SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP26-XXXX

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO DEVELOP A BANK THAT INCLUDES DRIVE THROUGH SERVICES.

LEGAL DESCRIPTION

LOT 8, DAWSON TRAILS FILING NO, 2 AMENDMENT 4, ACCORDING TO THE PLAT RECORDED JULY 13, 2026, AT RECEPTION NO, 2026034681, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS COUNTY BM 2.020020 - ELEVATION 6252.07 FEET (NAVD 1988 DATUM).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°03'36"W AS BASED ON COLORADO STATE PLANE CENTRAL ZONE.

SITE ADDRESS

QUANDARY PEAK DRIVE & GAMBLE RIDGE BOULEVARD
CASTLE ROCK, CO. 80109

TOWN OF CASTLE ROCK GENERAL NOTES

1. 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. ZONING RECORDATION INFORMATION:
   DAWSON TRAILS PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO, 2, 12/16/2025, RECEPTION NO, 2025060154,
3. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO, 08035C0167G DATED MARCH 16, 2016.
4. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
5. 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.
6. PURSUANT TO 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.
7. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
8. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
9. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
10. 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.
11. 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.
12. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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.
13. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
14. 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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINE. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
15. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
16. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
17. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

TOWN OF CASTLE ROCK FIRE NOTES

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. 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.
5. 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.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. 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.**
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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.
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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.
10. "FIRE LANE NO PARKING" CURB MARKING, ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT, REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') FEET APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)** 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.

VICINITY MAP



SCALE: 1" = 1,000'

0 500 1,000 2,000
U.S. SURVEY FEET

NORTH

ZONING COMPARISON	
ZONING	DAWSON TRAILS PLANNED DEVELOPMENT (PD)
PLANNING AREA	E-2 (DAWSON TRAILS PDP)
LOT	LOT 8, DAWSON TRAILS PLANNED DEVELOPMENT FIL. NO, 2, AMENDMENT 4
LOT SQUARE FOOTAGE (SF)	52,324
BUILDING FOOTPRINT AREA (SF)	3,048

	REQUIRED (PDP)	PROVIDED
PERMITTED USES	AS PER SECTION 6.1.5.B NON-RESIDENTIAL USES, DAWSON TRAILS PDP AMENDMENT NO, 2	ATM / KIOSK / FINANCIAL INSTITUTION
MAXIMUM BUILDING COVERAGE	85%	6%
MINIMUM FRONT YARD SETBACK	10 FEET	10 FEET
MINIMUM SIDE YARD SETBACK	5 FEET	5 FEET
MINIMUM SETBACK TO PUBLIC STREET	10 FEET	10 FEET
MAXIMUM BUILDABLE SLOPES	3:1 (33%)	4:1 (25%)
MAXIMUM BUILDING HEIGHT	60 FEET	60 FEET

LOT UTILIZATION		
UNIT	SQUARE FEET (SF)	% OF TOTAL
BUILDING COVERAGE	3,048	6%
PARKING / HARDSCAPE COVERAGE	22,532	43%
LANDSCAPE / OPEN SPACE COVERAGE	23,360	45%
STREET COVERAGE	3,384	6%
TOTAL	52,324	100%

* PER SECTION 6.5.5 OF THE PD ZONING REGULATIONS, MINIMUM BUILDING SETBACKS ARE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN APPLICATION, REVIEW, AND APPROVAL

PARKING REQUIREMENT	
TOTAL GSF	3,048
PARKING REQUIREMENT PER MUNICIPAL CODE	3.5 SPACES PER 1,000 SF GSF + 1 SPACE PER EMPLOYEE + 3 STACKING SPACES PER DRIVE-UP WINDOW

	REQUIRED	PROVIDED
MINIMUM & MAXIMUM REQUIRED PARKING	11 SPACES + 6 EMPLOYEE SPACES + 9 STACKING SPACES (3 DRIVE UP WINDOWS)	22
MINIMUM ADA PARKING	1	2
EV INSTALLED	1	2
EV READY	1	1
EV CAPABLE	1	0

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 SITE PLAN
SHEET 3 GENERAL GRADING PLAN
SHEET 4 GENERAL UTILITY PLAN
SHEET 5 GENERAL LANDSCAPE PLAN
SHEET 6 LANDSCAPE BUFFER AREA SECTION
SHEET 7 EXTERIOR BUILDING ELEVATIONS
SHEET 8 EXTERIOR BUILDING ELEVATIONS
SHEET 9 SITE DETAILS
SHEET 10 SITE DETAILS
SHEET 11 MATERIALS BOARD
SHEET 12 SITE PHOTOMETRIC PLAN
SHEET 13 SCHEDULES AND CUT SHEETS
SHEET 14 CUT SHEETS

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 AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXISTS AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
REGISTERED LAND SURVEYOR DATE:

CIVIL ENGINEER'S STATEMENT

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

_____ _____
TODD KRELL, P.E. COLORADO REGISTRATION NO, _____ DATE:

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____DAY OF _____ , 20_____.

_____
DIRECTOR OF DEVELOPMENT SERVICES

TITLE CERTIFICATION

I,_____, AN AUTHORIZED REPRESENTATIVE OF _____.
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.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____DAY OF_____ , 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____DAY OF _____ 20_____

BY _____ AS AUTHORIZED REPRESENTATIVE OF _____.

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.

_____
BELLCO CREDIT UNION

SIGNED THIS _____ DAY OF _____ , 20_____ .

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ , 20_____ .

BY _____ AS _____ OF BELLCO CREDIT UNION
(NAME) (ROLE)

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ AT RECEPTION NO, _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

_____
LIENHOLDER NAME

BY: _____

NAME: _____

TITLE: _____

SIGNED THIS _____ DAY OF _____, 20 _____ .

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____DAY OF _____, 20 _____

BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNER

BELLCO CREDIT UNION
7600 ORCHARD ROAD, SUITE 400N
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 689-7974
CONTACT: ERIC WHITE
EMAIL: EWHITE@BELLCO.ORG

ARCHITECT

FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: EMILY MARTIN

LANDSCAPE ARCHITECT

FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: JON SPENCER, PLA

SURVEYOR

ALTURA LAND CONSULTANTS
14550 E. EASTER AVE., UNIT 1000,
CENTENNIAL CO 80112
720-488-1303
CONTACT: JESSE LUGO, PLS

CIVIL ENGINEER

FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
(303) 692-8838
CONTACT: TODD KRELL, PE

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	JDS
DRAWN:	GCG
REVIEWED:	JDS
FIELD BOOK NO.:	

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1 OF 14

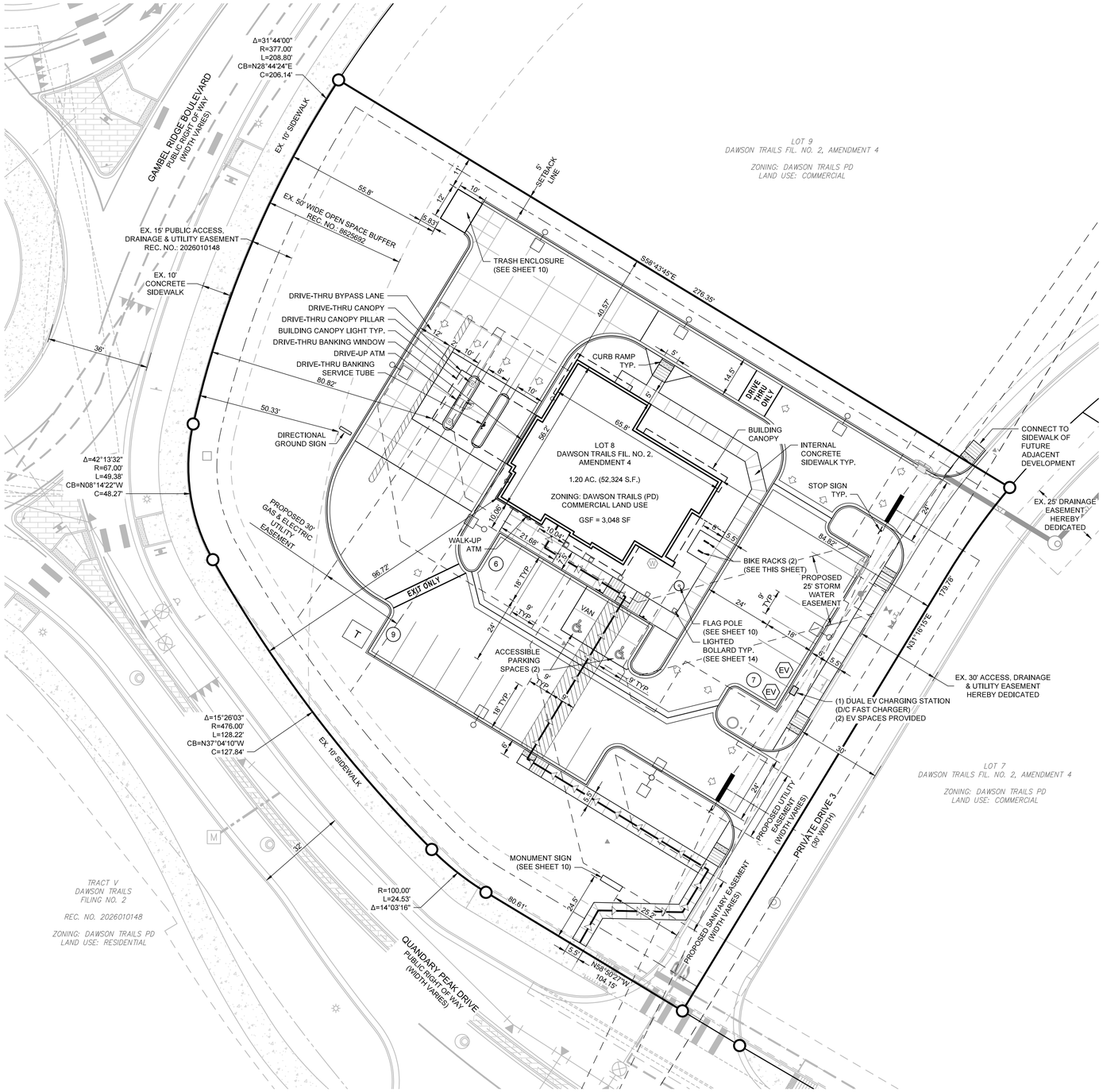
PROJECT NO.: 02501356.003

I:\jgreen | J:\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\[JMC\32P\1 COVER.dwg | 10/27/2026 4:33 PM |

SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP26-XXXX



1 **SITE PLAN**
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED PARKING LOT STRIPING
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED "LIGHT DUTY/PARKING" ASPHALT PAVEMENT
- PROPOSED "HEAVY DUTY" ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PARKING COUNT
- EV CHARGING PARKING SPACE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING TELEPHONE LINE
- PROPOSED TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING WATER FIXTURES
- EXISTING UTILITY STUB
- EXISTING UTILITY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED WATER FIXTURES
- PROPOSED WATER METER AND CURB STOP
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- PROPOSED IRRIGATION METER AND CURB STOP
- PROPOSED STORM INLET
- PROPOSED CLEANOUT
- PROPOSED TRANSFORMER
- PROPOSED VEHICULAR SIGNAGE
- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING SPACE

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:

BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	####
DRAWN:	GCG
REVIEWED:	JDS
FIELD BOOK NO.:	

