

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041

OWNER/DEVELOPER
CANVAS CR OWNER, LLC
A DELAWARE LIMITED PARTNERSHIP
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JOHN MORGAN

ENGINEER
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TIM DUNN DESIGN
6549 DAVENPORT PLACE
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TIM DUNN

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ROBIN TITCHER

SURVEYOR
ATEC CONSULTANTS INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80120
PHONE: (303) 927-7488
DANIEL E. DAVIS, PLS

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO SDP18-0010 IS TO REVISE THE SITE DEVELOPMENT PLAN TO PROVIDE A RESIDENTIAL DEVELOPMENT CONSISTING OF 20 TOWNHOME/RENT BUILDINGS, A CLUBHOUSE WITH AN AMENITY AREA, AND ASSOCIATED INFRASTRUCTURE.

SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REGULATIONS THAT REQUIRE ACCESS TO BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINGENT 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, UTILITY COVERS, CHANNELS, DITCHES, HYDRANT 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 LIMIT SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 4.3.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, PRUNING, MOOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER SHALL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COURTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIREMENTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COURTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS NOT LOCATED WITHIN A REGULATED FLOODPLAIN OR WETLAND. PROPERTY IS LOCATED WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE FLOODPLAIN. REFERENCE FIRM MAP NUMBER 080303030 DATED 3/19/018.
- ANY STREET SIGNAGE, STREET LIGHTS AND CURB RAIRS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLED OBJECT INCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FINISHING ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, SHOWS, CUP DOLERS, AND BENCHES SHALL BE LOCATED WITHIN RIGHT DISTANCE LINES AND RIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAN AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY DRAINAGE EMERGENCY ACCESS, RIGHT OF WAY AND PUBLIC ACCESS/EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAN.
- THIS SITE IS ZONED MF-1/VC WITHIN THE HECKENDORF RANCH PDP AND NO. 4.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND DRIVEWAYS 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.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURFACE ON TIERED SLOPES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 18 (SIGN CODE) REGULATIONS OF THE MUNICIPAL CODE.
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

FIRE NOTES:

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE PRESCRIPTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 100 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 FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 100 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 35,000 LBS. AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITY. THE TRIM SHALL BEATHER GRADING CAPABILITY HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 20 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 20 FEET WIDE AND 30 FEET WIDE. NO SIGNS ARE REQUIRED FOR FIRE ACCESS ROADS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN 30 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE ACCESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPERS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEW, BUT MAY REQUIRE CORRECTIVE ACTION. THESE IFCs MAY INCLUDE, BUT ARE NOT LIMITED TO, FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

LEGAL DESCRIPTION

LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3 ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

BENCHMARK IS N65° P 38" S MONUMENT IS A STEEL ROD WITH A PUNCH MARK INSIDE OF A PVC PIPE SET IN CONCRETE. ACCESS TO THE MONUMENT IS THROUGH A 4" LOGO GATE LOCATED 30 FEET SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTH BOUND LINES OF INTERSTATE 25, 86.8 FT SOUTH OF THE CENTER OF A DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEET FENCE. ELEVATION = 6355.00, NAVD 88.

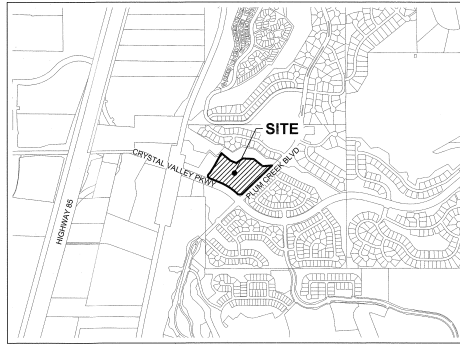
BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2 RECORDED AT RECEPTION NO. 208063005. MONUMENTED AS SHOWN HEREON AS BEARING SOUTH 49°19'49" WEST.

WATER RIGHTS DEDICATION AGREEMENT

THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN KNOWN AS, LOT 1, HECKENDORF RANCH FILINGS 2 AMENDMENT NO. 3 RECORDED IN RECEPTION NO. 201062600 WILL CREDIT BACK \$1.08 PER ACRE TO THE HECKENDORF RANCH FILING NO. 2 WATER BANK WITH THE RECDATION OF SITE DEVELOPMENT PLAN AMENDMENT NO. 1, LOT 1, HECKENDORF RANCH FILINGS 2 AMENDMENT NO. 3.

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HECKENDORF RANCH FILING NO. 2 AGREEMENT, RECORDED ON THE 17 DAY OF MARCH, 2006 AT RECEPTION NO. 2050022150 AND ACCORDINGLY 45.42 ACRE ARE DEBITED FROM THE WATER BANK.



VICINITY MAP
SCALE: 1" = 1000'

UTILITY CONNECTION BY BUILDING	NO. OF BUILDINGS	NO. OF CONNECTION METERS	NO. FIRE CONNECTIONS	NO. SANITARY SERVICES (SIZES)
TOWNHOME (4 UNITS)	24	1	0	4 (1/2")
TOWNHOME (8 UNITS)	2	1	0	3 (1/2")
CLUBHOUSE	1	1	0	1 (1/2")

SURVEYOR'S CERTIFICATE

Daniel E. Davis, a registered professional land surveyor in the state of Colorado, hereby certifies that the survey and legal description represented by this site development plan was made under my supervision and the monuments shown hereon actually exist and the site development plan accurately represents that survey.

REGISTERED LAND SURVEYOR



TITLE CERTIFICATION

David Wood, an attorney-in-fact representative of the 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, mortgages and lienholders of the property are listed in the certificate of ownership and lienholder subordination certificate.

Laura Marie Coughlin, a notary public in and for the state of Colorado, do hereby certify that I am a notary public in and for the state of Colorado, and my commission expires on the 25th day of March, 2021.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON the 23rd day of March, 2021.

David Wood, Director of Development Services

LENDOR SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO. WHEREAS, THE UNDERSIGNED BENEFICIARY OF THIS CERTIFICATE OF OWNERSHIP AND LIENHOLDERS SUBORDINATION CERTIFICATE, CREATED BY THE INSTRUMENT RECORDED ON MARCH 16, 2021 AT RECEPTION NO. 208063005, HAS FILED THIS DOCUMENT.

Timothy Ellis, Notary Public, My Commission Expires 12/27/22

CIVIL ENGINEER'S STATEMENT

Daniel Katz, being a registered professional engineer in the state of Colorado, hereby attests that all roadway, grading, utility and drainage improvements identified on this site development plan have been designated and engineered in conformance with all town of castle rock public works construction standards.

REGISTERED PROFESSIONAL ENGINEER

Daniel Katz, 3/18/21

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY ON the 21st day of March, 2021 at 10:41:00 AM.

Daniel Wood, County Clerk

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON the 16th day of February, 2021.

Heckendorf, 4-2-2021

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO. WHEREAS, THE UNDERSIGNED CANVAS CR OWNER, LLC, A DELAWARE LIMITED PARTNERSHIP, HAS FILED THIS DOCUMENT.

Freddy Ellis, Notary Public, My Commission Expires 12/27/22

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	CS1
2	TYPICAL STREET SECTIONS	TS1
3	GENERAL SITE PLAN	SP1
4,4	DETAILED SITE PLANS	SP2-SP4
7	GENERAL GRADING PLAN	GR1
8	SITE SECTIONS	SS1
9	GENERAL UTILITY PLAN	UT1
10	GENERAL LANDSCAPE PLAN	LS1
11	LANDSCAPE DATA & NOTES	LS.2
12,14	DETAILED LANDSCAPE PLANS	LS.3 & 5
15	LANDSCAPE DETAILS	LS.6
16	3-PLEX - ELEVATIONS (COLOR SCHEME 1)	A1.1
17	3-PLEX - ELEVATIONS (COLOR SCHEME 2)	A1.2
18	3-PLEX - ELEVATIONS (COLOR SCHEME 3)	A1.3
19	4-PLEX - ELEVATIONS (COLOR SCHEME 1)	A2.1
20	4-PLEX - ELEVATIONS (COLOR SCHEME 2)	A2.2
21	4-PLEX - ELEVATIONS (COLOR SCHEME 3)	A2.3
22	AMENITY CENTER - ELEVATIONS (COLOR SCHEME 1)	A3.0
23	GENERAL LIGHTING PLAN	EL1.0
24	LIGHTING DETAILS	EL1.1
25	LIGHTING DETAILS	EL1.2

LAND USE	AREA (AC)	AREA (SQ FT)	PERCENTAGE
OPEN SPACE/LANDSCAPE	4.03	173,372	20%
PRIVATE HARDWARE/STREETS	3.24	141,513	30%
BUILDING COVERAGE	2.34	102,445	24%
PARKING	0.12	5,278	1%
GRAVEL MAINTENANCE TRAIL	0.31	13,600	3%
TOTAL	10.74	467,825	100%

ZONING	MF-1/VC WITHIN THE HECKENDORF RANCH PLANNED DEVELOPMENT AMENDMENT NO. 4	PROVIDED	SDP20-0041 (THIS SDP)
USE AREA	102	115 APARTMENTS	102 TOWNHOUSES
TOTAL DWELLING UNITS	102	85%	42%
1-BEDROOM UNITS	62	55%	42%
2-BEDROOM UNITS	28	15% (UNITS 1 TO 10 AC)	3.0 COURSE (102 UNITS / 10.74 AC)
3-BEDROOM UNITS	28	15% (UNITS 11 TO 14 AC)	3.0 COURSE (102 UNITS / 10.74 AC)
NO REQUIREMENT		35 FT	25 FT 8 IN
PERMITTED USES	MF - MULTIFAMILY, INCLUDING TOWNHOUSES, VC - VILLAGE CENTER	30 FT	30 FT
PRIVATE OPEN SPACE	20%	30 FT	30 FT
MAXIMUM DWELLING UNITS PER ACRE	10 DUE/ACRE	30 FT	30 FT
MAXIMUM BUILDING HEIGHT	35 FT	30 FT	30 FT
CRITICAL VALLEY FRASERWAY SETBACK (DOUGLAS LANE)	30 FT	30 FT	30 FT
PLUM CREEK BOULEVARD SETBACK	30 FT	30 FT	30 FT
PUBLIC LAND DEDICATION	30 FT	30 FT	30 FT
COMMERCIAL PROPERTIES (SETBACK WEST)	30 FT	30 FT	30 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	15 FT	NOT REQUIRED	34 FT
FOR MULTIFAMILY		TOTAL SPACES PROVIDED = 240	TOTAL SPACES PROVIDED = 240
STUDIO UNIT REQUIRES 1 SPACE		GARAGE SPACES PROVIDED = 100	GARAGE SPACES PROVIDED = 100
ONE BEDROOM UNITS REQUIRES 1.5 SPACES		SURFACE SPACES PROVIDED = 108	SURFACE SPACES PROVIDED = 108
TWO AND THREE BEDROOM UNITS REQUIRE 2 SPACES		TOTAL SPACES REQUIRED = 200 SPACES	TOTAL SPACES REQUIRED = 210 SPACES
PLUS 1 SPACE PER FOUR DWELLING UNITS FOR VISIT PARKING		93.1 x 9 SPACES	N/A
		56 X 1.5 = 84 SPACES	24 X 1.5 = 36 SPACES
		88 X 2 = 176 SPACES	82 X 2 = 164 SPACES
		79 X 2 = 158 SPACES	69 X 2 = 138 SPACES
		115 X 1 = 230 SPACES	104 X 1 = 208 SPACES
		ADA SPACES REQUIRED = 5	ADA SPACES REQUIRED = 3
		ADA SPACES PROVIDED = 12	ADA SPACES PROVIDED = 3
		TOTAL LOT SPACES = 101 (FOR ADA CALCULATION) = 108	TOTAL LOT SPACES = 101 (FOR ADA CALCULATION) = 88

NOTE: DUE TO TOWNHOMES BEING A FOR-RENT PRODUCT, THE REQUIRED PARKING CALCULATION IS BEING BASED ON THE MULTIFAMILY HOUSING REQUIREMENT RATHER THAN THE TOWNHOME PARKING REQUIREMENT.

