

SITE DEVELOPMENT PLAN

MONTAINE (LANTERNS) ENTRY SIGN

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2,

LOCATED IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 24,

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES:

- 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.
- PURSUANT TO SECTION 4.3 AND 8.2.3 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.
- THE PROVIDED LANDSCAPE CURBS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X, UNSHADED AS PER FEMA FIRM PANEL NO. 08035C03036 DATED MARCH 16, 2016.
- 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.
- 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.
- APPROVAL OF THIS 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.
- 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.
- 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 PLAN. (MODIFY AS APPROPRIATE.)
- THIS SITE IS ZONED PD BY LANTERNS PD, AMENDMENT 4.
- 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. 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.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO THE INSTALLATION OF ALL SIGNS. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT 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.

(HECKENDORF HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY)

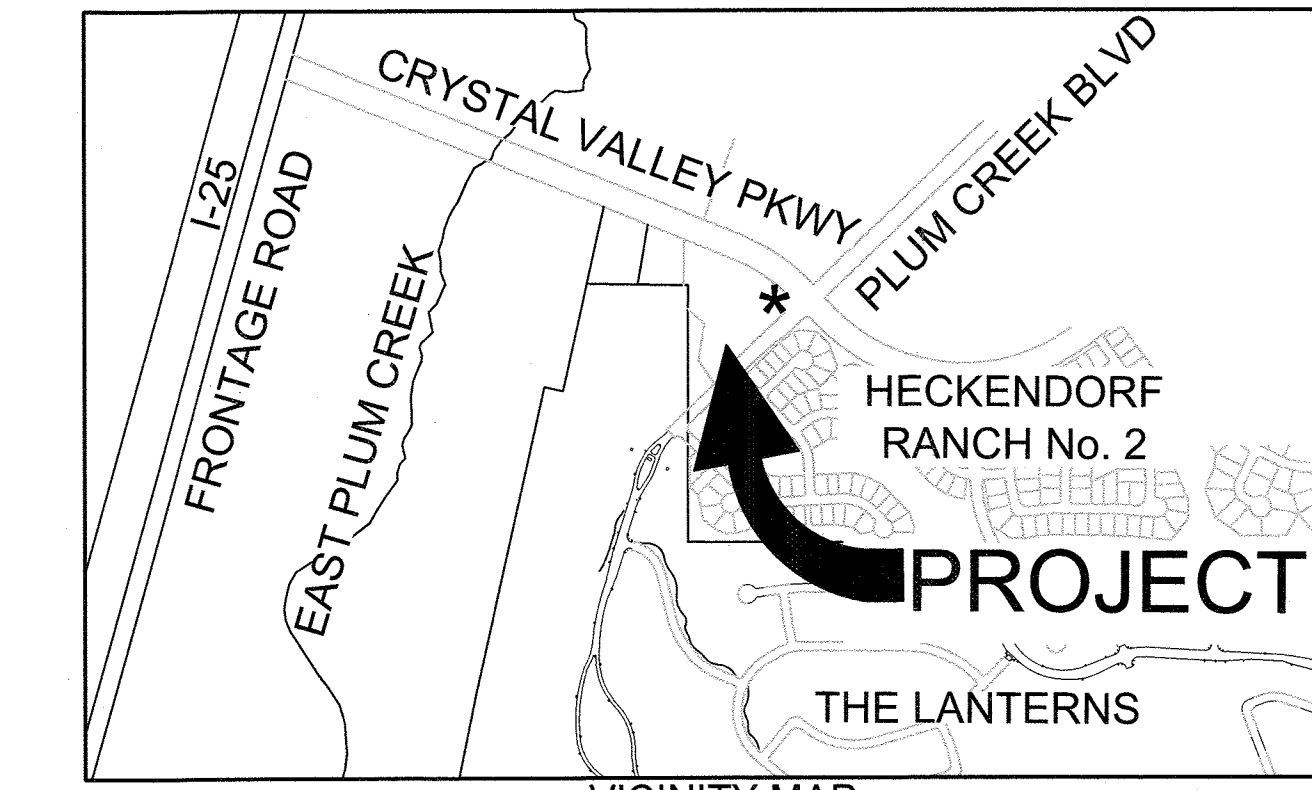
Jenny L Moore
SIGNED THIS 19th DAY OF January, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2021

BY Jenny L Moore AS Manager OF HECKENDORF HOLDINGS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

Gwen A Wadhouse
NOTARY PUBLIC
GWENN A WOODHOUSE
Notary Public
State of Colorado
Notary ID # 20144023750
My Commission Expires 06-19-2022

MY COMMISSION EXPIRES: 6-19-2022



PLANNER/LANDSCAPE ARCHITECT:

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

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: KYLE WINNESS, LAND
DEVELOPMENT MANAGER

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: PATRICK STEENBURG, CO PLS NO. 38004

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	LANDSCAPE CHARTS, NOTES & SCHEDULE
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	LANDSCAPE DETAILS
8	LANDSCAPE DETAILS
9	FIRE MITIGATION 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.

(JEANNIE D. MCDONALD CARLSON 2012 TRUST)

Clay Carlson
SIGNED THIS 19th DAY OF January, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2021

BY Clay Carlson AS Trustee OF JEANNIE D. MCDONALD CARLSON 2012 TRUST.
WITNESS MY HAND AND OFFICIAL SEAL.

Gwen A Wadhouse
NOTARY PUBLIC
GWENN A WOODHOUSE
Notary Public
State of Colorado
Notary ID # 20144023750
My Commission Expires 06-19-2022

MY COMMISSION EXPIRES: 6-19-2022

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(DELANEY DUKE CARLSON INHERITANCE TRUST)

Tyler L Carlson
SIGNED THIS 19th DAY OF January, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2021

BY Tyler L Carlson AS Trustee OF DELANEY DUKE CARLSON INHERITANCE TRUST.
WITNESS MY HAND AND OFFICIAL SEAL.

Gwen A Wadhouse
NOTARY PUBLIC
GWENN A WOODHOUSE
Notary Public
State of Colorado
Notary ID # 20144023750
My Commission Expires 06-19-2022

MY COMMISSION EXPIRES: 6-19-2022

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(CORY J THORNTON)

Cory J Thornton
SIGNED THIS 19th DAY OF January, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2021

BY Cory J Thornton AS Trustee OF CORY J THORNTON.
WITNESS MY HAND AND OFFICIAL SEAL.

Gwen A Wadhouse
NOTARY PUBLIC
GWENN A WOODHOUSE
Notary Public
State of Colorado
Notary ID # 20144023750
My Commission Expires 06-19-2022

MY COMMISSION EXPIRES: 6-19-2022

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(SCOTT L. CARLSON 2012 TRUST)

Scott L Carlson
SIGNED THIS 19th DAY OF January, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2021

BY Scott L Carlson AS Trustee OF SCOTT L. CARLSON 2012 TRUST
WITNESS MY HAND AND OFFICIAL SEAL.

Gwen A Wadhouse
NOTARY PUBLIC
GWENN A WOODHOUSE
Notary Public
State of Colorado
Notary ID # 20144023750
My Commission Expires 06-19-2022

MY COMMISSION EXPIRES: 6-19-2022

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(TEAGAN JO CARLSON INHERITANCE TRUST)

Tyler L Carlson
SIGNED THIS 19th DAY OF January, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2021

BY Tyler L Carlson AS Trustee OF TEAGAN JO CARLSON INHERITANCE TRUST.
WITNESS MY HAND AND OFFICIAL SEAL.

Gwen A Wadhouse
NOTARY PUBLIC
GWENN A WOODHOUSE
Notary Public
State of Colorado
Notary ID # 20144023750
My Commission Expires 06-19-2022

MY COMMISSION EXPIRES: 6-19-2022

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(KENT D. CARLSON 2012 TRUST)

Kent D Carlson
SIGNED THIS 19th DAY OF January, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2021

BY Kent D Carlson AS Trustee OF KENT D. CARLSON 2012 TRUST.
WITNESS MY HAND AND OFFICIAL SEAL.

Gwen A Wadhouse
NOTARY PUBLIC
GWENN A WOODHOUSE
Notary Public
State of Colorado
Notary ID # 20144023750
My Commission Expires 06-19-2022

MY COMMISSION EXPIRES: 6-19-2022

FIRE NOTES:

- 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.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- BUILDING 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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.
- 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 TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

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.

(TAYLOR CARLSON 2019 SPOUSAL LIFETIME ACCESS TRUST)

Gabriel Carlson
SIGNED THIS 19th DAY OF January, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2021

BY Gabriel Carlson AS Trustee OF TAYLOR CARLSON 2019 SPOUSAL LIFETIME ACCESS TRUST.
WITNESS MY HAND AND OFFICIAL SEAL.

Gwen A Wadhouse
NOTARY PUBLIC
GWENN A WOODHOUSE
Notary Public
State of Colorado
Notary ID # 20144023750
My Commission Expires 06-19-2022

MY COMMISSION EXPIRES: 6-19-2022

TITLE CERTIFICATION

I, Shari Jacobs, AN AUTHORIZED REPRESENTATIVE OF

First American Title Ins. Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Shari Jacobs
AUTHORIZED REPRESENTATIVE
First American Title Ins. Co
TITLE COMPANY

SIGNED THIS 2nd DAY OF February, 2021.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF February, 2021

BY Shari Jacobs AS AUTHORIZED REPRESENTATIVE OF
First American Title Ins. Co.

WITNESS MY HAND AND OFFICIAL SEAL.
M. Cule
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 10, 2023

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO SHOW THE PROPOSED ENTRY MONUMENT AT THE NORTHEAST CORNER OF THE SITE AT PLUM CREEK BLVD & CRYSTAL VALLEY PKWY.

LEGAL DESCRIPTION:

LOT 2, BLOCK 2, OF HECKENDORF RANCH FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO. RECEPTION NO.: 2006022149, RECORDED MARCH 17, 2006.

Montaine Master Sign Plan (Reception # _2020038452_) Zoning and Development Standards		
Zoning	The Lanterns PD, Amendment 4	
Sign Type	Commercial Entry Monument	Commercial Entry Monument
Minimum Setbacks	PD Zoning Allowance	Proposed
Crystal Valley Pkwy.	20.7 feet	20.7 feet
Plum Creek Blvd.	61.9 feet	61.9 feet
Maximum Height	10 feet	7 feet
Maximum Area	37.25 square feet per sign face	37.25 square feet per sign face

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 3:55 PM ON THE 16th DAY OF APRIL, 2021 AT RECEPTION NO. 2021050454.