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

2 OF 14

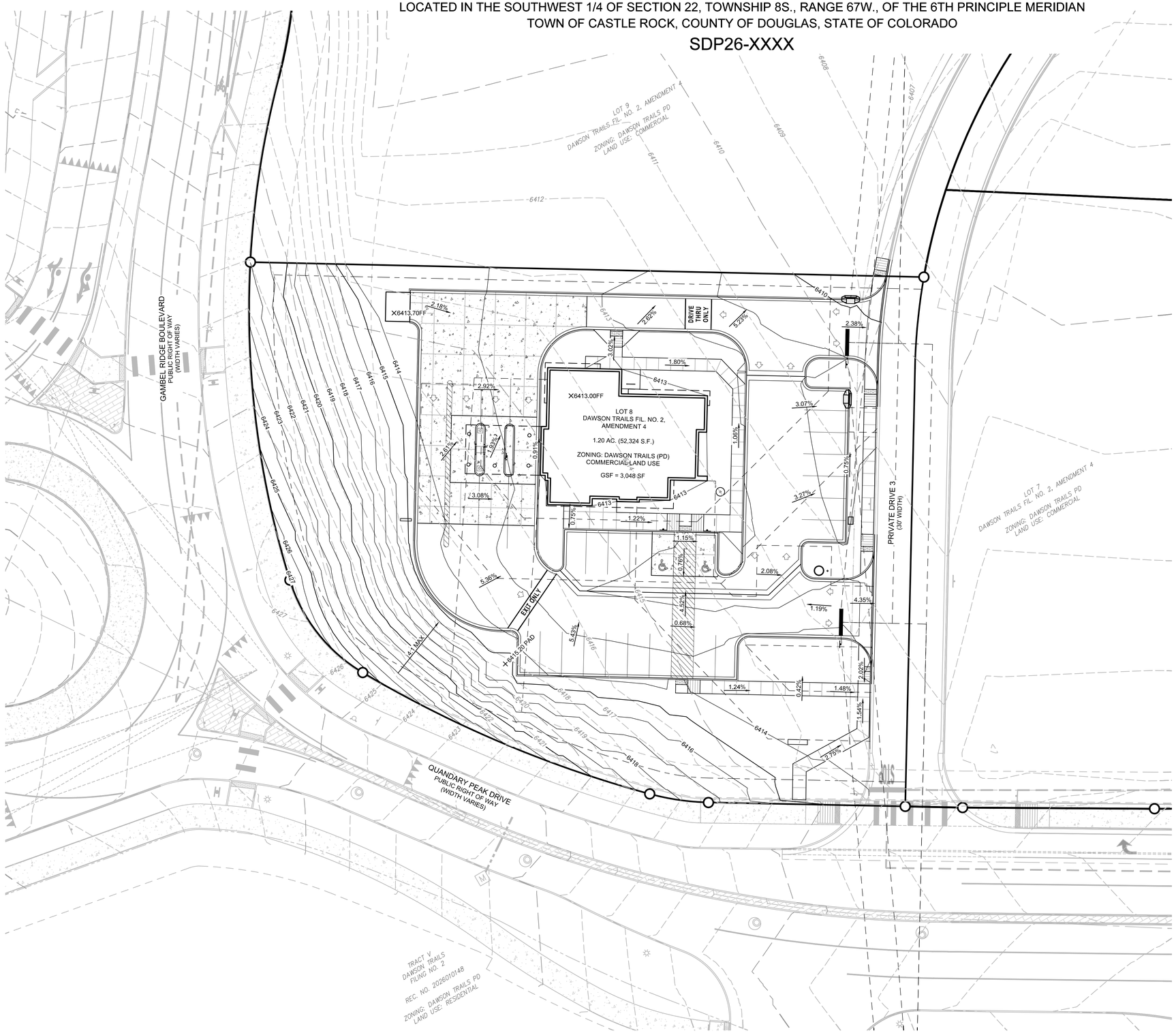
PROJECT NO.: 02501356.003

I:\msf I a\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\DWG\SDP\2_SITE PLAN.dwg | 10/27/2026 4:04 PM |

SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP26-XXXX



LEGEND

5010	EXISTING MAJOR CONTOUR
5011	EXISTING MINOR CONTOUR
5010	PROPOSED MAJOR CONTOUR
5011	PROPOSED MINOR CONTOUR
2.00%	PERCENT GRADE SLOPE
	PROPERTY LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING PARKING LOT STRIPING
	PROPOSED PARKING LOT STRIPING
	EXISTING CONCRETE
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED FENCE
	TOP OF BERM
	SIGHT TRIANGLE
	SAWCUT LINE
00	EXISTING MAJOR CONTOUR
00	EXISTING MINOR CONTOUR
00	PROPOSED MAJOR CONTOUR
00	PROPOSED MINOR CONTOUR
10.00±	EXISTING SPOT GRADE
10.00	PROPOSED SPOT GRADE
1.00%	PROPOSED SLOPE
TC	TOP BACK OF CURB
HP	HIGH POINT
FG	FINISH GRADE
EC	EDGE OF CONCRETE
FL	FLOWLINE
TR	TOP OF RAMP
FF	FINISH FLOOR
LIP	LIP OF GUTTER
LS	LANDSCAPE
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN

1 **GENERAL GRADING PLAN**
SCALE: 1"=20'

0 10 20 40
U.S. SURVEY FEET

NORTH

SITE DEVELOPMENT PLAN
LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
TOWN OF CASTLE ROCK PROJECT #: SDP26-XXXX

Farnsworth
GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:

BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	ACS
DRAWN:	DJM
REVIEWED:	TWK
FIELD BOOK NO.:	

SHEET TITLE:

GENERAL GRADING PLAN

SHEET NUMBER:

3 OF 14

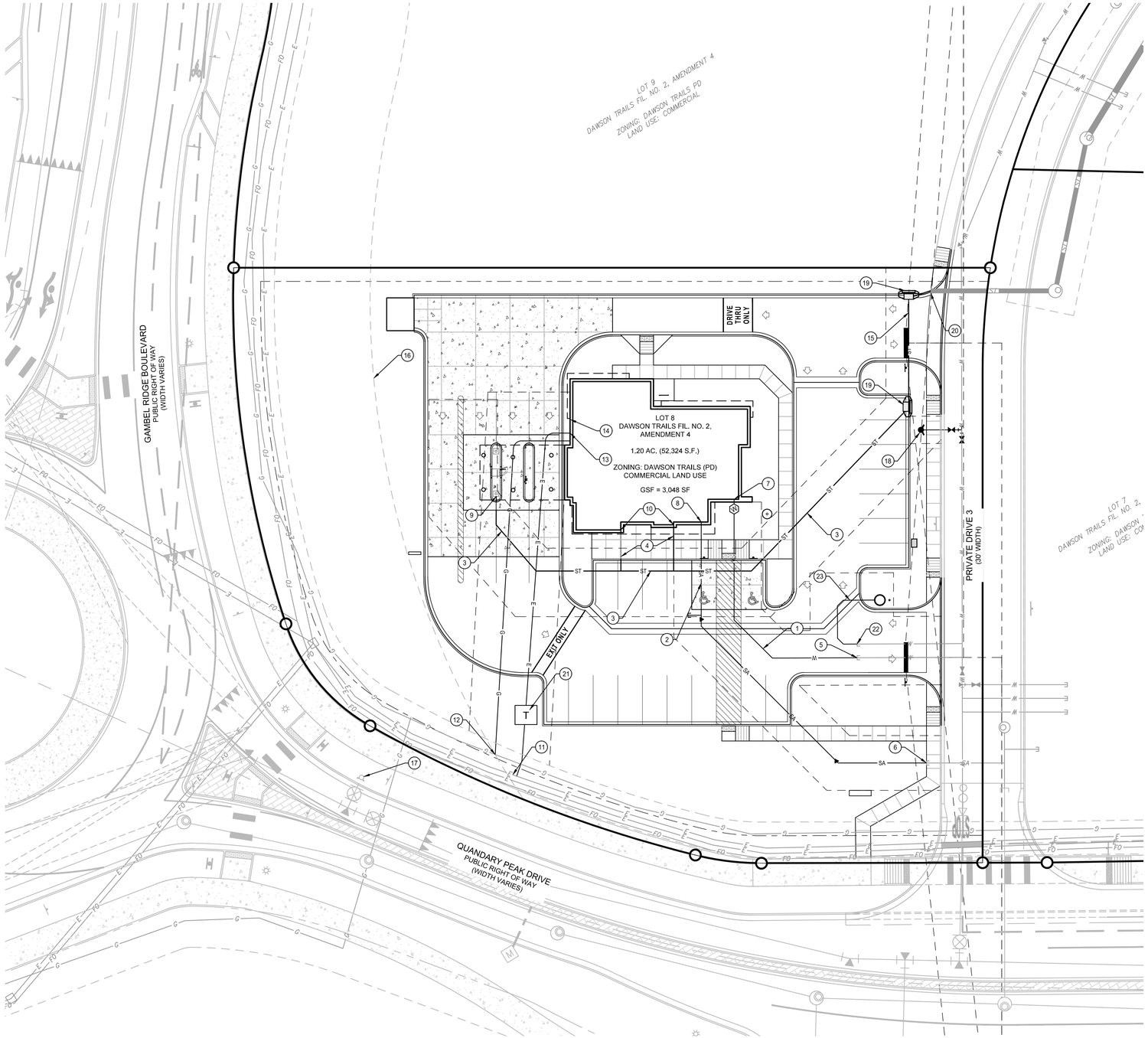
PROJECT NO.: 02501356.003

j:\esothorf | a:\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_drawings\[dwg\GSP\3 OVERALL GRADING PLAN.dwg | 10/29/2026 4:18 PM |

SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP26-XXXX



1 **OVERALL UTILITY PLAN**
SCALE: 1"=10'

0 10 20 40
U.S. SURVEY FEET
NORTH

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING PARKING LOT STRIPING
- PROPOSED PARKING LOT STRIPING
- PROPOSED ADA PARKING SPACE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED FENCE
- TOP OF BERM
- SIGHT TRIANGLE
- SAWCUT LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED 3/4" TYPE 'K' COPPER DEDICATED IRRIGATION SERVICE
- EXISTING IRRIGATION
- PROPOSED IRRIGATION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER METER
- PROPOSED DEDICATED IRRIGATION WATER METER AND POINT OF CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER INLET
- PROPOSED SANITARY SEWER CLEANOUT

KEYNOTES

1. 1" TYPE K COPPER WATER SERVICE LINE.
2. 4" PVC SANITARY SEWER SERVICE LINE.
3. 12" PVC STORM SEWER LINE.
4. 6" PVC STORM SEWER LINE.
5. TIE INTO EXISTING 1" TYPE K COPPER WATER LINE.
6. TIE INTO EXISTING 4" PVC SANITARY SEWER LINE.
7. CONNECT WATER SERVICE TO BUILDING. REFERENCE MEP PLANS FOR EXACT LOCATION.
8. CONNECT SANITARY SEWER SERVICE TO BUILDING. REFERENCE MEP PLANS FOR EXACT LOCATION.
9. 12" PVC ROOF DRAIN CONNECTION. REFERENCE MEP PLANS FOR EXACT LOCATION.
10. 6" PVC ROOF DRAIN CONNECTION. REFERENCE MEP PLANS FOR EXACT LOCATION.
11. COORDINATE POWER CONNECTION WITH CORE ELECTRIC.
12. COORDINATE GAS CONNECTION WITH BLACK HILLS ENERGY.
13. COORDINATE ELECTRICAL CONNECTION WITH BUILDING PLANS.
14. COORDINATE GAS CONNECTION WITH BUILDING PLANS.
15. 18" RCP STORM SEWER LINE.
16. LANDSCAPE BUFFER EASEMENT.
17. EXISTING FIRE HYDRANT.
18. PROPOSED FIRE HYDRANT AND WATER SERVICE LINE.
19. PROPOSED STORM SEWER INLET.
20. TIE INTO EXISTING 18" RCP STORM SEWER LINE.
21. PROPOSED TRANSFORMER LOCATION. COORDINATE WITH CORE ELECTRIC.
22. TIE INTO EXISTING 3/4" TYPE K COPPER WATER LINE.
23. 3/4" K COPPER IRRIGATION WATER LINE

