)
- SETBACK
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED EASEMENT
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN



SETBACKS AND EASEMENTS
NOT TO SCALE

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

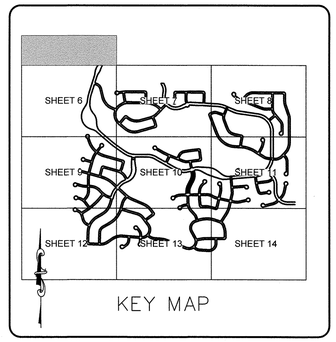
THE LANTERNS
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

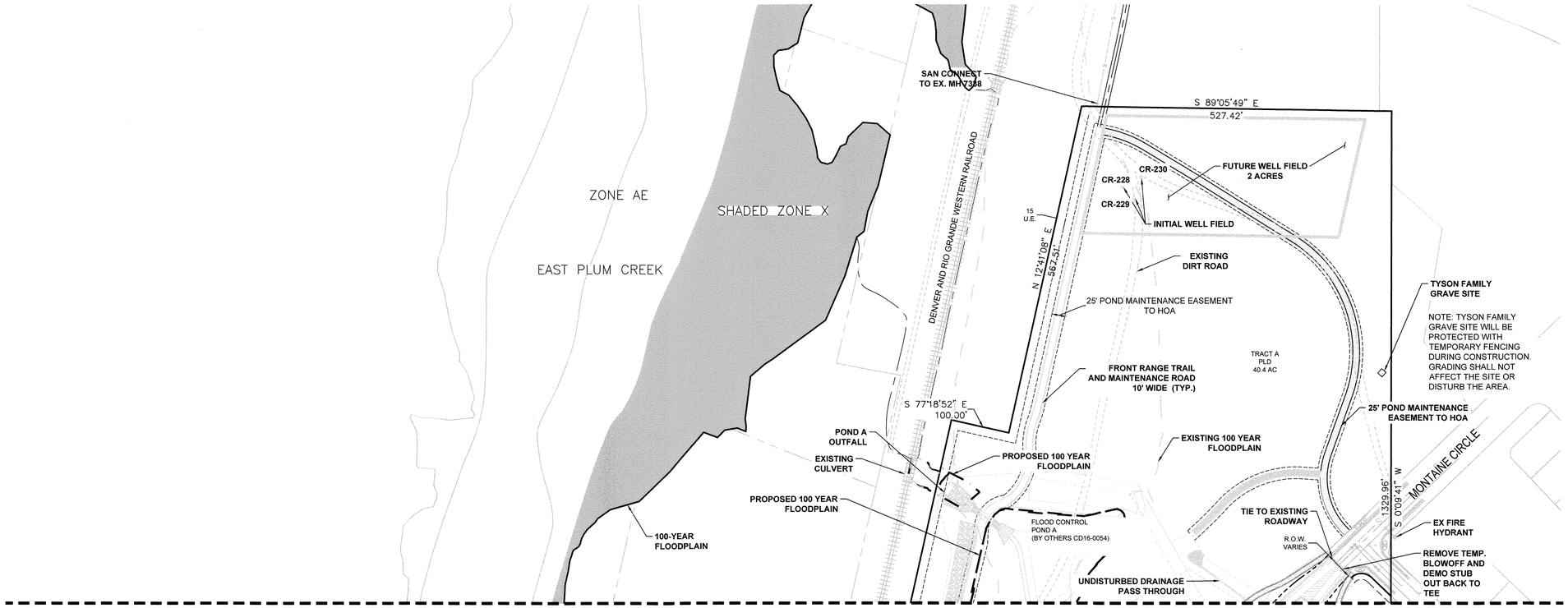
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER 4 OF 156

\\DEN-DATA01\PROJECTS\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\OVERALL SITE PLAN.DWG, ANDREWP, 5/3/2019 12:28 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





MATCHLINE - SHEET 6

100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- (1) BLOCK NUMBER
- 6 LOT NUMBER FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT *ENC. = <5
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DIRVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER 5 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\SITE PLAN.DWG, TOMO, 1/25/2019 2:15 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7

MATCHLINE - SHEET 9

ZONE AE

EAST PLUM CREEK

SHADED ZONE X

100-YEAR FLOODPLAIN ZONE X

DENVER AND RIO GRANDE WESTERN RAILROAD

N 12°41'08" E 1634.70'

100' R.O.W.

FLOOD CONTROL POND A (BY OTHERS CD16-0054)

PROP./EXIST. 100 YR FLOODPLAIN

POND EVA DRAINAGE TRACT TO HOA AND EASEMENT TO TOWN

POND EVA (BY OTHERS CD16-0054)

TRACT AE POND 0.64 AC

MAINTENANCE TRAIL AND EASEMENT

8' MIN. WIDE CONCRETE TRAIL (TYP.)

POND ACCESS EASEMENT TO HOA

TRACT A PLD 40.4 AC

TRACT AJ PARK 0.64 AC

SILO PARK TRACT

SIGHT DISTANCE LINE (TYP.)

FRONT RANGE TRAIL AND MAINTENANCE ROAD CONCRETE 10' WIDE (TYP.)

POND I DRAINAGE TRACT TO HOA AND EASEMENT TO TOWN

POND I (CD16-0054)

TRACT AD POND 0.44 AC

10' WIDE CONCRETE TRAIL (TYP.)

FRONT RANGE TRAIL AND MAINTENANCE ROAD CONCRETE 10' WIDE (TYP.)

L=406.61' R=11409.21' Δ=2°02'31"

8' MIN. WIDE CONCRETE SIDEWALK (TYP.)

CONCRETE PAD FOR BENCH (TYP.)

TRACT A PLD 40.4 AC

N 10°38'37" E 122.51'

POND ACCESS EASEMENT TO HOA

N 89°08'38" W 50.75'

DRAINAGE FLOWLINE (TYP.)

20' U.E.

8' MIN. WIDE CONCRETE TRAIL (TYP.)

30' U.E.

R43.5'

29 13,610 S.F.

28 13,159 S.F.

27 9,735 S.F.

MONTAINE CIRCLE

TRACT QQ OSP 0.035 AC.

TRACT RR OSP 0.18 AC.

ENTRY MONUMENT FEATURES

CULVERTS PER CD16-0054 (BY OTHERS)

TRACT B OSP 7.81 AC

PROPOSED 100 YEAR FLOODPLAIN

EXISTING 100 YEAR FLOODPLAIN

TRACT AL DRAINAGE 1.01 AC

RETAINING WALL (TYP.) 4' MAX HEIGHT

100' APPROVED PD SETBACK

TRACT B OSP 7.81 AC

250' TRANSITION ZONE

TRACT AF POND 1.84 AC

MONUMENT SIGN

SIDEWALK EASEMENT (TYP.)

POND EV1 OUTFALL

RAILHEADS TRAIL

11 10,844 S.F.

8

MAINTENANCE ROAD

25' D.E.

5' P.U.E. (TYP.)

10 9,059 S.F.

9 8,321 S.F.

8' MIN. CONCRETE SIDEWALK

SPINE ROAD DESIGN PER PLAN SET CD16-0054

POND EV1

DRAINAGE TRACT TO HOA EASEMENT TO TOWN

TRACT B OSP 7.81 AC

PUBLIC ACCESS & MAINTENANCE EASEMENT TO TOWN

R400'

25' D.E.

GRADE CONTROL STRUCTURE REACH 1

MONUMENT SIGN

TRACT CC OSP 54.29 AC

TRACT AM DRAINAGE 5.35 AC

R20'

6,355 S.F.

PROPOSED STREET LIGHT (TYP.)

8' MIN. WIDTH, CONCRETE TRAIL

INTERSECTION SAFETY TRIANGLE (TYP.)

R310'

SIMMENTAL LOOP

30 6,355 S.F.

29 6,355 S.F.

28 6,355 S.F.

27 6,355 S.F.

26 6,355 S.F.

25 6,355 S.F.

24 6,355 S.F.

8' MIN. CONCRETE SIDEWALK

PROPOSED 100 YEAR FLOODPLAIN

EXISTING 100 YEAR FLOODPLAIN

TRACT SS OSP 2.2 AC

AREA TO REMAIN UNDISTURBED

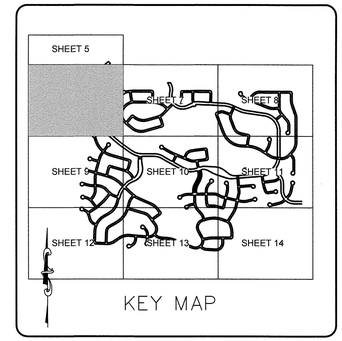
POND EV4 TRACT TO HOA EASEMENT TO TOWN

TRACT AI POND 0.57 AC

POND EV4 (BY OTHERS CD16-0054)

25' D.E.

TRACT CC OSP 54.29 AC



KEY MAP

SCALE: 1" = 100'

LEGEND

- 1 — BLOCK NUMBER
- 6 — LOT NUMBER
- *ENC. = <5 — FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- 4 5 6 — PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

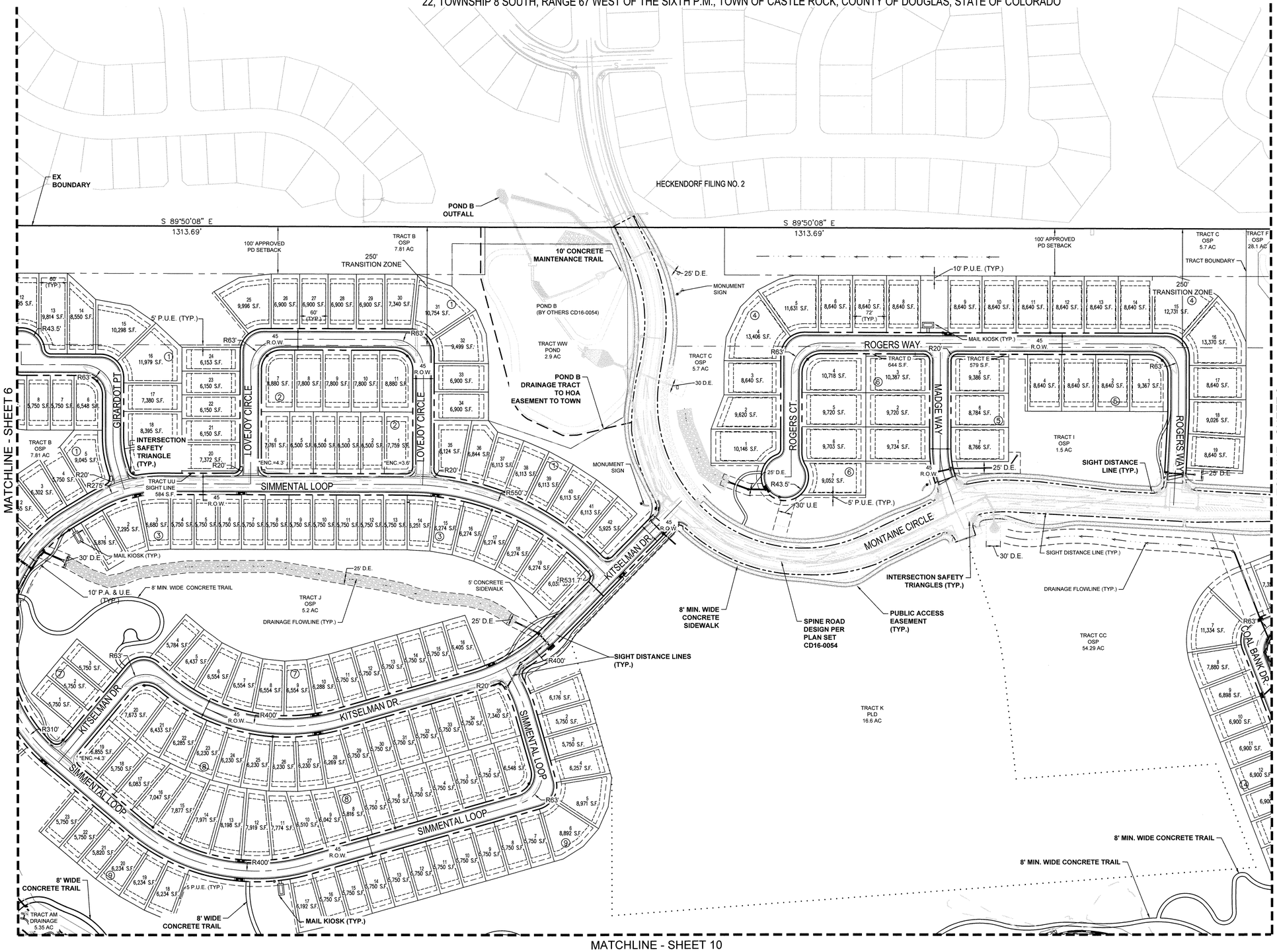
DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	8130304801
DATE:	01/16/2019		

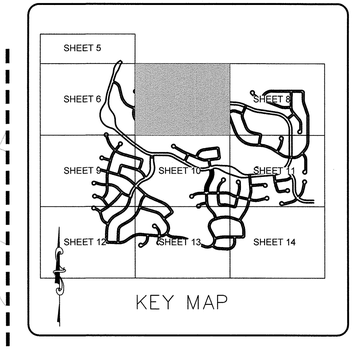
SHEET NUMBER 6 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLANSITE PLAN.DWG, TOMO, 1/25/2019 2:16 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- (1) BLOCK NUMBER
- 6 LOT NUMBER
- *ENC. = <5 FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- (4)(5)(6) PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
KAM	TJO	01/18/2019

SHEET NUMBER: 7 OF 156

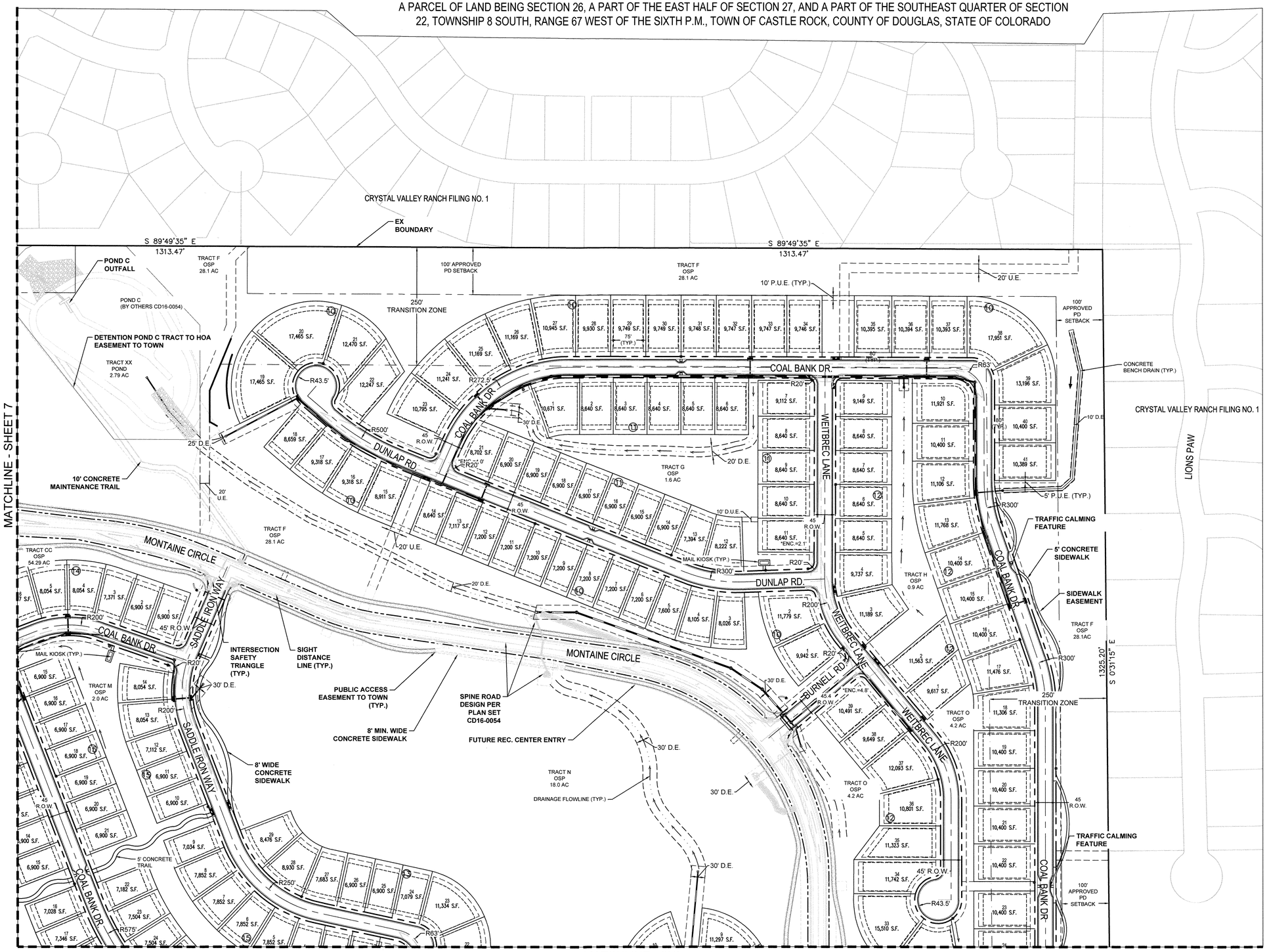
CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

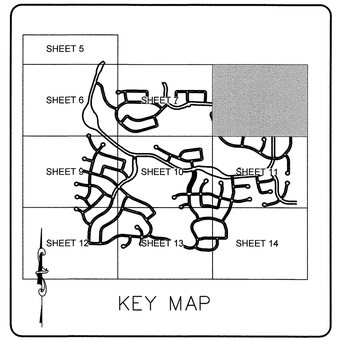
THE LANTERNS
PROJECT NO. SDP17-0044

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\SITE PLAN.DWG, TOMO, 1/25/2019 2:16 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- BLOCK NUMBER
- 6 LOT NUMBER
- *ENC. = <5 FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

SHEET NUMBER 8 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\SITE PLAN.DWG, ANDREWP, 4/25/2019 9:53 AM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 6

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

EAST PLUM CREEK

ZONE AE

100-YEAR FLOODPLAIN SHADED ZONE X

DENVER AND RIO GRANDE WESTERN RAILROAD

N 10°38'37" E 219.23'

30' D.E.

POND E OUTFALL

TRACT YY POND 1.41 AC

POND E DRAINAGE TRACT TO HOA AND EASEMENT TO TOWN

POND E

TRACT A PLD 40.4 AC

SPINE ROAD DESIGN PER PLAN SET CD16-0054

TRACT CC OSP 55.2 AC

AGOSERIS WAY

45' R.O.W.

R43.5'

CUPULE TRAIL

R750'

TRACT OO OSP 6.2 AC

2 WAY STOP INTERSECTION

R20'

R400'

POND MAINTENANCE EASEMENT TO METRO DISTRICT

S 0°33'47" E 257.26'

SIGHT DISTANCE LINE (TYP.)

25' D.E.

100' R.O.W.

TRACT T OSD 221.4 AC

FRONT RANGE TRAIL AND MAINTENANCE ROAD CONCRETE 10' WIDE

CONCRETE PAD FOR BENCH (TYP.)

N 10°38'37" E 158.08'

BISTORT PT.

TRACT NN OSP 1.6 AC

5' P.U.E. (TYP.)

TRACT MM 1,360 S.F.

BASIN DAISY ST.

R63'

EAFY ASTER LN.

R725'

R300'

15' U.E.

DRAINAGE FLOWLINE (TYP.)

POND G OUTFALL

8' MIN. WIDE CONCRETE TRAIL

MAIL KIOSK (TYP.)

LEAFY ASTER LN.

R800'

TRACT AB POND 3.8 AC

POND G

STICKSEED DR.

R500'

R375'

TRACT KK OSP 1.8 AC

10' P.U.E. (TYP.)

POND G DRAINAGE TRACT TO HOA AND EASEMENT TO TOWN

TRACT LL OSP 0.6 AC

R450'

VERVAIN TRAIL

R315'

BRITTLEBUSH ST.

LOMATIUM LN.

INTERSECTION SAFETY TRIANGLE (TYP.)

5' CONCRETE SIDEWALK

TRACT II OSP 4.2 AC

TRACT HH OSP 1.9 AC

RETAINING WALL (TYP.) 4' MAX HEIGHT

1093.09, R=5977.22', Δ=10°28'44"

20' D.E.

SHEET 5 / SHEET 6 / SHEET 7 / SHEET 8 / SHEET 10 / SHEET 11 / SHEET 12 / SHEET 13 / SHEET 14

KEY MAP

100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- (1) BLOCK NUMBER
- 6 LOT NUMBER
- *ENC. = <5 FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- (4) (5) (6) PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

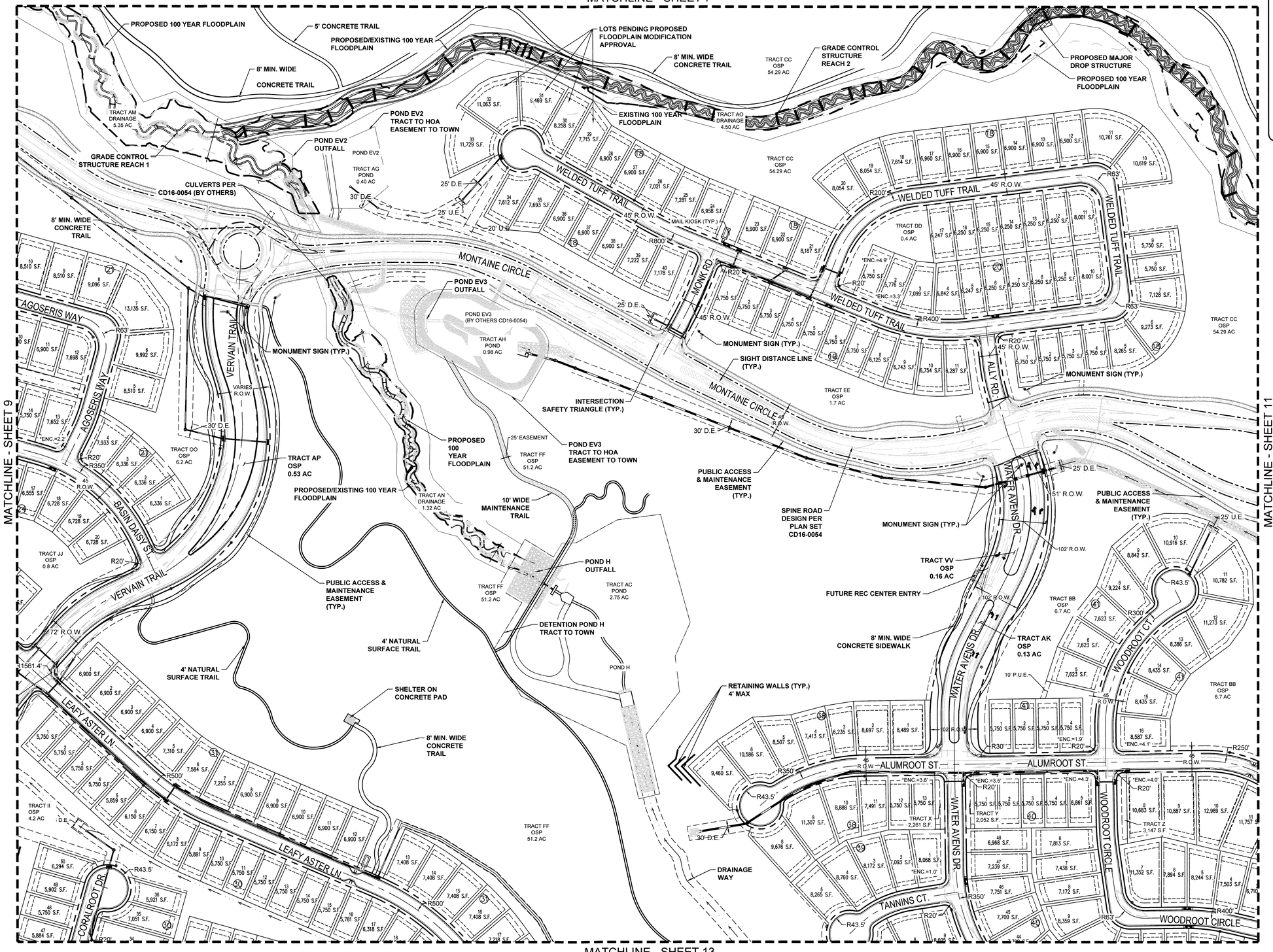
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM	CHECKED BY:	TJD
DATE:	01/16/2019		

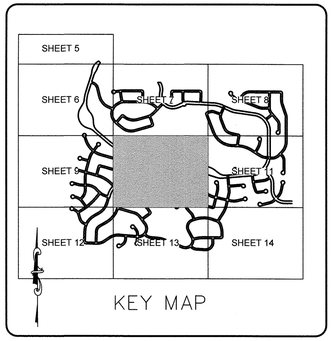
SHEET NUMBER 9 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SET\SSITE DEVELOPMENT PLAN\SITE PLAN.DWG, TOMD, 1/25/2019 2:17 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





SCALE: 1" = 100'

LEGEND

- (1) BLOCK NUMBER
- 6 LOT NUMBER
- *ENC. = <5 FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

NOTE:
BLOCK 18 LOTS 29–32 MUST BE REMOVED FROM THE EXISTING FLOODPLAIN PRIOR TO APPROVAL OF THE FINAL PLAT.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		
3		
4		

	Date
Appr.	
Init.	

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
KM	TJO	01/16/2019

SHEET NUMBER 10 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\SITE PLAN.DWG, TOMO, 1/25/2019 2:17 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 8

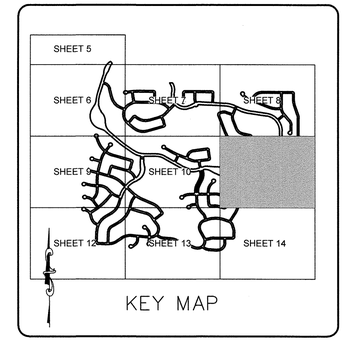
MATCHLINE - SHEET 10

MATCHLINE - SHEET 14

COAL BANK DR
SADDLE IRON WAY
JOLITY CT.
MONTAINE CIRCLE
EDENBORN CT.
MONTAINE CIRCLE
OLD MONARCH CT.
EARMARK WAY
EDENBORN WAY
BROTHERTON PT.
BROTHERTON CT.
QUARRY MESA DR.
WOODROOT PT.
WOODROOT CIRCLE
SHADESCALE WAY
BAHIA PT.
ALUMROOT ST.

TRACT M OSP 2.0 AC
TRACT N OSP 18.0 AC
TRACT O OSP 4.2 AC
TRACT P OSP 1.2 AC
TRACT Q OSP 0.8 AC
TRACT R 2,427 S.F.
TRACT S OSP 5.2 AC
TRACT T OSD 221.4 AC
TRACT F OSP 28.1 AC
TRACT BB OSP 6.7 AC
TRACT CC OSP 54.29 AC
TRACT TT OSP 1.0 AC
TRACT ZZ POND 5.33 AC
TRACT AA 685 S.F.
POND F

INTERSECTION SAFETY TRIANGLE (TYP.)
SIGHT DISTANCE LINE (TYP.)
DETENTION POND F TRACT TO TOWN
PROPOSED/EXISTING 100 YEAR FLOODPLAIN
POND F OUTFALL
10' WIDE CONCRETE TRAIL (8' MIN.)
10' WIDE CONCRETE MAINTENANCE TRAIL
PUBLIC ACCESS & MAINTENANCE EASEMENT TO TOWN
ENTRY MONUMENT
MAIL KIOSK (TYP.)
TWO-WAY STOP
SPINE ROAD DESIGN PER PLAN SET CD16-0054
EX BOUNDARY
RETAINING WALL (TYP.) 4' MAX HEIGHT
CONCRETE BENCH DRAIN (TYP.)
PROPOSED BENCH DRAIN
FUTURE CONNECTION TO CRYSTAL VALLEY RANCH
UNPLATTED
100' APPROVED PD SETBACK
60' APPROVED PD SETBACK
TRANSITION ZONE
195.1' TANGENT
S 0°31'15" E 1325.39'



KEY MAP

SCALE: 1" = 100'

LEGEND

- BLOCK NUMBER
- LOT NUMBER / FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- *ENC. = <5
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

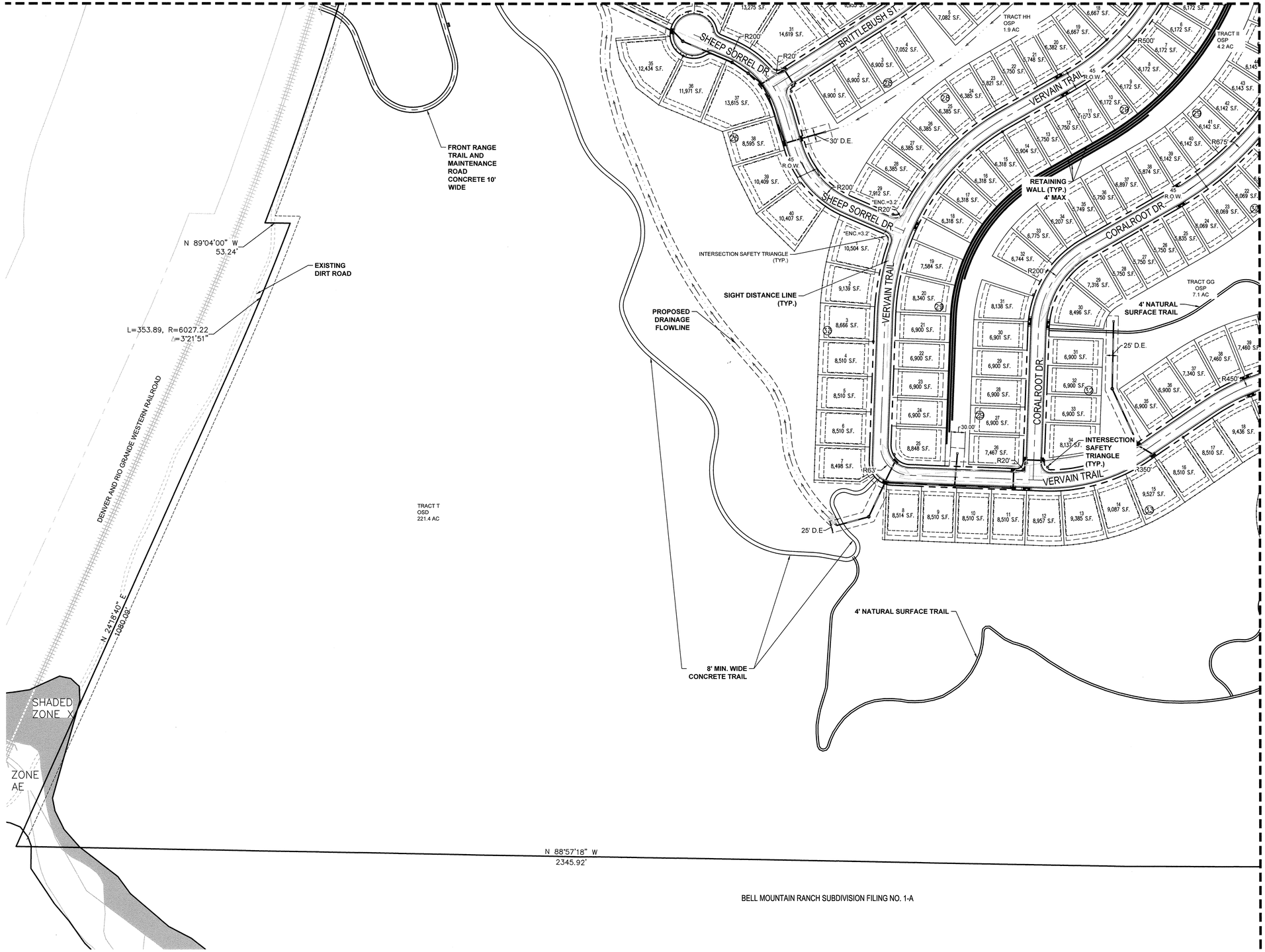
THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

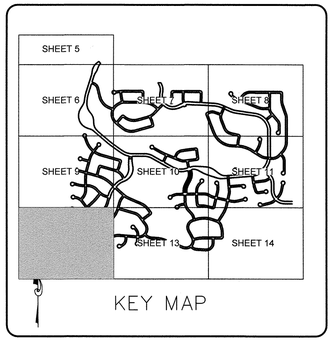
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/19/2019
SHEET NUMBER 11 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CADSITE PLAN DWG, ANDREWP, 4/23/2019 9:53 AM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- BLOCK NUMBER
- LOT NUMBER
- *ENC. = <5 FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

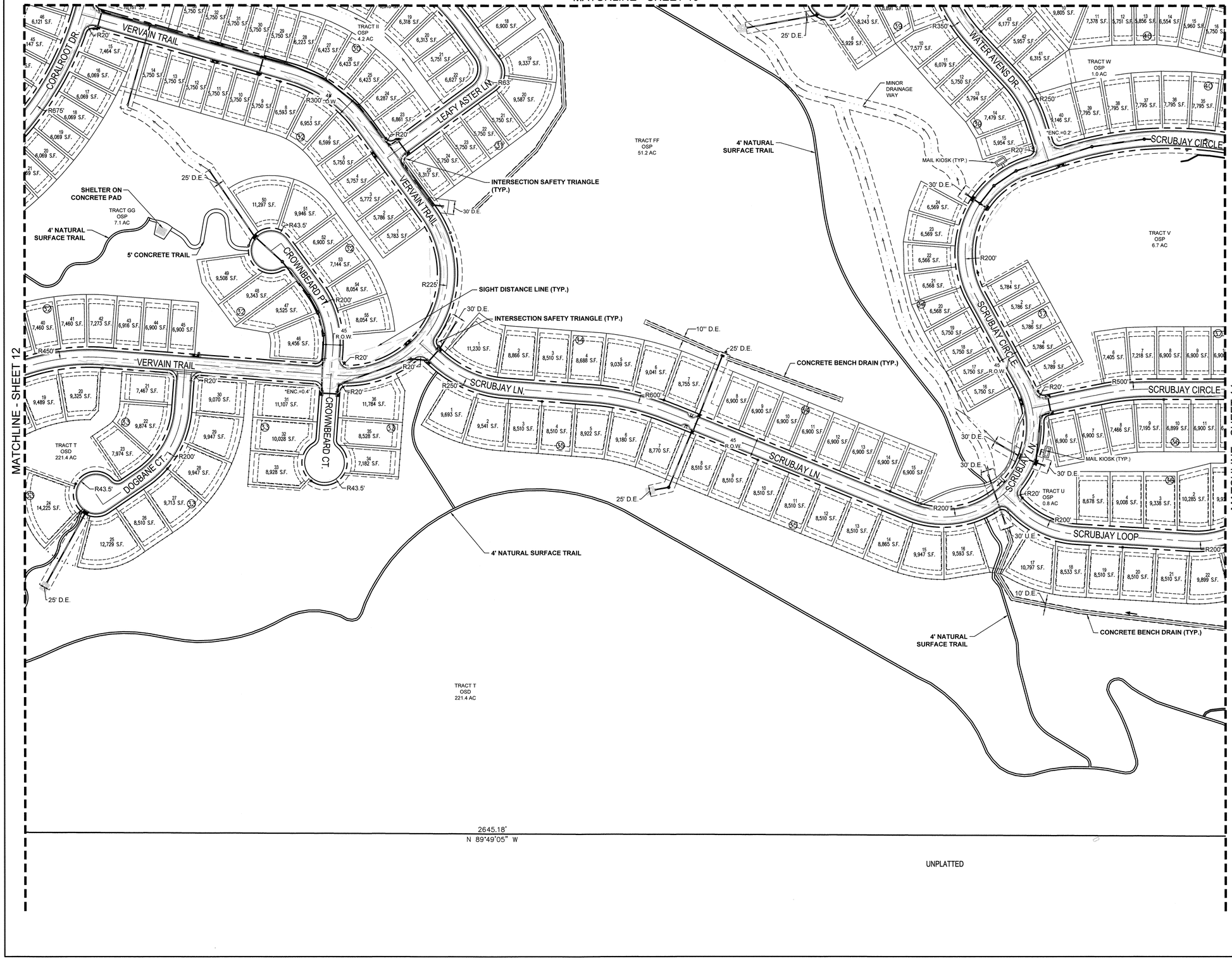
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM	CHECKED BY:	TJO
DATE:	01/16/2019		

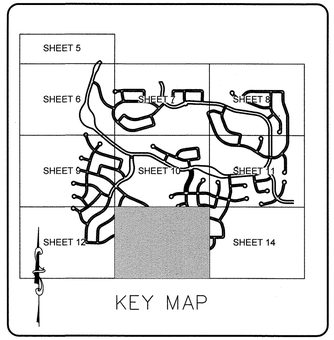
SHEET NUMBER 12 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\SITE PLAN.DWG, TOMO, 1/25/2019 2:18 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- BLOCK NUMBER
- 6 LOT NUMBER
- *ENC. = <5 FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

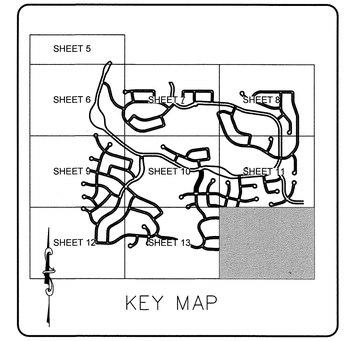
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

SHEET NUMBER 13 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\SITE PLAN.DWG, TOMO, 1/25/2019 2:18 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- (1) BLOCK NUMBER
- 6 LOT NUMBER
- *ENC. = <5 FRONTYARD LOT W/ SIGHTLINE ENCROACHMENT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- BOUNDARY LINE
- PROPOSED EASEMENT
- SETBACK
- LINE OF SIGHT
- SAFETY TRIANGLE
- PUBLIC LAND DEDICATION (PLD)
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- PROPOSED MINOR DRAINAGE FLOWLINE
- PROPOSED OUTLET STRUCTURE
- PROPOSED CULVERT
- MINOR SKYLINE
- MAJOR SKYLINE
- NO BUILD ZONE
- GRADE CONTROL REACH 1
- GRADE CONTROL REACH 2

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC c/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
SITE PLAN

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO:
KAM	TJO	01/16/2019	AS SHOWN	8130304801

SHEET NUMBER 14 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\SITE PLAN.DWG, TOMO, 1/25/2019 2:18 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 16 | SHEET 17 | SHEET 18 | SHEET 19 | SHEET 20 | SHEET 21

SHEET 41 | SHEET 22 | SHEET 23 | SHEET 24 | SHEET 25 | SHEET 26

SHEET 42 | SHEET 27 | SHEET 28 | SHEET 29 | SHEET 30 | SHEET 31

SHEET 43 | SHEET 32 | SHEET 33 | SHEET 34 | SHEET 35 | SHEET 36

SHEET 37 | SHEET 38 | SHEET 39 | SHEET 40

S 77°18'52" E 100.00'
FLOOD CONTROL POND A
1329.96' S 0°09'41" W
N 12°41'08" E 1634.70'
100-YEAR FLOODPLAIN
POND EV4
POND I
CHECK STRUCTURE TYP.
MONTAINE CIRCLE
S 89°50'08" E 1313.69'
POND B
POND EV1
CIRROCUMULUS CT.
OVETOY CIRCLE
SIMMENTAL LOOP
MONTAINE CIRCLE
ROGERS WAY
S 89°49'35" E 1313.47'
POND C
COAL BANK DR.
DUNLAP RD.
WETTBRECHT RD.
COAL BANK PL.
MONTAINE CIRCLE
SADDLE IRON WAY
COAL BANK DR.
MONTAINE CIRCLE
WETTBRECHT RD.
COAL BANK DR.
LIONS PAW
1325.20' S 0°31'15" E
KITSELMAN DR.
MONTAINE CIRCLE
MAJOR DRAINAGE WAY
GRADE CONTROL STRUCTURES TYP.
POND EV2
WELDED TUFF TRAIL
WELDED TUFF TRAIL
WELDED TUFF TRAIL
MONTAINE CIRCLE
N 10°38'37" E 122.51'
N 89°08'38" W 50.75'
N 10°38'37" E 719.23'
L=406.61', R=11409.21', Δ=2°02'31"
POND E
S 0°33'47" E 257.26'
N 10°38'37" E 1158.08'
100-YEAR FLOODPLAIN
POND G
POND EV3
POND H
CHECK STRUCTURE TYP.
MONTAINE CIRCLE
EDENBORN CT.
EDENBORN AVE.
EARMARK WAY
QUARRY MESA DR.
BROTHERTON CT.
POND F
1325.39' S 0°31'15" E
2651.16' S 0°29'22" E
N 89°04'00" W 53.24'
L=353.89, R=6027.22', Δ=3°21'51"
N 24°18'40" E 1080.09'
L=1034.49, R=5977.22', Δ=9°54'41"
LEAFY ASTER TRAIL
BASIN DAISY ST.
AGOSERIS WAY
VERVAIN TRAIL
STICKSEED DR.
LOMATIUM LN.
BRITTLEBUSH ST.
SILVER SORREL DR.
CORALROOT DR.
CROWNBEARD CT.
LODGEPOLE CT.
ATHROOT ST.
LANNING CT.
WOODROOT CIRCLE
SCRUBJAY CIRCLE
SCRUBJAY LOOP
SCRUBJAY LN.
SHADESCALE WAY
REDROOT ST.
BAHIA ST.

300 150 0 300 600

SCALE: 1" = 300'

NOTE:
1. DRAINAGE ACCESS WILL BE FINALIZED ON CDS.
2. DUAL TRAIL/MAINTENANCE ACCESS WILL BE 10' WIDE CONCRETE.

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

NOTE:
BLOCK 18 LOTS 29-32 MUST BE REMOVED FROM THE EXISTING FLOODPLAIN PRIOR TO APPROVAL OF THE FINAL PLAT.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DIRVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
OVERALL GRADING PLAN

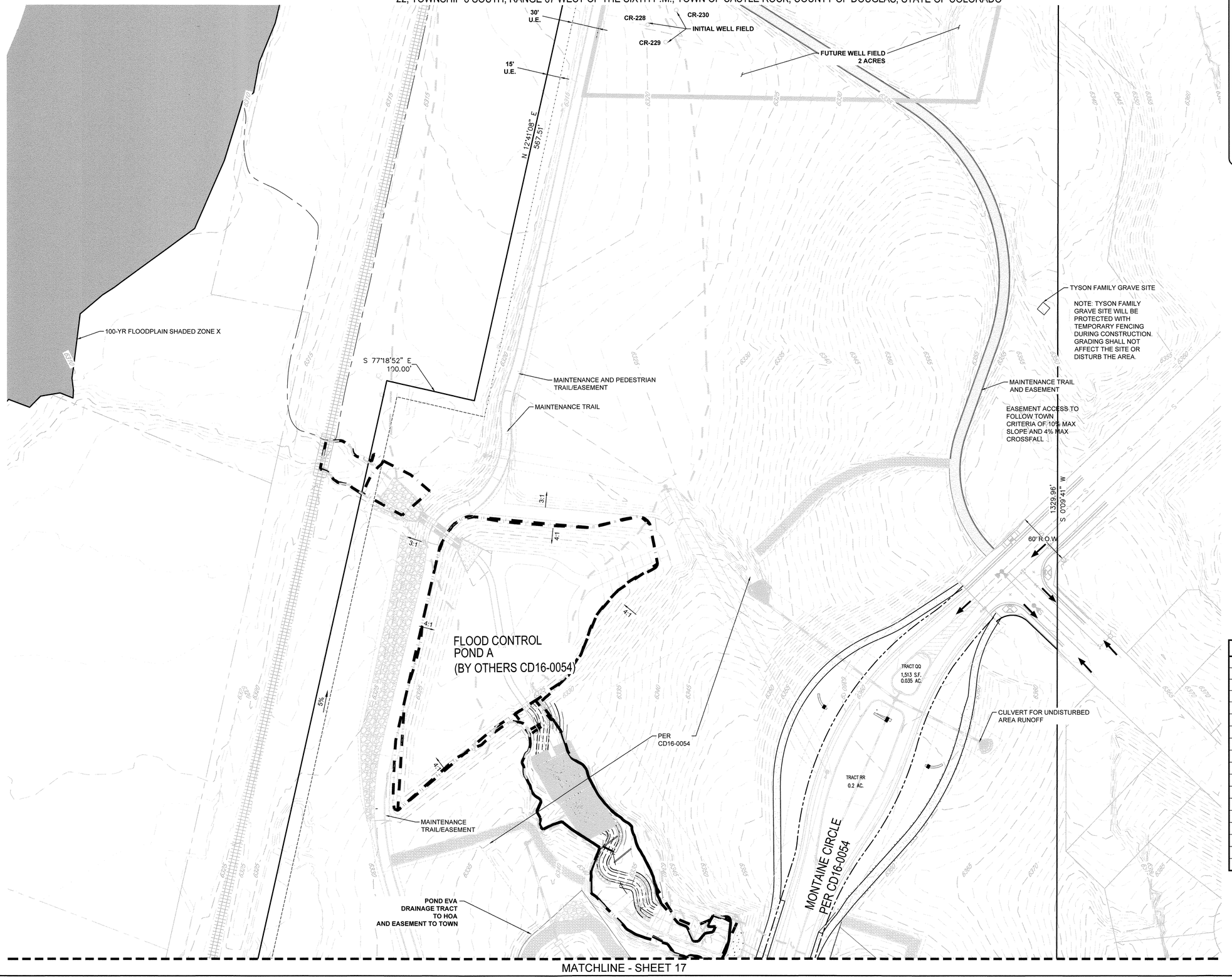
DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO:
KAM	TJO	01/16/2019	AS SHOWN	8130304801

SHEET NUMBER 15 OF 156

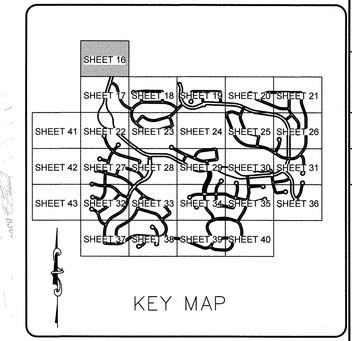
I:\DEN-DATA\01\PROJECTS\PROJECTS\MONTAINE\CAD\ENGINEERING\WORKING\AND\REVAPPROVED SDP - CAD\OVERALL GRADING PLAN.DWG, ANDREWP, 5/3/2019 12:29 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



MATCHLINE - SHEET 17



KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SCALE:	FILE NO:
AS SHOWN	8130304801

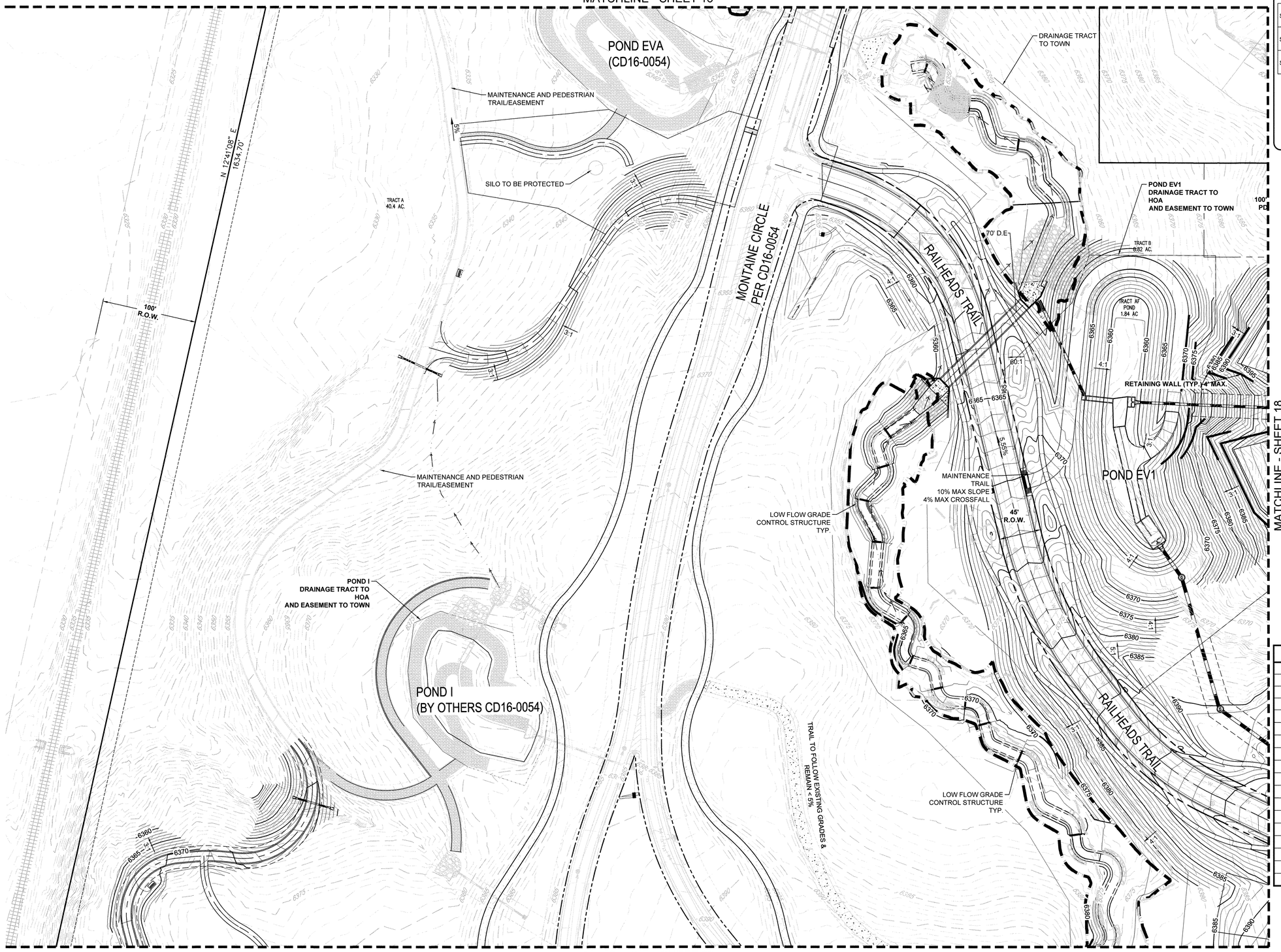
DRAWN BY:	CHECKED BY:	DATE:
KAM	TJO	01/16/2019

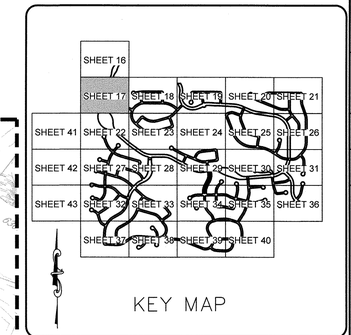
SHEET NUMBER 16 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:22 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Int.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

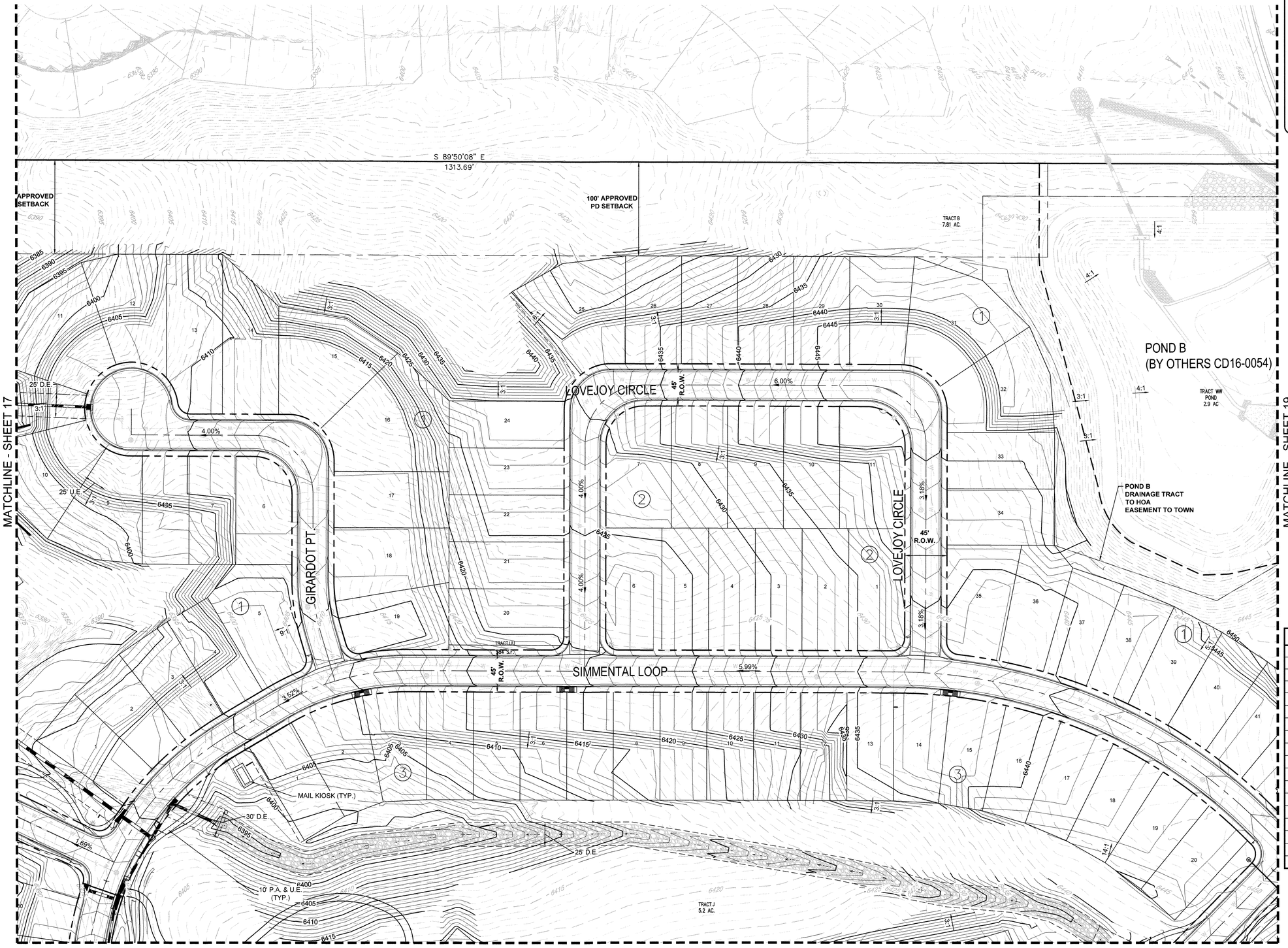
SCALE:	AS SHOWN
FILE NO.	8130304801
DRAWN BY:	KAM
CHECKED BY:	TJD
DATE:	01/16/2019

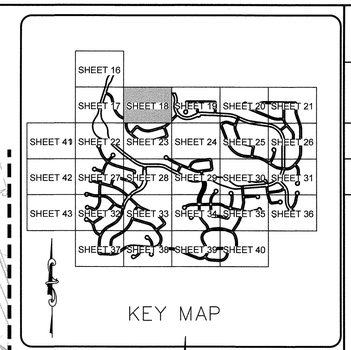
SHEET NUMBER 17 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:23 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

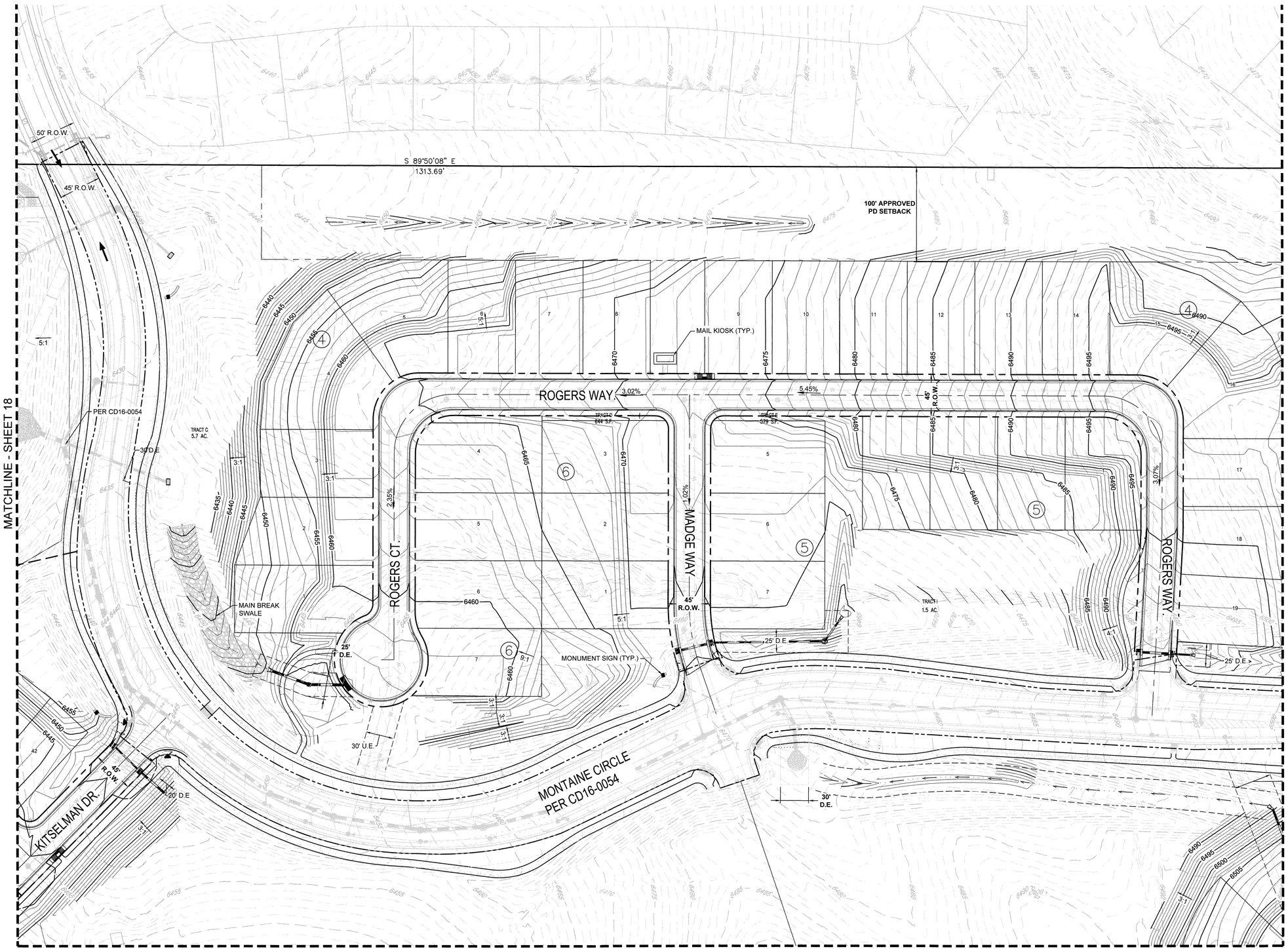
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM		
CHECKED BY:	TJO		
DATE:	01/16/2019		

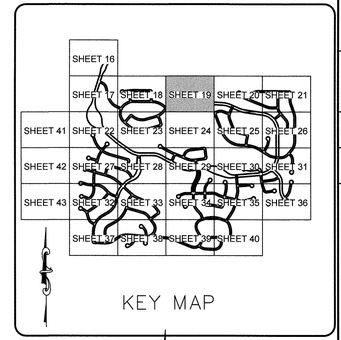
SHEET NUMBER 18 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:23 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SCALE:	FILE NO:
AS SHOWN	8130304801

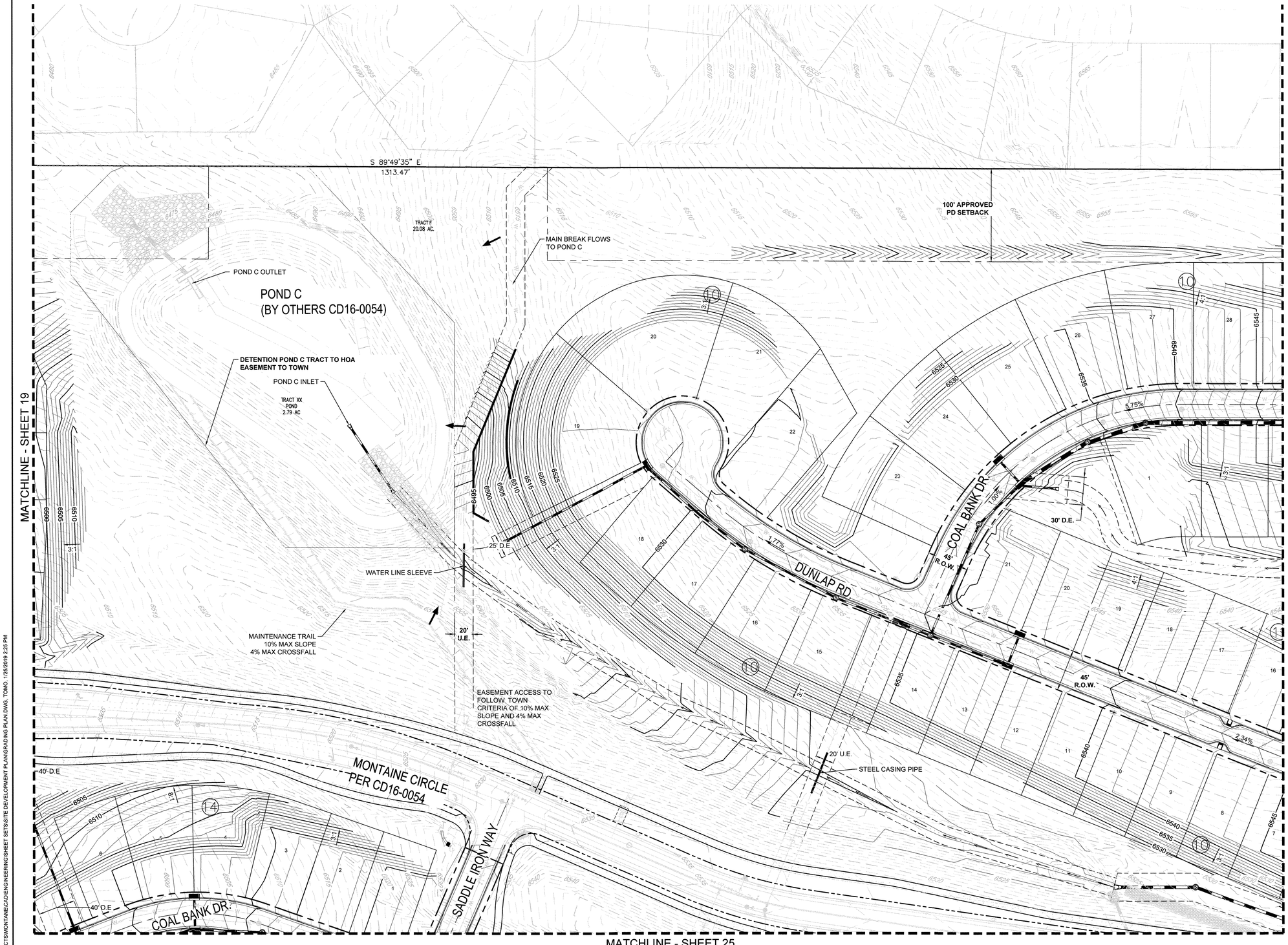
DRAWN BY:	CHECKED BY:	DATE:
KAM	TJD	01/16/2019

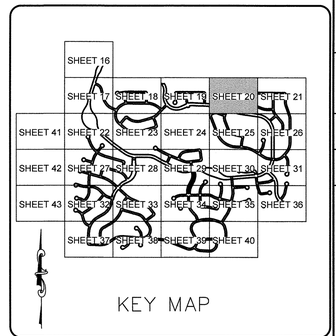
SHEET NUMBER 19 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SET\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:24 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-8730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

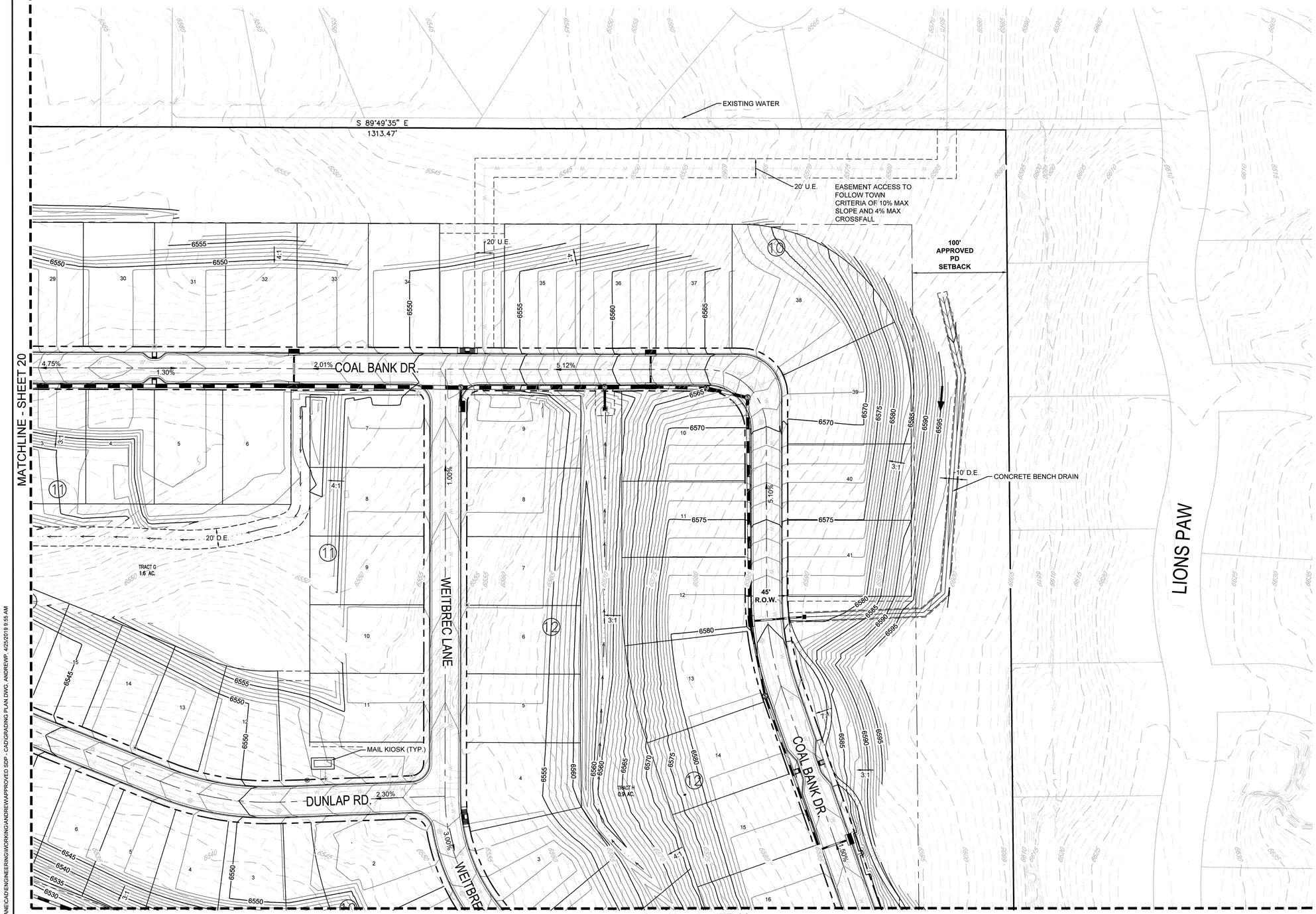
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM		
CHECKED BY:	TJO		
DATE:	01/16/2019		
SHEET NUMBER	20 OF 156		

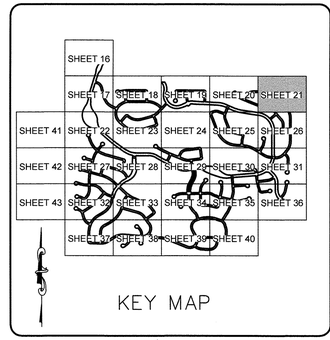
N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/23/2019 2:25 PM

Ref # 2019053510, Pages: 21 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel. (720) 482-9526
Fax. (720) 482-9546

CVL CONSULTANTS

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SCALE:	FILE NO:
AS SHOWN	8130304801

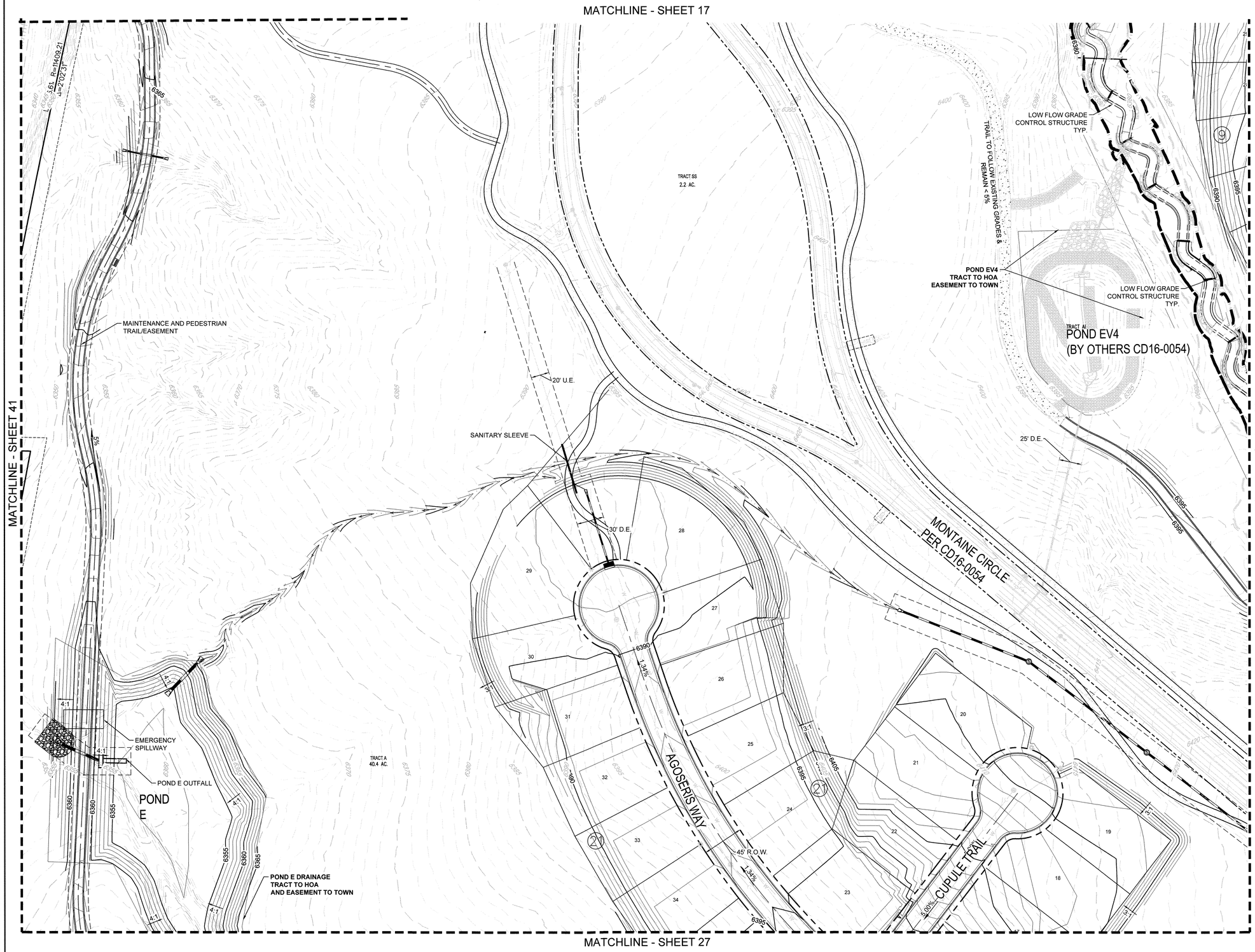
DRAWN BY:	CHECKED BY:	DATE:
KAM	TJO	01/16/2019

