

Castle Rock, Colorado

COUNTY OF DOUGLAS, STATE OF COLORADO

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THE LANTERNS

Planned Development Plan, Amendment No. 4

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

Castle Rock, Colorado

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

OWNERSHIP CERTIFICATION

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

Kathleen Carlson Petersen

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

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.

Colleen D. Carlson

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

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.

Tamara Jo Carlson

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

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.

Angela L. Carlson

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

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.

Colleen D. Carlson

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

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.

City of Thornton

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

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.

Justin D. Trind

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

OWNERSHIP CERTIFICATION

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

Traci A. Thompson

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

Town of Castle Rock, a Colorado municipal corporation

By: _____ Mayor

Attest:

Town Clerk

Signed this ____ day of _____, 20____.

Notary Public

Subscribed and sworn to before me this ____ day of _____, 20____.

by _____ Mayor and by _____ as Town Clerk.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____.

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

Submittal Date:

February 13, 2018

Revision Dates:

December 4, 2018

November 14, 2018

September 26, 2018

THE LANTERNS
PLANNED DEVELOPMENT PLAN
AMENDMENT NO. 4

Sheet Title:

Ownership Certification

Sheet Number:

2 of 5

Planned Development Plan, Amendment No. 4

T TO THE PRELIMINARY PD SITE PLAN FOR THE

Castle Rock, Colorado

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

SUMMARY TABLE

Planning Area	Min. Lot Width	Non-Transition Zone	Min. Lot Area	Non-Transition Zone (1)	Min. Front Yard	Min. Front Yard Garage (1/3) Streetcar(6)	Min. Front Yard (617/18)	Base	Side (Intersect 94/124/314)						Building Separation			Residential Building Height (2)	Max. Residential Building Height (2)	Max. Building Coverage (2) residential Use Only	
									Side (Intersect 94/124/314)			Side To Street (91/1)			Lot Width: 170' or greater than 89'	Lot Width: 170' or greater than 89'	Lot Width: 170' or greater than 89'				
									Lot Width: 70'	Lot Width: 89' or greater than 89'	Lot Width: 170' or greater than 89'	Lot Width: 70'	Lot Width: 89' or greater than 89'	Lot Width: 170' or greater than 89'							
PA-1	50'		5,000 sf	6,300 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-2	70'		7,000 sf	7,250 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-3	70'		7,500 sf	7,500 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-4	70'		7,500 sf	9,000 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-5	60'		6,000 sf	6,000 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-6	70'		7,000 sf	7,000 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-7	60'		6,300 sf	6,300 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-7A	60'		6,000 sf	6,300 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-8	70'		7,000 sf	7,000 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-9	70'		7,000 sf	7,000 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-10	50'		5,000 sf	5,000 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-11	50'		5,000 sf	5,000 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-12	50'		5,000 sf	5,000 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
PA-13	60'		6,300 sf	6,300 sf	18'	10'	20'	5'	6'	7.5'	15'	15'	15'	10'	12'	15'	35'	45'	60%		
					Crystal Valley Parkway 30' (with 20' min. landscape buffer)														N/A	N/A	N/A
					Plum Creek Parkway 30' (with 20' min. landscape buffer)														N/A	N/A	N/A
PA-14	N/A		N/A	N/A	Public Land Dedication: 20' (with 15' min. landscape buffer)														N/A	N/A	35%
					Western Boundary: 20' (with 10' min. landscape buffer)														N/A	N/A	N/A
					Internal Lot Lines : 10'														N/A	N/A	N/A

SUMMARY TABLE NOTES

- [illegible]

GENERAL NOTES

1. When necessary, rear side of first entry step may be located immediately adjacent to public sidewalk, as long as step is not within the right-of-way.
2. A minimum grade separation is calculated the same way as a gangway with a standard configuration for the sidewalk.
3. For residential lots with multiple street frontages, all sides of the lotting facing the street must follow the setback for "Main, Front, Side Street to Principal Street" and "Min. From Side Street to Gangway or Gang Feat".
4. A 10' minimum set back from lot line is required. A 5' utility setback along one side of each lot is required.
5. All setbacks, other than the 5' utility setback, shall be measured from the centerline of the front boundary.
6. A 10' minimum setback shall be required for all buildings, other than the 5' utility setback, from the front boundary, one-to-one slope from a point not more than 1' from foundation wall, landscape, with plantings, shrubs, woody plants, nursery crops and other crops and other architectural features may be located within these setbacks provided they do not interfere with the use of the structure; the operation of, or access to said setback.
7. The setbacks for the front boundary setbacks shall not be calculated as a portion of any setbacks from the Town of Castle Rock.
8. Certain setbacks shall be waived. As discussed in Town regulations and standards are subject to (1) the following appropriate procedures for approval.
 - a. Urban/Wildland Interface Area Management Plan (a) evaluated by the Town of Castle Rock Fire Department as appropriate for each Planned Development (PD), if a Management Plan has been developed for the PD.
 - b. The PD is located in a designated Urban/Wildland Interface Area.
 - c. The PD is located in a designated Urban/Wildland Interface Area.
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GATED PRIVATE STREET STANDARDS