TOWN OF CASTLE ROCK STANDARD SDP UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK [_____] WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	ACS
DRAWN:	DJM
REVIEWED:	TWK
FIELD BOOK NO.:	####

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER:
4 OF 10

PROJECT NO.: 02501356.003

[cassiho1] J:\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\DWG\SDP\4 OVERALL UTILITY PLAN.dwg [10/26/2026 3:52 PM]

SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4

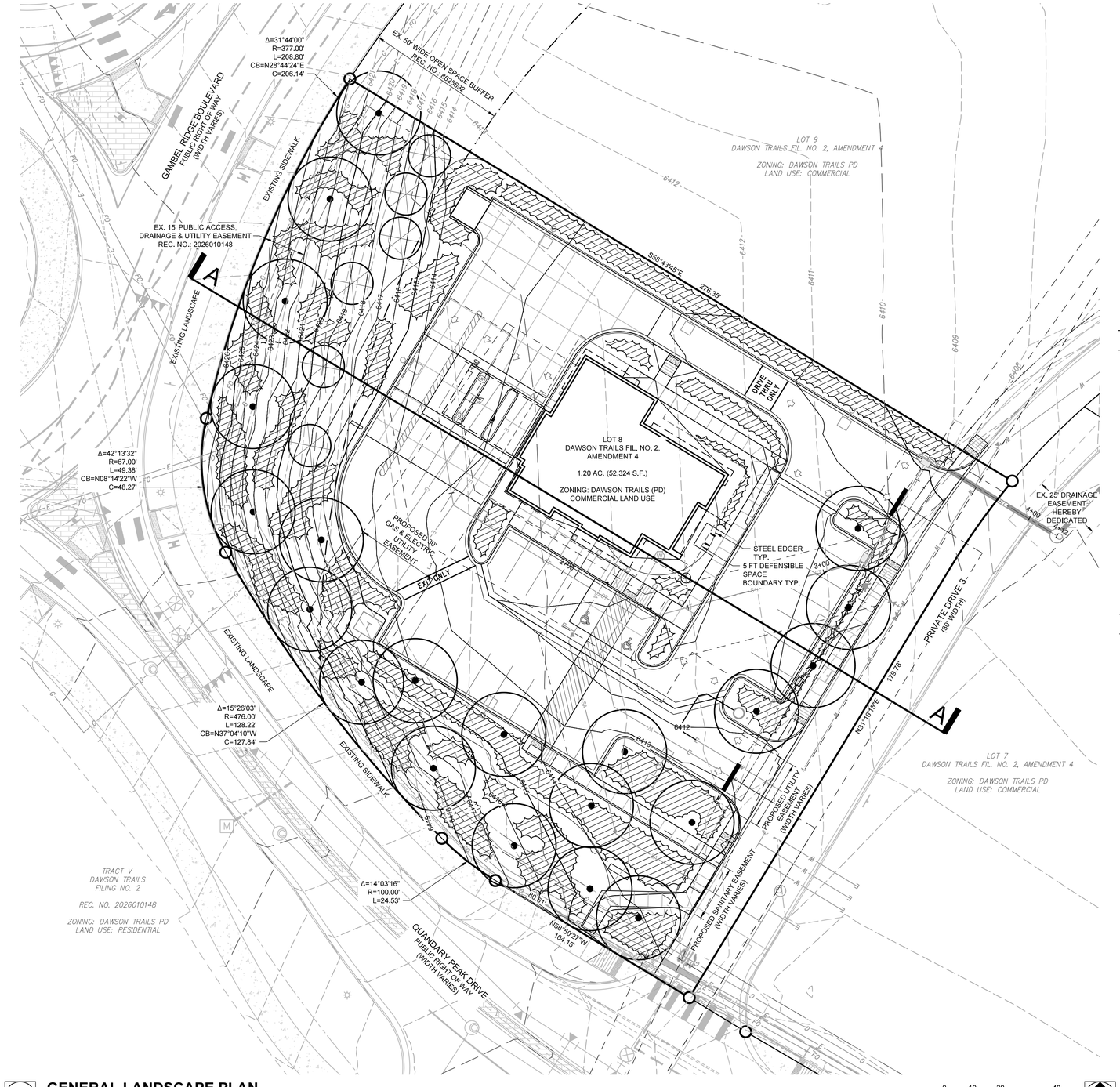
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN

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

SDP26-XXXX

IRRIGATION NOTES

1. IRRIGATED LANDSCAPE AREAS GREATER THAN 5,000 SQUARE FEET ARE TO BE SUPPLIED BY A DEDICATED IRRIGATION METER AND SERVICE LINE.
2. ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED, ZONED SEPARATE FROM TURF AREAS. TREES IN NON-IRRIGATED SEED AREAS SHALL BE DRIP IRRIGATED. SODDED/SEEDED TURF AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
3. EXISTING OVERHEAD IRRIGATION IS ALLOWED TO REMAIN IN AREAS OF ESTABLISHED TURF.



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED PARKING LOT STRIPING
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING FIBER OPTIC LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED LIGHT POLE

TOCR GENERAL SDP LANDSCAPE NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH
13. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. 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.
16. NO WORDING WAS CHANGED ABOVE. I ONLY REMOVED THE LINE BREAKS THAT WERE SPLITTING INDIVIDUAL NOTES ACROSS MULTIPLE LINES.

CONCEPT LANSCAPE PLANT SCHEDULE

PROPOSED TREES

DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	21

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH

EVERGREEN TREES	HYDROZONE	**LOW**	QUANTITY	6

EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH

PROPOSED SHRUB BED (MIXED DECIDUOUS / EVERGREEN / ORNAMENTAL GRASSES)

DECIDUOUS SHRUBS	HYDROZONE	**VERY LOW / LOW**	QUANTITY	136

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS	HYDROZONE	**VERY LOW / LOW**	QUANTITY	113

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES	HYDROZONE	**VERY LOW**	QUANTITY	41

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT, REGISTRATION NO. 854 FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

CASTLE ROCK WATER

MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN REGISTRATION NO, CR26-0022 ISSUED 01/08/26 EXPIRES 12/31/26

SITE DEVELOPMENT PLAN
LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
TOWN OF CASTLE ROCK PROJECT #: SDP26-XXXX

1 **GENERAL LANDSCAPE PLAN**

SCALE: 1" = 20'

0 10 20 40
U.S. SURVEY FEET

NORTH

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:

BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	GCG
DRAWN:	GCG
REVIEWED:	JDS
FIELD BOOK NO.:	

SHEET TITLE:

GENERAL LANDSCAPE PLAN

SHEET NUMBER:

5 OF 14

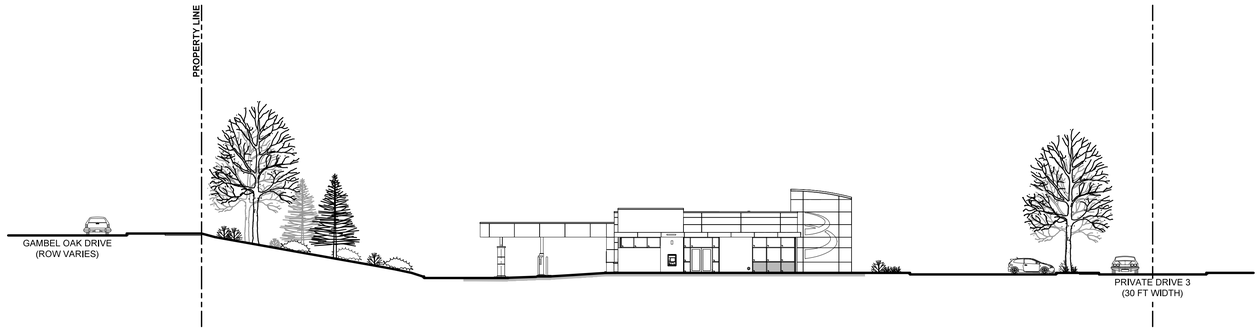
PROJECT NO.: 02501356.003

Lgreen | J:\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\[Arch]\GSP\3_LANDSCAPE PLAN.dwg | 10/27/2026 4:21 PM |

SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP26-XXXX



1 **SITE SECTION A-A**
SCALE: 1" = 20'

0 10 20 40
U.S. SURVEY FEET
NORTH

STREETSCAPE

Street Name/Tract	Linear Feet (LF)**	Required Street Trees *(1 tree per 40 LF)*	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs *(4 shrubs per required tree)*	Provided Street Shrubs
QUANDARY PEAK DRIVE	287	7		7	28	
AMBEL RIDGE BOULEVAR	108	3		3	12	
PRIVATE DRIVE 3	166	4		4	19	

NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: MICHAEL HAAF

Town of Castle Rock Registration # CR26-0022 **State of Colorado License Landscape Architect #** 854

Company Name: FARNSWORTH GROUP, INC. **Address:** 5613 DTC PARKWAY, GREENWOOD VILLAGE, CO 80111

Phone: 720.743.2793 **Email:** MHAAF@F-W.COM **Date:** 10/27/2026

Project Name: DAWSON TRAILS BELLCO CREDIT UNION

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

Gross Site Area	Required Landscape *(10% of the gross site area)*	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees *(2 trees / 1,000 sqft)*	Provided Trees	Required Shrubs *(4 shrubs / 1,000 sqft)*	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
52,324	5,232	N/A	23,360	10	13	21	193	
Turf Grass Square Footage (SF)*	**Required Landscape Coverage Percentage (75% minimum)**	**Existing Landscape (If Applicable)**	**Provided Landscape Coverage at Maturity (SF)**	**Required Nonliving Ornamental Percentage *(25% maximum)***	**Provided Nonliving Ornamental Area in Landscape (SF)**	**Required Large Canopy Decidious Tree (50% minimum)**	**Provided Large Canopy Deciduous Shade Tree**	**Separate Irrigation Service Connections**
N/A	3,924	N/A	4,013	1,308	1,219	**5**	7	Yes _X_ No ____

Parking Lot*							
Parking Lot Area	**Landscaping Area Required *(10% of square footage)***	**Existing Landscape (If Applicable)**	**Landscaped Area Provided**	**Required Trees** ** ***(2 large canopy deciduous shade trees / 1,000 sqft)***	**Provided Trees**	**Required Shrubs** ** ***(4 shrubs / 1,000 sqft)***	**Provided Shrubs**
22,532	2,253		2,257	5	5	9	50

PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL HAAF, COLORADO LANDSCAPE ARCHITECT, REGISTRATION NO. 854 FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

CASTLE ROCK WATER
MICHAEL HAAF, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
REGISTRATION NO. CR26-0022 ISSUED 01/08/26 EXPIRES 12/31/26