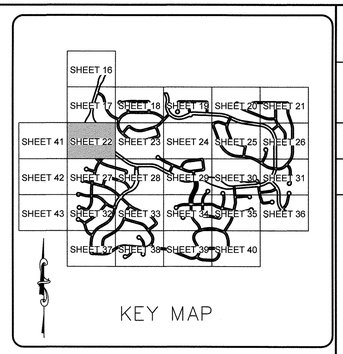
SHEET NUMBER 21 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\GRADING PLAN DWG, ANDREWP, 4/25/2019 9:55 AM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DIRVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

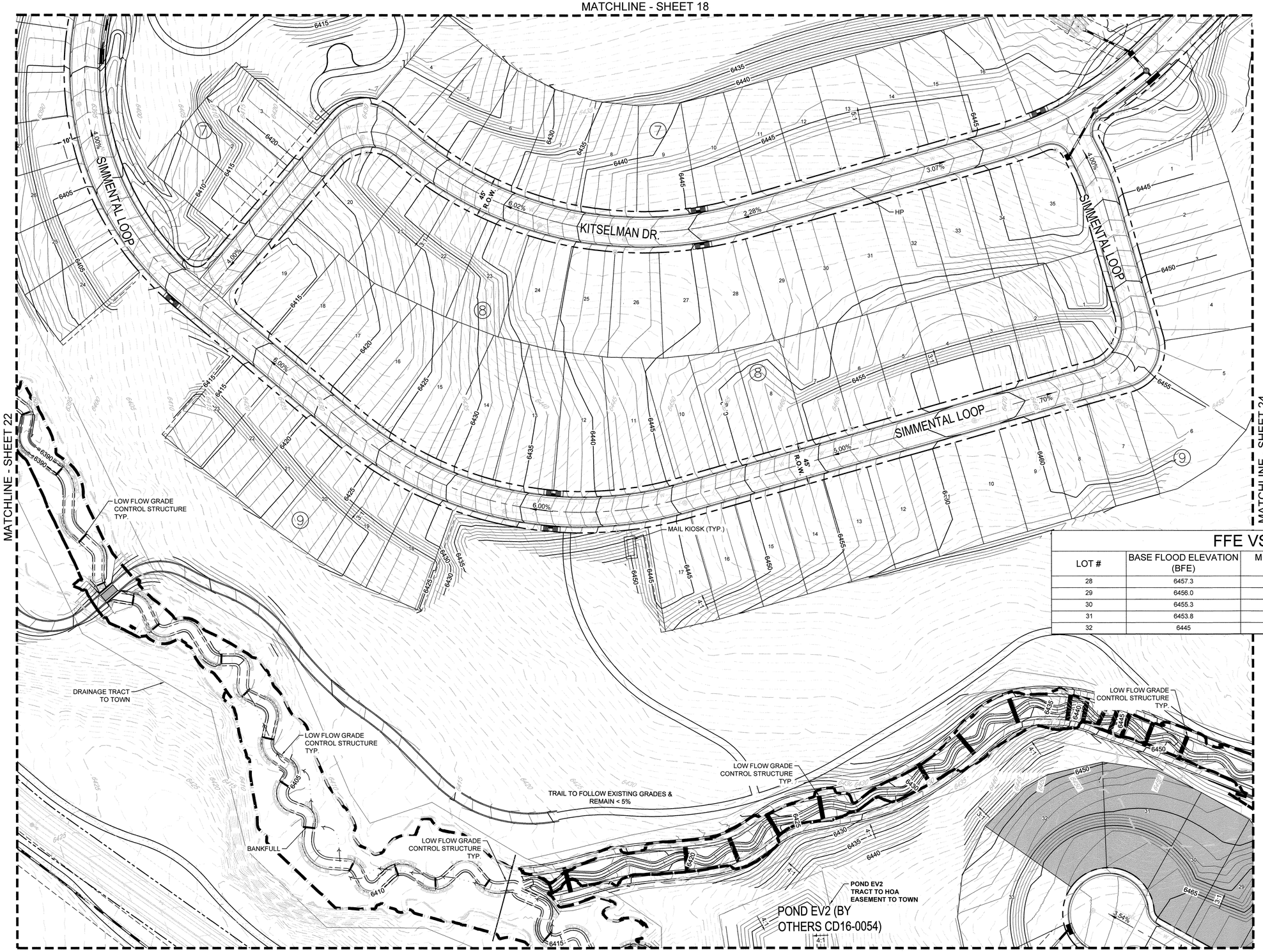
SHEET NUMBER 22 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:26 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

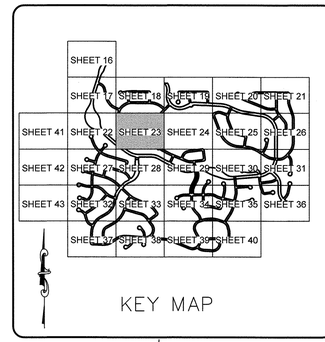
MATCHLINE - SHEET 18



MATCHLINE - SHEET 22

MATCHLINE - SHEET 24

MATCHLINE - SHEET 28



50 25 0 50 100

SCALE: 1" = 50'

FFE VS BFE

LOT #	BASE FLOOD ELEVATION (BFE)	MINIMUM FINISHED FLOOR ELEV. INCLUDING BASEMENT (FFE) (2' MIN. FREEBOARD)
28	6457.3	6459.3
29	6456.0	6458
30	6455.3	6457.3
31	6453.8	6455.8
32	6445	6447

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

NOTE:
BLOCK 18 LOTS 29–32 MUST BE REMOVED FROM THE EXISTING FLOODPLAIN PRIOR TO APPROVAL OF THE FINAL PLAT.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr	Date
1					
2					
3					
4					

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

CIVIL CONSULTANTS

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0750

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

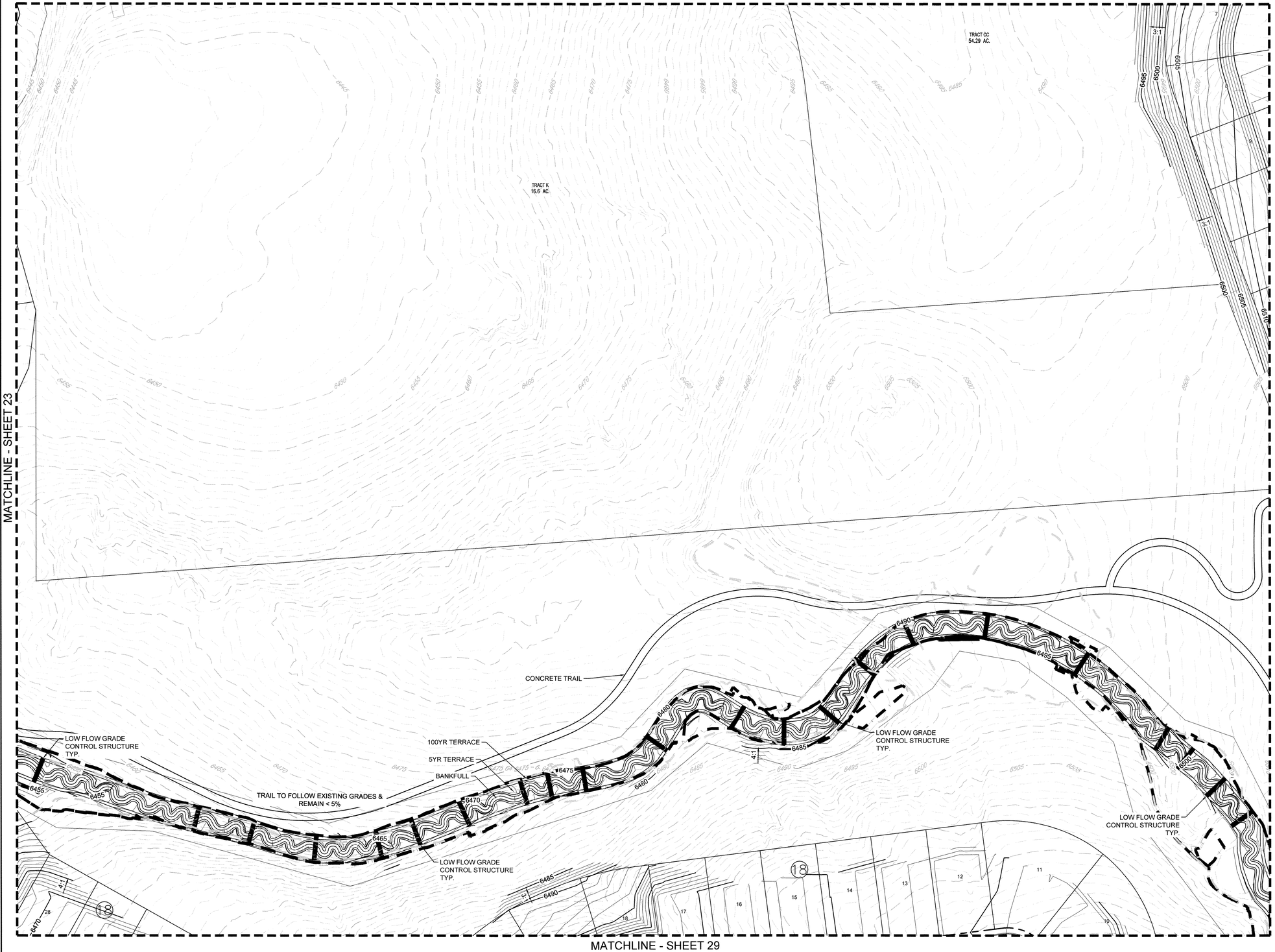
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

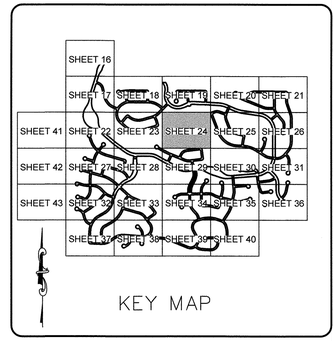
SHEET NUMBER 23 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMD, 1/25/2019 2:27 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

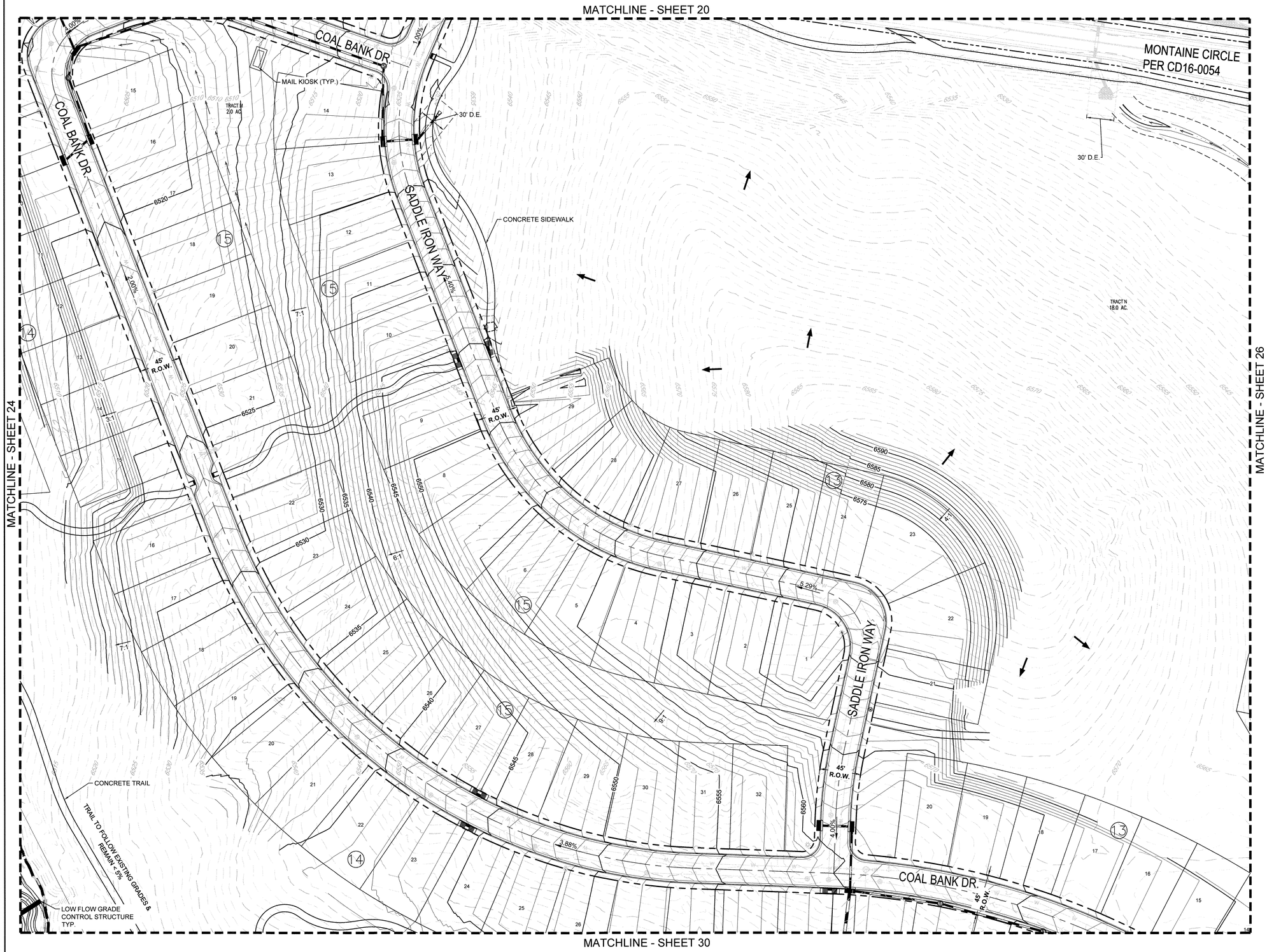
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

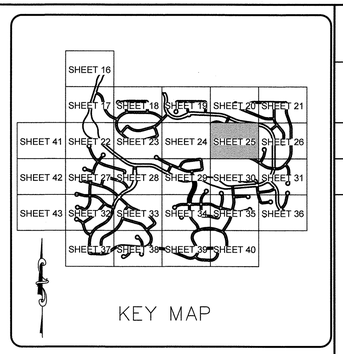
SHEET NUMBER 24 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:27 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

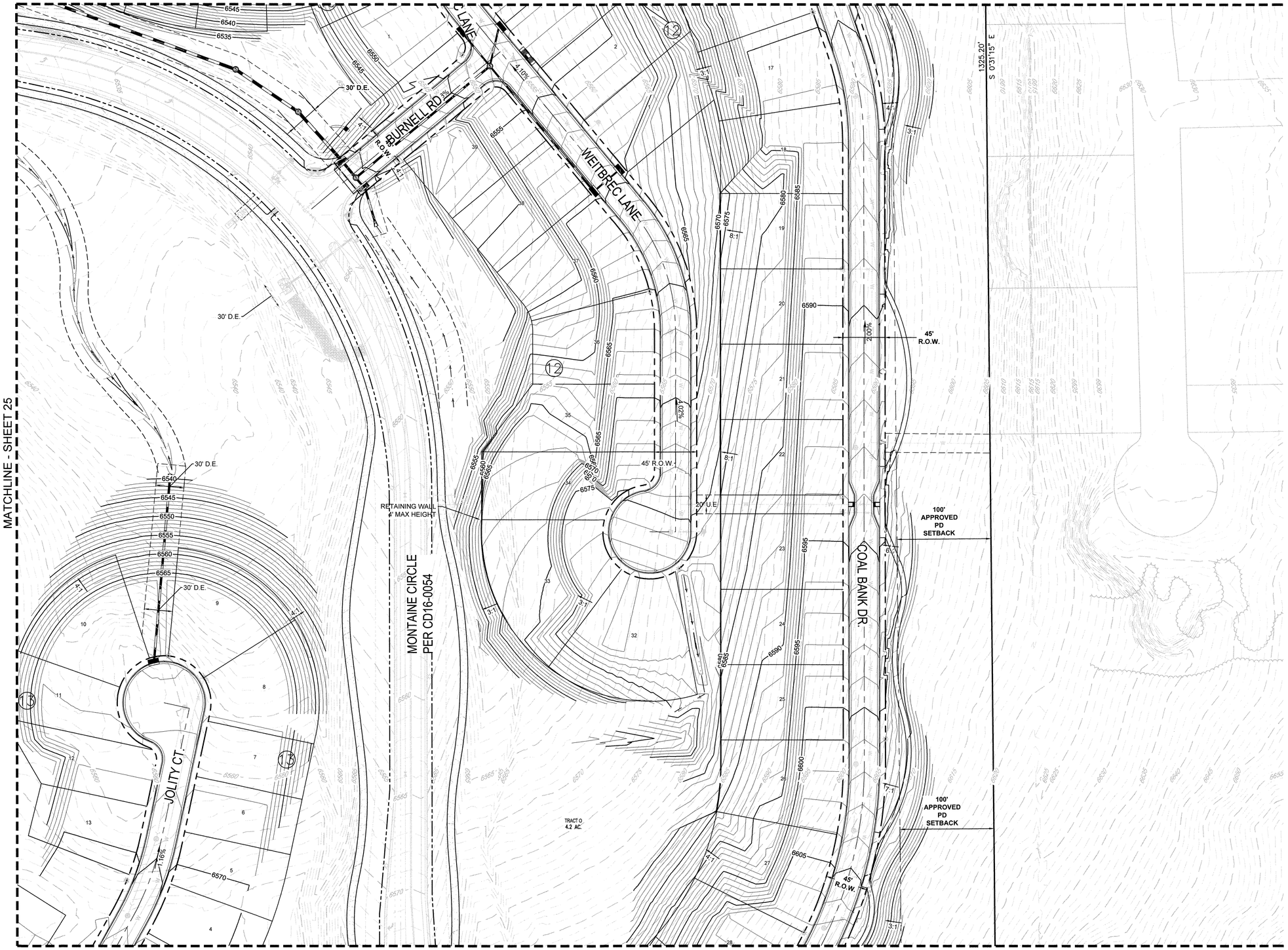
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

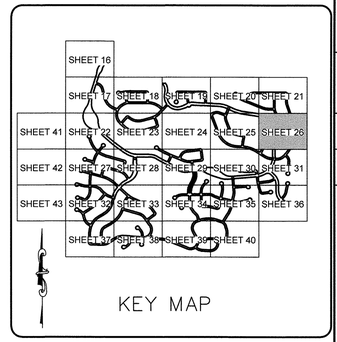
SHEET NUMBER
25 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:28 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		
3		
4		

	Int.	Appr.	Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel. (720) 482-9526
Fax. (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE EAST, #125
ENGLEWOOD, COLORADO 80112
Tel. (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	8130304801
DATE:	01/16/2019		

SHEET NUMBER 26 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\GRADING PLAN DWG, ANDREWP, 4/25/2019 9:56 AM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 22

MATCHLINE - SHEET 42

MATCHLINE - SHEET 28

MATCHLINE - SHEET 32

MAINTENANCE AND PEDESTRIAN TRAIL/EASEMENT

TRACT T 221.4 AC.

BISTORT PT

45' R.O.W.

CUPULE TRAIL

TRACT NN 1.6 AC.

AGOSERIS WAY

BASIN DAISY ST.

LEAFY ASTER LN

LEAFY ASTER

MAIL KIOSK (TYP.)

POND G DRAINAGE TRACT TO HOA AND EASEMENT TO TOWN

POND G

30' D.E.

25' D.E.

SHEET 16
SHEET 17 SHEET 18 SHEET 19 SHEET 20 SHEET 21
SHEET 41 SHEET 22 SHEET 23 SHEET 24 SHEET 25 SHEET 26
SHEET 42 SHEET 27 SHEET 28 SHEET 29 SHEET 30 SHEET 31
SHEET 43 SHEET 32 SHEET 33 SHEET 34 SHEET 35 SHEET 36
SHEET 37 SHEET 38 SHEET 39 SHEET 40

KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

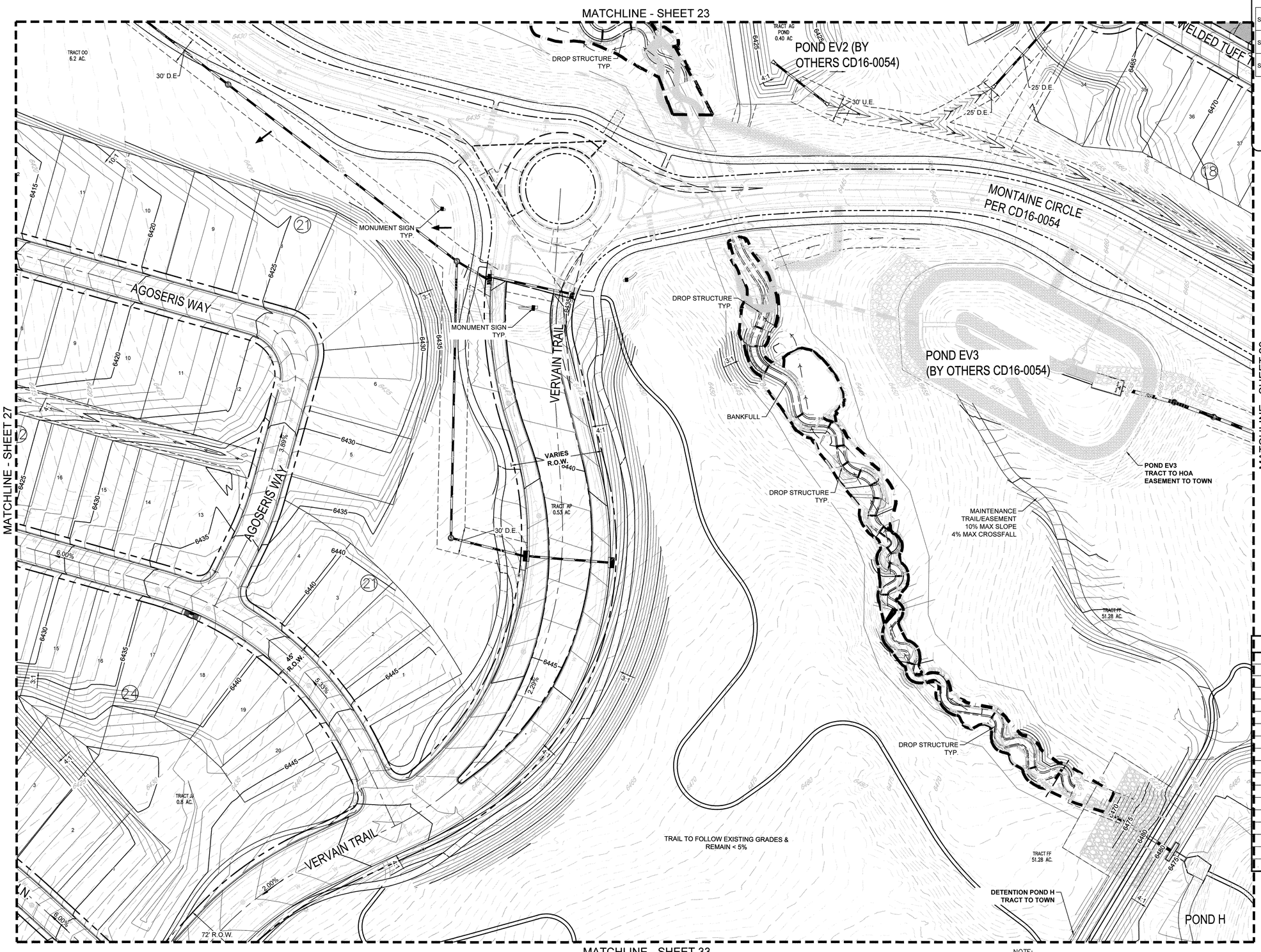
DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	81303004801
DATE:	01/18/2019		

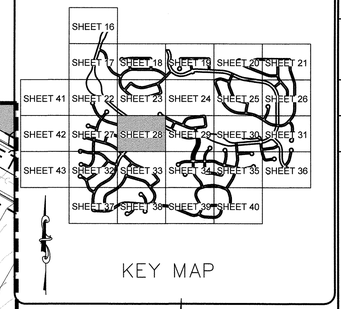
SHEET NUMBER: 27 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:53 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

NOTE:
BLOCK 18 LOTS 29–32 MUST BE REMOVED FROM THE EXISTING FLOODPLAIN PRIOR TO APPROVAL OF THE FINAL PLAT.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		
3		
4		

Appr. Init. Date

CVL CONSULTANTS
10333 E. Dry Creek Rd
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

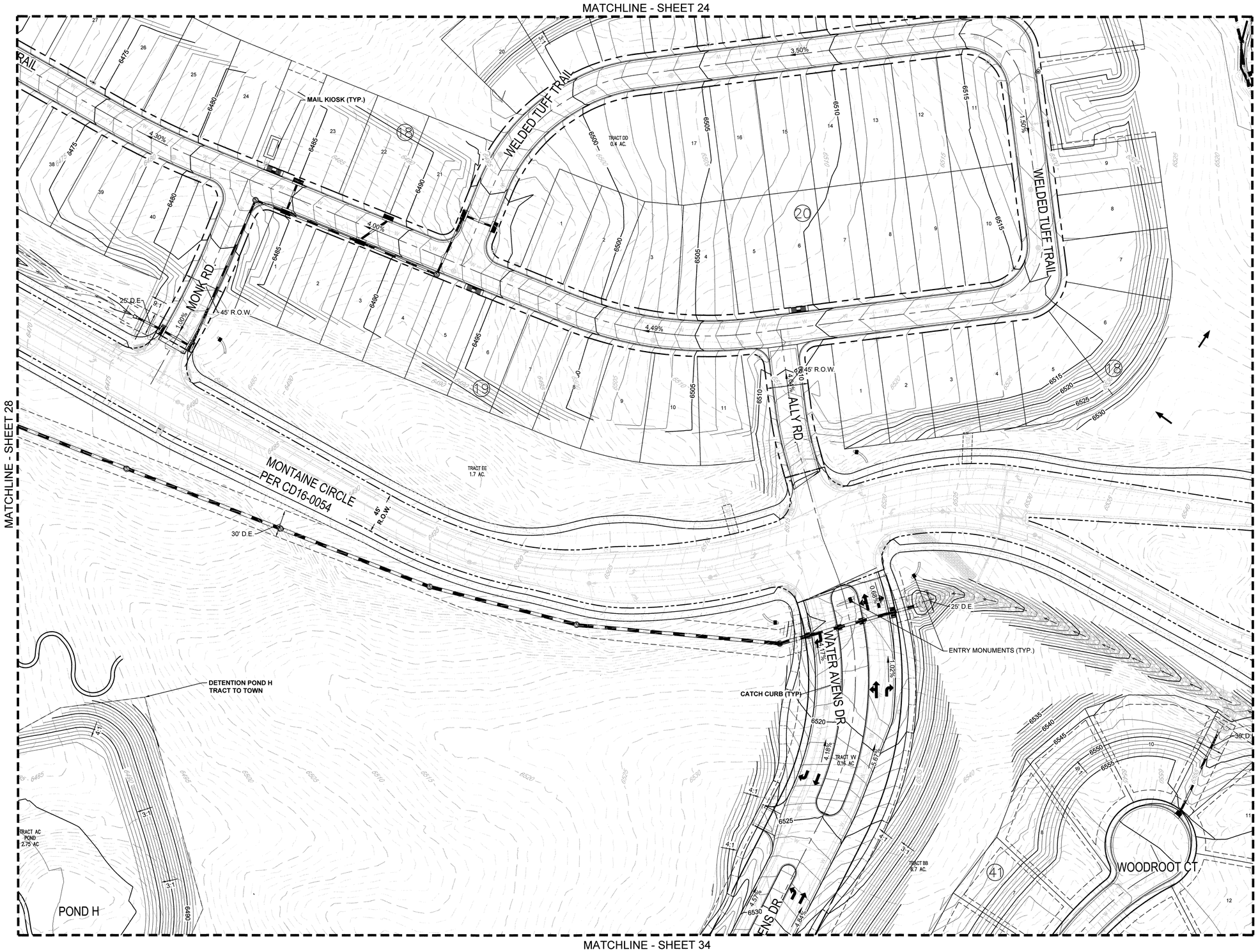
THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

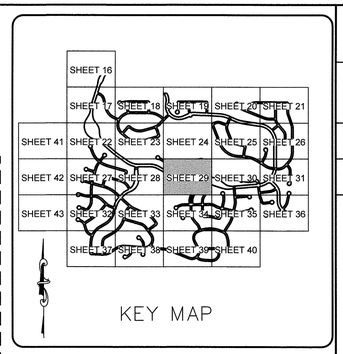
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/18/2019
SHEET NUMBER: 28 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SET\SITE DEVELOPMENT PLAN\GRADING PLAN DWG, TOMO, 1/25/2019 2:30 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DIRVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

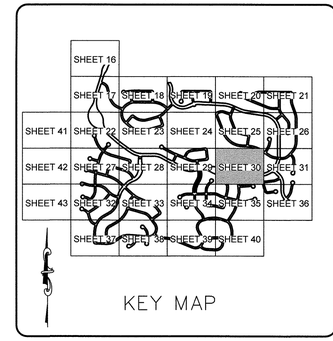
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

SHEET NUMBER 29 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:31 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



50 25 0 50 100

SCALE: 1" = 50'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		
3		
4		

	Init.	Apprv.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO:
KAM	TJO	01/16/2019	AS SHOWN	8130304801

SHEET NUMBER 30 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:31 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 26

MATCHLINE - SHEET 30

MATCHLINE - SHEET 36

JOLITY CT.

COAL BANK DR.

OLD MONARCH CT.

MONTAINE CIRCLE
PER CD16-0054

EARMARK WAY

QUARRY MESA DR.

TRACT Q
0.8 AC.

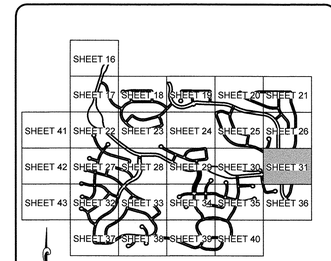
45' R.O.W.

CONCRETE BENCH DRAIN (TYP)
DETAILS TO BE PROVIDED WITH CDS

RETAINING WALL (TYP.) 4' MAX.

RETAINING WALLS (TYP.) 4' MAX.
4' MAX

50'
APPROVED
PD
SETBACK



KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		
3		
4		

Appr.	Init.	Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

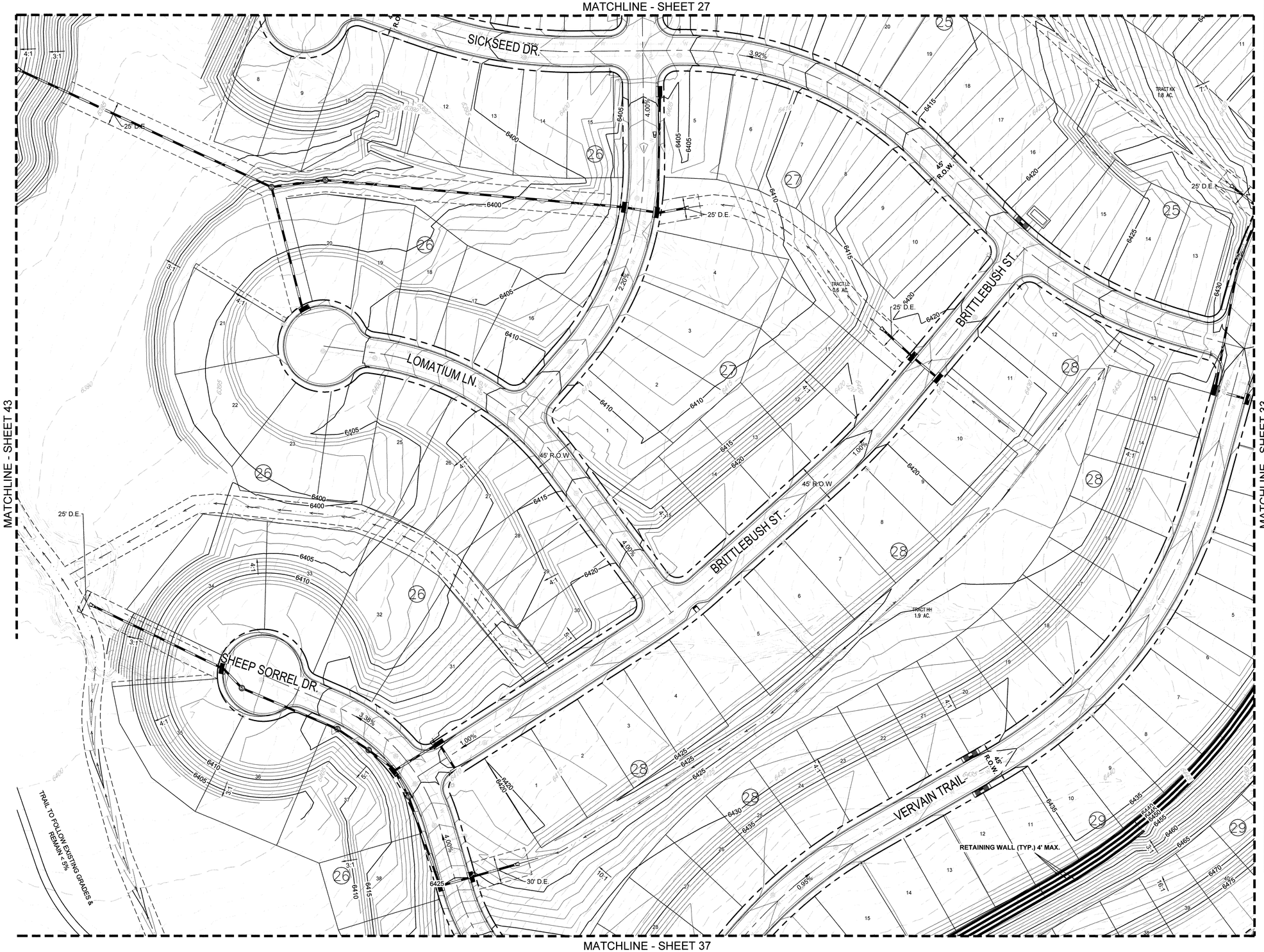
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM		
CHECKED BY:	TJO		
DATE:	01/16/2019		

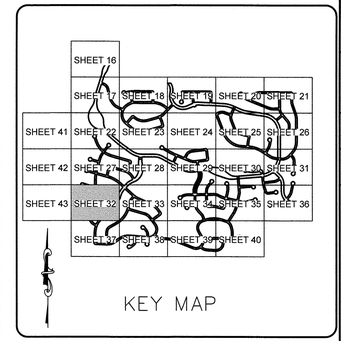
SHEET NUMBER 31 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\GRADING PLAN.DWG, ANDREWP, 4/25/2019 9:56 AM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		Int.
2		Appr.
3		Date
4		

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

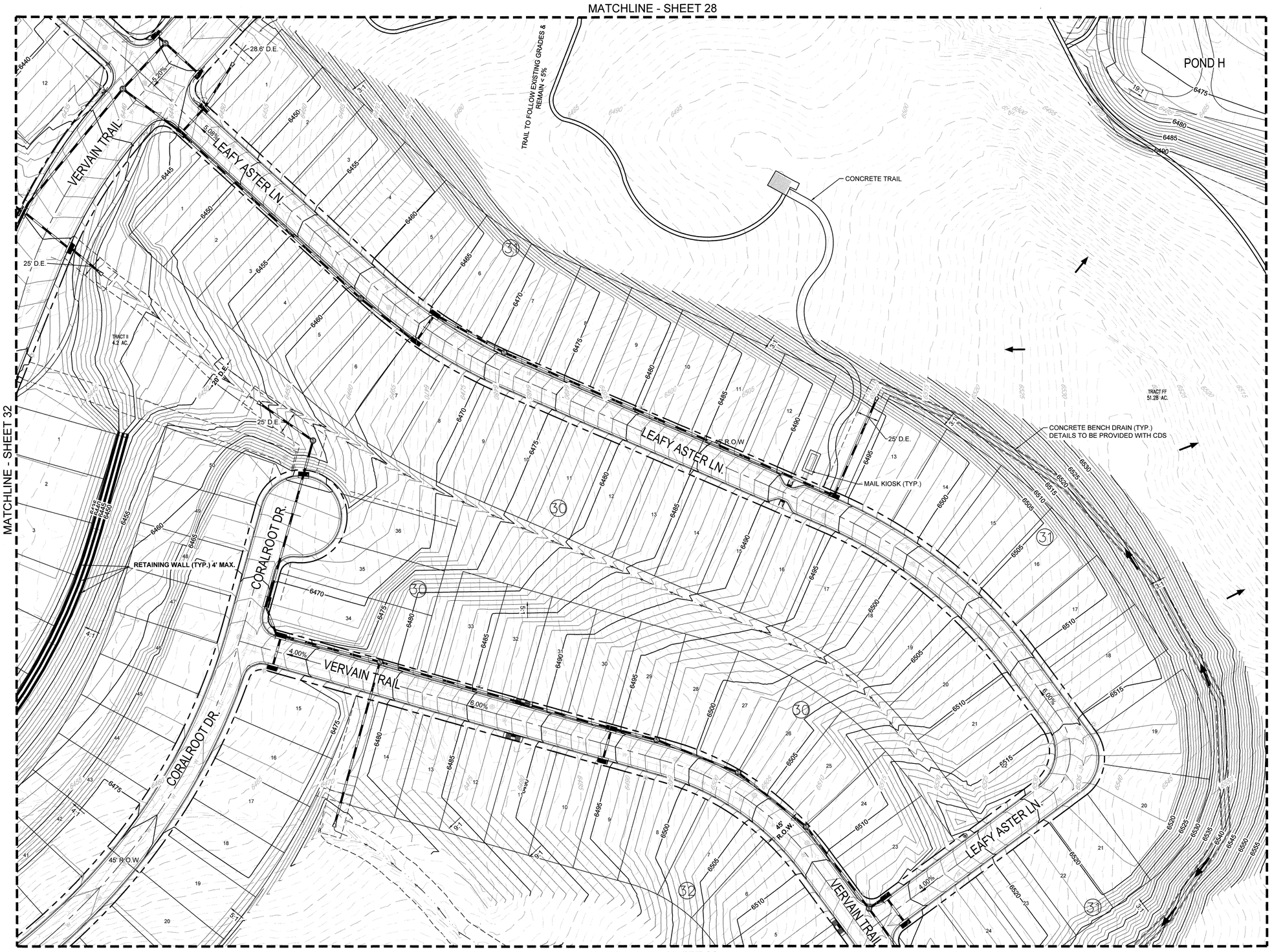
THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

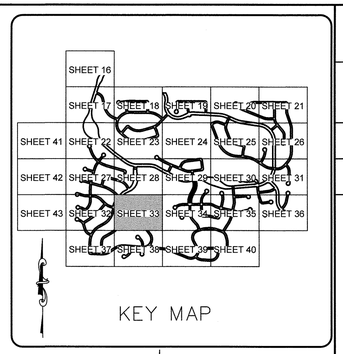
SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO:
32 OF 156	KAM	TJO	01/16/2019	AS SHOWN	8130304801

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:33 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

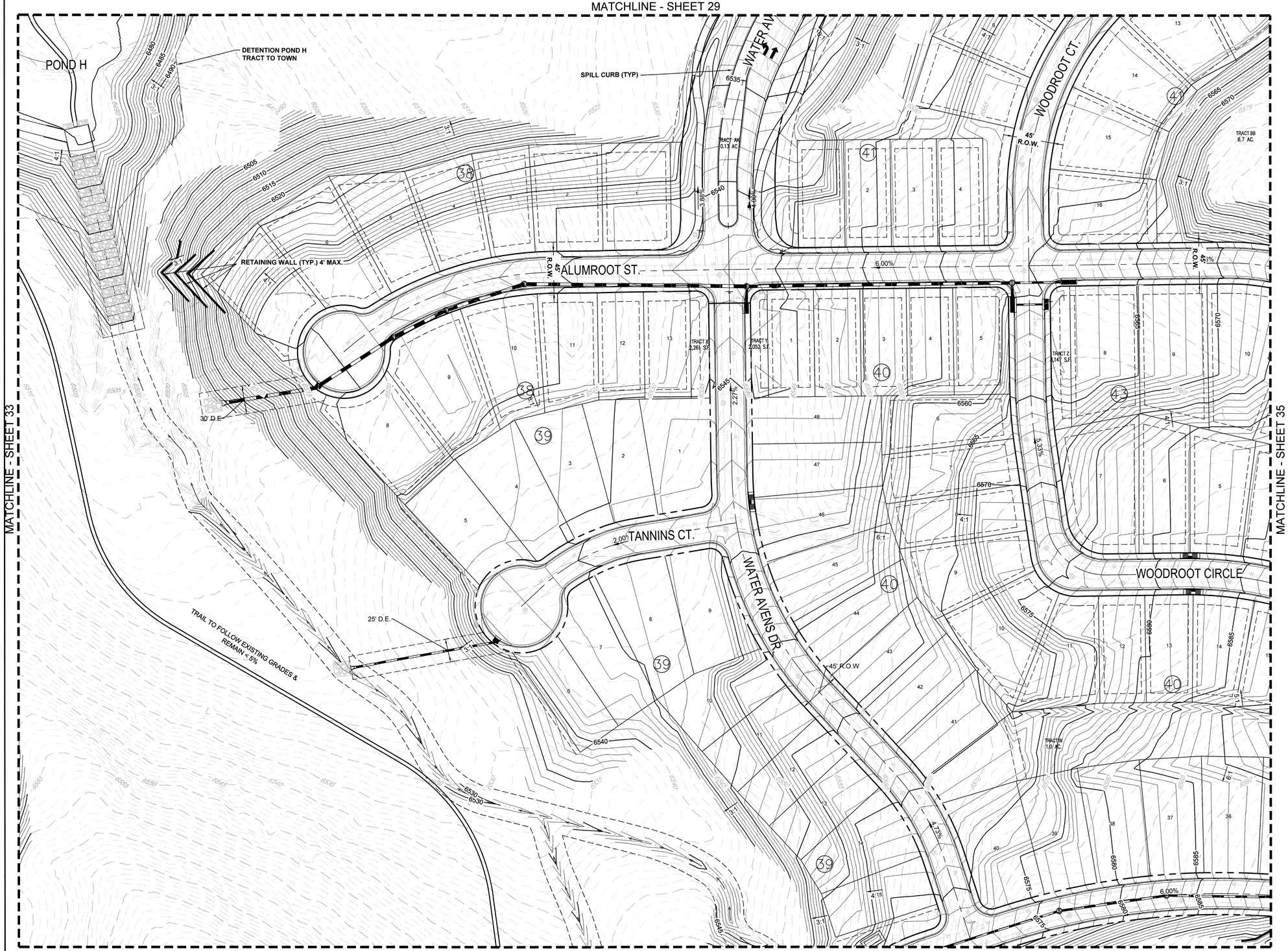
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

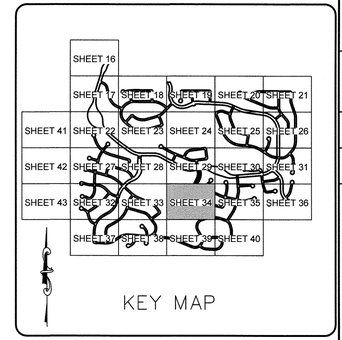
SHEET NUMBER 33 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:33 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

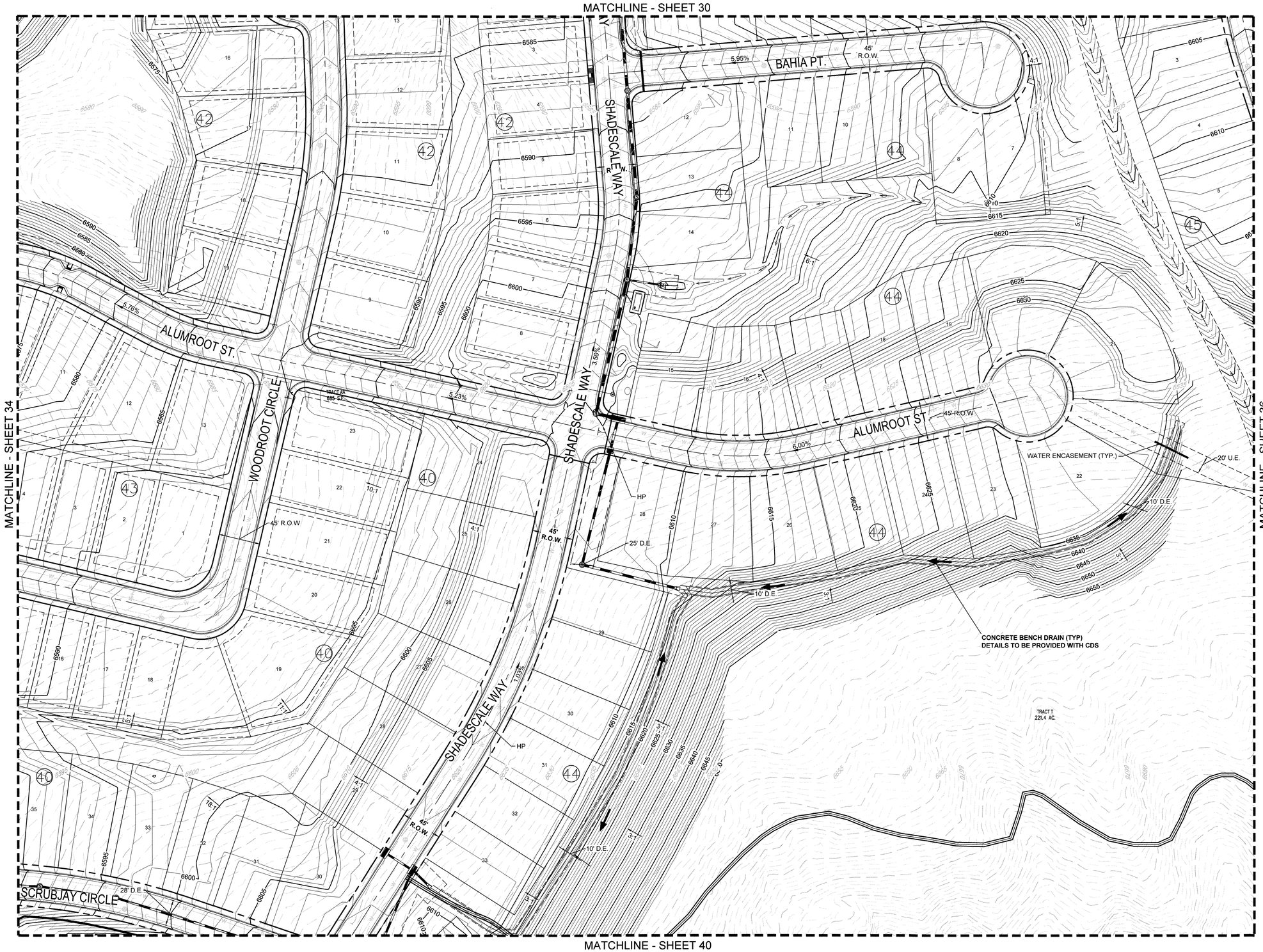
THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

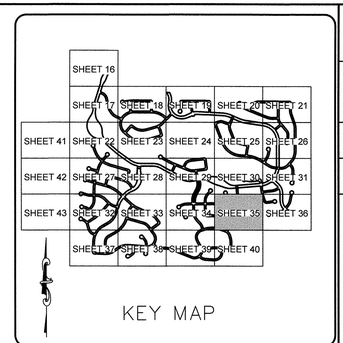
SCALE:	AS SHOWN		
DRAWN BY:	KAM	FILE NO:	8130304801
CHECKED BY:	TJD		
DATE:	01/16/2019		
SHEET NUMBER	34 OF 156		

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:34 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

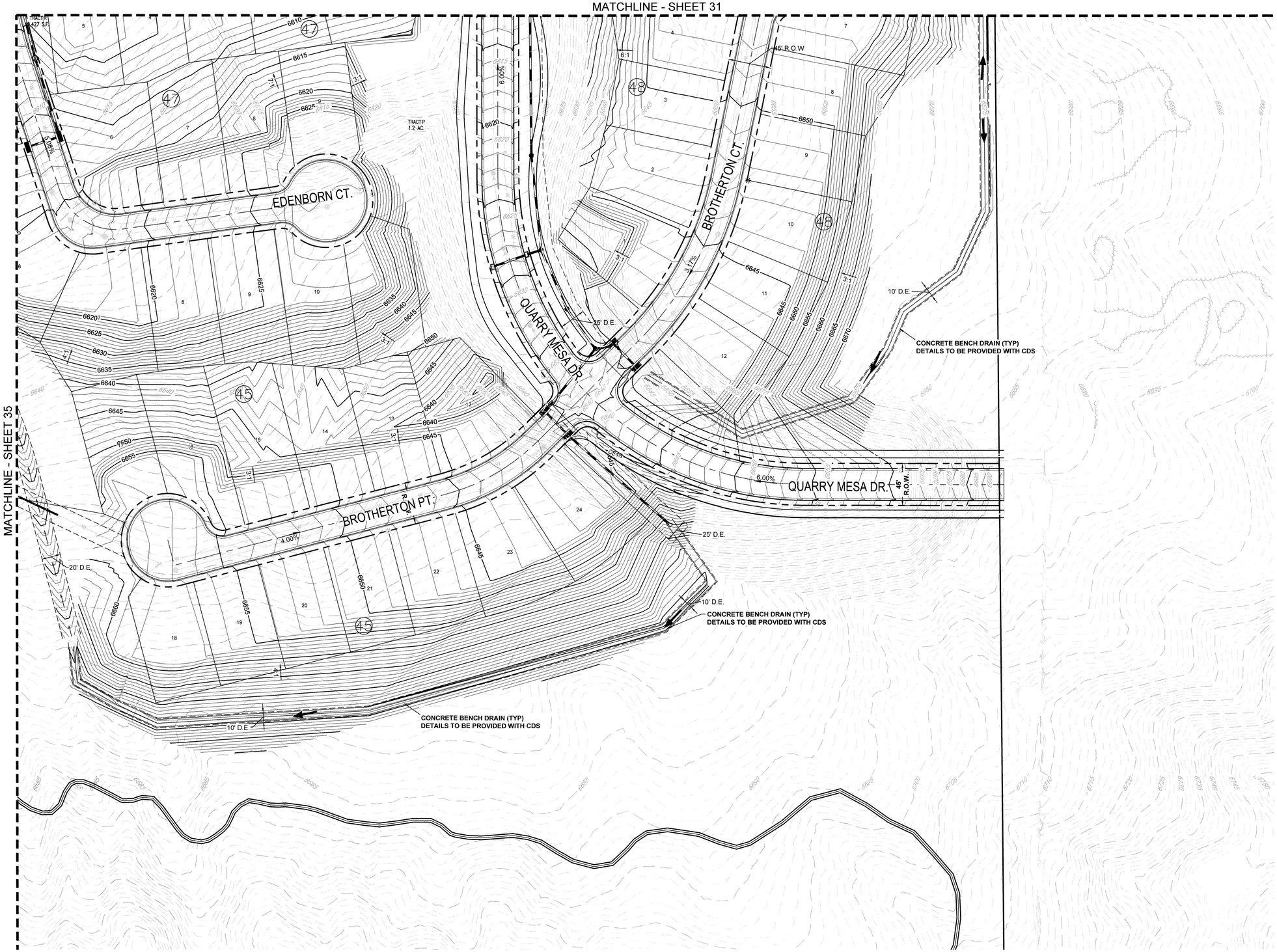
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

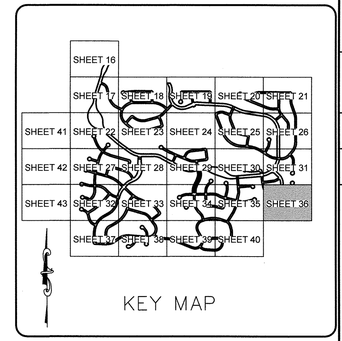
SHEET NUMBER 35 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:34 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

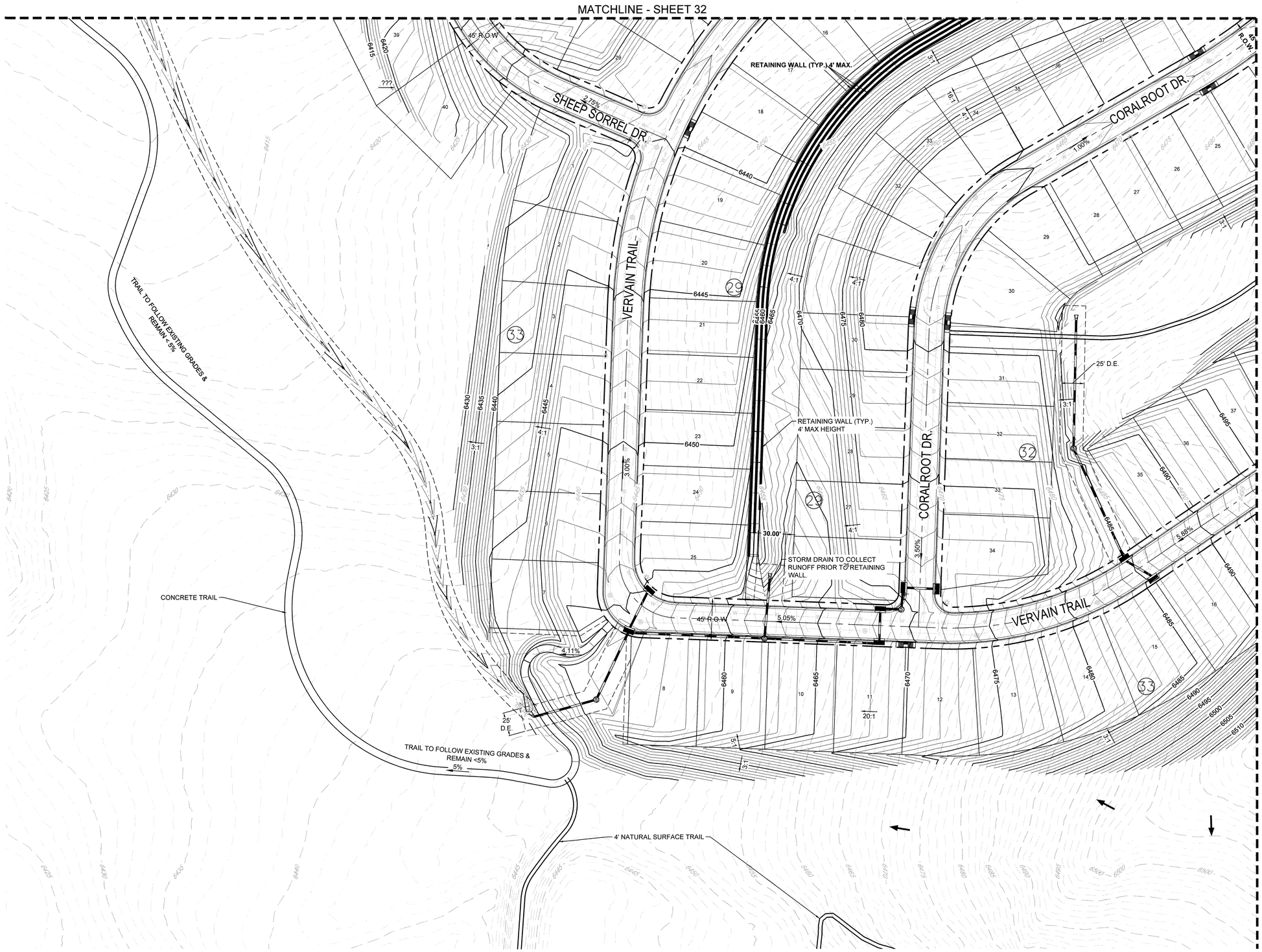
DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	8130304801
DATE:	01/16/2019		

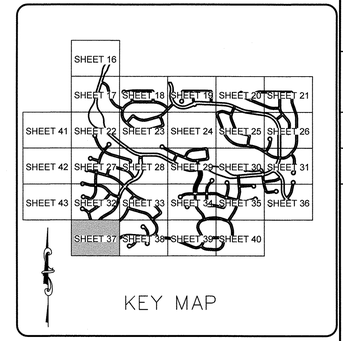
SHEET NUMBER 36 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN DWG, TOMO, 1/28/2019 12:56 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Appr.
3		Int.
4		Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

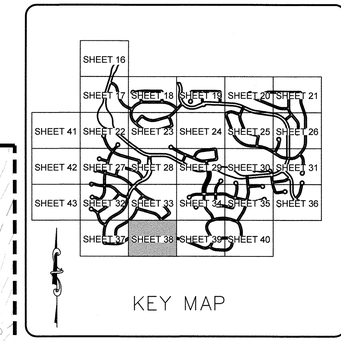
THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET NUMBER	DRAWN BY:	SCALE:	
37 OF 156	KAM	AS SHOWN	FILE NO: 8130304801
	CHECKED BY: TJO		
	DATE: 01/16/2019		

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN DWG, TOMO, 1/25/2019 2:35 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

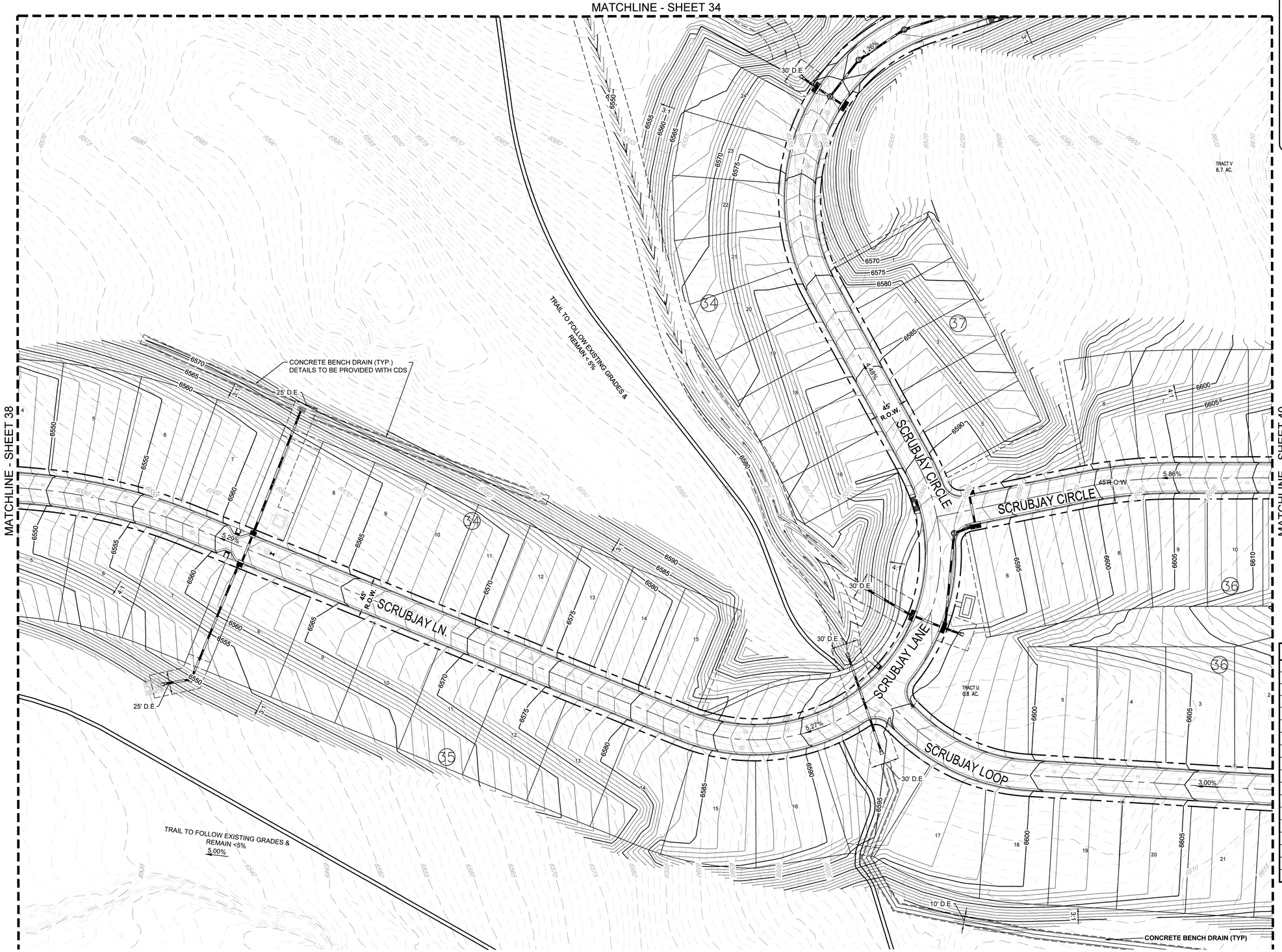
THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

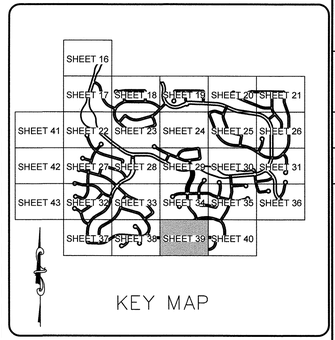
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 38 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:39 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

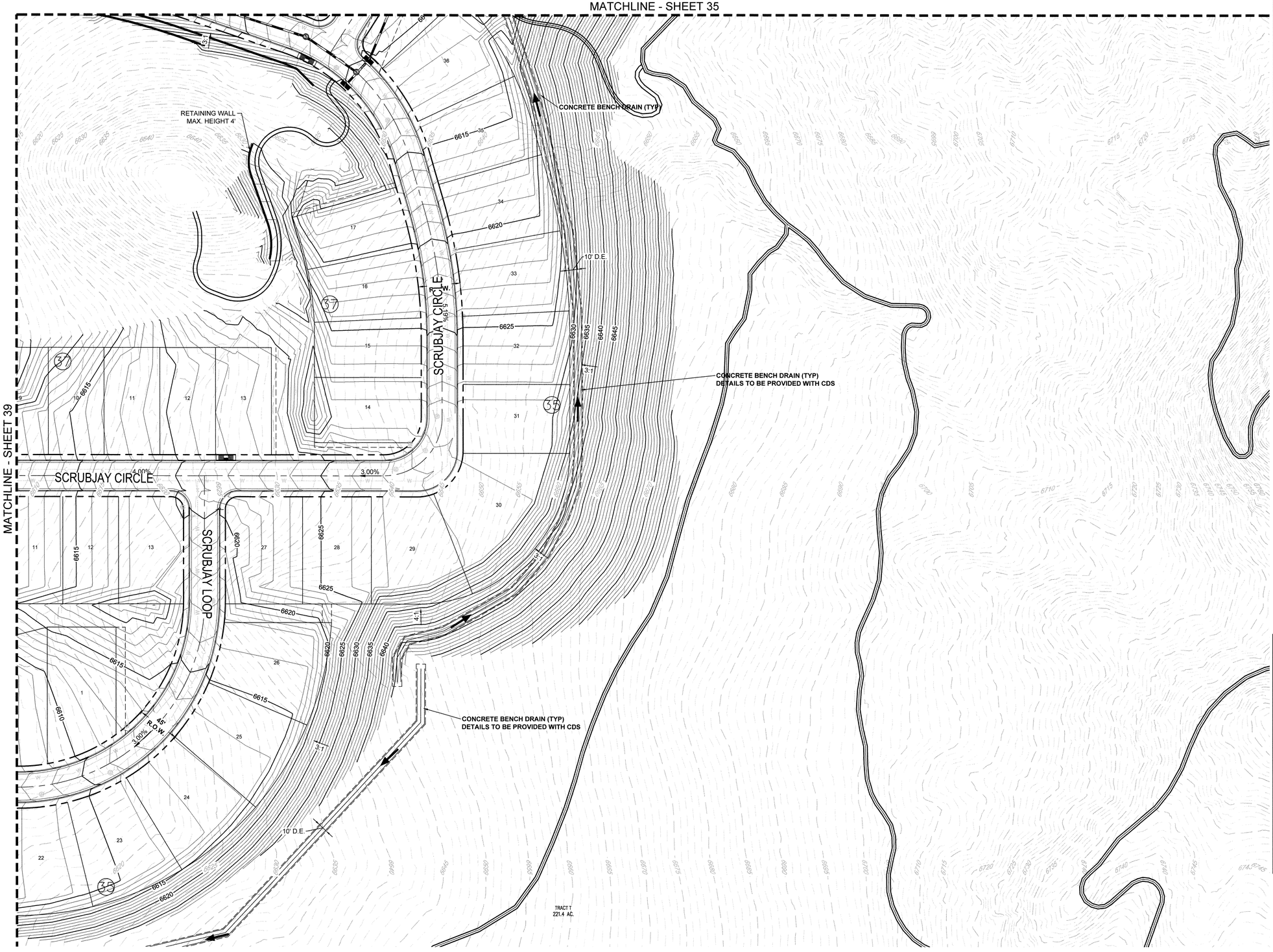
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019

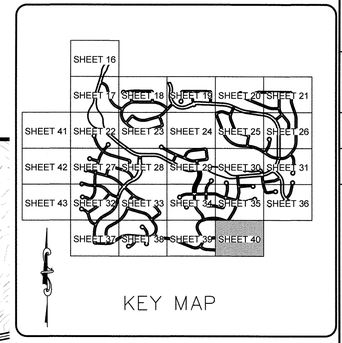
SHEET NUMBER 39 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:37 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

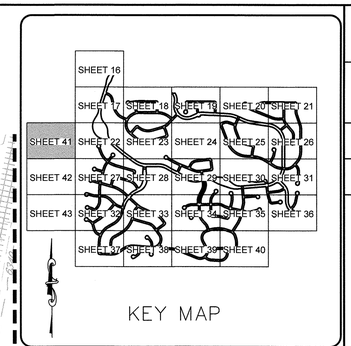
THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 40 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SET\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:37 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM	CHECKED BY:	TJO
DATE:	01/16/2019		

SHEET NUMBER 41 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:38 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 41

PLUM CREEK

ZONE AE

SHADED ZONE X

100-YEAR FLOODPLAIN

S 0°33'47" E
257.26'

100'
R.O.W.