DOUGLAS COUNTY CLERK AND RECORDER

By: Dana A. Bonham
DEPUTY

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 THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Thomas Odle 1/26/2021
REGISTERED PROFESSIONAL ENGINEER DATE

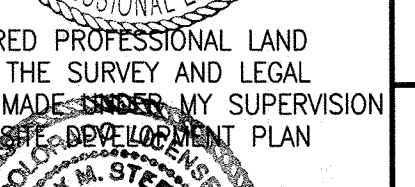
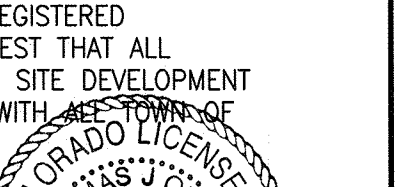
SURVEYOR'S CERTIFICATE

I, Patrick Steenburg, 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.

Patrick Steenburg
REGISTERED LAND SURVEYOR DATE

BENCHMARK BASIS OF BEARINGS

- DISC IN THE NORTHWEST CONCRETE RAILROAD BRIDGE ABUTMENT STAMPED
- FILED UNDER RECEPTION NO. 2008030059, LOCATED 2.5 MILES SOUTH ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE INTERSECTION OF FIFTH STREET IN CASTLE ROCK.
 - SOUTHEASTERLY LINE OF LOT 1, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2.



10333 E. Dry Creek Rd., Suite 240 Englewood, CO 80112 Tel: 720.482.9526 www.cvlinc.net westwoodsps.com

CVL a Westwood team

THE LANTERNS COMMERCIAL SITE DEVELOPMENT PLAN COVER SHEET

SHEET NUMBER: 1 OF 9

DRAWN BY: ASP
CHECKED BY: TJO
DATE: 12/16/2020

SCALE: AS SHOWN
FILE NO: R0029255.00

Revisions: No

Date: Date

Appr.: Appr.

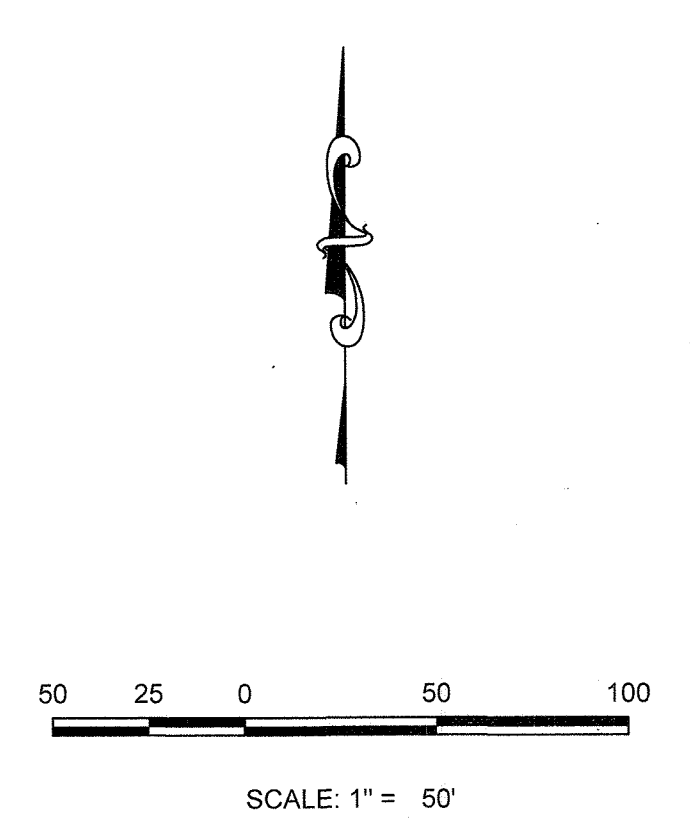
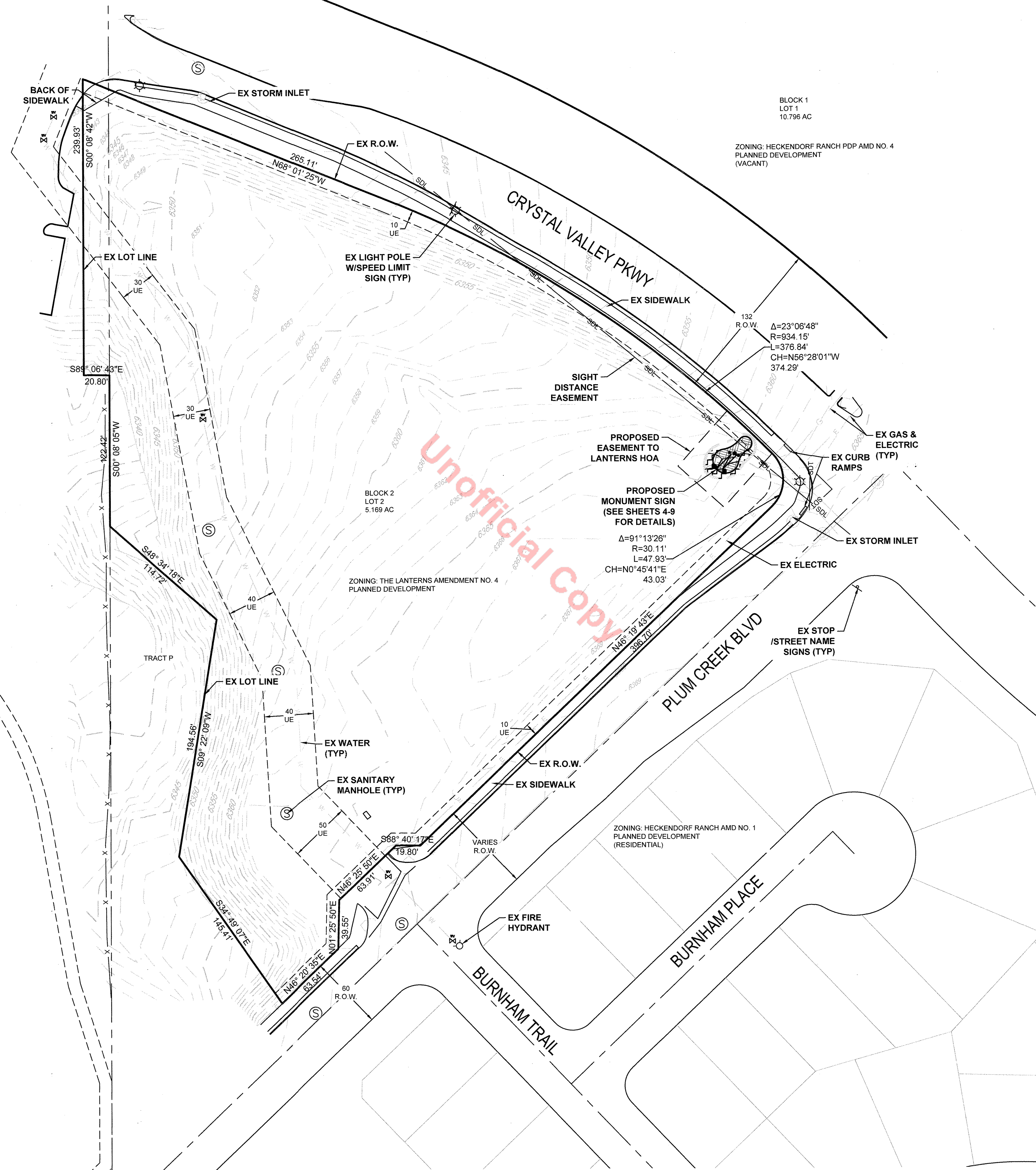
Date: Date

SITE DEVELOPMENT PLAN

MONTAINE (LANTERNS) ENTRY SIGN

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2,

LOCATED IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- EXISTING GAS
 - EXISTING ELECTRIC
 - ⊙ EXISTING STREET LIGHT
 - SDL — SIGHT DISTANCE LINE
 - SDT — SIGHT DISTANCE TRIANGLE
 - LIMITS OF DISTURBANCE
 - ⊕ STORM FACILITY
 - ⊙ SANITARY MANHOLE
- ABBREVIATIONS**
- R.O.W. - RIGHT OF WAY
 - UE - UTILITY EASEMENT
 - EX - EXISTING

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-5700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

SHEET NUMBER	1	SDP FIRST SUBMITTAL	No.	Revisions	Date	Appr.	Date
	1						
DRAWN BY:	ASP	SCALE:	AS SHOWN	CHECKED BY:	TJO	FILE NO.:	R0029253.00
CHECKED BY:	TJO	DATE:	12/16/2020				
<p>THE LANTERNS COMMERCIAL SITE SITE DEVELOPMENT PLAN SITE PLAN</p>							
<p>TOLL SOUTHWEST LLC C/O TOLL BROTHERS, INC. 10100 S. WILLOW CREEK BLVD. ENGLEWOOD, COLORADO 80112 Tel: (303) 708-0730</p>							
<p>10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720-482-952 www.cvlin.com westwoodsps.com</p>							
<p>CML a Westwood team</p>							

N:\PROJECTS\MONTAINE COMMERCIAL SDP\CAD\ENGINEERING\SET\SDP3 SITE PLAN.DWG, TADDLE, 12/16/2020 8:17 AM

ZONING: THE LANTERNS AMENDMENT NO. 4
PLANNED DEVELOPMENT

ZONING: THE LANTERNS AMENDMENT NO. 4
PLANNED DEVELOPMENT

ZONING: HECKENDORF RANCH AMD NO. 1
PLANNED DEVELOPMENT (RESIDENTIAL)

ZONING: HECKENDORF RANCH PDP AMD NO. 4
PLANNED DEVELOPMENT (VACANT)