CAGE CIVIL ENGINEERING

DATE: 3/17/2021
REVISED PER NEW OWNERSHIP: 12/21/2020
REVISED PER TOWN COMMENTS: 03/09/2021

REV. NO. DESCRIPTION

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
COVER SHEET
NORTH CORNER OF CRYSTAL VALLEY Pkwy & PLUM CREEK BLVD
CASTLE ROCK, CO

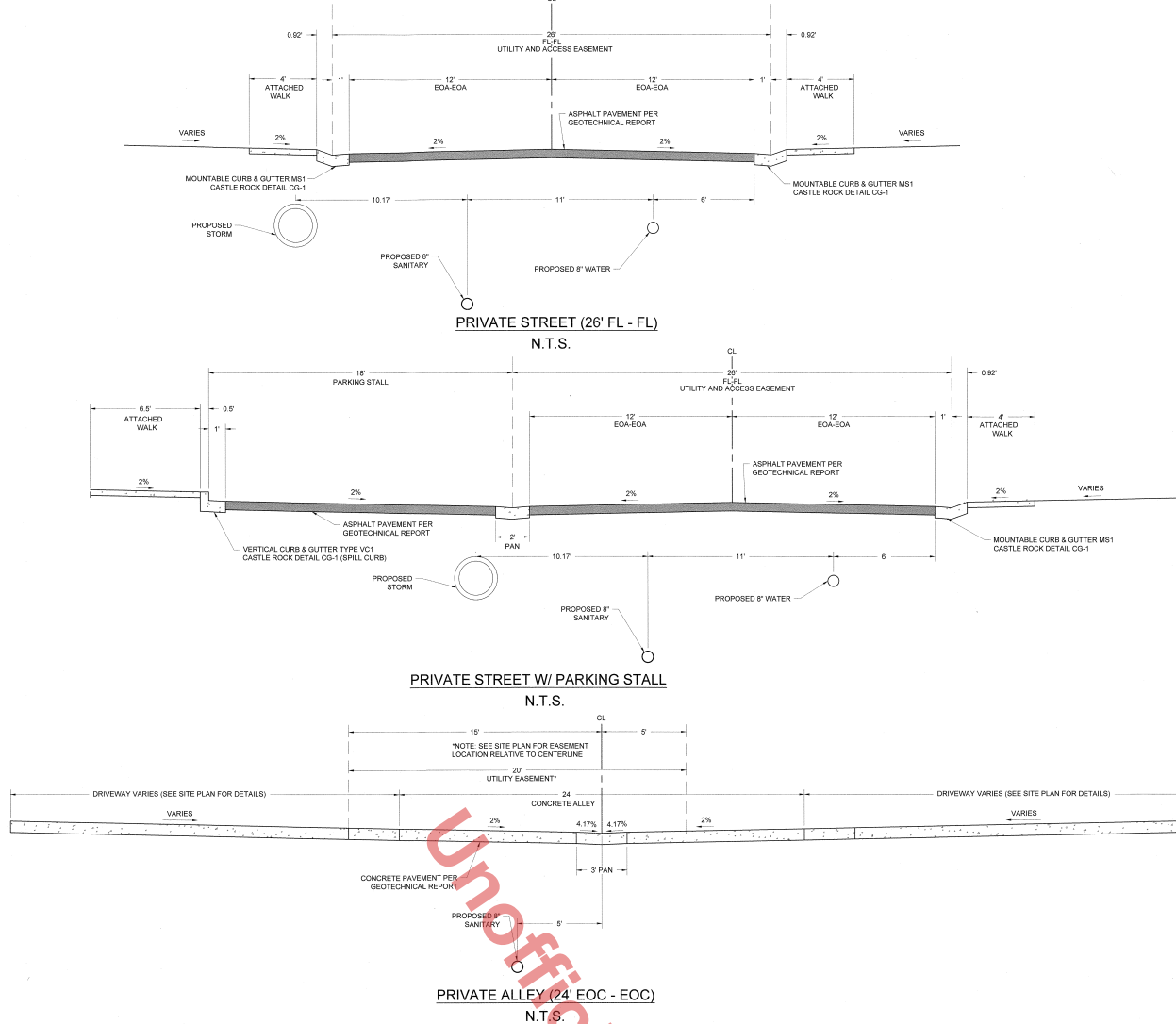
PROJ. NO. 200119
ENG. DOK
DATE: 08/14/2020

SHEET NUMBER
CS1

PROJECT NO. SDP20-0041
1 OF 25

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



REV. NO.	DESCRIPTION	DATE
1	ISSUED PER TOWN COMMENTS	12/15/2020
2	ISSUED PER TOWN COMMENTS	01/15/2021
3	REVISED PER TOWN COMMENTS	02/15/2021
4	REVISED PER TOWN COMMENTS	03/15/2021

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
 TYPICAL STREET SECTIONS
 NORTH CORNER OF CRYSTAL VALLEY VALLEY PKWY & PLUM CREEK BLVD
 CASTLE ROCK, CO

PROJ. NO: 200119
 ENG: DDK
 DATE: 08/14/2020

SHEET NUMBER
TS1
 2 OF 25

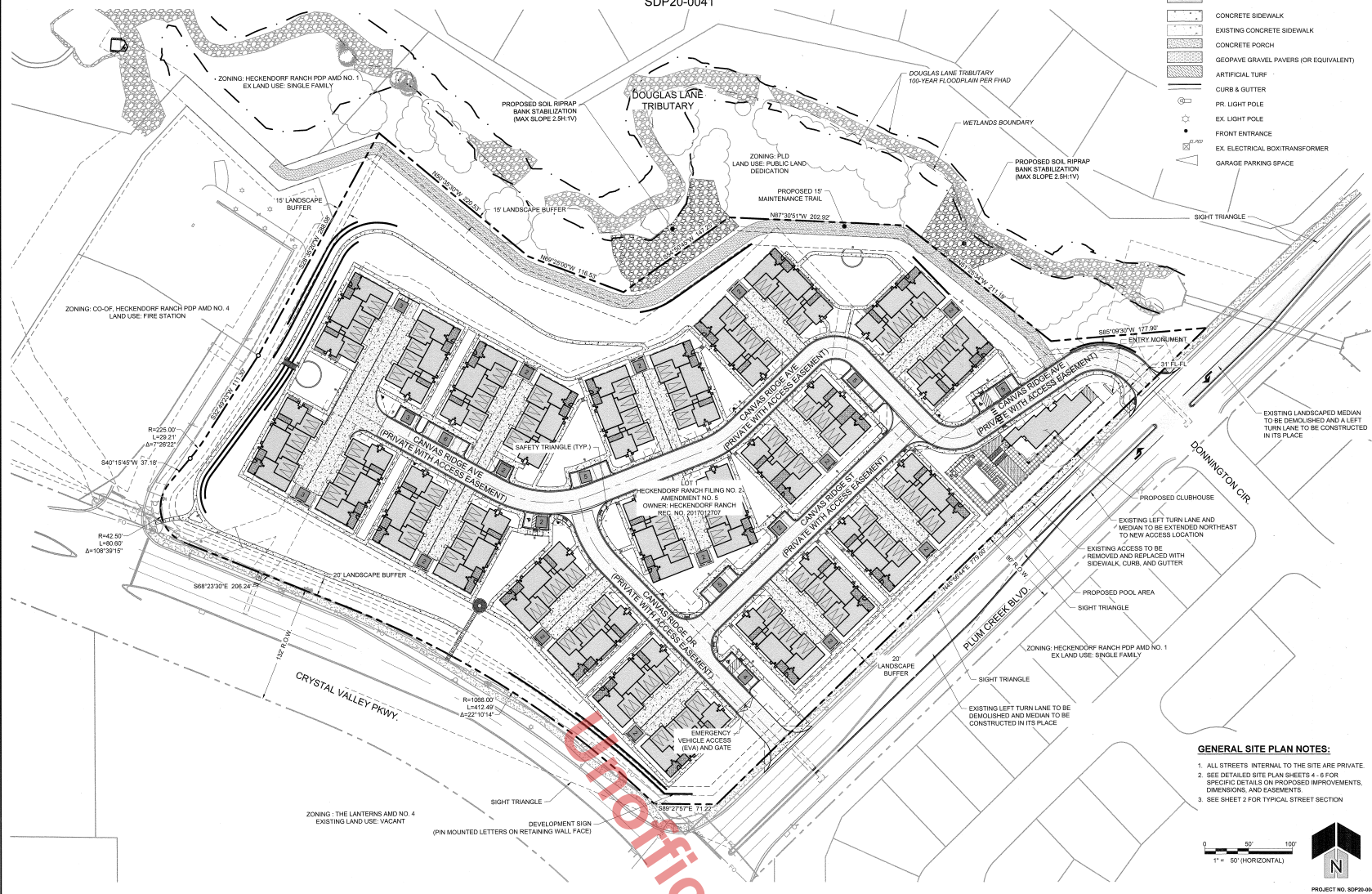
PROJECT NO. SDP20-0041

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041

LEGEND

- PARKING COUNT
- BUILDING NUMBER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- CONCRETE PORCH
- GEOPAVE GRAVEL PAVERS (OR EQUIVALENT)
- ARTIFICIAL TURF
- CURB & GUTTER
- PR LIGHT POLE
- EX LIGHT POLE
- FRONT ENTRANCE
- EX ELECTRICAL BOX/TRANSFORMER
- GARAGE PARKING SPACE



CAGE CIVIL ENGINEERING

REV. NO.	DESCRIPTION	DATE
1	REVISED PER TOWN COMMENTS	01/14/2020
2	REVISED PER TOWN COMMENTS	02/11/2020
3	REVISED PER TOWN COMMENTS	03/16/2020
4	REVISED PER TOWN COMMENTS	03/16/2020

WATERMARK/EQUITY GROUP
CANVAS AT CASTLE ROCK
GENERAL SITE PLAN
NORTH CORNER OF CRYSTAL VALLEY PKWY & PLUMB CREEK BLVD
CASTLE ROCK, CO

PROJECT NO. 200119
ENG. DDK
DATE: 08/14/2020
SHEET NUMBER
SP1
3 OF 25

GENERAL SITE PLAN NOTES:

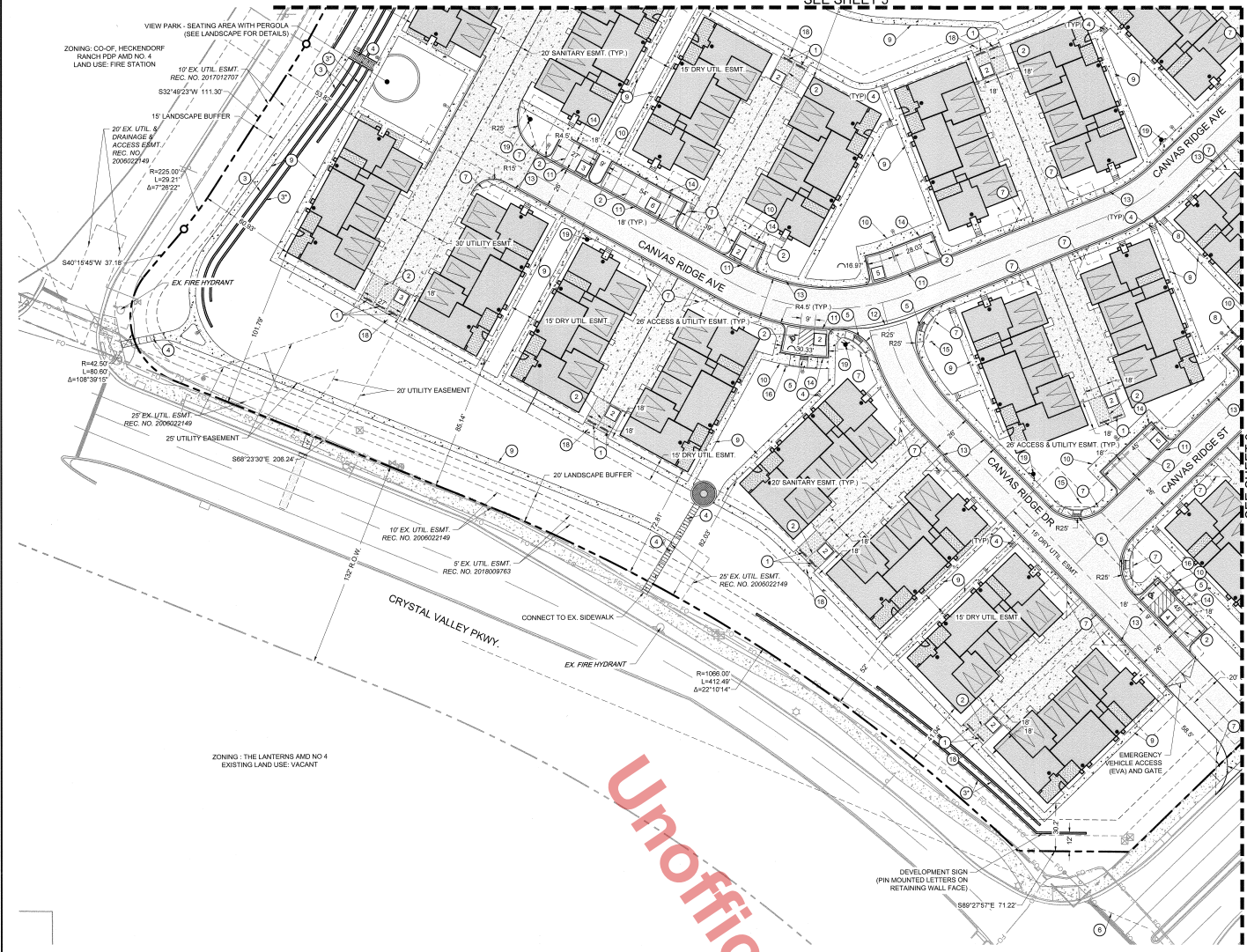
1. ALL STREETS INTERNAL TO THE SITE ARE PRIVATE.
2. SEE DETAILED SITE PLAN SHEETS 4 - 6 FOR SPECIFIC DETAILS ON PROPOSED IMPROVEMENTS, DIMENSIONS, AND EASEMENTS.
3. SEE SHEET 2 FOR TYPICAL STREET SECTION.

0 50' 100'
1" = 50' (HORIZONTAL)

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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041 SEE SHEET 5



KEYMAP

SITE PLAN NOTES:

- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
- ALL STREETS INTERNAL TO THE SITE ARE PRIVATE
- SEE SHEET 2 FOR TYPICAL SECTIONS

SITE PLAN KEYNOTES:

- WHEEL STOP
- 4' WIDE PARKING STRIPING (TYP.)
- RETAINING WALL (SEE GRADING PLAN FOR MAX HEIGHT)
- RETAINING WALL WITH SAFETY RAILING
- STAIRS
- ACCESSIBLE CURB RAMP
- SIGHT TRIANGLE
- SAFETY TRIANGLE
- SIDEWALK CHASE
- 4' CONCRETE SIDEWALK
- 8.5' CONCRETE SIDEWALK
- 2' CONCRETE CROSSSPAN
- 4' CONCRETE CROSSSPAN
- TYPE M5.1 CURB AND GUTTER WITH 4" ATTACHED SIDEWALK (TYP.)
- TYPE VC.1 CURB AND GUTTER
- STOP SIGN (R1-1)
- ADA RESERVED PARKING SIGN (R7-8)
- CDOT TYPE 2 DIRECTIONAL CURB RAMP (M-606-1)
- 6 FT WIDE SIDEWALK
- FIRE HYDRANT ASSEMBLY

LEGEND

- PARKING COUNT
- BUILDING NUMBER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- CONCRETE PORCH
- GEOPAVE GRAVEL PAVERS (OR EQUIVALENT)
- ARTIFICIAL TURF
- CURB & GUTTER
- PR. LIGHT POLE
- EX. LIGHT POLE
- FRONT ENTRANCE
- EX. ELECTRICAL BOX/TRANSFORMER
- GARAGE PARKING SPACE

CAGE CIVIL ENGINEERING

REV. NO.	DESCRIPTION	DATE
1	ISSUED PER TOWN COMMENTS	12/15/2020
2	REVISION PER TOWN COMMENTS	12/15/2020
3	REVISION PER TOWN COMMENTS	12/15/2020
4	REVISION PER TOWN COMMENTS	12/15/2020

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
DETAILED SITE PLAN
NORTH CORNER OF CRYSTAL VALLEY Pkwy & PLUM CREEK BLVD
CASTLE ROCK, CO

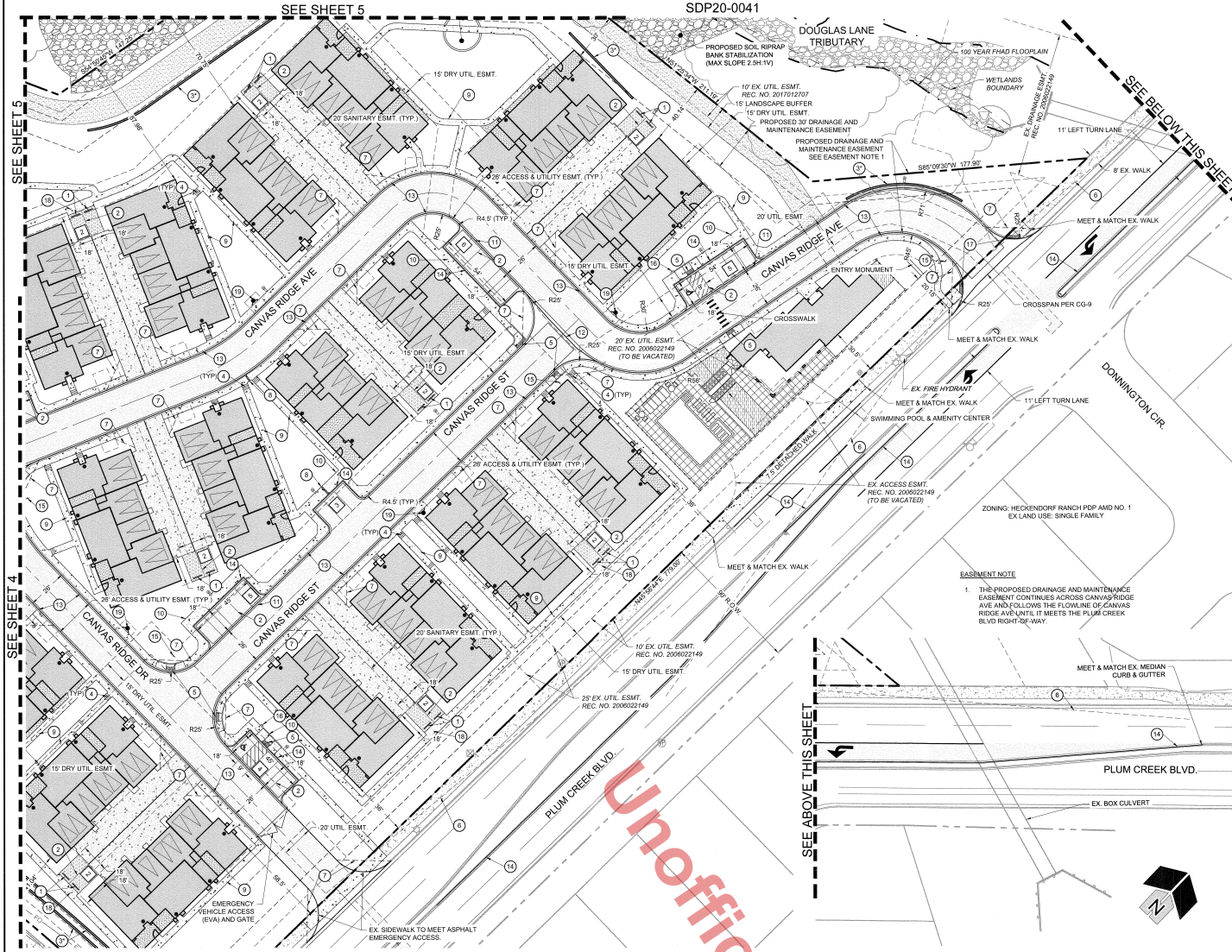
PROJECT NO. 200119
ENGR. DDK
DATE: 08/14/2020

SHEET NUMBER
SP2
4 OF 25

Unofficial Copy

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



KEYMAP

SITE PLAN NOTES:

- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
- ALL STREETS INTERNAL TO THE SITE ARE PRIVATE
- SEE SHEET 2 FOR TYPICAL SECTIONS

SITE PLAN KEYNOTES:

- 1 WHEEL STOP
- 2 4" WIDE PARKING STRIPING (TYP)
- 3 RETAINING WALL (SEE GRADING PLAN FOR MAX HEIGHT)
- 4 RETAINING WALL WITH SAFETY RAILING
- 5 STAIRS
- 6 ACCESSIBLE CURB RAMP
- 7 SIGHT TRIANGLE
- 8 SAFETY TRIANGLE
- 9 SIDEWALK CHASE
- 10 4" CONCRETE SIDEWALK
- 11 5.5" CONCRETE SIDEWALK
- 12 CONCRETE CROSSSPAN
- 13 4" CONCRETE CROSSSPAN
- 14 TYPE M51 CURB AND GUTTER WITH 4" ATTACHED SIDEWALK (TYP)
- 15 TYPE VC1 CURB AND GUTTER
- 16 STOP SIGN (R1-1)
- 17 ADA RESERVED PARKING SIGN (R7-8)
- 18 CDOT TYPE 2 DIRECTIONAL CURB RAMP (M-608-1)
- 19 6 FT WIDE SIDEWALK
- 20 FIRE HYDRANT ASSEMBLY

LEGEND

- PARKING COUNT
- BUILDING NUMBER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- CONCRETE PORCH
- GEOPAVE GRAVEL PAVERS (OR EQUIVALENT)
- ARTIFICIAL TURF
- CURB & GUTTER
- PR LIGHT POLE
- EX LIGHT POLE
- FRONT ENTRANCE
- EX ELECTRICAL BOX/TRANSFORMER
- GARAGE PARKING SPACE

WATERMARK/EQUITY GROUP
CANVAS AT CASTLE ROCK
DETAILED SITE PLAN
NORTH CORNER OF CRYSTAL VALLEY VALLEY Pkwy & PLUM CREEK BLVD
CASTLE ROCK, CO