1. Gated private streets are only permitted within Planning Areas 12 and 13 (PA-12 and PA-13) to must meet the following criteria:
 - a. Adequate emergency access shall be provided;
 - b. Adequate energy storage shall be provided;
 - c. Adequate 600 amp backup power with sufficient operating power failure;
 - d. Entry device and 600 amp backup power with sufficient operating power failure;
 - e. Opticon devices, key code access or key cards shall be provided to the Town of Castle Rock Police and Fire Departments for access into the property;
 - f. The gated street shall be provided to a public agency is denied;
 - g. The gated street shall meet all Town public street standards;
 - h. Adequate vehicle turn around area shall be provided for vehicles that enter the site and are denied access;
 - i. Minimum turning distance from a gate is 100' feet and may be achieved by accumulation of driveway and/or parking stalls to provide a minimum of 60 feet from the edge of the nearest intersecting public roadway;
 - j. Street, entry gate, and fence maintenance and snowplowing shall be the responsibility of the Homeowners Association;
 - k. Emergency access shall be provided on a school bus loading zone shall be provided outside of the gate;
 - l. Minimum turning distance shall be provided on a school bus loading zone shall be provided outside of the gate;

URBAN / WILDLAND INTERFACE AREA VEGETATION MANAGEMENT PLAN

This property has varying degrees of coverage by multiple vegetative types. Truly fire mitigation should be appropriately designed 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 Management to create a final and implementable Urban/Wildland Interface Area Vegetation Management Plan. Below are suggested practices that homeowners can implement to help mitigate fire risk for their residences (source: Hopedale Ranch Flaring No. 2, Preliminary Plat and Final Plat (Risk Plan, Revised July 2004).

3. 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.
4. If native vegetation has been significantly retained in this area, prune tree canopies from the ground up to a maximum height of 8 feet. Remove any small or suppressed stems in the larger retained trees.
5. When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
6. Prune retained coniferous trees to minimize crown overlap, isolate individual trees by creating a minimum 3 foot gap between them, and remove any dead or dying branches.
7. Remove any non-native Gambel Oak stands and prune taller specimen up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
8. Install a continuous non-irrigate rock mulch bed for a minimum of 3 feet around the base of all trees.
9. Minimize foundation-type plantings, especially adjacent to combustible siding. Keep all shrub plantings a minimum of 3 to 5 feet from the foundation. Exclude more flammable shrub species (coniferous evergreens) and space shrubs to create low, non-continuous plantings.
10. Plant only deciduous tree species within this zone. Provide irrigation as required for the successful establishment and long term health of new trees.
11. Plant trees far enough away from the building that, at maturity, tree canopies will not touch.
12. Plant and/or seed with fire resistant grass seed mixes.
13. Provide irrigation turf grasses within this area to prevent summer dormancy.
14. Maintain turf grass height to a maximum of 6 inches.
15. Remove any dead or dying shrubs and trees. Prune any shrubs or trees back to a maximum height of 8 feet.
16. Remove any dead or dying trees. Prune any trees back to a maximum height of 8 feet.
17. Dispose of all slash or plant trimmings outside of this zone (off site or in a C).

Sheet Index:

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

Submittal Date:

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

THE LANTERNS
PLANNED DEVELOPMENT PLAN
AMENDMENT NO. 4

Sheet Title: Summary Table

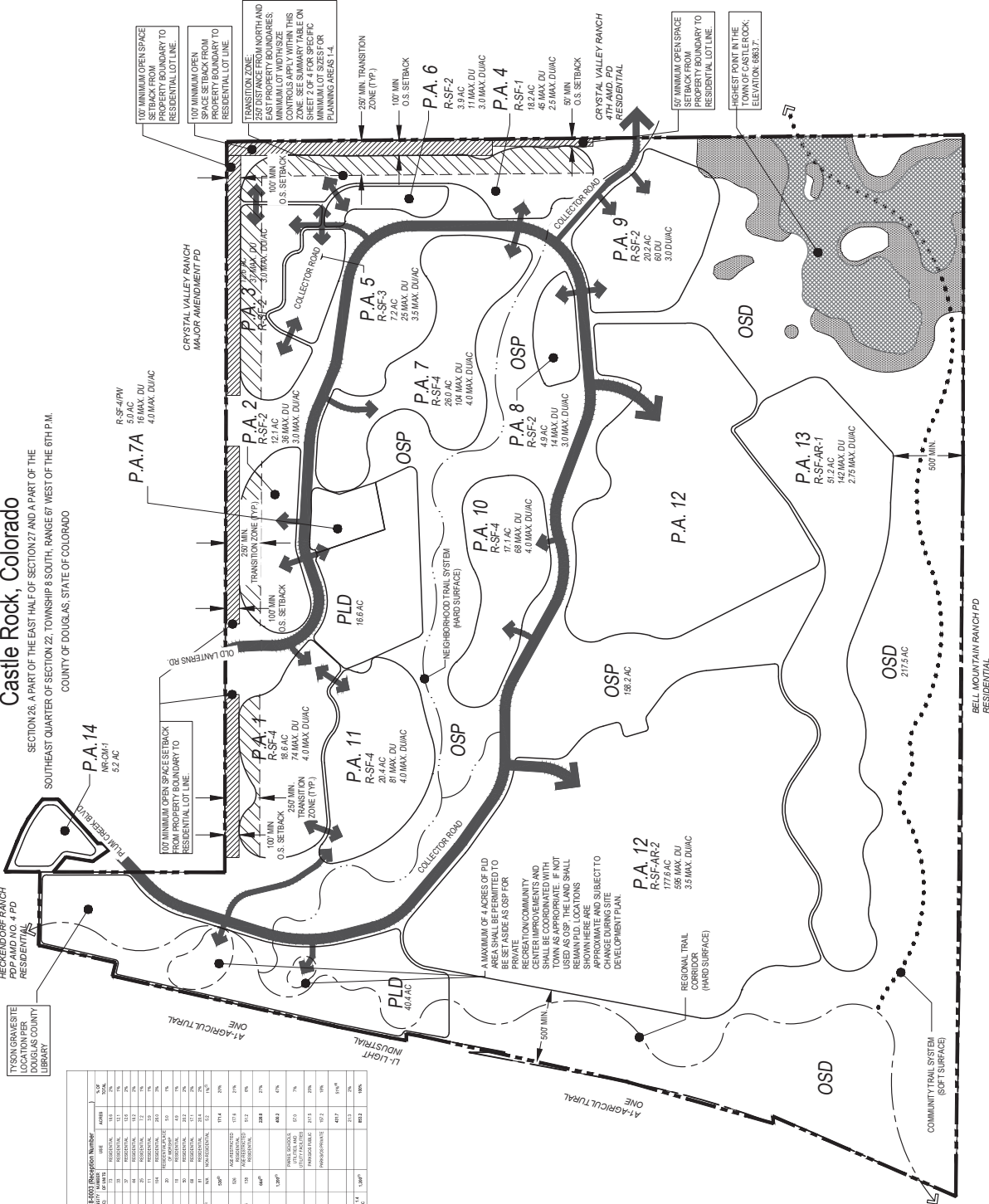
Sheet Number:

THE LANTERNS

Planned Development Plan, Amendment No. 4 (AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN FOR THE LANTERNS)

Castle Rock, Colorado

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



SECTION 1 GENERAL USE AREAS									
PDP 13-0005 Reception Number 20140112501									
AREA	ACRES	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
PA. 1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 2	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 4	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 6	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 7	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 8	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 9	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 10	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 11	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 12	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 13	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
PA. 14	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
TOTAL	14.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

GENERAL NOTES

1. Planning Areas 1 through 14 and 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Sheet Index:

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

Submission Date:

February 13, 2018

Revision Dates:

December 4, 2018
November 14, 2018
September 26, 2018

THE LANTERNS
PLANNED DEVELOPMENT PLAN
AMENDMENT NO. 4

Sheet Title:
PDP
Site Plan

Sheet Number:
4 of 5

PROJECT NO. PDP18-003

GENERAL NOTES

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

PHASE 1A

- MAY DEVELOP CONCURRENTLY OR INDEPENDENTLY OF OTHER PHASES.