BLOCK 2
LOT 1

BLOCK 1
LOT 1
10.796 AC

Unofficial Copy

2
OF 9

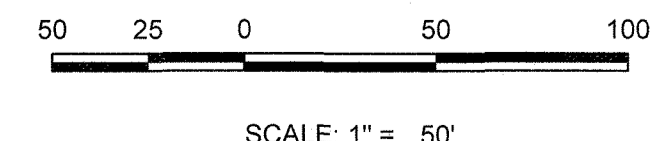
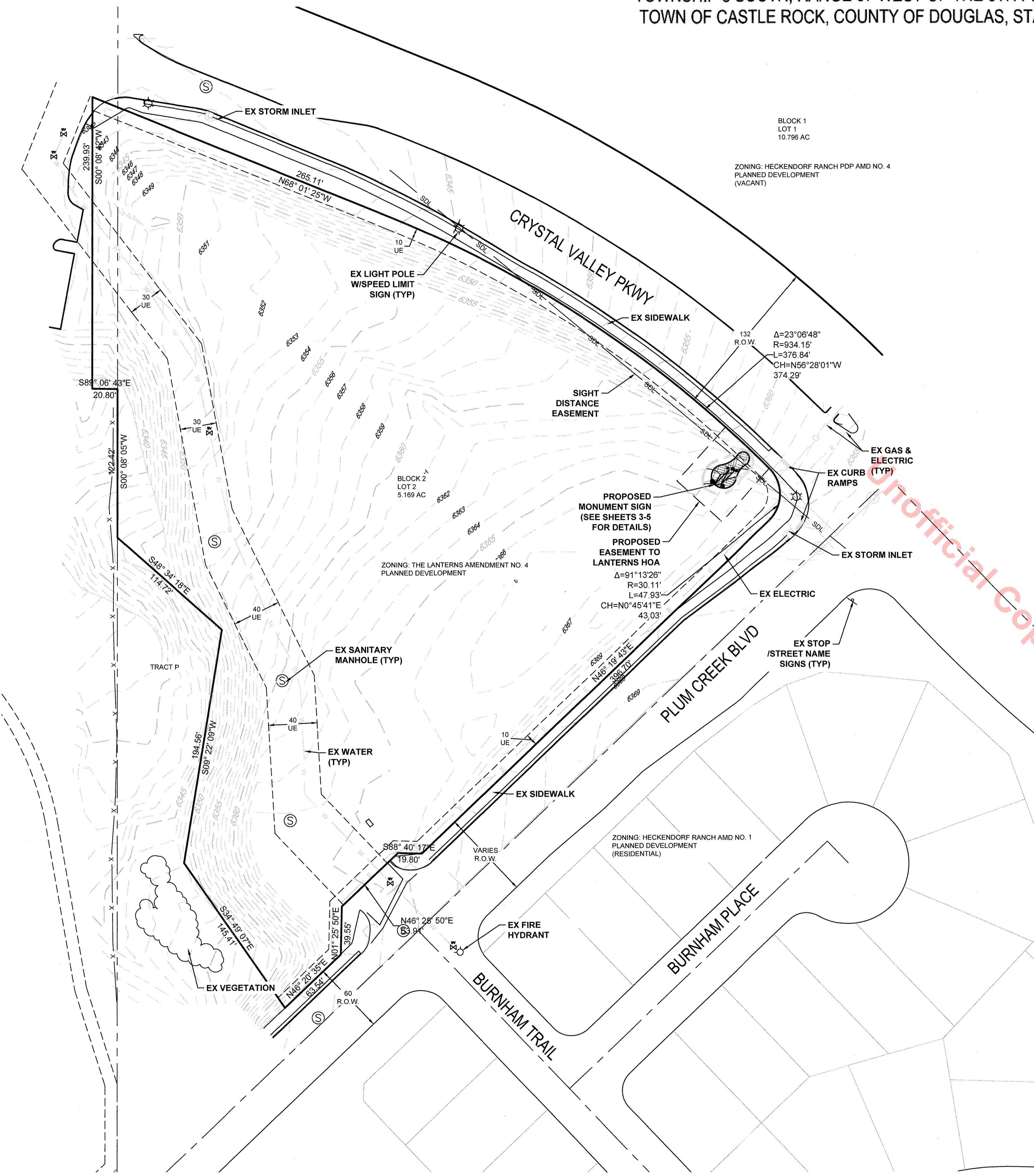
PROJECT NO. SDP20-0049

SITE DEVELOPMENT PLAN

MONTAINE (LANTERNS) ENTRY SIGN

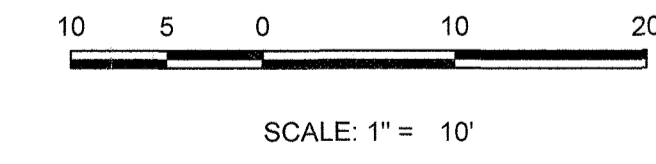
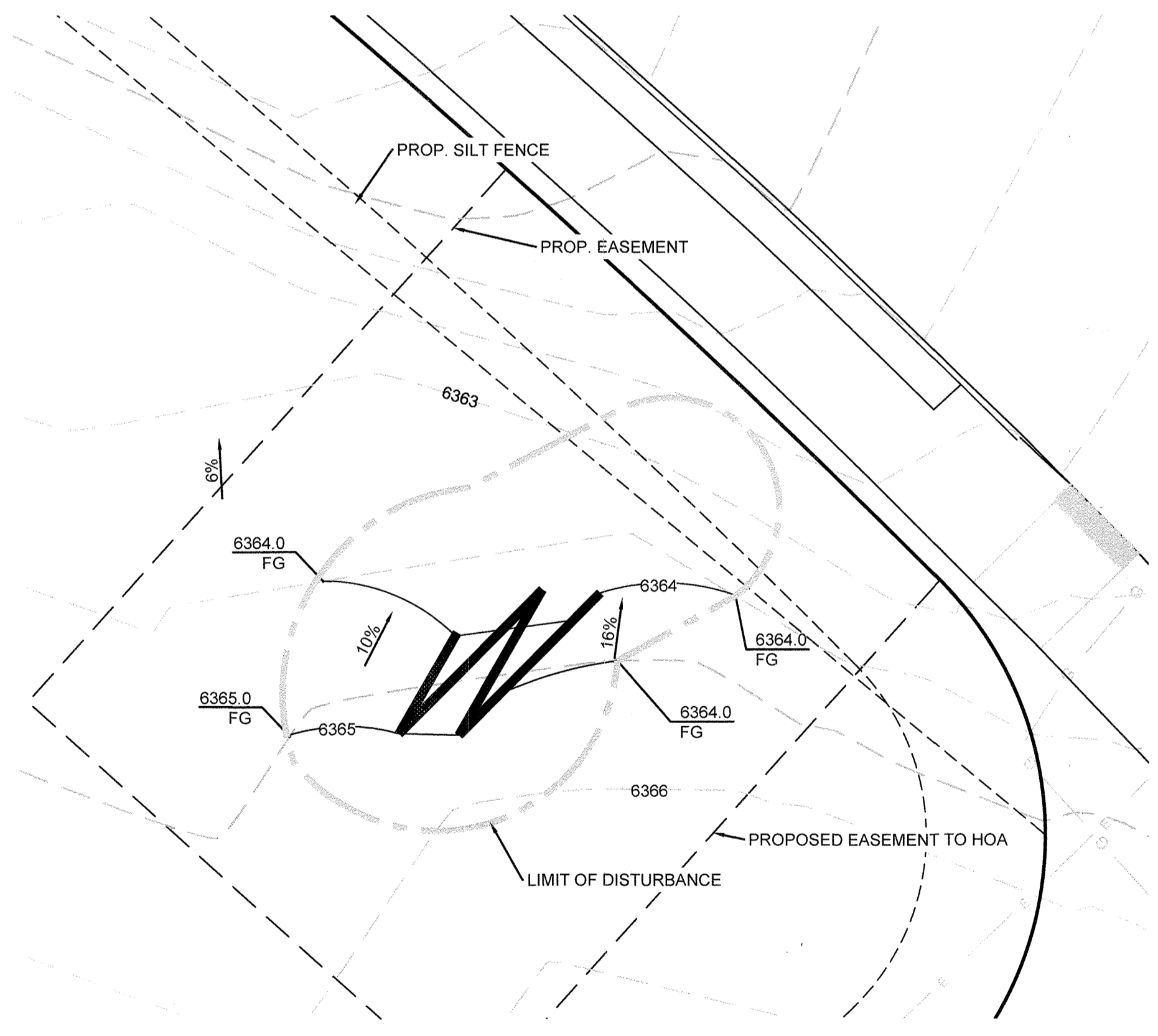
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LOCATED IN THE SOUTHWEST QUARTER (SW₄) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE₄) OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



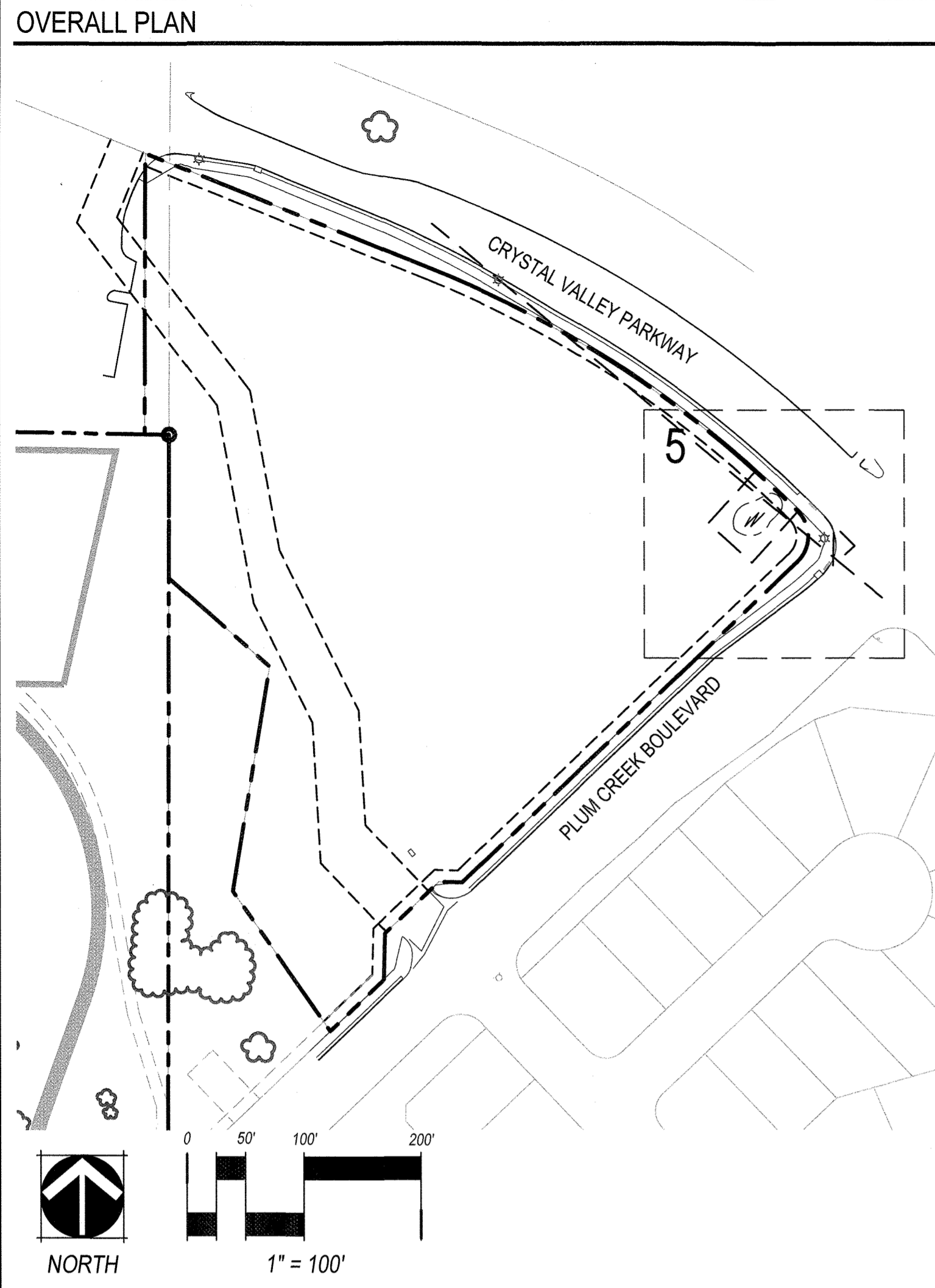
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- G — EXISTING GAS
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 - ⊙ EXISTING STREET LIGHT
 - SDL — SIGHT DISTANCE LINE
 - SDT — SIGHT DISTANCE TRIANGLE
 - LIMITS OF DISTURBANCE
 - Ⓧ STORM FACILITY
 - Ⓢ SANITARY MANHOLE