N 10°38'37" E
1158.08'

MATCHLINE - SHEET 27

EMERGENCY SPILLWAY

MAINTENANCE AND PEDESTRIAN TRAIL/EASEMENT

POND G

TRACT AB
POND
3.8 AC

MATCHLINE - SHEET 43

SHEET 16
SHEET 17 SHEET 18 SHEET 19 SHEET 20 SHEET 21
SHEET 41 SHEET 22 SHEET 23 SHEET 24 SHEET 25 SHEET 26
SHEET 42 SHEET 27 SHEET 28 SHEET 29 SHEET 30 SHEET 31
SHEET 43 SHEET 32 SHEET 33 SHEET 34 SHEET 35 SHEET 36
SHEET 37 SHEET 38 SHEET 39 SHEET 40

KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		
3		
4		

Appr. | Init. | Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

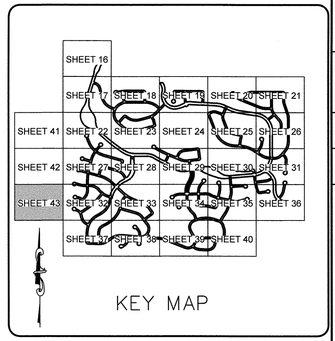
THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 42 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN.DWG, TOMO, 1/25/2019 2:39 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



50 25 0 50 100

SCALE: 1" = 50'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5641	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED DRAINAGE EASEMENT
	EXISTING FENCE
	PROPOSED LIMITS OF CONSTRUCTION
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EXISTING VEGETATION
	TEMPORARY BARRICADE
	EXISTING 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN
	MINOR DRAINAGE WAY
	LOT WITHIN EXISTING FLOODPLAIN
	MAIL KIOSK

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
GRADING PLAN

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM		
CHECKED BY:	TJO		
DATE:	01/16/2019		

SHEET NUMBER: 43 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\GRADING PLAN DWG, ANDREWP, 1/28/2019 3:51 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 45 | SHEET 46 | SHEET 47 | SHEET 48 | SHEET 49 | SHEET 50 | SHEET 51
SHEET 52 | SHEET 53 | SHEET 54 | SHEET 55 | SHEET 56
SHEET 71 | SHEET 57 | SHEET 58 | SHEET 59 | SHEET 60 | SHEET 61
SHEET 72 | SHEET 62 | SHEET 63 | SHEET 64 | SHEET 65 | SHEET 66
SHEET 67 | SHEET 68 | SHEET 69 | SHEET 70

S 89°05'49" E 527.42'
S 77°18'52" E 100.00'
S 0°09'41" W 1329.96'
N 0°09'41" E 1329.96'
S 89°50'08" E
S 89°40'35" E
S 0°03'15" E 1325.20'
S 0°33'47" E 257.26'
N 10°38'37" E 1158.08'
L=406.61, R=11409.21, Δ=2°02'31"
N 10°38'37" E 122.51'
N 89°08'38" W 50.75'
N 10°38'37" E 759.23'
L=1093.09, R=5977.22, Δ=10°28'41"
N 89°04'00" W 53.24'
L=353.89, R=6027.22, Δ=3°21'51"
S 0°29'22" E 2651.16'
N 4°18'40" E 180.09'

SHADED ZONE X
100-YEAR FLOODPLAIN

FLOOD CONTROL POND A
POND EV1
POND EV2
POND EV3
POND EV4
POND A
POND B
POND C
POND E
POND F
POND G
POND H

MONTAINE CIRCLE
FAIRHEADS TRAIL
GIRARDOT PT.
OVEJOY CIRCLE
SIMMENTAL LOOP
KITSELMAN DR.
ROGERS CT.
ROGERS WAY
COAL BANK DR.
DUNLAP RD.
WEITBRECHT RD.
LIONS PAW
AGOSERIS WAY
JUPULE RAIL
WELDED TUFF TRAIL
VERVAIN TRAIL
DISTORT PT.
BASIN DAISY ST.
LEAFY ASTER LN.
STICKSEED DR.
LOMATIUM LN.
BRITTLEBUSH ST.
SHEEP SORREL DR.
CORALROOT DR.
CROWNBEARD PT.
LOGBANE CT.
SCRUBJAY LN.
SCRUBJAY CIRCLE
SCRUBJAY LOOP
SADDLE IRON WAY
OLD MONARCH CT.
DENBORN CT.
FARMARK WAY
QUARRY MESA DR.
BROTHERTON CT.
BROTHERTON PT.
BAHIA PL.
ALUMROOT ST.
WOODROOT CT.
WOODROOT ST.
WOODROOT CIRCLE
TANNINS CT.
WATER AVENS DR.
SHADSCALE WAY

SCALE: 1" = 300'

300 150 0 300 600

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10221 LINCOLN DOWNS, STE. 225
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
OVERALL UTILITY PLAN

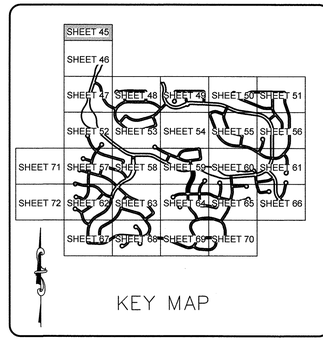
DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	8130304801
DATE:	01/18/2019		

SHEET NUMBER 44 OF 156

\\DEN-DATA01\PROJECTS\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\KAM\DREW\APPROVED SDP - CAD\OVERALL UTILITY PLAN.DWG, ANDREWP, 5/3/2019 12:31 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel. (720) 482-9526
Fax. (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

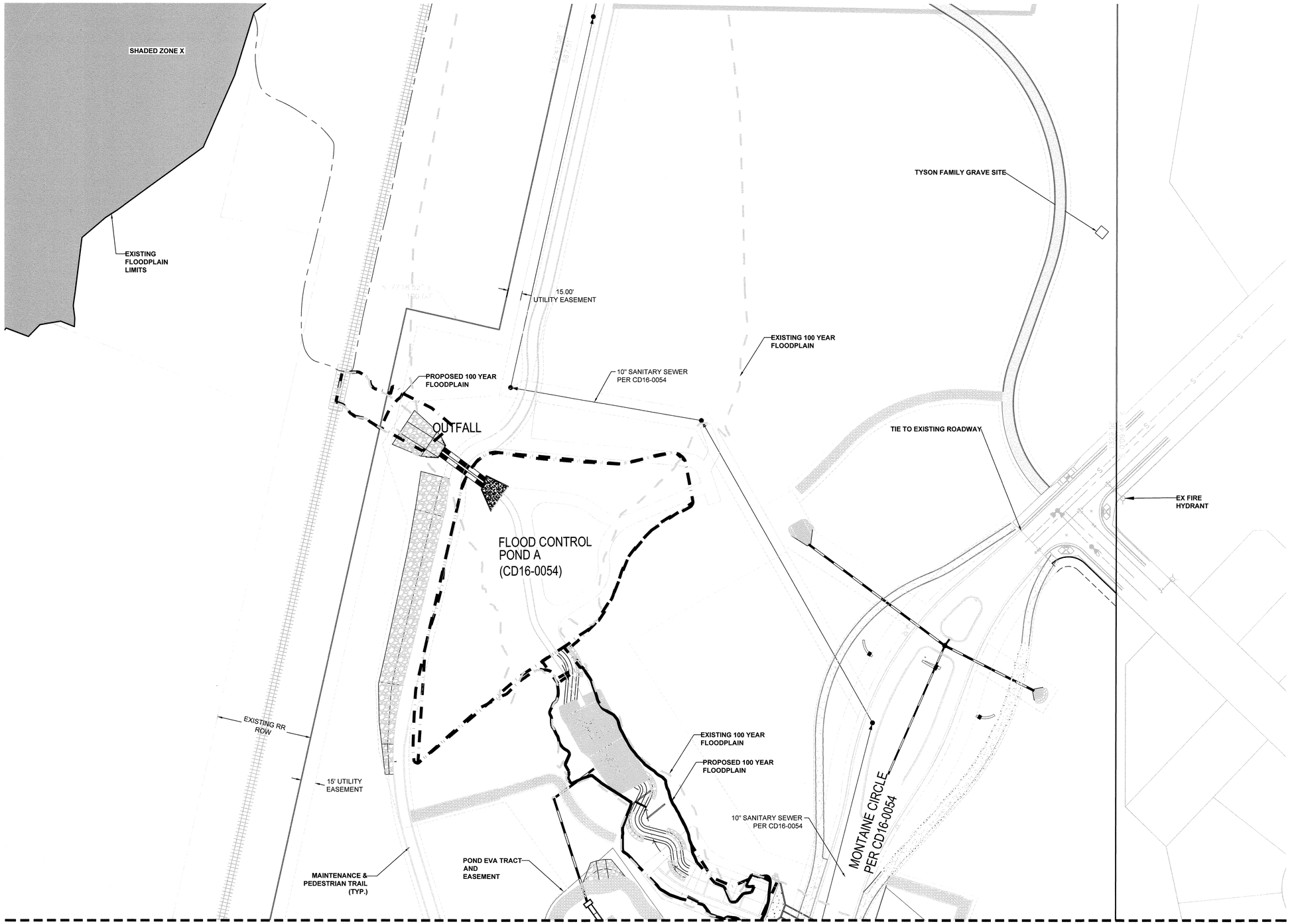
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

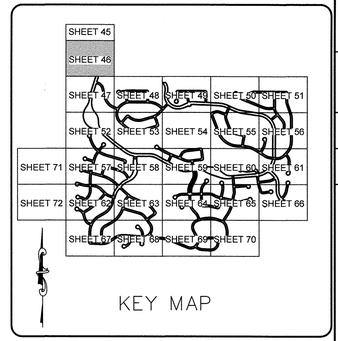
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER 45 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:41 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE EAST, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM	CHECKED BY:	TJO
DATE:	01/16/2019		

SHEET NUMBER 46 OF 156

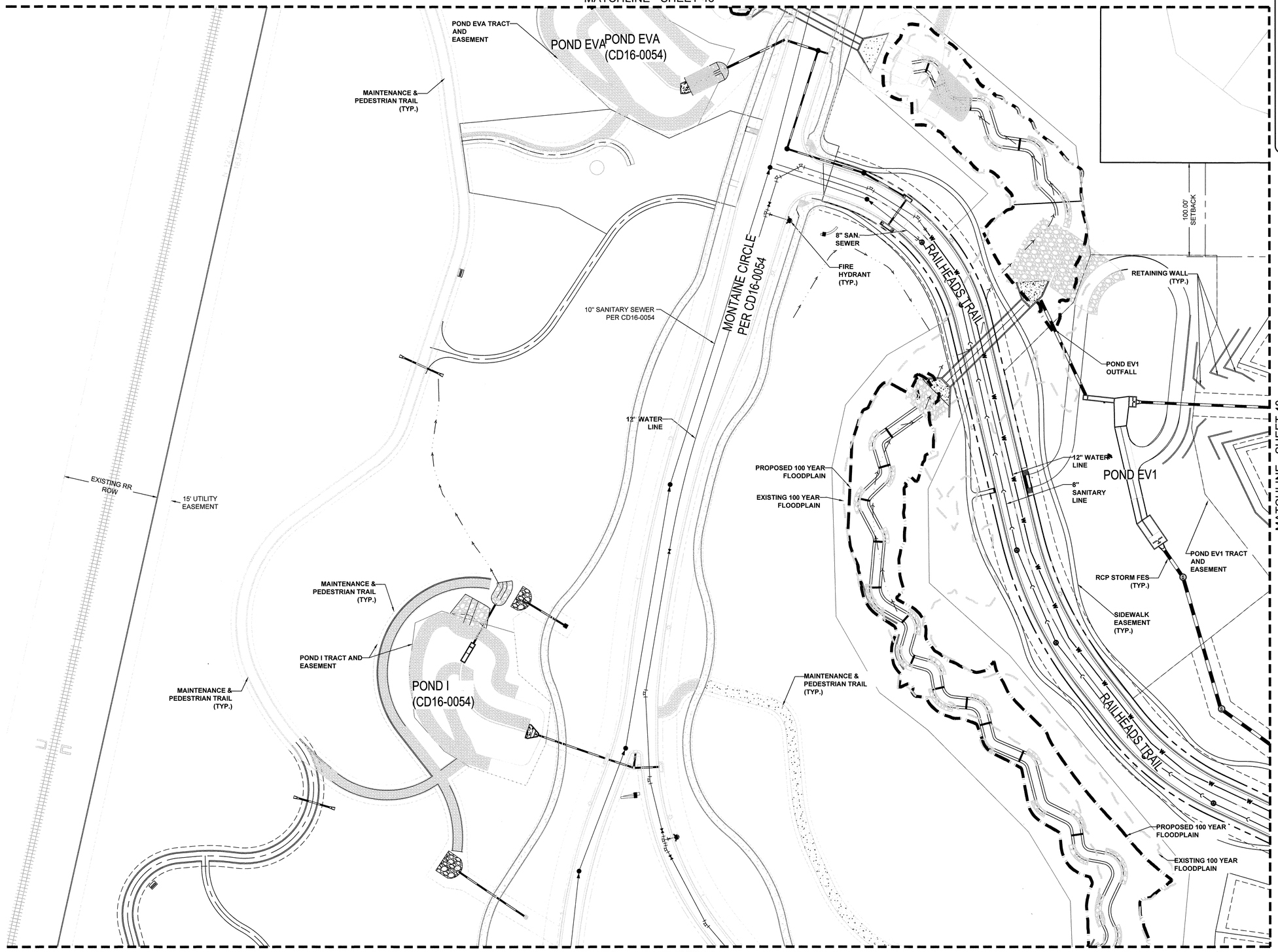
N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/23/2019 2:41 PM

THE LANTERNS SITE DEVELOPMENT PLAN

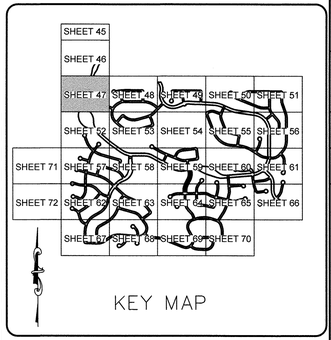
A PARCEL OF LAND BEING SECTION 26, A PART OF THE EAST HALF OF SECTION 27, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

MATCHLINE - SHEET 46



MATCHLINE - SHEET 52



KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

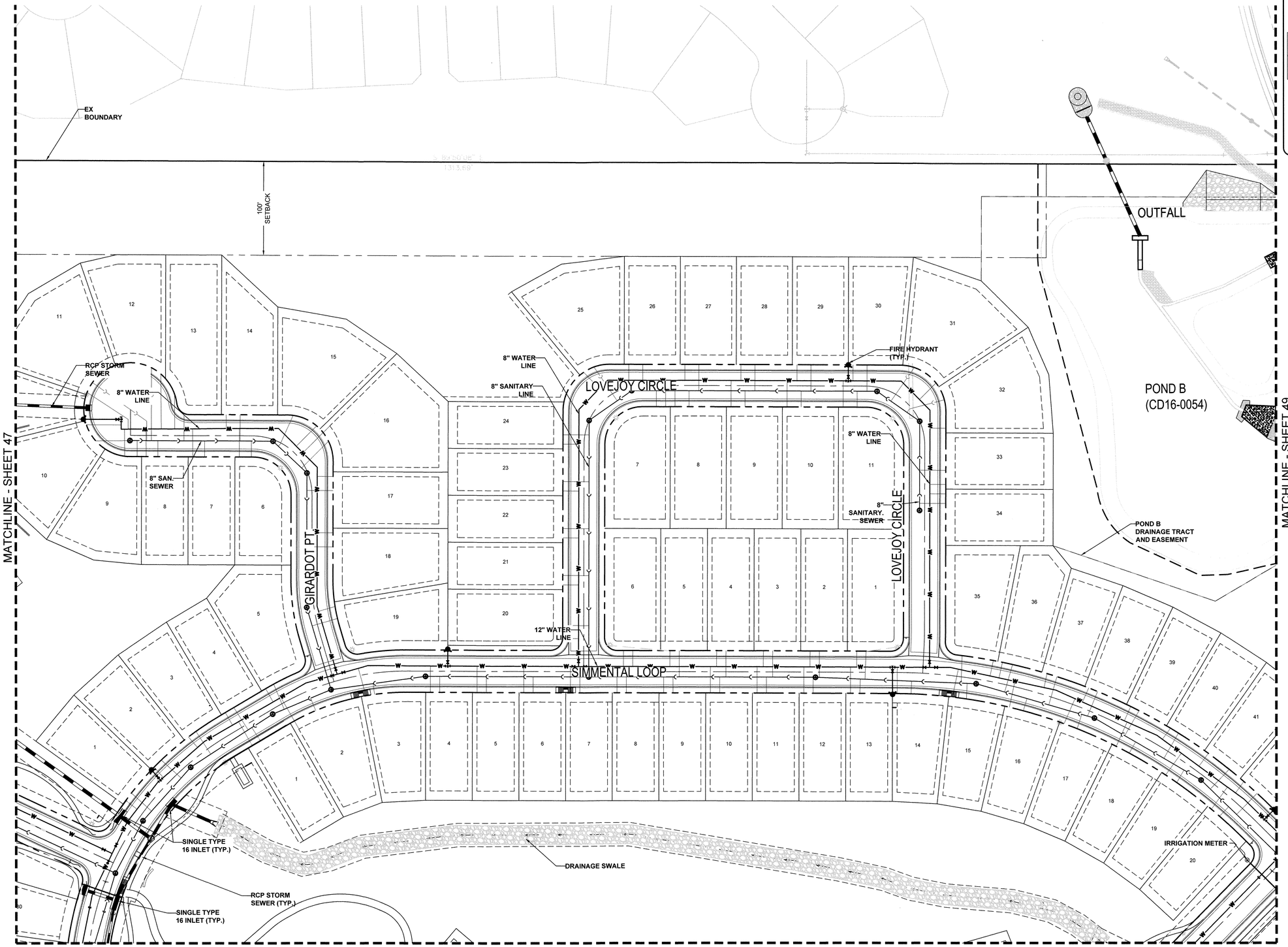
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM	CHECKED BY:	TJO
DATE:	01/18/2019		

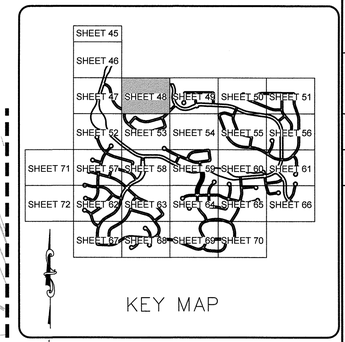
SHEET NUMBER: 47 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN DWG, TOMO, 1/25/2019 2:41 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.
1				
2				
3				
4				

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax. (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

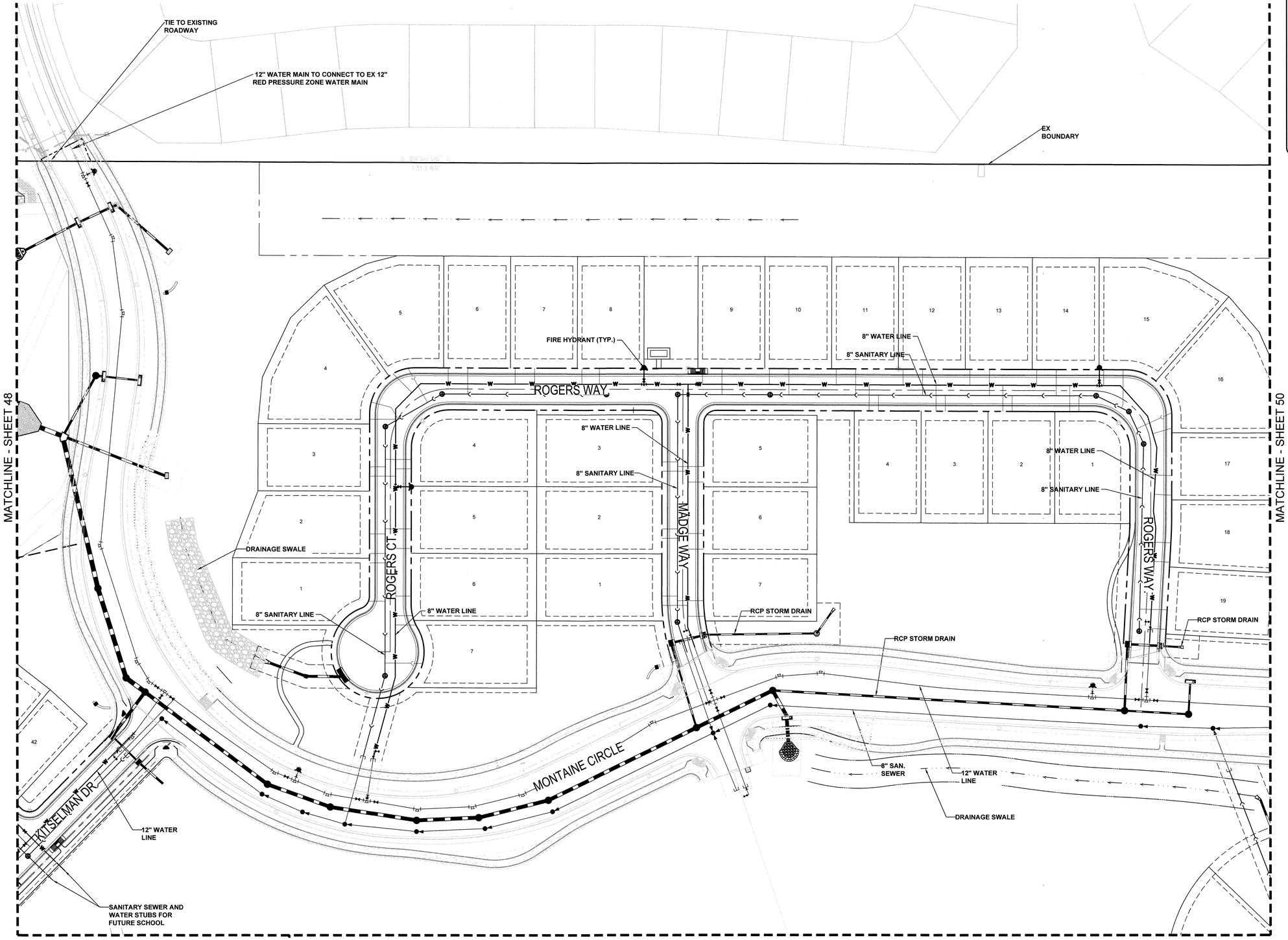
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

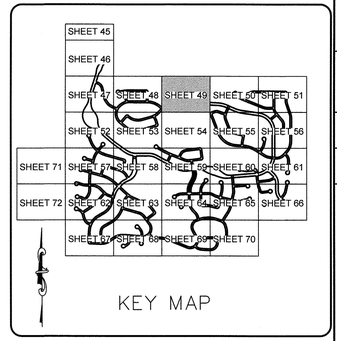
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 48 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN DWG, TOMO, 1/25/2019 2:42 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Int.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

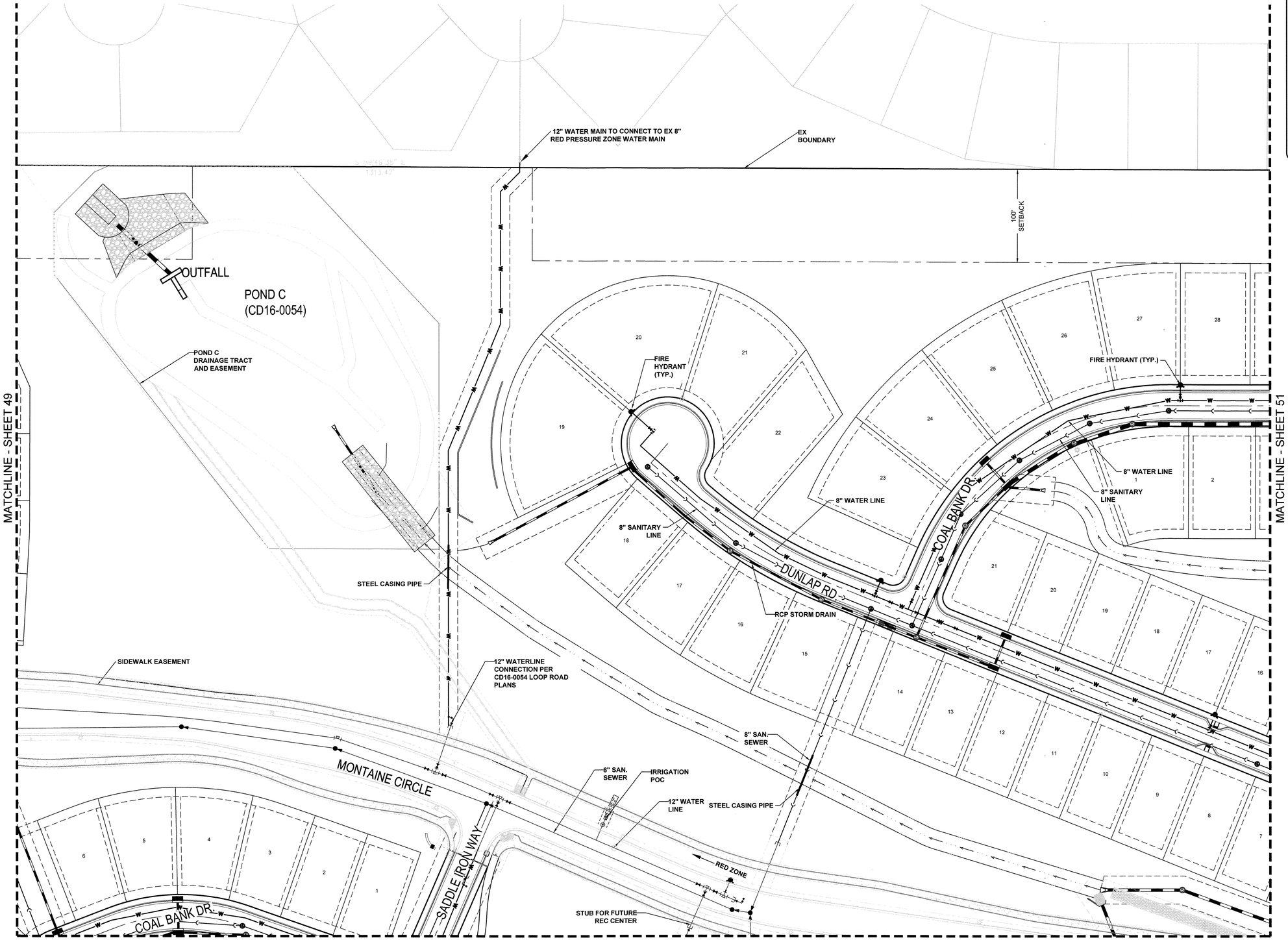
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM	CHECKED BY:	TJO
DATE:	01/18/2019		

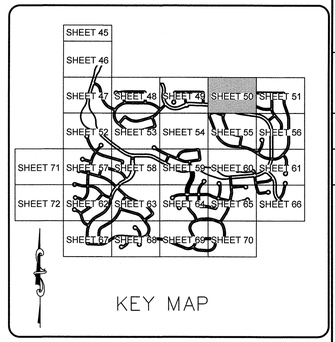
SHEET NUMBER 49 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN DWG, TOMO, 1/25/2019 2:42 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

DRAWN BY:	CHECKED BY:	DATE:
KAM	TJO	01/15/2019

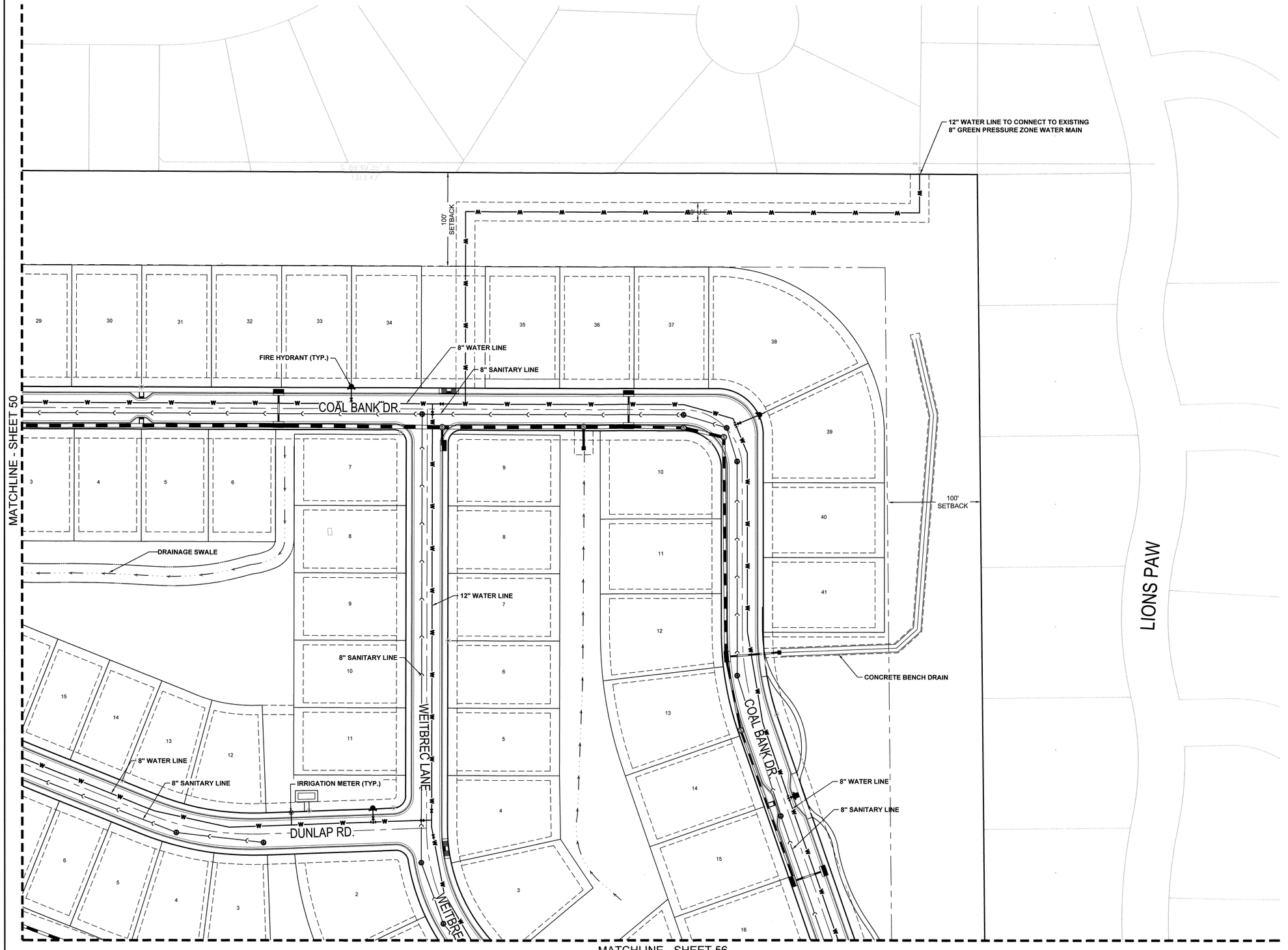
SCALE: AS SHOWN
FILE NO: 8130304801

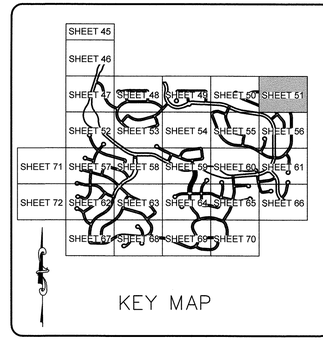
SHEET NUMBER 50 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:42 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Int.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC c/o
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel. (303) 708-0730

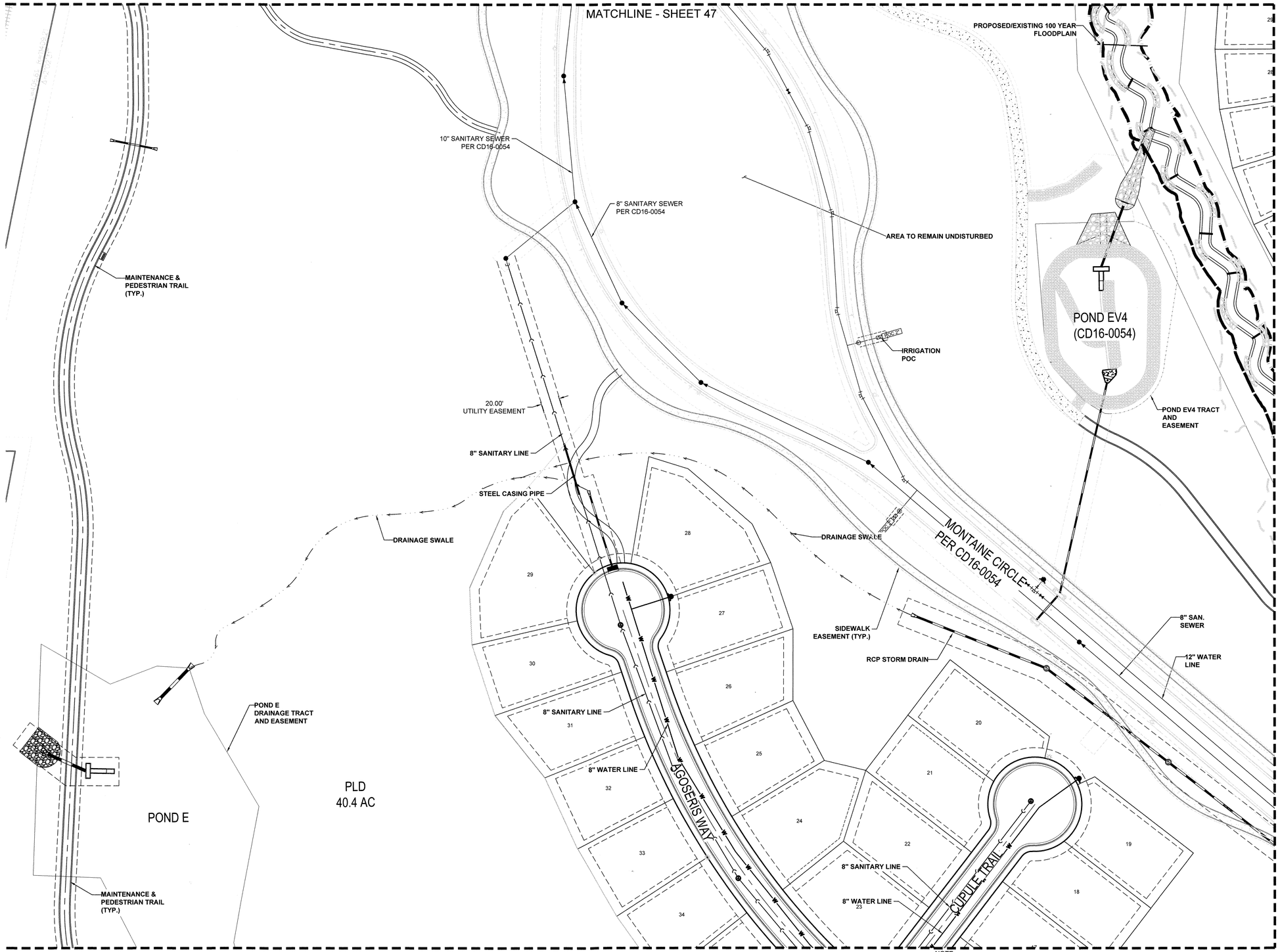
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

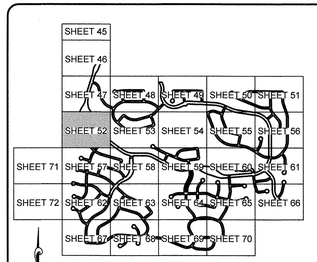
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 51 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\UTILITY PLAN.DWG, ANDREWP, 4/25/2019 9:57 AM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

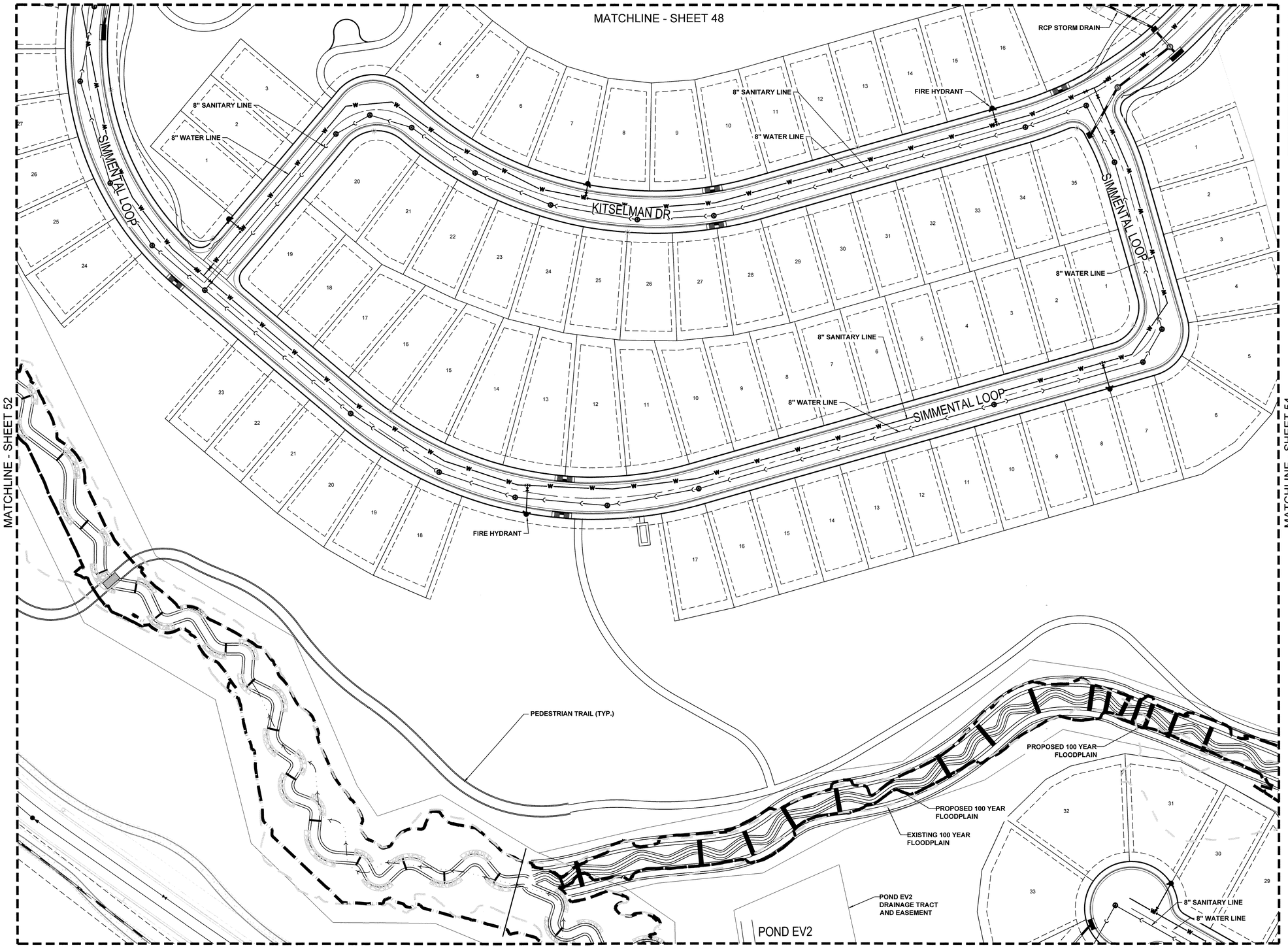
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM	CHECKED BY:	TJO
DATE:	01/18/2019		

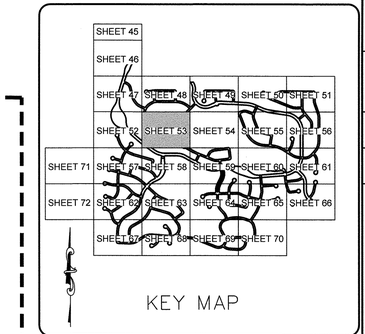
SHEET NUMBER: 52 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SET\SITE DEVELOPMENT PLAN\UTILITY PLAN DWG, TOMO, 1/25/2019 2:43 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

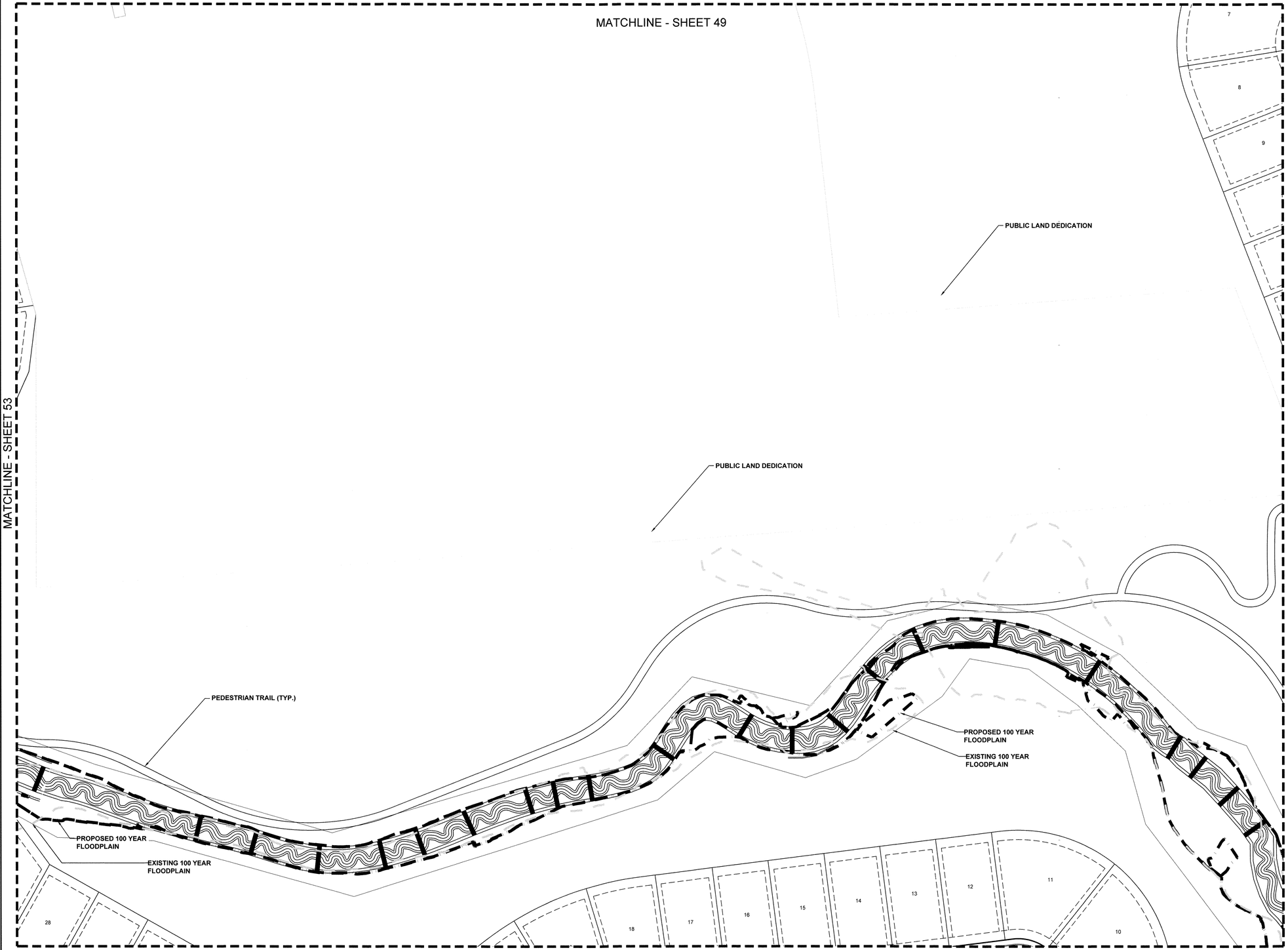
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM	CHECKED BY:	TJO
DATE:	01/18/2019		

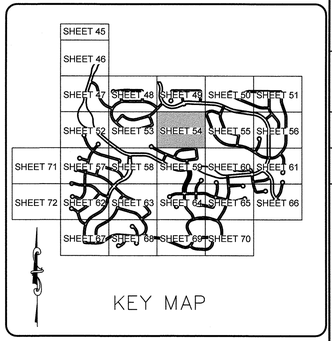
SHEET NUMBER: 53 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:43 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- 6 LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		Init.
2		Appr.
3		Date
4		

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE EAST, #125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

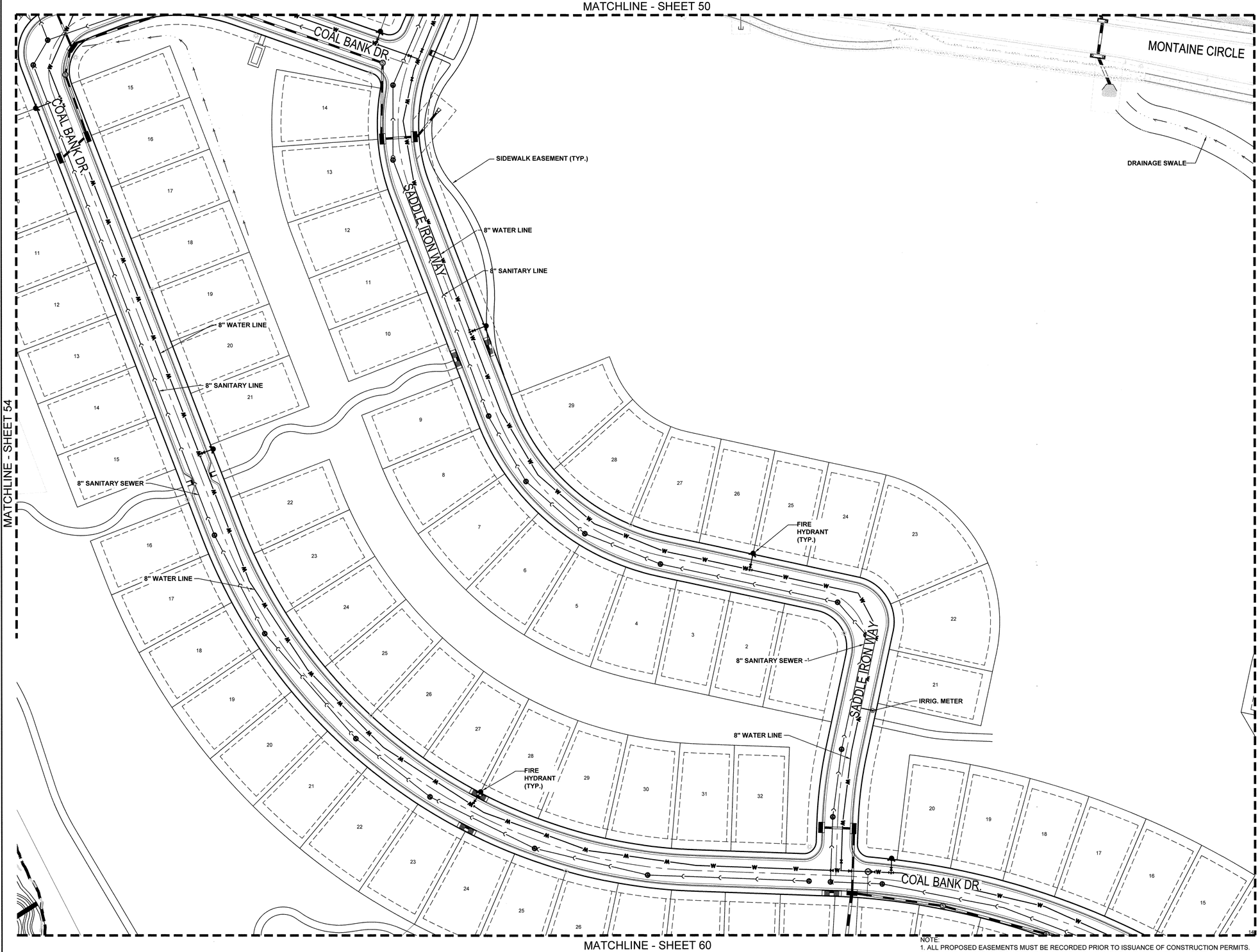
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

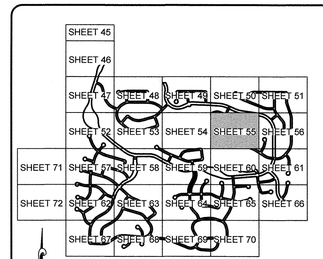
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER 54 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/23/2019 2:44 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		Init.
2		Appr.
3		Date
4		

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE EAST, E125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/18/2019
SHEET NUMBER 55 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:44 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 51

MATCHLINE - SHEET 55

MATCHLINE - SHEET 61

BURNELL RD

WETBREC LANE

MONTAINE CIRCLE

COAL BANK DR.

JOLITY CT

12" WATER LINE

8" WATER LINE

8" SANITARY LINE

RCP STORM DRAIN

GREEN ZONE

IRRIGATION POC

DRAINAGE SWALE

SIDEWALK EASEMENT (TYP.)

FIRE HYDRANT (TYP.)

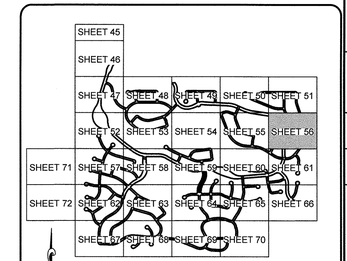
20' U.E.

12" WATER LINE TO CONNECT TO EXISTING 8" GREEN-PRESSURE ZONE WATER MAIN

100' SETBACK

EX BOUNDARY

SIDEWALK EASEMENT



KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Int.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 709-0730

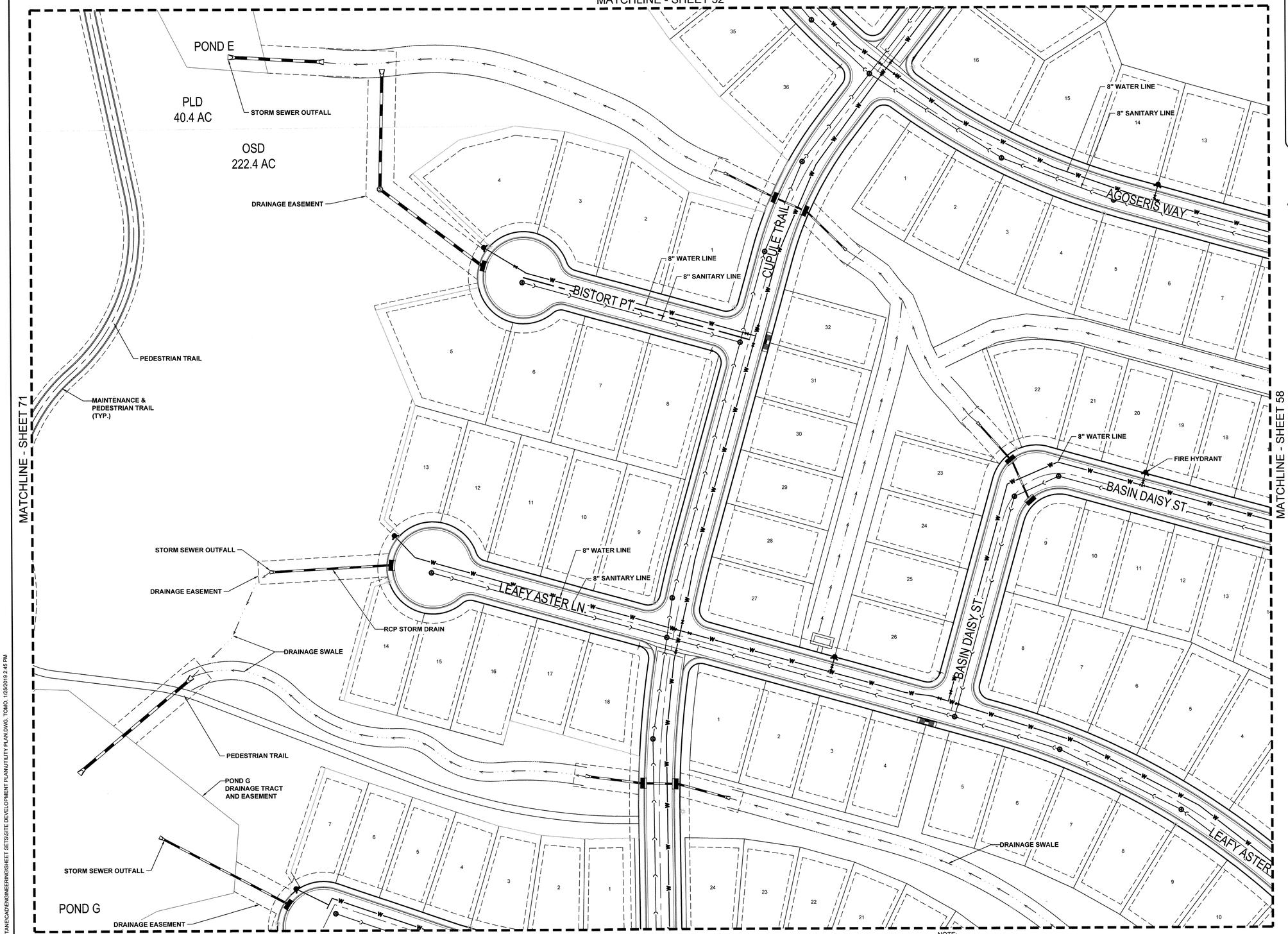
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

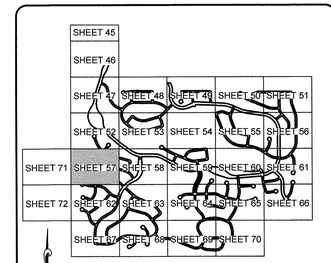
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 56 OF 156

N:\PROJECTS\MONTAINE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\UTILITY PLAN.DWG, ANDREW, 4/25/2019 9:57 AM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534--6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE EAST, SUITE 135
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

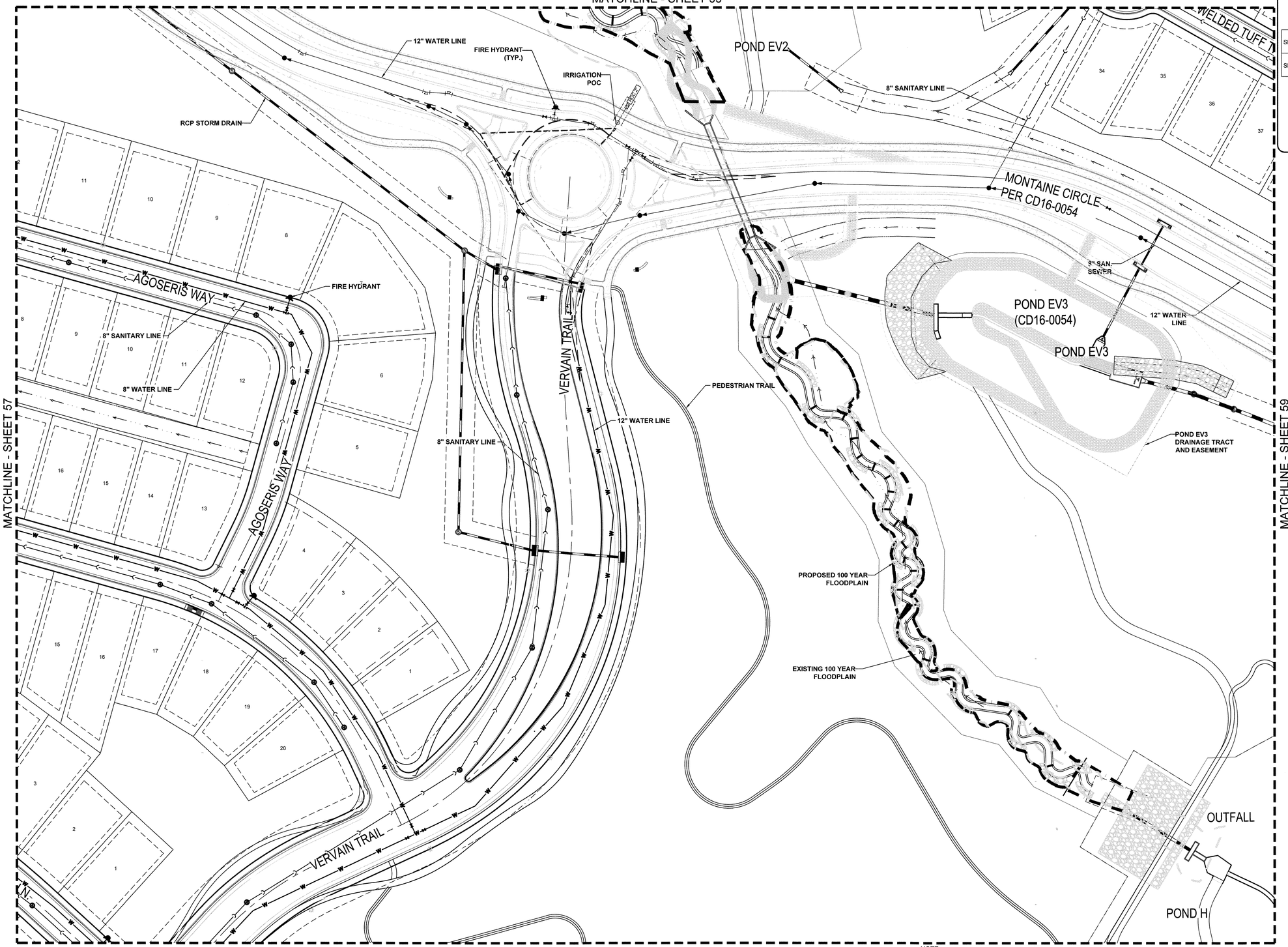
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM		
CHECKED BY:	TJO		
DATE:	01/16/2019		

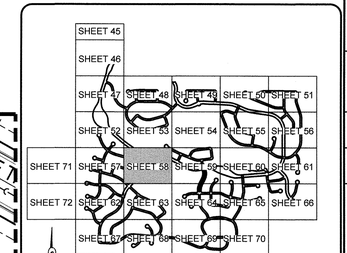
SHEET NUMBER 57 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:45 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO:
KAM	TJD	01/16/2019	AS SHOWN	8130304801

SHEET NUMBER 58 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:45 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 54

MATCHLINE - SHEET 58

MATCHLINE - SHEET 60

MATCHLINE - SHEET 64

WELDED TUFF TRAIL

MONK RD.

ALLY RD.

MONTAINE CIRCLE PER CD16-0054

WATER AVENS DR

WOODROOT CT

IRRIGATION METER

IRRIGATION POC

8" WATER LINE

8" SANITARY LINE

8" SAN. SEWER

12" WATER LINE

RCP STORM DRAIN

SIDEWALK EASEMENT

SIDEWALK EASEMENT (TYP.)

POND H

POND H DRAINAGE TRACT AND EASEMENT

RED ZONE

GREEN ZONE

ROW WIDTH VARIES

102' ROW

10.00' SETBACK

KEY MAP

SHEET 45
SHEET 46
SHEET 47 SHEET 48 SHEET 49 SHEET 50 SHEET 51
SHEET 52 SHEET 53 SHEET 54 SHEET 55 SHEET 56
SHEET 71 SHEET 57 SHEET 58 SHEET 59 SHEET 60 SHEET 61
SHEET 72 SHEET 62 SHEET 63 SHEET 64 SHEET 65 SHEET 66
SHEET 67 SHEET 68 SHEET 69 SHEET 70

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Int.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
TEL: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

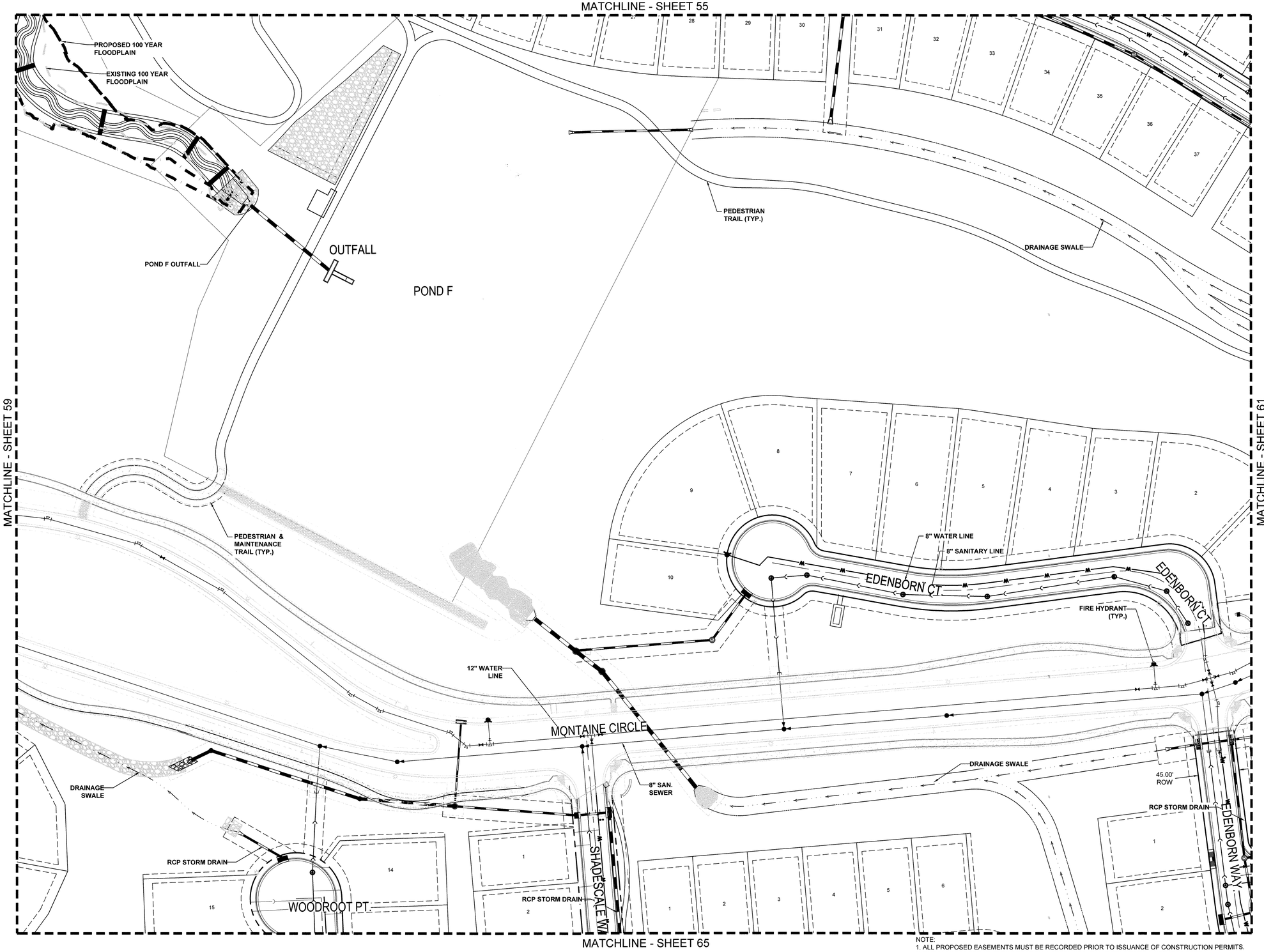
DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO:
KAM	TJO	01/16/2019	AS SHOWN	8130304801

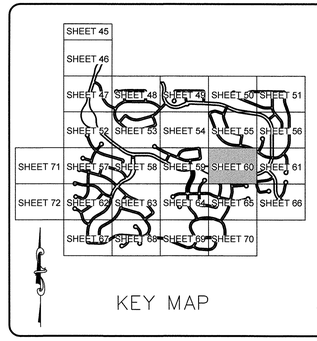
SHEET NUMBER 59 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN DWG, TOMO, 1/23/2019 2:45 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

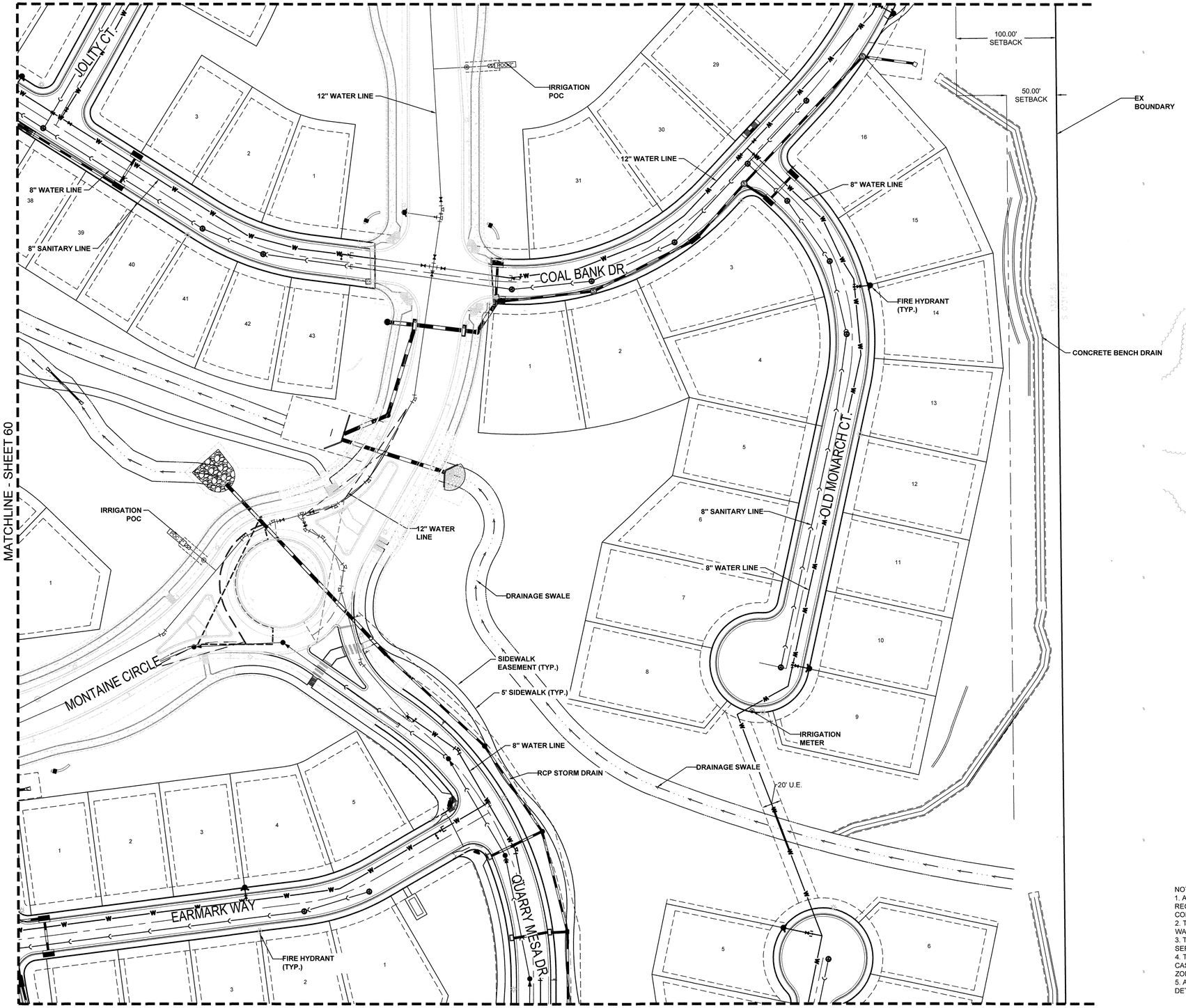
DRAWN BY:	CHECKED BY:	DATE:	SCALE:	FILE NO:
KAM	TJO	01/18/2019	AS SHOWN	8130304801

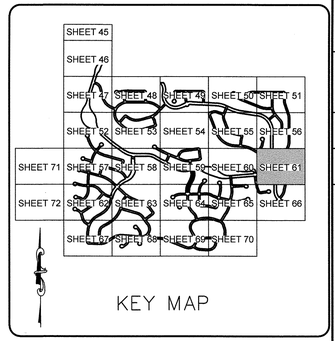
SHEET NUMBER 60 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:46 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DIRVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

SCALE:	FILE NO:
AS SHOWN	8130304801

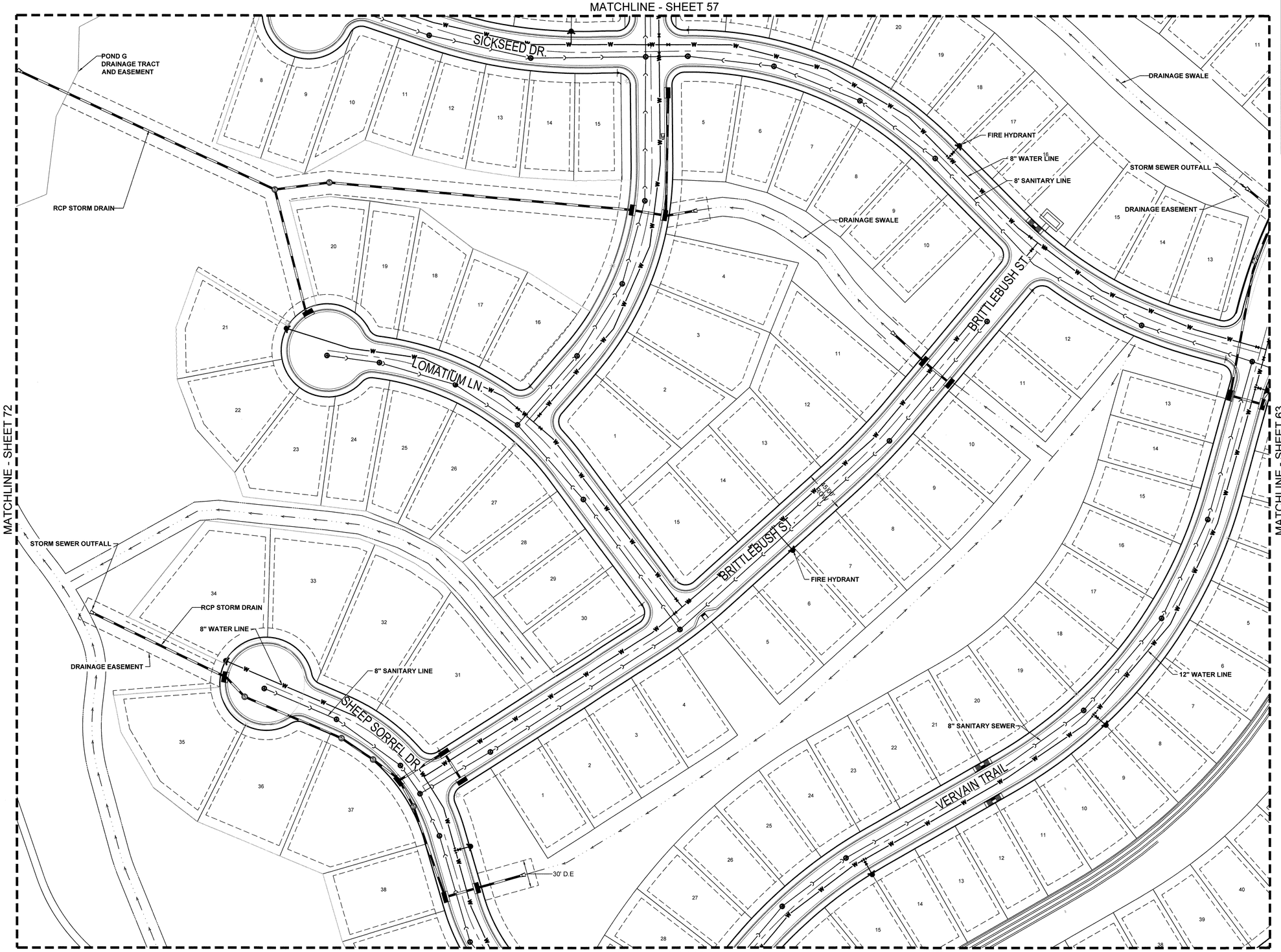
DRAWN BY:	CHECKED BY:	DATE:
KAM	TJO	01/16/2019

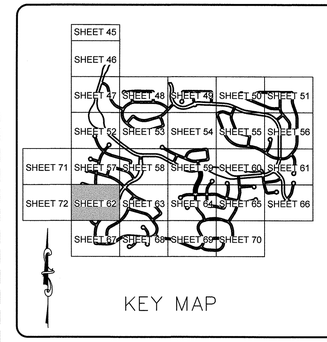
SHEET NUMBER 61 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\WORKING\ANDREW\APPROVED SDP - CAD\UTILITY PLAN.DWG, ANDREWP - 4/25/2019 9:57 AM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

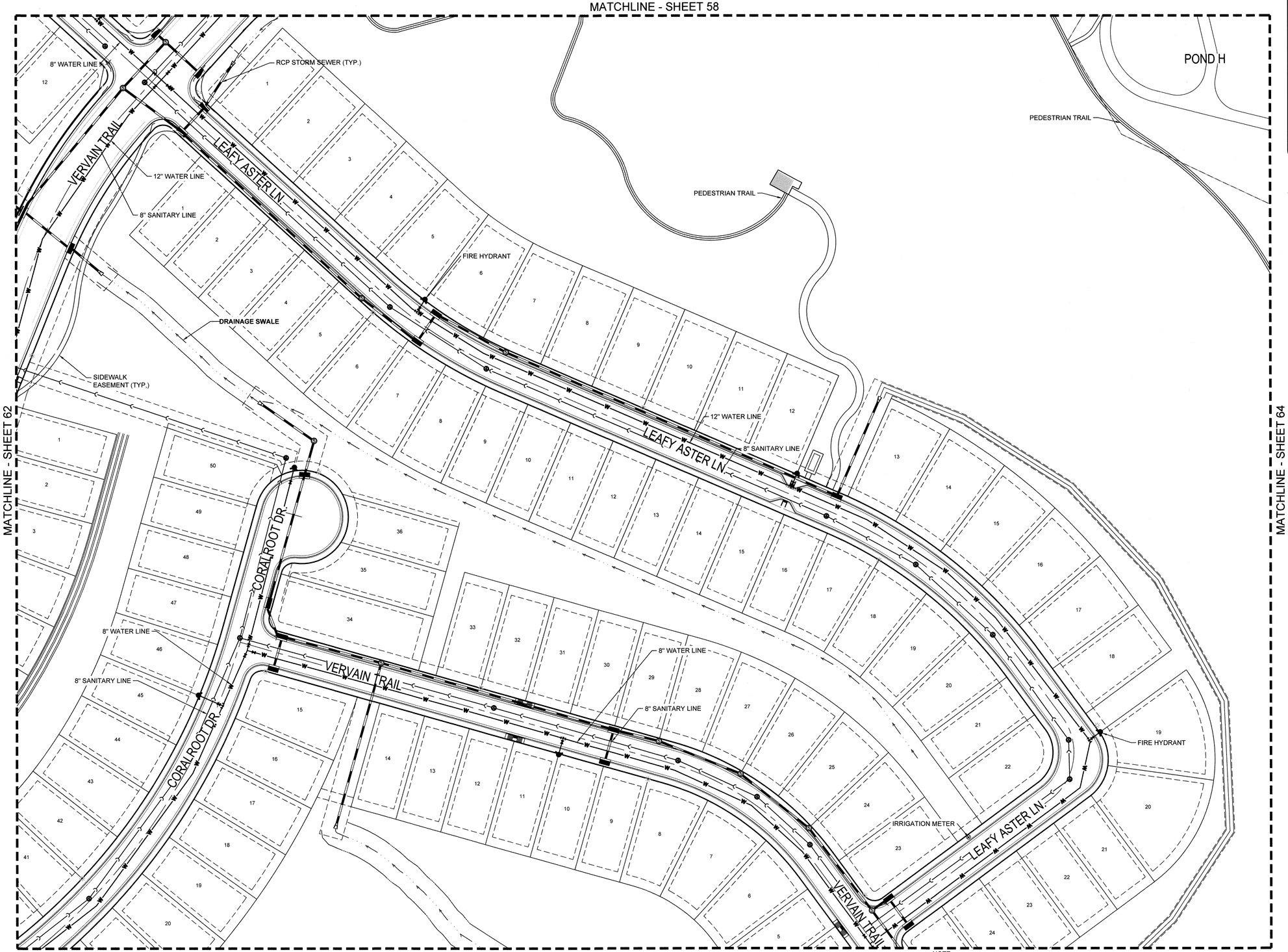
DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	8130304801
DATE:	01/16/2019		

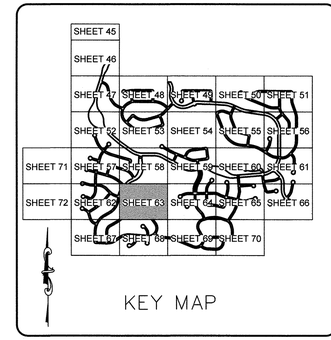
SHEET NUMBER 62 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:46 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