SITE DEVELOPMENT PLAN
LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
TOWN OF CASTLE ROCK PROJECT #: SDP26-XXXX

Farnsworth
GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

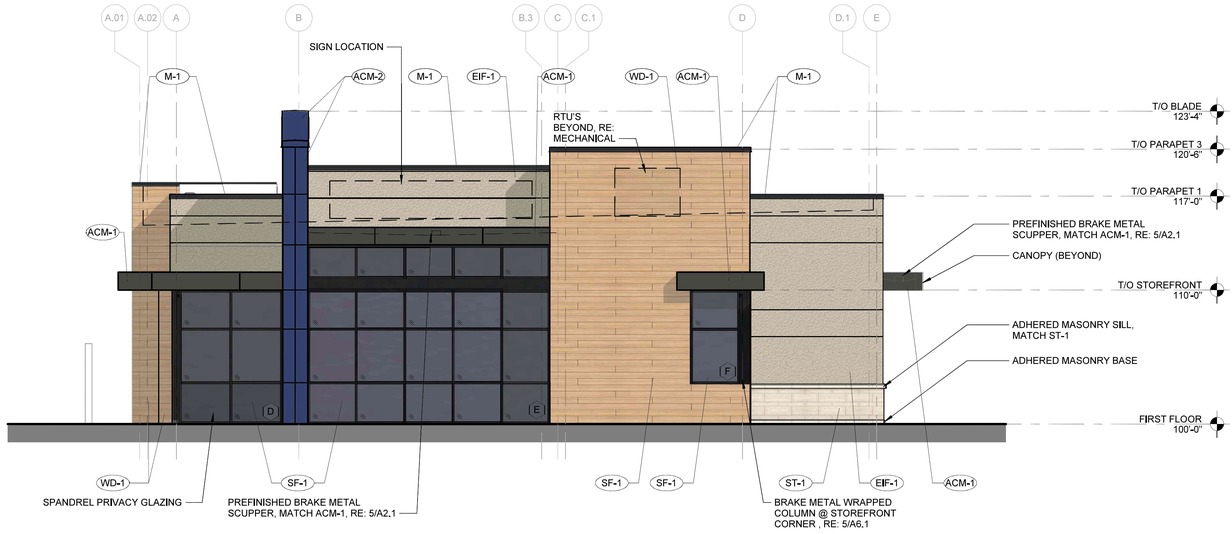
DATE: 10/26/2026
DESIGNED: ####
DRAWN: GCG
REVIEWED: JDS
FIELD BOOK NO.:

SHEET TITLE:
LANDSCAPE BUFFER AREA SECTION

SHEET NUMBER:
6 OF 14

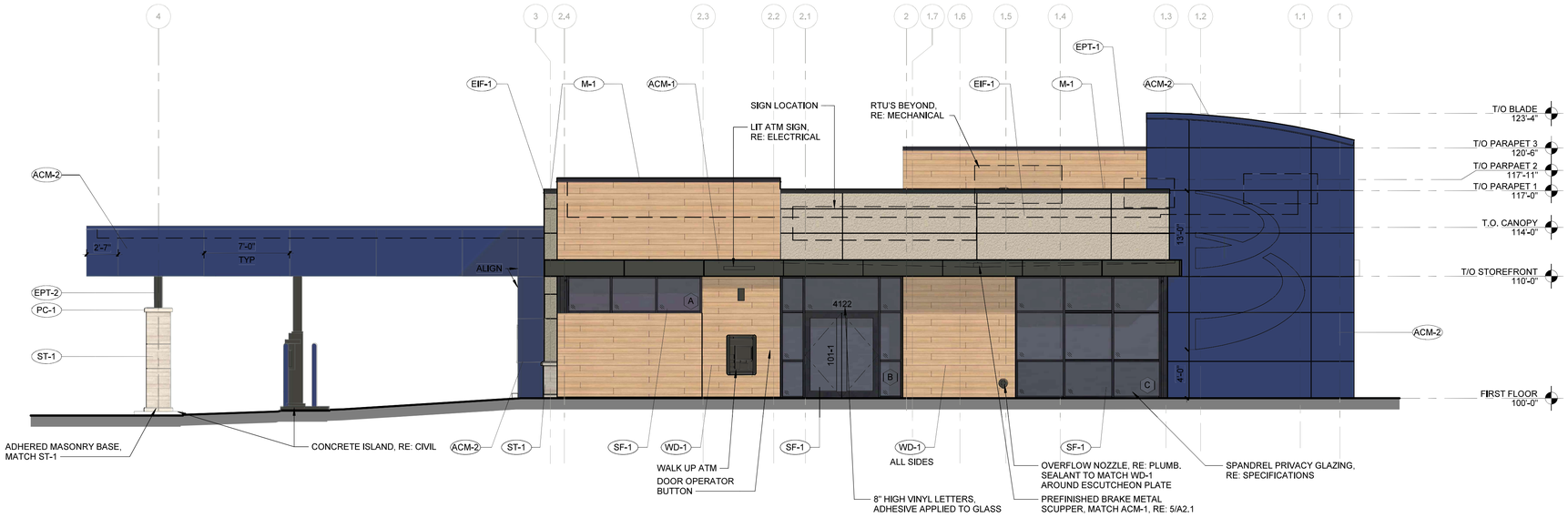
PROJECT NO.: 02501356.003

I:\green | J: \2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\DWG\SDP\5 LANDSCAPE PLAN.dwg | 10/27/2026 4:21 PM |



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

A. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDS TO USGS ELEVATION OF 6413.00 AS A DATUM POINT, RE: CIVIL DRAWINGS.

B. PROVIDE TEMPERED SAFETY GLASS IN STOREFRONT DOORS AND REQUIRED ADJACENT WINDOW UNITS BASED ON PROXIMITY TO GRADE AND/OR WALKING SURFACES AS REQUIRED BY CODE. PROVIDE TEMPERED SAFETY GLASS IN REQUIRED WINDOW UNITS BASED ON PROXIMITY TO GRADE AND/OR WALKING SURFACES AS REQUIRED BY CODE.

C. PROVIDE WATER REPELLANT SEALER ON ALL MASONRY SURFACES.

D. PROVIDE 6" VINYL DIE CUT ADDRESS NUMERALS ABOVE EACH TENANT ENTRY DOOR, VERIFY ADDRESSING WITH OWNER/FIRE DEPT.

E. PROVIDE EXPANSION JOINTS IN BRICK PER MANUFACTURERS RECOMMENDATION. VERIFY PLACEMENT WITH

F. PAINT ALL CONDUIT AND EXPOSED METAL TO MATCH NEAREST BUILDING MATERIAL.

A.R. = ALUMINUM REVEAL
C.J. = EIFS CONTROL JOINT
E.J. = EXPANSION JOINT

FINISH MATERIALS

MARK	COLOR	STYLE	MANUFACTURER
ALUMINUM ELEMENTS			
ACM-1	CNC CHARCOAL	ALUMINUM COMP PANEL	ALPOLIC
ACM-2	AUB BLUE	ALUMINUM COMP PANEL	ALPOLIC
EIFS			
EIF-1	#110 VAN DYKE	SANDBLAST FINISH	DRYVIT
EXTERIOR PAINT			
EPT-1	SW6099 - SAND DOLLAR		SHERWIN WILLIAMS
EPT-2	SW7069 - IRON ORE		SHERWIN WILLIAMS
MASONRY			
CMU-1	#315 BIRCH	SPLIT FACE, INTEGRAL COLOR	COLORADO BEST BLOCK
MASONRY VENEER			
ST-1	OAK RIDGE	RENAISSANCE SMOOTH	ARRISCRAFT
METAL			
M-1	MATTE BLACK	METAL CAP FLASHING	BERRIDGE
PHENOLIC PANEL			
WD-1	PURA IN CLASSIC OAK PU02	PHENOLIC WOOD LOOK PANEL	TRESPA
PRECAST			
PC-1	1102 NATURAL	PRE-CAST STONE	CONTINENTAL
STOREFRONT			
SF-1	BLACK ANODIZED	STOREFRONT	KAWNEER

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

PROJECT:

BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS BRANCH

LOT 8, DAWSON TRAILS FILING NO.2 AMENDMEN NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNER:	EM
AUTHOR:	AM
APPROVER:	BN

SHEET TITLE:

EXTERIOR ELEVATIONS

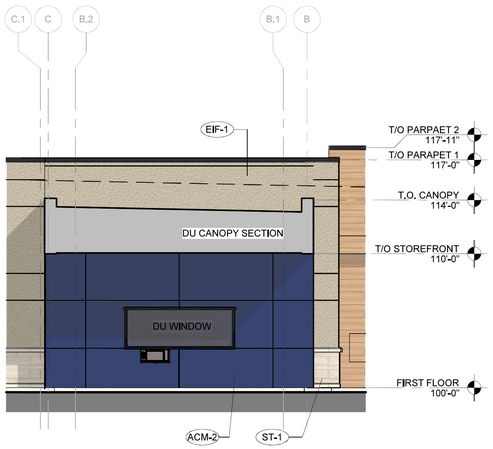
SHEET NUMBER:

7 OF 14

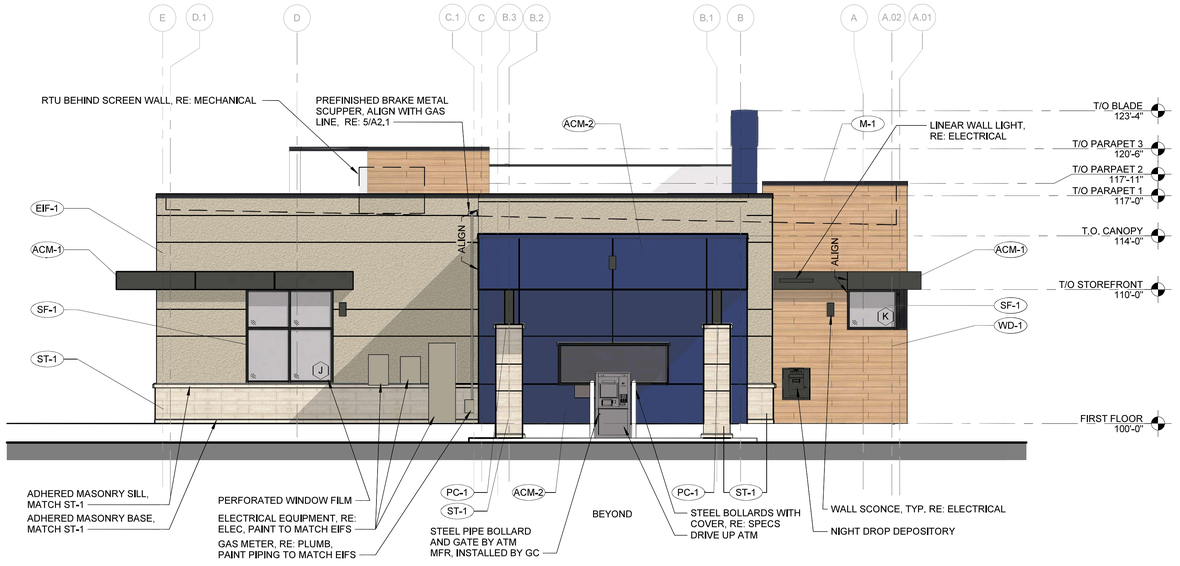
PROJECT NO.: 02501356.001

SITE DEVELOPMENT PLAN
LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
TOWN OF CASTLE ROCK PROJECT #: SDP26-XXXX

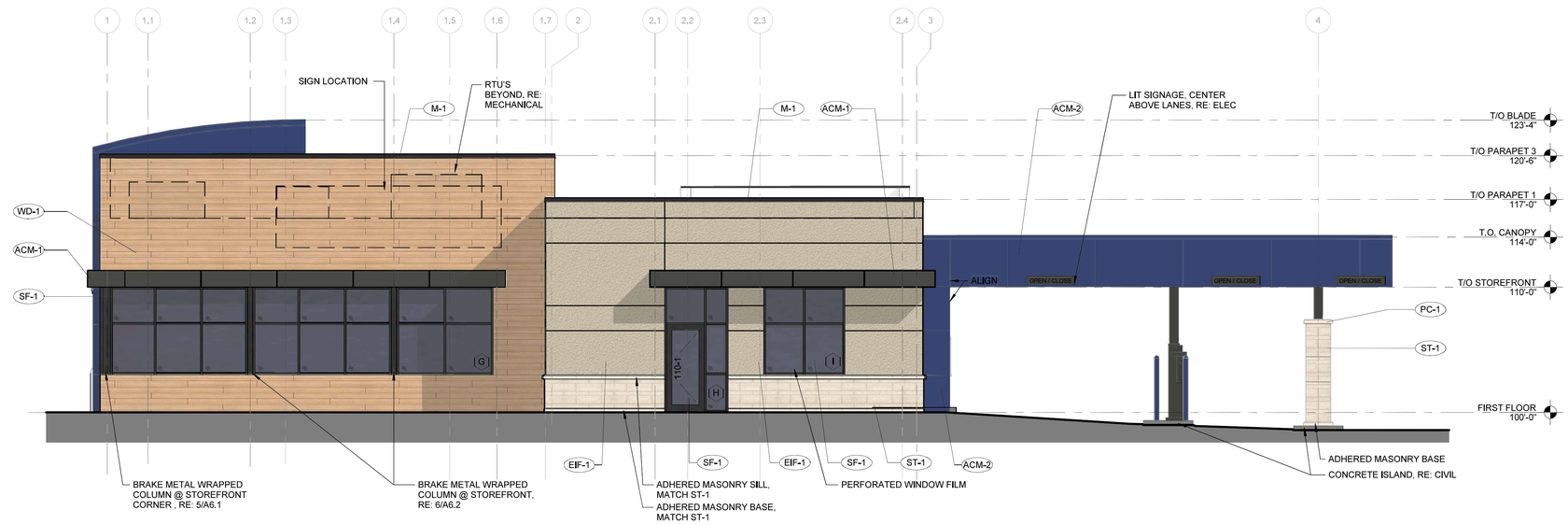
10/21/2026 5:56:11 PM



3 **DRIVE UP CANOPY ELEVATION Copy 1**
SCALE: 3/16" = 1'-0"



2 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



1 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

A. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDS TO USGS ELEVATION OF 6413.00 AS A DATUM POINT, RE: CIVIL DRAWINGS.

B. PROVIDE TEMPERED SAFETY GLASS IN STOREFRONT DOORS AND REQUIRED ADJACENT WINDOW UNITS BASED ON PROXIMITY TO GRADE AND/OR WALKING SURFACES AS REQUIRED BY CODE. PROVIDE TEMPERED SAFETY GLASS IN REQUIRED WINDOW UNITS BASED ON PROXIMITY TO GRADE AND/OR WALKING SURFACES AS REQUIRED BY CODE.

C. PROVIDE WATER REPELLANT SEALER ON ALL MASONRY SURFACES.

D. PROVIDE 6" VINYL DIE CUT ADDRESS NUMERALS ABOVE EACH TENANT ENTRY DOOR, VERIFY ADDRESSING WITH OWNER/FIRE DEPT.

E. PROVIDE EXPANSION JOINTS IN BRICK PER MANUFACTURERS RECOMMENDATION. VERIFY PLACEMENT WITH

F. PAINT ALL CONDUIT AND EXPOSED METAL TO MATCH NEAREST BUILDING MATERIAL.

A.R. = ALUMINUM REVEAL
C.J. = EIFS CONTROL JOINT
E.J. = EXPANSION JOINT

FINISH MATERIALS

MARK	COLOR	STYLE	MANUFACTURER
ALUMINUM ELEMENTS			
ACM-1	CNC CHARCOAL	ALUMINUM COMP PANEL	ALPOLIC
ACM-2	AUB BLUE	ALUMINUM COMP PANEL	ALPOLIC
EIFS			
EIF-1	#110 VAN DYKE	SANDBLAST FINISH	DRYVIT
EXTERIOR PAINT			
EPT-1	SW6099 - SAND DOLLAR		SHERWIN WILLIAMS
EPT-2	SW7069 - IRON ORE		SHERWIN WILLIAMS
MASONRY			
CMU-1	#315 BIRCH	SPLIT FACE, INTEGRAL COLOR	COLORADO BEST BLOCK
MASONRY VENEER			
ST-1	OAK RIDGE	RENAISSANCE SMOOTH	ARRISCRAFT
METAL			
M-1	MATTE BLACK	METAL CAP FLASHING	BERRIDGE
PHENOLIC PANEL			
WD-1	PURA IN CLASSIC OAK PU02	PHENOLIC WOOD LOOK PANEL	TRESPA
PRECAST			
PC-1	1102 NATURAL	PRE-CAST STONE	CONTINENTAL
STOREFRONT			
SF-1	BLACK ANODIZED	STOREFRONT	KAWNEER

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS BRANCH

LOT 8, DAWSON TRAILS FILING NO.2 AMENDMEN NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNER:	EM
AUTHOR:	AM
APPROVER:	EM

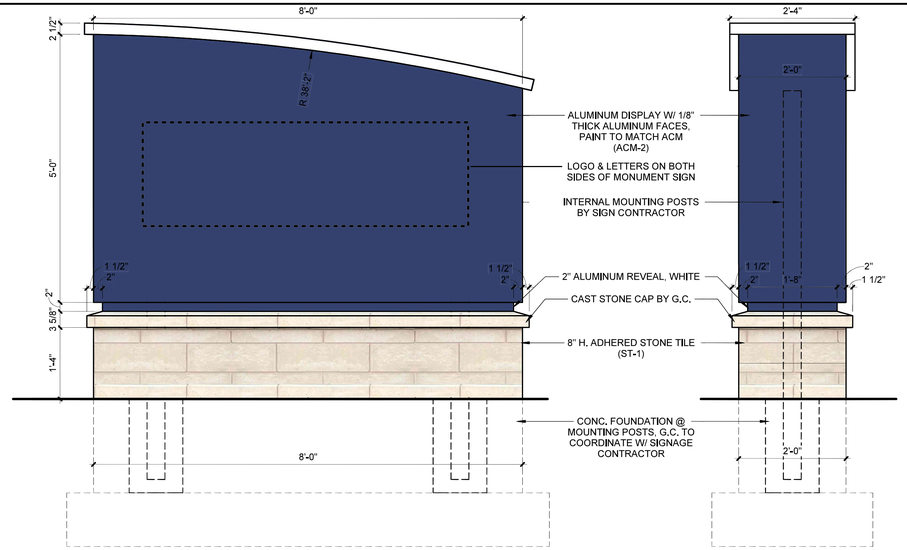
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
8 OF 14

PROJECT NO.: 02501356.001

SITE DEVELOPMENT PLAN
LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
TOWN OF CASTLE ROCK PROJECT #: SDP26-XXXX

10/21/2026 5:06:12 PM

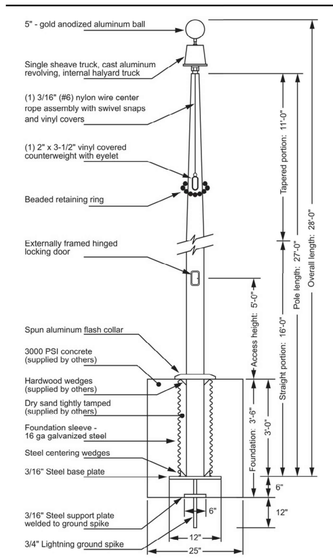


11 MONUMENT SIGN ELEVATION

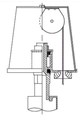
SCALE: 3/4" = 1'-0"

Model ECXV25

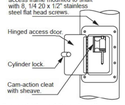
Vanguard Series



COMPONENTS



Revolving Internal Halyard Truck
Cast aluminum body · Enclosed stainless steel ball bearing and raceway · Plated steel sheave



Externally Framed Hinged Door Detail

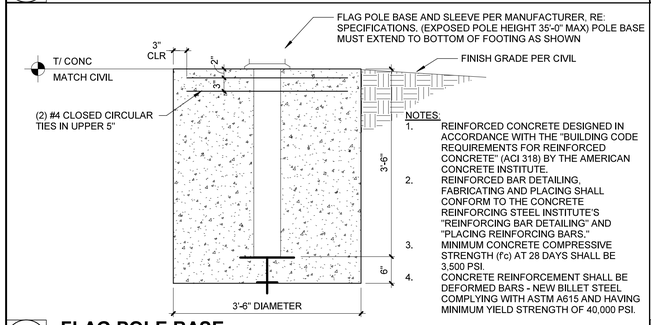
SPECIFICATIONS

Mounting Height	**25'**
Set Depth	**2'-6"**
Overall Length	**27'-0"**
Butt Diameter	**5"**
Wall Thickness	**.125"**
Top Diameter	**3"**
# of Sections	**1**
Shipping Weight	**139 lbs.**
Material	**6063-T6 aluminum, 80 grit polish**
Finish	**Clear Anodized**
Manufacturer	**Eder Flag Manufacturing Co.**
*Max Flag Size	**4' x 6'**
*Max Wind Speed w/Nylon Flag	**104 mph**
*Max Wind Speed No Flag	**144 mph**

*Wind Speed Specifications from ANSI/NAAMM FP1001-07

10 FLAG POLE MANUFACTURER ELEVATION

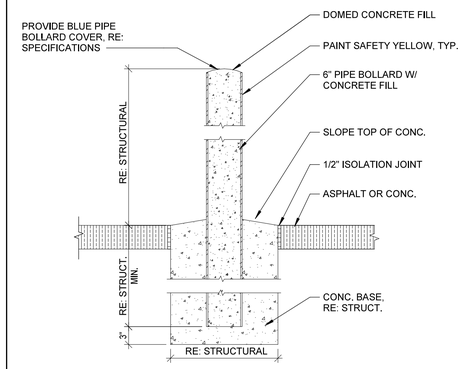
SCALE: 3" = 1'-0"



NOTES:
1. REINFORCED CONCRETE DESIGNED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) BY THE AMERICAN CONCRETE INSTITUTE.
2. REINFORCED BAR DETAILING, FABRICATING AND PLACING SHALL CONFORM TO THE CONCRETE REINFORCING STEEL INSTITUTE'S "REINFORCING BAR DETAILING" AND "PLACING REINFORCING BARS."
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH (f'c) AT 28 DAYS SHALL BE 3,500 PSI.
4. CONCRETE REINFORCEMENT SHALL BE DEFORMED BARS - NEW BILLET STEEL COMPLYING WITH ASTM A615 AND HAVING MINIMUM YIELD STRENGTH OF 40,000 PSI.