- ABBREVIATIONS**
- R.O.W. - RIGHT OF WAY
 - UE - UTILITY EASEMENT
 - EX - EXISTING



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

SHEET NUMBER	DRAWN BY: ASP	CHECKED BY: TJD	DATE: 12/16/2020	SCALE: AS SHOWN	FILE NO: R0029253.00
				THE LANTERNS COMMERCIAL SITE SITE DEVELOPMENT PLAN GRADING PLAN	
TOLL SOUTHWEST LLC C/O TOLL BROTHERS, INC. 10 INVERNESS DRIVE, SUITE 125 ENGLEWOOD, COLORADO 80112 Tel: (303) 708-0730					
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvllc.com westwoodips.com					
CML a Westwood team					
1 SDP FIRST SUBMITTAL XX-XX-30					
Revisions					
No.	Date	Appr.	Date		



SITE DEVELOPMENT PLAN

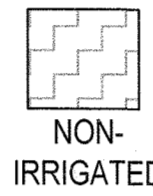
MONTAINE (LANTERNS) ENTRY SIGN

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2,

LOCATED IN THE SOUTHWEST QUARTER (SW₄) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE₄) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANTING SCHEDULE

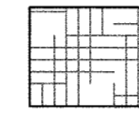
LEGEND ABBREV.	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE & CONDITION	WATER USE (VERY LOW, LOW, MODERATE, HIGH)	NO. OF PLANTS	TOCR PLANT SIZE
DECIDUOUS SHRUBS 2-4'						
SJW	SPIREA JAPONICA 'LITTLE PRINCESS'	JAPANESE SPIREA	5 GAL. CONT.	LOW	X	2' H x 3' W
NWR	ROSA 'NEARLY WILD'	FLORDBUNDA ROSE	5 GAL. CONT.	LOW	X	2' H x 3' W
DECIDUOUS SHRUBS 5-6'						
PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL. CONT.	LOW	X	2' H x 5' W
BROADLEAF EVERGREEN SHRUBS						
YGL	YUCCA GLAUCA	SOAPWEED	5 GAL. CONT.	VERY LOW	X	2' H x 2' W
ORNAMENTAL GRASSES						
BLO	BOUTELOUS GRACILLIS 'BLONDE AMBITION'	BLONDE AMBITION GRASS	5 GAL. CONT.	VERY LOW	X	1' H
ING	SORGHASTRUM NUTANS	INDIAN GRASS	5 GAL. CONT.	VERY LOW	X	6' H
PERENNIALS						
BGO	AURINA SAXATILIS 'COMPACTA'	BASKET OF GOLD	5 GAL. CONT.	LOW	X	1' H x 1' W
CCT	DIASCIA INTEGERRIMA 'CORAL CANYON'	CORAL CANYON TWINSBUR	5 GAL. CONT.	LOW	X	1' H
PLP	PENSTEMON PINIFOLIUS	PINELEAF PENSTEMON	5 GAL. CONT.	LOW	X	1' H
RSD	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	5 GAL. CONT.	VERY LOW	X	2' H x 2' W



NON-IRRIGATED

DRYLAND GRASS SEED MIX				
SPECIES	VARIETY	% OF MIX	PLS/ ACRE	SF
BIG BLUESTEM	KAW	10	1.1	320
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



BULK HAND WATERED SHRUB BED MULCH - LOW HYDROZONE	
	SF
MULTI. COLOR RIVER ROCK, 1 1/2" DIA.	493

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
NON-IRRIGATED NATIVE SEED	320	39.36%
BULK HAND WATERED SHRUB BED	493	60.64%
TOTAL AREA LANDSCAPE	813	100

CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- 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.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GENERAL NOTES:

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
- IN NO CASE SHALL FINAL GRADES PROMOTE PONDING OF WATER ADJACENT TO OR ON PAVED SURFACES, IN SWALES, LANDSCAPE AREAS, CULVERTS, ETC. UNLESS PART OF A DESIGNATED DRAINAGE STRUCTURE.

GENERAL NOTES:

- LANDSCAPE PROPOSED WITH THIS SDP WILL BE BULK HAND WATERED WITH NO PERMANENT IRRIGATION. PERMANENT IRRIGATION MAY BE INSTALLED WITH THE FUTURE SDP AMENDMENT TO THIS PLAN ONCE THE REMAINDER OF THE SITE IS DESIGNED.
- DUE TO FUTURE SITE BUILD-OUT UNKNOWN, THIS SDP DOES NOT INCLUDE ANY STREETSCAPE DESIGN OR STREET TREES. PLEASE REFER TO THE FUTURE SDP AMENDMENT FOR THE SITE THAT WILL INCLUDE THAT REQUIRED LANDSCAPE AND SITE DESIGN.
- NO LIGHTING IS PROPOSED FOR THE MONUMENT.

SHEET INDEX

- LANDSCAPE CHARTS NOTES & SCHEDULE
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- LANDSCAPE DETAILS
- LANDSCAPE DETAILS
- FIRE MITIGATION PLAN

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 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
	BULK HAND WATERED SHRUB BED	2.0 in./mo.	LOW	100.00%	493	2.0	493	2
TOTALS				100	493		493	2
							TOTAL OF THE CLWUR	2

MONTAINE COMMERCIAL ENTRY MONUMENT - COMMERCIAL LANDSCAPE SITE INVENTORY

GROSS SITE AREA	LANDSCAPE AREA IN SQ. FT.	TURFGRASS LIST SPECIES (AREA IN SQ.FT.)	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (IN CU.YDS. PER 1000 SQ.FT.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
225,214 SF	813 SF	0 SF	0 SF	N/A	0	N/A	15	4 CU.YDS / 1000 SF	NO
PARKING LOT (AREA IN SQ. FT.)	PARKING LOT LANDSCAPE AREA (SQ. FT.)	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL (AREA IN SQ.FT.)	NO. OF INTERIOR LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERIOR LANDSCAPED ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
0 SF	0 SF	0	0 SF	0	N/A	N/A	0	N/A	N/A

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: SEAN MALONE
 TOWN OF CASTLE ROCK REGISTRATION #: 16-1722
 STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: 517
 COMPANY: NORRIS DESIGN
 ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204
 PHONE: 303-892-1166
 EMAIL: SMALONE@NORRIS-DESIGN.COM
 DATE: 10/02/2020

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

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 534-6700 METRO DENVER AREA
 UTILITY NOTIFICATION CENTER OF COLORADO

Sean Malone

PROJECT NO. SDP20-0049

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NORRIS DESIGN
 Planning | Landscape Architecture | Project Presentation

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 10 INVERNESS CIRQUE, SUITE 125
 ENGLEWOOD, CO 80152
 Tel: (303) 770-0730