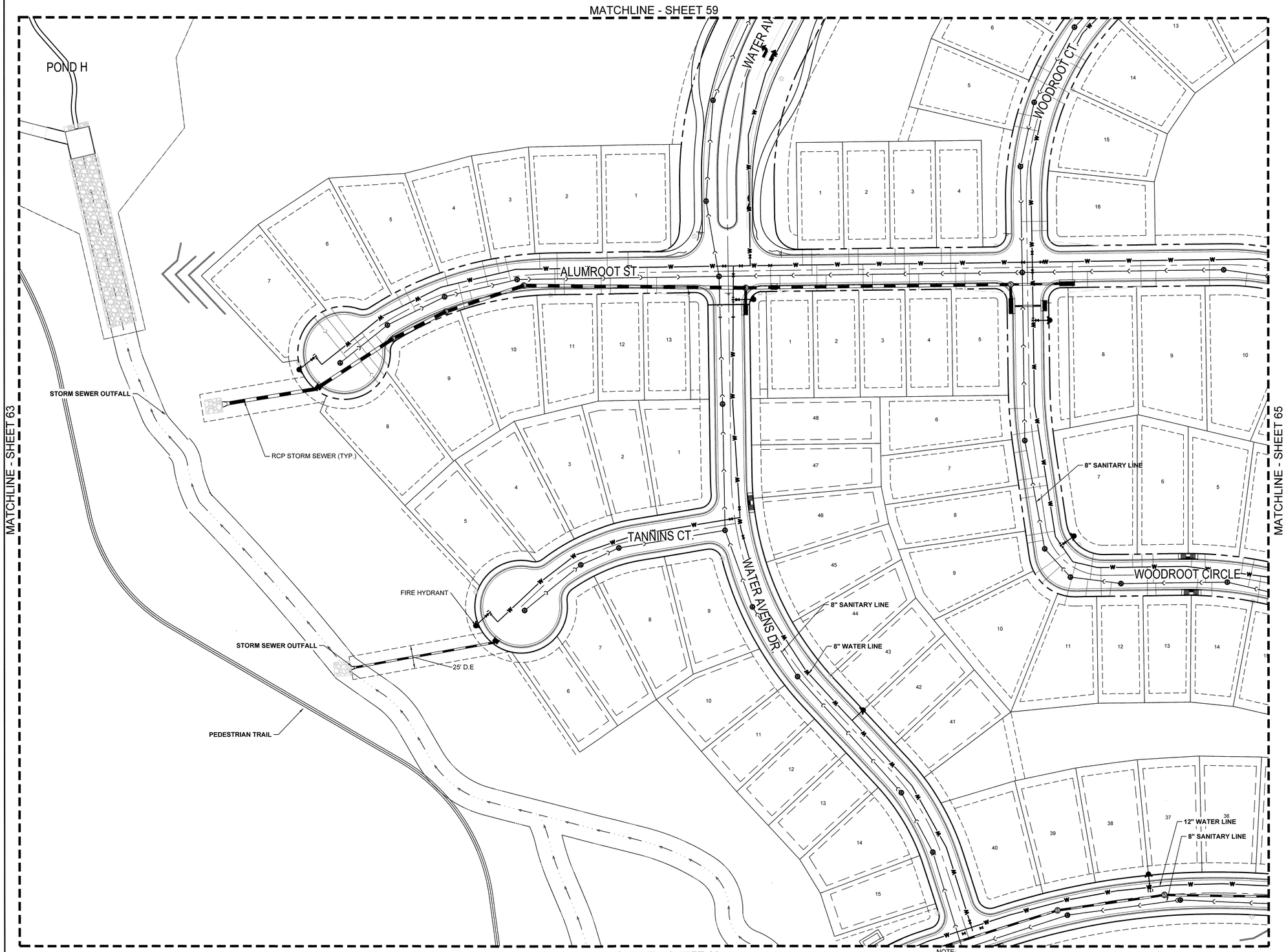
DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	8130304801
DATE:	01/16/2019		

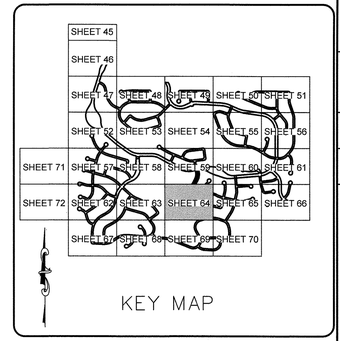
SHEET NUMBER 63 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/23/2019 2:47 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

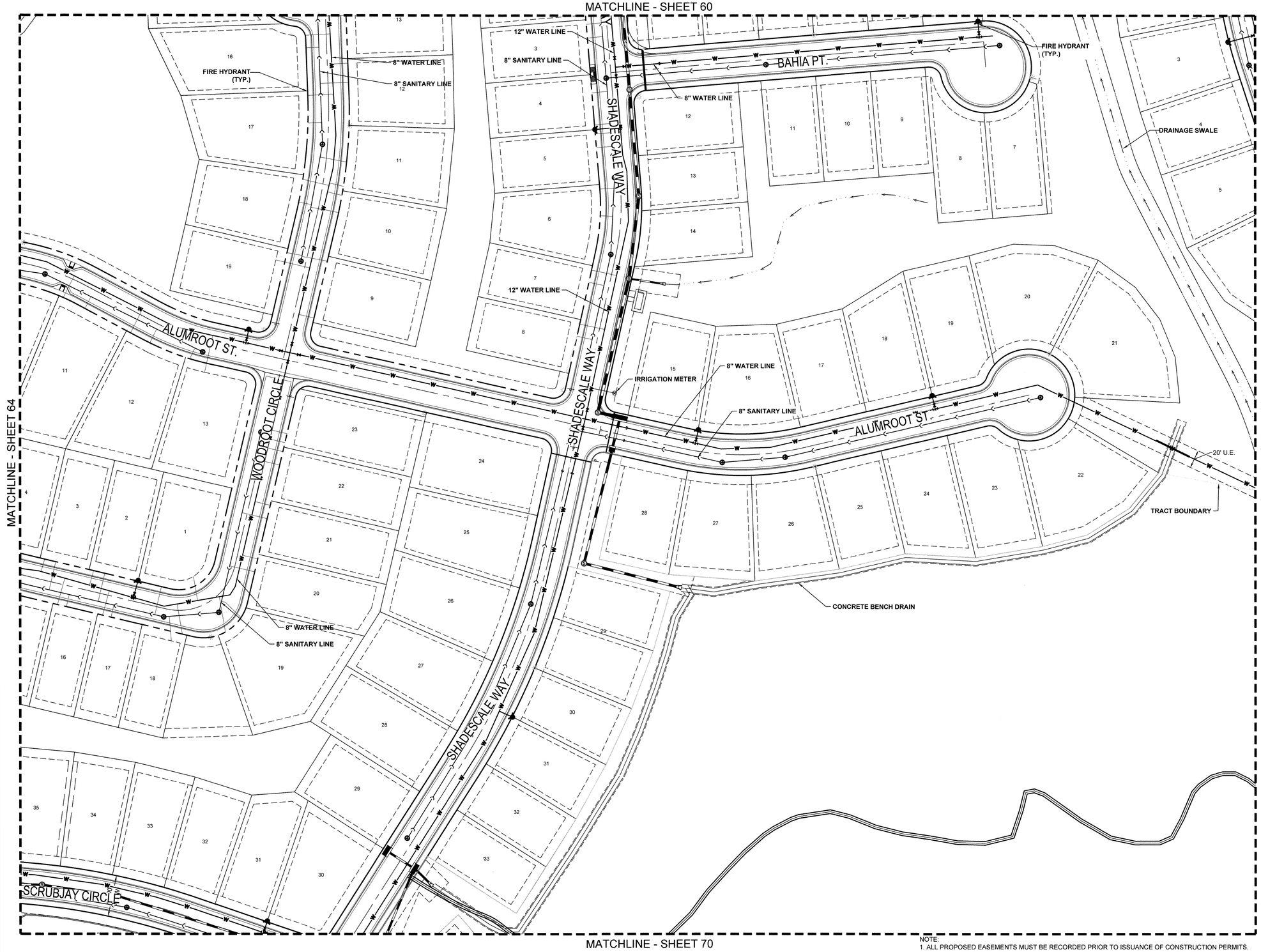
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

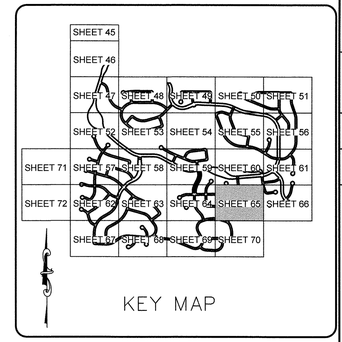
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	KAM		
CHECKED BY:	TJO	DATE:	01/16/2019
SHEET NUMBER	64 OF 156		

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:47 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		Init.
2		Appr.
3		Date
4		

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

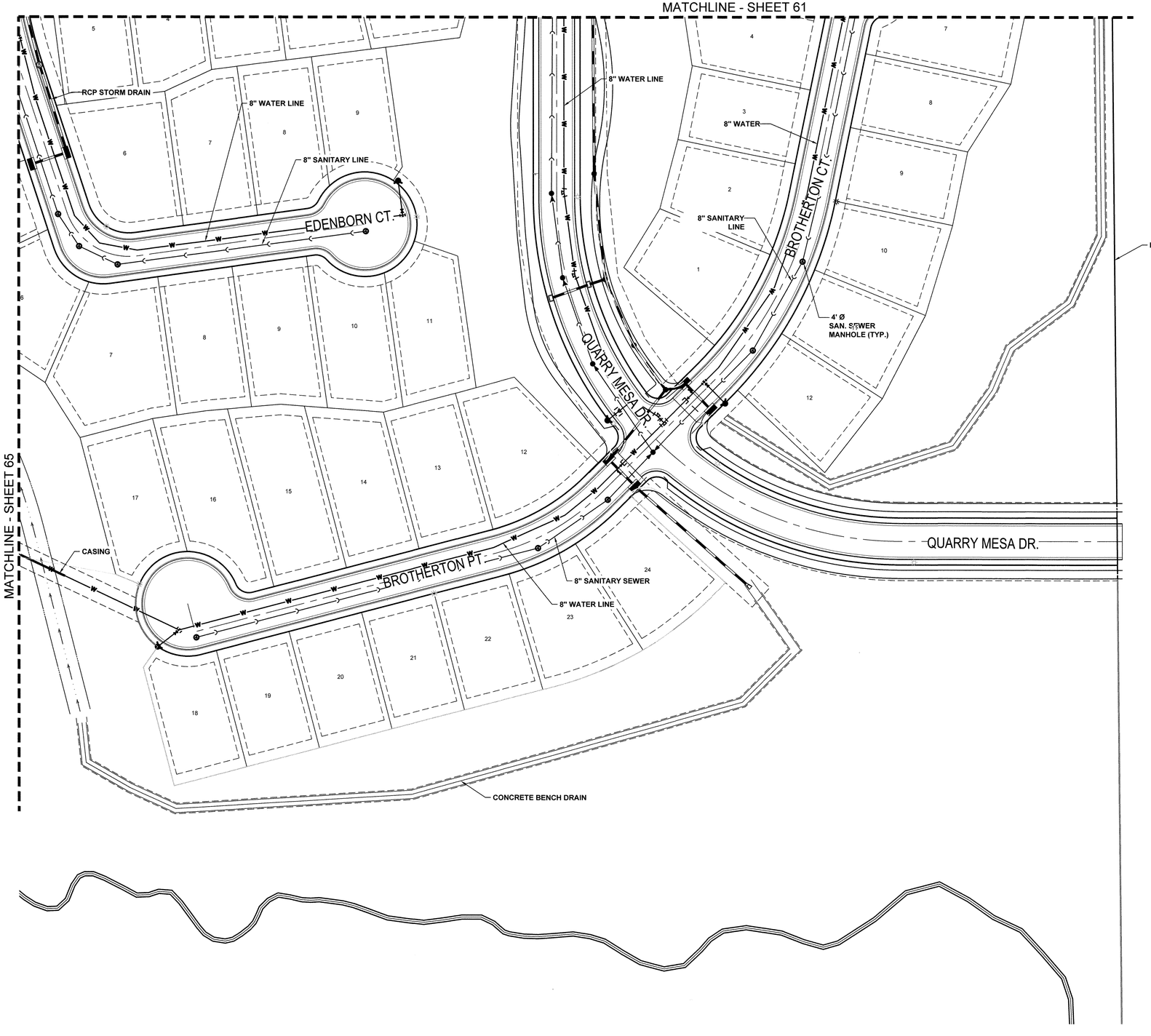
DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	8130304801
DATE:	01/16/2019		

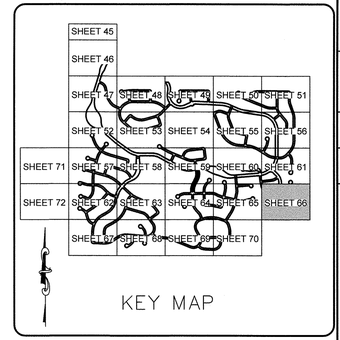
SHEET NUMBER 65 OF 156

N:\PROJECTS\MONTANE\CADENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:47 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

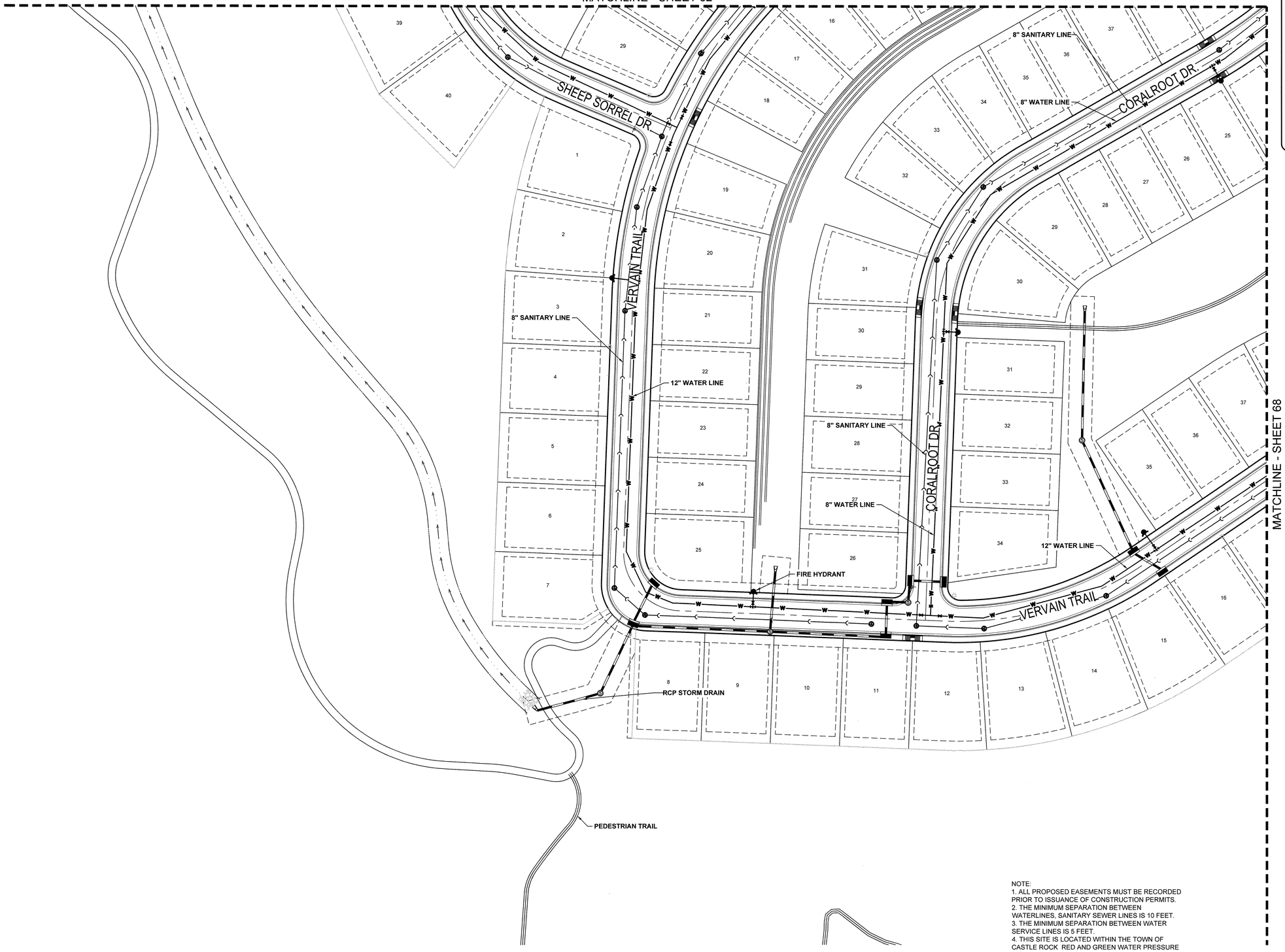
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

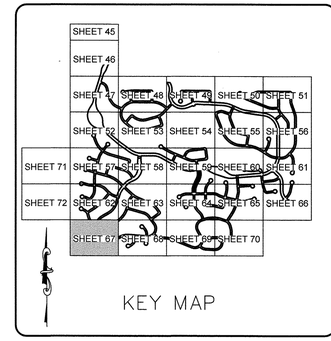
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 66 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN DWG, TOMO, 1/25/2019 2:47 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

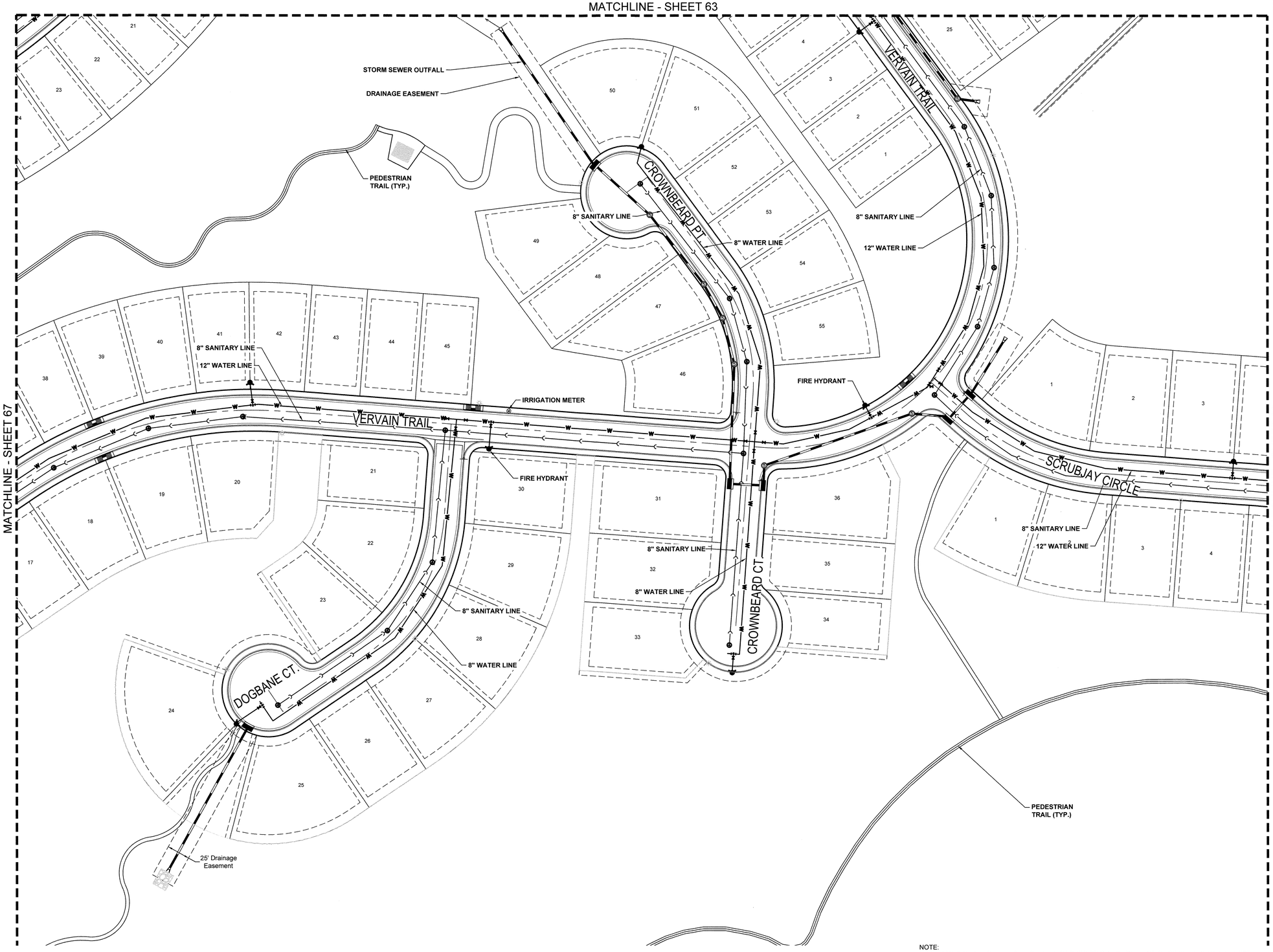
DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	8130304801
DATE:	01/16/2019		

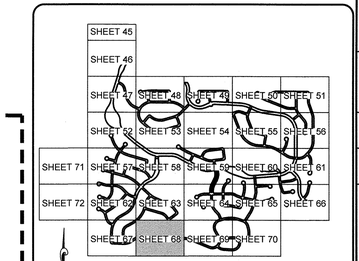
SHEET NUMBER 67 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:48 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Init.
3		Appr.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

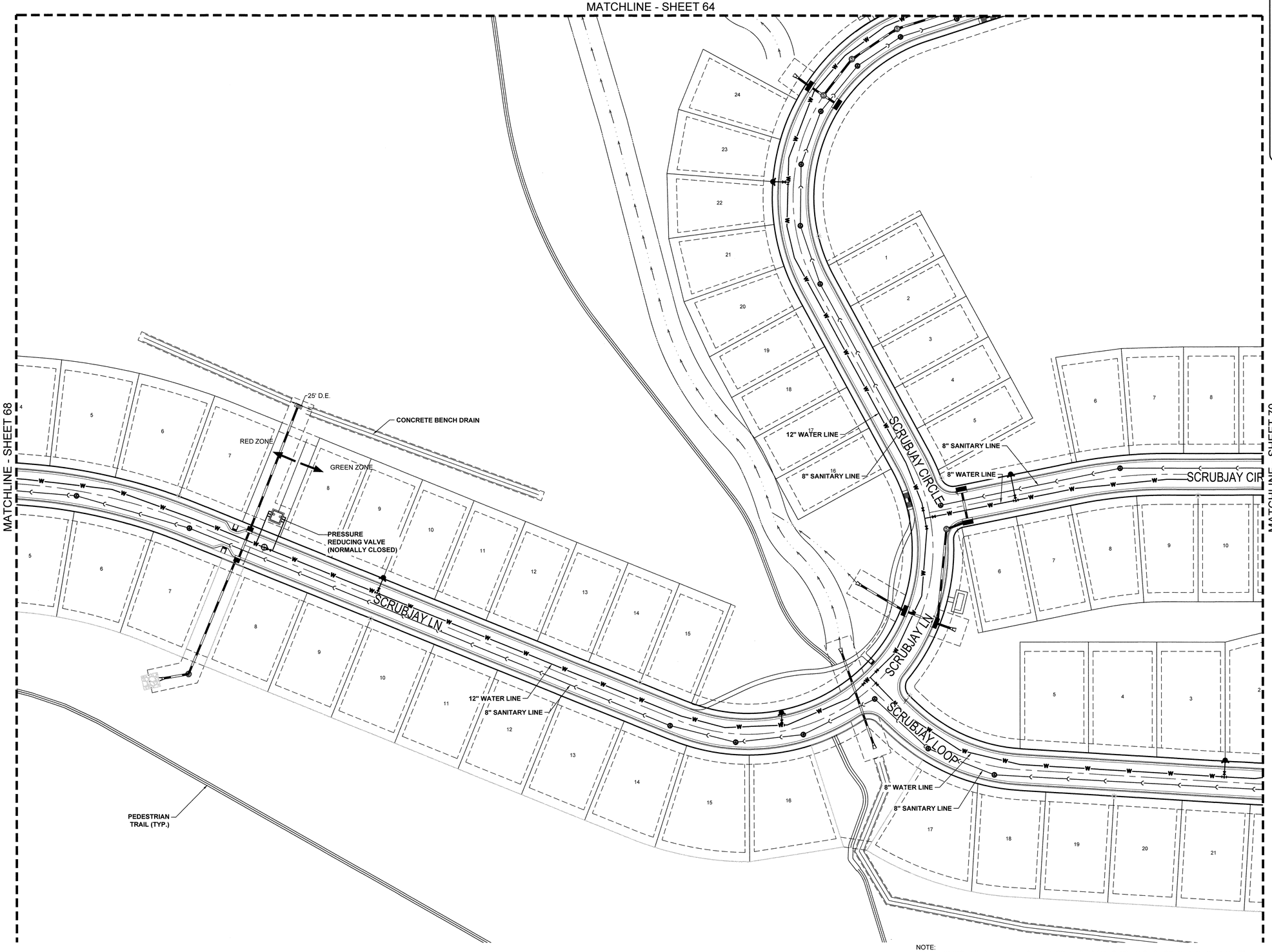
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 68 OF 156

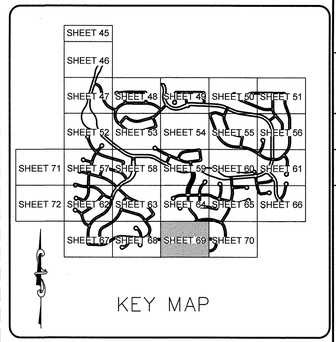
N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN DWG, TOMD: 1/25/2019 2:48 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.



KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date
1		
2		Appr.
3		Init.
4		Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

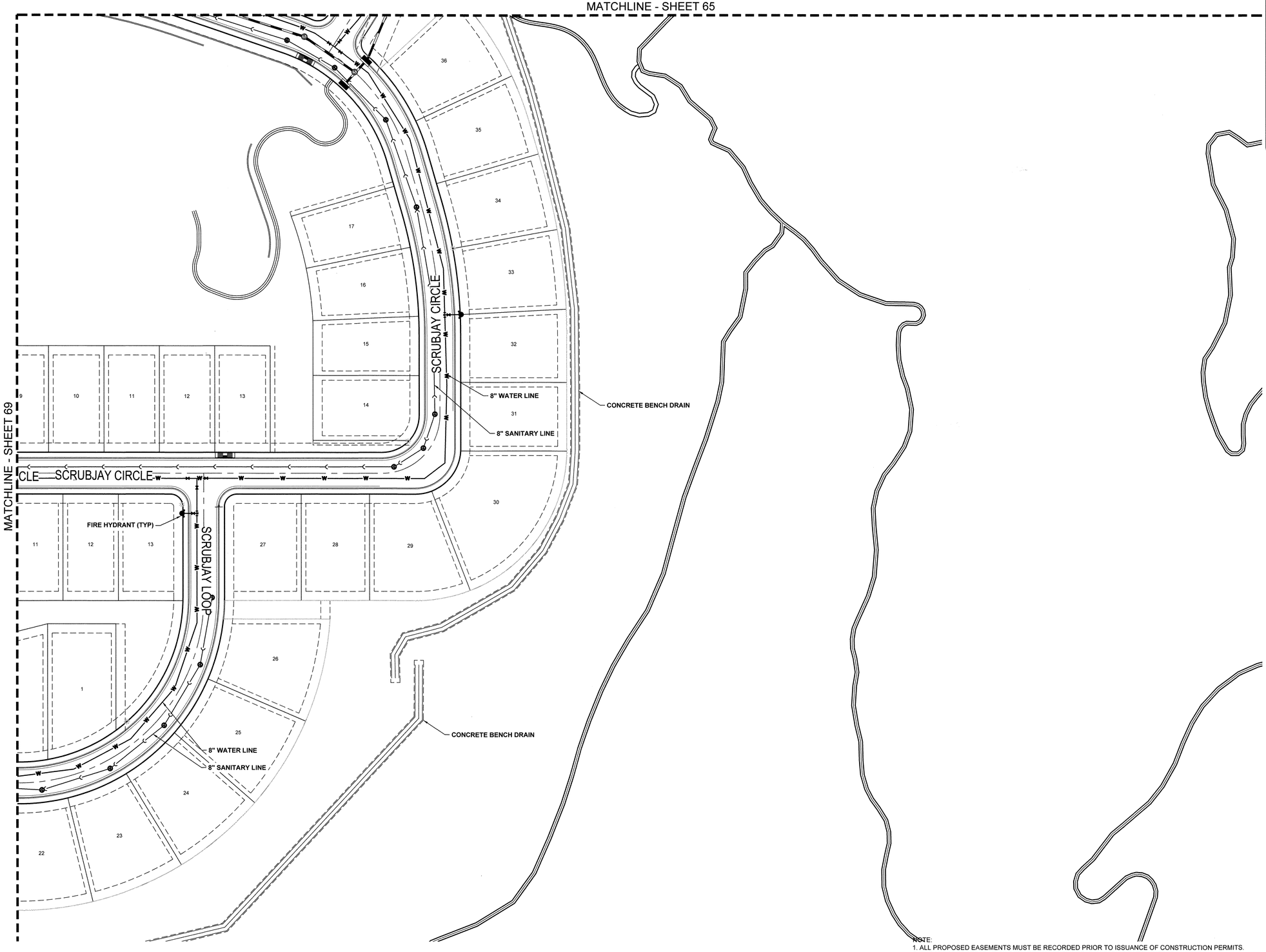
THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

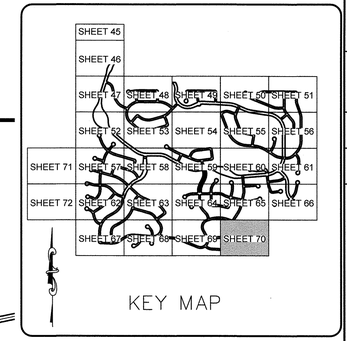
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER 69 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:48 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

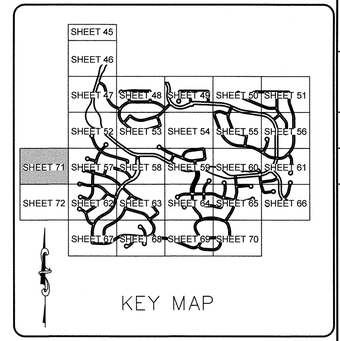
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: KAM
CHECKED BY: TJO
DATE: 01/16/2019
SHEET NUMBER: 70 OF 156

N:\PROJECTS\MONTANE\DAVENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:48 PM

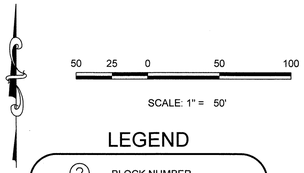
THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 72

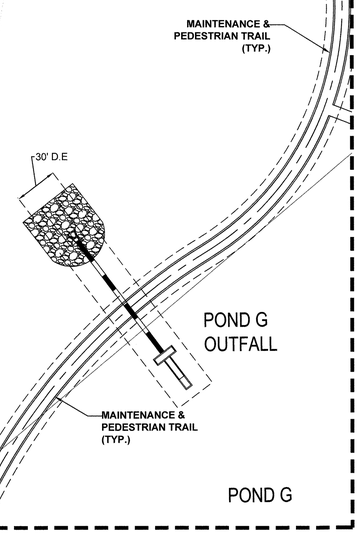


KEY MAP



SCALE: 1" = 50'

MATCHLINE - SHEET 57



LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0730

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
KAM	TJO	01/16/2019

SHEET NUMBER 71 OF 156

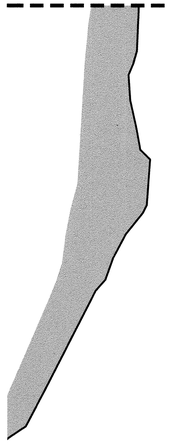
N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 12/5/2019 2:49 PM

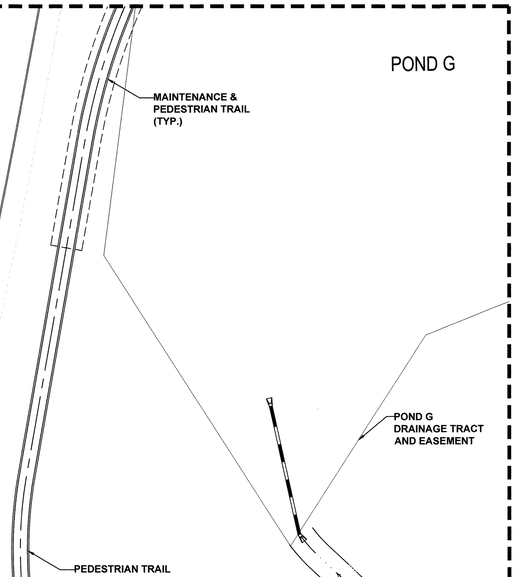
Ref # 2019053510, Pages: 72 of 156

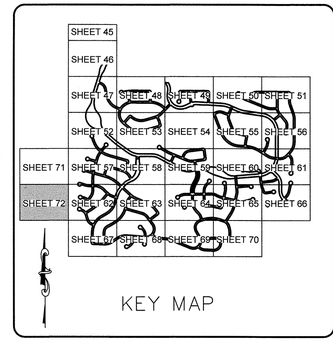
THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE - SHEET 71







50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- MINOR DRAINAGE WAY

NOTE:
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
5. ACCESS TO ALL DRAINAGE FACILITIES WILL BE DETERMINED ON CONSTRUCTION DRAWINGS.

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

THE LANTERNS
PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date
1					
2					
3					
4					

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel (720) 482-9526
Fax: (720) 482-9546

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303) 708-0738

THE LANTERNS
SITE DEVELOPMENT PLAN
UTILITY PLAN

DRAWN BY:	KAM	SCALE:	AS SHOWN
CHECKED BY:	TJD	FILE NO.	8130304801
DATE:	01/16/2019		

SHEET NUMBER 72 OF 156

N:\PROJECTS\MONTANE\CAD\ENGINEERING\SHEET SETS\SITE DEVELOPMENT PLAN\UTILITY PLAN.DWG, TOMO, 1/25/2019 2:49 PM

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES:THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME *(COMMON)*	APPLICATION RATE *(INCHES/MONTH)*		LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA *(IRRIGATED AREA IN SQ FT FOR EACH ZONE)*	LWUR *(LANDSCAPE WATER USE RATING)*	TOTAL AREA *(TA)*	CLWUR *(LWUR X IA)/TA*
SPRAY	IRRIGATED TURF (THERMAL BLUE TEXAS HYBRID)	4.5	in./mo.	HIGH	0.66%	4,264	4.5	1,480,904	0.01
SPRAY	IRRIGATED TURF (SAPPHIRE POINT SEED MIX)	3.0	in./mo.	LOW	14.31%	127,881	3.0	1,480,904	0.26
DRIP	TREES IN NATIVE*	2.0	in./mo.	LOW	27.89%	444,347	2.0	1,480,904	0.6
DRIP	SHRUB BED	3.0	in./mo.	MODERATE	34.07%	335,845	3.0	1,480,904	0.68
SPRAY ROTORS	IRRIGATED NATIVE SEED^	2.4	in./mo.	LOW	23.07%	568,567	2.4	1,480,904	0.92
TOTALS					100	1,480,904		1,480,904	2.47
							TOTAL OF THE CLWUR		2.47

* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION
^ INCLUDES TEMPORARY IRRIGATED NATIVE SEED

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	132,145	1.8%
IRRIGATED NATIVE SEED	241,903	3.2%
TEMPORARY IRRIGATED NATIVE SEED	326,664	4.3%
NON-IRRIGATED NATIVE SEED	6,070,399	80.8%
RIPARIAN SEED MIX	403,027	5.4%
IRRIGATED BED	335,845	4.5%
TOTAL AREA LANDSCAPE	7,509,983	100%

SHEET INDEX

73 of 156	LANDSCAPE NOTES
74 of 156	LANDSCAPE SCHEDULE
75 of 156	OVERALL PLAN
76 of 156	LANDSCAPE PLAN
77 of 156	LANDSCAPE PLAN
78 of 156	LANDSCAPE PLAN
79 of 156	LANDSCAPE PLAN
80 of 156	LANDSCAPE PLAN
81 of 156	LANDSCAPE PLAN
82 of 156	LANDSCAPE PLAN
83 of 156	LANDSCAPE PLAN
84 of 156	LANDSCAPE PLAN
85 of 156	LANDSCAPE PLAN
86 of 156	LANDSCAPE PLAN
87 of 156	LANDSCAPE PLAN
88 of 156	LANDSCAPE PLAN
89 of 156	LANDSCAPE PLAN
90 of 156	LANDSCAPE PLAN
91 of 156	LANDSCAPE PLAN
92 of 156	LANDSCAPE PLAN
93 of 156	LANDSCAPE PLAN
94 of 156	LANDSCAPE PLAN
95 of 156	LANDSCAPE PLAN
96 of 156	LANDSCAPE PLAN
97 of 156	LANDSCAPE PLAN
98 of 156	LANDSCAPE PLAN
99 of 156	LANDSCAPE PLAN
100 of 156	LANDSCAPE PLAN
101 of 156	LANDSCAPE PLAN
102 of 156	LANDSCAPE PLAN
103 of 156	LANDSCAPE PLAN
104 of 156	LANDSCAPE PLAN
105 of 156	LANDSCAPE PLAN
106 of 156	LANDSCAPE PLAN
107 of 156	LANDSCAPE PLAN
108 of 156	LANDSCAPE PLAN
109 of 156	LANDSCAPE PLAN
110 of 156	LANDSCAPE PLAN
111 of 156	LANDSCAPE PLAN
112 of 156	LANDSCAPE PLAN
113 of 156	LANDSCAPE PLAN
114 of 156	LANDSCAPE PLAN
115 of 156	LANDSCAPE PLAN
116 of 156	LANDSCAPE PLAN
117 of 156	LANDSCAPE PLAN
118 of 156	LANDSCAPE PLAN
119 of 156	LANDSCAPE PLAN
120 of 156	LANDSCAPE PLAN
121 of 156	LANDSCAPE PLAN
122 of 156	LANDSCAPE PLAN
123 of 156	LANDSCAPE PLAN
124 of 156	LANDSCAPE PLAN
125 of 156	LANDSCAPE PLAN
126 of 156	LANDSCAPE PLAN
127 of 156	LANDSCAPE PLAN
128 of 156	LANDSCAPE PLAN
129 of 156	LANDSCAPE PLAN
130 of 156	LANDSCAPE PLAN
131 of 156	LANDSCAPE PLAN
132 of 156	LANDSCAPE PLAN
133 of 156	LANDSCAPE PLAN
134 of 156	LANDSCAPE PLAN
135 of 156	LANDSCAPE PLAN
136 of 156	LANDSCAPE PLAN
137 of 156	LANDSCAPE PLAN
138 of 156	LANDSCAPE PLAN
139 of 156	LANDSCAPE PLAN
140 of 156	LANDSCAPE PLAN
141 of 156	LANDSCAPE PLAN
142 of 156	LANDSCAPE PLAN
143 of 156	LANDSCAPE PLAN
144 of 156	LANDSCAPE PLAN
145 of 156	LANDSCAPE PLAN
146 of 156	LANDSCAPE PLAN
147 of 156	LANDSCAPE PLAN
148 of 156	LANDSCAPE PLAN
149 of 156	LANDSCAPE PLAN
150 of 156	LANDSCAPE PLAN
151 of 156	LANDSCAPE PLAN
152 of 156	LANDSCAPE DETAILS
153 of 156	LANDSCAPE DETAILS
154 of 156	LANDSCAPE DETAILS
155 of 156	LANDSCAPE DETAILS
156 of 156	FIRE MITIGATION PLAN

ROAD NAMES

MONTAINE CIRCLE
RAILHEADS TRAIL
SIMMENTAL LOOP
KITSELMAN DRIVE
LOVEJOY CIRCLE
GIRARDOT POINT
MADGE WAY
ROGERS COURT
ROGERS WAY
SADDLE IRON WAY
COAL BANK DRIVE
JOLITY COURT
BURNELL ROAD
WEITBREC LANE
DEWLAP ROAD
OLD MONARCH COURT
QUARRY MESA DRIVE
EARMARK WAY
BROTHERTON COURT
BROTHRETON POINT
EDENBORN COURT
EDENBORN WAY
SHADESCALE WAY
BAHIA POINT
ALUMROOT STREET
WOODROOT POINT
WOODROOT CIRCLE
WOODROOT COURT
WATER AVENS DRIVE
ALLY ROAD
WELDED TUFF TRAIL
MONK ROAD
SCRUBJAY CIRCLE
SCRUBJAY LANE
SCRUBJAY LOOP
TANNIS COURT
VERVAIN TRAIL
BISTORT POINT
AGOSERIS WAY
BASIN DAISY STREET
LEAFY ASTER LANE
STICKSEED DRIVE
BRITTLEBUSH STREET
LOMATIUM LANE
SHEEP SORREL DRIVE
CORALROOT DRIVE
DOGBANE COURT
CROWNBEARD POINT
CROWNBEARD COURT

STREETSCAPE REQUIREMENT TABLE

STREET	TOTAL LINEAR FEET	TREES REQUIRED	SHRUBS	LARGE CANOPY TREES PROVIDED	EVERGREEN	ORNAMENTAL	TOTAL STREET TREES	REQUIRED TO PROVIDED DIFFERENCE	NOTES
MONTAINE CIRCLE	18,988	478	1912	141	353	-	494	16	2969 LF ASSIGNED TO PLD LAND + REC CENTER SITES
MONTAINE MEDIANS	1,743	42	168	3	27	12	42	0	57 2"+ CALIPER PONDEROSA PINES TO REMAIN
RAILHEADS TRAIL	1969	48	192	15	34	-	49	1	
SIMMENTAL LOOP	1192	28	112	25	10	-	35	7	
GIRARDOT PT	29	1	4	1	0	-	1	0	
LOVEJOY CIRCLE	37	1	4	1	0	-	1	0	
KITSELMAN DRIVE	636	16	64	13	3	-	16	0	327 LF ASSIGNED TO PLD LAND
RODGERS COURT/WAY	657	15	60	14	2	-	16	1	
MADGE WAY	96	2	8	2	0	-	2	0	
COAL BANK DRIVE	2,761	66	264	13	59	-	72	6	
SADDLE IRON WAY	488	13	52	5	10	-	15	2	555 LF ASSIGNED TO REC CENTER SDP
DEWLAP ROAD	478	12	48	3	10	-	13	1	
WEITBREC LANE	515	13	52	1	12	-	13	0	
BURNELL RD	183	4	16	2	2	-	4	0	
AGOSERIS WAY	100	3	12	1	2	-	3	0	
CUPULE TRAIL	1501	37	148	16	22	-	38	1	
BASIN DAISY ST	30	0	0	1	0	-	1	1	
LEAFY ASTER LN	311	8	32	4	5	-	9	1	
STICKSEED DR	259	5	20	1	4	-	5	0	
LOMATIUM LN	40	1	4	1	0	-	1	0	
BRITTLEBUSH ST	317	8	32	2	7	-	9	1	
MONK RD	415	10	40	5	5	-	10	0	
BISTORT PT	47	1	4	0	1	-	1	0	
JOLITY CT	475	11	44	0	11	-	11	0	
WELDED TUFF TR	549	12	48	11	3	-	14	2	
ALLY RD	391	9	36	4	5	-	9	0	
WATER AVENS MEDIAN	567	13	52	0	4	11	15	2	
WATER AVENS DRIVE	1221	30	120	4	27	-	31	1	461 LF ASSIGNED TO REC CENTER SDP
ALUMROOT ST	975	24	96	4	20	-	24	0	
WOODROOT CIRCLE	35	1	4	1	0	-	1	0	
WOODROOT CT	351	8	32	0	8	-	8	0	
WOODROOT PT	86	2	8	2	0	-	2	0	
SHADESCALE WAY	732	18	72	11	7	-	18	0	
BAHIA PT	124	3	12	0	3	-	3	0	
EDENBORN CT	535	13	52	2	11	-	13	0	
EDENBORN WAY	378	9	36	5	5	-	10	1	
QUARRY MESA DR	2474	61	244	6	55	-	61	0	
EARMARK WAY	102	2	8	2	0	-	2	0	
BROTHERTON CT	86	2	8	0	2	-	2	0	
OLD MONARCH CT	50	1	4	0	1	-	1	0	
BROTHERTON PT	53	2	8	2	0	-	2	0	
SHEEP SORREL DR	380	11	44	2	9	-	11	0	
VERVAIN TRAIL	4907	122	488	50	76	-	126	4	
CORALROOT DR	147	4	16	4	0	-	4	0	
CROWNBEARD PT	57	2	8	2	0	-	2	0	
DOGBANE COURT	149	4	16	0	4	-	4	0	
CROWNBEARD CT	81	3	12	0	3	-	3	0	
TANNIS CT	86	2	8	0	2	-	2	0	
SCRUBJAY LP	494	12	48	7	4	-	11	-1	
SCRUBJAY CIRCLE	1694	41	164	11	31	-	42	1	
SCRUBJAY LN	693	18	72	9	13	-	22	4	
TOTAL	50,664	1,252	5,008	409	872	23	1,304	52	

NOTE: DUE TO FORMULA ROUNDING USED TO CALCULATE REQUIRED TREE QUANTITIES, TOTALS SHOWN IN CHART MAY VARY BETWEEN LINEAR FEET AND TREE QUANTITIES

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.1B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
10. IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO THE FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
11. TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
12. ALL TREES MUST BE TRIMMED AT LEAST 8' ABOVE FINISH GRADE WITHIN THE SIGHT DISTANCE LINES.
13. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT STREET SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
14. ALL STREET TREES SHOWN IN FRONT OF RESIDENTIAL LOTS AND OUTSIDE OF THE LIMITS OF WORK FOR THIS PLAN SET ARE CONCEPTUAL. THE STREET TREES WILL BE INSTALLED BY THE HOME BUILDER IN THE QUANTITY REPRESENTED ON THE PLAN. THE FINAL LOCATIONS OF THESE TREES MAY BE ADJUSTED TO AVOID AND MINIMIZE CONFLICTS WITH RESIDENTIAL UTILITY SERVICES, FIRE HYDRANTS, STREET LIGHTS, AND DRIVEWAYS.
15. VARIANCE NOTE NO.TCV18-0019 FOR TEMPORARY OVERHEAD IRRIGATION ON MEDIANS AND ROUNDABOUTS.
16. ALL EVERGREEN STREET TREES WILL BE PONDEROSA PINE, AUSTRIAN PINE, AS WELL AS LIMITED COLORADO SPRUCE & PINON PINE.

CONCEPTUAL IRRIGATION STANDARD NOTES:

1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.

GENERAL NOTES

1. FRONT RANGE TRAIL AS DEPICTED IS CONCEPTUAL AND WILL BE FINALIZED WITH CASTLE ROCK PARKS AND RECREATION.
2. MONUMENTATION AND SIGNAGE WILL BE SUBMITTED AS A SEPARATE PACKAGE. LANDSCAPE SHOWN IN MONUMENT AND SIGNAGE AREAS IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE MONUMENT AND SIGNAGE PACKAGES.
3. PARK DESIGNS ARE CONCEPTUAL AND WILL BE FURTHER DEFINED IN SUBSEQUENT CDS.
4. EXISTING VEGETATION TO REMAIN AND EXISTING VEGETATION TO BE REMOVED IS APPROXIMATE AND WILL BE FURTHER DEFINED WITH THE CONSTRUCTION DOCUMENTS.
5. TRAIL ALIGNMENTS ARE CONCEPTUAL AND WILL BE FINALIZED WITH SUBSEQUENT CDS.
6. ALL CONCRETE TRAILS SHALL FOLLOW TOWN STANDARDS 8' WIDE AND REGIONAL TRAILS 10' WIDE. ALL SOFT SURFACE TRAILS SHALL BE REVIEWED BY TOWN STAFF AND SHALL FOLLOW THE TOWN'S SUSTAINABLE DEVELOPMENT GUIDELINES, WHICH ARE AVAILABLE ON-LINE.

I SEAN MALONE, RLA, ASLA-AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO LICENCE NUMBER IS 517

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com
NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

SHEET NUMBER: LANDSCAPE NOTES
73
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANTING SCHEDULE

LEGEND ABBREV.		PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE & CONDITION	WATER USE (VERY LOW, LOW, MODERATE, HIGH)	NO. OF PLANTS
DECIDUOUS CANOPY TREES						
NOR		ACER PLATANOIDES	NORWAY MAPLE	2 1/2" CAL. B&B	MEDIUM	xx
CAT		CATALPA SPECIOSA	CATALPA	2 1/2" CAL. B&B	LOW	xx
HAC		CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2 1/2" CAL. B&B	LOW	xx
IMP		GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2 1/2" CAL. B&B	LOW	xx
SHA		GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2 1/2" CAL. B&B	LOW	xx
SKY		GLEDITSIA TRICANTHOS INERMIS 'SKYLINE''	SKYLINE HONEY LOCUST	2 1/2" CAL. B&B	LOW	xx
KCT		GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2 1/2" CAL. B&B	LOW	xx
SWO		QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL. B&B	LOW	xx
BOA		QUERCUS MACROCARPA	BUR OAK	2 1/2" CAL. B&B	LOW	xx
DECIDUOUS ORNAMENTAL TREES						
RMM		ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6' HT. CLUMP, B&B	LOW	xx
BTM		ACER GRANDIDENTATUM	BIG TOOTH MAPLE	6' HT. CLUMP, B&B	LOW	xx
RHC		CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	6' HT. CLUMP, B&B	LOW	xx
TCH		CRATAEGUS CRUS-GALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	6' HT. CLUMP, B&B	VERY LOW	xx
WAS		CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	6' HT. CLUMP, B&B	LOW	xx
GRT		KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	MODERATE	xx
BRA		MALUS 'BRANDYWINE'	BRANDYWINE CRABAPPLE	2" CAL. B&B	LOW	xx
RAD		MALUS 'RADIANT'	RADIANT CRABAPPLE	2" CAL. B&B	LOW	xx
SSC		MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL. B&B	LOW	xx
NEW		PRUNUS CERASIFERA	NEWPORT PLUM	2" CAL. B&B	MODERATE	xx
CRC		PRUNUS VIRGINIANA 'SHURBERT'	CANADA RED CHOKECHERRY	6' HT. CLUMP, B&B	LOW	xx
CPR		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER ORNAMENTAL PEAR	2" CAL. B&B	MODERATE	xx
LTR		SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. B&B	MODERATE	xx
EVERGREEN TREES						
CBS		PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6'-12' HT. (SEE PLANS), B&B*	MODERATE	xx
PIN		PINUS EDULIS	PIÑON PINE	6'-12' HT. (SEE PLANS), B&B*	VERY LOW	xx
AUS		PINUS NIGRA	AUSTRIAN PINE	6'-12' HT. (SEE PLANS), B&B*	LOW	xx
PON		PINUS PONDEROSA	PONDEROSA PINE	6'-12' HT. (SEE PLANS), B&B*	VERY LOW	xx
*HEIGHT FOR EVERGREEN TREES SHALL BE 6' UNLESS OTHERWISE NOTED ON PLAN.						
DECIDUOUS SHRUBS 2-4'						
LEA		AMORPHA CANESCENS	LEADPLANT	5 GAL. CONT.	VERY LOW	xx
BMS		CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	5 GAL. CONT.	LOW	xx
MML		CERCOCARPUS INTRICATUS	LITTLE LEAF MAHOGANEY	5 GAL. CONT.	VERY LOW	xx
RAB		CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL. CONT.	VERY LOW	xx
RDW		CHRYSOTHAMNUS NAUSEOSUS 'DWARF BLUE'	DWARF RABBITBRUSH	5 GAL. CONT.	VERY LOW	xx
DCM		DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GAL. CONT.	MODERATE	xx
DBB		EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL. CONT.	MODERATE	xx
RSD		PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	5 GAL. CONT.	VERY LOW	xx
RLA		RIBES SATIVUM 'RED LAKE'	RED CURRANT	5 GAL. CONT.	MODERATE	xx
NWR		ROSA 'NEARLY WILD'	FLORDBUNDA ROSE	5 GAL. CONT.	LOW	xx
WRO		ROSA WOODSII	WOOD'S ROSE	5 GAL. CONT.	MODERATE	xx
SJW		SPIREA JAPONICA 'LITTLE PRINCESS'	JAPANESE SPIREA	5 GAL. CONT.	MODERATE	xx
DECIDUOUS SHRUBS 5-6'						
RSB		AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	5 GAL. CONT.	LOW	xx
BCH		ARONIA MELANOCARPA	BLACK CHOKECHERRY	5 GAL. CONT.	MODERATE	xx
APL		FALLUGIA PARADOXA	APACHE PLUME	5 GAL. CONT.	VERY LOW	xx
MLC		PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCKORGANE	5 GAL. CONT.	MODERATE	xx
WSC		PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL. CONT.	LOW	xx
PBS		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL. CONT.	LOW	xx
GLS		RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL. CONT.	LOW	xx
SRM		RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC	5 GAL. CONT.	VERY LOW	xx
RLR		ROSA GLAUCA	RED LEAF SHRUB ROSE	5 GAL. CONT.	LOW	xx
HYR		ROSA X HARISONII	HARISON'S YELLOW SHRUB ROSE	5 GAL. CONT.	VERY LOW	xx
MKL		SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL. CONT.	LOW	xx
DECIDUOUS SHRUBS 7'+						
SSB		AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL. CONT.	LOW	xx
ABB		BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	ALTERNATIVE-LEAF BUTTERFLY BUSH	5 GAL. CONT.	LOW	xx
MMA		CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANEY	5 GAL. CONT.	VERY LOW	xx
NMP		FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	5 GAL. CONT.	LOW	xx
ARH		LONICERA TATARICA 'ARNOLD RED'	ARNOLD RED HONEY SUCKLE	5 GAL. CONT.	LOW	xx
CIS		PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL. CONT.	LOW	xx
FRA		RHUS AROMATICA	FRAGRANT SUMAC	5 GAL. CONT.	LOW	xx
CSS		RHUS GLABRA 'LACINIATA'	SMOOTH CUT LEAF SUMAC	5 GAL. CONT.	VERY LOW	xx
TLS		RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL. CONT.	VERY LOW	xx
STS		RHUS TYPHINA	STAGHORN SUMAC	5 GAL. CONT.	VERY LOW	xx
ACR		ROSA FOETIDA 'BICOLOR'	AUSTRIAN COPPER ROSE, SHRUB	5 GAL. CONT.	LOW	xx
VAN		SPIREA X. VANHOUTTEI 'RENAISSANCE'	VANHOUTTE SPIREA	5 GAL. CONT.	MODERATE	xx
VMO		VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	5 GAL. CONT.	MODERATE	xx
BROADLEAF EVERGREEN SHRUBS						
MAN		ARCTOSTAPHYLOS X COLORADOENSIS	PANCHITO MANZANITA	5 GAL. CONT.	LOW	xx
SSA		ARTEMISIA CANA	SILVER SAGEBRUSH	5 GAL. CONT.	VERY LOW	xx
BLT		CYTISUS X 'LILAC TIME'	LILAC TIME BROOM	5 GAL. CONT.	LOW	xx
BSG		CYTISUS PURGAN ' SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL. CONT.	LOW	xx
OGH		MAHONIA REPENS	CREEPING OREGON GRAPE HOLLY	5 GAL. CONT.	LOW	xx
YFL		YUCCA FILAMENTOSA	ADAM'S NEEDLE	5 GAL. CONT.	VERY LOW	xx
YGL		YUCCA GLAUCA	SOAPWEED	5 GAL. CONT.	VERY LOW	xx
EVERGREEN SHRUBS						
TWS		ARTEMISIA TRIDENTATA	TALL WESTERN SAGE	5 GAL. CONT.	VERY LOW	xx
NES		PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	5 GAL. CONT.	MODERATE	xx
GSP		PICEA PUNGENS 'GLAUCA GLOBOSA'	BLUE GLOBE SPRUCE	5 GAL. CONT.	MODERATE	xx
MUG		PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	5 GAL. CONT.	LOW	xx
ORNAMENTAL GRASSES						
BLO		BOUTELOUS GRACILLIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	5 GAL. CONT.	LOW	xx
FRG		CALAMAGROSTIS X ACUTIFOLIUS 'KARL FOERESTER'	FEATHER REED GRASS	5 GAL. CONT.	MODERATE	xx
THG		DESCHAMPSIA CAEPITOSA	TUFTED HAIRGRASS	5 GAL. CONT.	LOW	xx
SLG		ERAGROSTIS TRICHODES	SAND LOVE GRASS	5 GAL. CONT.	LOW	xx
LBG		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	5 GAL. CONT.	LOW	xx
MHG		MISCANTHUS SINESIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL. CONT.	MODERATE	xx
MFG		NASSELA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL. CONT.	MODERATE	xx
DFG		PENNISETUM ORIENTALE	DWARF FOUNTAIN GRASS	5 GAL. CONT.	LOW	xx
RSG		PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCHGRASS	5 GAL. CONT.	MODERATE	xx

PERENNINALS						
MNY		ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL. CONT.	LOW	xx
DBM		AGASTACHE CANA	DOUBLE BUBBLE MINT	1 GAL. CONT.	LOW	xx
HYS		AGASTACHE RUPESTRIS	SUNSET HYSSOP	1 GAL. CONT.	LOW	xx
BGO		AURINA SAXATILIS 'COMPACTA'	BASKET OF GOLD	1 GAL. CONT.	LOW	xx
RDV		CENTRANTHUS RUBER	JUPITER'S BEARD	1 GAL. CONT.	LOW	xx
CCT		DIASCIA INTEGERRIMA 'CORAL CANYON'	CORAL CANYON TWINSPUR	1 GAL. CONT.	LOW	xx
CFL		ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL. CONT.	LOW	xx
BBF		GALLIARDIA ARISTATA	BLANKETFLOWER	1 GAL. CONT.	LOW	xx
WBF		GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	1 GAL. CONT.	LOW	xx
DAY		HERMEROCALLIS 'STELLA DE ORO'	STELLA D'ORO DAYLILLY	1 GAL. CONT.	LOW	xx
RHP		KNIPHOFIA UVARIA	RED HOT POKER	1 GAL. CONT.	LOW	xx
DSD		LEUCANTHEMUM COMPACT 'SNOWLADY'	DWARF SHASTA DAISY	1 GAL. CONT.	LOW	xx
BEE		MONARDA FISTULOSA	BEE BALM	1 GAL. CONT.	LOW	xx
CMT		NEPETA X FAASSENII 'WALKER'S LOW'	CATMINT	1 GAL. CONT.	LOW	xx
PRM		PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	1 GAL. CONT.	LOW	xx
PLP		PENSTEMON PINIFOLIUS	PINELEAF PENSTEMON	1 GAL. CONT.	LOW	xx
BES		RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	1 GAL. CONT.	LOW	xx
SMN		SALVIA SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA	1 GAL. CONT.	LOW	xx
AJS		SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL. CONT.	LOW	xx

NATIVE RIPARIAN MIX - NON-IRRIGATED

SPECIES	% OF MIX	PLS/ACRE	SF
NEBRASKA SEDGE	6.11	1.000	403,027
CLUSTERED FIELD SEDGE	3.05	0.500	
THICKSPIKE WHEATGRASS	12.22	2.000	
BALTIC RUSH	0.76	0.125	
TORREY'S RUSH	0.76	0.125	
SWITCHGRASS	18.32	3.000	
WESTERN WHEATGRASS	36.64	6.000	
THREESQUARE BULRUSH	12.22	2.000	
SHOWY MILKWEED	6.11	1.000	
CANADA GOLDENROD	0.76	0.125	
BLUE VERVAIN	3.05	0.500	
APPLY AT A RATE OF 16.375 PLS LBS. PER ACRE, DOUBLE FOR BROADCAST			

IRRIGATED

NON-IRRIGATED

TEMP-IRRIGATED

DRYLAND GRASS SEED MIX

SPECIES	VARIETY	% OF MIX	PLS/ ACRE	SF
BIG BLUESTEM	KAW	10	1.1	7,00,712
YELLOW INDIANGRASS	CHEYENNE	10	1	
SWITCHGRASS	BLACKWELL	10	0.4	
SIDEOATS GRAMA	VAUGHN	10	0.9	
WESTERN WHEATGRASS	ARRIBA	10	1.6	
BLUE GRAMA	HACHITA	10	0.3	
THICKSPIKE WHEATGRASS	CRITANA	10	1	
PRAIRIE SANDREED	GOSHEN	10	0.7	
GREEN NEEDLEGRASS	LODORM	10	1	
SLENDER WHEATGRASS	PRYOR	5	0.6	
STREAMBANK WHEATGRASS	SODAR	5	0.6	
APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED				

CRUSHER FINES

	SF
CRUSHER FINES	47,535

SHRUB BED MULCH

	SF
MULTI. COLOR RIVER ROCK, 1 1/2" DIA.	335,845

LANDSCAPE ROCK MULCH

	SF
MULTI. COLOR RIVER ROCK, 1 1/2" DIA.	8,446

IRRIGATED TURF

	SF
TEXAS BLUE HYBRID	4,264

SAPPHIRE POINT SEED MIX

SPECIES	% OF MIX	PLS/ACRE	SF
ARRIBA WESTERN WHEATGRASS	40	19.2	127,881
LODORM GREEN NEEDLEGRASS	20	6.0	
LOVINGTON BLUE GRAMA	20	1.8	
PASTURA LITTLE BLUESTEM	10	2.1	
VAUGHN SIDEOATS GRAMA	5	1.5	
SHARPS BUFFALOGRASS	5	2.4	
APPLY AT A RATE OF 33 PLS LBS. PER ACRE, DOUBLE FOR BROADCAST			

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534--6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

Date | Appr. | Init. | Date | Revisions | No.