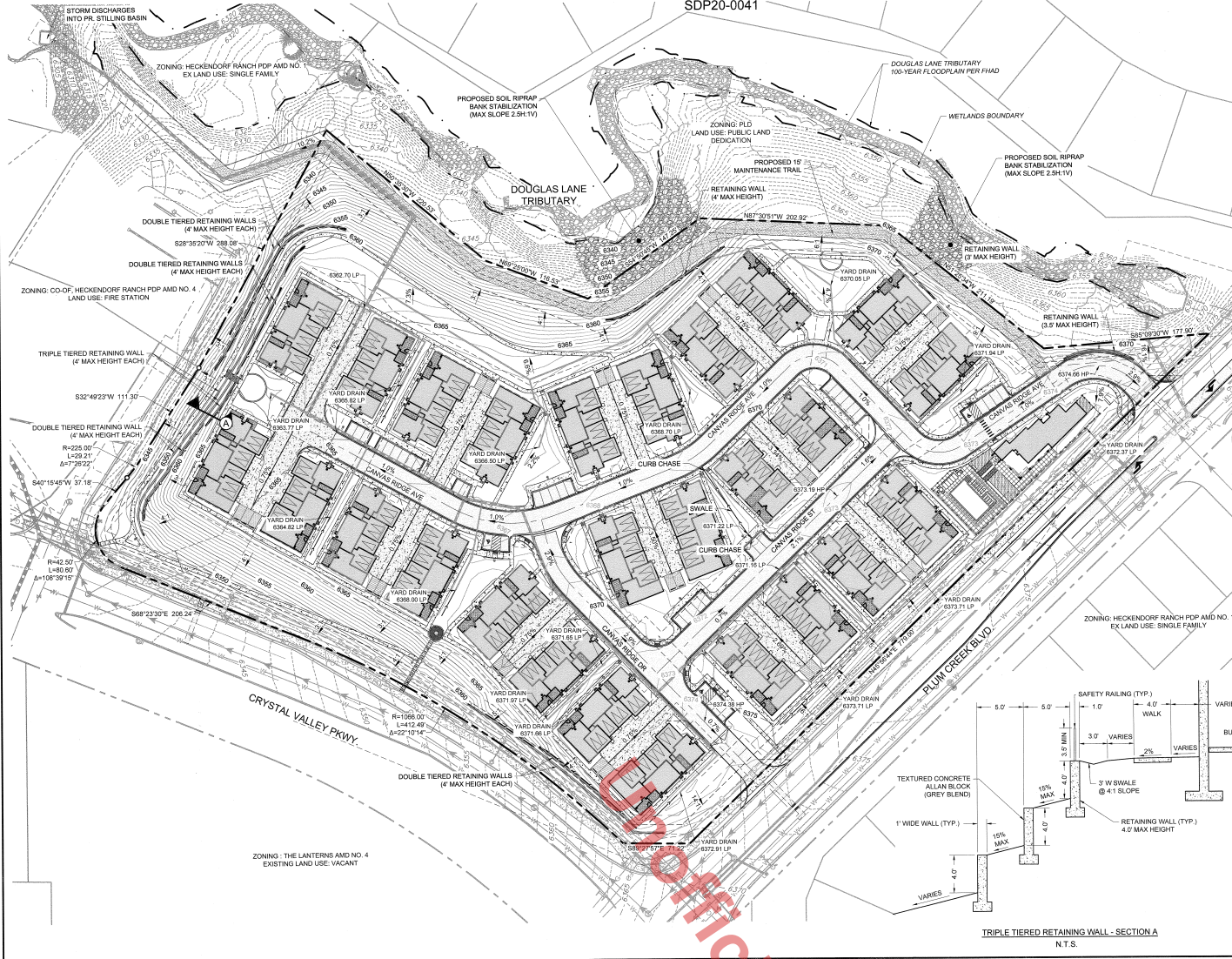
REV. NO.	DESCRIPTION	DATE
1	ISSUED PER TOWN COMMENTS	03/10/2020
2	REVISED PER TOWN COMMENTS	03/10/2020
3	REVISED PER TOWN COMMENTS	03/10/2020
4	REVISED PER TOWN COMMENTS	03/10/2020

PROJECT NO. SDP20-0041

SHEET NUMBER
SP4
6 OF 25

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



GRADING PLAN NOTES:

1. ACCORDING TO FIRM PANEL 08030C0303G, DATED MARCH 18, 2016 NO 100 YEAR FLOOD PLAN EXISTS ON SITE.
2. NO SIGNIFICANT VEGETATION EXISTS ON-SITE.
3. DETENTION AND WATER QUALITY PROVIDED IN OFFSITE REGIONAL FACILITY.
4. RETAINING WALLS OVER 4 FEET HIGH WILL REQUIRE A SEPARATE BUILDING PERMIT.
5. OFFSITE GRADING WILL REQUIRE A TEMPORARY CONSTRUCTION EASEMENT.

LEGEND

- 100.00 SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE FLOW ARROW
- SWALE

GRADING ABBREVIATIONS

- HP HIGH POINT
- LP LOW POINT
- TF TOP OF FOUNDATION

BENCHMARK

BENCHMARK IS NGPS POINT "X 396". THE MONUMENT IS A STEEL ROD WITH A PUNCH MARK INSIDE OF A PVC PIPE SET IN CONCRETE. ACCESS TO THE MONUMENT IS THROUGH A 5" LOGO CAP LOCATED 0.28 MILES SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121 FT EAST OF THE CENTERLINE OF THE NORTH BOUND LANES OF INTERSTATE 26, 89.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 26, 58 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEET FENCE. ELEVATION = 8562.08, NAD83.



DATE	DESCRIPTION
03/18/2020	REVISED PER TOWN COMMENTS
03/18/2020	REVISED PER TOWN COMMENTS
03/18/2020	REVISED PER TOWN COMMENTS

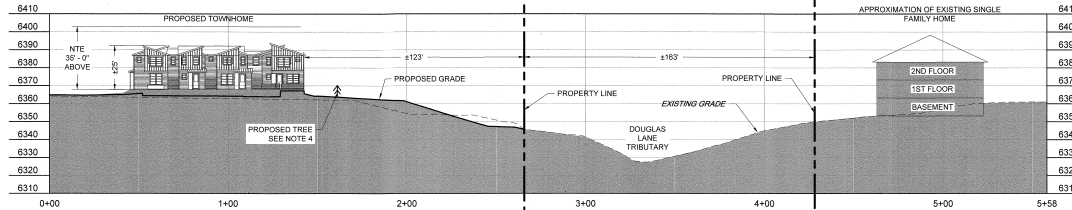
WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
 GENERAL GRADING PLAN
 NORTH CORNER OF CRYSTAL VALLEY PKWY & PLUM CREEK BLVD
 CASTLE ROCK, CO

811
 UNCC CALL BEFORE YOU DIG
811
 OR
 1-800-922-1987
 UTILITY NOTIFICATION
 CENTER OF COLORADO

PROJ. NO. 200119
 ENG. / DCK
 DATE 08/14/2020
 SHEET NUMBER
GR1
 7 OF 25
 PROJECT NO. SDP20-0041

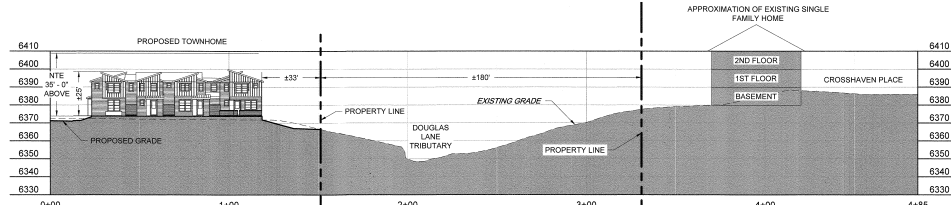
SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



1. SITE SECTION THROUGH DOUGLAS LANE TRIBUTARY

1" = 30'



2. SITE SECTION THROUGH DOUGLAS LANE TRIBUTARY

1" = 30'

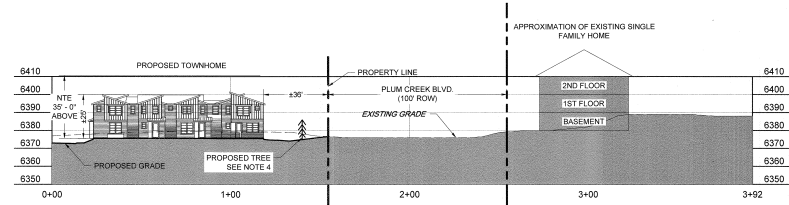
CROSS SECTION NOTES:

1. NTE IS AN ABBREVIATION FOR NOT TO EXCEED. PROPOSED TOWNHOMES ARE NOT TO EXCEED 35 FT IN HEIGHT.
2. SEE ARCHITECTURAL PLANS FOR DETAILED ELEVATIONS OF PROPOSED STRUCTURES.
3. TOPOGRAPHY DEPICTED IS BASED ON EXISTING SITE SURVEY INFORMATION AND SUPPLEMENTAL GIS DATA.
4. SEE LANDSCAPE PLANS FOR TREE LOCATIONS AND DETAILS.



SITE KEYMAP

0 100' 200'
1" = 100' (HORIZONTAL)



3. SITE SECTION THROUGH PLUM CREEK BLVD.

1" = 30'

CAGE
CIVIL ENGINEERING

REV. NO.	DESCRIPTION	DATE
1	ISSUED PER TOWN COMMENTS	07/16/2020
2	REVISION PER TOWN COMMENTS	12/01/2020
3	REVISION PER TOWN COMMENTS	01/14/2021

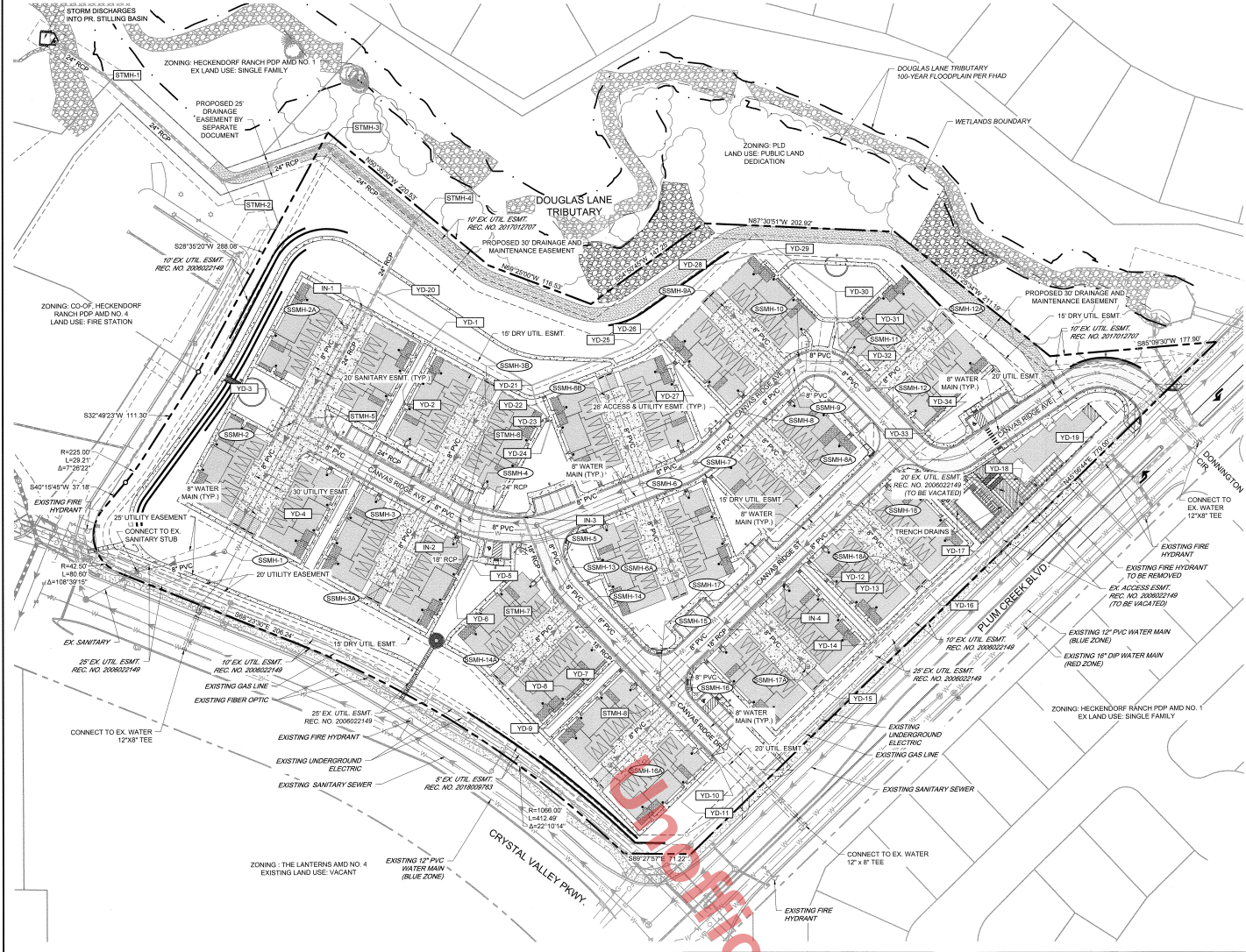
WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
SITE SECTIONS
NORTH CORNER OF CRYSTAL VALLEY PARKWAY & PLUM CREEK BLVD
CASTLE ROCK, CO