TOLL SOUTHWEST LLC CO

THE LANTERNS COMMERCIAL SITE
 LANDSCAPE
 SITE DEVELOPMENT PLAN
 NOT FOR CONSTRUCTION

SCALE: AS SHOWN
 FILE NO: R0029253.00
 DATE: 12/16/2020

DRAWN BY: MR. TK
 CHECKED BY: SM. MR.
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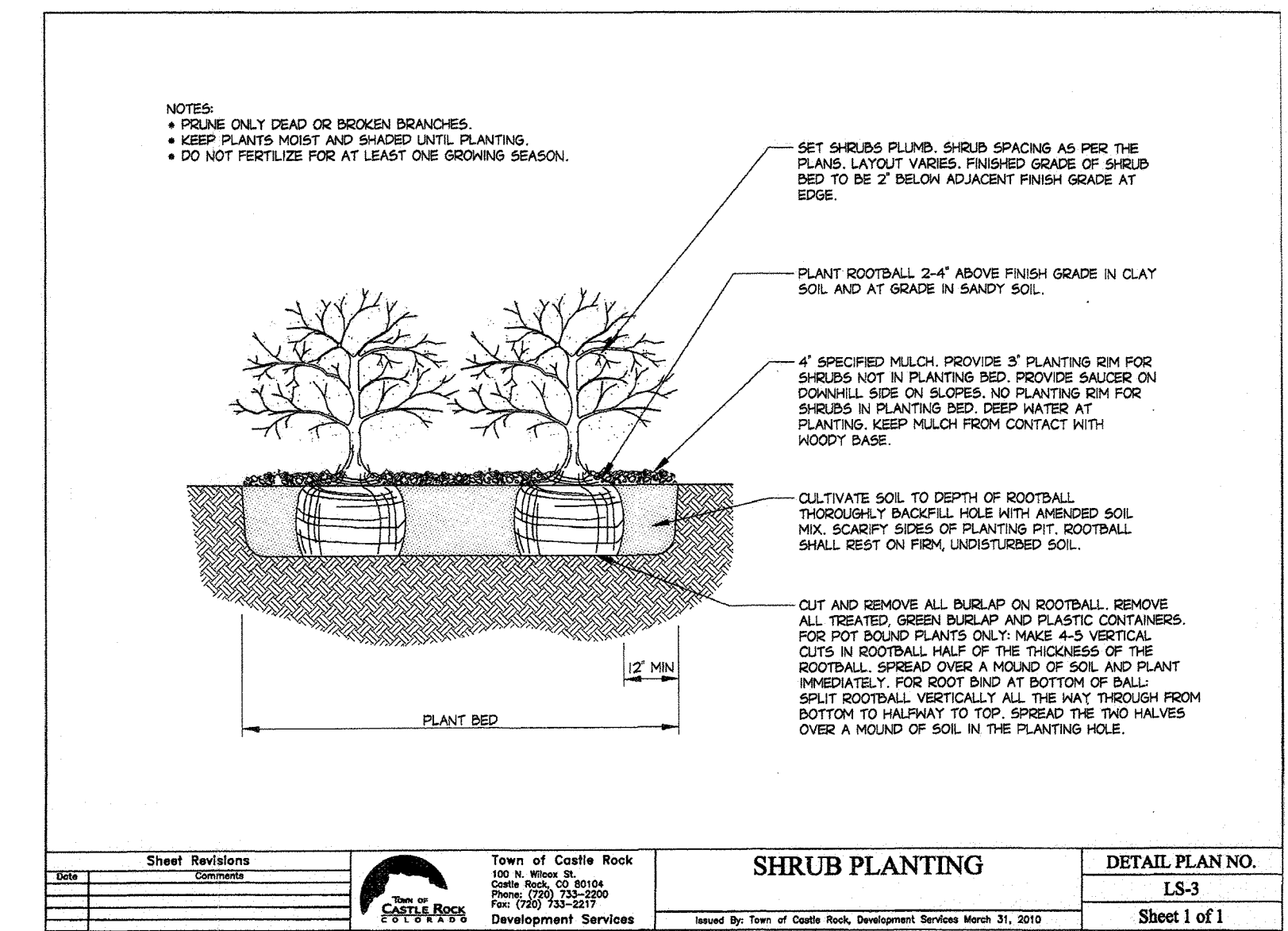
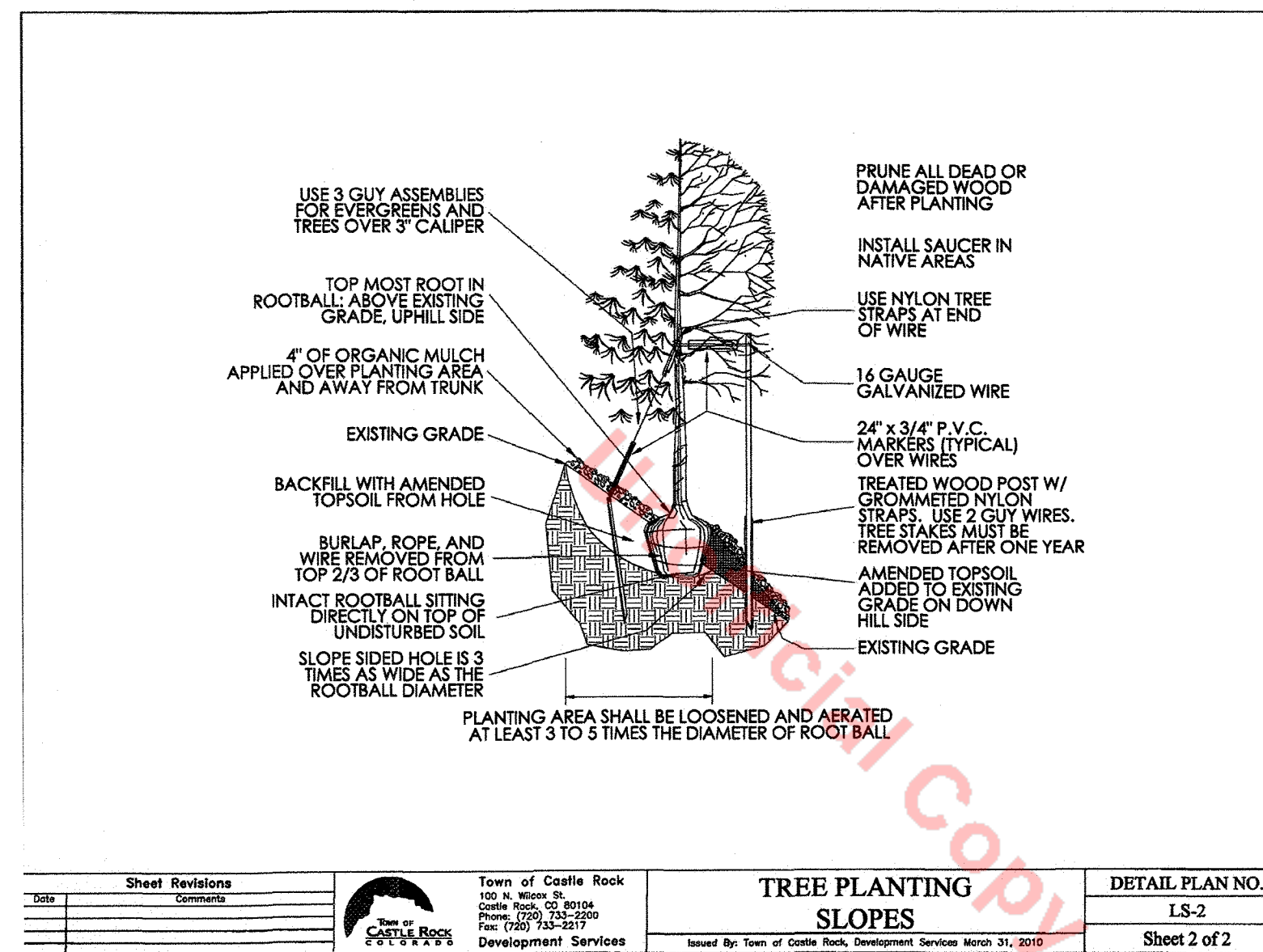
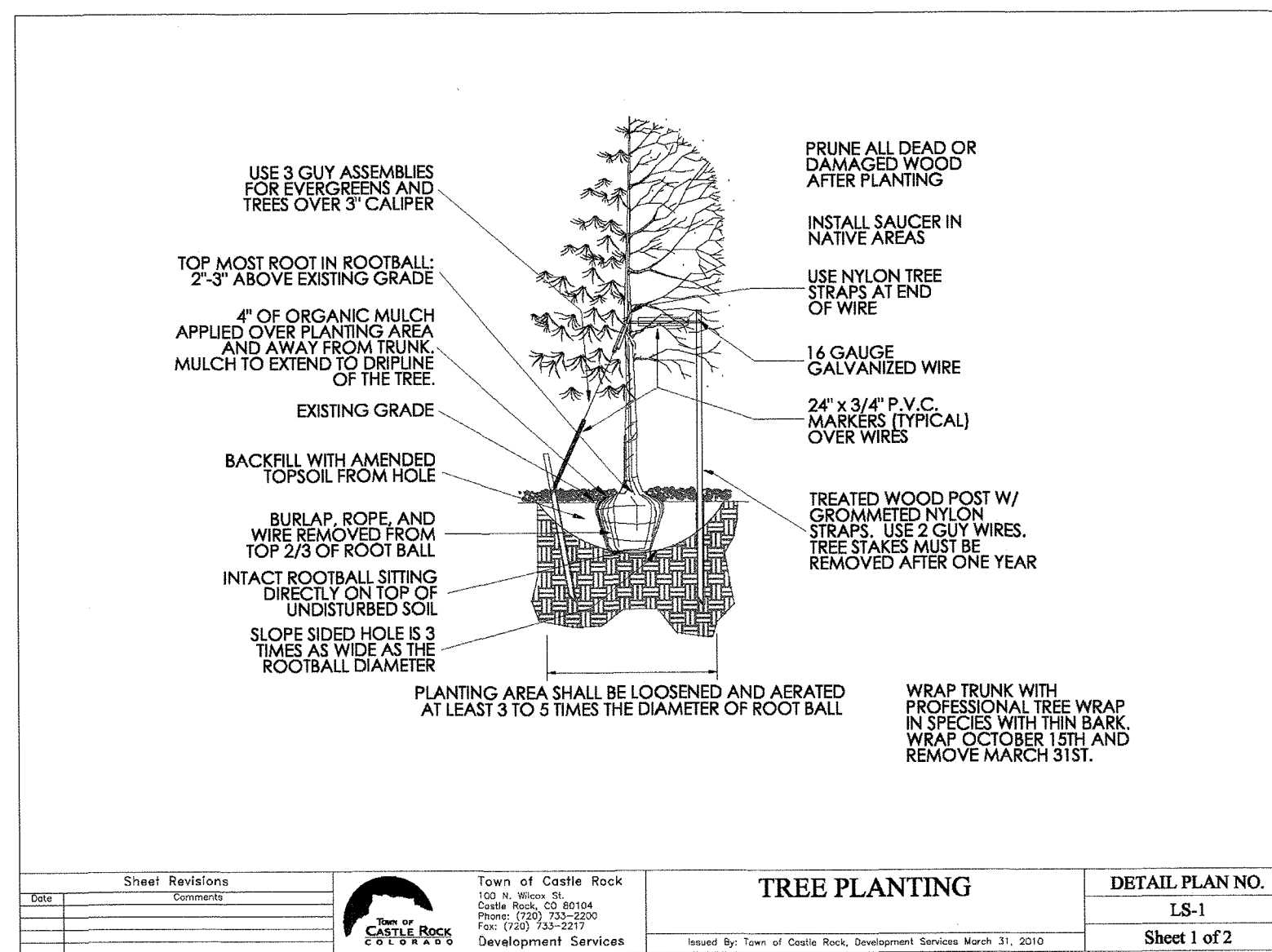
LANDSCAPE CHARTS NOTES & SCHEDULE
 4
 of 9

SITE DEVELOPMENT PLAN

MONTAINE (LANTERNS) ENTRY SIGN

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2,

LOCATED IN THE SOUTHWEST QUARTER (SW₄) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE₄) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1 TREE PLANTING DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE

SCALE: NTS

2 TREE PLANTING ON SLOPE DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE

SCALE: NTS

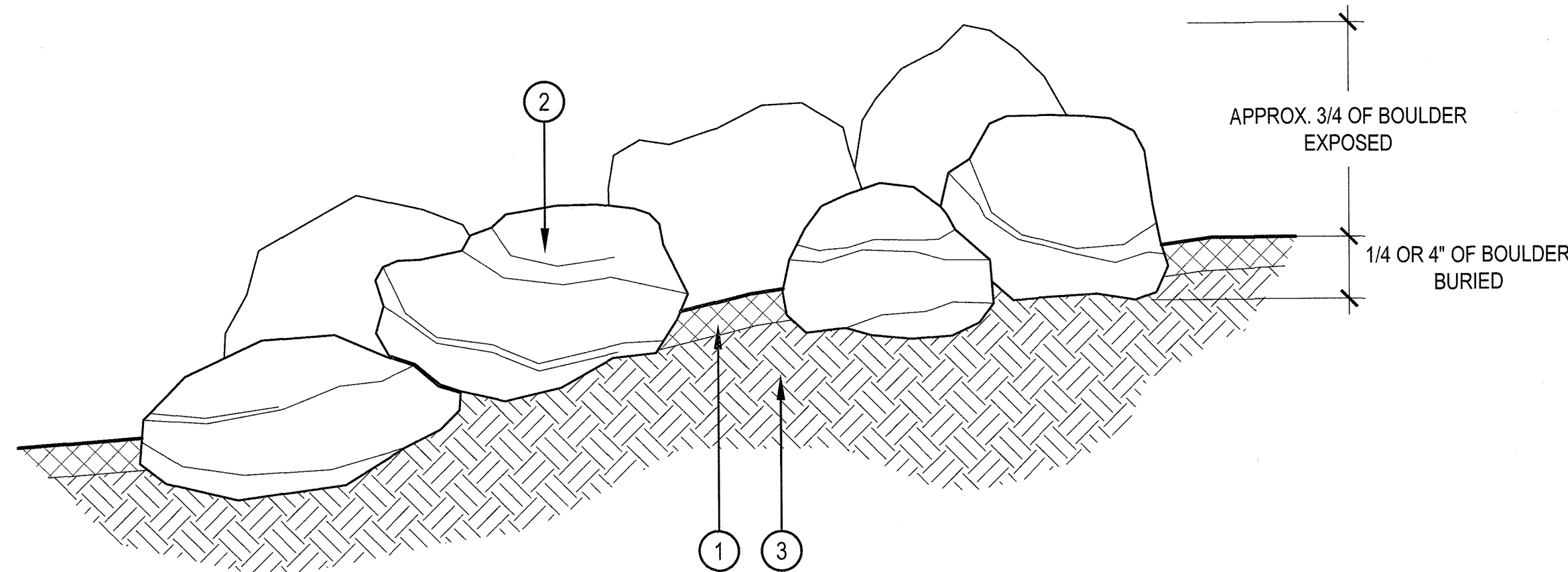
3 SHRUB DETAIL

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE

SCALE: NTS

- NOTES:
- REFER TO MATERIAL SCHEDULE FOR BOULDER TYPE.
 - THE OWNER'S REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.