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel. (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

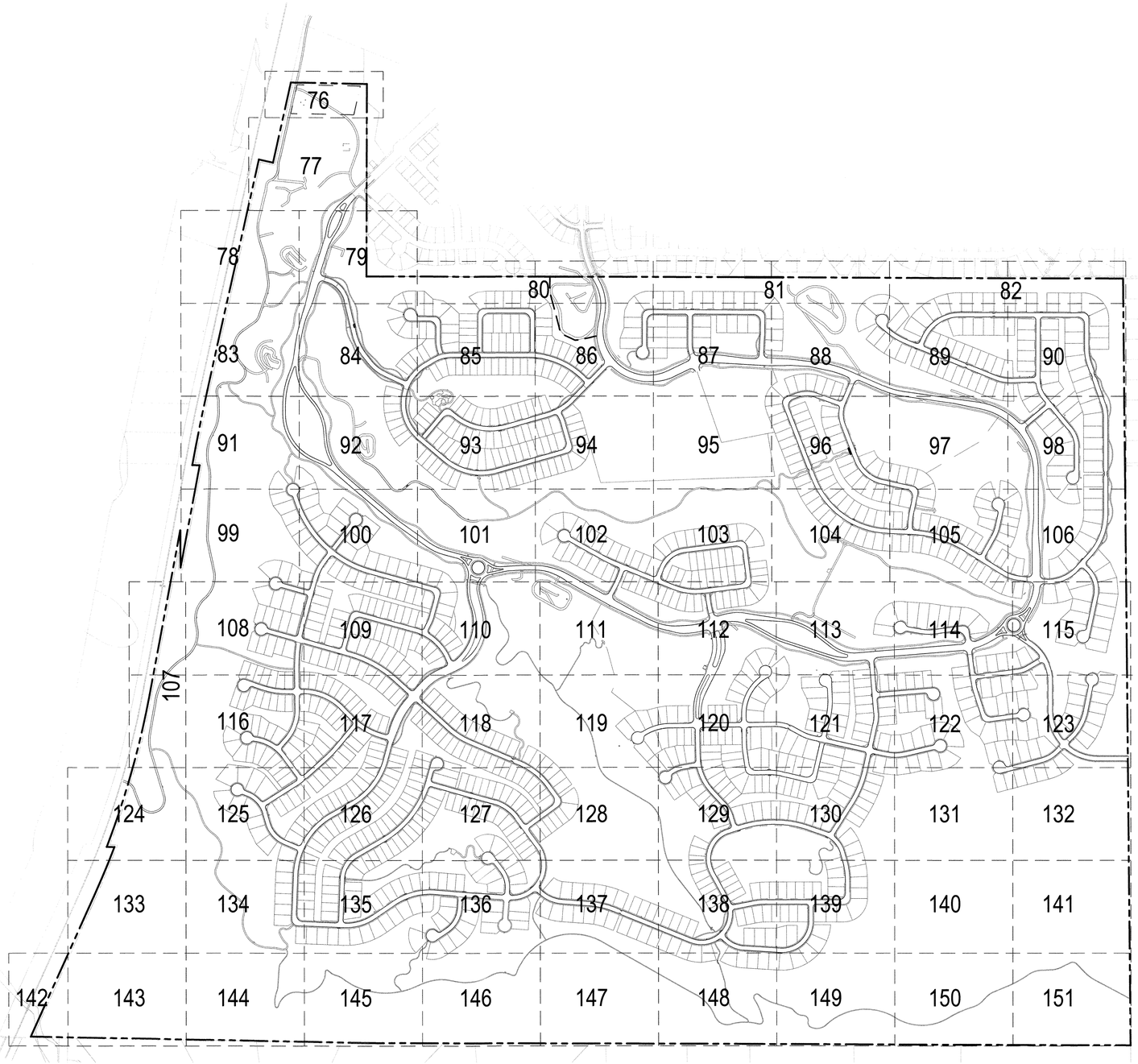
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

SHEET NUMBER: LANDSCAPE SCHEDULE
74
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NORTH

0 200 400 800

SCALE:1"=400'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534--6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

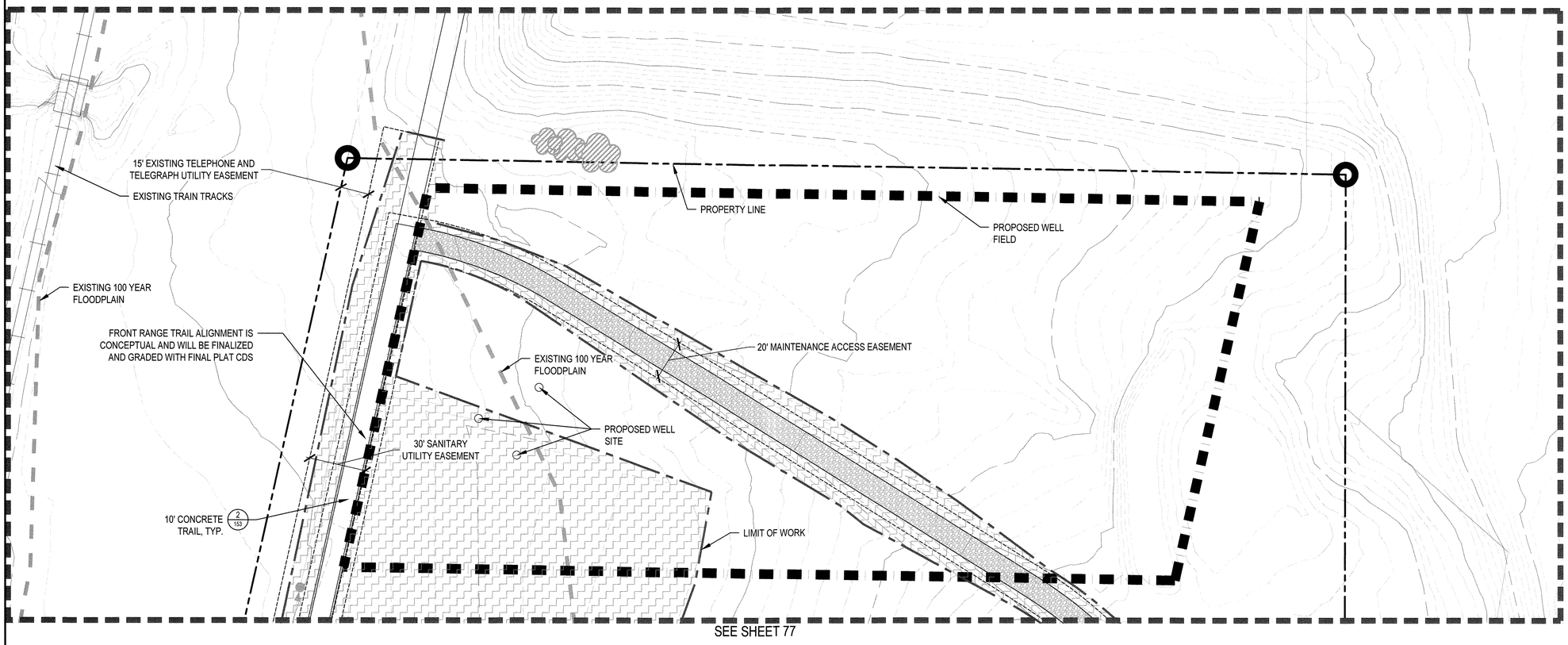
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

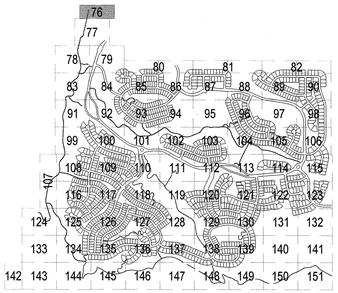
SHEET NUMBER: OVERALL PLAN
75
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'
1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com
NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN 76 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 76

FRONT RANGE TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED AND GRADED WITH FINAL PLAT CDS

30' SANITARY UTILITY EASEMENT

EXISTING 100 YEAR FLOODPLAIN

15' EXISTING TELEPHONE AND TELEGRAPH UTILITY EASEMENT

L-201

LIMIT OF WORK

10' CONCRETE TRAIL, TYP. (2/153)

PROTECTIVE FENCING (5/154)

EXISTING TYSON'S GRAVE SITE TO REMAIN AND TO BE IDENTIFIED WITH CONSTRUCTION FENCING FOR PROTECTION

22' MAINTENANCE ACCESS EASEMENT

EXISTING TRAIN TRACKS

PROPERTY LINE

L-202

L-203

EXISTING 100 YEAR FLOODPLAIN

LIMIT OF WORK

20' MAINTENANCE ACCESS EASEMENT

15' EXISTING TELEPHONE AND TELEGRAPH UTILITY EASEMENT

PROPOSED 100 YEAR FLOODPLAIN

STORM UTILITY EASEMENT WIDTH VARIES

SLOPE 3:1

SLOPE 4:1

PROPOSED 100 YEAR FLOODPLAIN

MAINTENANCE ACCESS

20' SANITARY UTILITY EASEMENT

LIMIT OF WORK

30' STORM UTILITY EASEMENT

R.O.W., TYP. STORM UTILITY SETBACK

15' DRY UTILITY EASEMENT

MONTAINE CIRCLE

PROPERTY LINE

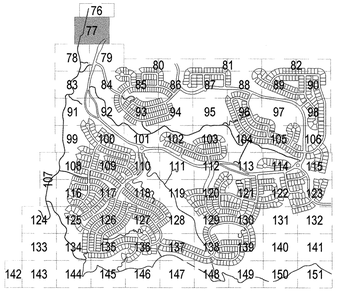
FLOOD CONTROL POND A

PROPOSED 100 YEAR FLOOD LEVEL

SEE SHEET 78

SEE SHEET 79

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Init.
		Appr.
		Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
t&f: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

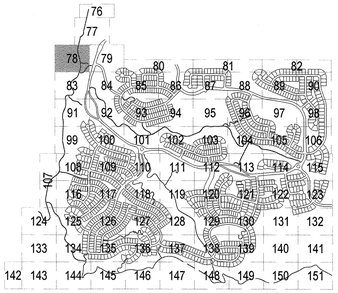
SCALE:	AS SHOWN
FILE NO:	8130304801
DRAWN BY:	MR, TK, SK
CHECKED BY:	SM, MR
DATE:	01/16/2019

SHEET NUMBER: LANDSCAPE PLAN 77 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-8700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

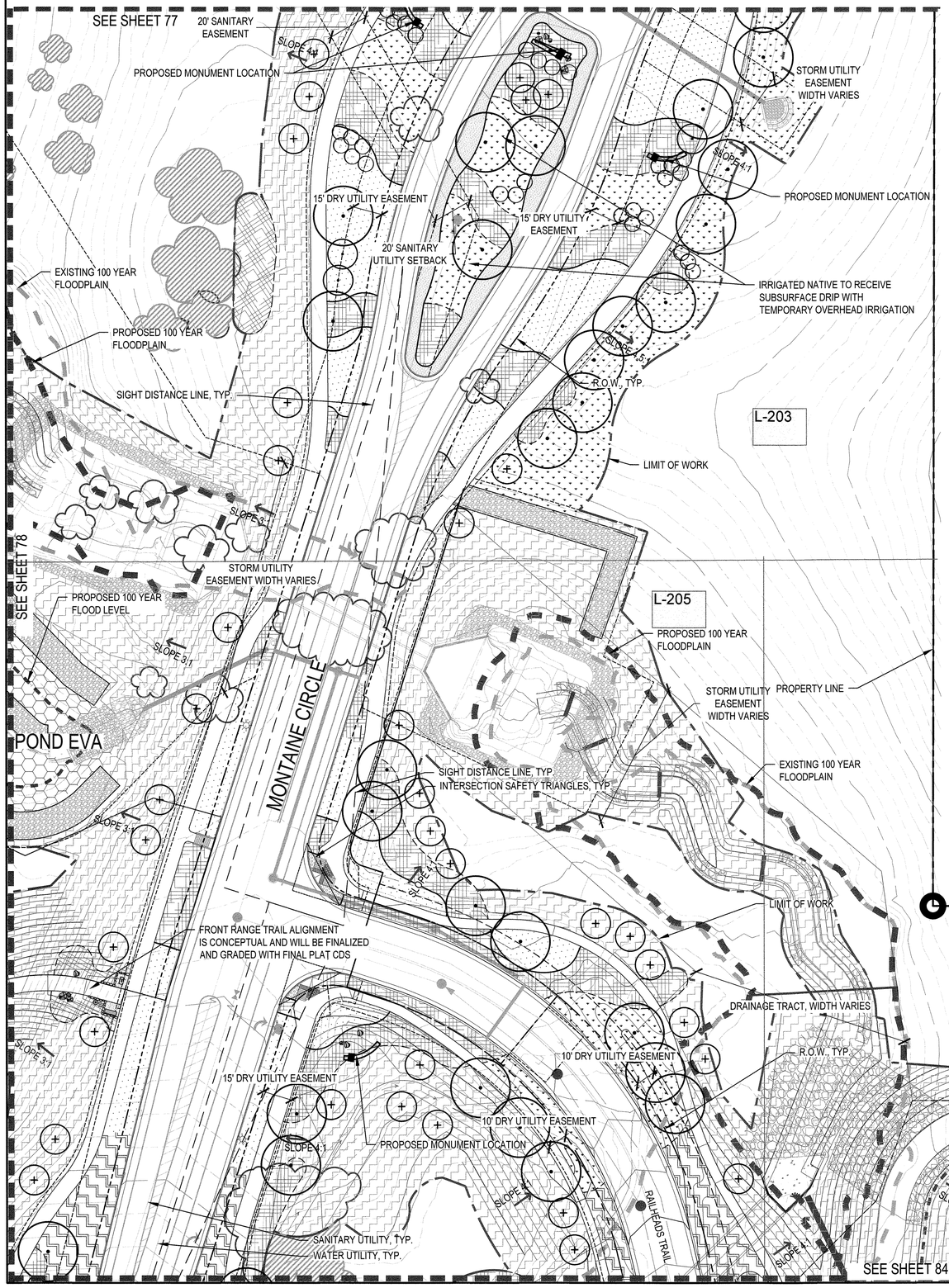
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

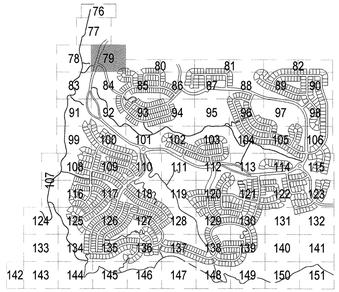
SHEET NUMBER: LANDSCAPE PLAN 78 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel. (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

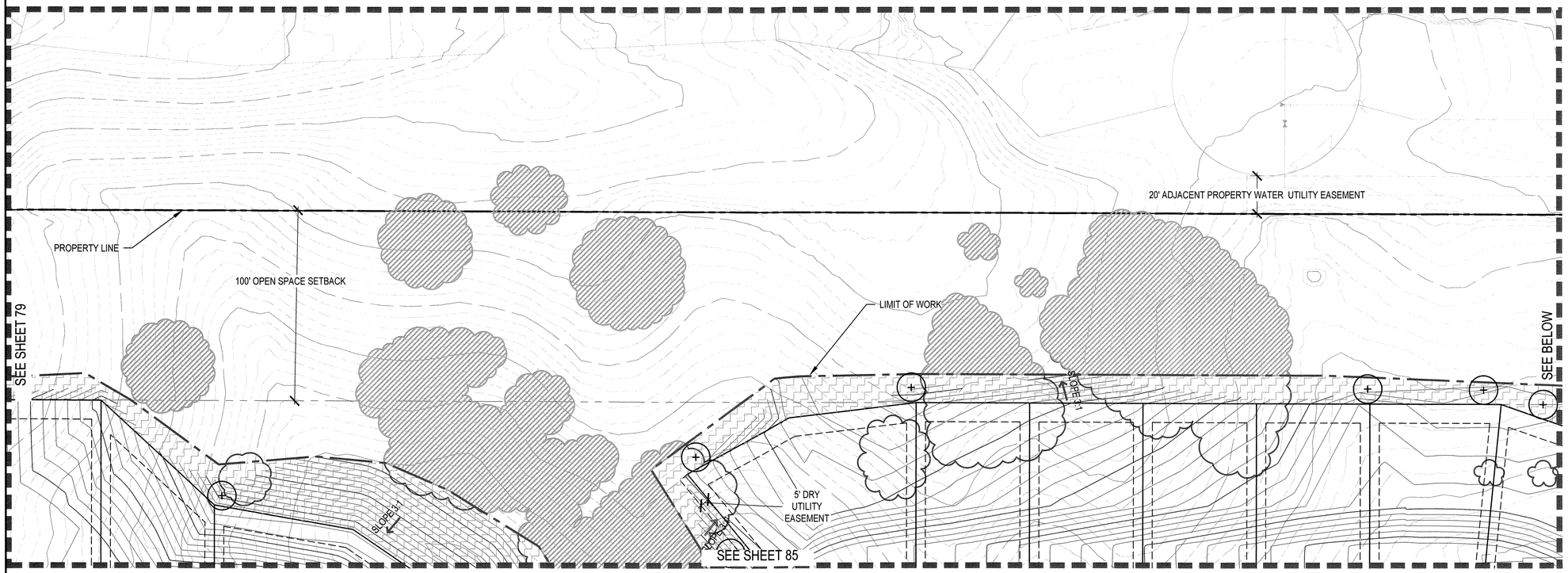
NOT FOR CONSTRUCTION

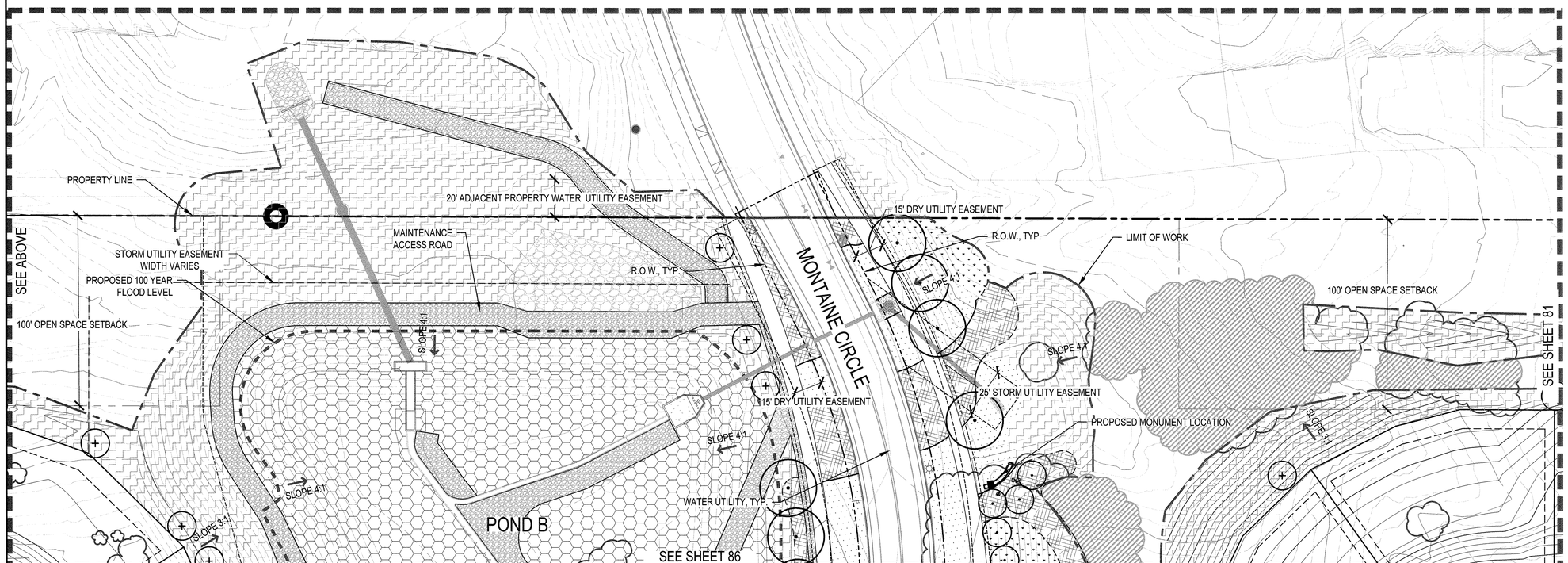
SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

SHEET NUMBER: LANDSCAPE PLAN 79 of 156

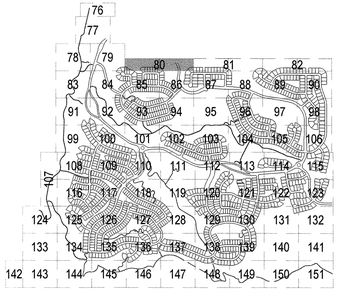
THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

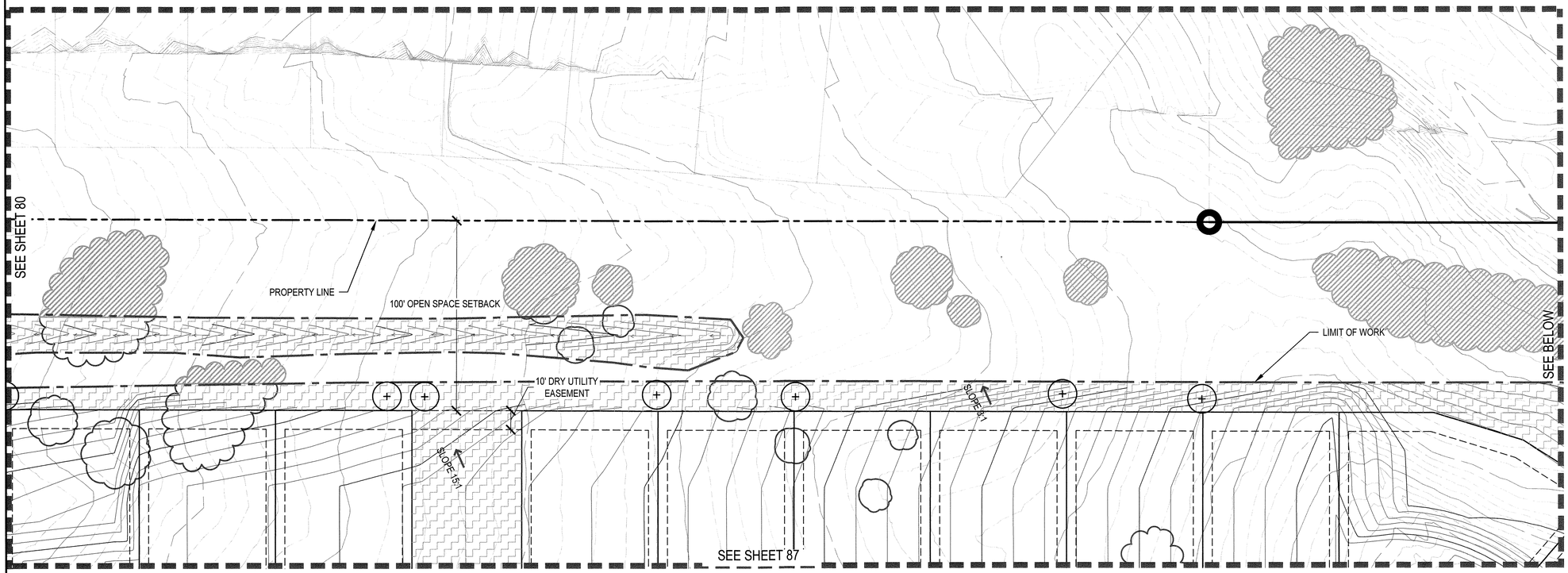
NOT FOR CONSTRUCTION

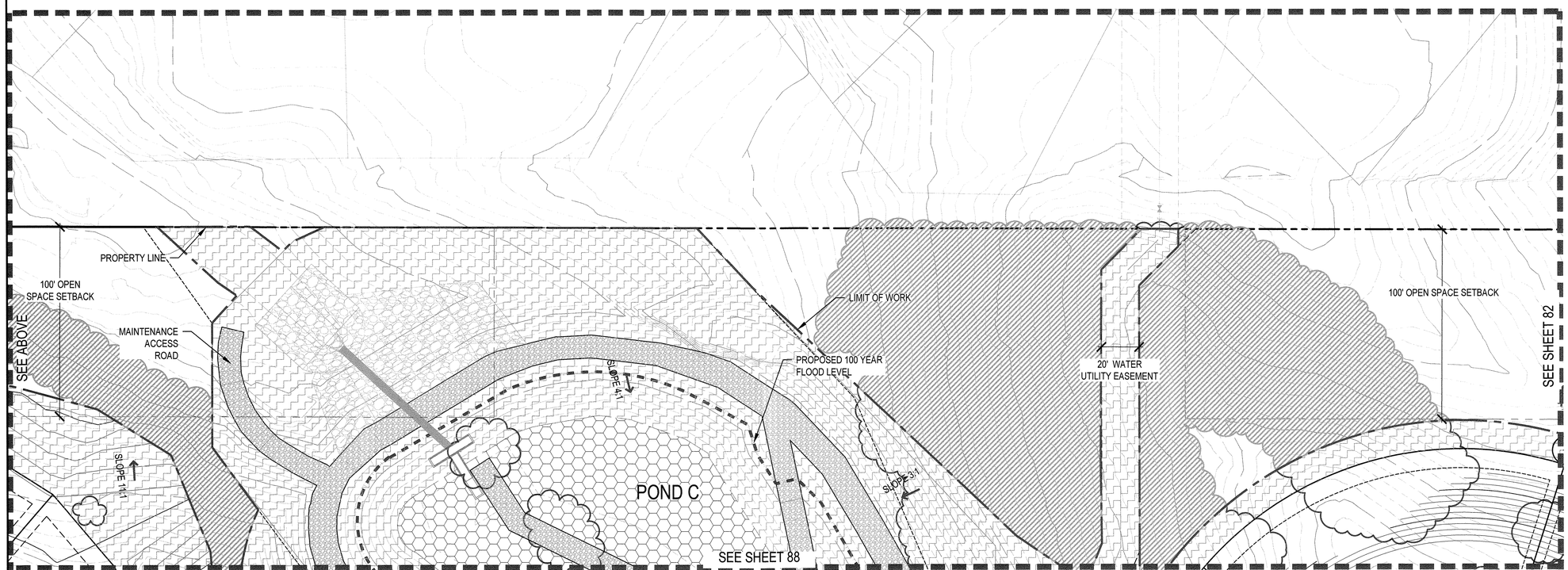
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

SHEET NUMBER
LANDSCAPE PLAN
80
of 156

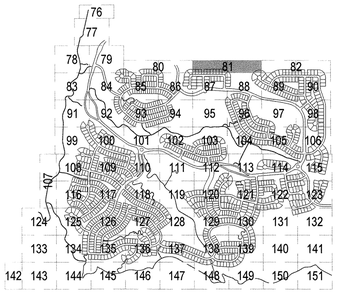
THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534--6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

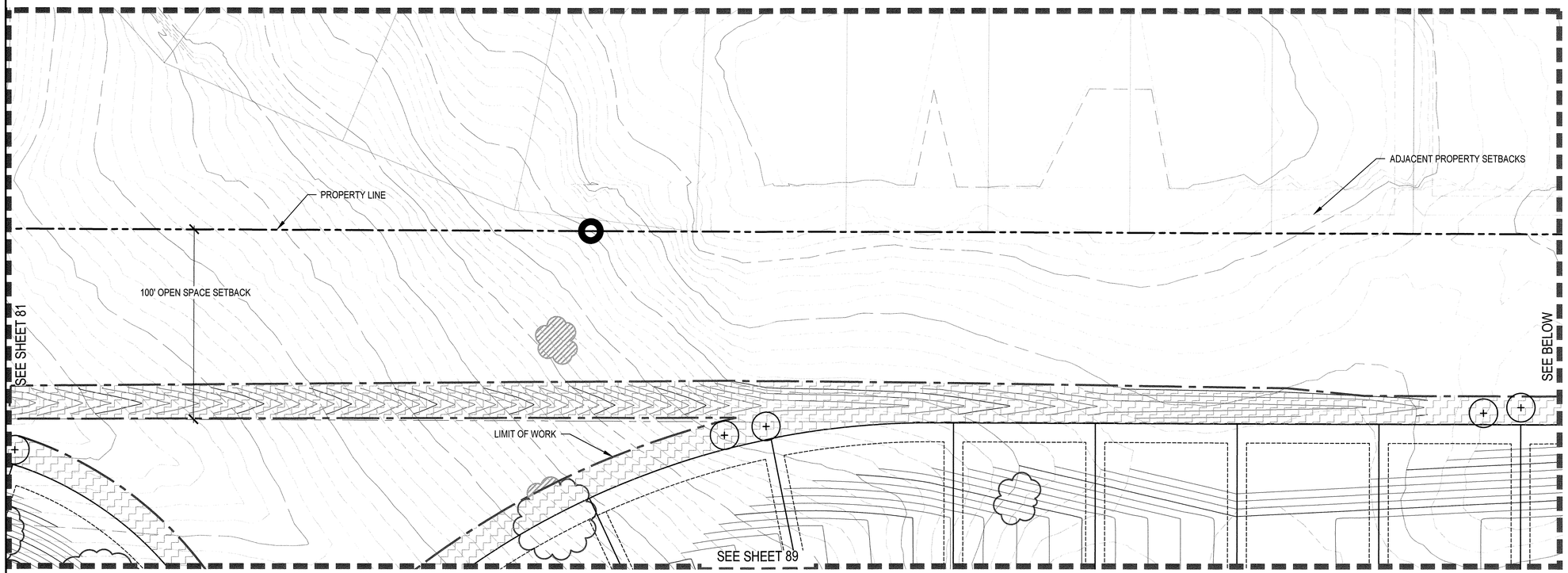
NOT FOR CONSTRUCTION

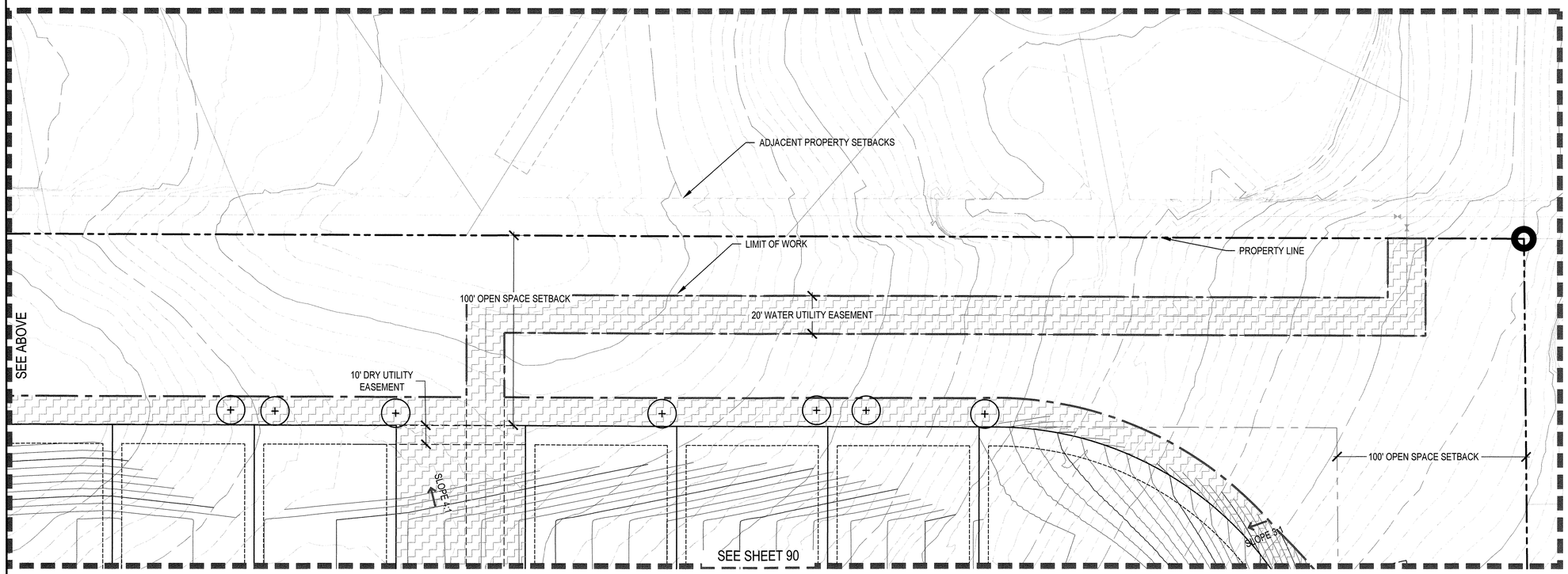
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

SHEET NUMBER: LANDSCAPE PLAN 81 of 156

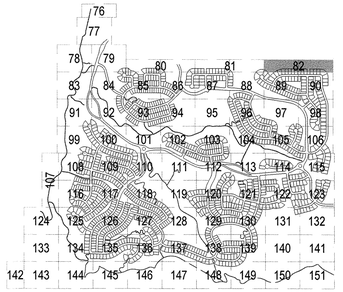
THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'
1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

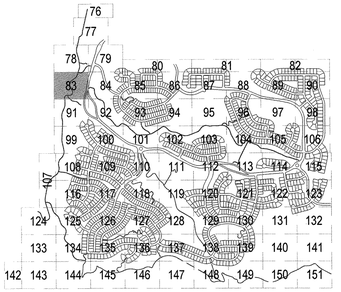
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/18/2019		

SHEET NUMBER: LANDSCAPE PLAN
82
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

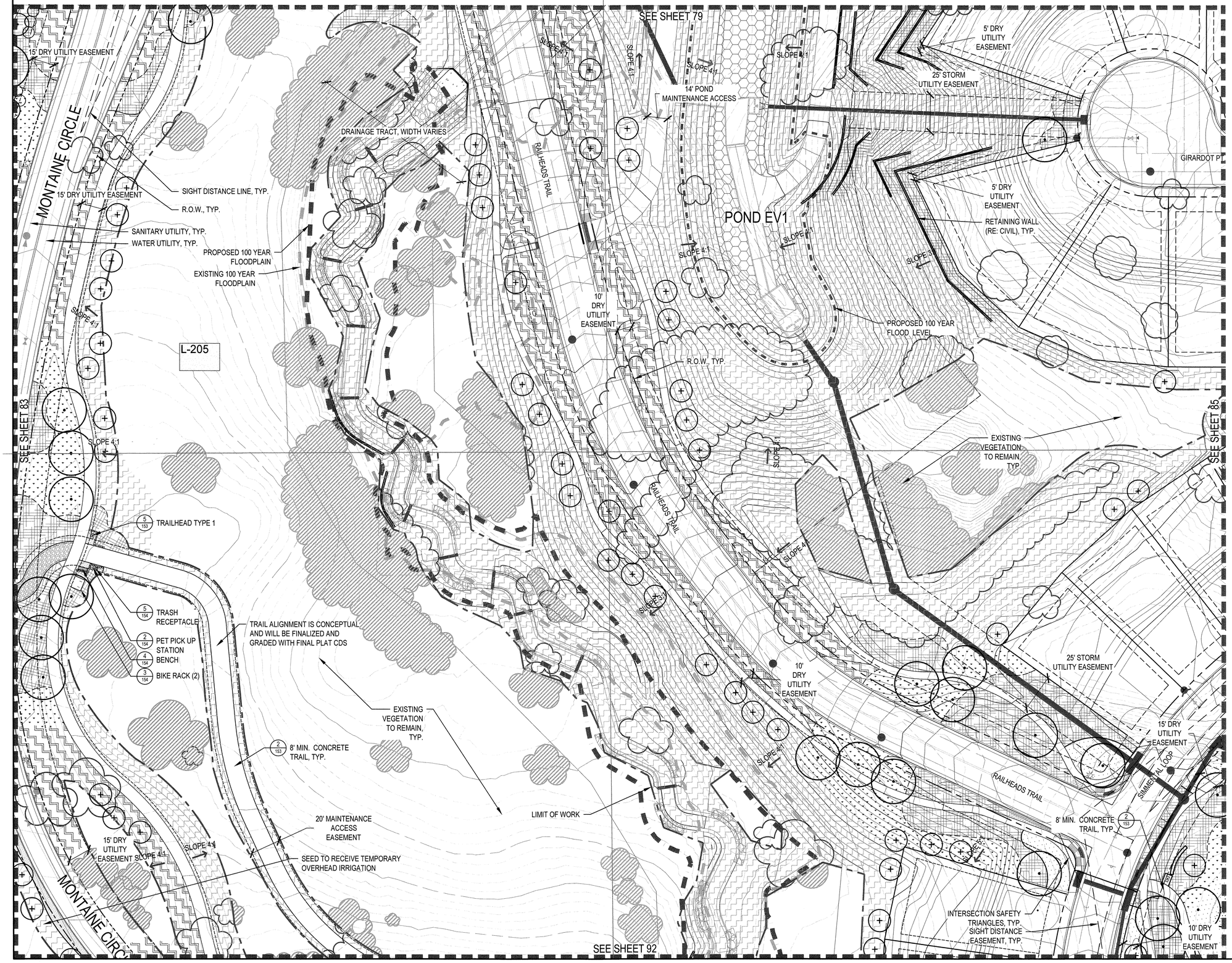
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

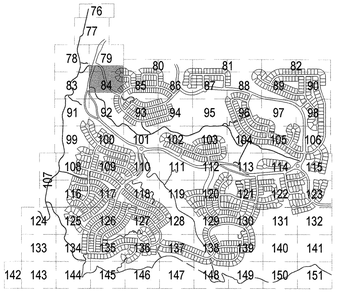
SHEET NUMBER: LANDSCAPE PLAN 83 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MAUCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

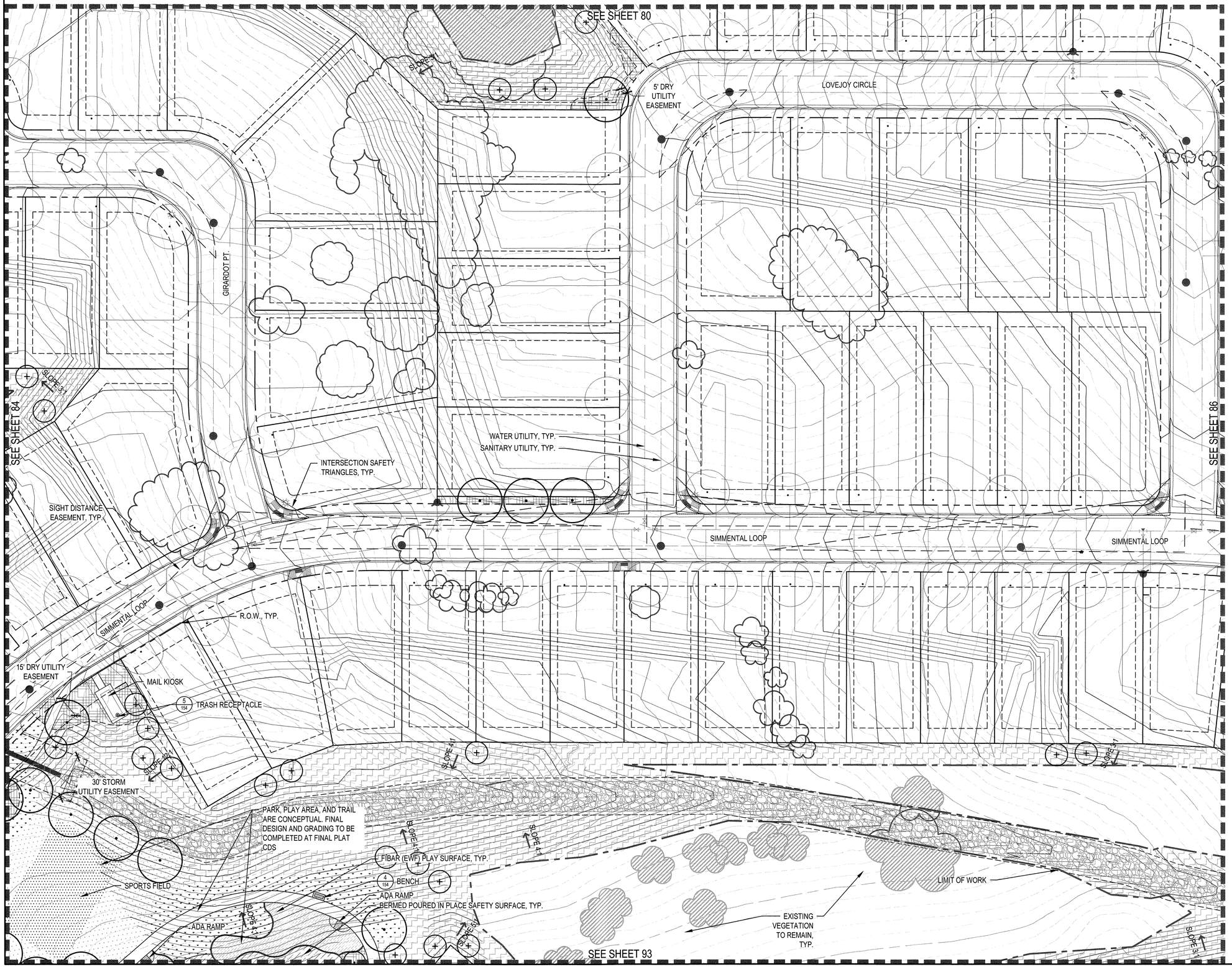
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

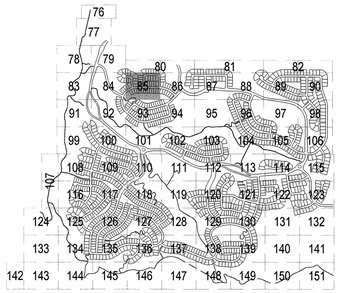
SHEET NUMBER: LANDSCAPE PLAN
84
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

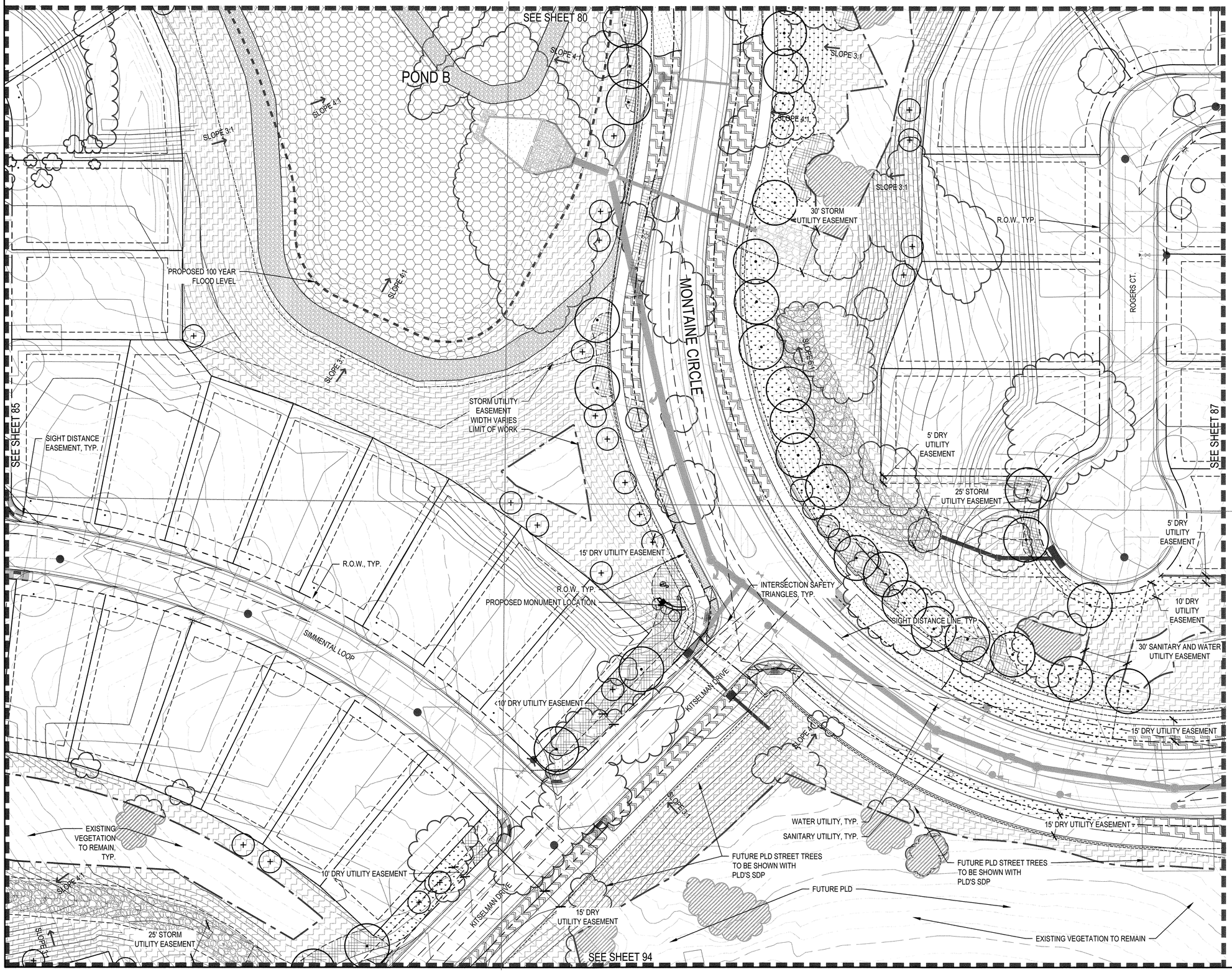
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

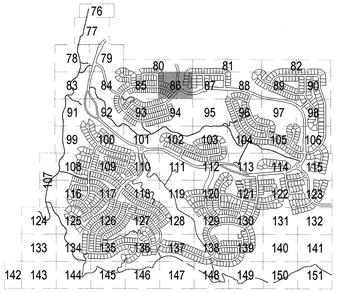
SHEET NUMBER: LANDSCAPE PLAN 85 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

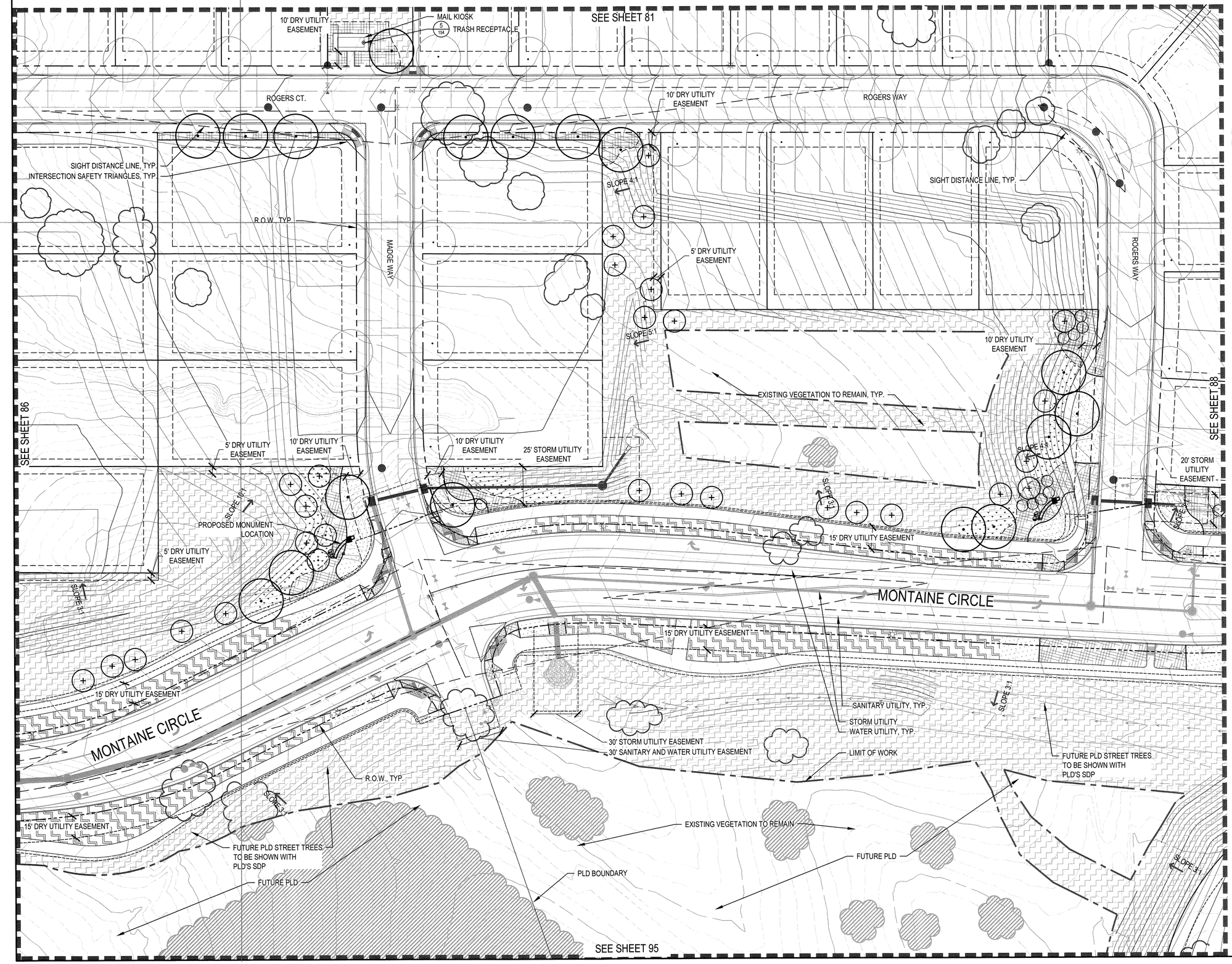
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

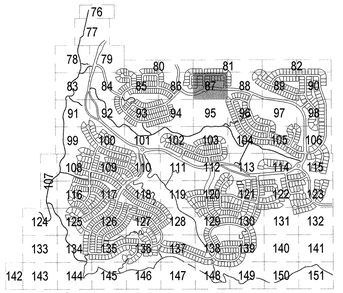
SHEET NUMBER: LANDSCAPE PLAN 86 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MUCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Init.
		Appr.
		Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

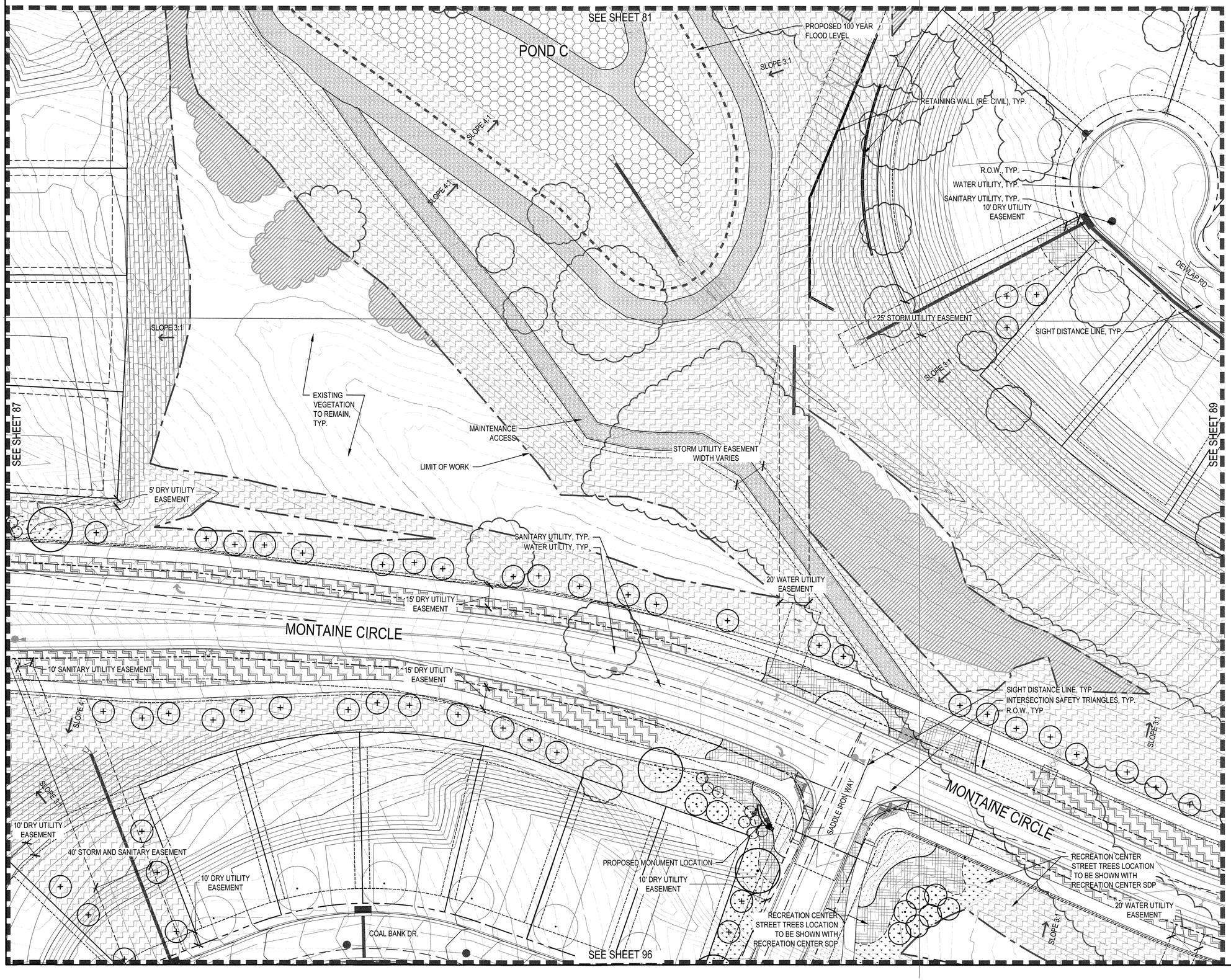
THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

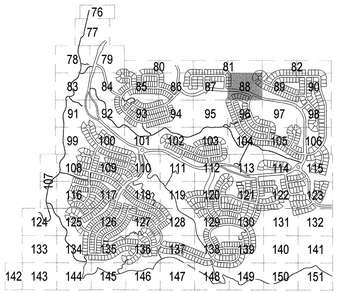
SCALE:	AS SHOWN
FILE NO:	8130304801
DRAWN BY:	MR, TK, SK
CHECKED BY:	SM, MR
DATE:	01/16/2019
SHEET NUMBER	LANDSCAPE PLAN 87 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Init.
		Appr.
		Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

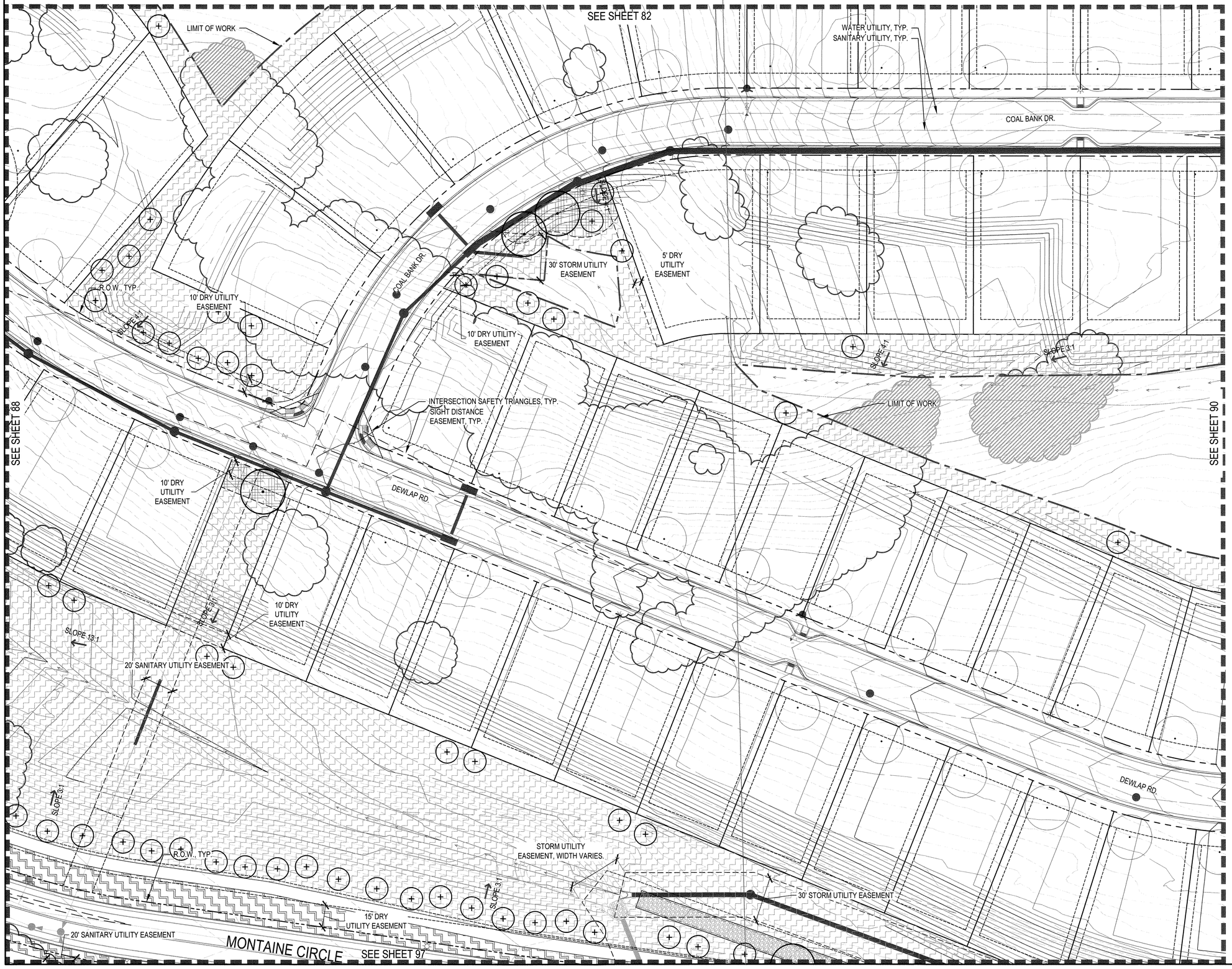
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO. 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

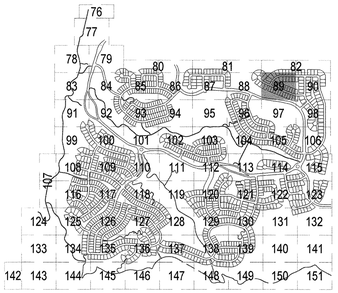
SHEET NUMBER: LANDSCAPE PLAN 88 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

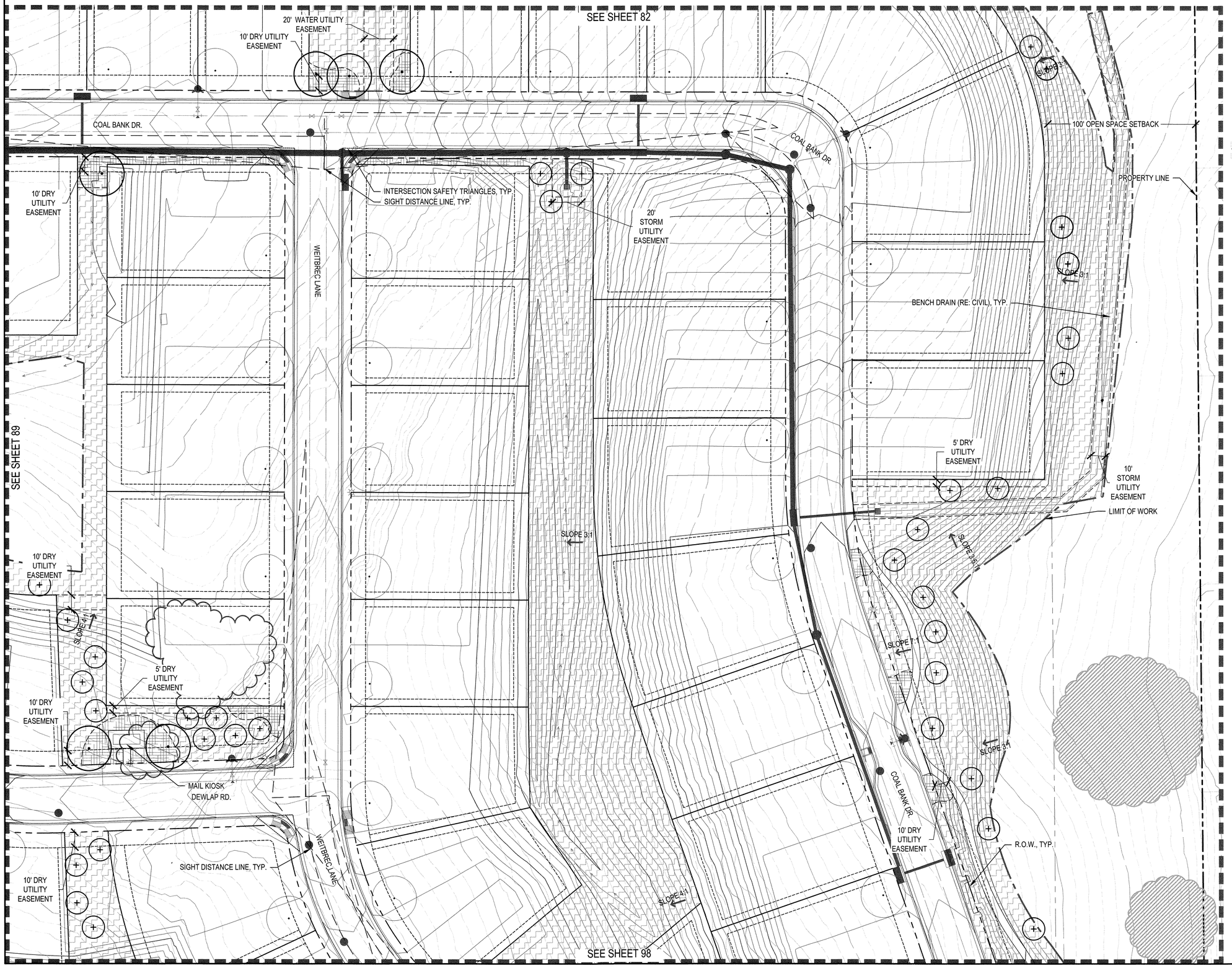
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

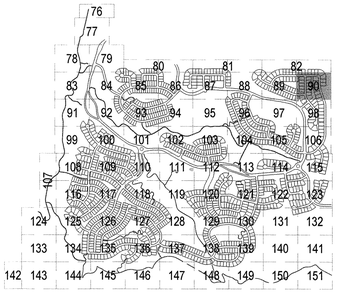
SHEET NUMBER: LANDSCAPE PLAN 89 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1186
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/16/2019

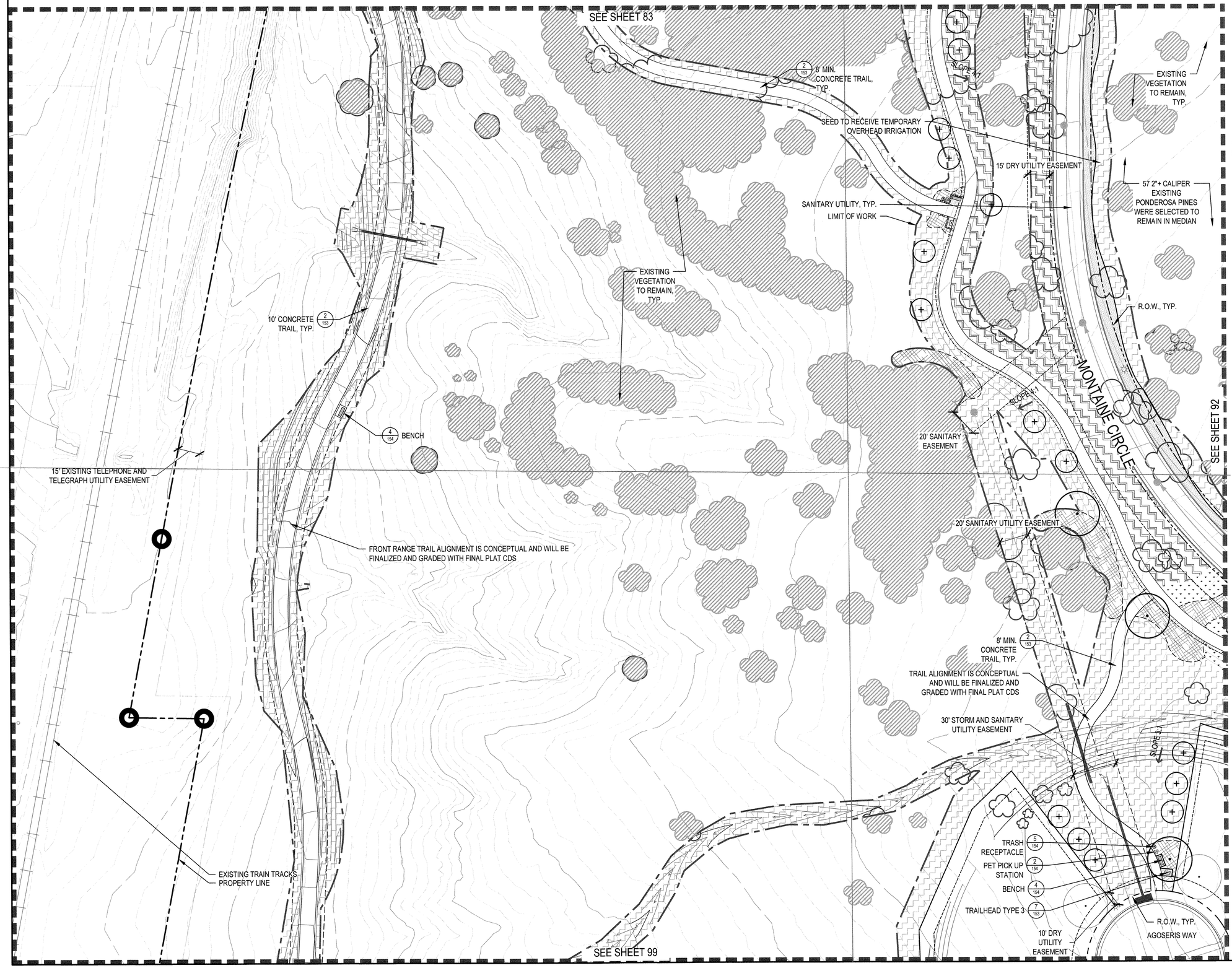
SHEET NUMBER: LANDSCAPE PLAN

90

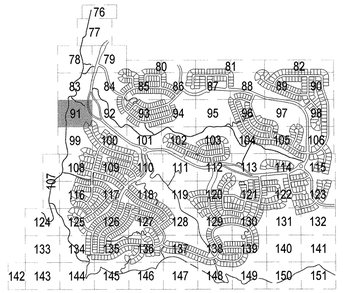
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

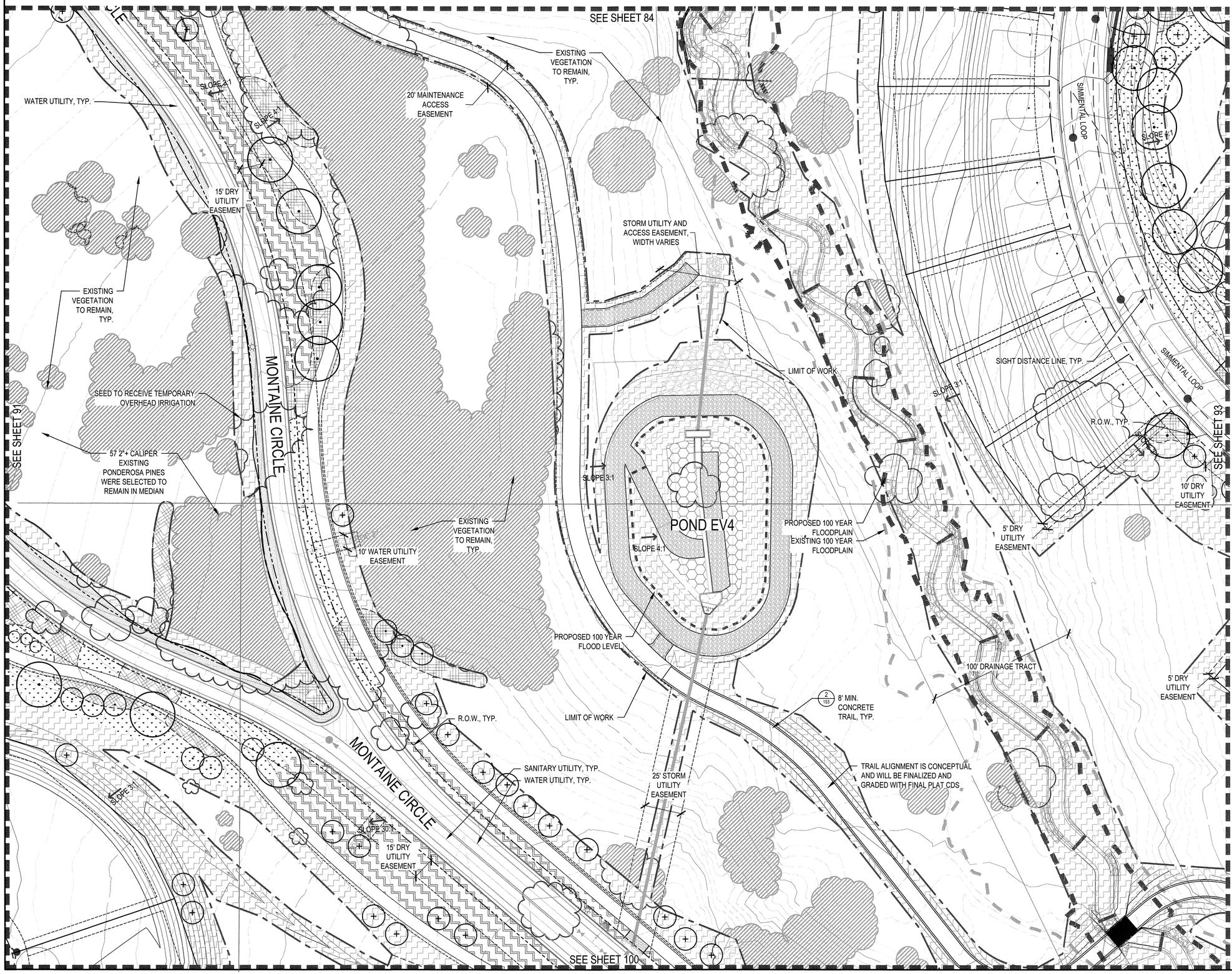
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/15/2019		

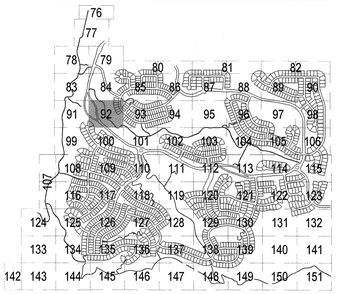
SHEET NUMBER: LANDSCAPE PLAN 91 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Init.
		Appr.
		Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F. 303.892.1186
www.norris-design.com
NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
tel. (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

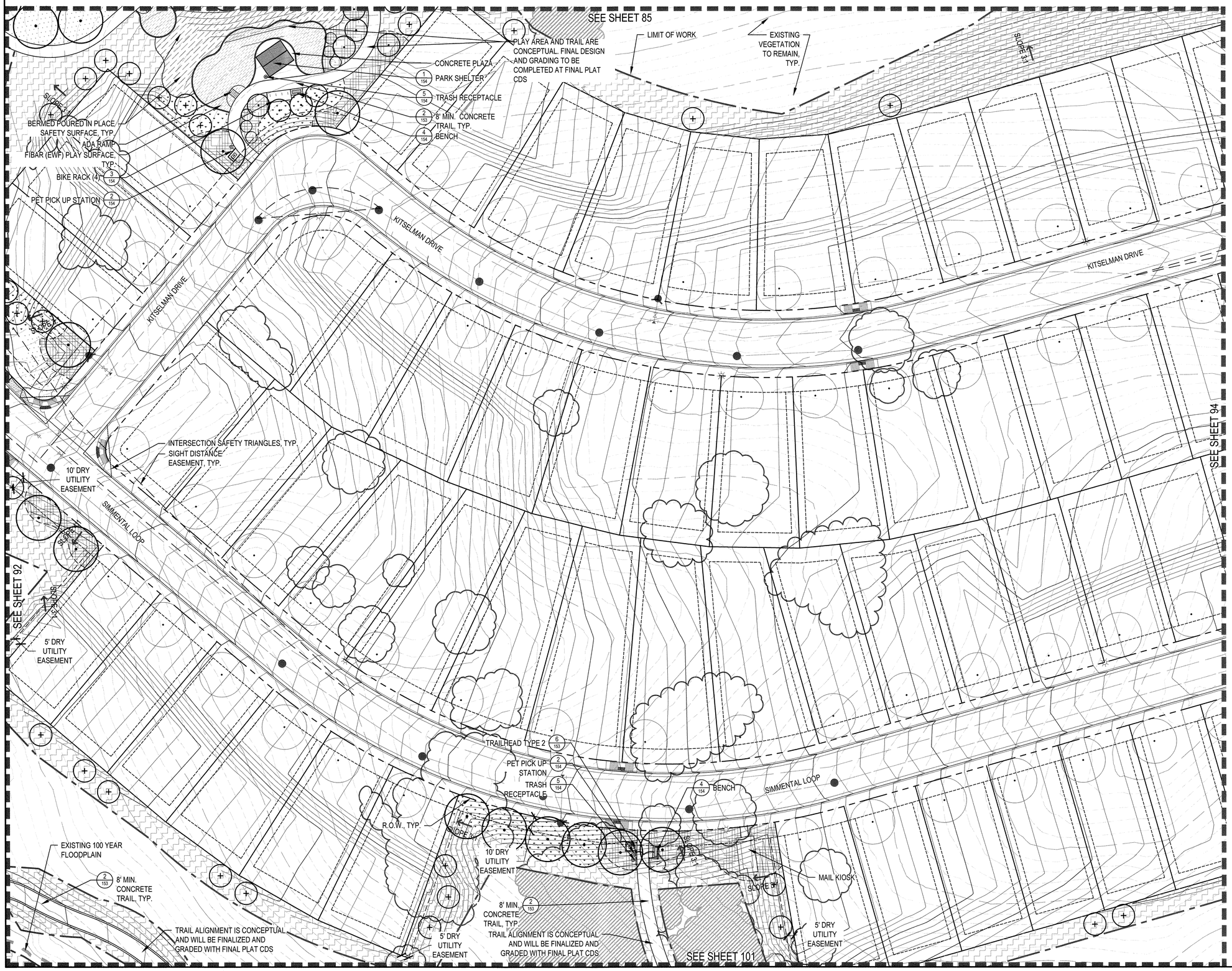
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

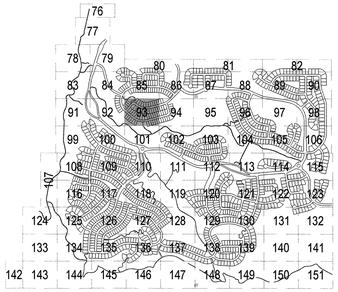
SHEET NUMBER: LANDSCAPE PLAN 92 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

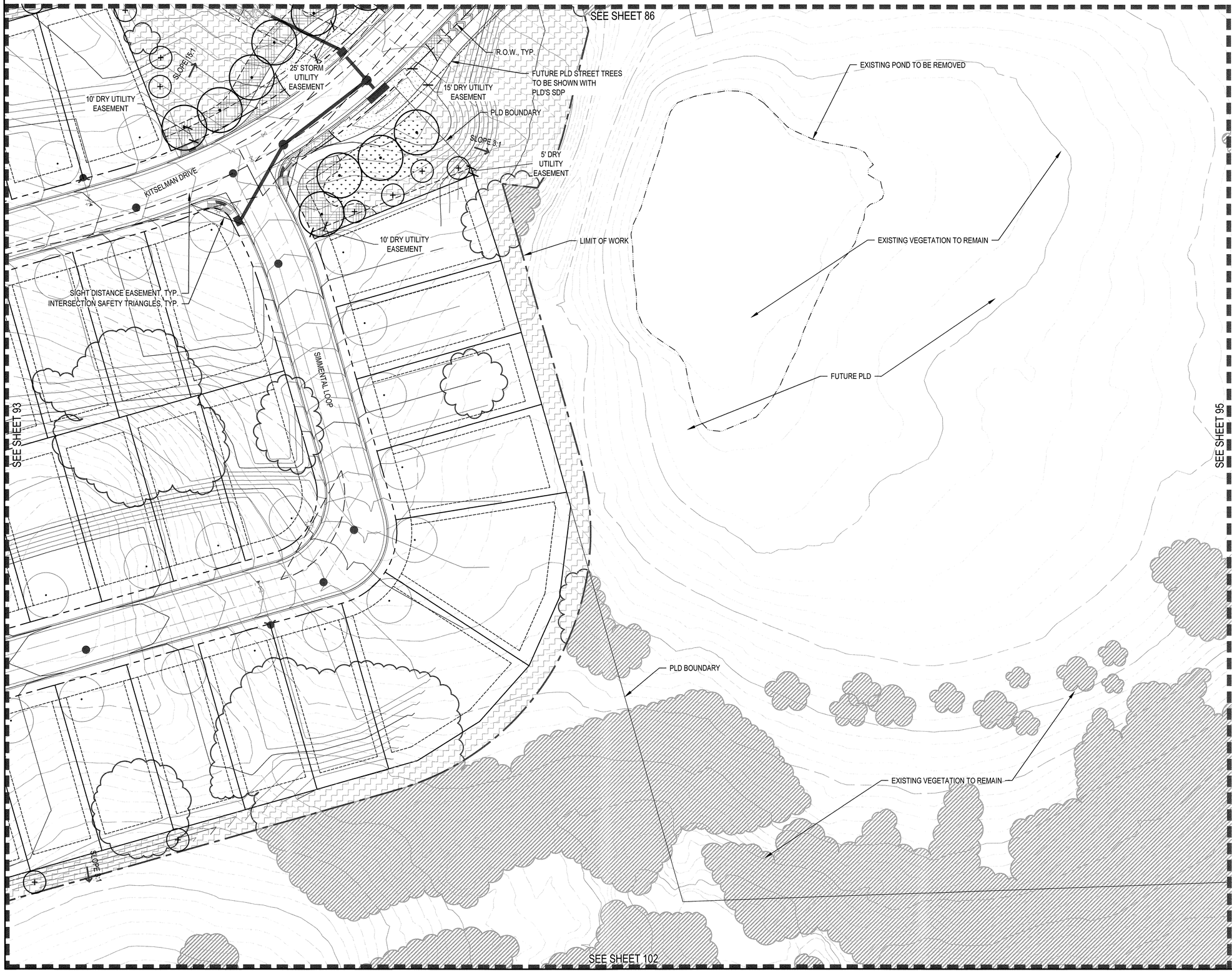
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

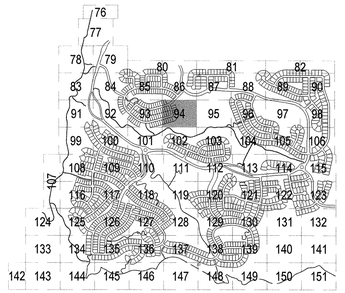
SHEET NUMBER: LANDSCAPE PLAN 93 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

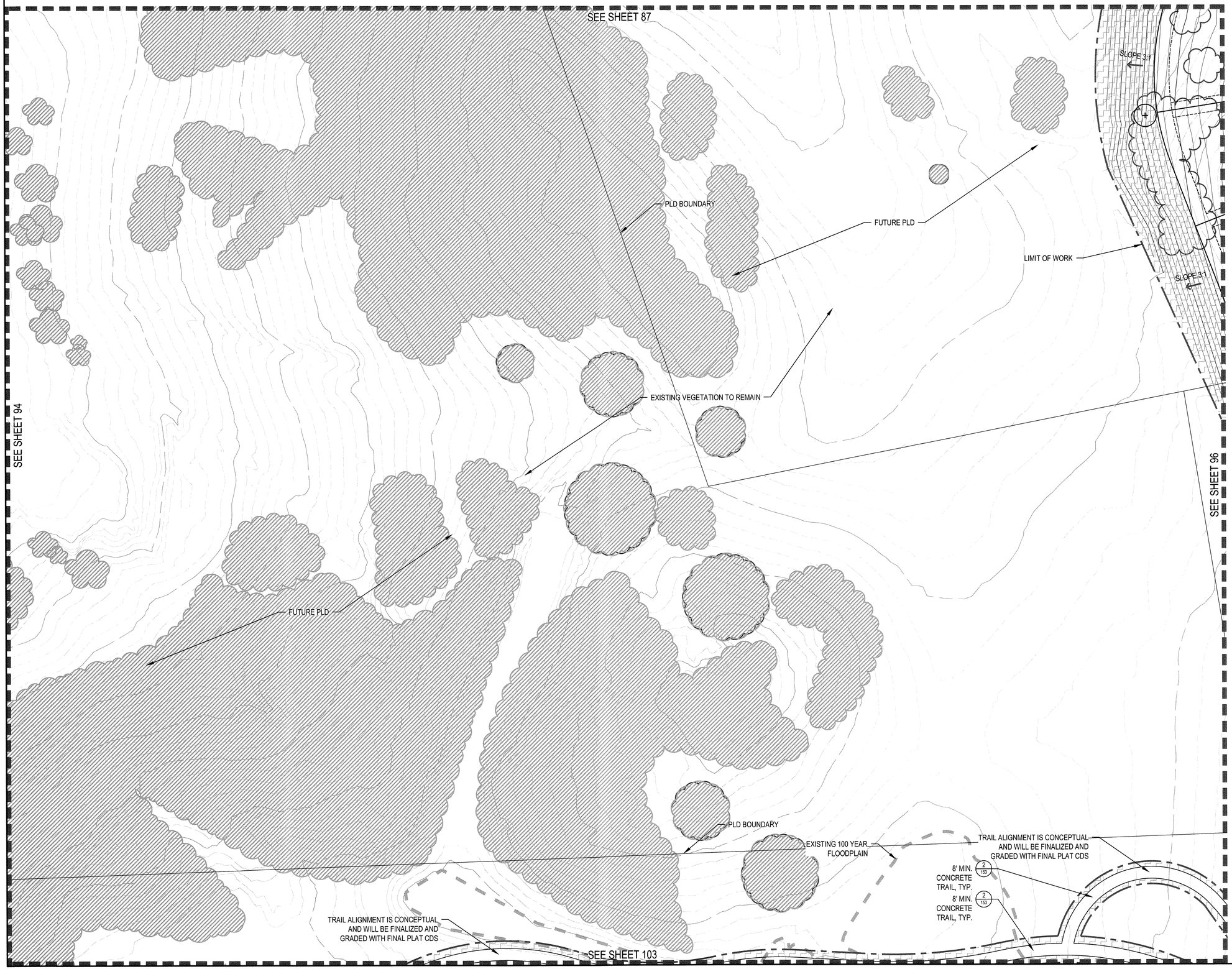
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