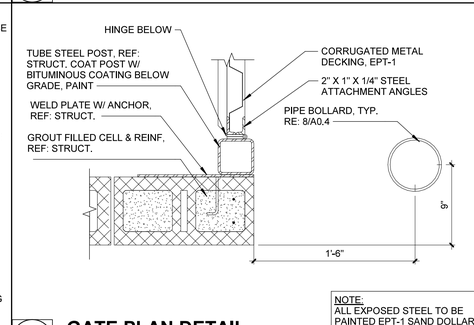
9 FLAG POLE BASE

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



8 BOLLARD DETAIL

SCALE: 1" = 1'-0"

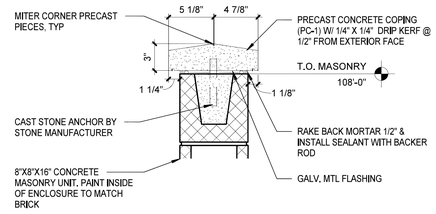


NOTE:
ALL EXPOSED STEEL TO BE PAINTED EPT-1 SAND DOLLAR, UNO.

7 GATE PLAN DETAIL

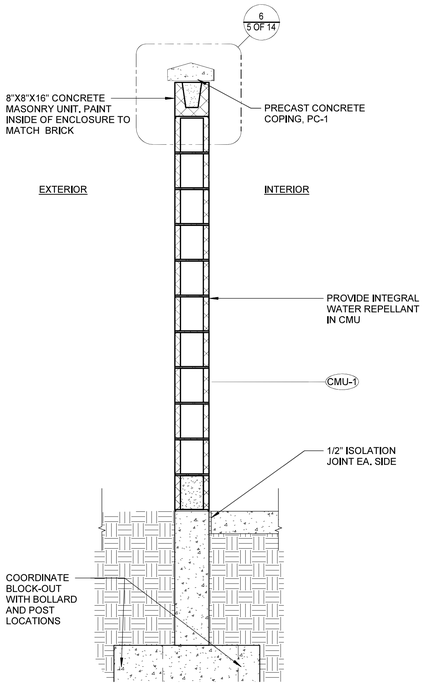
SCALE: 1 1/2" = 1'-0"

NOTE:
ALL COPING HEAD JOINTS SHALL HAVE GROUT RAKED BACK 1/2" AND GRAY SEALANT INSTALLED OVER GROUT



6 TRASH ENC. COPING DETAIL

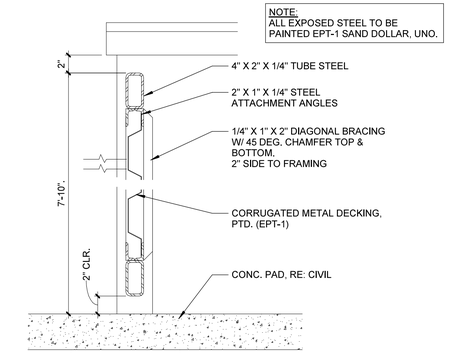
SCALE: 1 1/2" = 1'-0"



5 TRASH ENCLOSURE SECTION

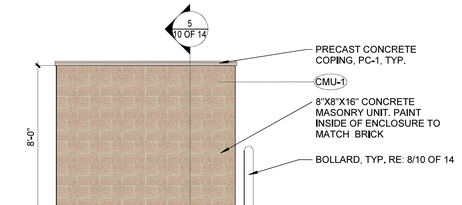
SCALE: 3/4" = 1'-0"

NOTE:
ALL EXPOSED STEEL TO BE PAINTED EPT-1 SAND DOLLAR, UNO.



4 TRASH ENC. GATE SECTION

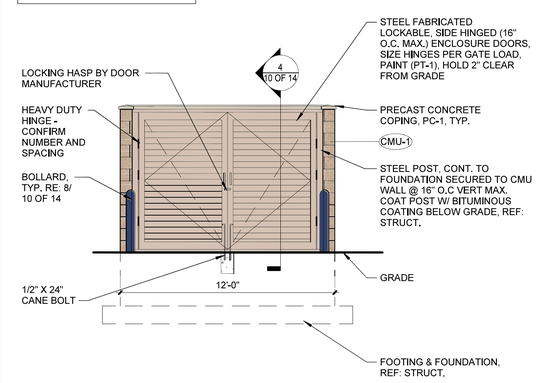
SCALE: 1 1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION - SIDE

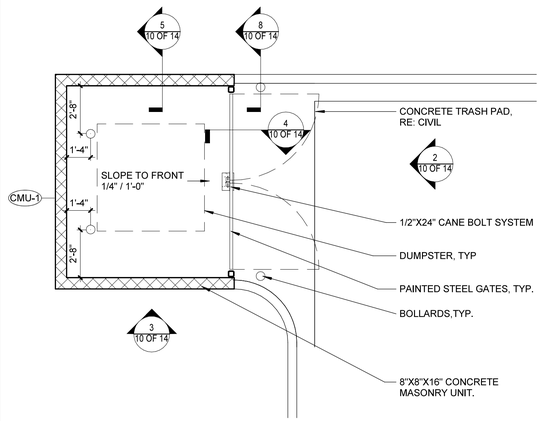
SCALE: 1/4" = 1'-0"

NOTE:
ALL EXPOSED STEEL TO BE PAINTED EPT-1 SAND DOLLAR, UNO.



2 TRASH ENCLOSURE ELEVATION - FRONT

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



1 TRASH ENCLOSURE PLAN

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

SITE DEVELOPMENT PLAN
LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
TOWN OF CASTLE ROCK PROJECT #: SDP26-XXXX

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

PROJECT:

BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS BRANCH

LOT 8, DAWSON TRAILS FILING NO.2 AMENDMEN NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNER:	EM
AUTHOR:	AM
APPROVER:	BN

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

9 OF 14

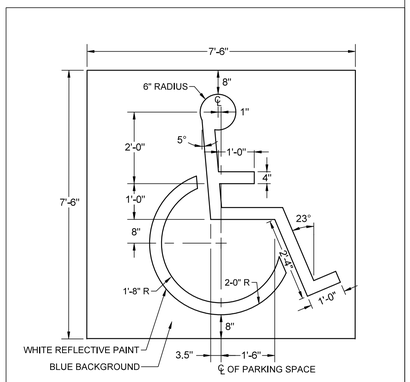
PROJECT NO.: 02501356.001

10/21/2026 5:05:58 PM

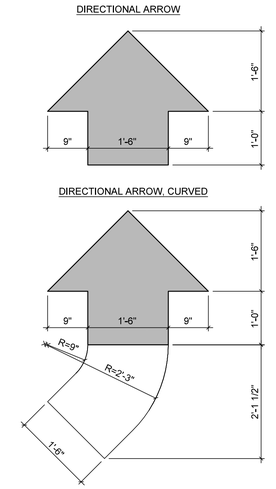
SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

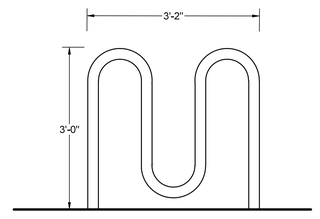
SDP26-XXXX



15 **ACCESSIBLE PARKING SYMBOL**
SCALE: N.T.S.



14 **DIRECTIONAL ARROW DETAILS**
SCALE: N.T.S.



PRODUCT NAME: 3-LOOP WAVE STYLE BIKE RACK, SURFACE MOUNTED AS MANUFACTURED BY ULINE, 800-295-5510

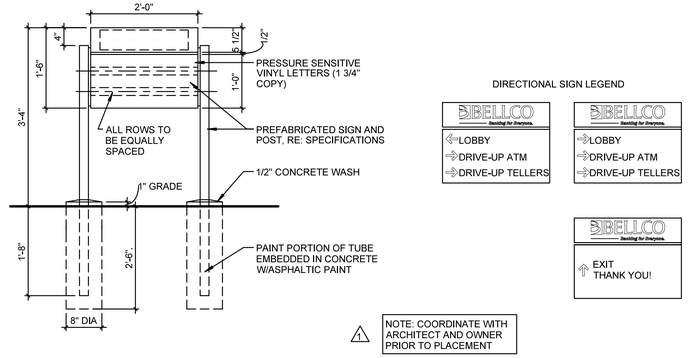
BIKES PARKED PER UNIT: 5

MATERIAL: 10 GA. GALVANIZED STEEL (2-3/8" DIA.)

NOTES:

1. INSTALL RACK IN THE DIRECTION AND LOCATION AS SHOWN ON PLAN, MIN. 2'-6" FROM BUILDING OR EDGE OF PAVEMENT.
2. SURFACE MOUNT INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. HOT DIPPED GALVANIZED FINISH TO BE APPROVED BY ARCHITECT.

13 **BIKE RACK**
SCALE: N.T.S.



NOTE: COORDINATE WITH ARCHITECT AND OWNER PRIOR TO PLACEMENT

12 **DIRECTIONAL GROUND SIGNAGE**
SCALE: N.T.S.

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	GCG
DRAWN:	GCG
REVIEWED:	JDS
FIELD BOOK NO.:	

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
10 OF 14

PROJECT NO.: 02501356.003

[mhoot | X:\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\DWG\SDP\2 SITE PLAN.dwg | 10/27/2026 4:04 PM]



FINISH MATERIALS			
MARK	COLOR	STYLE	MANUFACTURER
ALUMINUM ELEMENTS			
ACM-1	CNC CHARCOAL	ALUMINUM COMP PANEL	ALPOLIC
ACM-2	AUB BLUE	ALUMINUM COMP PANEL	ALPOLIC
EIFS			
EIF-1	#110 VAN DYKE	SANDBLAST FINISH	DRYVIT
EXTERIOR PAINT			
EPT-1	SW6099 - SAND DOLLAR		SHERWIN WILLIAMS
EPT-2	SW7069 - IRON ORE		SHERWIN WILLIAMS
MASONRY			
CMU-1	#315 BIRCH	SPLIT FACE, INTEGRAL COLOR	COLORADO BEST BLOCK
MASONRY VENEER			
ST-1	OAK RIDGE	RENAISSANCE SMOOTH	ARRISCRAFT
METAL			
M-1	MATTE BLACK	METAL CAP FLASHING	BERRIDGE
PHENOLIC PANEL			
WD-1	PURA IN CLASSIC OAK PU02	PHENOLIC WOOD LOOK PANEL	TRESPA
PRECAST			
PC-1	1102 NATURAL	PRE-CAST STONE	CONTINENTAL
STOREFRONT			
SF-1	BLACK ANODIZED	STOREFRONT	KAWNEER

Farnsworth
GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS BRANCH

LOT 8, DAWSON TRAILS FILING NO.2 AMENDMEN NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNER:	Designer
AUTHOR:	Author
APPROVER:	Approver

SHEET TITLE:
MATERIAL BOARD

SHEET NUMBER:
11 OF 14

PROJECT NO.: 02501356.001

SITE DEVELOPMENT PLAN
LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
TOWN OF CASTLE ROCK PROJECT #: SDP26-XXXX

10/21/2026 5:56:10 PM

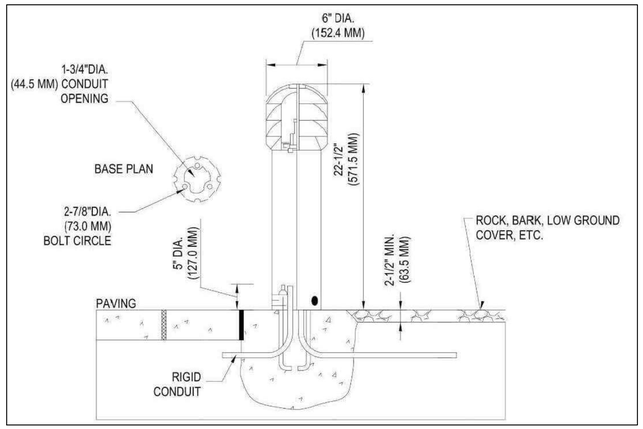
SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP26-XXXX