ITEM	SIZE	QTY
'A' SIZED BOULDER	24-30" DIA. x 18" MIN. DEPTH	2
'B' SIZED BOULDER	30-48" DIA. x 24" MIN. DEPTH	2
'C' SIZED BOULDER	48-60" DIA. x 32" MIN. DEPTH	1

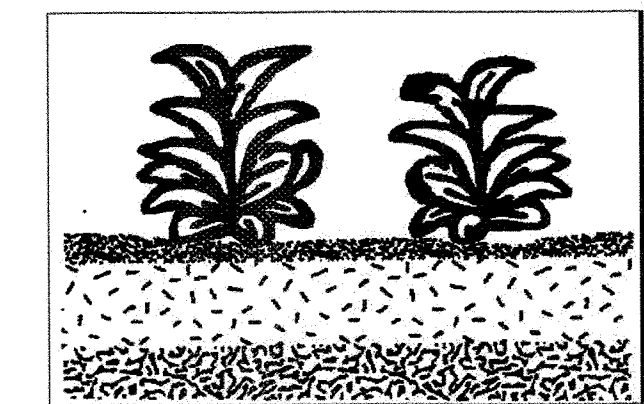


4 LANDSCAPE BOULDER (TYP.)

SCALE: 3/4" = 1'-0"

- MULCH TO BOULDERS, NO GAPS. REFER TO MATERIAL SCHEDULE.
- BOULDERS PLACED TO LOOK LIKE NATURAL OUTCROPPINGS. PLACE ON COMPACTED SUBGRADE SO ROCKS ARE STABLE. OVERLAP AND ABUT BOULDERS TO CREATE GRADE CHANGES. REFER TO MATERIAL SCHEDULE.
- COMPACTED SUBGRADE

- Shredded, aged mulch 4" 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

SEAN MALONE, R.L.A. ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSURE NUMBER IS 517.

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Sean Malone

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THE LANTERNS COMMERCIAL SITE
LANDSCAPE
SITE DEVELOPMENT PLAN
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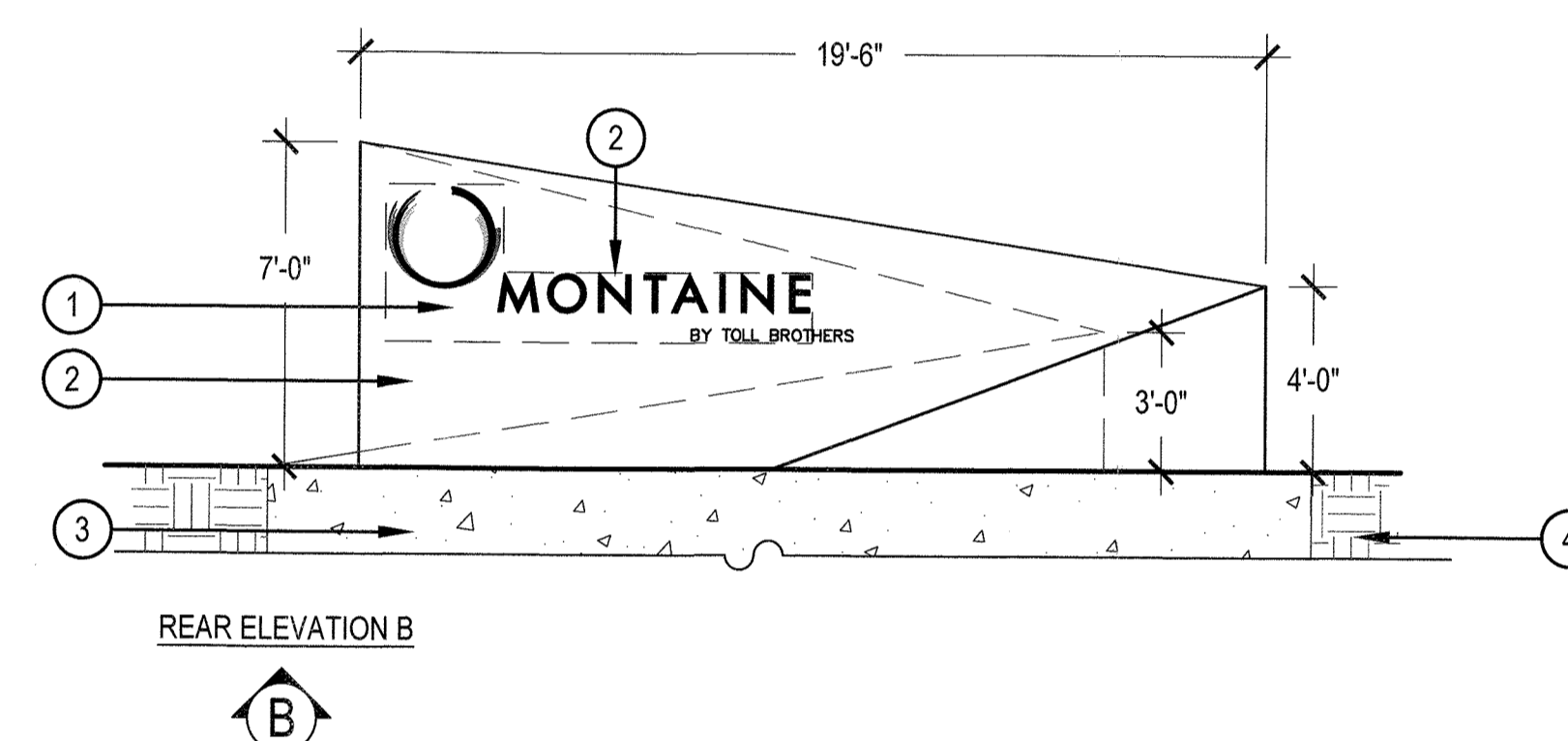
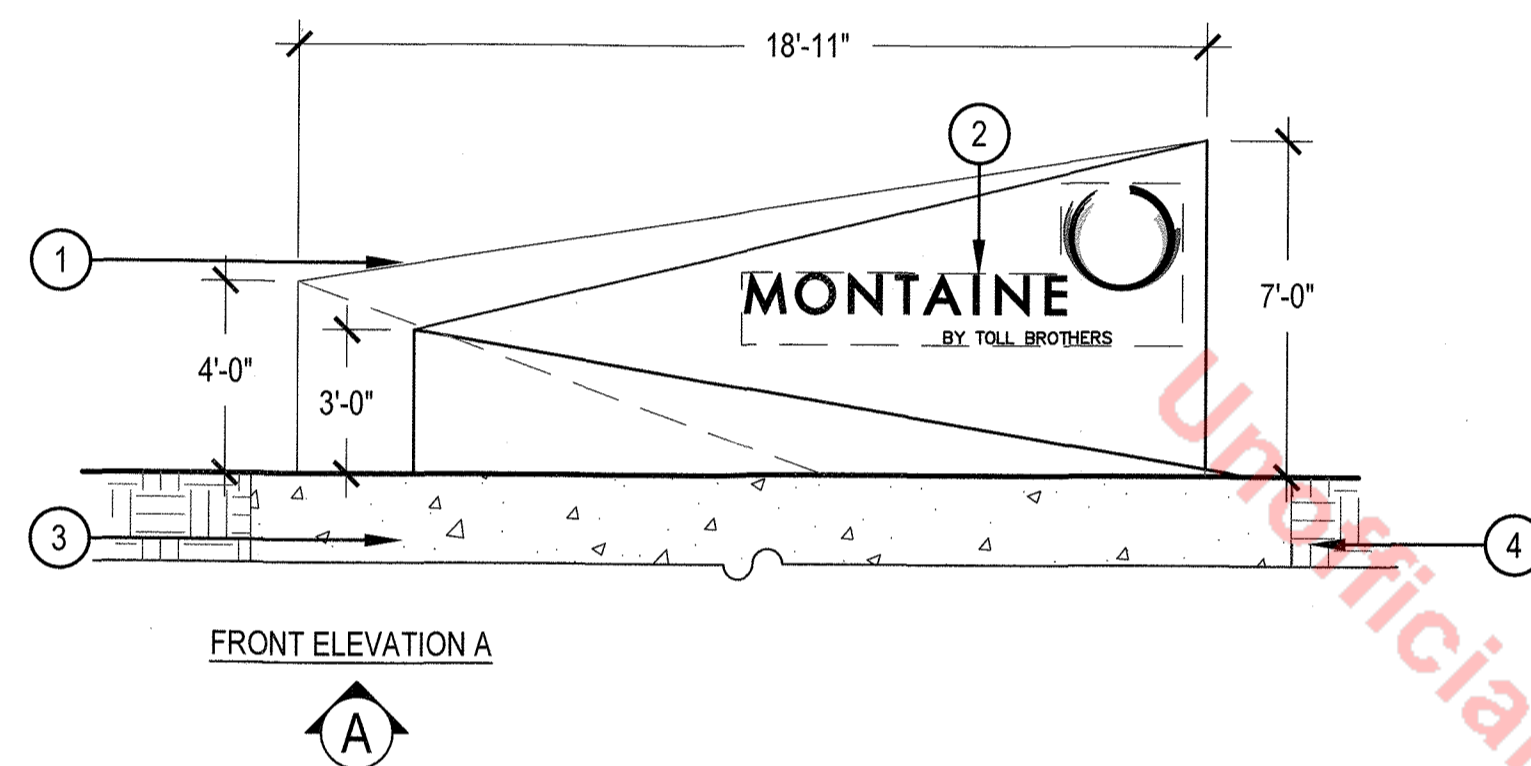
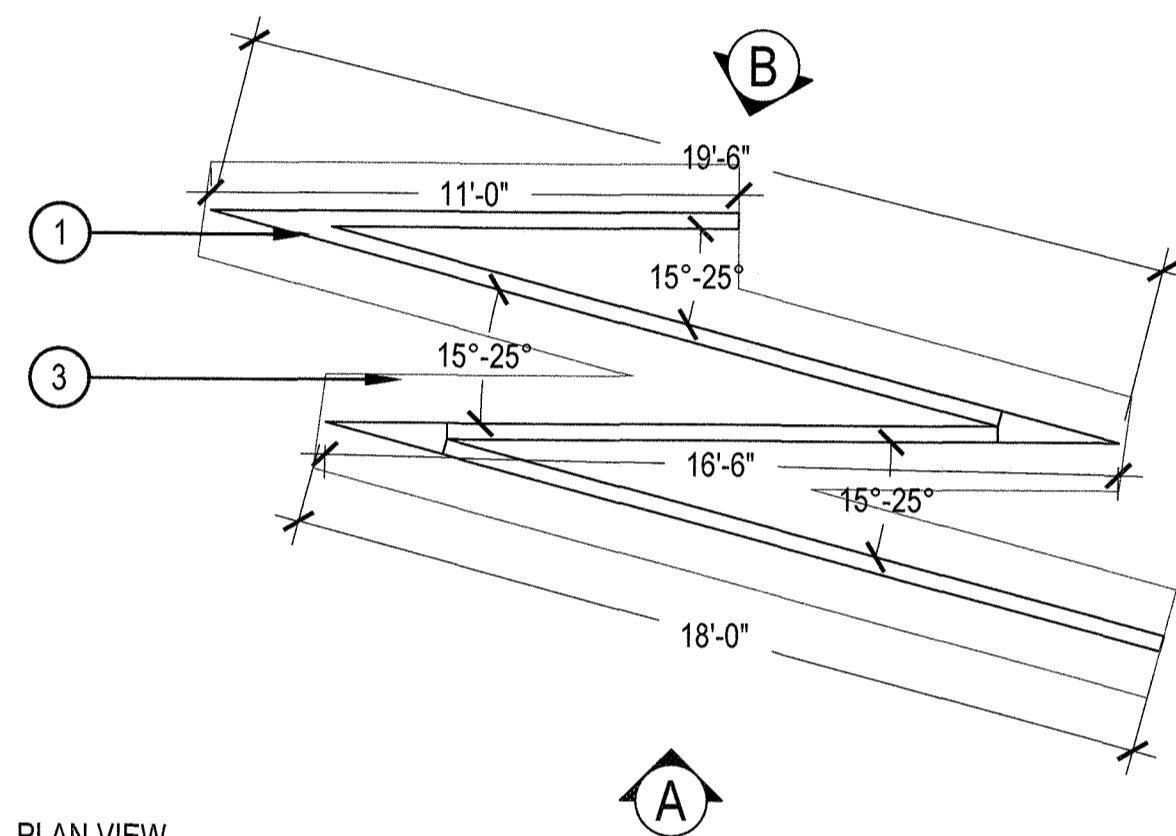
SHEET NUMBER: LANDSCAPE DETAILS
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of 9