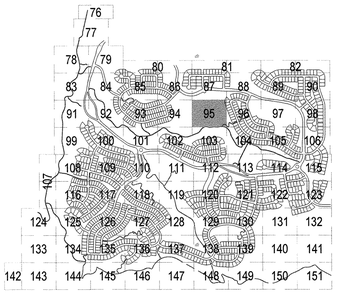
SHEET NUMBER: LANDSCAPE PLAN 94 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE; CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'
1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

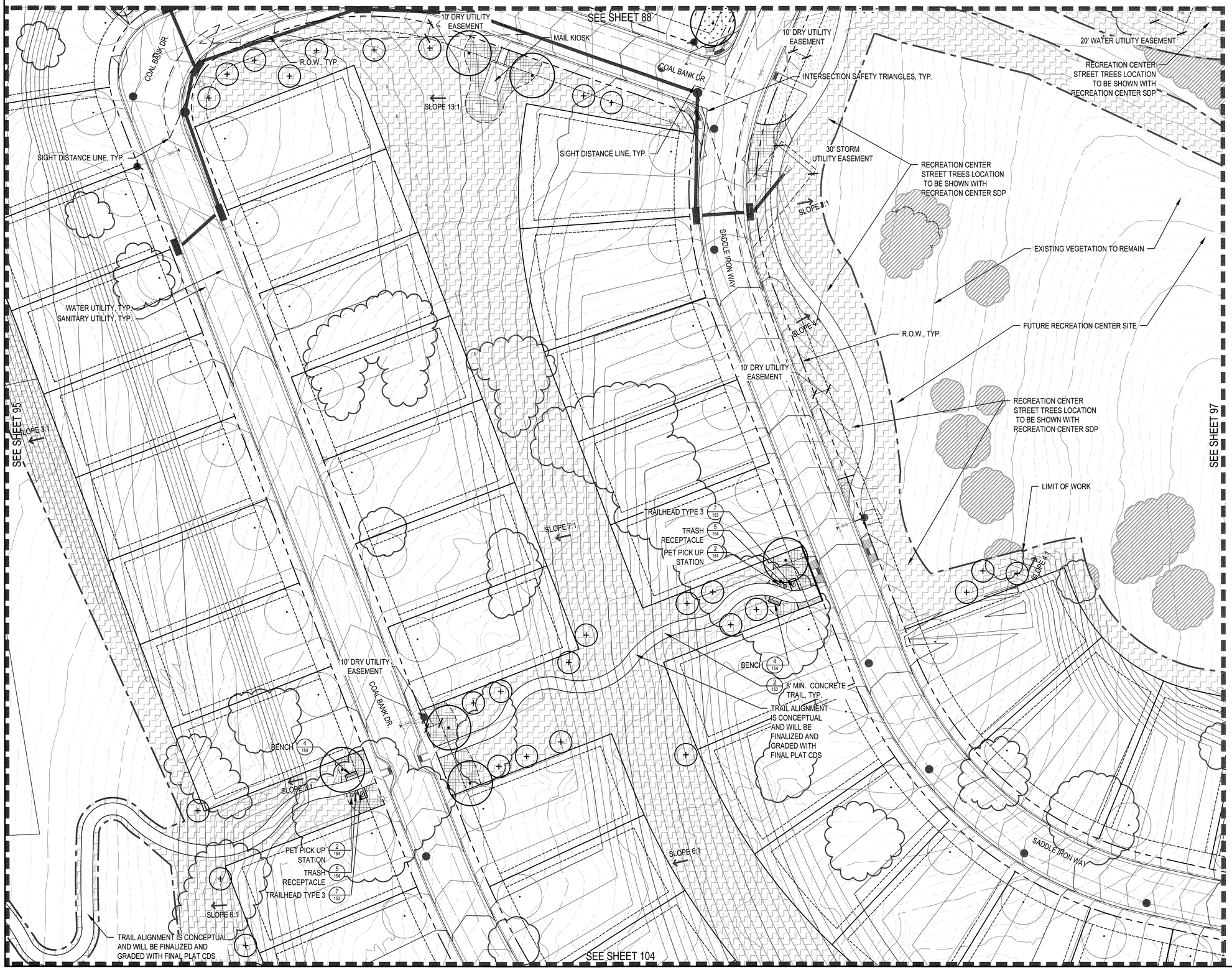
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

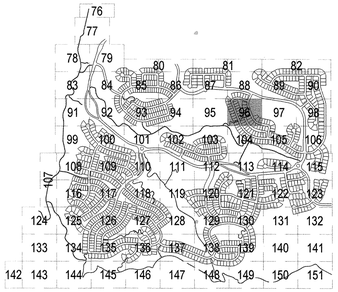
SHEET NUMBER: LANDSCAPE PLAN 95 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com
NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

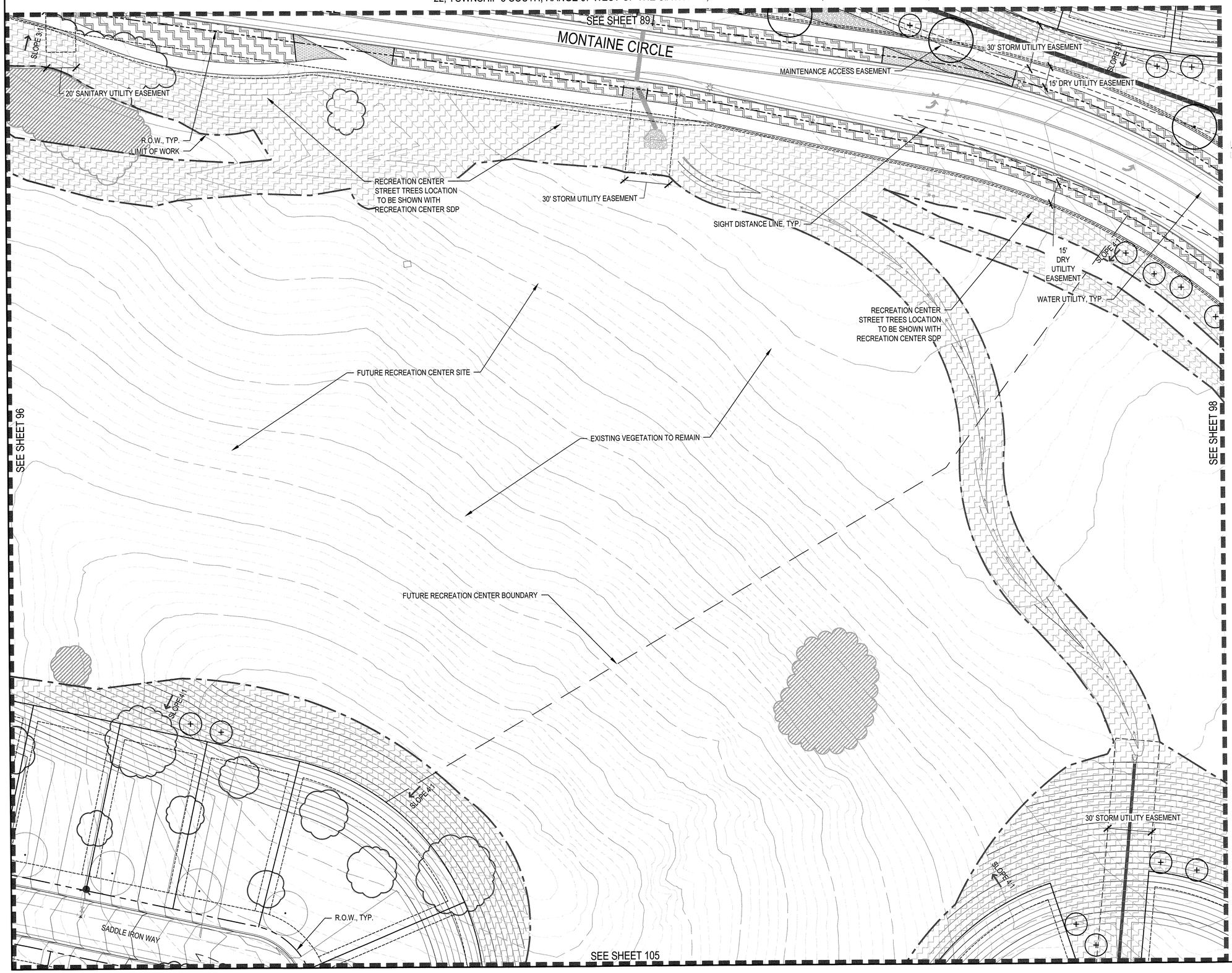
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

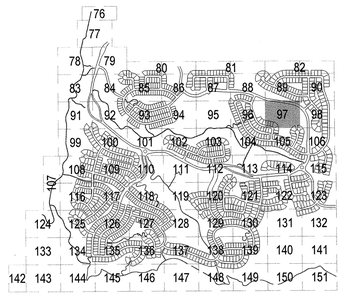
SHEET NUMBER: LANDSCAPE PLAN 96 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

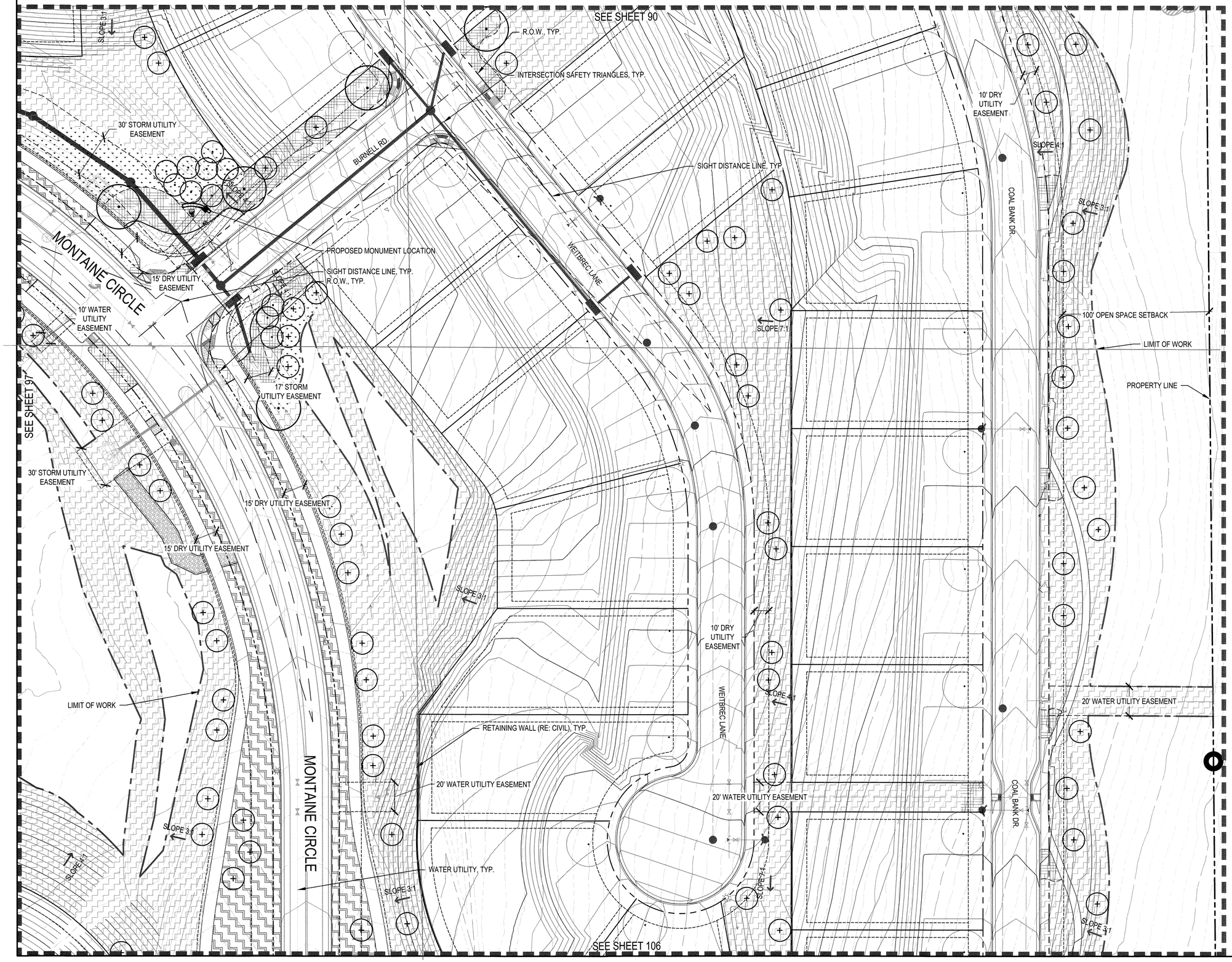
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

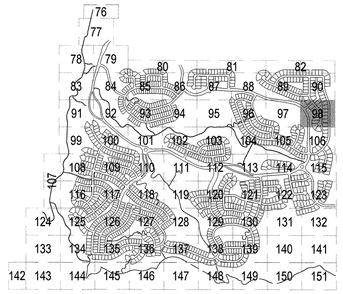
SHEET NUMBER: LANDSCAPE PLAN 97 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

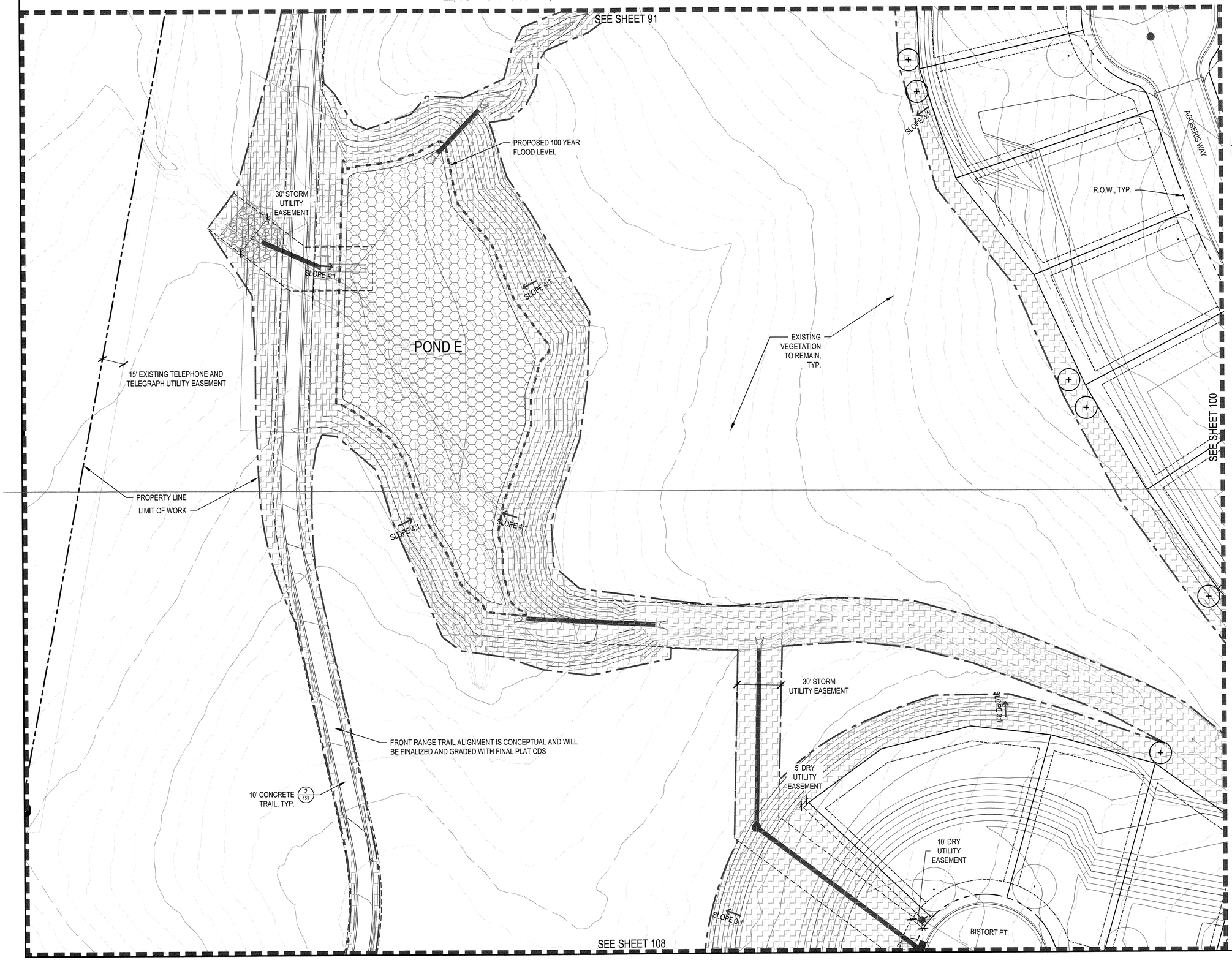
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

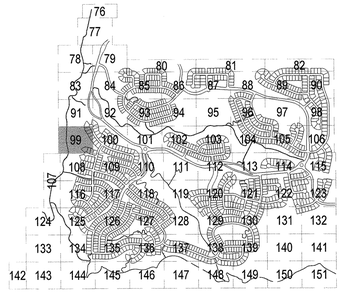
SHEET NUMBER
LANDSCAPE PLAN
98
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

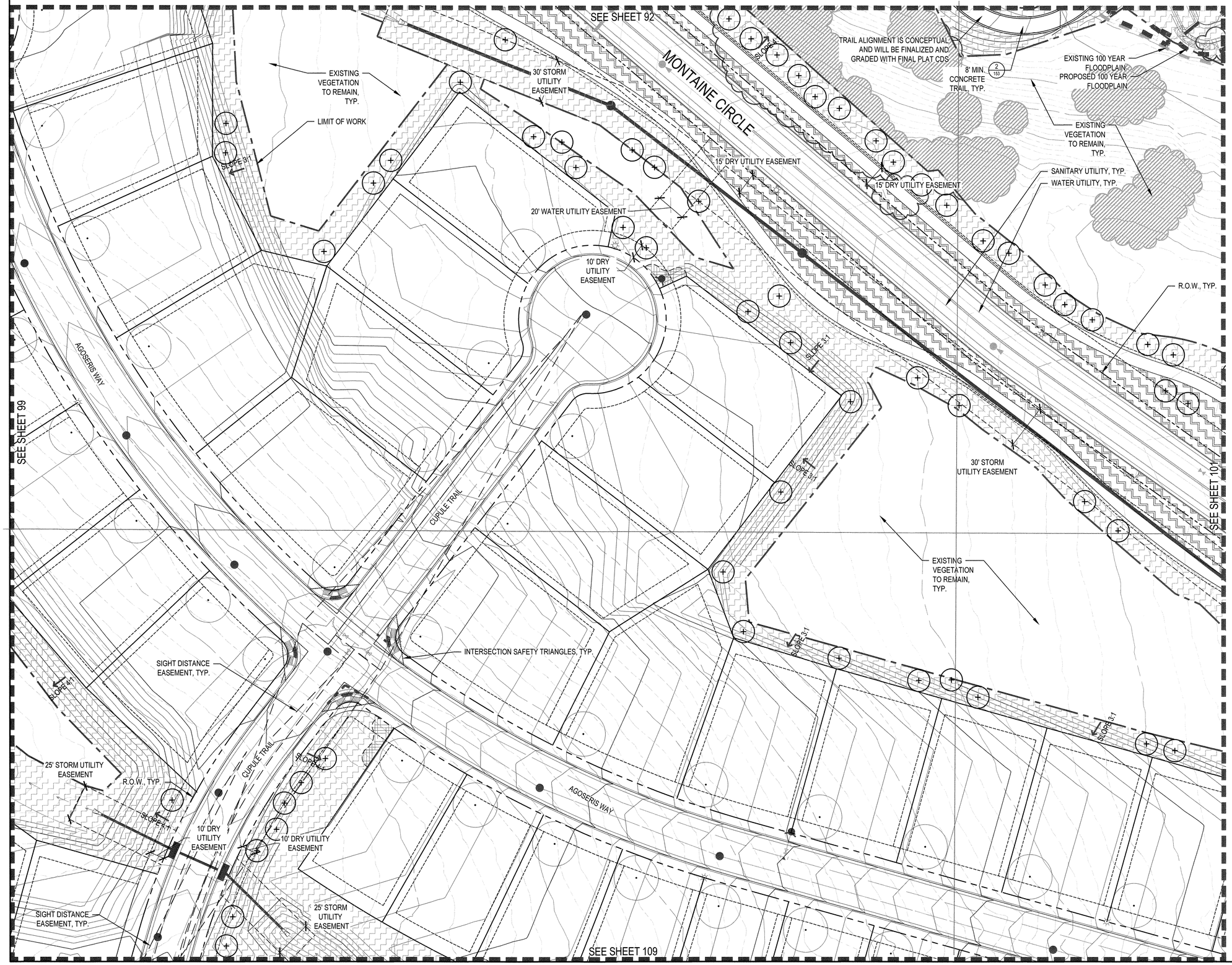
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

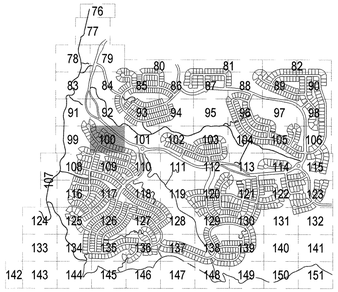
SHEET NUMBER: LANDSCAPE PLAN 99 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

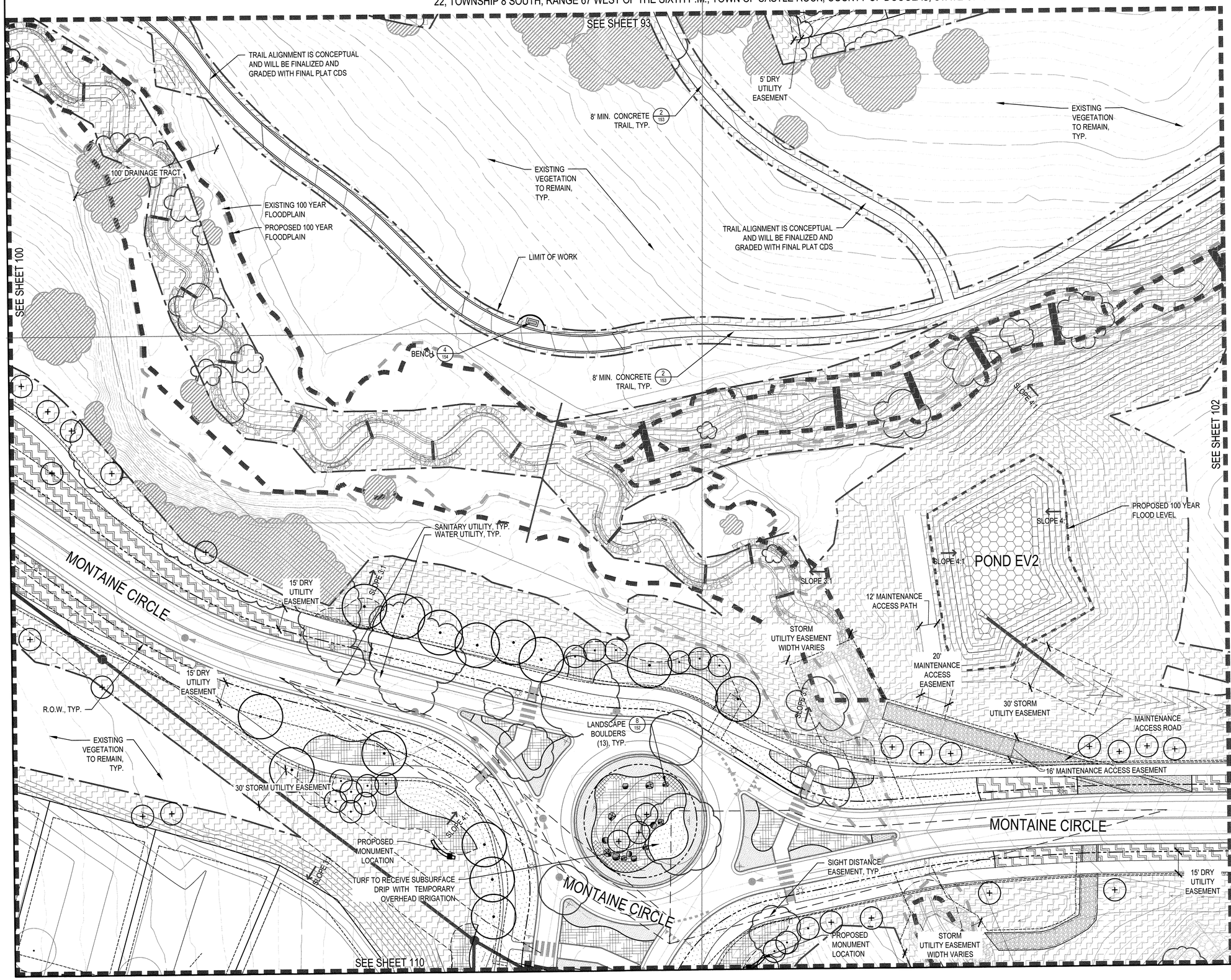
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK		
CHECKED BY:	SM, MR		
DATE:	01/16/2019		

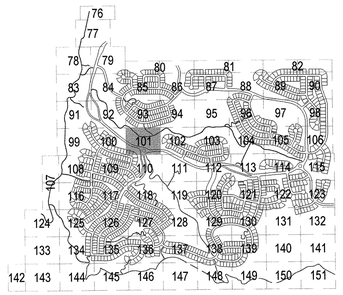
SHEET NUMBER: LANDSCAPE PLAN 100 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

SHEET NUMBER: LANDSCAPE PLAN 101 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 94

EXISTING VEGETATION TO REMAIN, TYP.

EXISTING VEGETATION TO REMAIN, TYP.

8' MIN. CONCRETE TRAIL, TYP. (2/103)

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED AND GRADED WITH FINAL PLAT CDS

SLOPE 4:1

EXISTING 100 YEAR FLOODPLAIN

PROPOSED 100 YEAR FLOODPLAIN

SLOPE 3:1

DRAINAGE TRACT, WIDTH VARIES

SEE SHEET 101

SEE SHEET 103

LIMIT OF WORK

R.O.W., TYP.

10' DRY UTILITY EASEMENT

WELDED TUFF TRAIL

25' STORM UTILITY EASEMENT

SANITARY UTILITY, TYP.

WATER UTILITY, TYP.

20' SANITARY UTILITY EASEMENT

10' DRY UTILITY EASEMENT

MAIL KIOSK

WELDED TUFF TRAIL

INTERSECTION SAFETY TRIANGLES, TYP.

15' DRY UTILITY EASEMENT

R.O.W., TYP.

SIGHT DISTANCE EASEMENT, TYP.

10' DRY UTILITY EASEMENT

WELDED TUFF TRAIL

MONTAINE CIRCLE

SLOPE 4:1

15' DRY UTILITY EASEMENT

SIGHT DISTANCE EASEMENT, TYP.

SLOPE 4:1

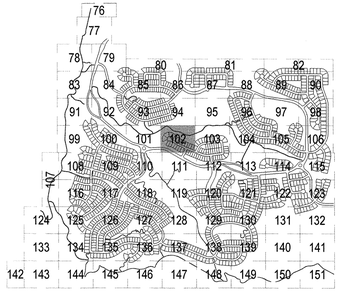
MONK RD.

SLOPE 4:1

10' DRY UTILITY EASEMENT

SEE SHEET 111

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel. (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

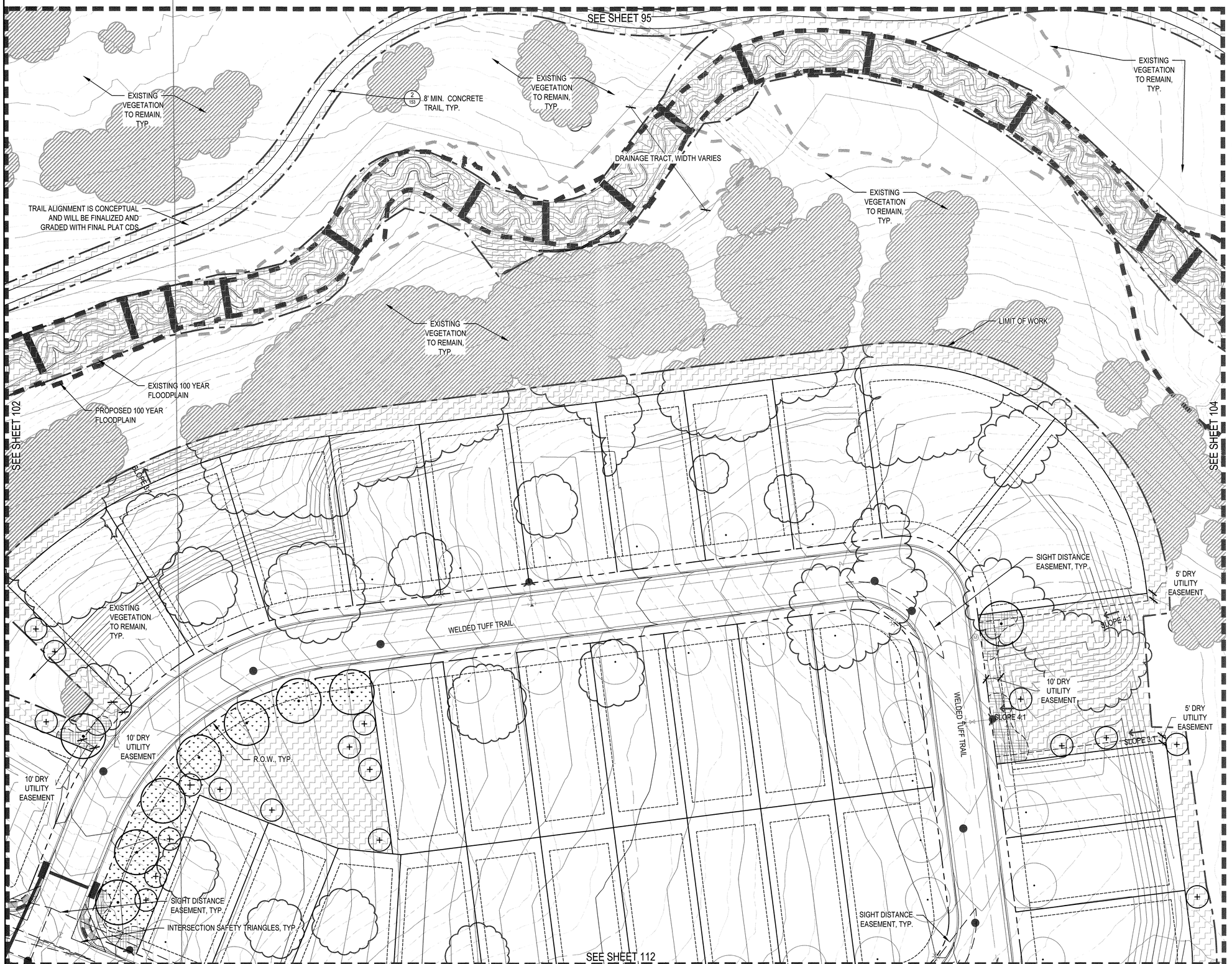
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

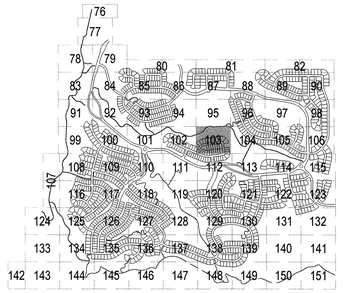
SHEET NUMBER
LANDSCAPE PLAN
102
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MUNCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

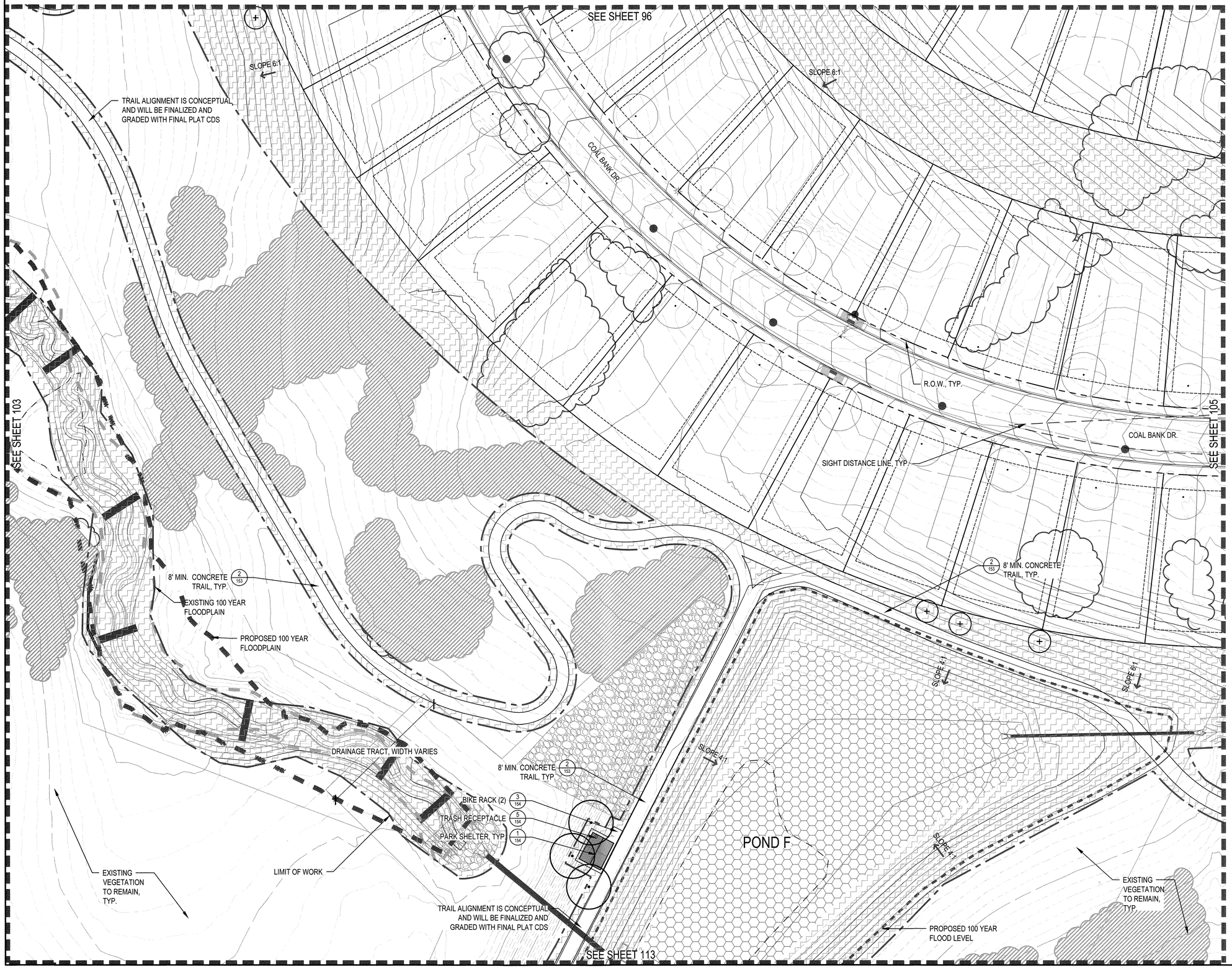
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK		
CHECKED BY:	SM, MR	DATE:	01/16/2019

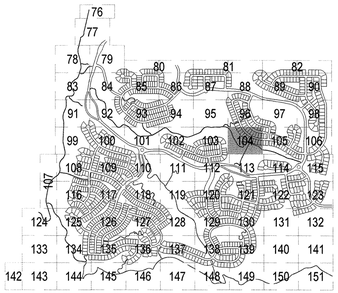
SHEET NUMBER: LANDSCAPE PLAN 103 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'
1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534--6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Init.
		Appr.
		Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

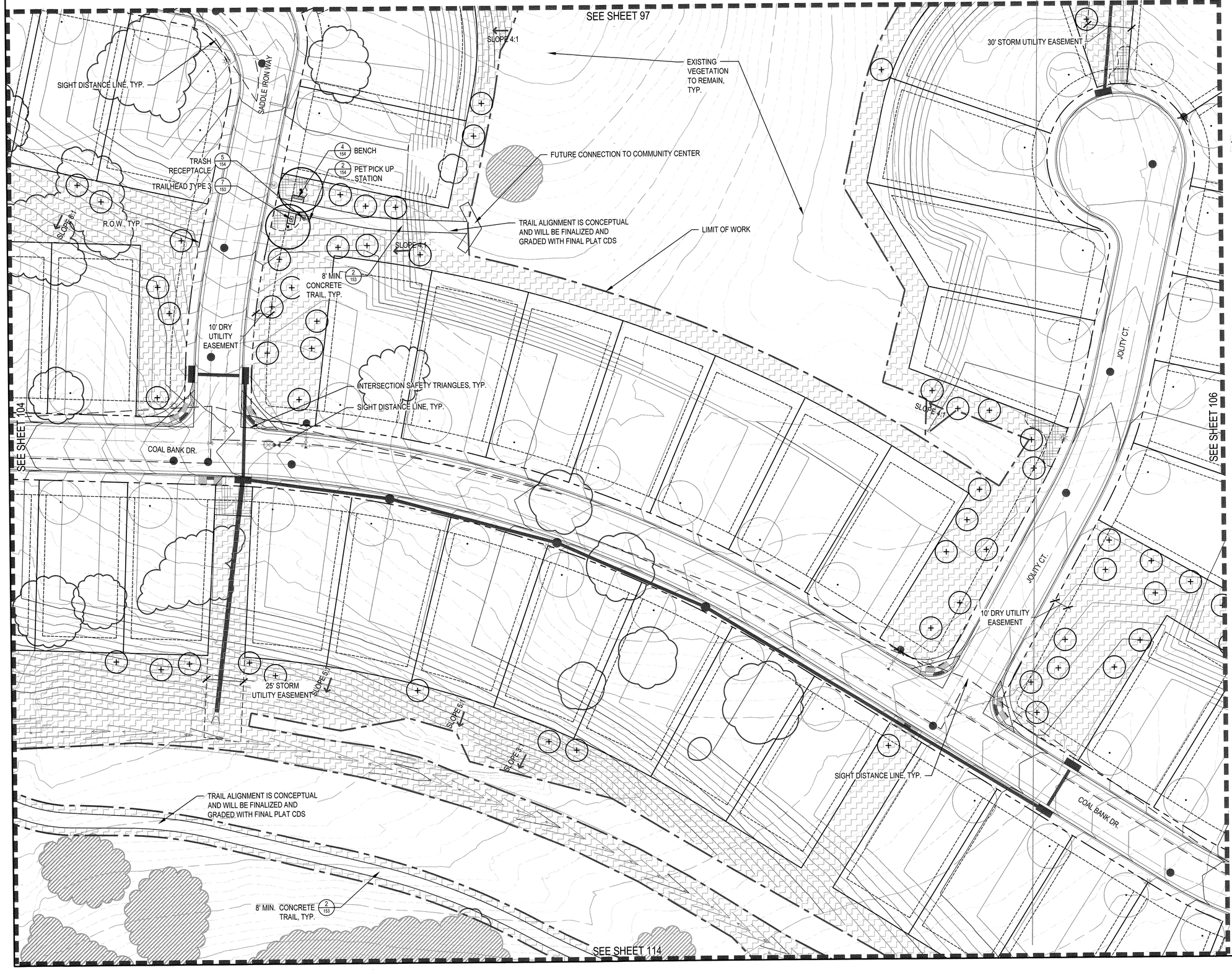
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

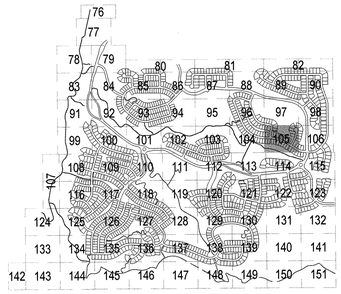
SHEET NUMBER: LANDSCAPE PLAN 104 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MUNCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1186
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

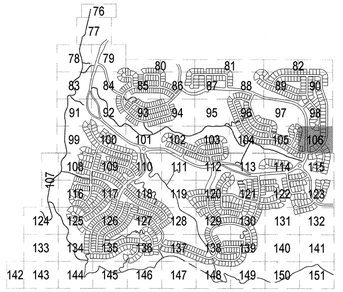
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

SHEET NUMBER: LANDSCAPE PLAN 105 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

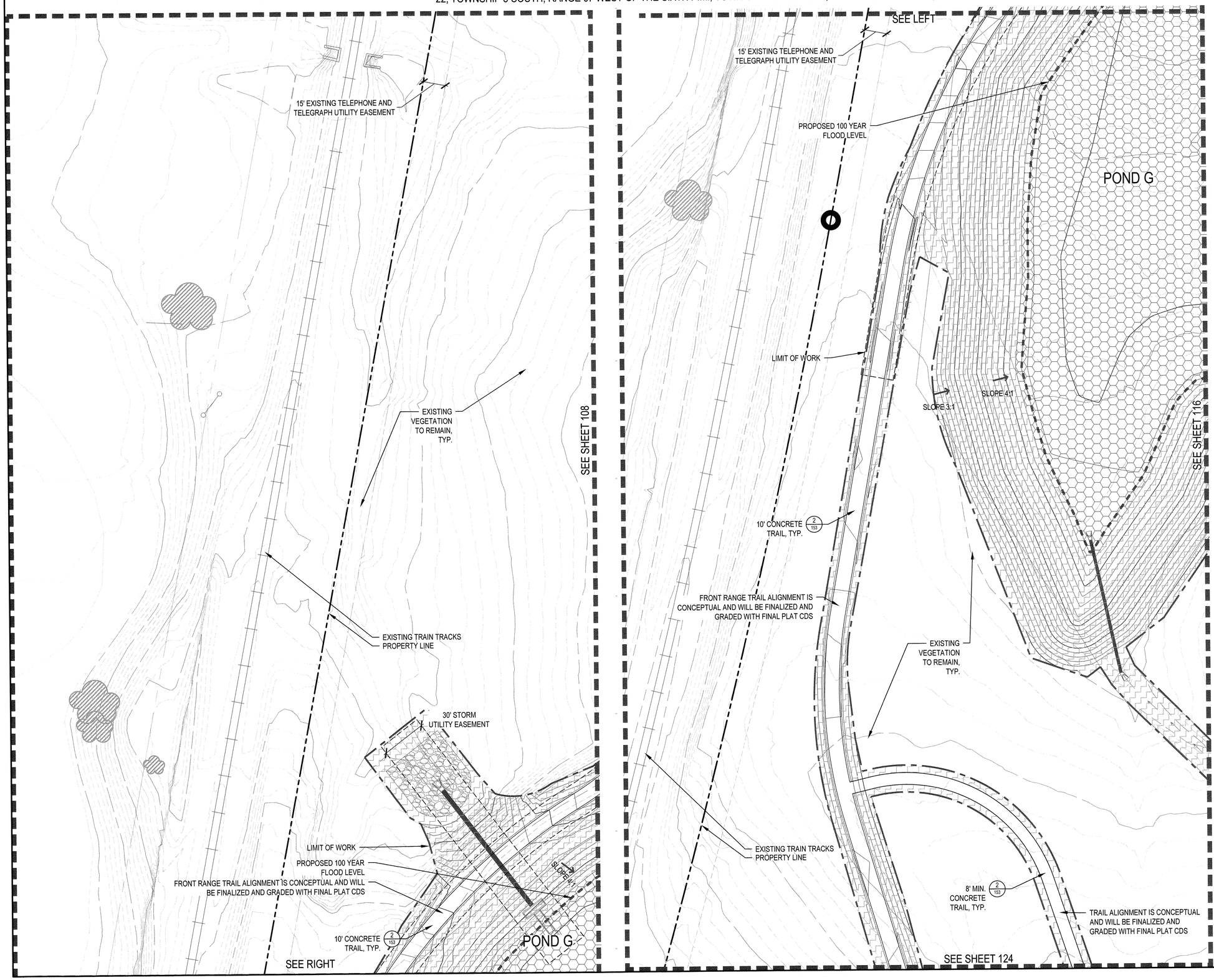
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

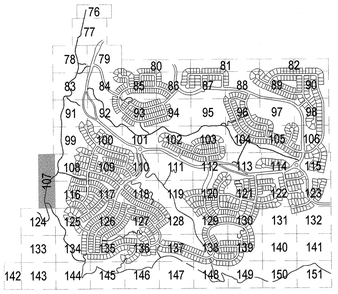
SHEET NUMBER: LANDSCAPE PLAN
106
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

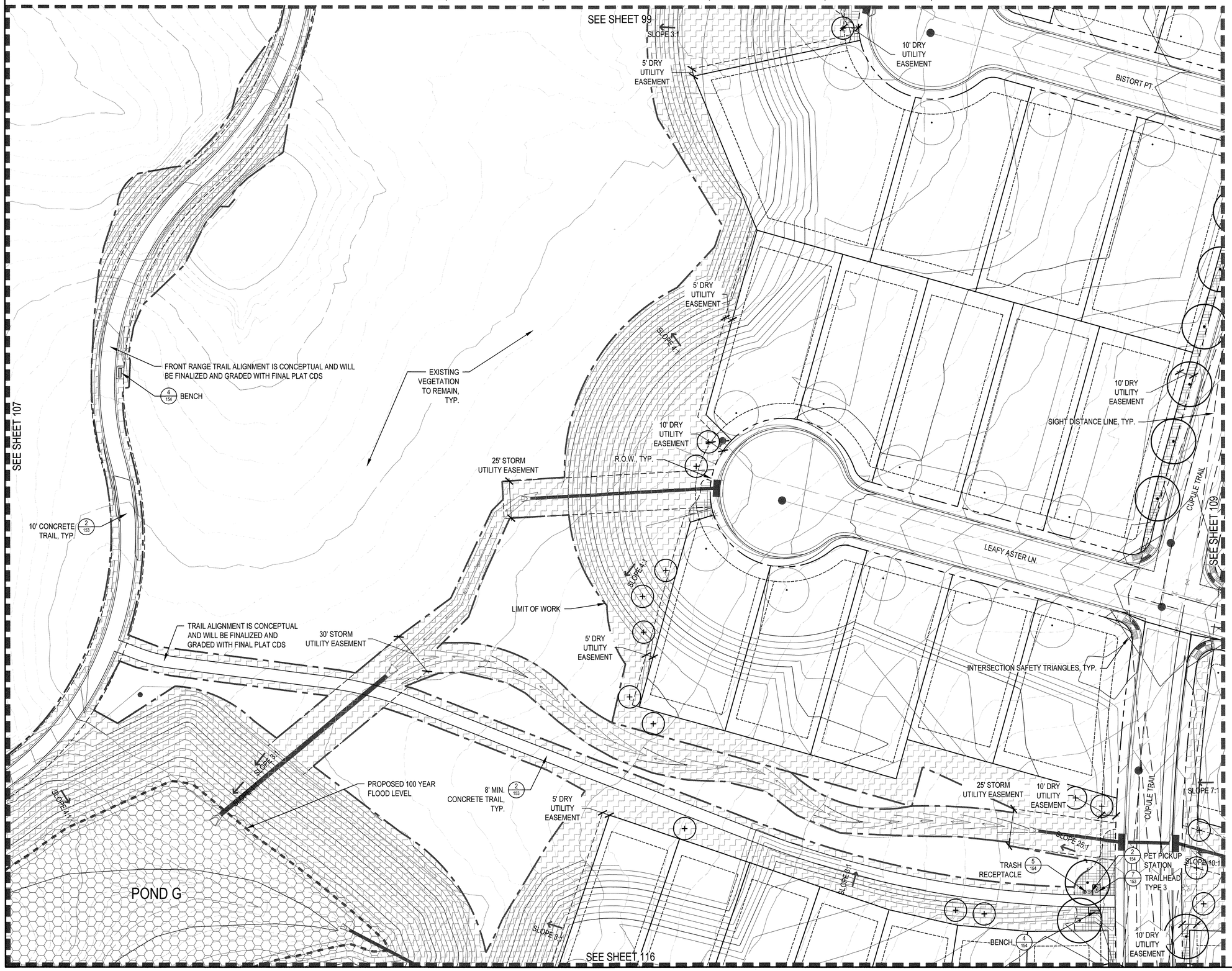
SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/16/2019

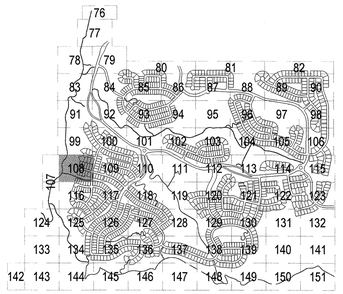
SHEET NUMBER: LANDSCAPE PLAN 107 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel. (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

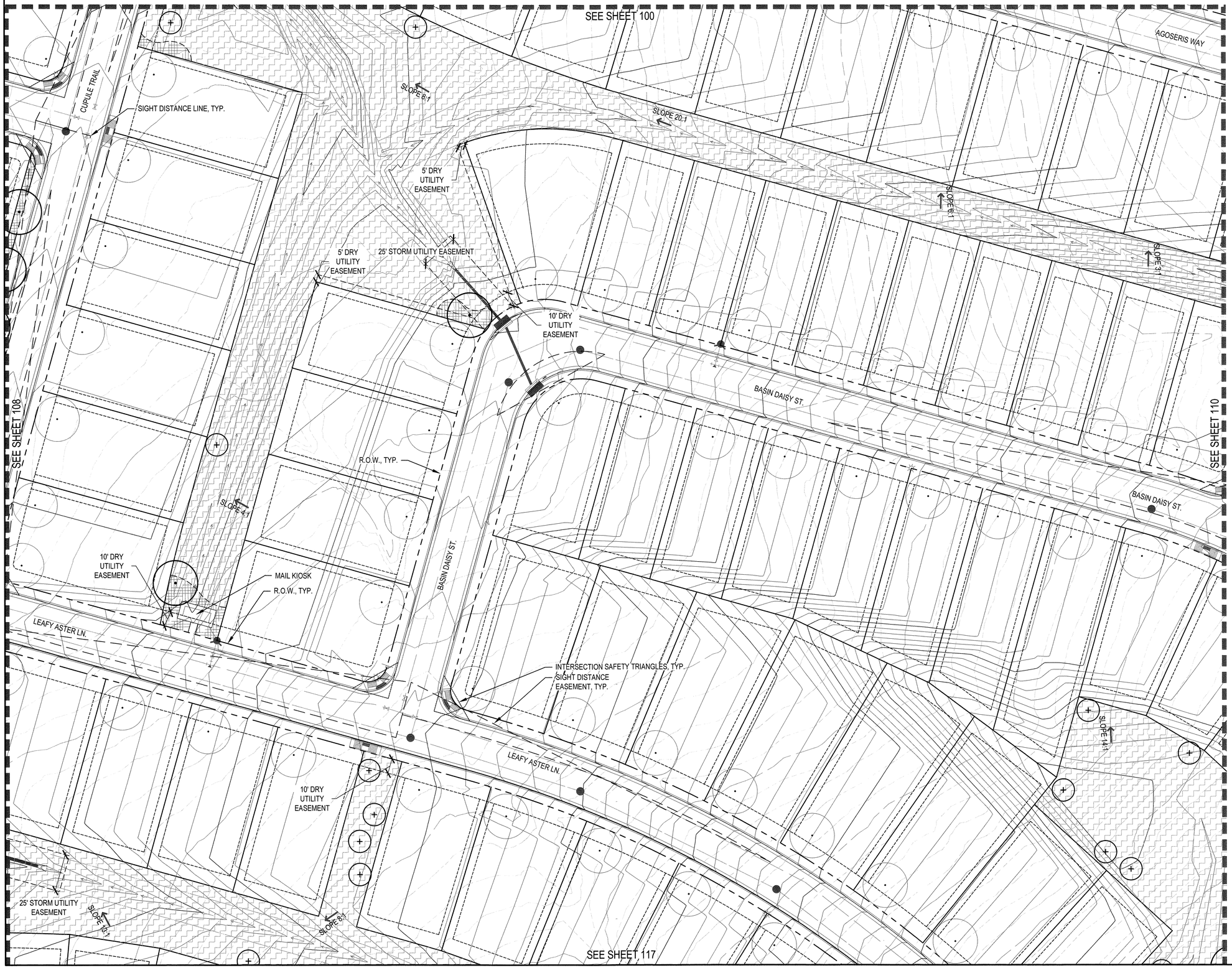
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

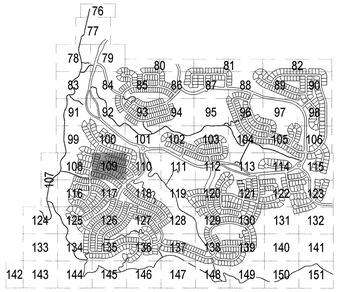
SHEET NUMBER: LANDSCAPE PLAN 108 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

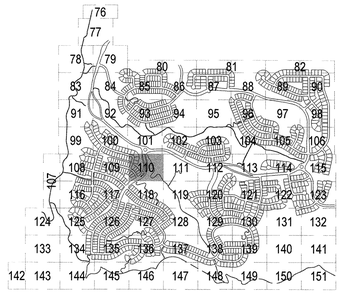
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

SHEET NUMBER: LANDSCAPE PLAN 109 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MUNCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

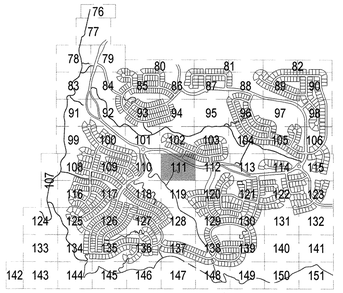
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

SHEET NUMBER: LANDSCAPE PLAN 110 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534--6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

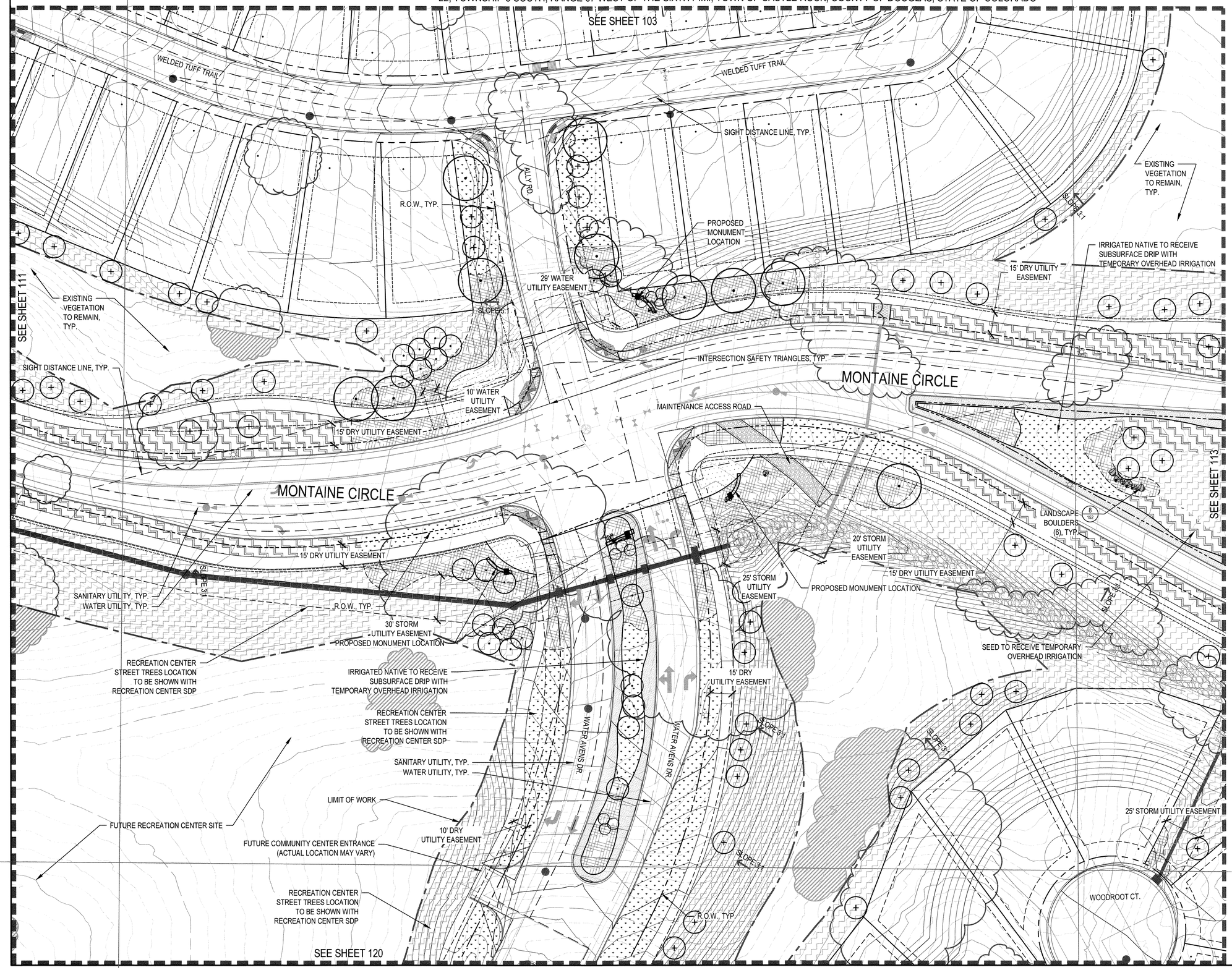
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

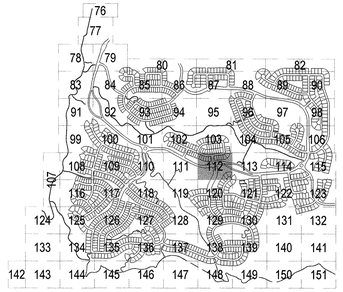
SHEET NUMBER: LANDSCAPE PLAN 111 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MAUCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com
NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

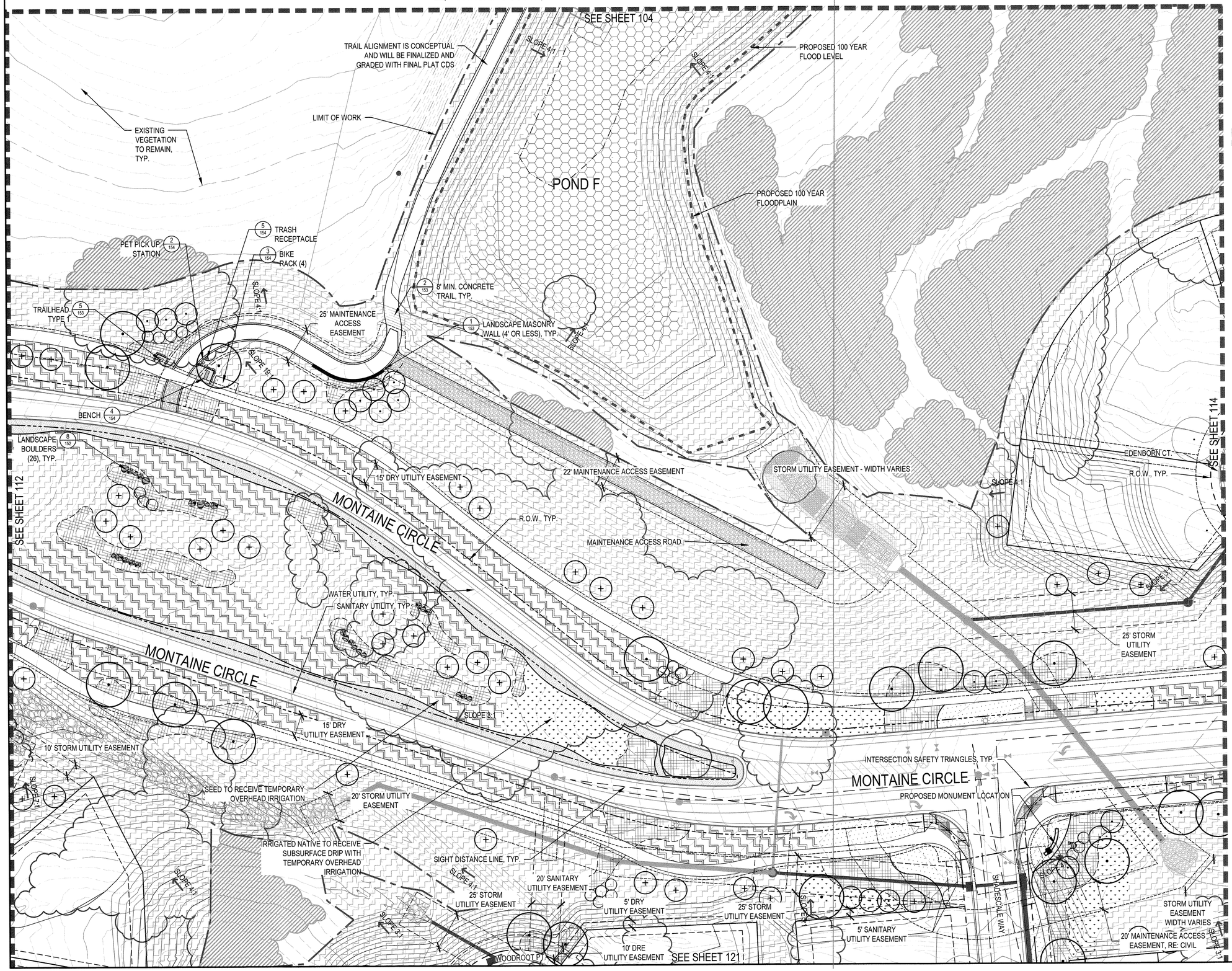
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK		
CHECKED BY:	SM, MR	DATE:	01/16/2019

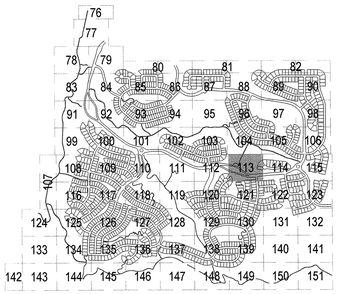
SHEET NUMBER: LANDSCAPE PLAN 112 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	FILE NO:
AS SHOWN	8130304801

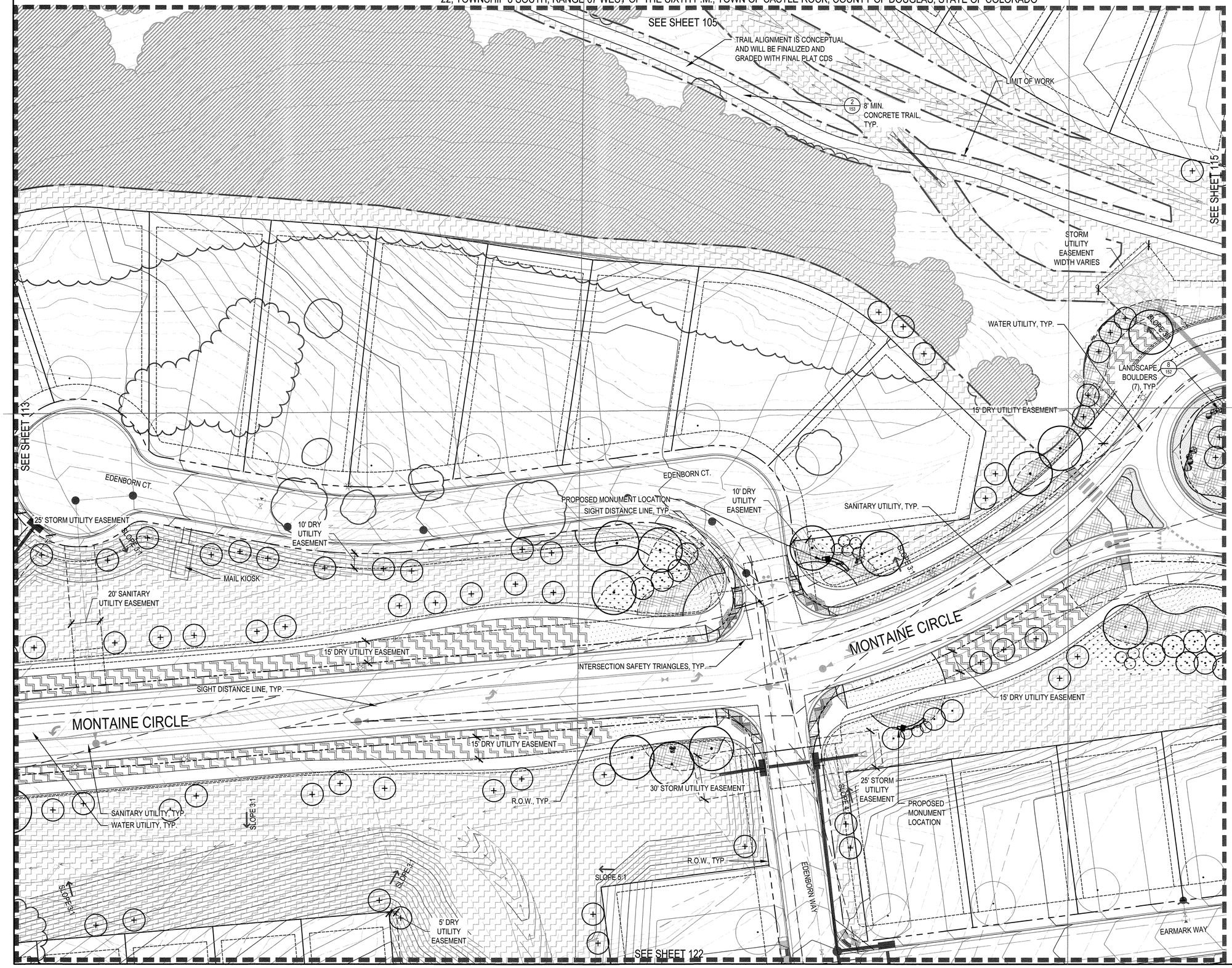
DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/18/2019

SHEET NUMBER: 113 of 156

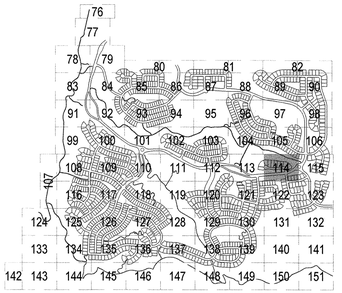
LANDSCAPE PLAN

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date

Appr.	Init.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE EAST, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel. (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

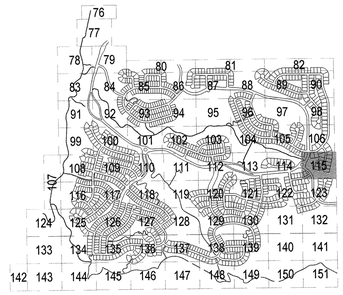
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN 114 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

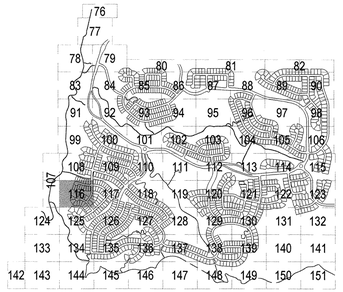
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN 115 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

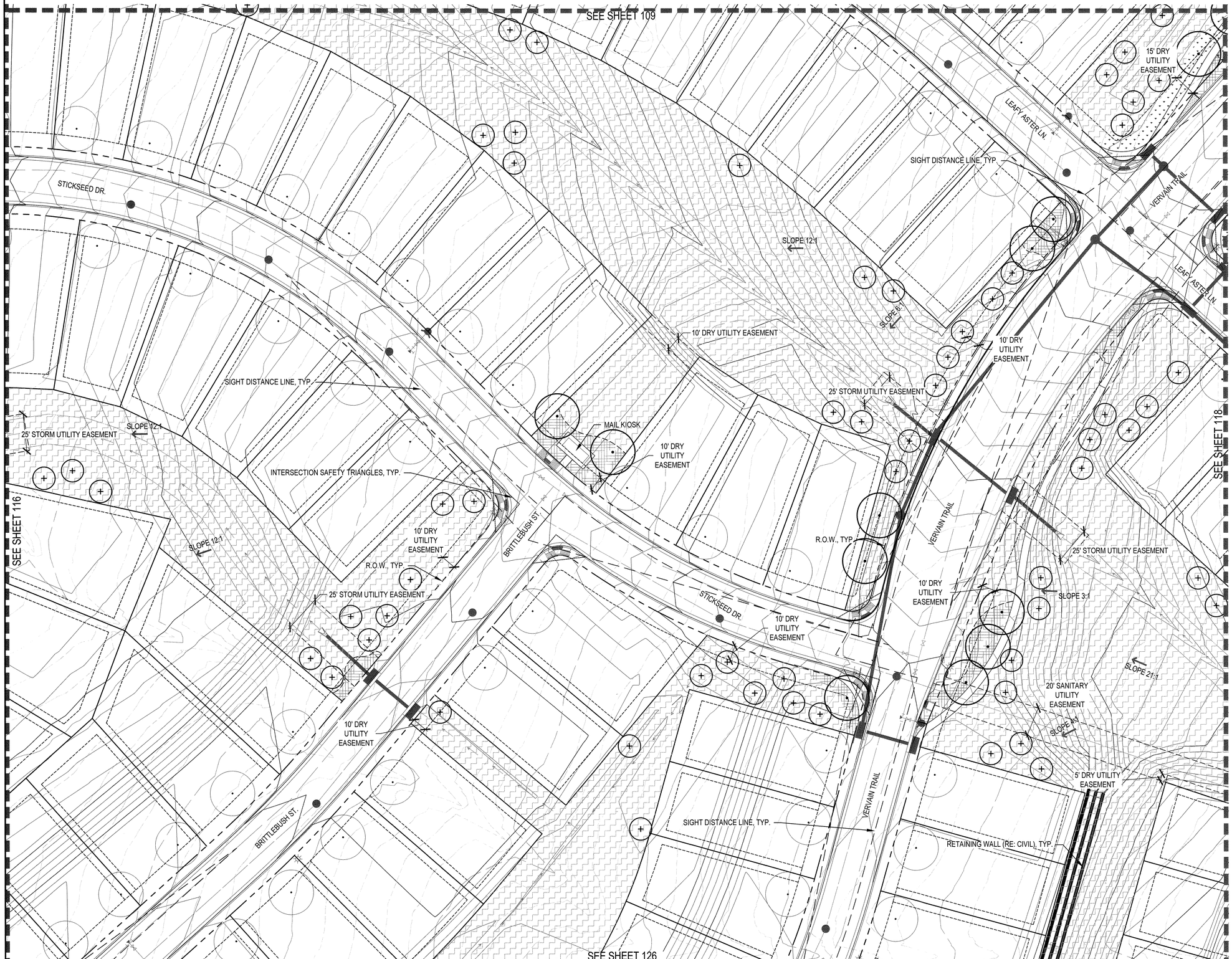
SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/16/2019