PROJECT NO. SDP20-0041

SHEET NUMBER
SS1
8 OF 25

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



- UTILITY PLAN NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATER LINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE WATER PRESSURE ZONE.
 5. THE SITE IS LOCATED WITHIN THE PLUM CREEK WATERSHED.

LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED YARD DRAIN
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE



DATE	REVISION	DESCRIPTION
03/10/2020	1	REVISED PER TOWN COMMENTS
03/10/2020	2	REVISED PER TOWN COMMENTS
03/10/2020	3	REVISED PER TOWN COMMENTS
03/10/2020	4	REVISED PER TOWN COMMENTS

WATERMARK EQUITY GROUP
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 GENERAL UTILITY PLAN
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PROJECT NO. 200119
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 PROJECT NO. SC20-0041

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



PLANT TYPE	TOTAL PLANT QUANTITIES	
	ON-SITE	RIGHT OF WAY
2" Caliper Deciduous Trees	67	35
Ornamental Trees 1.5' cal. or 6-8" ht. multi-stem	30	
6' Evergreen Trees	91	
TOTAL TREES	188	35
5 Gallon Evergreen Shrubs	182	46
5 Gallon Deciduous Shrubs	358	94
TOTAL SHRUBS	540	140

Shrub Hydrozone Type	Quantity
Very Low	150
Low	240
Moderate	61

- LEGEND**
- 2" Caliper Deciduous Trees
 - Ornamental Trees
1.5' cal. or 6-8" ht. multi-stem
 - 6' Evergreen Trees
 - 5 Gallon Evergreen Shrubs
 - 5 Gallon Deciduous Shrubs
 - 1 Gallon Ornamental Grasses
 - 1 Gallon Perennials
 - Moss Rock Boulders
 - IRRIGATED THERMAL BLUE TURF
 - IRRIGATED FESCUE TURF SEED MIX
 - IRRIGATED SEED MIX
 - NON-IRRIGATED SEED MIX
 - ROCK MULCH BED
Over weed barrier
Note: all other beds are bark mulch over weed barrier
 - Crusher Fines
 - Dog Park Open Rail Fence

OVERALL SITE LANDSCAPE PLAN

 North Scale 1"=50'

TIM DUNN, A.S.L.A., P.L.A.
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REV. NO.	DESCRIPTION	DATE
3	REVISED PER TOWN COMMENTS	12/16/2020
2	REVISED PER TOWN COMMENTS	12/10/2020
1	REVISED PER TOWN COMMENTS	10/19/20

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
 GENERAL LANDSCAPE PLAN
 NORTH CORNER OF CRYSTAL VALLEY PKWY & PLUM CREEK BLVD
 CASTLE ROCK, COLORADO

PROJ. NO. 20041
 DRAWN BY: TAD
 DATE: 8/15/2020

SHEET NUMBER
LS.1
 10 OF 25

LANDSCAPE PLANS PREPARED BY:
 Tim Dunn Design Landscape Architecture
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 www.timdunnlandscapearchitect.com

PROJECT NO. SDP20-0041

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041

SITE UTILIZATION TABLE

Open Space/Landscaping	4.53 ac	197,370 sf	42%
Private Hardscapes/Streets	3.24 ac	141,015 sf	30%
Building Coverage	2.54 ac	110,485 sf	24%
Parking	0.12 ac	5,278 sf	1%
Gravel Maintenance Trail	0.31 ac	13,688 sf	3%
TOTAL	467.836 ac	10,774 ac	

COMPOSIT LANDSCAPE WATER USE RATING CHART

Landscape Zone	LWU Rating Range
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

CLWUR CHART FOR THE TOWN OF CASTLE ROCK

Irrig. Zone	Plant Name (Common)	App. rate inches/month	Landscape Zone	% of total area	IA Irrigated area in sf for each zone	LWUR Landscape water use rating	TA Total area of all irrigated landscape zones	CLWUR LWUR x IA/TA
Spray	Thermal Blue Turf	3.8	High	3%	7,000 sf	4.5	101,837 sf	0.31
Spray	Fescue Turf Seed Mix	2.0	Low	7%	27,825 sf	2	101,837 sf	0.55
Spray	Irrigated Native Seed Mix	2.0	Low	20%	23,500 sf	2	101,837 sf	0.48
Drip	Trees in non-irrigated native	3.0	Low	10%	250 sf	2	101,837 sf	0.51
Drip	Shrub beds	3.0	Moderate	60%	43,262 sf	2	101,837 sf	0.85
TOTALS				100%	101,837 sf		101,837 sf	2.18

Trees in non-irrigated native to receive drip irrigation
TOTAL OF THE CLWUR 2.03 (2)

LANDSCAPE SUMMARY TABLE

Landscape Type	Square Footage	Percentage
Thermal Blue Turf	7,000	3%
Irrigated Fescue Turf Seed	27,825	14%
Irrigated Native Seed Mix	23,500	12%
Non-irrigated Seed Mix	47,250	24%
Irrigated Beds	43,262	22%
Non Irrigated Beds (native)	34,033	17%
Drainage By Rain Maintenance Road	14,500	8%
TOTAL LANDSCAPE AREA	197,370 sf	100%

LANDSCAPE BUFFER

	FD Requirement	SDP18-0010 REQ/FD/001000R020	SDP20-041
Crystal Valley Pkwy (Douglas Lane)	20 FT	20 FT	20 FT
Plum Creek Blvd.	20 FT	20 FT	20 FT
Public Land Dedication	15 FT	15 FT	15 FT
Commercial Properties (West)	15 FT	15 FT	15 FT

MULTI-FAMILY LANDSCAPE SITE INVENTORY

CLWUR Total = 2.18 (LWU rating Low Water Use)

Grass Site (area in sq ft)	Landscape Area (area in sq ft)	Turfgrass/Land Species	Non-Living Ornamental (area in sq ft)	Number of Trees Required	Number of Trees Provided	Number of Shrubs Required	Number of Shrubs Provided	Soil Prep. Amounts (in cu yds/1,000 sq ft)	Separate Irrigation Service Connections
467,836 sf (50% in irrig. area)	197,370 sf (17,000 sq ft)	Thermal Blue	34,033 sf	188	188	375	640	5 c/y/1,000 sq ft	yes

Parking Lot (Area in Sq. Ft.)	Parking Lot Landscaping (Area in Sq. Ft.)	No. of Parking Spaces (surface parking)	Non-Living Ornamental (area in sq ft)	No. of Interior Landscape Medians	Min. width of Landscape Medians	Number of Trees Required	Number of Trees Provided	Number of Shrubs Required	Number of Shrubs Provided
11,178 (20% in irrig. area)	1,118	69	0 sf	0	8'	3	10	12	26

STREETSCAPE REQUIREMENT TABLE

Street Name	Frontage Linear Feet (LF)	Trees			Shrubs		
		Required trees	Canopy shade trees min. 75% of total provided	Non-canopy shade trees provided	Required shrubs	Provided shrubs	
Crystal Valley Pkwy	664	17	17		17	68	68
Plum Creek Blvd.	723	18	18		18	72	72

LANDSCAPE NOTES

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

GENERAL IRRIGATION STANDARD NOTES

- ALL SEEDED TURF AREAS TO BE IRRIGATED WITH SPRAY HEADS.
- TREES IN NATIVE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS.
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS.
- SOO AREAS LESS THAN 10 FEET IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.
- IRRIGATION TO CONFORM TO THE TOWN OF CASTLE ROCK WATERING TIMES/DAYS GUIDELINES.
- ALL LANDSCAPE SHOWN ON CONCEPTUAL LANDSCAPE PLAN IS CONSIDERED LOW HYDROZONE EXCEPT FOR THE IRRIGATED TURF GRASS AREAS WHICH ARE CONSIDERED HIGH.

GENERAL GRADING NOTES

- ALL AREAS ARE TO BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%. MAXIMUM SLOPE SHALL BE 3:1.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 6% UNLESS OTHERWISE INDICATED ON PLANS.
- ALL SLOPES EQUAL OR GREATER THAN 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

TIM DUNN A.S.L.A. R.L.A.
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DATE	REV. NO.	DESCRIPTION
12/18/2020	1	ISSUED PER TOWN COMMENTS
01/20/2021	2	REVISED PER TOWN COMMENTS
01/20/2021	3	REVISED PER TOWN COMMENTS
01/20/2021	4	REVISED PER TOWN COMMENTS
01/20/2021	5	REVISED PER TOWN COMMENTS

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
LANDSCAPE DATA & NOTES
NORTH CORNER OF CRYSTAL VALLEY PKWY & PLUM CREEK BLVD
CASTLE ROCK, COLORADO

PROJ. NO. 20041
DRAWN BY: TAD
DATE: 8/15/2020

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LS.2

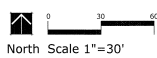


Landscape Plans prepared by:
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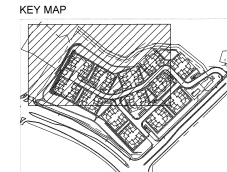
PROJECT NO. SDP20-0041

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
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- LEGEND**
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 - Ornamental Trees
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 - 6" Evergreen Trees
 - 5 Gallon Evergreen Shrubs
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 - 1 Gallon Perennials
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 - IRRIGATED FESCUE TURF SEED MIX
 - IRRIGATED SEED MIX
 - NON-IRRIGATED SEED MIX
 - Crusher Fines
 - ROCK MULCH BED
Over weed barrier
Note: all other beds are bark mulch over weed barrier
 - Dog Park Open Rail Fence