SITE DEVELOPMENT PLAN

MONTAINE (LANTERNS) ENTRY SIGN

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2,

LOCATED IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



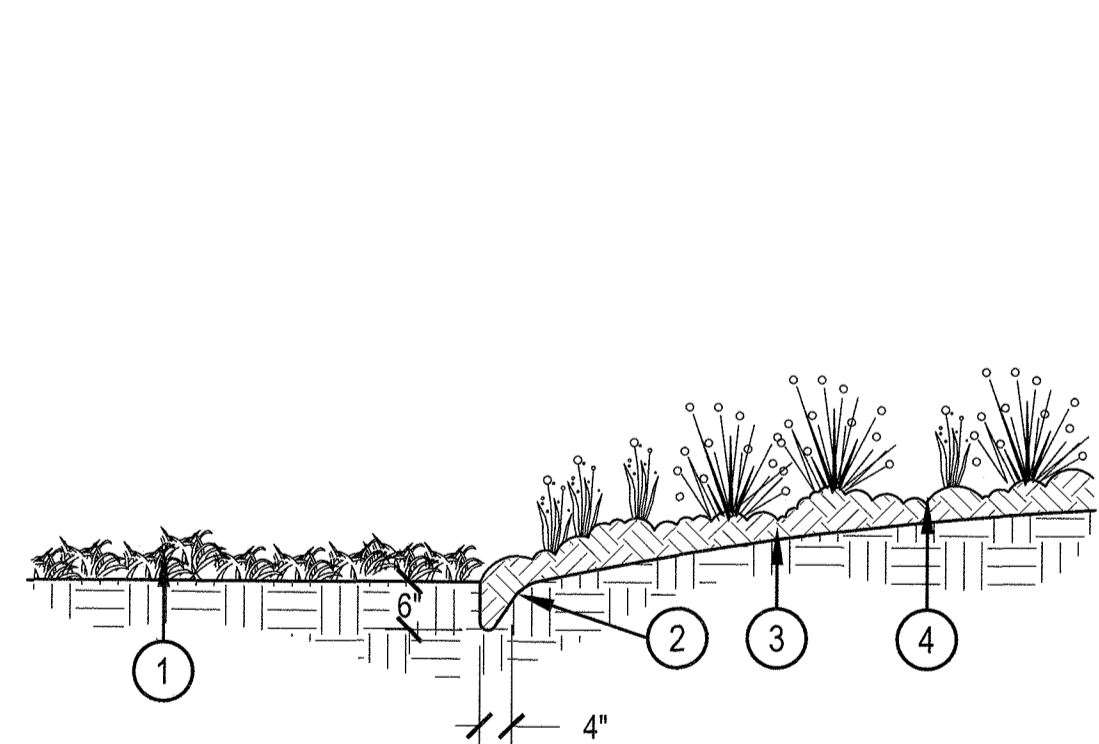
- ① 4" CORTEN CABINET, STRUCTURAL DESIGN OF ENTIRE MONUMENT BY CONTRACTOR PER DESIGN BY LOCALLY LICENSED STRUCTURAL ENGINEER; SUBMIT SHOP DRAWINGS FOR APPROVAL
- ② PIN MOUNTED BRUSHED STAINLESS STEEL 9.5" AND 2.5" LETTERS AND LOGO. 37.25 SQUARE FEET TOTAL
- ③ FOUNDATION'S STRUCTURAL SYSTEM TO BE DESIGNED BY LOCALLY LICENSED STRUCTURAL ENGINEER
- ④ UNDISTURBED SOIL

NOTES:

1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE AND PRICING PURPOSES AT THE DIRECTION OF THE OWNER. THIS STRUCTURE HAS NOT BEEN ENGINEERED AND WILL REQUIRE STAMPED PLANS PREPARED BY A LOCALLY LICENSED COLORADO STRUCTURAL ENGINEER. NORRIS DESIGN IS NOT RESPONSIBLE FOR THE PERFORMANCE OR INTEGRITY OF THIS STRUCTURE.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND MATERIAL SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR OR OWNERS REPRESENTATIVE SHALL CONSTRUCT A MOCK UP MODEL FOR APPROVAL PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MEET ALL APPLICABLE CODES, INCLUDING TOWN OF CASTLE ROCK CODE AND STANDARDS.
5. FINAL DESIGN TO BE PROVIDED AND SHOWN AT TIME OF SIGN PERMIT.

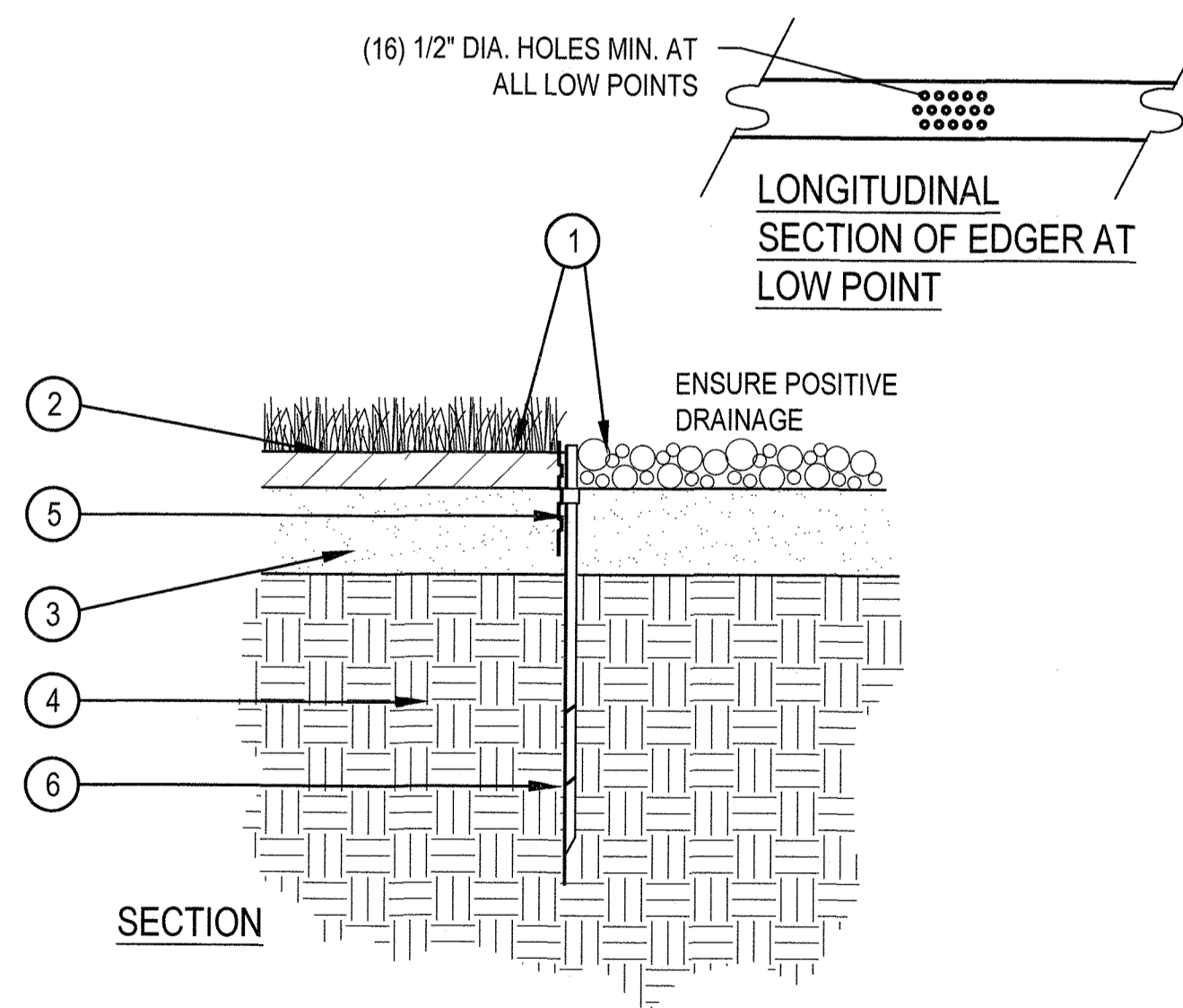
① COMMERCIAL ENTRY MONUMENT

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



- ① NON-IRRIGATED DRYLAND SEED
- ② VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH. TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
- ③ SPECIFIED MULCH. REFER TO PLAN AND MATERIAL SCHEDULE.
- ④ PLANTING BED

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



- ① FINISHED GRADE - TOP OF SOD THATCH LAYER OR NATIVE SEED AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- ② TURF THATCH OR NATIVE SEED, REFER TO PLANS
- 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 HAVE A ROLLED TOP OR BE CAPPED.