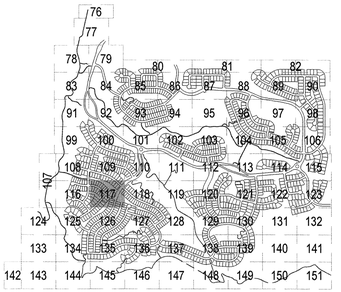
SHEET NUMBER: LANDSCAPE PLAN 116 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

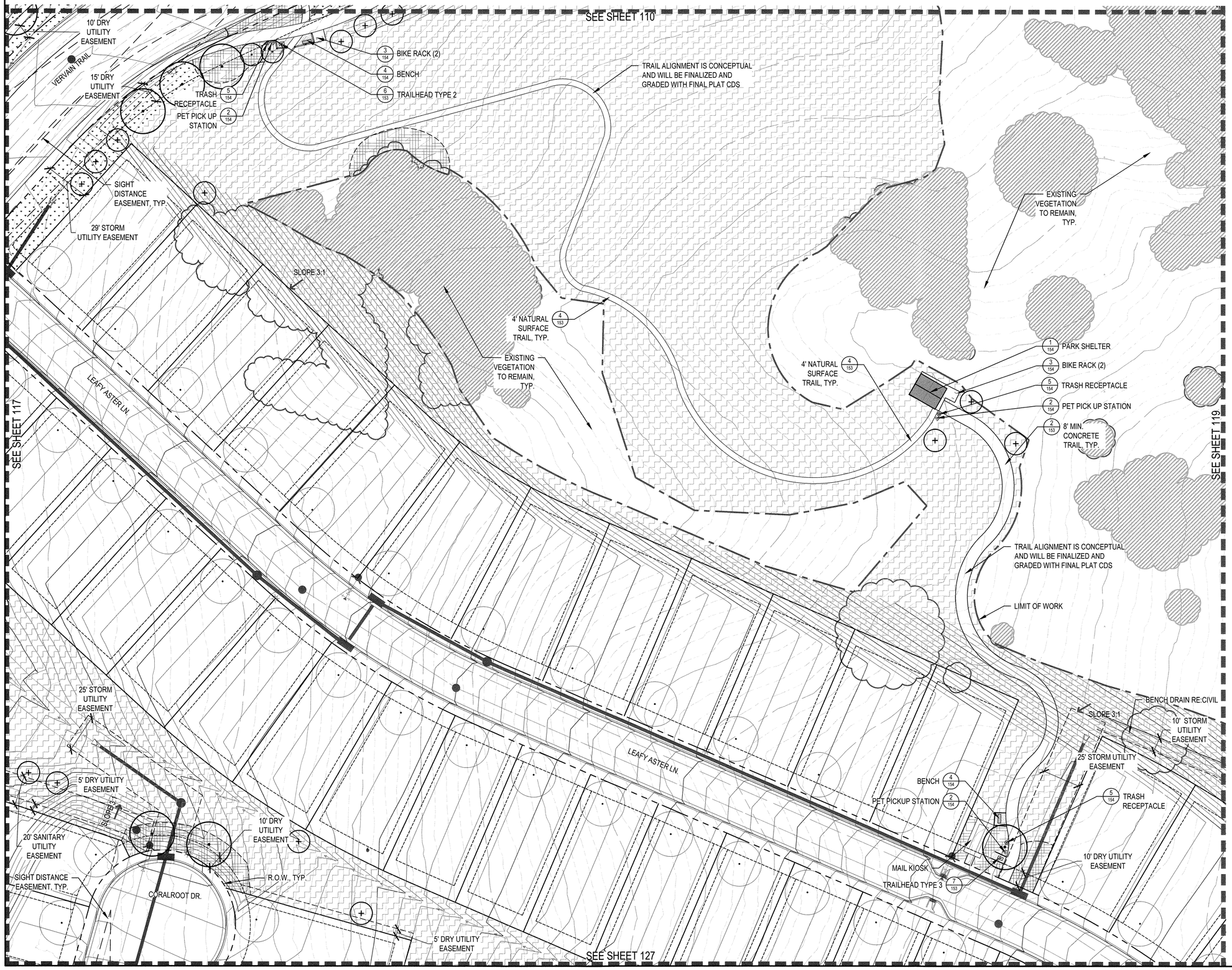
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK SK		
CHECKED BY:	SM, MR	DATE:	01/16/2019

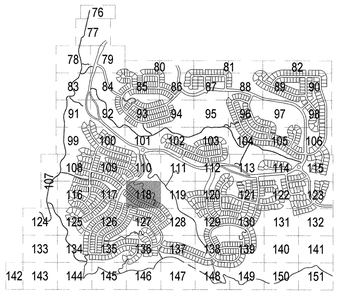
SHEET NUMBER: LANDSCAPE PLAN 117 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

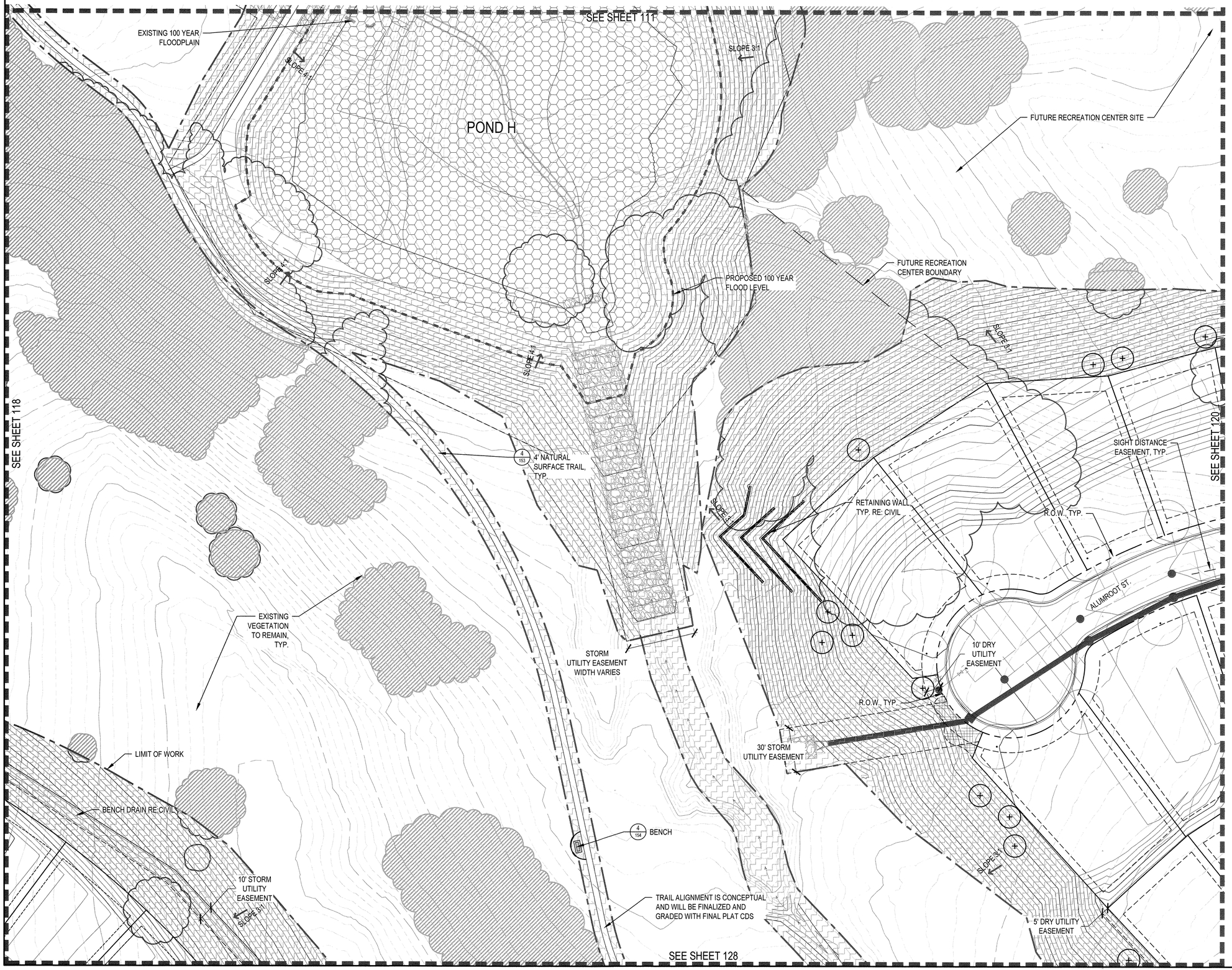
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK		
CHECKED BY:	SM, MR		
DATE:	01/16/2019		

SHEET NUMBER: 118 of 156

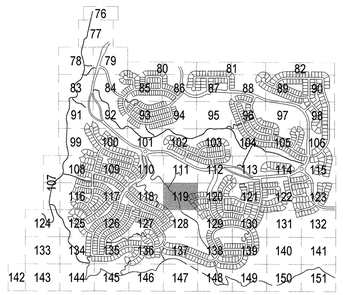
LANDSCAPE PLAN

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

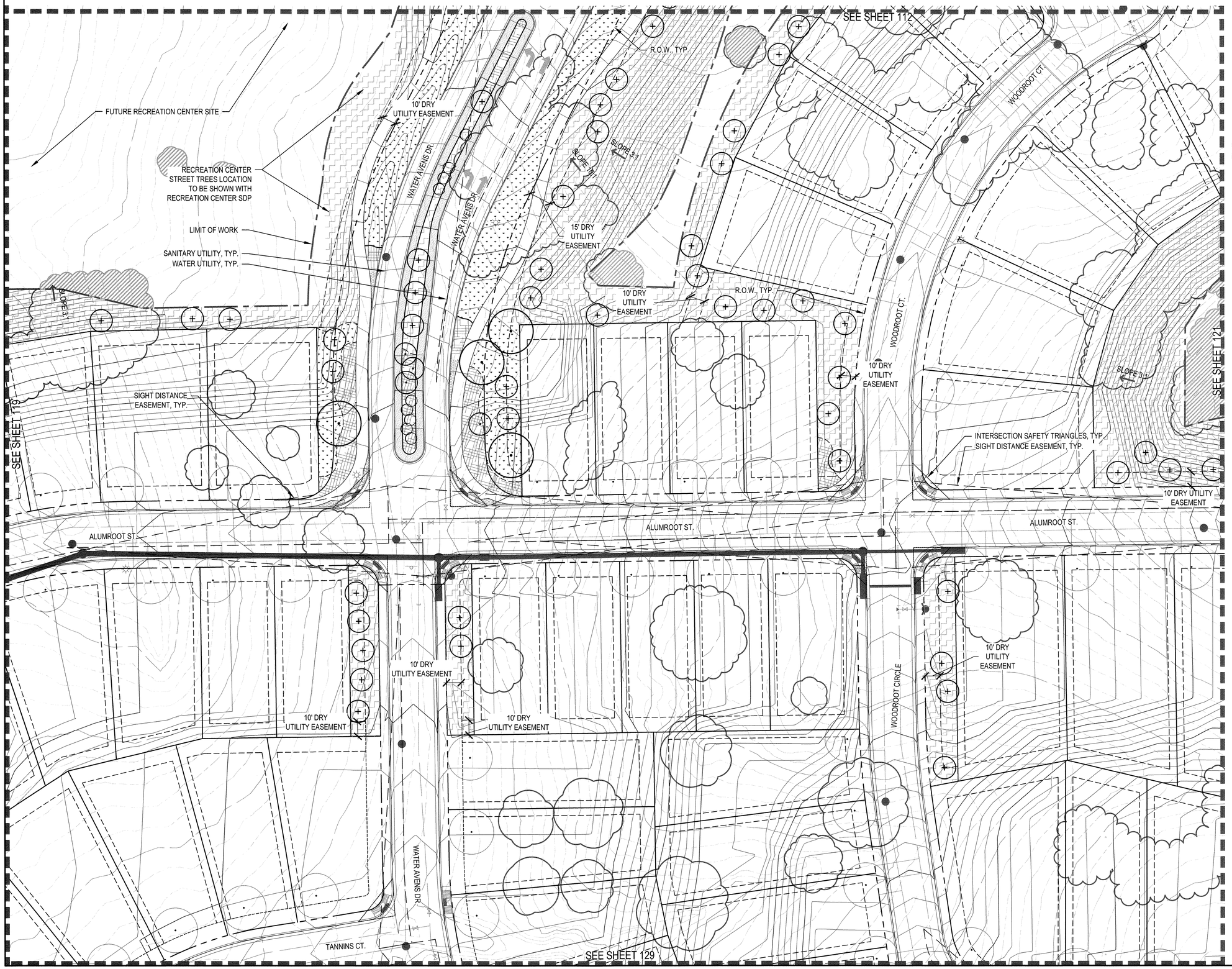
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

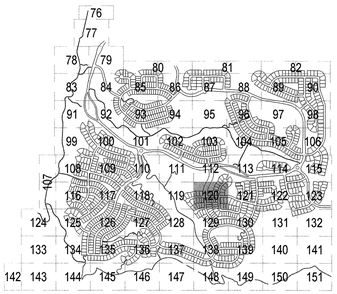
SHEET NUMBER: LANDSCAPE PLAN 119 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MAUNCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Init.
		Appr.
		Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

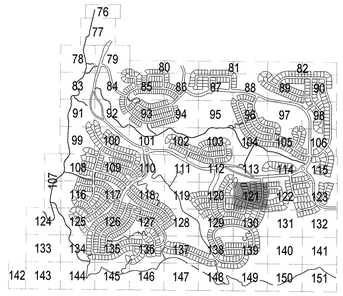
SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN 120 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Appr.
		Int.
		Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

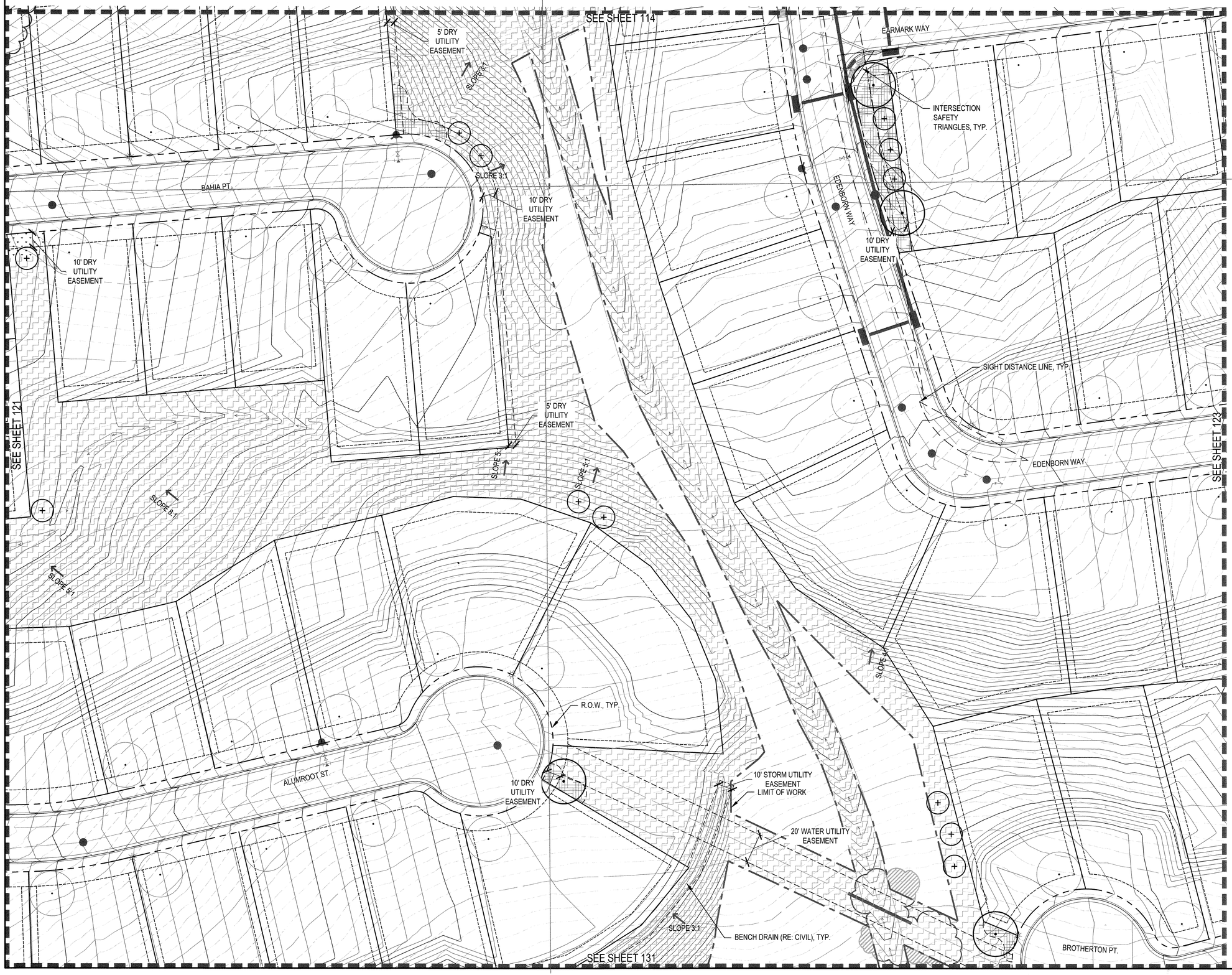
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN
FILE NO:	8130304801
DRAWN BY:	MR, TK, SK
CHECKED BY:	SM, MR
DATE:	01/16/2019

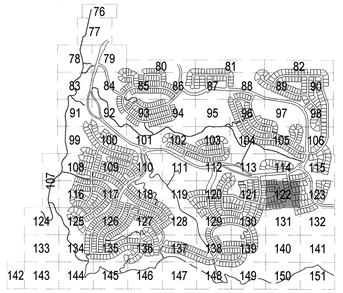
SHEET NUMBER: LANDSCAPE PLAN 121 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

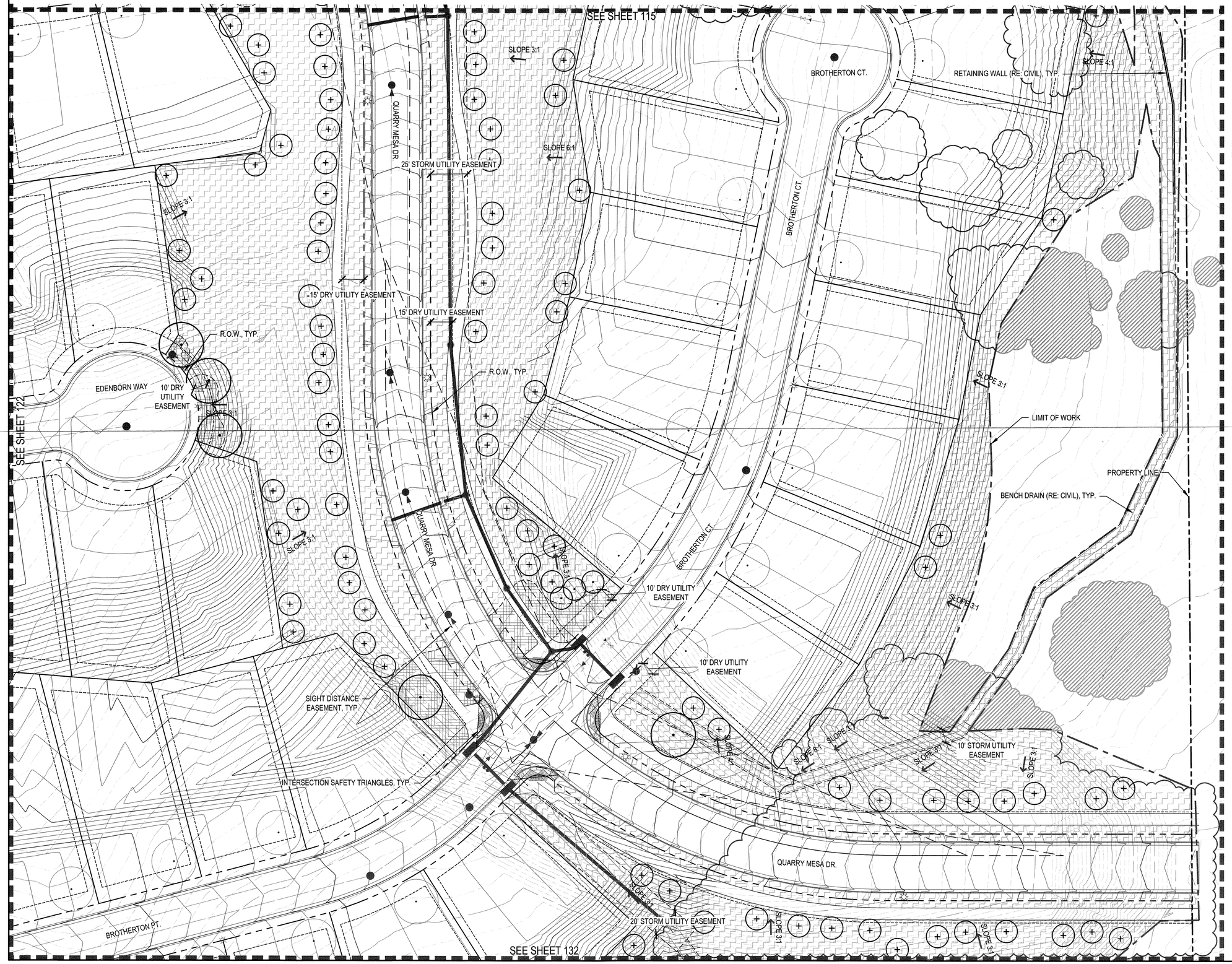
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN
DRAWN BY:	MR, TK, SK
CHECKED BY:	SM, MR
DATE:	01/16/2019
FILE NO:	8130304801

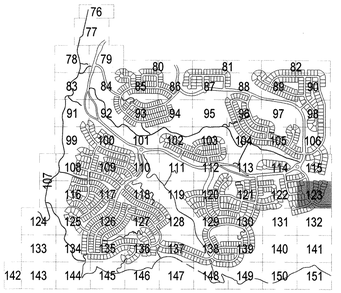
SHEET NUMBER: LANDSCAPE PLAN 122 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

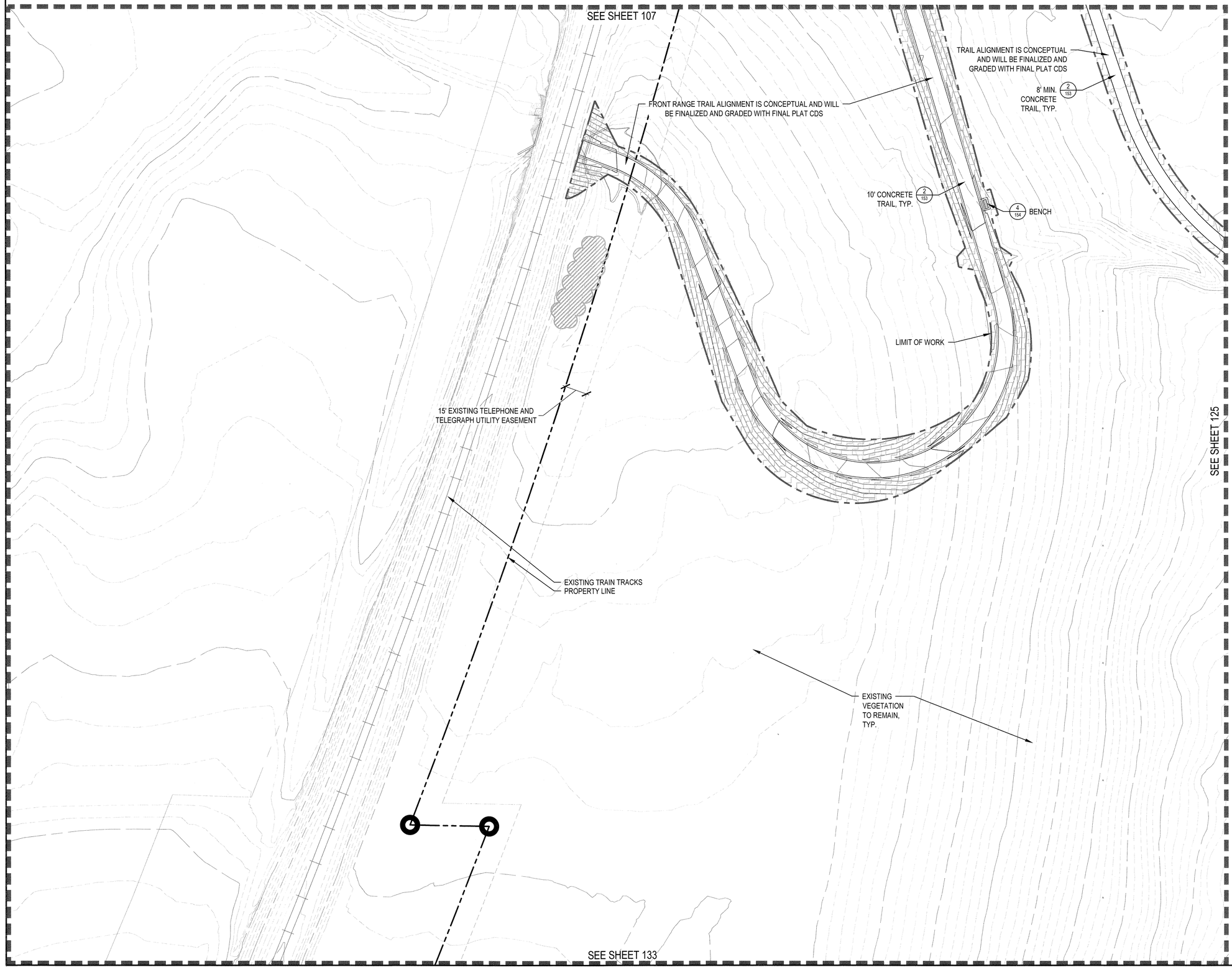
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

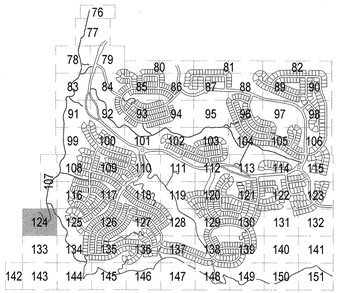
SHEET NUMBER: LANDSCAPE PLAN 123 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

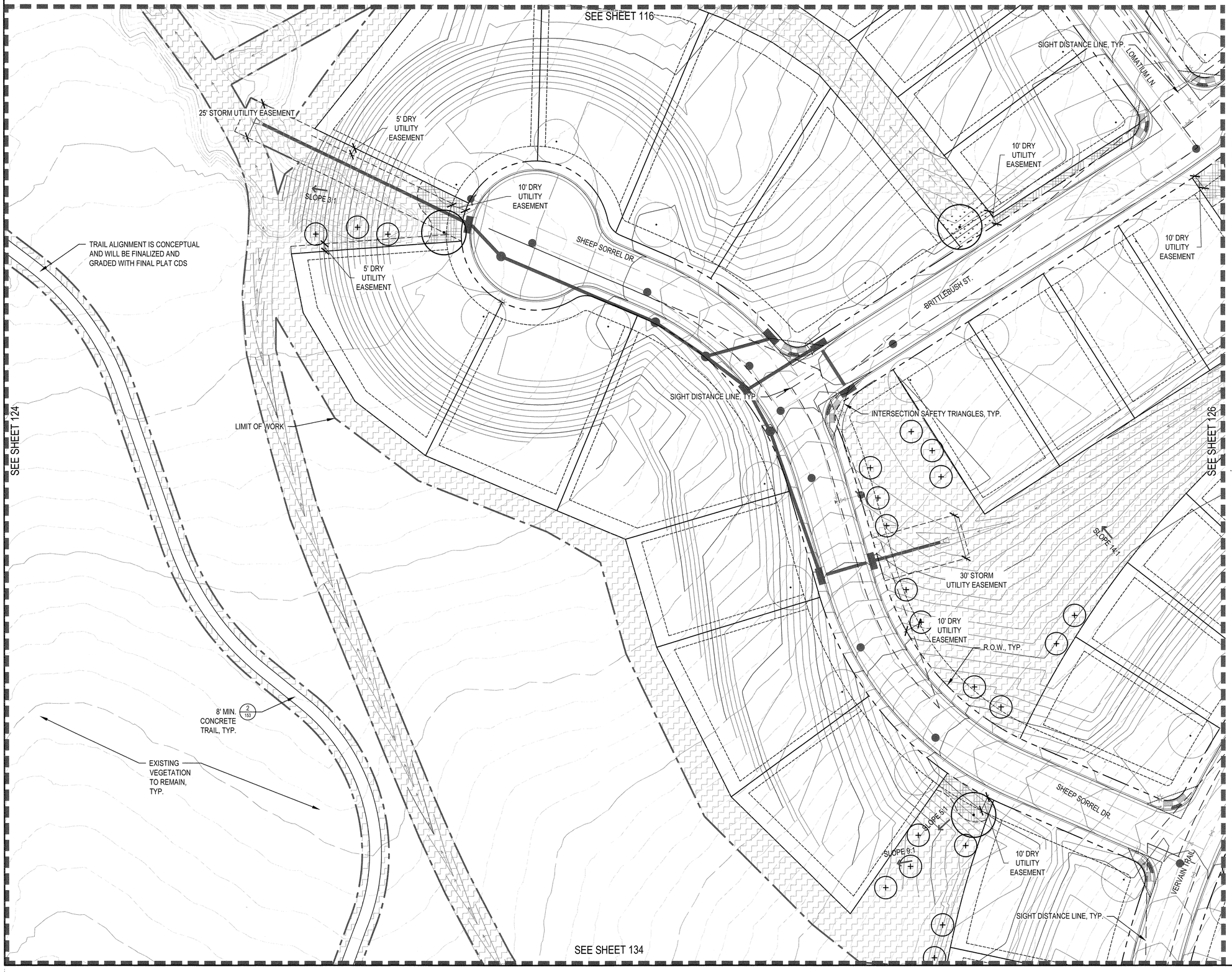
SHEET NUMBER: LANDSCAPE PLAN

124

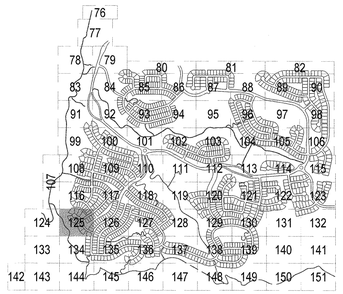
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

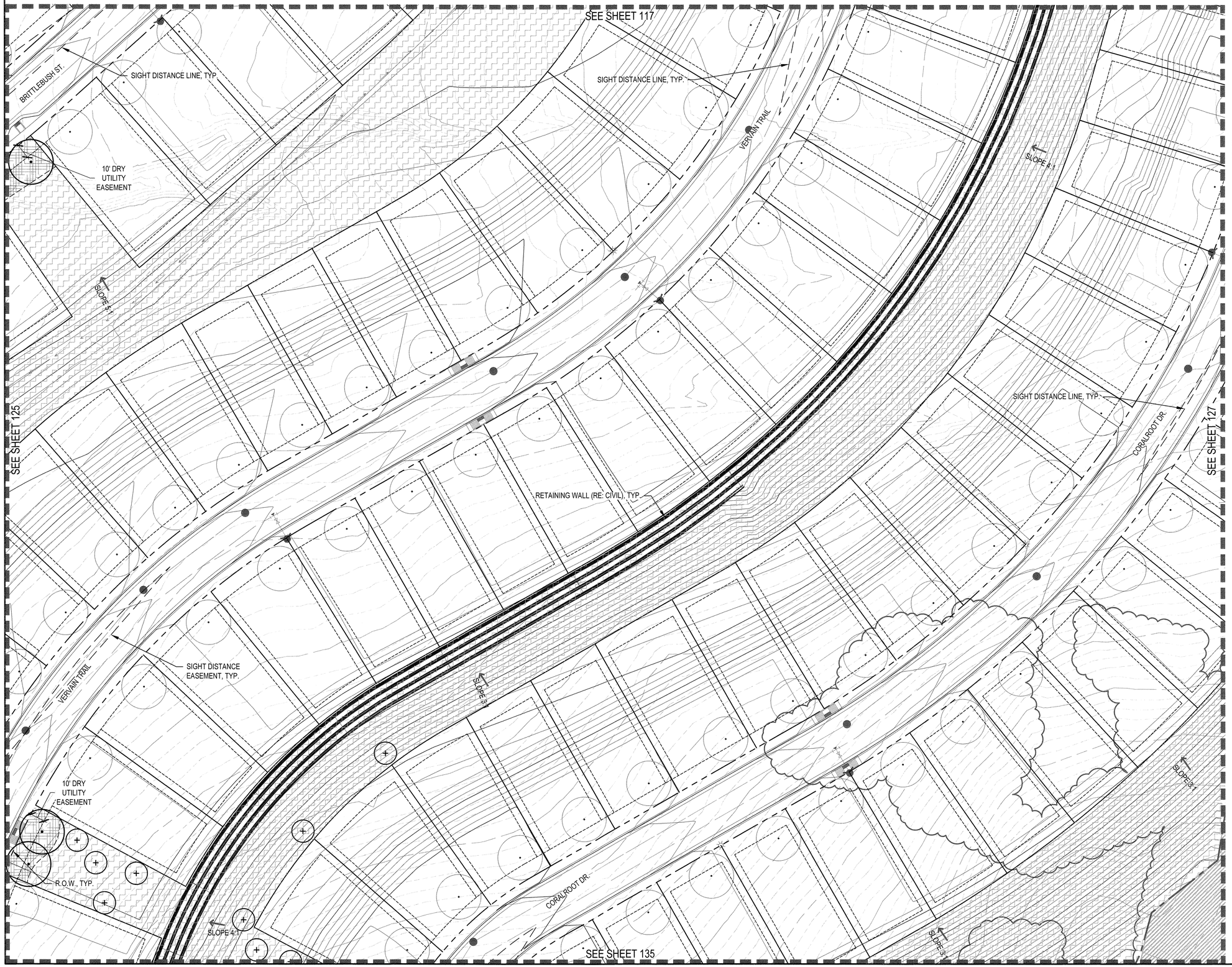
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

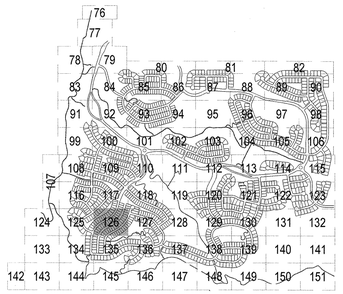
SHEET NUMBER: LANDSCAPE PLAN 125 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

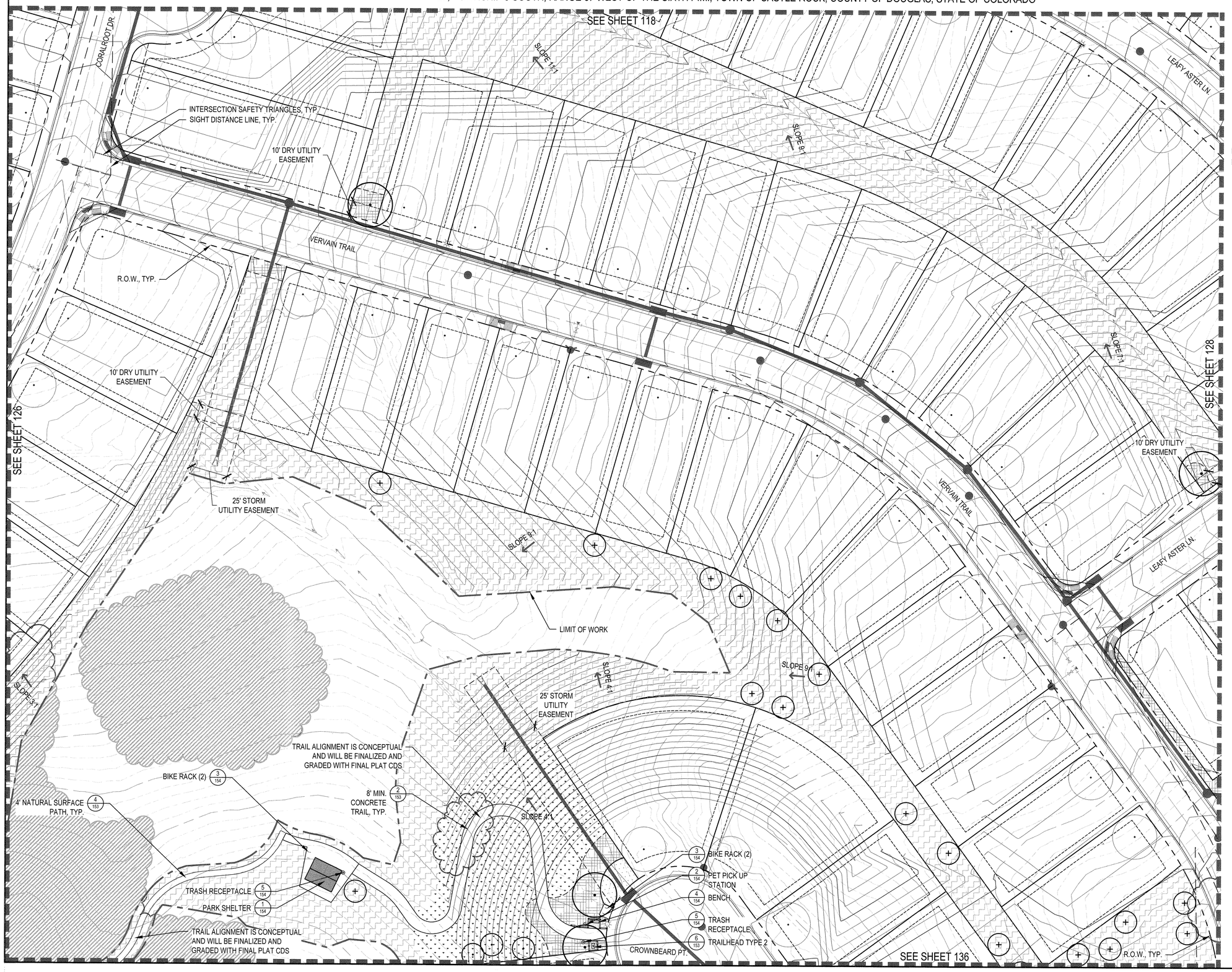
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

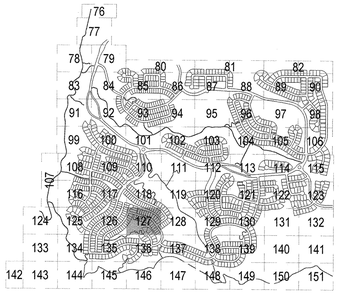
SHEET NUMBER: LANDSCAPE PLAN
126
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'
1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

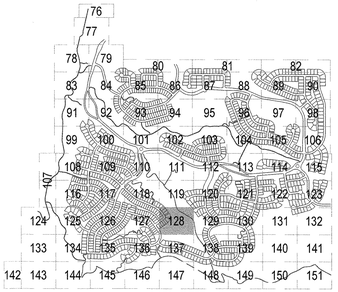
SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

SHEET NUMBER: LANDSCAPE PLAN 127 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

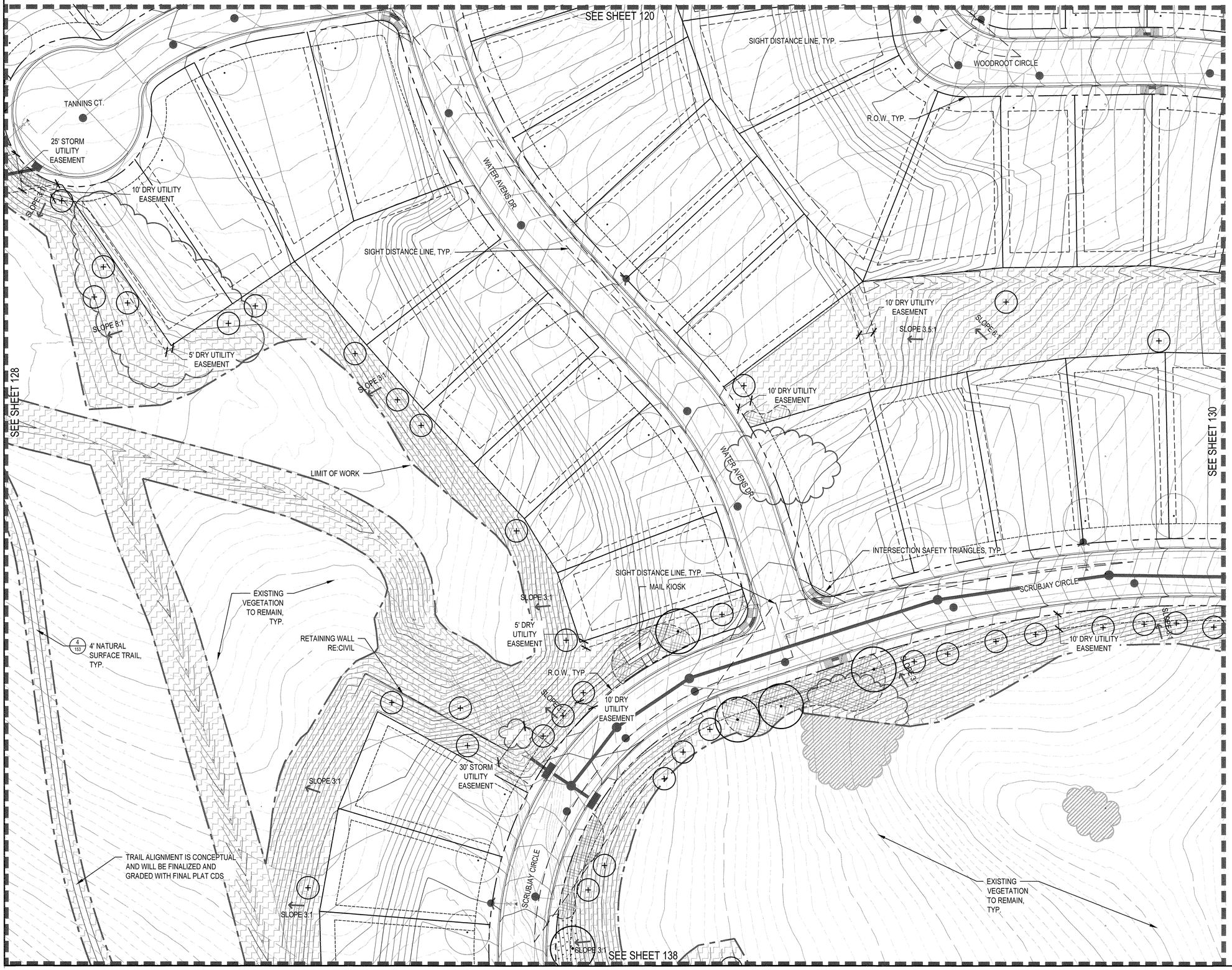
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

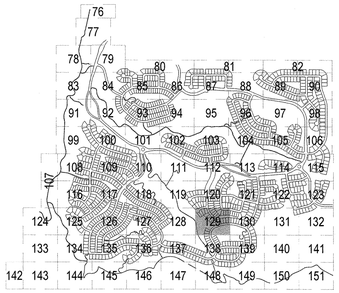
SHEET NUMBER: LANDSCAPE PLAN 128 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com
NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

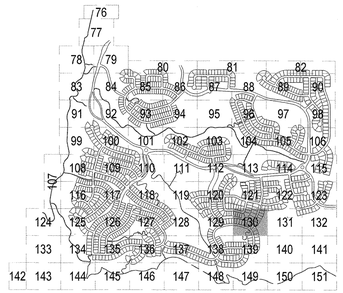
SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK, SK		
CHECKED BY:	SM, MR		
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN 129 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

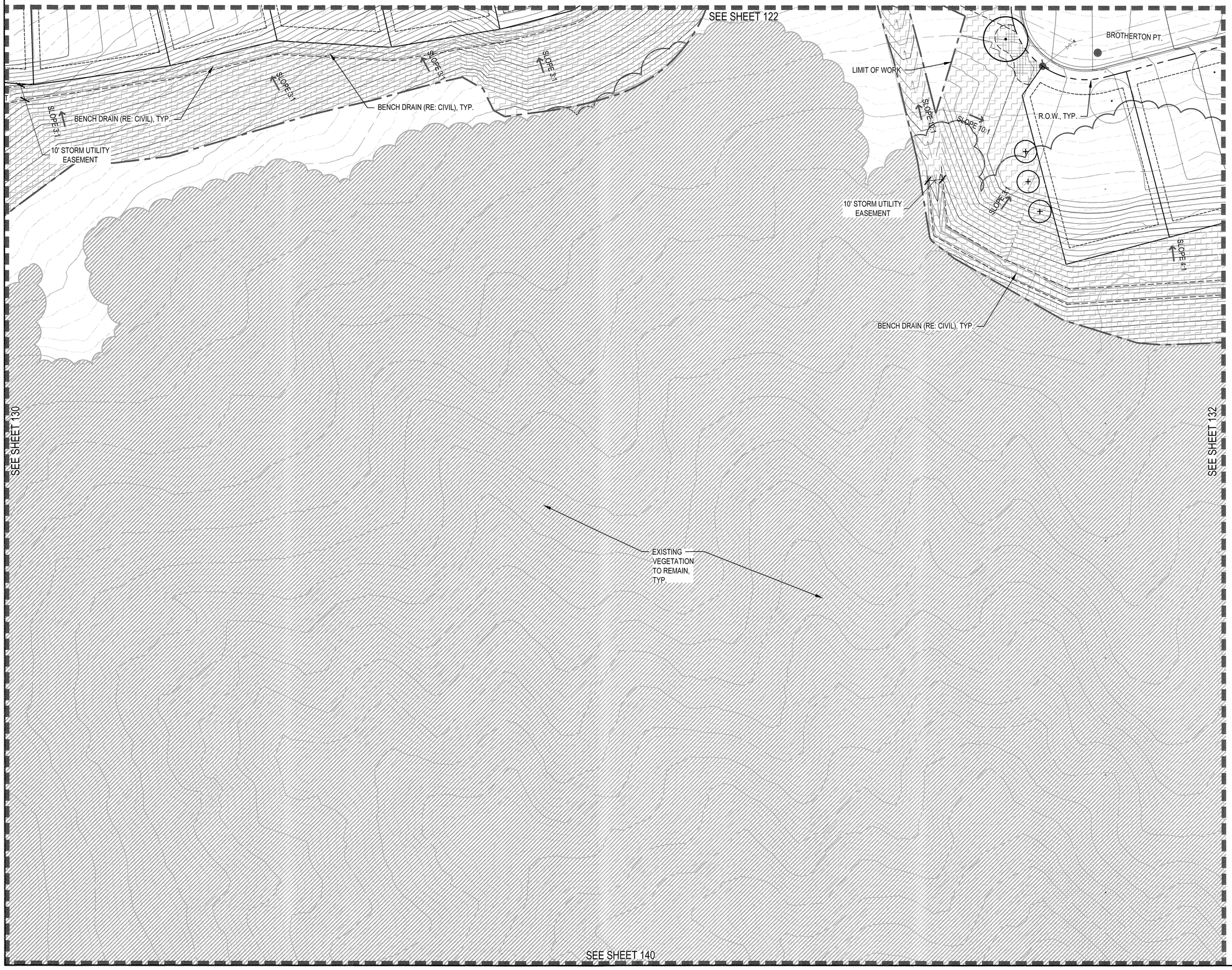
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK		
CHECKED BY:	SM, MR	DATE:	01/16/2019

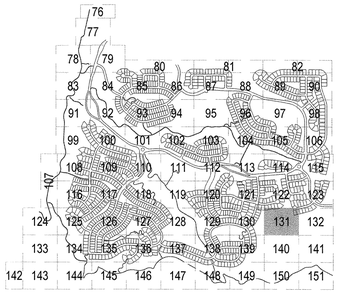
SHEET NUMBER: LANDSCAPE PLAN 130 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'
1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Init.
		Appr.
		Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

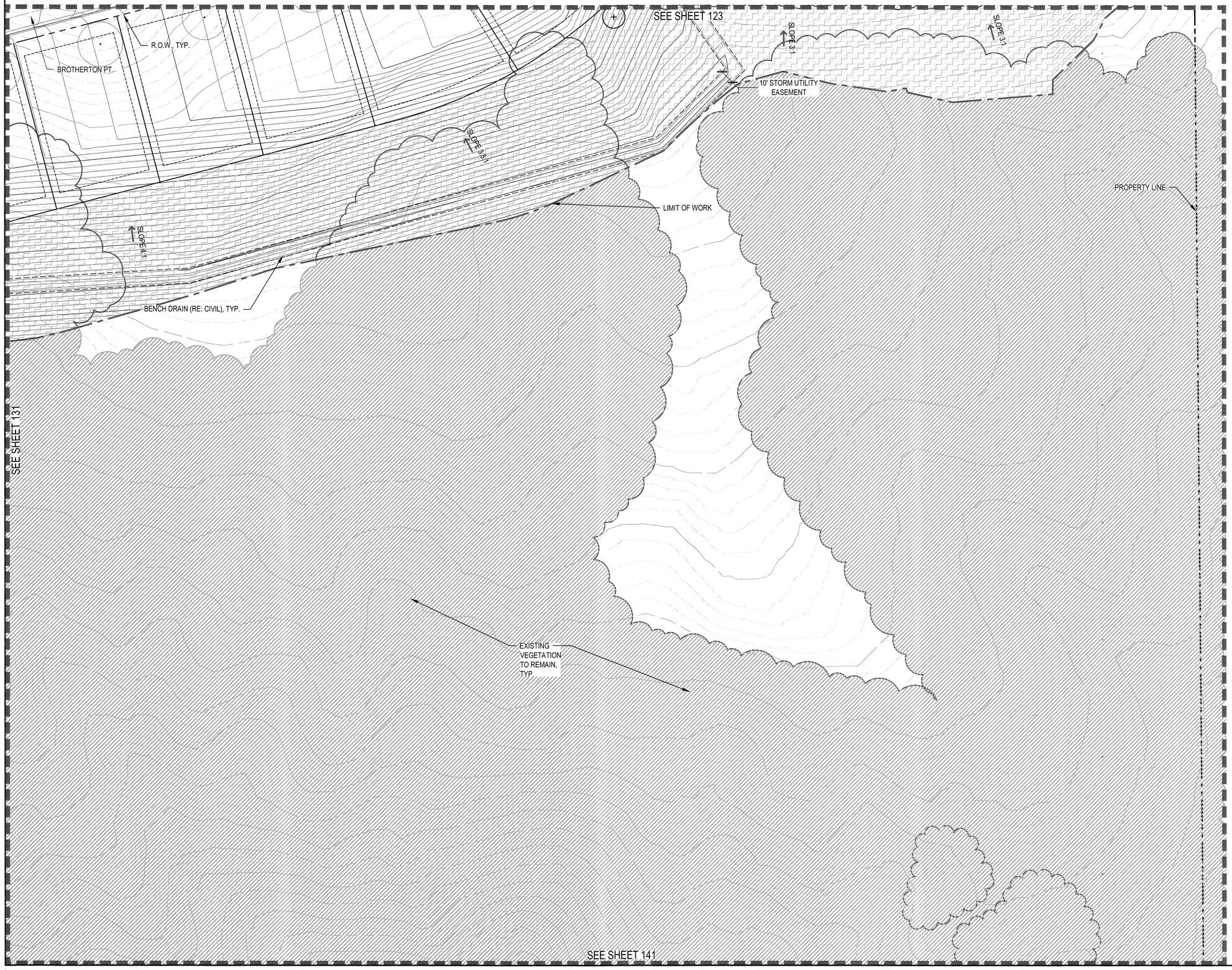
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN
FILE NO:	8130304801
DRAWN BY:	MR, TK, SK
CHECKED BY:	SM, MR
DATE:	01/16/2019
SHEET NUMBER	LANDSCAPE PLAN 131

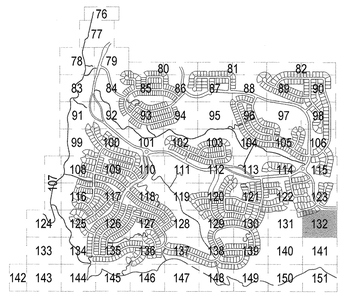
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Appr.	Init.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/16/2019

SHEET NUMBER: LANDSCAPE PLAN 132 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 124

15' EXISTING TELEPHONE AND TELEGRAPH UTILITY EASEMENT

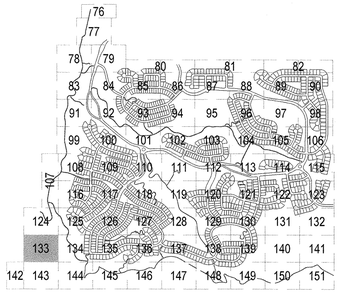
EXISTING TRAIN TRACKS PROPERTY LINE

EXISTING VEGETATION TO REMAIN, TYP.

SEE SHEET 134

SEE SHEET 143

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

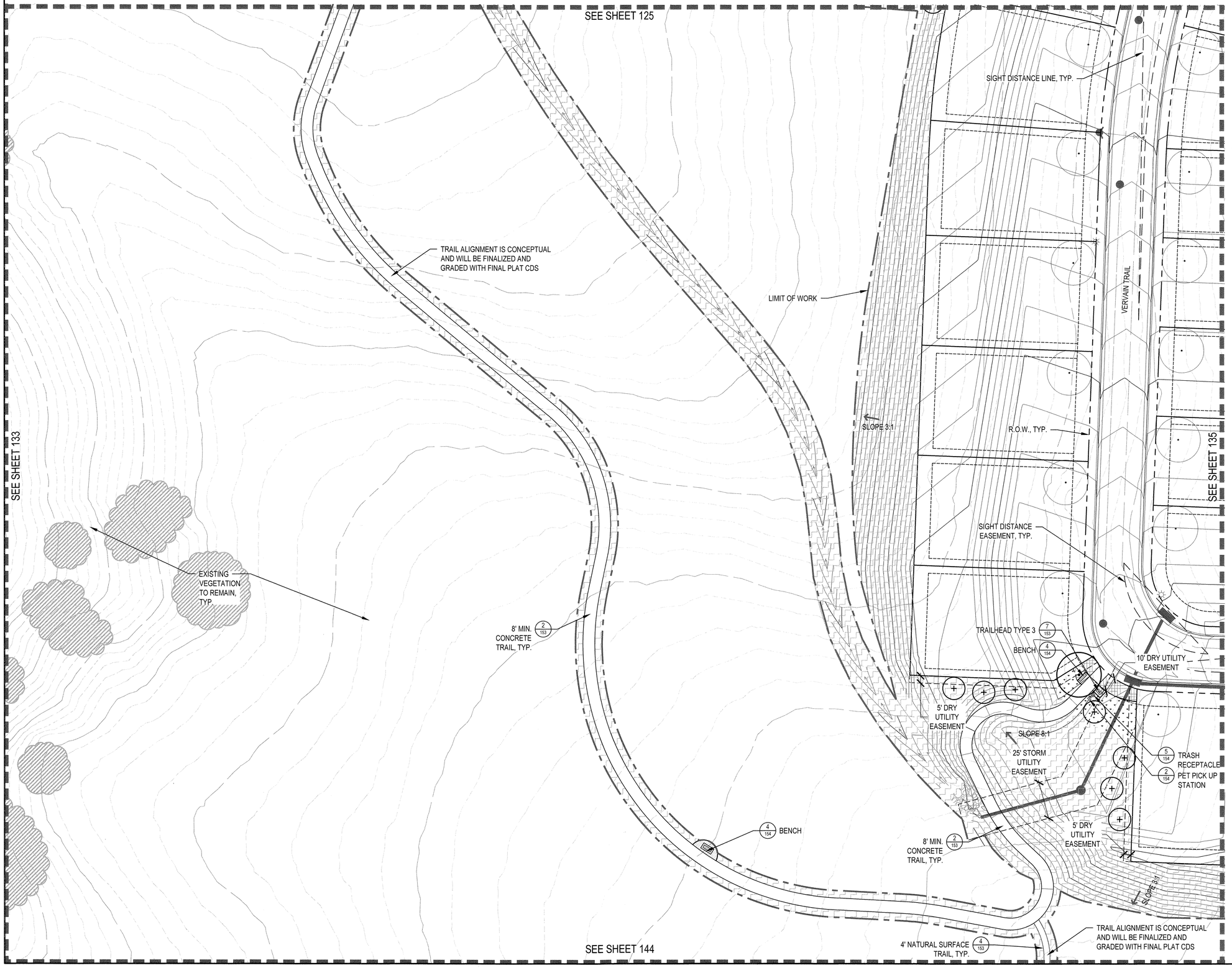
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

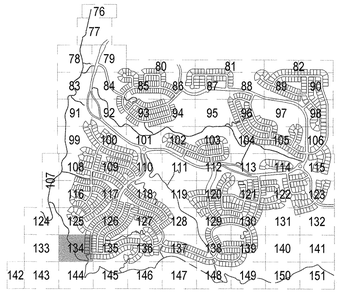
SHEET NUMBER: LANDSCAPE PLAN
133
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

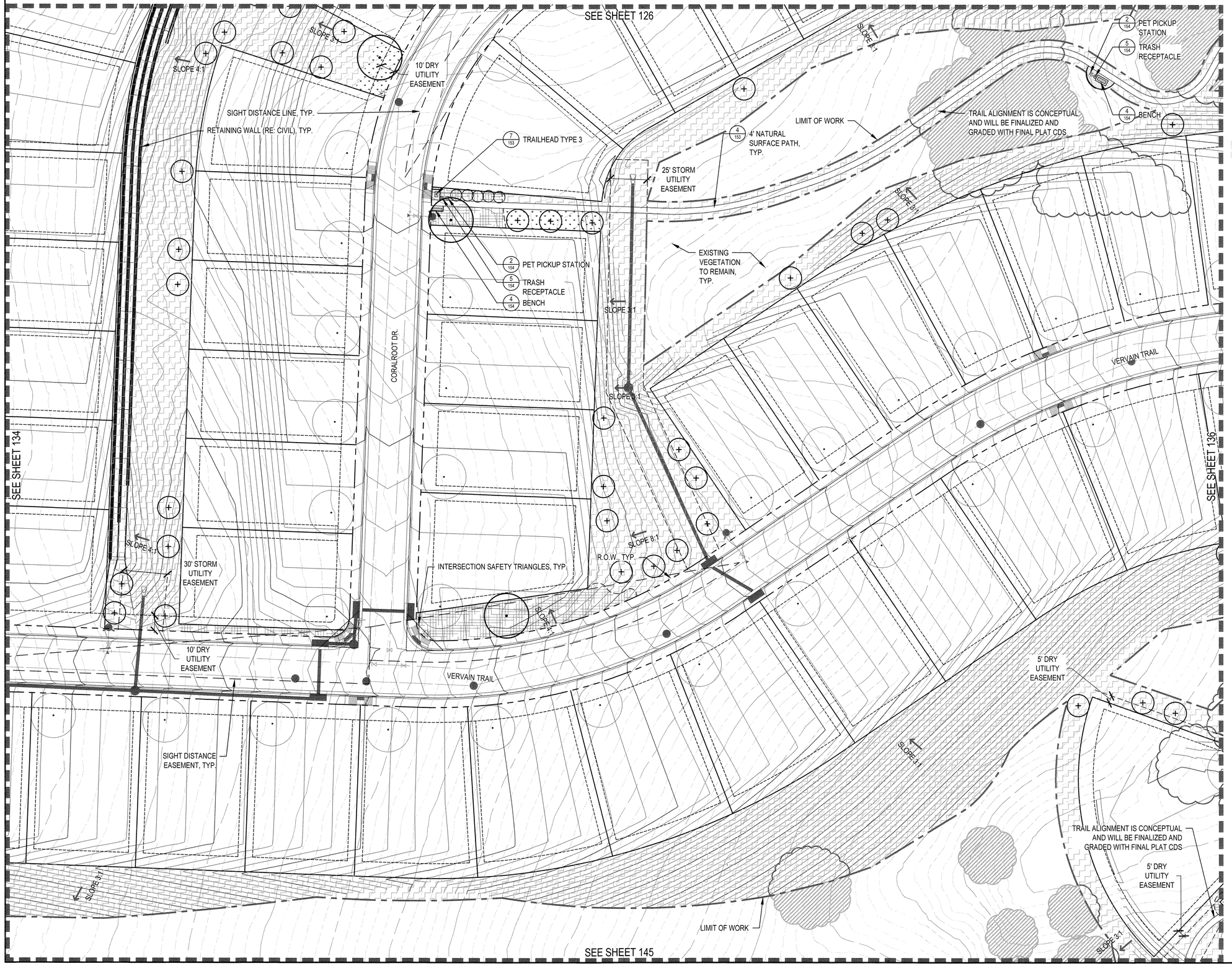
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

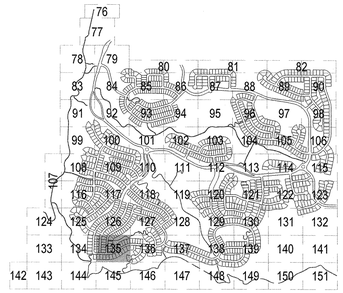
SHEET NUMBER: LANDSCAPE PLAN 134 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

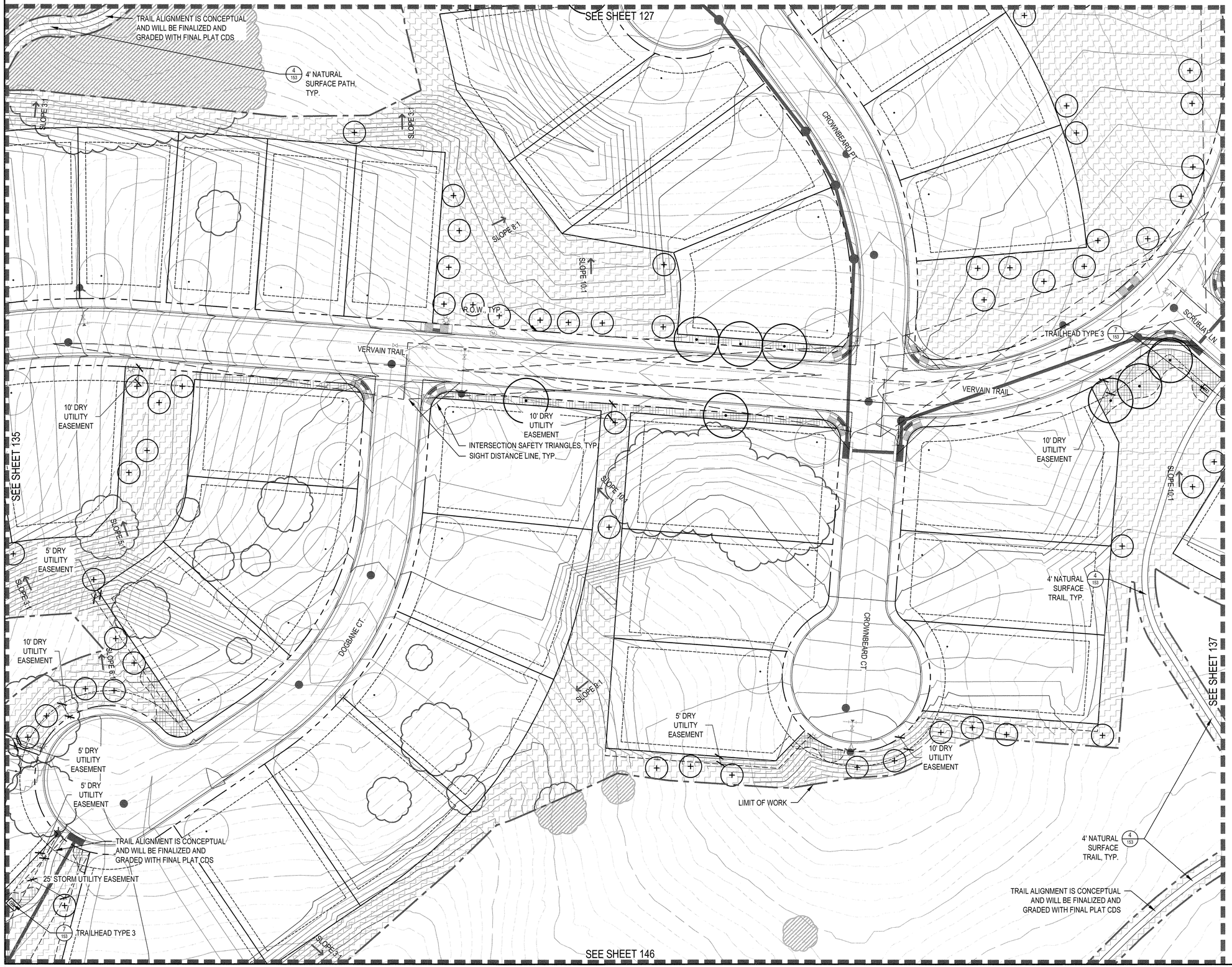
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK		
CHECKED BY:	SM, MR	DATE:	01/16/2019

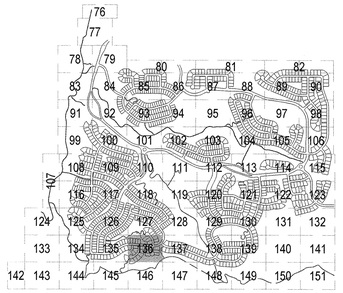
SHEET NUMBER: LANDSCAPE PLAN 135 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Int.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

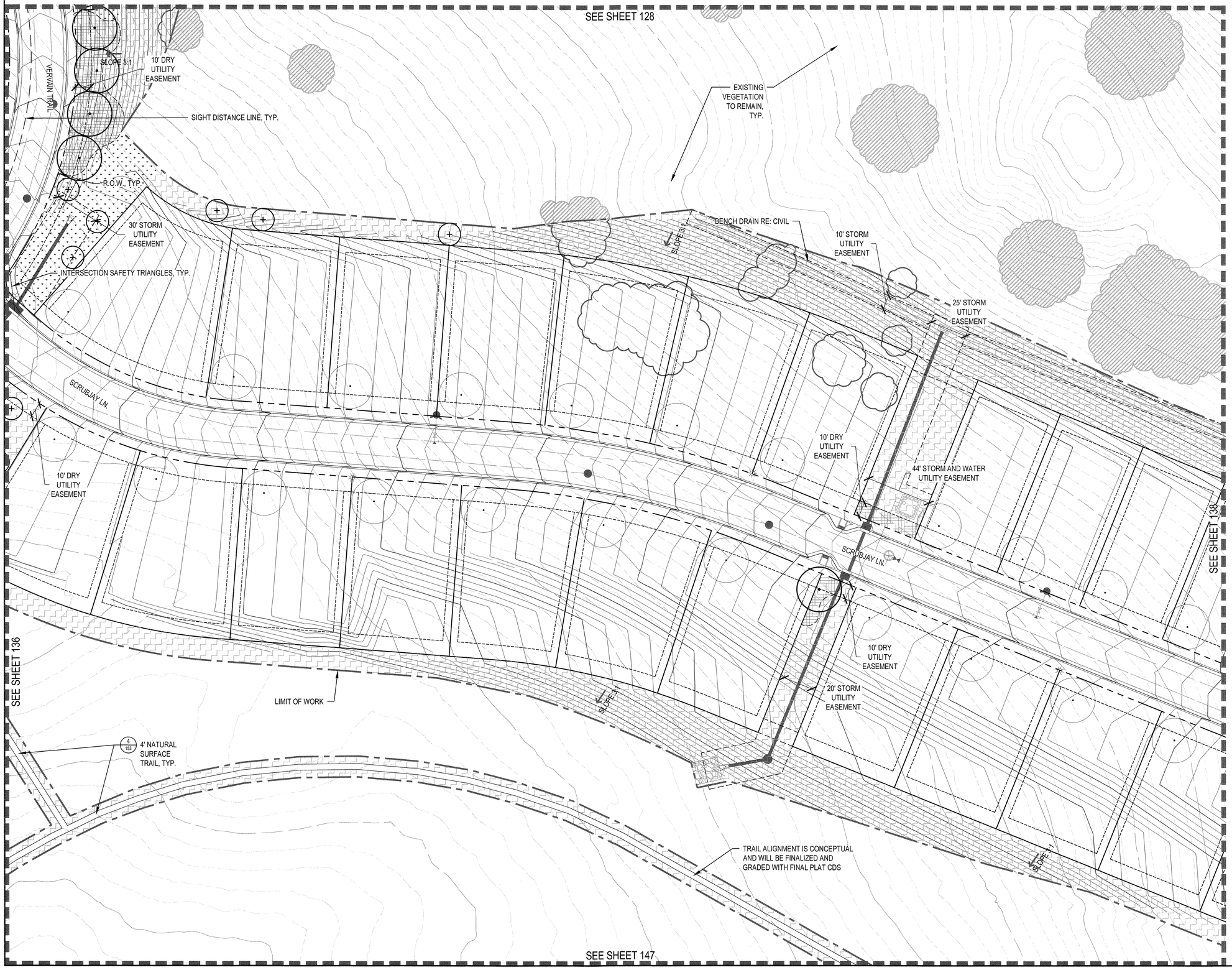
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

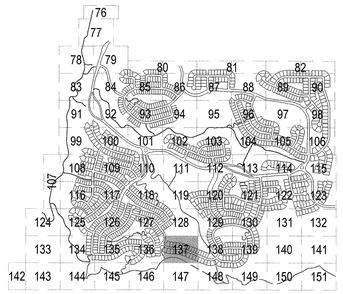
SHEET NUMBER: LANDSCAPE PLAN 136 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MUCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

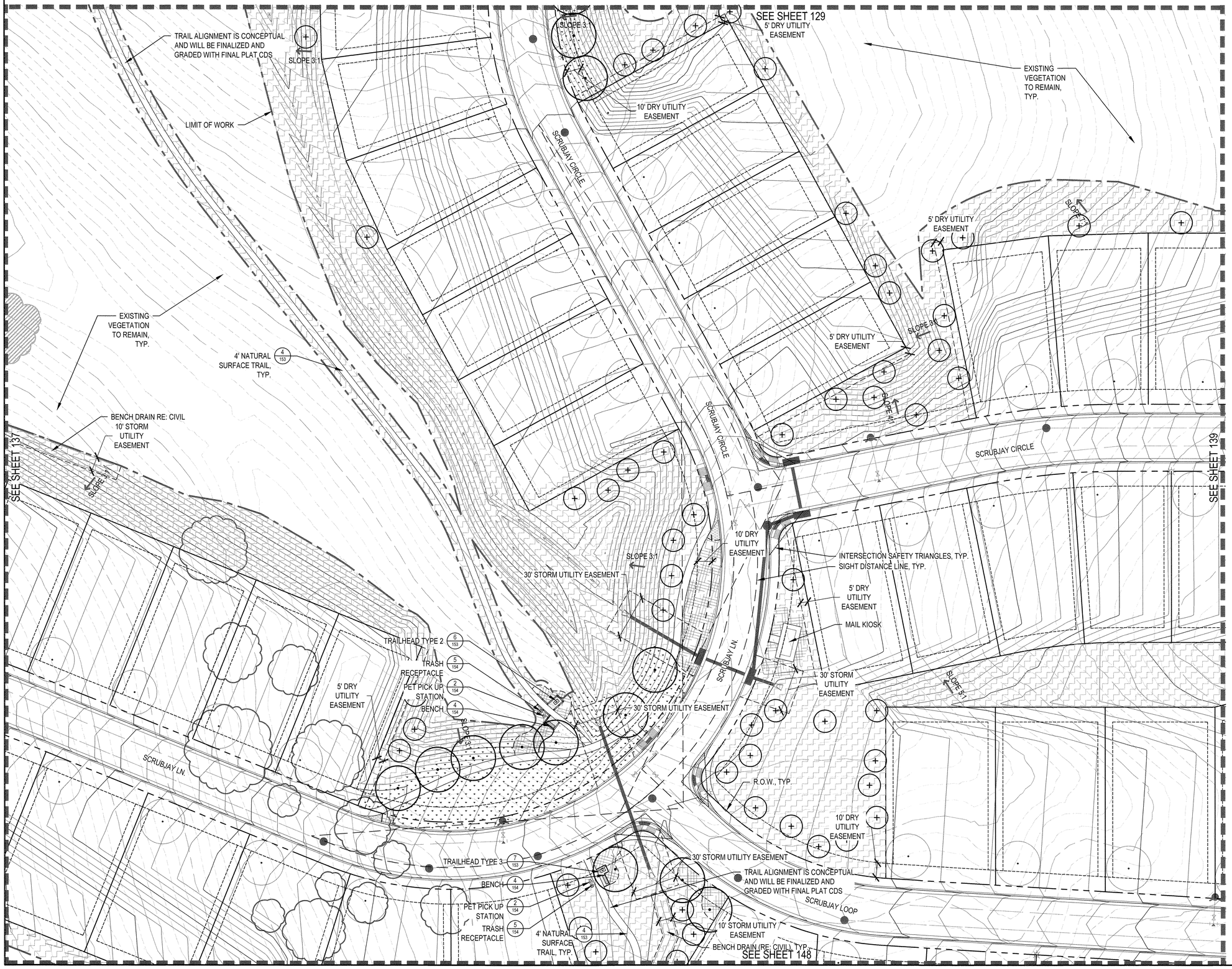
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK		
CHECKED BY:	SM, MR		
DATE:	01/16/2019		

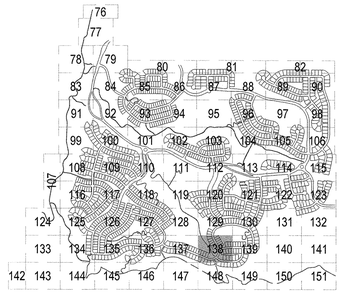
SHEET NUMBER: LANDSCAPE PLAN 137 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

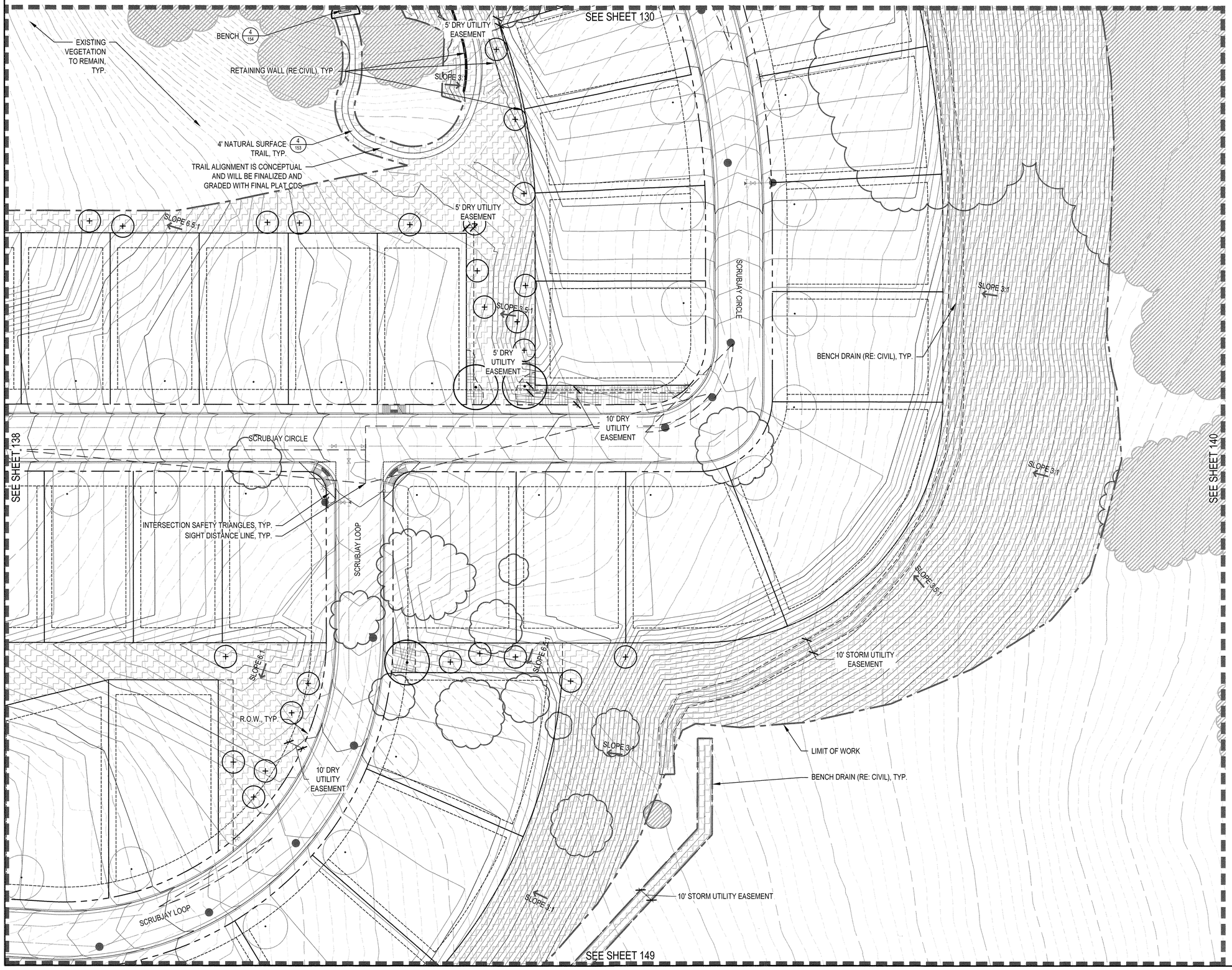
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

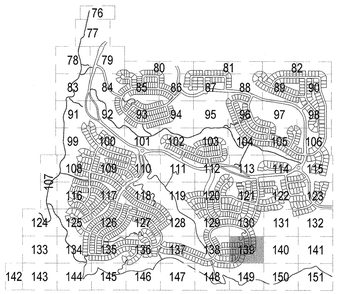
SHEET NUMBER: LANDSCAPE PLAN 138 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN 139 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 131

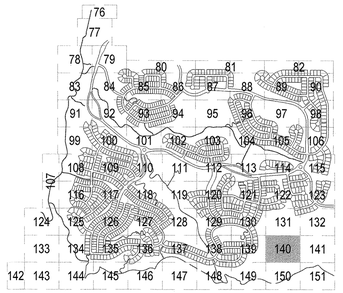
SEE SHEET 139

SEE SHEET 141

EXISTING VEGETATION TO REMAIN, TYP.