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WATERMARK EQUITY GROUP
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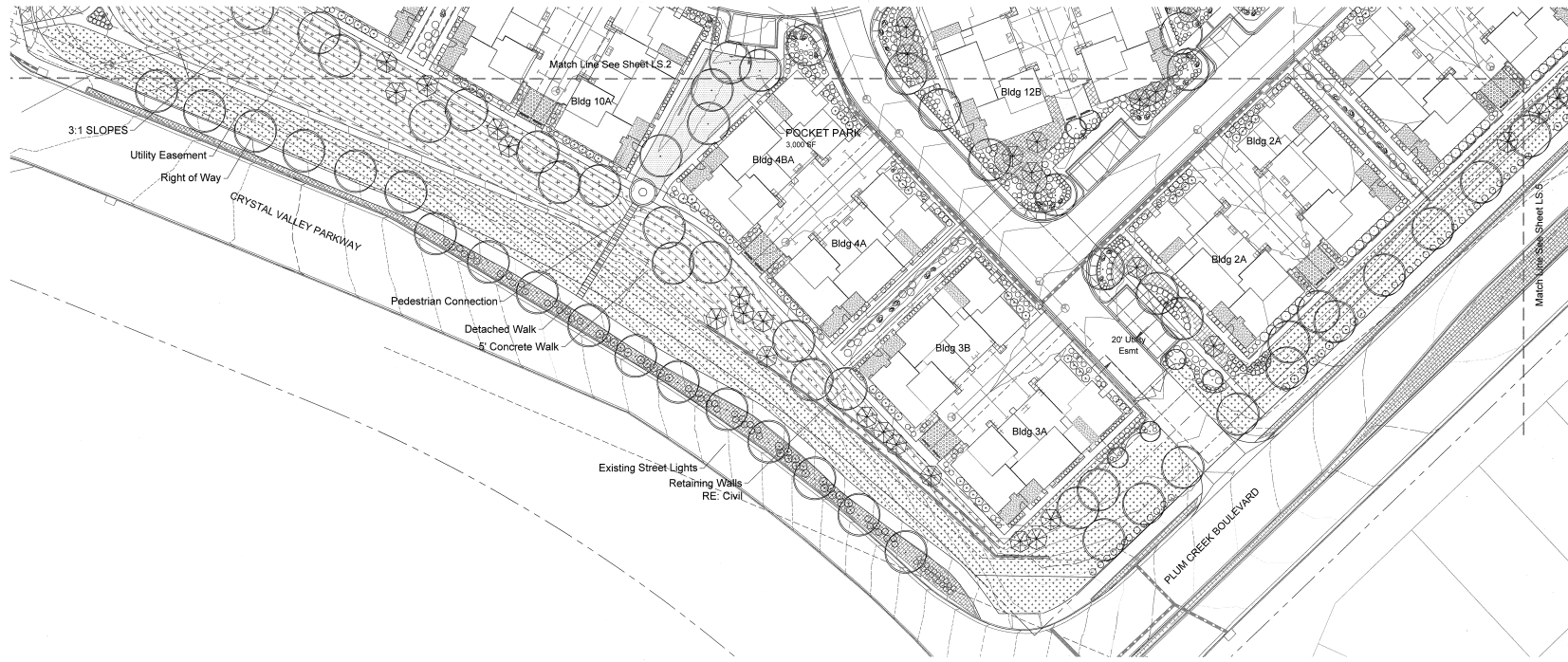
SHEET NUMBER
LS.3

PROJECT NO. SDP20-0041

12 OF 25

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



North Scale 1"=30'

LEGEND

- 2" Caliper Deciduous Trees
- Ornamental Trees
1.5" cal. or 6"-8" ht. multi-stem
- 6" Evergreen Trees
- 5 Gallon Evergreen Shrubs
- 5 Gallon Deciduous Shrubs
- 1 Gallon Ornamental Grasses
- 1 Gallon Perennials
- Moss Rock Boulders
- IRRIGATED THERMAL BLUE TEXAS HYBRID TURF
- IRRIGATED FESCUE TURF SEED MIX
- IRRIGATED SEED MIX
- NON-IRRIGATED SEED MIX
- Crusher Fines
- ROCK MULCH BED
Over weed barrier
Note: all other beds are bark mulch over weed barrier
- Dog Park Open Rail Fence

KEY MAP



Landscape Plans prepared by:
 Tim Dunn Design Landscape Architecture
 Tim Dunn A.S.L.A. R.L.A.
 720-350-2411 tadunn1958@gmail.com
 www.timdunnlandscapearchitect.com

TIM DUNN A.S.L.A. R.L.A.
 TIM DUNN DESIGN LANDSCAPE ARCHITECTURE
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 www.timdunnlandscapearchitect.com

REV. NO.	DESCRIPTION	DATE
1	REVISED PER TOWN COMMENTS	12/19/2020
2	REVISED PER TOWN COMMENTS	01/14/21
3	REVISED PER TOWN COMMENTS	01/14/21
4	REVISED PER TOWN COMMENTS	01/14/21

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
 DETAIL LANDSCAPE PLAN
 NORTH CORNER OF CRYSTAL VALLEY PKWY & PLUM CREEK BLVD
 CASTLE ROCK, COLORADO

PROJ NO. 20041
 DRAWN BY: TAD
 DATE: 8/19/2020

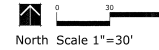
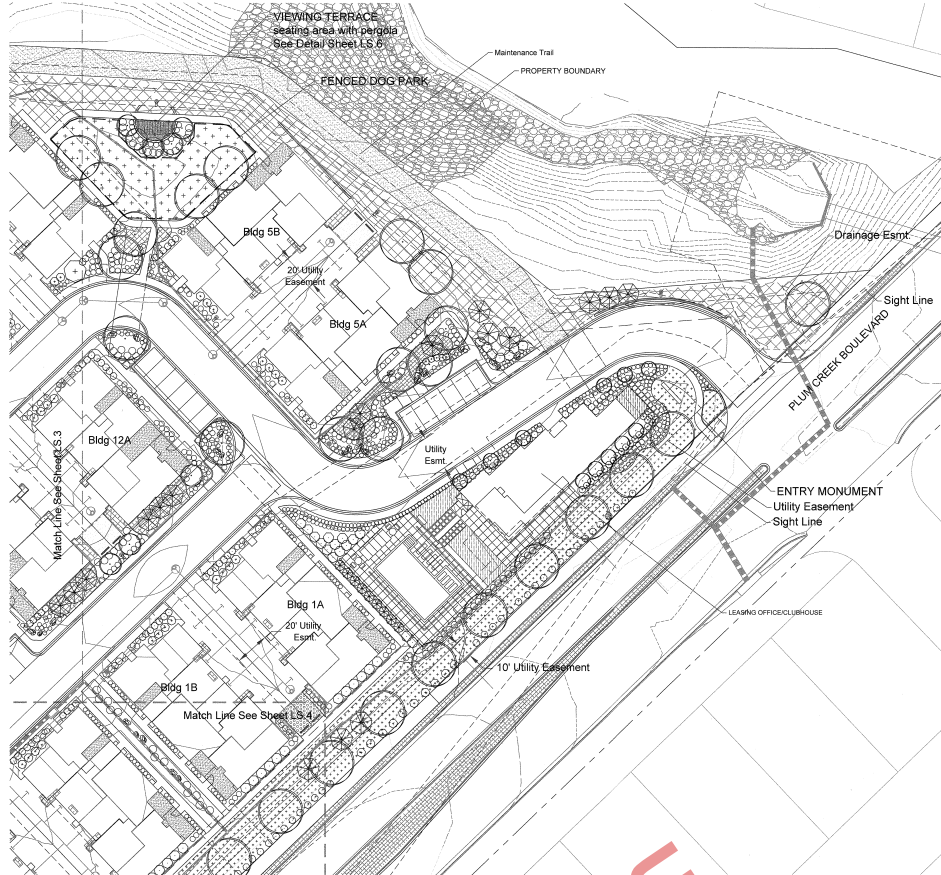
SHEET NUMBER
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PROJECT NO. SDP20-0041
 13 OF 25

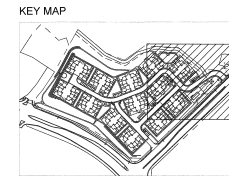
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



- LEGEND**
- 2" Caliper Deciduous Trees
 - Ornamental Trees
 - 1.5' cal. of 6-8" ht. multi-stem
 - 6' Evergreen Trees
 - 5 Gallon Evergreen Shrubs
 - 5 Gallon Deciduous Shrubs
 - 1 Gallon Ornamental Grasses
 - 1 Gallon Perennials
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 - IRRIGATED THERMAL BLUE TEXAS HYBRID TURF
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 - NON-IRRIGATED SEED MIX
 - Crusher Fines
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 - Over weed barrier
 - Note: all other beds are bark mulch over weed barrier
 - Dog Park Open Rail Fence



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REV. NO.	DESCRIPTION	DATE
3	REVISED PER TOWN COMMENTS	12/16/2020
2	REVISED PER TOWN COMMENTS	12/17/2020
1	REVISED PER TOWN COMMENTS	10/19/2020

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
 DETAIL LANDSCAPE PLAN
 NORTH CORNER OF CRYSTAL VALLEY PKWY & PLUM CREEK BLVD
 CASTLE ROCK, COLORADO

PROJECT NO. 20041
 DRAWN BY: TAD
 DATE: 8/15/2020

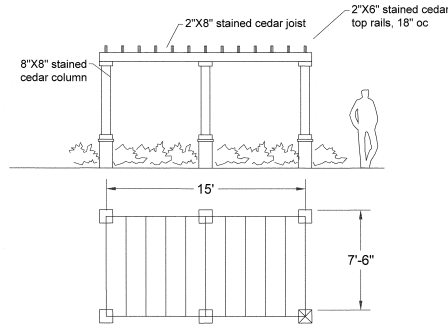
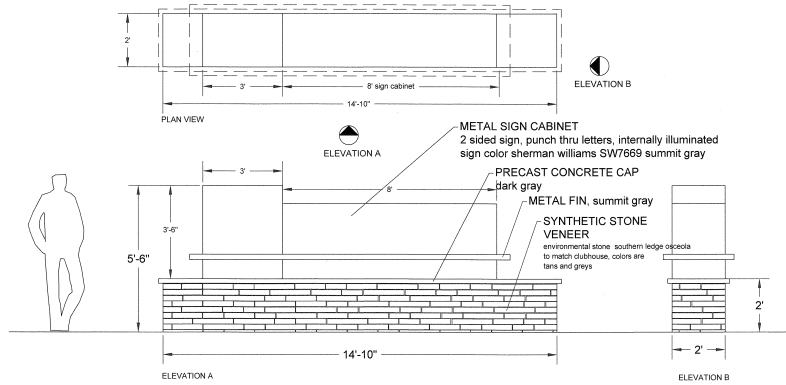
SHEET NUMBER
LS.5

14 OF 25

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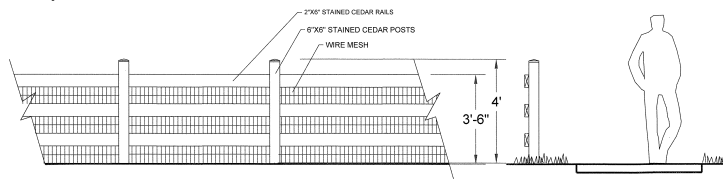
SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



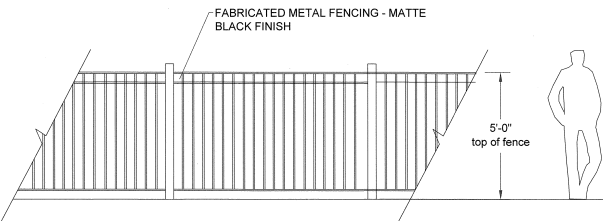
ENTRY MONUMENT - PLUM CREEK BOULEVARD

Scale 1/2" = 1'-0"