SCALE: 1" = 1'-0"

② SPADE CUT EDGE

③ STEEL EDGER



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

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Sean Malone

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1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 F 303.892.1168 www.norris-design.com	NO. _____	REVISIONS	DATE	INIT.	APPR.	DATE
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		of 9				

SITE DEVELOPMENT PLAN

MONTAINE (LANTERNS) ENTRY SIGN

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2,

LOCATED IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEEDING AND MULCHING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- AREA OF SEEDING AND MULCHING.
- TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
- ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAF WEED AND LEAFY SPURGE.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A TESTED 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.
- DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
- 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.
- 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).
- 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.
- 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 LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
- FOR PERMANENTLY 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.
- SOIL IS TO BE THOROUGHLY LOOSENEED (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 LOOSENEED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
- 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.
- 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.
- 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.
- ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
- 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

- 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.
- 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.
- RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE FOLLOWED BY THE TOWN.
- NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
- REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - 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.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
 - AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - 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

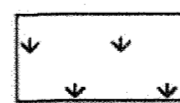
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCB	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCB	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCB	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	PNCB	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCB	10	1
STREAMBANK WHEATGRASS	SODAR	PNCB	10	1.2
TOTAL				11.0



SEEDING AND MULCHING

17

Sheet Revisions		
RT	3/11	GESC MANUAL UPDATES

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.



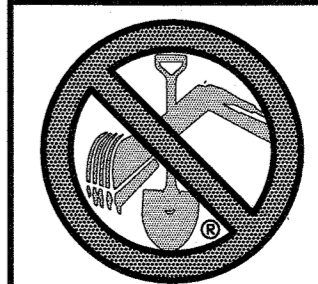
UTILITIES DEPARTMENT
Stormwater Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 10 OF 14

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



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PROJECT NO. SDP20-0049

1101 Bannock Street Denver, Colorado 80204 P 303.892.1168 F 303.892.1168 www.norris-design.com	NO. _____	DATE _____
<p>NORRIS DESIGN Planning Landscape Architecture Project Presentation</p>	DATE _____	DATE _____
	DATE _____	DATE _____
TOLL SOUTHWEST LLC C/O TOLL BROTHERS, INC. 10 INVERNESS DRIVE, SUITE 1025 ENGLEWOOD, COLORADO 80112 Tel: (303) 708-0730	DATE _____	DATE _____
THE LANTERNS COMMERCIAL SITE LANDSCAPE SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION	DATE _____	DATE _____
SCALE: AS SHOWN	CHECKED BY: SM, MR	DATE: 12/16/2020
DRAWN BY: MR, TK	SHEET NUMBER: 8	LANDSCAPE DETAILS
		of 9

SITE DEVELOPMENT PLAN

MONTAINE (LANTERNS) ENTRY SIGN

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2,

LOCATED IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 23, AND THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, 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.

- 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).

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 combustibles. 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.

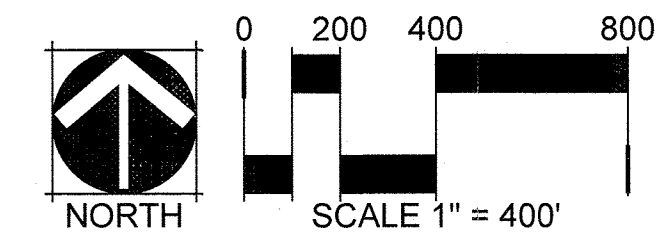
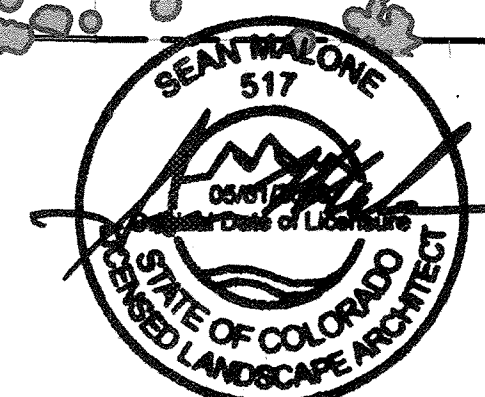
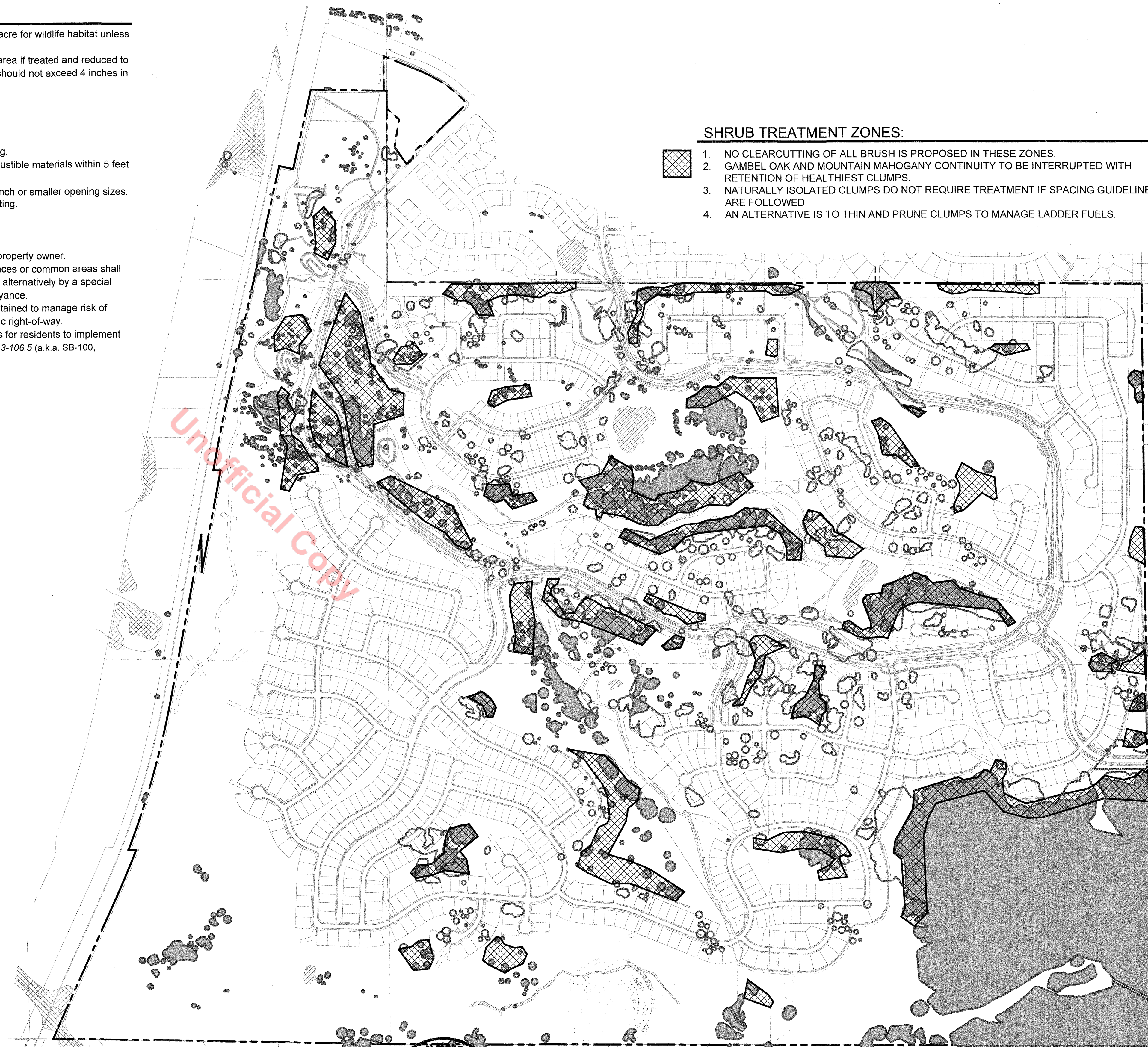
C. Beyond 150 feet of the structure and open spaces (preservation / environmentally sensitive area)

- 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.

SHRUB TREATMENT ZONES:

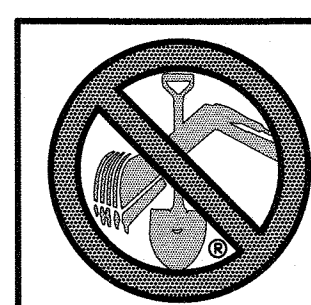


- 1. NO CLEARCUTTING OF ALL BRUSH IS PROPOSED IN THESE ZONES.
- 2. GAMBEL OAK AND MOUNTAIN MAHOGANY CONTINUITY TO BE INTERRUPTED WITH RETENTION OF HEALTHIEST CLUMPS.
- 3. NATURALLY ISOLATED CLUMPS DO NOT REQUIRE TREATMENT IF SPACING GUIDELINES ARE FOLLOWED.
- 4. AN ALTERNATIVE IS TO THIN AND PRUNE CLUMPS TO MANAGE LADDER FUELS.



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

Sean Malone



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PROJECT NO. SDP20-0049

SCALE:	AS SHOWN	FILE NO.:	R0029253.00
DRAWN BY:	MR. TK	CHECKED BY:	SM, MR
SHEET NUMBER:	9	DATE:	12/16/2020
THE LANTERNS COMMERCIAL SITE		LANDSCAPE	
LANDSCAPE		SITE DEVELOPMENT PLAN	
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1101 Bannock Street Denver, Colorado 80204 P. 303.882.1186 F. 303.882.1186 www.norris-design.com			
 NORRIS DESIGN <small>Planning Landscape Architecture Project Execution</small>			
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