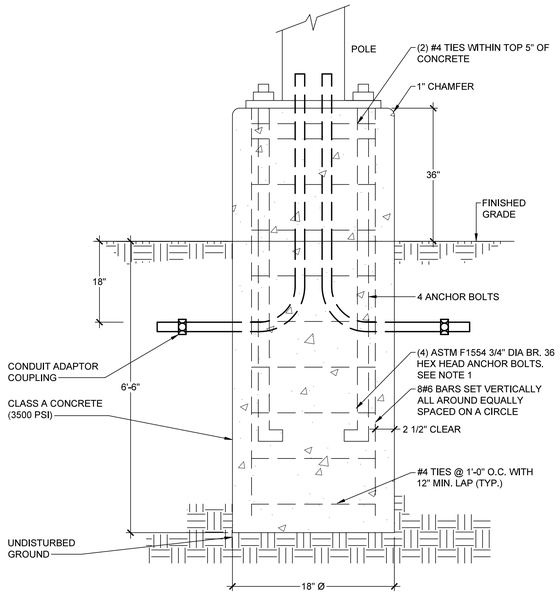
GENERAL NOTES

A. SITE LUMINAIRES SHOWN SHALL BE CONTROLLED BY COMBINATION OF BUILDING-MOUNTED PHOTOCELL AND PROGRAMMABLE LIGHTING PANEL OPERATE LUMINAIRES BETWEEN DUSK AND DAWN.
B. POLE-MOUNTED LUMINAIRES ALONG PROPERTY LINES HAVE BEEN SPECIFIED WITH HOUSE-SIDE SHIELD OPTION TO MITIGATE LIGHT SPILL ON NEIGHBORING PROPERTIES.
C. LUMINAIRE TYPES WITH AN "E" SUFFIX ("D2E" FOR EXAMPLE) ARE EQUIPPED WITH EMERGENCY BATTERY BACKUP FOR 90-MINUTES OF EMERGENCY LIGHTING UPON LOSS OF NORMAL POWER.



3 TYPICAL BOLLARD LIGHT DETAIL

SCALE: NOT TO SCALE

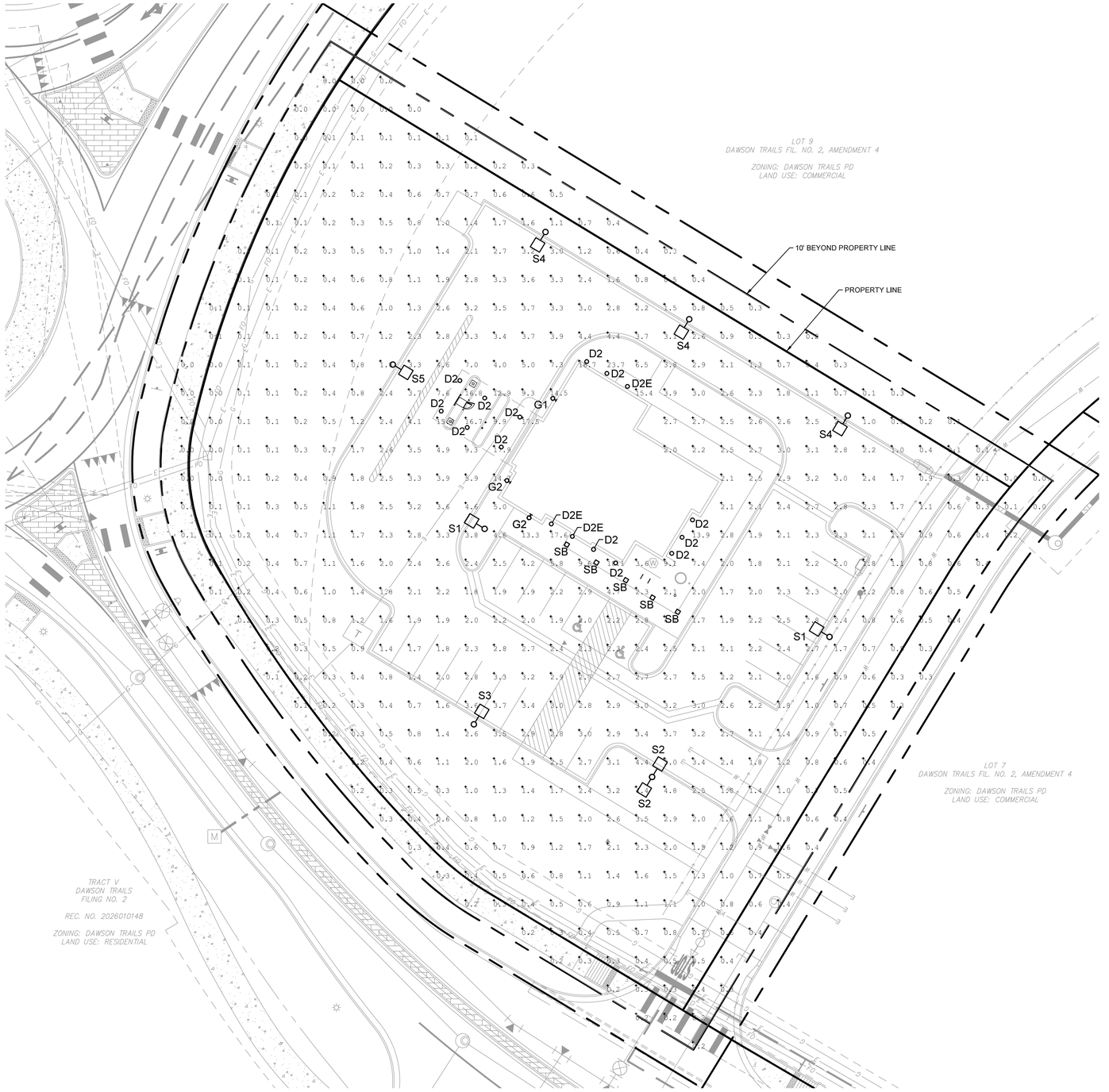


NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATING GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.

2 LIGHTING POLE FOUNDATION DETAIL

SCALE: NOT TO SCALE



1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'

0 10 20 40
U.S. SURVEY FEET
NORTH

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4 TOWN OF CASTLE ROCK PROJECT #: SDP26-XXXX

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	JG
DRAWN:	JG
REVIEWED:	AC
FIELD BOOK NO.:	

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:
12 OF 14

PROJECT NO.: 02501356.003

I:\gen\c | I:\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\Grafx\GSP\12 PHOTOMETRIC PLAN.dwg | 10/23/2026 4:16 PM |

SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN

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

SDP26-XXXX

Site Lumminary Summary Table

Luminaire											Lamps							
ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
D2	LIGMAN	MONDOVA 4	UMO-80012-21W-VW-W40-01-120/277-DIM	6" RECESSED DOWNLIGHT	Y	54 DEGREE	120	0-10V	17	RECESSED	SEE ARCH ELEVATIONS	1	LED	21	1992	4000K/80CRI	1.0	BLACK
G1	LITHONIA	ARC2 LED	ARC2 LED P3 40K MVOLT DBLXD	WALL MOUNTED LUMINAIRE	Y	STANDARD	120	--	1	WALL	8'-6"	1	LED	24	3,387	4000K/70CRI	1.0	BLACK
G2	LITHONIA	ARC2 LED	ARC2 LED P2 40K MVOLT DBLXD	WALL MOUNTED LUMINAIRE	Y	STANDARD	120	--	2	WALL	8'-6"	1	LED	16	2,377	4000K/70CRI	1.0	BLACK
S1	LITHONIA	D-SERIES SIZE 1	DSX1 LED P2 40K 70CRI T4M MVOLT SPA HS DNAXD	SITE AREA LUMINAIRE WITH HOUSE-SIDE SHIELD OPTION	Y	TYPE IV MEDIUM	208	--	3	POLE	20'-0"	1	LED	68	9,909	4000K/70CRI	1.0	NATURAL ALUMINUM
S2	LITHONIA	D-SERIES SIZE 1	DSX1 LED P2 40K 70CRI T4M MVOLT SPA DNAXD	SITE AREA LUMINAIRE	Y	TYPE IV MEDIUM	208	--	2	POLE	20'-0"	1	LED	68	9,909	4000K/70CRI	1.0	NATURAL ALUMINUM
S3	LITHONIA	D-SERIES SIZE 1	DSX1 LED P3 40K 70CRI T4M MVOLT SPA DNAXD	SITE AREA LUMINAIRE	Y	TYPE IV MEDIUM	208	--	1	POLE	20'-0"	1	LED	102	13,968	4000K/70CRI	1.0	NATURAL ALUMINUM
S4	LITHONIA	D-SERIES SIZE 1	DSX1 LED P2 40K 70CRI T3M MVOLT SPA HS DNAXD	SITE AREA LUMINAIRE WITH HOUSE-SIDE SHIELD OPTION	Y	TYPE III MEDIUM	208	--	2	POLE	20'-0"	1	LED	68	9,763	4000K/70CRI	1.0	NATURAL ALUMINUM
S5	LITHONIA	D-SERIES SIZE 1	DSX1 LED P2 40K 70CRI T2M MVOLT SPA HS DNAXD	SITE AREA LUMINAIRE WITH HOUSE-SIDE SHIELD OPTION	Y	TYPE II MEDIUM	208	--	1	POLE	20'-0"	1	LED	68	9,651	4000K/70CRI	1.0	NATURAL ALUMINUM
SB	LIGMAN	LBX 6	LB-10842	SQUARE BOLLARD	Y	STANDARD	208	0-10V	5	BOLLARD	3'-0"	1	LED	21	900	4000K/80CRI	1.0	MATTE SILVER

Calculation Summary	List the Use Area / Zone Type						
Label	Calc Type	Units	Average	Min	Max	AVG/Min	AVG/Max
FULL SITE	HORIZONTAL	Fc	1.93	0.00	23.70	N/A	N/A
PARKING	HORIZONTAL	Fc	2.43	3.80	1.20	2.03	3.17
DRIVE-THRU CANOPY	HORIZONTAL	Fc	12.76	6.50	18.60	1.96	2.86
SIDEWALK	HORIZONTAL	Fc	5.59	2.00	20.20	2.80	10.10
PROPERTY LINE	HORIZONTAL	Fc	0.31	0.00	0.80	N/A	N/A
10' BEYOND PROPERTY LINE	HORIZONTAL	Fc	0.16	0.00	0.40	N/A	N/A

UMO-80012

Mondova 4 Ceiling Downlight

LIGMAN NORTH AMERICA

PROJECT		DATE	
QUANTITY		TYPE D2	NOTE

ORDERING EXAMPLE || UMO - 80012 - 21w - M - W30 - 02 - 120/277v - Options

UMO-80012	21W	VW	W40	01	120/277
	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	21w COB 1992 Lumens	N - Narrow 20° M - Medium 28° W - Wide 39° VW - Very Wide 54°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH	120/277v Other - Specify THERE IS AN ADDITIONAL COST FOR THESE FINISHES

DIM			

ADDITIONAL OPTIONS

RT - Rough In Tray
DIM - 0-10v Dimming
EMR - Remote Mount Emergency Inverter
F - Frosted Lens
NAT - Natatorium Rated
CPB - Concrete Pour Box

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak, Cherry, Beech, Carbon, Walnut, Chestnut, Bamboo, Galvanized, Pine, Mahogany, Birch, Steel



Example: Inspired by Nature Finish

Lignan Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements LED technology data and components may change without notice.