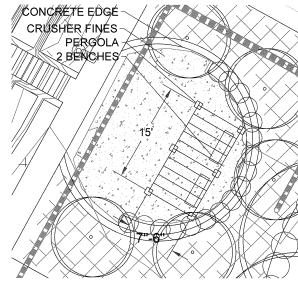
DOG PARK 3 RAIL FENCE DETAIL

No Scale



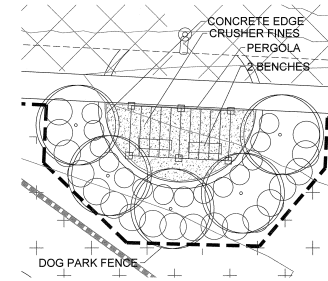
METAL POOL FENCE DETAIL

No Scale



VIEW PARK SEATING AREA & PERGOLA DETAIL

Scale 1/2" = 1'-0"



VIEWING TERRACE SEATING AREA & PERGOLA DETAIL

Scale 1/2" = 1'-0"

TIM DUNN A.S.L.A. R.L.A.
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tdunn1959@gmail.com 720-350-2411
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REV. NO.	DESCRIPTION	DATE
1	ISSUED PER TOWN COMMENTS	12/10/2020
2	ISSUED PER TOWN COMMENTS	01/15/2021
3	REVISED PER TOWN COMMENTS	12/10/2020
7	ISSUED PER TOWN COMMENTS	01/15/2021

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
LANDSCAPE DETAILS
NORTH CORNER OF CRYSTAL VALLEY PKWY & PLUM CREEK BLVD
CASTLE ROCK, COLORADO

PROJ. NO. 20041
DRAWN BY: TAD
DATE: 8/15/2020

SHEET NUMBER
LS.6
15 OF 25



Landscape Plans prepared by:
Tim Dunn Design Landscape Architecture
Tim Dunn A.S.L.A. R.L.A.
720-350-2411 tdunn1959@gmail.com
www.timdunnlandscapearchitect.com

PROJECT NO. SDP20-0041

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SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041

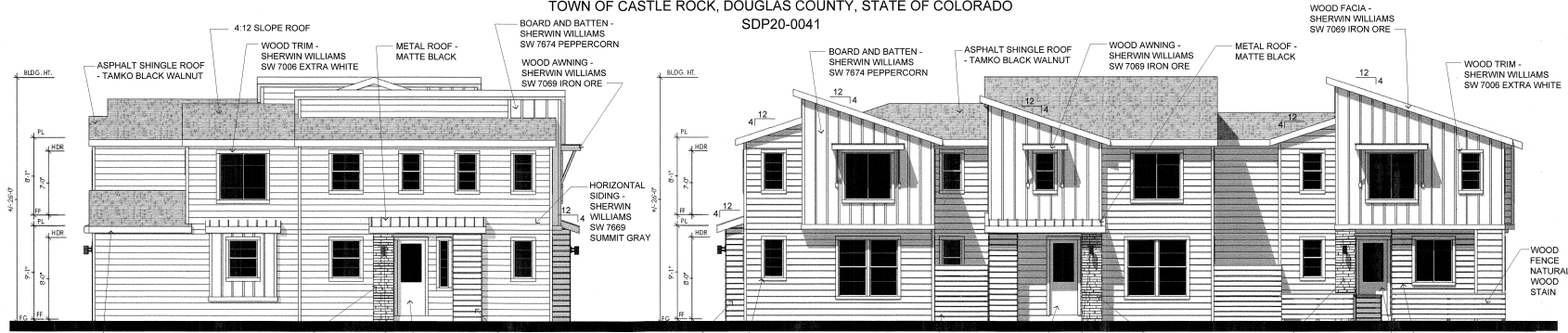
DANIELIAN ASSOCIATES
ARCHITECTS
949.474.4030
www.danielian.com

REV. NO.	DESCRIPTION	DATE
1	REVISION PER TOWN COMMENTS	12/16/2020
2	REVISION PER TOWN COMMENTS	
3	REVISION PER TOWN COMMENTS	

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
NORTH CORNER OF CRYSTAL VALLEY PARKWAY & PLUM CREEK BLVD
CASTLE ROCK, CO

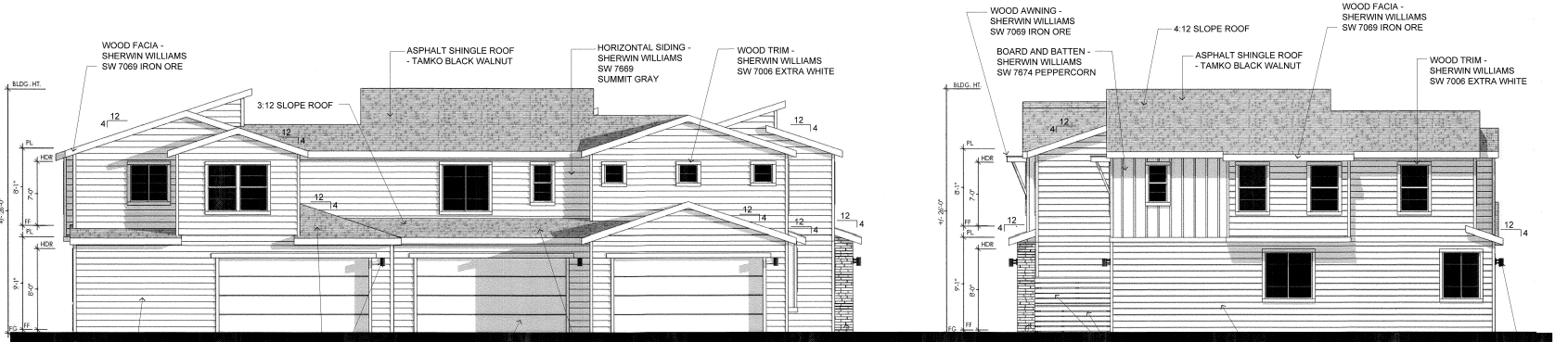
PROJ. NO. 20041
BY: VMAD
DATE: 12/15/2020

SHEET NUMBER
A1.1
16 OF 28



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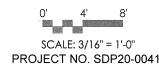
FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

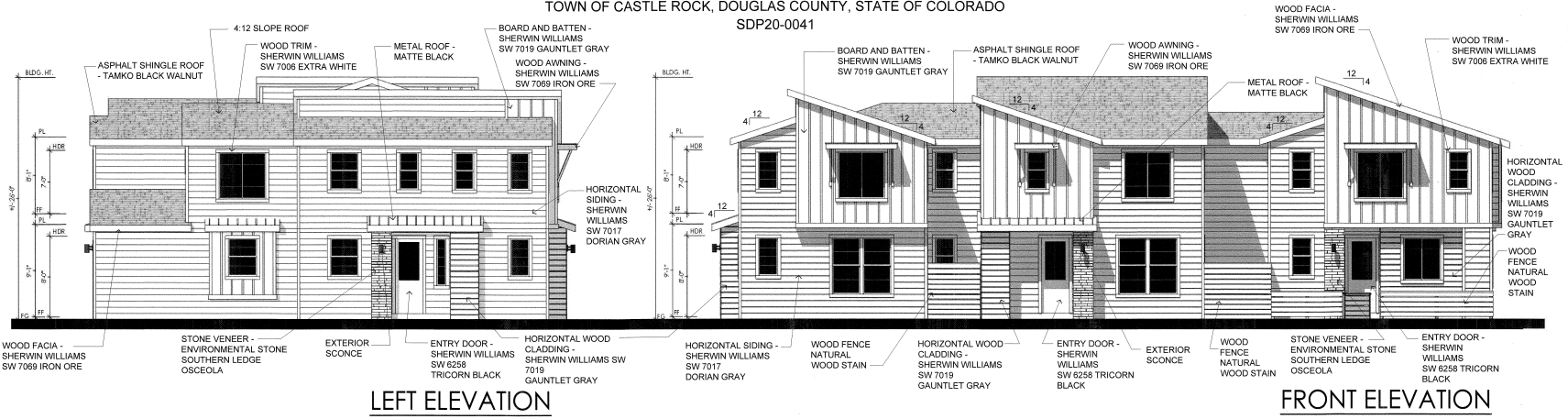
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Plot Date: 12/15/2020 11:01:17 AM; By: Roland Escalona

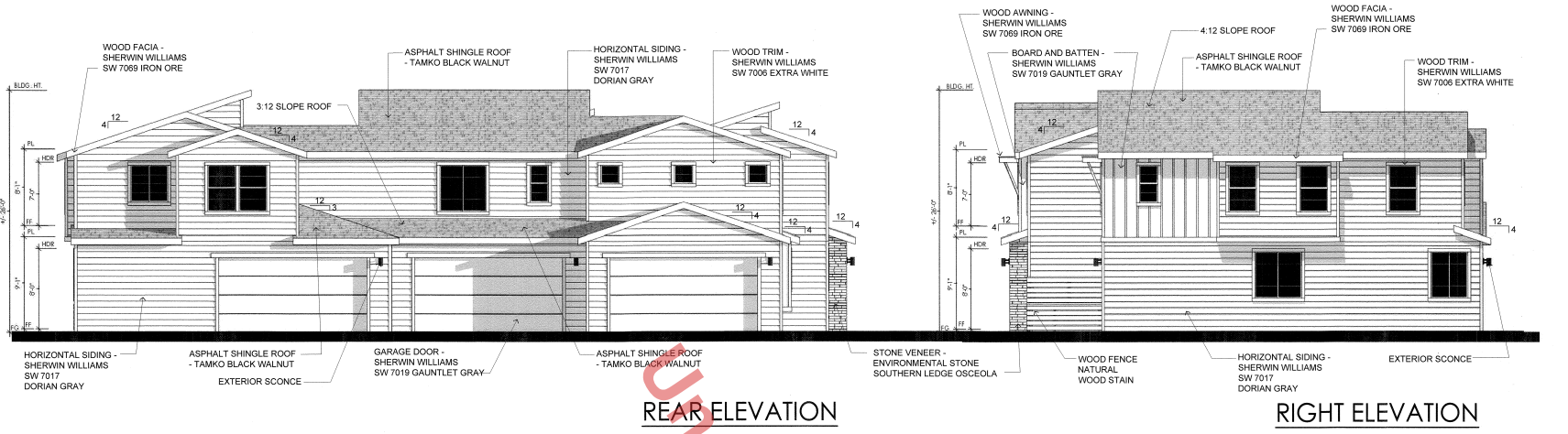
SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



LEFT ELEVATION

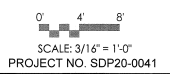
FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

3-PLEX -- EXTERIOR ELEVATIONS (COLOR SCHEME 2)



DANIELIAN ASSOCIATES
ARCHITECTS PLLC
1417 474 0030
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REV. NO.	DESCRIPTION	DATE
1	REVISED PER TOWN COMMENTS	12/16/2020
2	REVISED PER TOWN COMMENTS	12/16/2020
3	REVISED PER TOWN COMMENTS	12/16/2020

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
NORTH CORNER OF CRYSTAL VALLEY PARKWAY & PLUM CREEK BLVD
CASTLE ROCK, CO