SEE SHEET 150

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN

140

of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 132

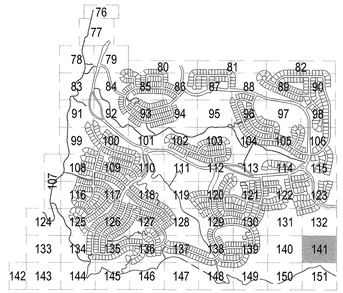
SEE SHEET 140

PROPERTY LINE

EXISTING VEGETATION TO REMAIN, TYP.

SEE SHEET 151

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

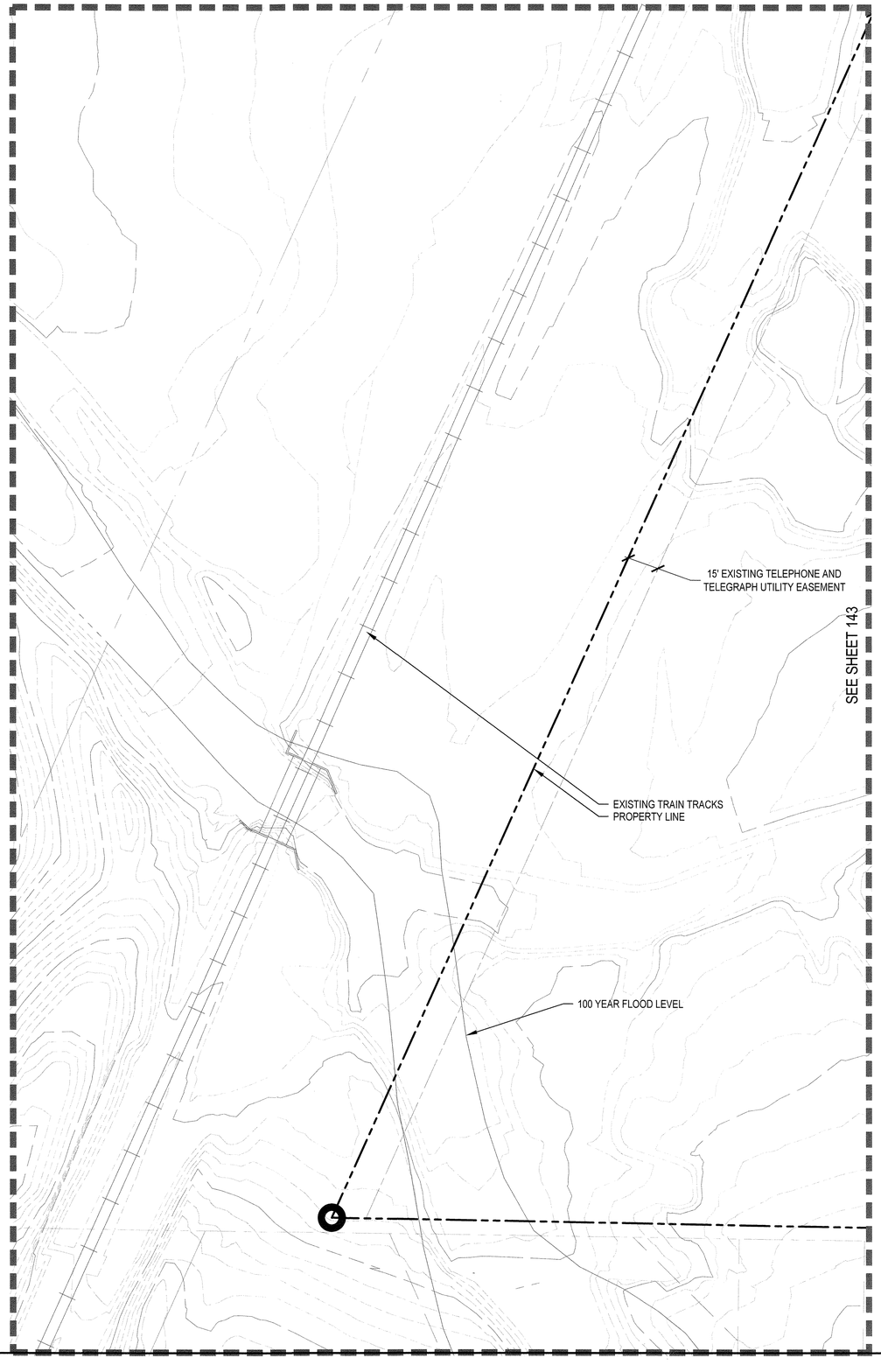
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN
FILE NO:	8130304801
DRAWN BY:	MR, TK, SK
CHECKED BY:	SM, MR
DATE:	01/16/2019

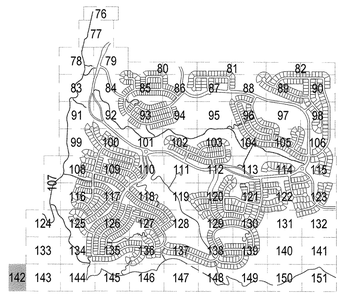
SHEET NUMBER: LANDSCAPE PLAN
141
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Init.	Date	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/16/2019

SHEET NUMBER: LANDSCAPE PLAN 142 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 133

15' EXISTING TELEPHONE AND TELEGRAPH UTILITY EASEMENT

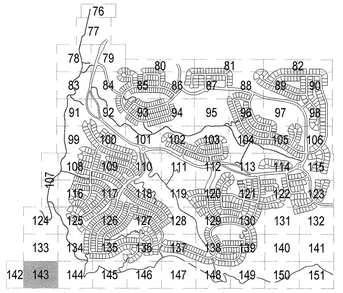
EXISTING VEGETATION TO REMAIN, TYP.

SEE SHEET 142

SEE SHEET 144

PROPERTY LINE

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN 143 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 134

SEE SHEET 143

SEE SHEET 145

4 / 153 4' NATURAL SURFACE TRAIL, TYP.

LIMIT OF WORK

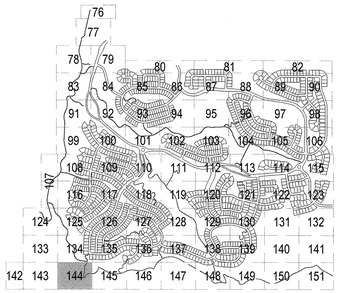
TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED AND GRADED WITH FINAL PLAT CDS

EXISTING POND TO REMAIN

EXISTING VEGETATION TO REMAIN, TYP.

PROPERTY LINE

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

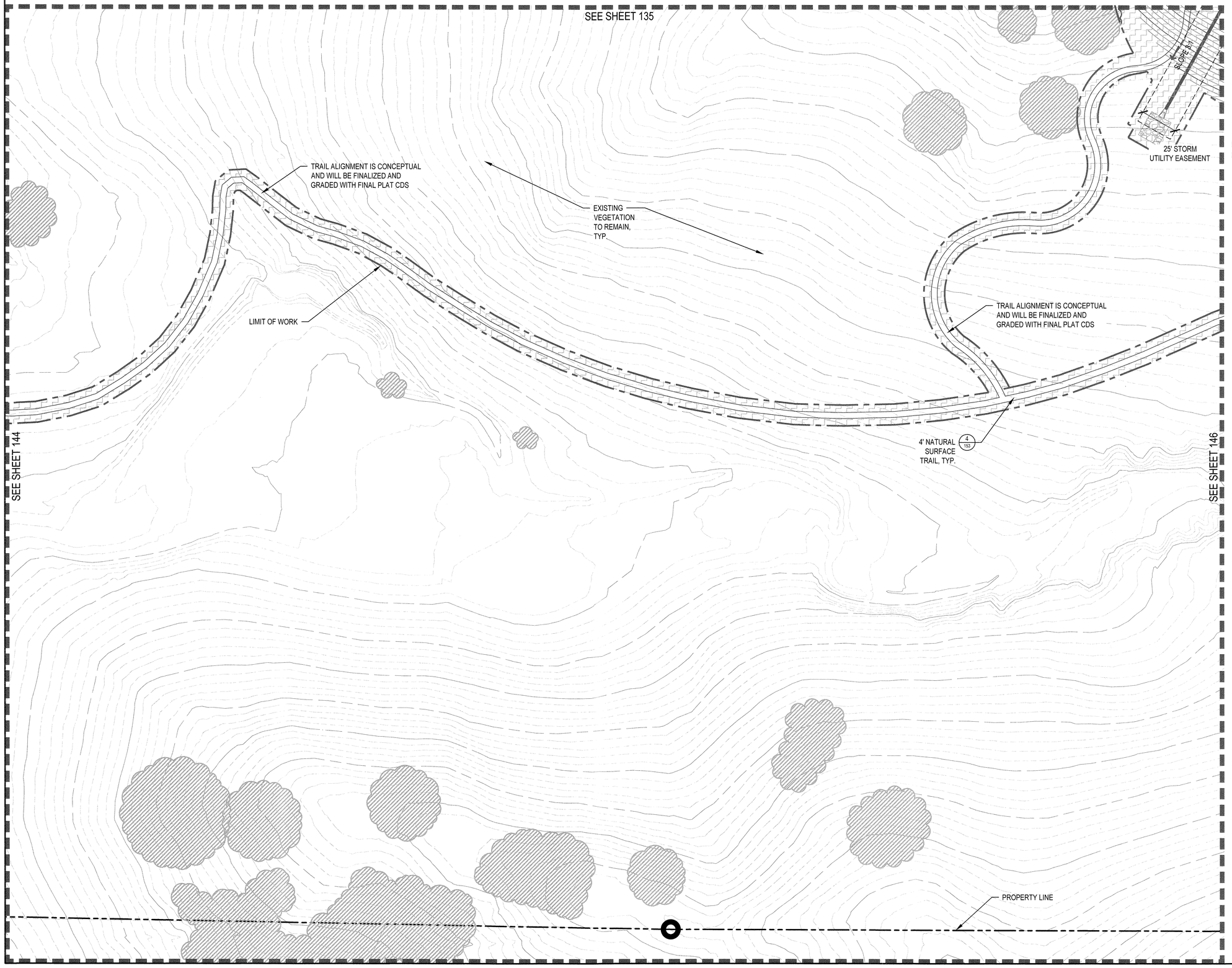
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

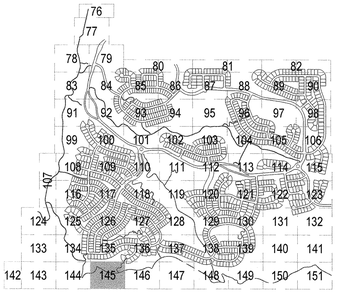
SHEET NUMBER: LANDSCAPE PLAN 144 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Init.	Date	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

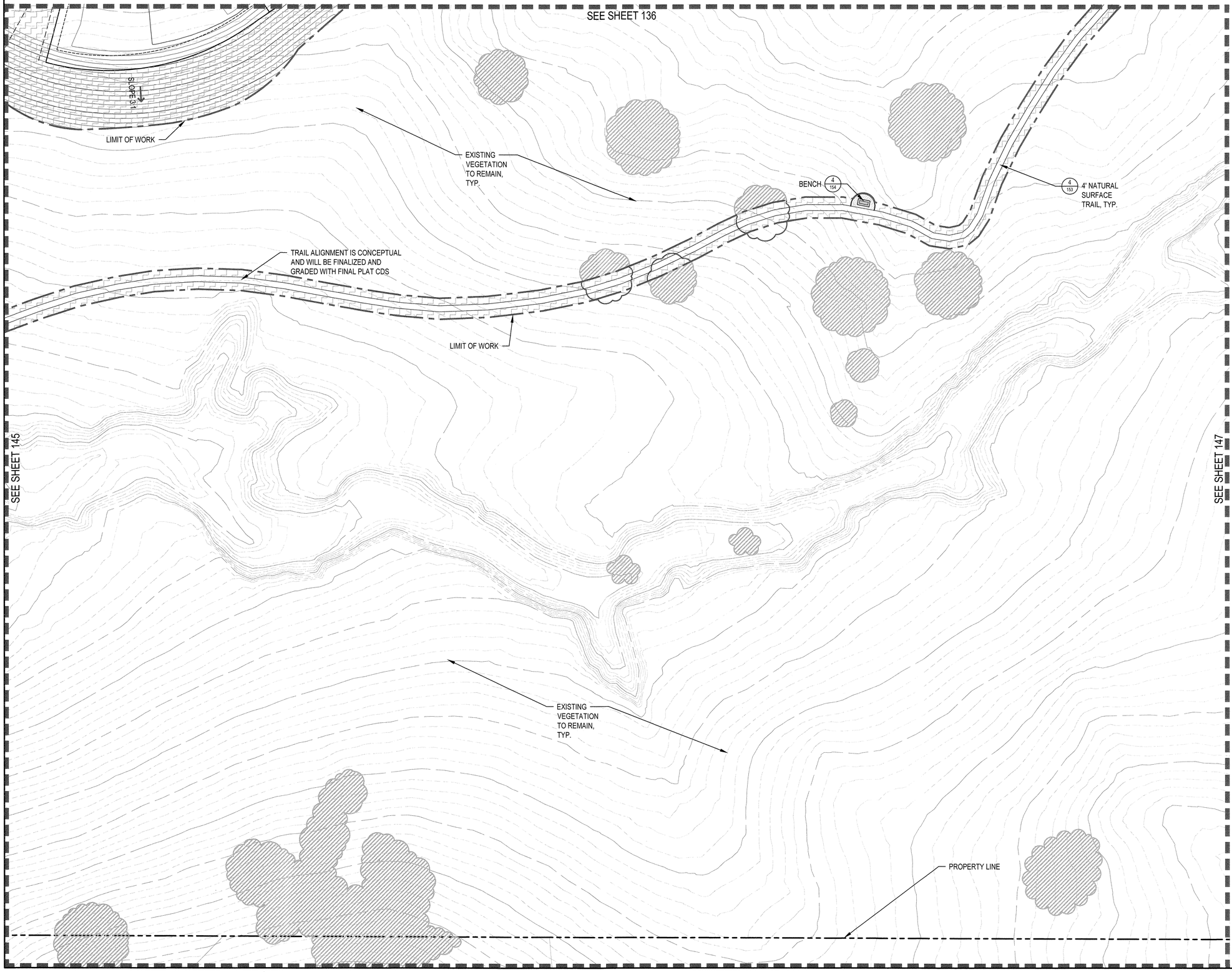
SHEET NUMBER: LANDSCAPE PLAN

145

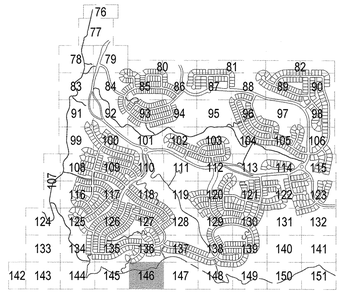
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel. (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN
FILE NO:	8130304801
DRAWN BY:	MR, TK, SK
CHECKED BY:	SM, MR
DATE:	01/16/2019

SHEET NUMBER: LANDSCAPE PLAN 146 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 137

SEE SHEET 146

SEE SHEET 148

LIMIT OF WORK

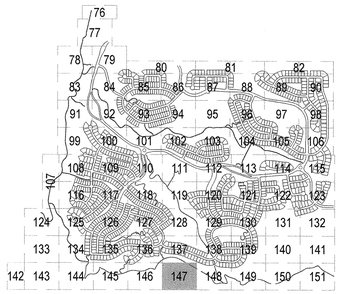
4' NATURAL SURFACE TRAIL, TYP. (4/153)

TRAIL ALIGNMENT IS CONCEPTUAL AND WILL BE FINALIZED AND GRADED WITH FINAL PLAT CDS

EXISTING VEGETATION TO REMAIN, TYP.

PROPERTY LINE

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

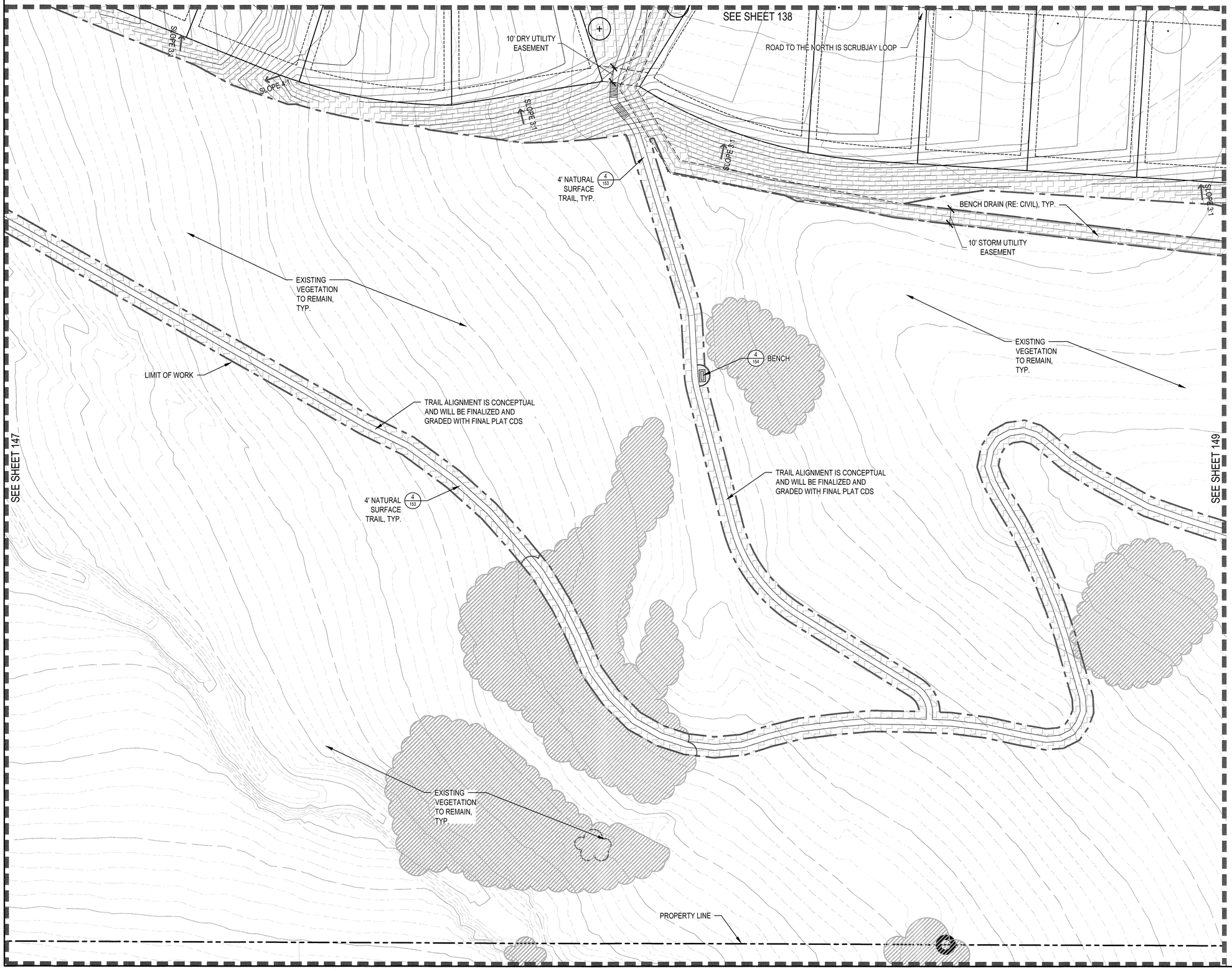
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

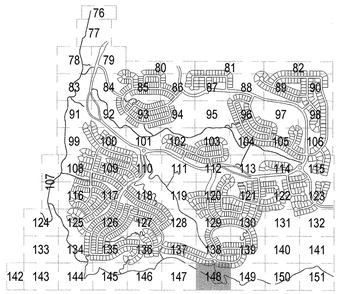
SHEET NUMBER: LANDSCAPE PLAN 147 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date
		Init.
		Appr.
		Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

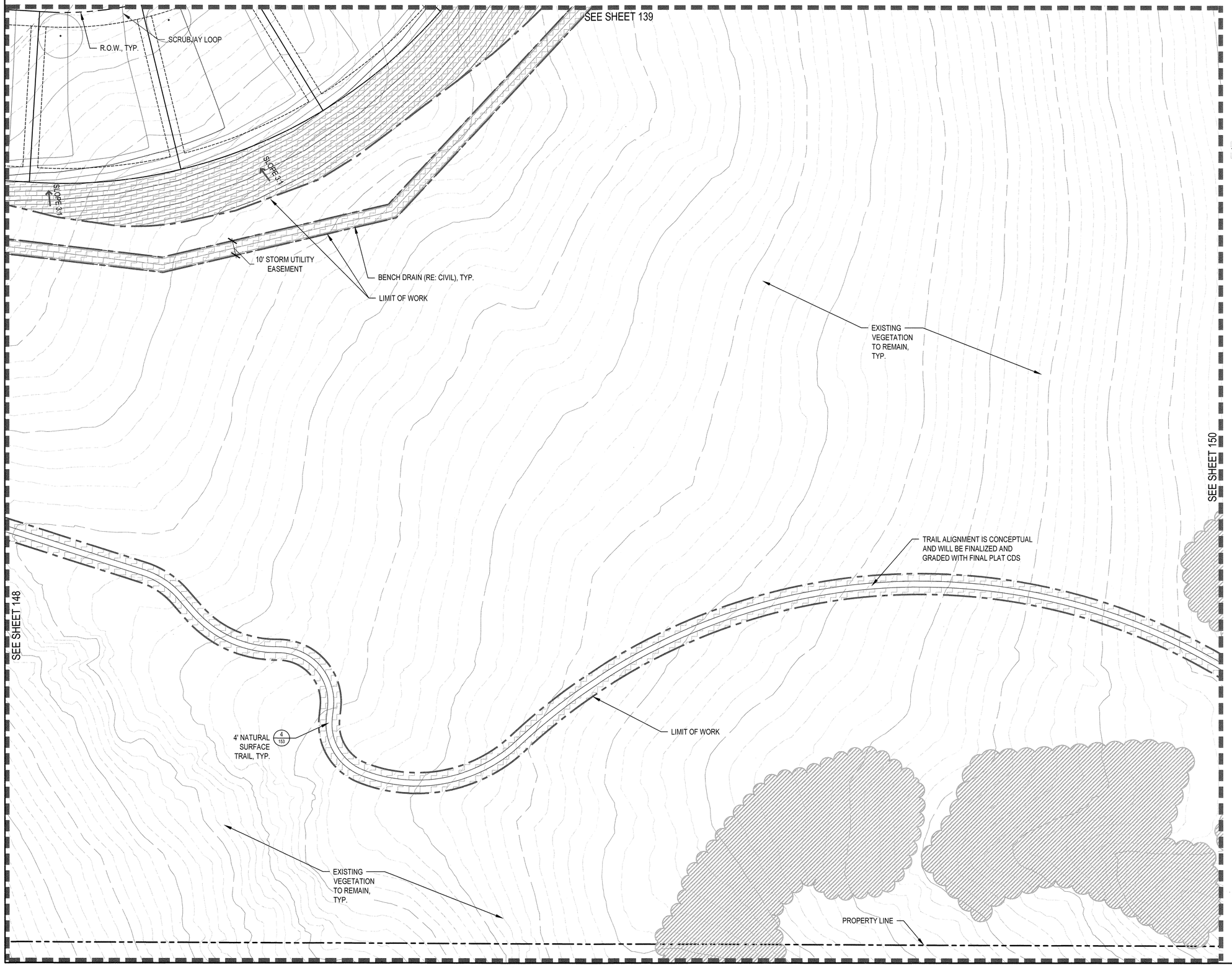
NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

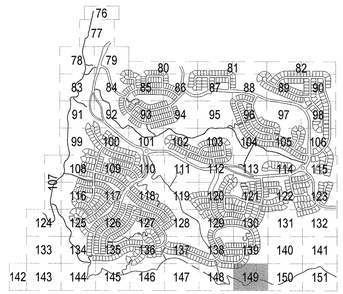
SHEET NUMBER: LANDSCAPE PLAN 148 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

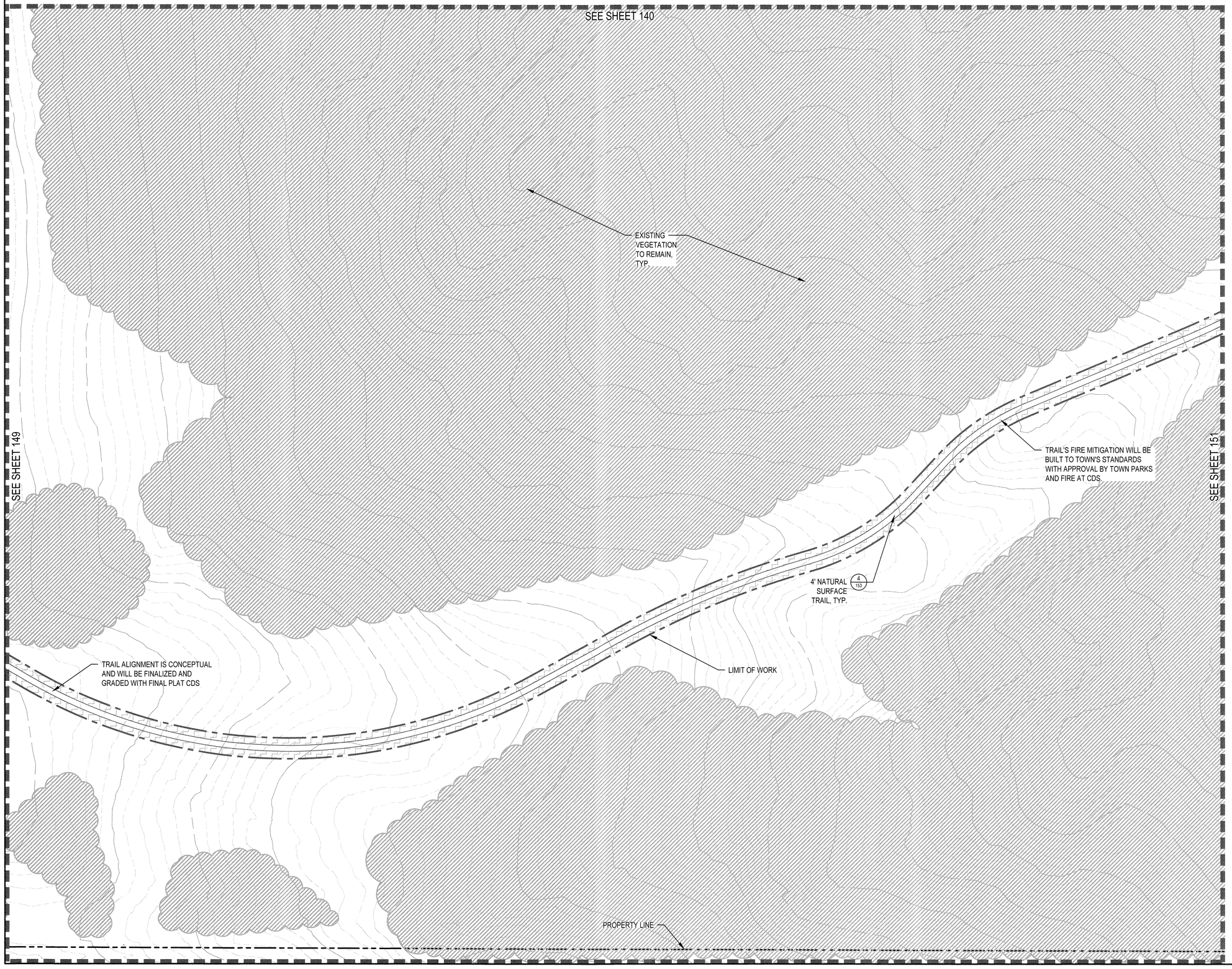
NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

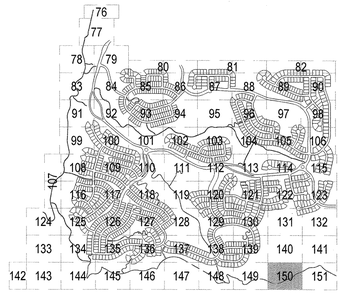
SHEET NUMBER: LANDSCAPE PLAN 149 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'
1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

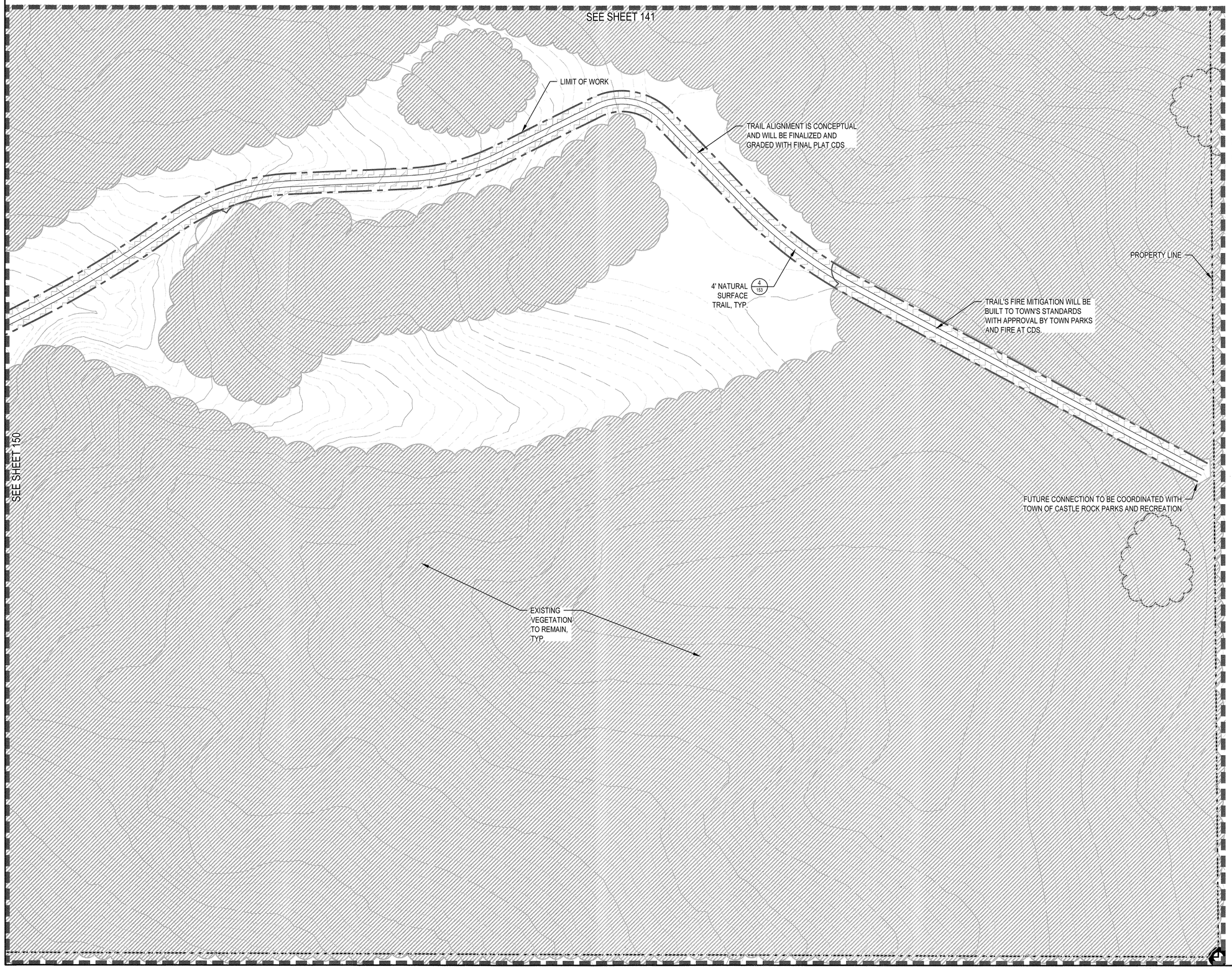
SCALE:	AS SHOWN	FILE NO.	8130304801
DRAWN BY:	MR, TK, SK	CHECKED BY:	SM, MR
DATE:	01/16/2019		

SHEET NUMBER: LANDSCAPE PLAN 150 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

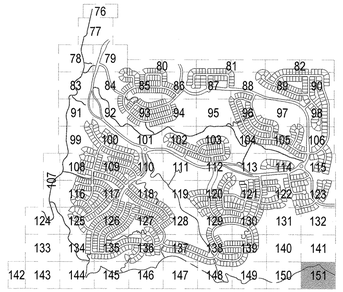
A PARCEL OF LAND BEING SECTION 26, A PART OF THE EAST HALF OF SECTION 27, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 141



SEE SHEET 150

KEY MAP



LEGEND

- SPADE CUT EDGER
- METAL EDGER
- LANDSCAPE RETAINING WALL
- LIMIT OF WORK
- CANOPY TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- LANDSCAPE BOULDERS
- NON-IRRIGATED NATIVE SEED
- TEMPORARY IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- WETLAND SEED (NON-IRRIGATED)
- SOD - THERMAL BLUE TEXAS HYBRID
- SEED BLEND - SAPPHIRE POINT BLEND
- PLANTING BED
- PERENNIAL BED
- CRUSHER FINES
- LANDSCAPE ROCK MULCH
- MAINTENANCE ACCESS ROADS MATERIAL RE: CIVIL
- FIBAR (EWF) PLAY SURFACE, TYP.
- POURED IN PLACE PLAY SURFACE

NORTH

0 15' 30' 60'

1" = 30'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	AS SHOWN	FILE NO:	8130304801
DRAWN BY:	MR, TK, SK	DATE:	01/16/2019
CHECKED BY:	SM, MR		

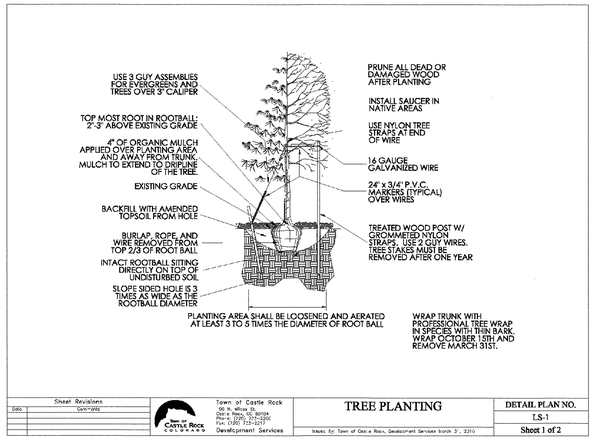
SHEET NUMBER: LANDSCAPE PLAN 151 of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

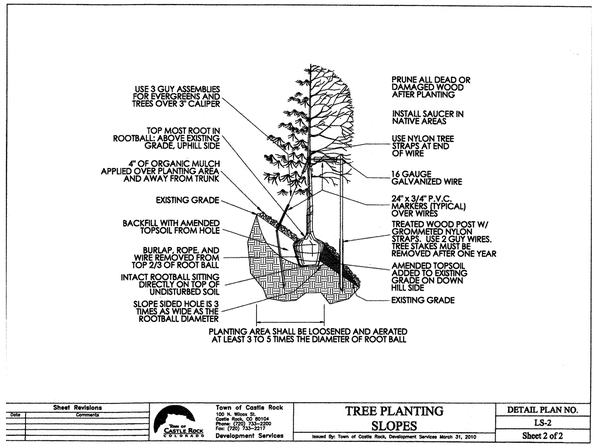
PROJECT NO. SDP17-0044



Sheet Revisions		Town of Castle Rock	TREE PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-3217 Development Services	Issued By: Town of Castle Rock, Development Services March 3rd, 2010	T.S-1
				Sheet 1 of 2

1 TREE PLANTING DETAIL

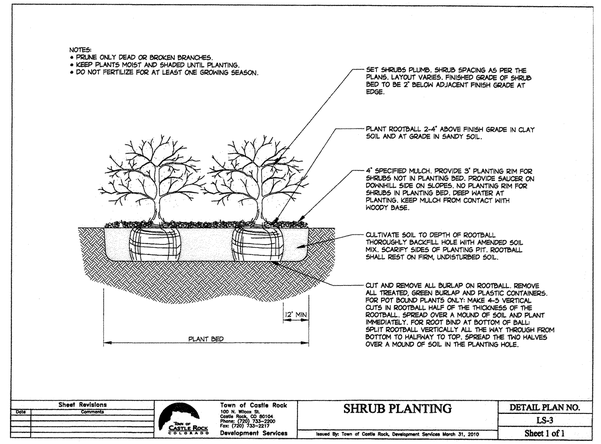
DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE — SCALE: NTS



Sheet Revisions		Town of Castle Rock	TREE PLANTING SLOPES	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-3217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	L.S-2
				Sheet 2 of 2

2 TREE PLANTING ON SLOPE DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE — SCALE: NTS



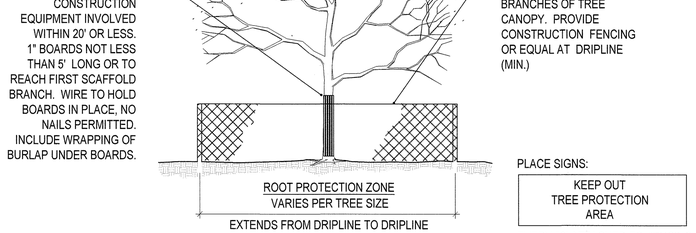
Sheet Revisions		Town of Castle Rock	SHRUB PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-3217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	L.S-3
				Sheet 1 of 1

3 SHRUB DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE — SCALE: NTS

TREE PROTECTION NOTES

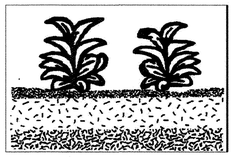
1. ALL TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE OR SHRUB TRUNK, WHICHEVER IS GREATER.
4. TREE AND SHRUB ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.



4 TREE AND SHRUB PROTECTION

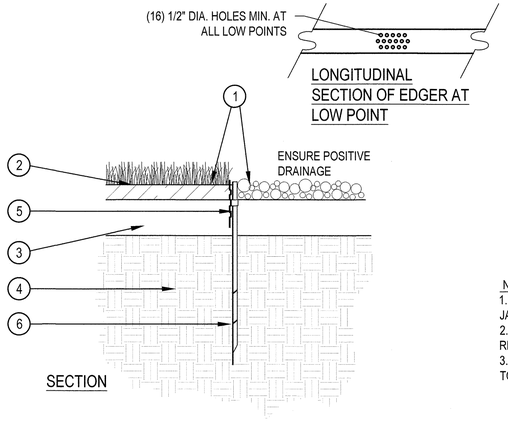
SCALE: 1/8" = 1'-0"

- Shredded, aged mulch 3" deep for perennials, for ground covers.
- Undisturbed soil.
- Keep plants moist and shaded until planting.
- Plant ground cover and perennials level and at grade.
- Soil to be well cultivated to a minimum depth of 6".
- In clay soil work in topsoil and organic compost. See specs. for ratio and quantity.
- In sand work in topsoil, organic compost and aged manure. See specs. for ratio and quantity.
- No scale.



5 PERENNIAL AND GROUND COVER DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE — SCALE: NTS

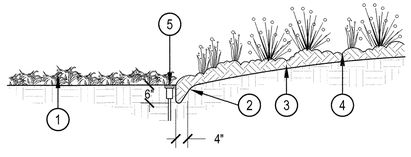


1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. TOWN OF CASTLE ROCK REQUIRES EDGING TO BE ROLLED OR CAPPED

6 STEEL EDGER

SCALE: 1" = 1'-0"

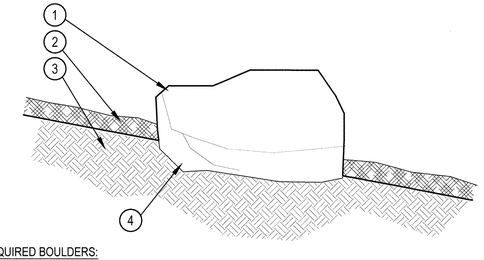


1. TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
2. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
3. SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
4. PLANTING BED
5. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

7 SPADE CUT EDGE

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



1. BOULDERS RELOCATED FROM ON-SITE OR FROM NEARBY QUARRY, BOULDER SHOULD BE SIMILAR TO ROCK FOUND THROUGHOUT SITE. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
2. SPECIFIED MULCH OR COBBLE, RE: PLAN
3. AMENDED TOPSOIL
4. PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

REQUIRED BOULDERS:
(1/3) - 1 TON BOULDERS
(1/3) - 1 1/2 TON BOULDERS
(1/3) - 2 TON BOULDERS

- REFER TO PLANS FOR LOCATIONS.
THESE NUMBERS ARE FOR FREE STANDING BOULDERS ONLY.

8 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/16/2019

SHEET NUMBER: LANDSCAPE DETAILS
152
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

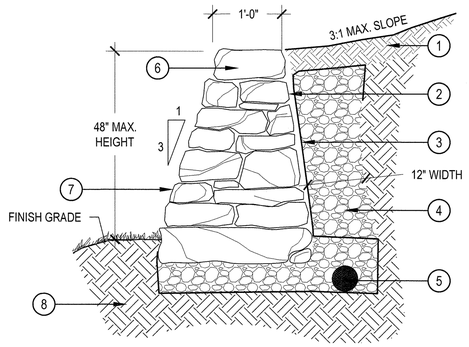
A PARCEL OF LAND BEING SECTION 26, A PART OF THE EAST HALF OF SECTION 27, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

1 LANDSCAPE MASONRY WALL

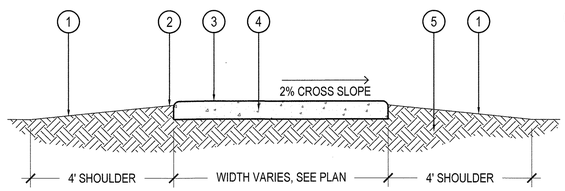
SCALE: 1" = 1'-0"



1. ADJACENT LANDSCAPE
2. STONE, +/- 9"x24"
3. MIRAFI 140 FILTER FABRIC
4. AGGREGATE BACKFILL
5. 4" PERFORATED DRAIN PIPE, DRAIN TO DAYLIGHT
6. CAP STONE (12"x12" MIN.) SHALL BE GROUTED IN PLACE SO THAT NO GROUT IS VISIBLE
7. FRONT FACE OF WALL SHALL BE SMOOTH, FLAT FACE FORWARD, WITH JOINTS NO LARGER THAN 1"
8. COMPACTED SUBGRADE

2 CONCRETE TRAIL

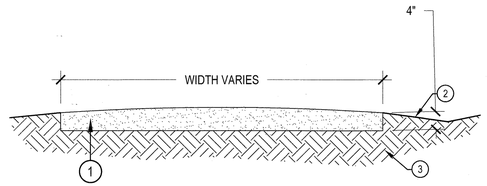
SCALE: 1/2" = 1'-0"



1. FINISH GRADE
2. FINISH GRADE TO BE 1" BELOW CONCRETE AFTER COMPACTION
3. SAW CUT CONTROL JOINTS, 8' O.C. TYPICAL
4. 6" THICK CONCRETE WITH FIBERMESH ADDITIVE AT 1-1/2 LBS. PER CUBIC YARD
5. COMPACT SUBGRADE TO 95% STANDARD PROCTER

3 CRUSHER FINES

SCALE: 3/4" = 1'-0"



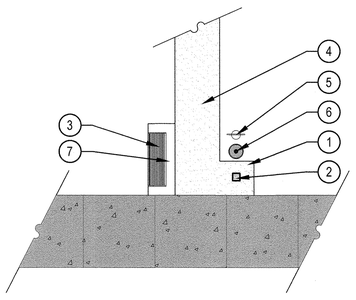
COMPACTION NOTES:

1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT
3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

1. COMPACTED CRUSHER FINES, COLOR: TBD
2. SLOPE ADJACENT GRADE AWAY
3. COMPACTED SUBGRADE

4 NATURAL SURFACE PATH

SCALE: 3/4" = 1'-0"



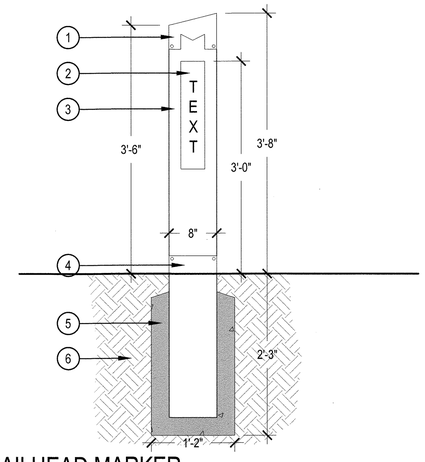
1. OUTSLOPED TREAD TO DIRECT WATER TO THE DOWNHILL SIDE OF THE TRAIL. CROSS SLOPE SHALL BE MIN. 2% - MAX. 5%
2. DIG A TRENCH ON DOWNHILL SIDE OF TREAD
3. FINISH GRADE

NOTES:

1. REFERENCE TRAIL DESIGN AND DRAINAGE STANDARDS AS OUTLINED BY VOLUNTEERS FOR OUTDOOR COLORADO DRAINAGE STRUCTURES, OSI TRAIL SKILL SERIES (WWW.ROC.ORG) FOR ADDITIONAL INFORMATION
2. REMOVE VEGETATION FROM TREAD
3. PROVIDE WATERBARS AS NECESSARY TO PREVENT EROSION

5 TRAILHEAD TYPE 1

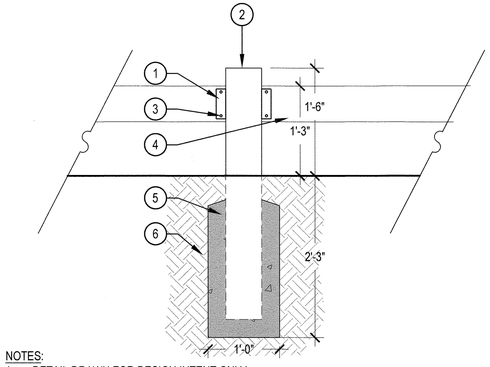
SCALE: 1/8" = 1'-0"



1. CUSTOM BLACK METAL ACCENT CAP
2. 4" X 18" METAL SIGN PLAQUE
3. 8" X 8" ROUGH CUT CEDAR POST
4. BLACK METAL ACCENT BASE
5. CONCRETE FOOTER
6. 90% CONCRETE FOOTER

6 TRAILHEAD TYPE 2

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



NOTES:

1. DETAIL DRAWN FOR DESIGN INTENT ONLY.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO SUBMIT COLOR SAMPLES OF ALL FINISHES/MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

1. 1.6" X 1.6" X 5" BLACK POWDER COATED CORNER BRACE
2. 6" X 6" ROUGH CUT CEDAR POST
3. 3/8" DIA. THRU BOLT
4. 2" X 6" ROUGH CUT CEDAR RAILS
5. CONCRETE FOOTER
6. 90% COMPACTED SUBGRADE

7 TRAILHEAD TYPE 3

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

1. CRUSHER FINES, SEE DETAIL 3/153
2. TRAILHEAD MARKER, SEE DETAIL 8/153
3. BENCH, SEE DETAIL 4/154
4. TRAIL
5. PET WASTE STATION, SEE DETAIL 2/154
6. TRASH RECEPTACLE, SEE DETAIL 5/154
7. CONCRETE PAD

8 TRAILHEAD MARKER

SCALE: 1" = 1'-0"

1. CUSTOM BLACK METAL ACCENT CAP
2. 4" X 18" METAL SIGN PLAQUE
3. 8" X 8" ROUGH CUT CEDAR POST
4. BLACK METAL ACCENT BASE
5. CONCRETE FOOTER
6. 90% CONCRETE FOOTER

9 LOW RAIL FENCE

SCALE: 1" = 1'-0"

1. TRAIL
2. CRUSHER FINES, SEE DETAIL 3/153
3. TRAILHEAD MARKER, SEE DETAIL 8/153
4. BENCH, SEE DETAIL 4/154
5. PET WASTE STATION, SEE DETAIL 2/154
6. LOW FENCE, SEE DETAIL 9/153
7. TRASH RECEPTACLE, SEE DETAIL 5/154
8. CONCRETE PAD

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/18/2019

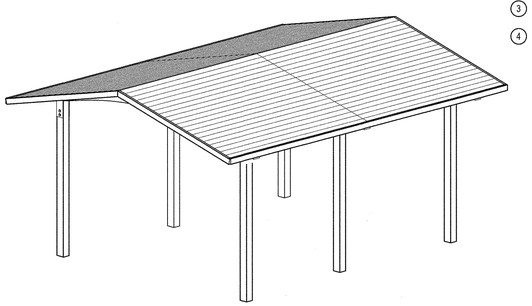
SHEET NUMBER: LANDSCAPE DETAILS
153
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

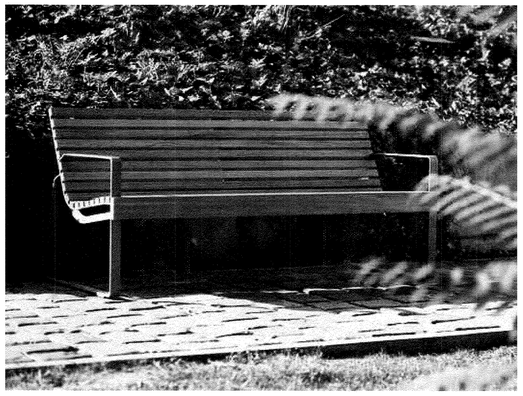
PROJECT NO. SDP17-0044



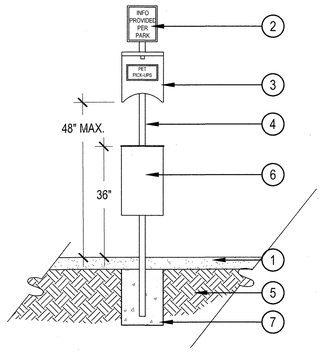
1. POLIGON LOW PITCHED GABLE WOOD SHELTER, WLG-16X20
2. MULTI-RIB ROOF COLOR "MEDIUM BRONZE"
3. WOOD STRUCTURE COLOR "GUNSTOCK"
4. CONTACT: CHURCHICH RECREATION
   T: 303.530.4414
   E: CHRIS@CHURCHICHRECREATION.NET

1 PARK SHELTER

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

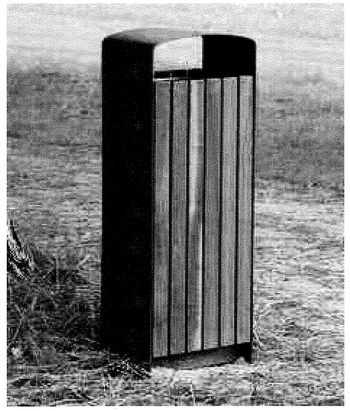


1. MANUFACTURER: MODERN DESIGN SITE FURNISHINGS
2. MODEL: LPU151
3. FINISH: DARK GREY POWDER COAT SUPPORTS, IPE WOOD
4. MOUNT PER MANUFACTURER'S SPECIFICATIONS
5. CONTACT: RYAN PAIS
   T: 609-498-6082
   E: RPAIS@MDSFCO.COM



2 PET PICK UP STATION

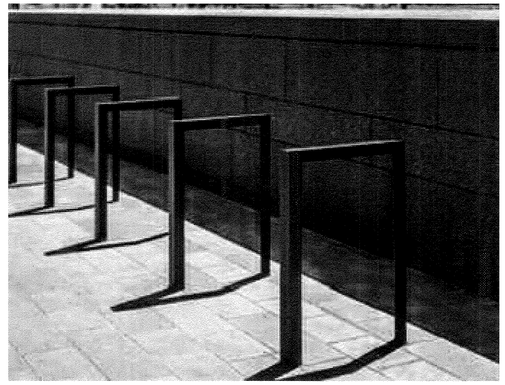
SCALE: 1/2" = 1'-0"



1. ADJACENT PAVING. RE: PLAN
2. REFLECTIVE ALUMINUM SIGN
3. TRASH BAG DISPENSER
4. SQUARE TUBING
5. COMPACTED SUBGRADE
6. PET WASTE RECEPTACLE
7. SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE
MODEL: PET WASTE STATION
COLOR: BLACK

OR APPROVED EQUAL



1. MANUFACTURER: MODERN DESIGN SITE FURNISHINGS
2. MODEL: SL505
3. FINISH: DARK GREY POWDER COAT
4. MOUNT PER MANUFACTURER'S SPECIFICATIONS
5. NOTE: 2' W X 3.3' T
6. CONTACT: RYAN PAIS
   T: 609-498-6082
   E: RPAIS@MDSFCO.COM

3 BIKE RACK

N.T.S.

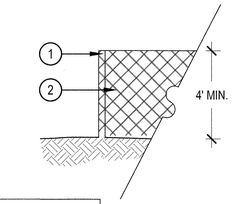
1. MANUFACTURER: MODERN DESIGN SITE FURNISHINGS
2. MODEL:TRASH: PRX115T
3. FINISH: DARK GREY POWDER COAT, IPE WOOD
4. MOUNT PER MANUFACTURER'S SPECIFICATIONS
5. NOTE: 1.1' L X .8' W X 3' T
6. CONTACT: RYAN PAIS
   T: 609-498-6082
   E: RPAIS@MDSFCO.COM

4 BENCH

N.T.S.

5 TRASH RECEPTACLE

N.T.S.



1. FENCE POST
2. PROTECTIVE FENCING

PLACE SIGNS:

KEEP OUT
PROTECTED
AREA

EVERY 50' ATTACHED TO FENCING

NOTES:
1. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
2. FENCING MATERIAL SHALL BE MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

6 PROTECTIVE FENCING

SCALE: 3/16" = 1'-0"

No.	Revisions	Date	Init.	Appr.	Date

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com
NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/16/2019

SHEET NUMBER
LANDSCAPE DETAILS
154
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - AREA OF SEEDING AND MULCHING.
   - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN GESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANANTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-FREE LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL PLAT GUM OF PLANTAGO INSULARIS, (DESERT INDIANWHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.6 +/-0.2%; ASH CONTENT = 2.7 +/-0.2%; FIBER = 4.0 +/-0.4%; PH 1% SOLUTION = 6.5 - 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 - PAR. 8, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

SEEDING AND MULCHING MAINTENANCE NOTES

1. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE GESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE GESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
   - 5.1. THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.
   - 5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
   - 5.3. FREE OF ERODED AREAS.
   - 5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
   - 6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
   - 6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
   - 6.3. FREE OF ERODED AREAS.
   - 6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
			TOTAL	9.2

DOUGLAS COUNTY AND CASTLE ROCK TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	OAHE	PICS	30	4.5
PUBESCENT WHEATGRASS	LUNA	PICS	30	4.2
ANNUAL RYEGRASS	N/A	AICB	10	0.8
			TOTAL	13.4

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
			TOTAL	11.0

SM SEEDING AND MULCHING 17

Sheet Revisions			
R1	3/11	GESC MANUAL UPDATES	DVD

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

TOWN OF CASTLE ROCK COLORADO

UTILITIES DEPARTMENT
Stormwater Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 10 OF 14

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

No. | Revisions | Date | Init. | Appr. | Date

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE: AS SHOWN
FILE NO: 8130304801
DRAWN BY: MR, TK, SK
CHECKED BY: SM, MR
DATE: 01/16/2019

SHEET NUMBER
LANDSCAPE DETAILS
155
of 156

THE LANTERNS SITE DEVELOPMENT PLAN

A PARCEL OF LAND BEING 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 SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WILDLAND/URBAN INTERFACE WILDFIRE 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 developers, builders and homeowners can implement to help mitigate fire risk for residences (source: Heckendorf Ranch Filing No. 2, Preliminary Plat and Final PD Site Plan, Revised July 2004). **Note**: this wildfire mitigation plan is provided as guidelines. In the event that these guidelines conflict with Town standards, the Town standards shall take precedence.

A. Within 30 feet of a structure (building envelope and immediate area)

1. 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.
2. If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 10 feet. Remove any small or suppressed stems in the under story of dominant trees. Do not remove more than 1/3rd of live branches from conifers.
3. When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
4. Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
5. Thin dense, continuous Gambel Oak stands and prune taller specimens 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.
6. Install a continuous non-irrigated rock mulch bed for a minimum of 5 feet around the perimeter of the building.
7. Minimize foundation-type plantings, especially adjacent to combustible siding. Keep all shrub plantings a minimum of 5 feet from the foundation. Exclude more combustible shrub species (coniferous evergreens like juniper, arborvitae, spruce, pine and fir) and space shrubs to create low, non-continuous plantings near the building.
8. Plant only deciduous tree and shrub species within 15 feet of structures. Provide irrigation as required for the successful establishment and long-term health of new trees.
9. Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
10. Plant sod or seed with low-growing grass seed mixes.
11. Provide irrigation to turf and native grasses within this area to prevent summer dormancy.
12. Maintain native grass height to a maximum of 6 inches.
13. 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).
14. Dispose of all slash or plant trimmings outside of this zone (off site).

B. Between 30 feet and 150 feet from structures and roadways (tree and shrub preservation area) **Note**: The extent of this zone is affected by slope and is greater when structures or roadways 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.

1. Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
2. Prune to raise the canopy of large, existing trees to 12 feet above ground level.
3. Thin shrubs growing directly beneath larger trees per section A, note 2 above.
4. Remove annually, dead stems and branches from shrubs and trees.
5. Space newly planted coniferous trees (>20' tall at maturity) at least 20-30 feet apart to provide a minimum of 10 feet between crowns at maturity. If pinon pine groupings (clumps of two or more of the same species), and coniferous shrub groupings are planted, provide 20-30 feet between groupings. Deciduous trees and shrubs are not subject to this guidance when planted as part of an irrigated and maintained landscape.
6. Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-12 feet above the ground. Do not over prune the crowns of smaller trees.
7. Trim or mow native grasses and wildflowers mid-summer and in the fall or spring to maximum height of 6 inches.
8. Dispose of all slash or plant trimmings off site, by chipping, or other mechanical treatments.

C. Beyond 150 feet of the structure and open spaces (preservation / environmentally sensitive area)

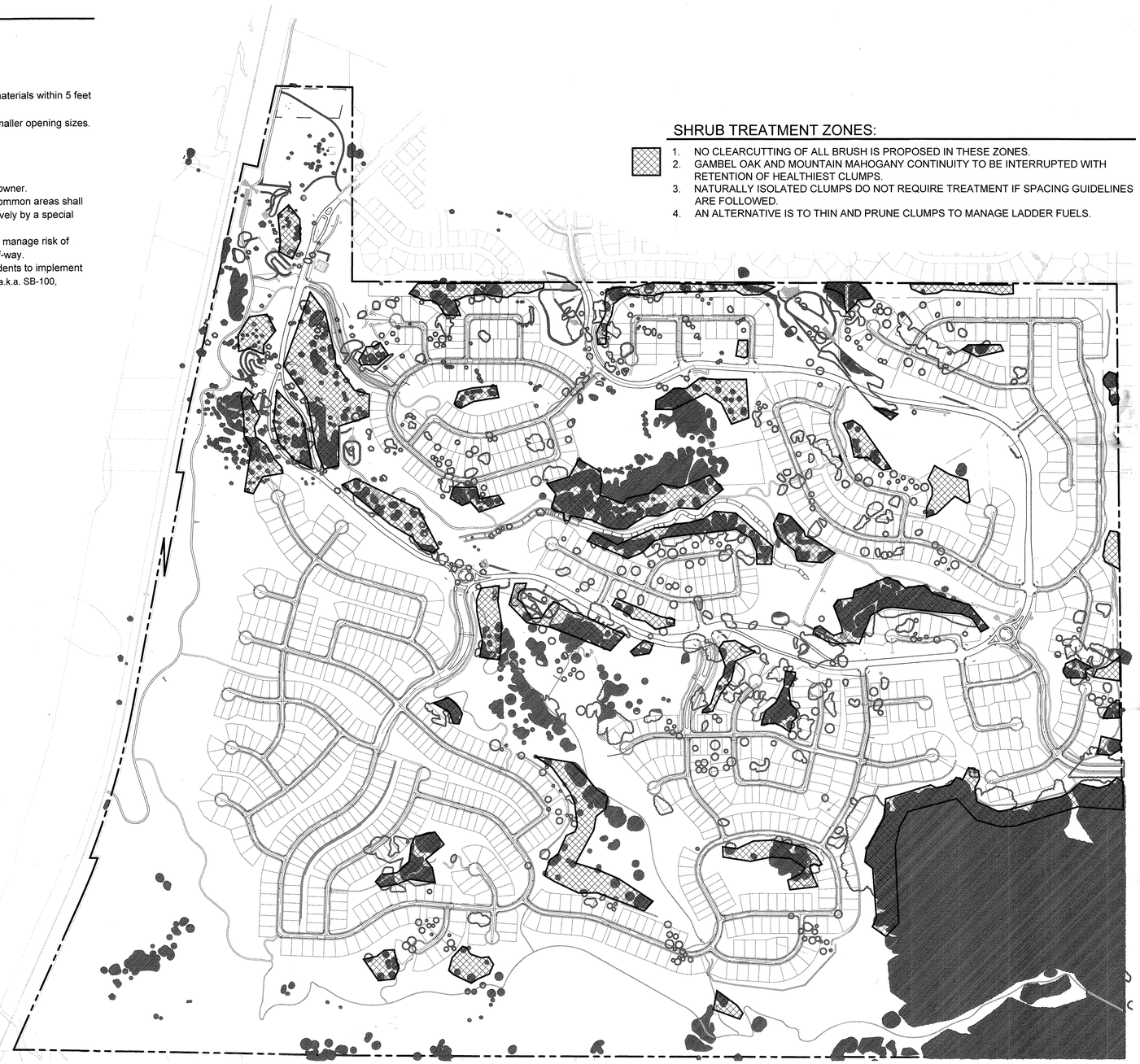
1. Clear smaller understory trees and shrubs per section B, note 1 above.
2. Undertake selective thinning to improve health and appearance of wooded and native brush areas.
3. Remove smaller trees in crowded stands to increase tree spacing.
4. Provide separation between Gambel oak clumps to break up horizontal continuity of fuels and reduce crown fire potential.
5. Native grasses and shrub clumpings along trails shall be mowed, trimmed, and/or pruned to Town Standards. Trail fire mitigation is subject to Town Parks and Fire's approval at construction documents. Vegetation shall be maintained in a mitigated condition per Town Standards.
6. Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
7. Slash or plant trimmings may be disposed of within this area if treated and reduced to a maximum depth of 6 inches. If chipped, mulch depth should not exceed 4 inches in depth.

D. Structural Wildfire Guidelines

1. All roofs shall have Class A fire rating.
2. Decking material shall have a Class B or higher fire rating.
3. Any fencing connected to structures shall use non-combustible materials within 5 feet of structures or decks.
4. All vents (foundation, soffit, eave, etc.) shall have 1/8th inch or smaller opening sizes.
5. Gutters shall be non-combustible or have Class A fire rating.

E. Maintenance of Fire Mitigation

1. Fire mitigation on private lots is the responsibility of the property owner.
2. Fire mitigation undertaken by the developer on open spaces or common areas shall be maintained by the homeowners association (HOA) or alternatively by a special district (SD), as may be determined at the time of conveyance.
3. Planted vegetation along all thoroughfares shall be maintained to manage risk of crown fire or flame intrusion (impingement) into the public right-of-way.
4. The HOA or SD (if applicable) shall establish procedures for residents to implement or maintain wildfire mitigation measures per *C.R.S 38-33.3-106.5* (a.k.a. SB-100, Homeowner Bill of Rights).



SHRUB TREATMENT ZONES:

1. NO CLEARCUTTING OF ALL BRUSH IS PROPOSED IN THESE ZONES.
2. GAMBEL OAK AND MOUNTAIN MAHOGANY CONTINUITY TO BE INTERRUPTED WITH RETENTION OF HEALTHIEST CLUMPS.
3. NATURALLY ISOLATED CLUMPS DO NOT REQUIRE TREATMENT IF SPACING GUIDELINES ARE FOLLOWED.
4. AN ALTERNATIVE IS TO THIN AND PRUNE CLUMPS TO MANAGE LADDER FUELS.

NORTH

0 200 400 800

SCALE:1"=400'

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534--6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

PROJECT NO. SDP17-0044

No.	Revisions	Date	Init.	Appr.	Date

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186
www.norris-design.com

TOLL SOUTHWEST LLC C/O
TOLL BROTHERS, INC.
10 INVERNESS DRIVE, SUITE 125
ENGLEWOOD, COLORADO 80112
Tel: (303)

THE LANTERNS
SITE DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SCALE:	FILE NO:
AS SHOWN	8130304801

DRAWN BY:	CHECKED BY:	DATE:
MR, TK, SK	SM, MR	01/16/2019

SHEET NUMBER: FIRE MITIGATION PLAN 156 of 156