ARC2 LED

Architectural Wall Luminaire

Catalog Number
Notes
Type G1

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an *RW rnkt temperature option*, making it suitable for pedestrian scale applications in any environment.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information **EXAMPLE:** ARC2 LED P2 40K MVOLT PE DDBXD

ARC2 LED P3

Series	Package	Color Temperature	Voltage	Options		Finish	
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH EBWC PE DMG SPDMVV FAO L0518	Emergency battery backup, CEC compliant (4W, 0°C min)[1] Emergency battery backup, CEC compliant (8W, -20°C min)[1] Button type photocell for dusk-to-dawn operation 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] 6kV surge protection[2] Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2] 18" Fixture leads	DDBXD DBLBD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD DWHGXD DSSTXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured black Textured natural aluminum Textured white Textured sandstone

Accessories

Ordered and shipped separately.
WSBBW DDBXD U — Surface - mounted back box (specify finish)

NOTES
1 347V not available with E4WH, EBWC and SPDMVV.
2 FAO not available with DMG.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com ARC2 LED Rev. 08/27/24

© 2020-2024 Acuity Brands Lighting, Inc. All rights reserved.

ARC2 LED

Architectural Wall Luminaire

Catalog Number
Notes
Type G2

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an *RW rnkt temperature option*, making it suitable for pedestrian scale applications in any environment.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information **EXAMPLE:** ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options		Finish	
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH EBWC PE DMG SPDMVV FAO L0518	Emergency battery backup, CEC compliant (4W, 0°C min)[1] Emergency battery backup, CEC compliant (8W, -20°C min)[1] Button type photocell for dusk-to-dawn operation 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] 6kV surge protection[2] Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2] 18" Fixture leads	DDBXD DBLBD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD DWHGXD DSSTXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured black Textured natural aluminum Textured white Textured sandstone

Accessories

Ordered and shipped separately.
WSBBW DDBXD U — Surface - mounted back box (specify finish)

NOTES
1 347V not available with E4WH, EBWC and SPDMVV.
2 FAO not available with DMG.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com ARC2 LED Rev. 08/27/24

© 2020-2024 Acuity Brands Lighting, Inc. All rights reserved.

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	JG
DRAWN:	JG
REVIEWED:	AC
FIELD BOOK NO.:	

SHEET TITLE:

SCHEDULES AND CUTSHEETS

SHEET NUMBER:

13 OF 14

PROJECT NO.: 02501356.003

| gentz | J:\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\Dwg\SDP\11 SCHEDULES AND CUTSHEETS.dwg | 10/23/2026 4:17 PM |

SITE DEVELOPMENT PLAN

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT 4

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8S., RANGE 67W., OF THE 6TH PRINCIPLE MERIDIAN

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

SDP26-XXXX



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type S1

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED	P2	40K	70CRI	T4M	MVOLT	SPA
Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 80CRI	AFR Automotive front row TTS Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] 120[4,6] 208[4,6] 240[4,6] 277[4,6] 347[4,6] 480[4,5,6]	**Shipped included** SPA Square pole mounting (#5 drilling) RPA Round pole mounting (#5 drilling) SPA5 Square pole mounting #5 drilling[7] RPA5 Round pole mounting #5 drilling[7] SPAIN Square narrow pole mounting #4 drilling WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,13] PER NEMA twist-lock receptacle only (controls ordered separately)[14] PERS Five-pin receptacle only (controls ordered separately)[14,15]	PE87 Seven-pin receptacle only (controls ordered separately)[14,15] EAD Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[16,17] BL50 Bi-level switched dimming, 50%[16,17] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[16,18,19]	**Shipped installed** SPS20KV 20kV surge protection HS Houseside shield (black finish standard)[17] L90 Left rotated optics[17] R90 Right rotated optics[17] CCE Coastal Construction[20] HA 50°C ambient operation[20] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[21] DF Double fuse (208, 240, 480V)[21] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type S2

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED	P2	40K	70CRI	T4M	MVOLT	SPA
Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 80CRI	AFR Automotive front row TTS Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] 120[4,6] 208[4,6] 240[4,6] 277[4,6] 347[4,6] 480[4,5,6]	**Shipped included** SPA Square pole mounting (#5 drilling) RPA Round pole mounting (#5 drilling) SPA5 Square pole mounting #5 drilling[7] RPA5 Round pole mounting #5 drilling[7] SPAIN Square narrow pole mounting #4 drilling WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,13] PER NEMA twist-lock receptacle only (controls ordered separately)[14] PERS Five-pin receptacle only (controls ordered separately)[14,15]	PE87 Seven-pin receptacle only (controls ordered separately)[14,15] EAD Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[16,17] BL50 Bi-level switched dimming, 50%[16,17] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[16,18,19]	**Shipped installed** SPS20KV 20kV surge protection HS Houseside shield (black finish standard)[17] L90 Left rotated optics[17] R90 Right rotated optics[17] CCE Coastal Construction[20] HA 50°C ambient operation[20] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[21] DF Double fuse (208, 240, 480V)[21] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type S3

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED	P2	40K	70CRI	T4M	MVOLT	SPA
Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 80CRI	AFR Automotive front row TTS Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] 120[4,6] 208[4,6] 240[4,6] 277[4,6] 347[4,6] 480[4,5,6]	**Shipped included** SPA Square pole mounting (#5 drilling) RPA Round pole mounting (#5 drilling) SPA5 Square pole mounting #5 drilling[7] RPA5 Round pole mounting #5 drilling[7] SPAIN Square narrow pole mounting #4 drilling WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,13] PER NEMA twist-lock receptacle only (controls ordered separately)[14] PERS Five-pin receptacle only (controls ordered separately)[14,15]	PE87 Seven-pin receptacle only (controls ordered separately)[14,15] EAD Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[16,17] BL50 Bi-level switched dimming, 50%[16,17] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[16,18,19]	**Shipped installed** SPS20KV 20kV surge protection HS Houseside shield (black finish standard)[17] L90 Left rotated optics[17] R90 Right rotated optics[17] CCE Coastal Construction[20] HA 50°C ambient operation[20] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[21] DF Double fuse (208, 240, 480V)[21] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type S4

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED	P2	40K	70CRI	T4M	MVOLT	SPA
Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 80CRI	AFR Automotive front row TTS Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] 120[4,6] 208[4,6] 240[4,6] 277[4,6] 347[4,6] 480[4,5,6]	**Shipped included** SPA Square pole mounting (#5 drilling) RPA Round pole mounting (#5 drilling) SPA5 Square pole mounting #5 drilling[7] RPA5 Round pole mounting #5 drilling[7] SPAIN Square narrow pole mounting #4 drilling WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,13] PER NEMA twist-lock receptacle only (controls ordered separately)[14] PERS Five-pin receptacle only (controls ordered separately)[14,15]	PE87 Seven-pin receptacle only (controls ordered separately)[14,15] EAD Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[16,17] BL50 Bi-level switched dimming, 50%[16,17] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[16,18,19]	**Shipped installed** SPS20KV 20kV surge protection HS Houseside shield (black finish standard)[17] L90 Left rotated optics[17] R90 Right rotated optics[17] CCE Coastal Construction[20] HA 50°C ambient operation[20] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[21] DF Double fuse (208, 240, 480V)[21] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.



D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type S5

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED	P2	40K	70CRI	T4M	MVOLT	SPA
Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 80CRI	AFR Automotive front row TTS Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] 120[4,6] 208[4,6] 240[4,6] 277[4,6] 347[4,6] 480[4,5,6]	**Shipped included** SPA Square pole mounting (#5 drilling) RPA Round pole mounting (#5 drilling) SPA5 Square pole mounting #5 drilling[7] RPA5 Round pole mounting #5 drilling[7] SPAIN Square narrow pole mounting #4 drilling WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,13] PER NEMA twist-lock receptacle only (controls ordered separately)[14] PERS Five-pin receptacle only (controls ordered separately)[14,15]	PE87 Seven-pin receptacle only (controls ordered separately)[14,15] EAD Field adjustable output[16,17] BL30 Bi-level switched dimming, 30%[16,17] BL50 Bi-level switched dimming, 50%[16,17] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[16,18,19]	**Shipped installed** SPS20KV 20kV surge protection HS Houseside shield (black finish standard)[17] L90 Left rotated optics[17] R90 Right rotated optics[17] CCE Coastal Construction[20] HA 50°C ambient operation[20] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[21] DF Double fuse (208, 240, 480V)[21] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

ULB-10842
LBX 6 Medium Bollard

LIGMAN NORTH AMERICA

PROJECT		DATE	
QUANTITY		TYPE	NOTE

ORDERING EXAMPLE || ULB - 10842 - 21w - W30 - 02 - 120/277v - Options

ULB-10842			
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
	21w COB 900 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v

ADDITIONAL OPTIONS

NAT - Natatorium Rated
HCT - Custom Bollard Height
FNF - Front Face Nature Finish
DIM - 0-10v Dimming

Note: Black or Dark Finished are not recommended due to reduced light output.

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times

MicroPRIM FINISHES
SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03 - PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH
CSM - Custom Image/Pattern

MicroPRIM FINISHES
MP - MAPLE FINISH
MHG - MAHOGANY FINISH
BH - BEECH FINISH
CN - CHESTNUT FINISH
WMBL - WHITE MARBLE FINISH
MBL - MARBLE FINISH
GRNT - GRANITE FINISH
BOD - BRUSHED GOLD FINISH
BRNZ - BRUSHED BRONZE FINISH
CAMO - CAMOUFLAGE FINISH
MP01 - MicroPRIM RAL 9011 Black (Closey)
MP02 - MicroPRIM RAL 7043 Dark Grey (Closey)
MP03 - MicroPRIM RAL 9003 White (Closey)
MP04 - MicroPRIM RAL 9006 Metallic Silver (Closey)
MP05 - MicroPRIM RAL 9006 Matte Silver (Matte/Textured)
MH06 - MicroPRIM Ligman Bronze (Closey)
MP07 - MicroPRIM Custom Color (Closey)


MicroPRIM Finish

10 YEAR WARRANTY

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

ETL Intertek

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
SITE DEVELOPMENT PLAN

PROJECT:
BELLCO CREDIT UNION

BELLCO CREDIT UNION - DAWSON TRAILS

LOT 8, DAWSON TRAILS FILING NO. 2 AMENDMENT NO. 4, CASTLE ROCK, CO 80109

DATE:	10/26/2026
DESIGNED:	JG
DRAWN:	JG
REVIEWED:	AC
FIELD BOOK NO.:	

SHEET TITLE:
CUTSHEETS

SHEET NUMBER:
14 OF 14

PROJECT NO.: 02501356.003

I:\gentx\1\2025\02501356.003 - Bellco Credit Union - Dawson Trails\04_Drawings\Grafx\SDP\14 CUTSHEETS.dwg | 10/23/2026 4:17 PM