PHASE 1

- OLD LANTERNS PARKWAY TO EAST PHASE ENTRANCE
- OLD LANTERNS PARKWAY TO EAST PHASE ENTRANCE
- WATER MAIN RED ZONE IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
- SANITARY SEWER IN OLD LANTERNS PARKWAY TO EAST PHASE ENTRANCE
- CHANNEL IMPROVEMENTS AND DETENTION POND 1 WEST OF PLUM CREEK BLVD
- TRAIL ALONG SOUTH PROPERTY LINE
- TRAIL ALONG CENTRAL OPEN SPACE CORRIDOR
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 1A OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 6A

- PLUM CREEK BLVD TO TEMPORARY EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY
- TEMPORARY EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY
- WATER MAIN RED ZONE IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
- SANITARY SEWER IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
- CHANNEL IMPROVEMENTS FROM PLUM CREEK BLVD CROSSING AND DETENTION POND 6A
- TRAIL ALONG SOUTH PROPERTY LINE
- TRAIL ALONG CENTRAL OPEN SPACE CORRIDOR
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 6A OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 3A

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

PHASE 3B

- DEVELOPED CONCURRENTLY WITH PHASE 3A OR WHEN PHASE 3A COMPLETE
- CONNECT ALL IMPROVEMENTS TO EXISTING PHASE 3A IMPROVEMENTS
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 3B OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 3C

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

PHASE 6B

- PLUM CREEK BLVD TO TEMPORARY EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY
- TEMPORARY EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY
- WATER MAIN RED ZONE IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
- SANITARY SEWER IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
- CHANNEL IMPROVEMENTS AND DETENTION POND 6B
- TRAIL ALONG SOUTH PROPERTY LINE
- TRAIL ALONG CENTRAL OPEN SPACE CORRIDOR
- COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 6B OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

CONCEPTUAL PHASE ACCESS POINT

THE LANTERNS

Planned Development Plan, Amendment No. 4
(AN AMENDMENT TO THE PRELIMINARY PD SITE PLAN FOR THE LANTERNS)

Castle Rock, Colorado

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

- PHASE 2
 - OLD LANTERNS PARKWAY TO EAST LIMITS OF PHASE
 - WATER MAIN RED ZONE IN OLD LANTERNS PARKWAY TO EAST END OF PHASE LOOPING TO EXISTING MAIN CRYSTAL VALLEY RANCH
 - SANITARY SEWER IN OLD LANTERNS PARKWAY TO EAST PHASE LIMITS TO SEWER MAIN IMPROVEMENTS AND DETENTION POND 2
 - DETENTION POND 2 AND CHANNEL IMPROVEMENTS ADJACENT TO OLD LANTERNS PARKWAY AT NORTH PROPERTY LINE
 - COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 2 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS
- PHASE 4
 - OLD LANTERNS PARKWAY TO SOUTH PHASE LIMITS
 - PLUM CREEK BLVD TO SOUTH PHASE LIMITS OR TEMPORARY GATED EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY
 - WATER MAIN RED ZONE IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
 - SANITARY SEWER IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
 - CHANNEL IMPROVEMENTS AND DETENTION POND 4
 - TRAIL ALONG SOUTH PROPERTY LINE
 - TRAIL ALONG CENTRAL OPEN SPACE CORRIDOR
 - COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 4 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS
- PHASE 5
 - OLD LANTERNS PARKWAY TO SOUTH PHASE LIMITS
 - PLUM CREEK BLVD TO SOUTH PHASE LIMITS OR TEMPORARY GATED EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY
 - WATER MAIN RED ZONE IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
 - SANITARY SEWER IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
 - CHANNEL IMPROVEMENTS AND DETENTION POND 5
 - TRAIL ALONG SOUTH PROPERTY LINE
 - TRAIL ALONG CENTRAL OPEN SPACE CORRIDOR
 - COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 5 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS
- PHASE 7
 - OLD LANTERNS PARKWAY TO SOUTH PHASE LIMITS
 - PLUM CREEK BLVD TO SOUTH PHASE LIMITS OR TEMPORARY GATED EMERGENCY ACCESS C TO LIONS PAW OR PERMANENT CONNECTOR ROAD TO CRYSTAL VALLEY
 - WATER MAIN RED ZONE IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
 - SANITARY SEWER IN PLUM CREEK BLVD TO MEET PHASE ENTRANCE
 - CHANNEL IMPROVEMENTS AND DETENTION POND 7
 - TRAIL ALONG SOUTH PROPERTY LINE
 - TRAIL ALONG CENTRAL OPEN SPACE CORRIDOR
 - COMPLETE INTERNAL STREET SYSTEM WITHIN PHASE 7 OR SUBPHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

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

PROJECT NO. PD18-0003