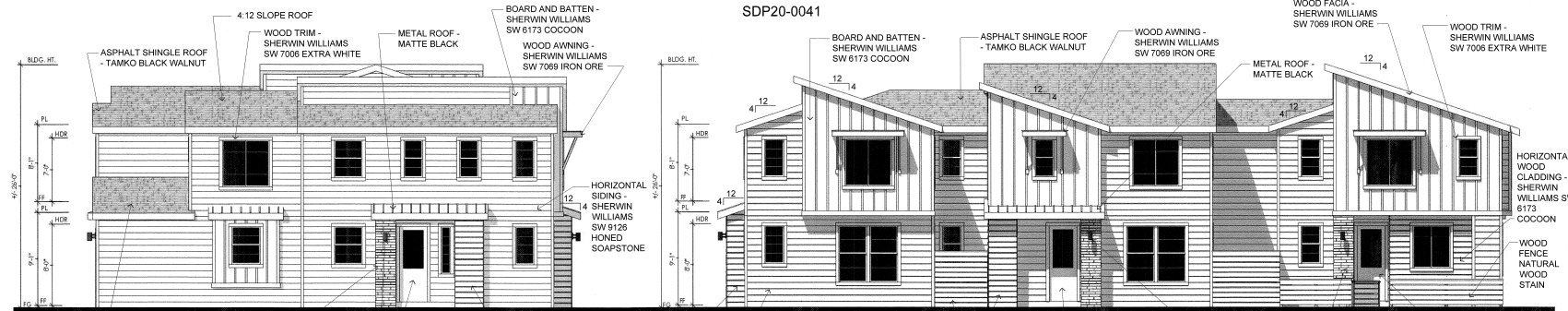
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BY: VMAD
DATE: 12/15/2020

SHEET NUMBER
A1.2
17 OF 25

Plot Date: 12/15/2020 11:01:17 AM; By: Roland Escalona

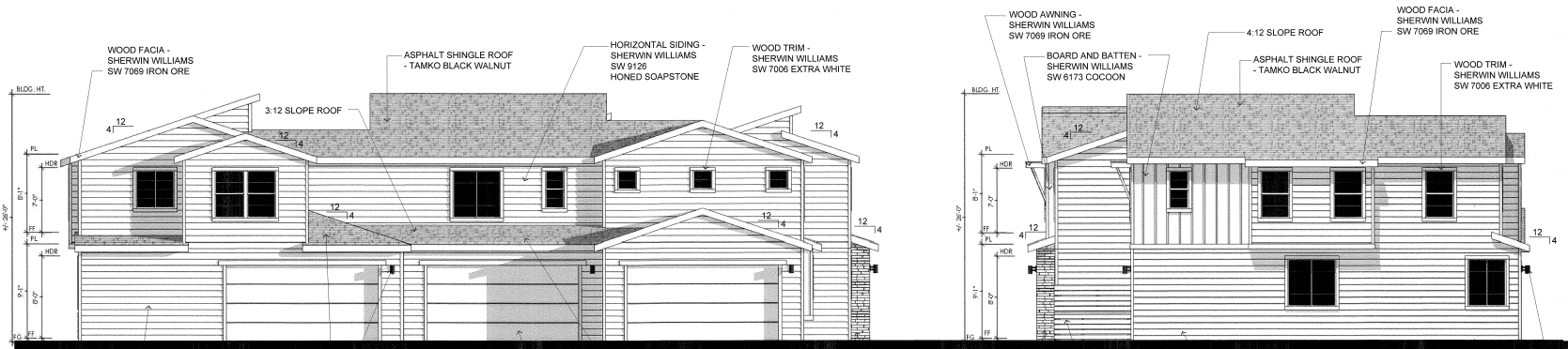
SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



LEFT ELEVATION

FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

3-PLEX -- EXTERIOR ELEVATIONS (COLOR SCHEME 3)

0' 4' 8'
SCALE: 3/16" = 1'-0"
PROJECT NO. SDP20-0041

DANIELIAN ASSOCIATES
ARCHITECTS PLANNERS
www.danielian.com 303.474.4030

REV. NO.	DESCRIPTION	DATE
3	REVISED PER TOWN COMMENTS	10/16/2020
2	REVISED PER TOWN COMMENTS	
1	REVISED PER TOWN COMMENTS	

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
NORTH CORNER OF CRYSTAL VALLEY PARKY & PLUM CREEK BLVD
CASTLE ROCK, CO

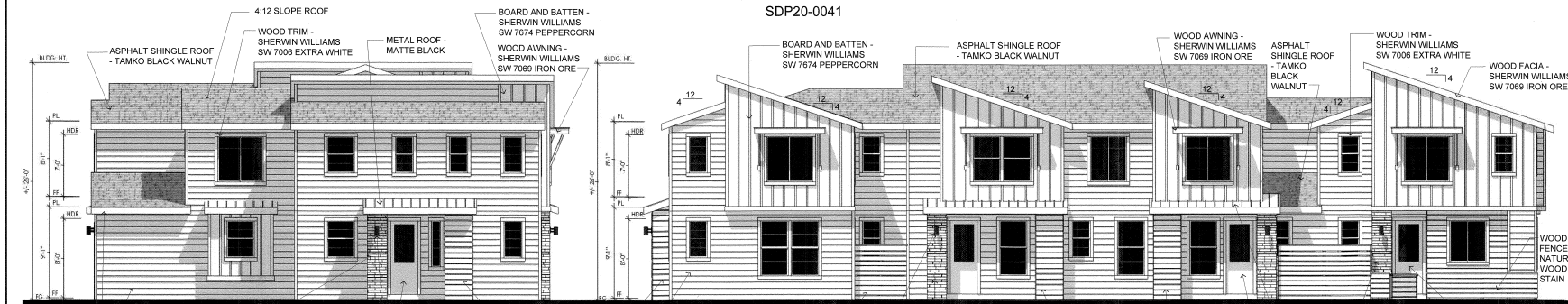
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BY: VMAD
DATE: 12/15/2020

SHEET NUMBER
A1.3
18 OF 25

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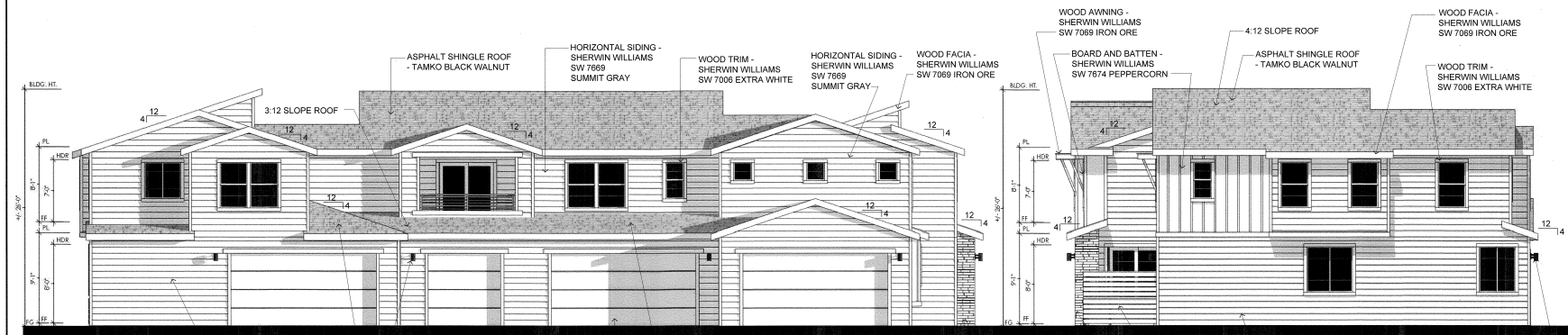
SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



LEFT ELEVATION

FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

4-PLEX -- EXTERIOR ELEVATIONS (COLOR SCHEME 1)

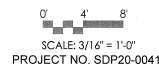
DANIELIAN ASSOCIATES
ARCHITECTS
1915 E. 10TH AVE. #100
DENVER, CO 80202
TEL: 303.733.4633
WWW.DANIELIAN.COM

REV. NO.	DESCRIPTION	DATE
1	REVISION PER TOWN COMMENTS	12/15/2020
2	REVISION PER TOWN COMMENTS	
3	REVISION PER TOWN COMMENTS	

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
NORTH CORNER OF CRYSTAL VALLEY PARKWAY & PLUM CREEK BLVD
CASTLE ROCK, CO

PROJ. NO. 20041
BY: VMAD
DATE: 12/15/2020

SHEET NUMBER
A2.1
19 OF 28

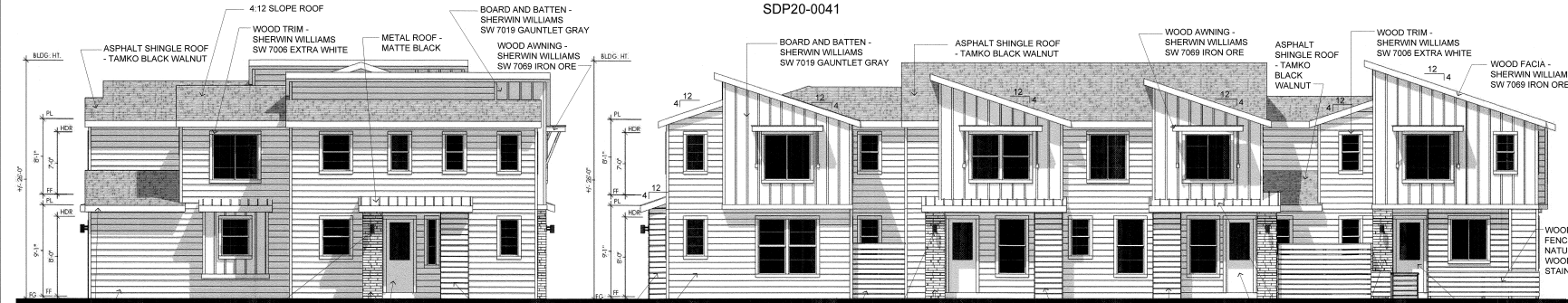


Plot Date: 12/15/2020 11:01:17 AM; By: Roland Escalona

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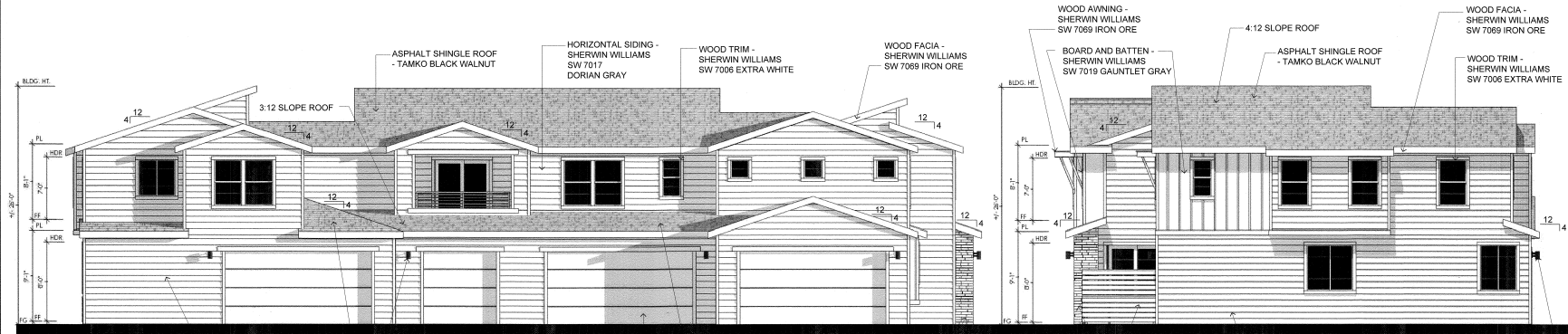
SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



LEFT ELEVATION

FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

4-PLEX -- EXTERIOR ELEVATIONS (COLOR SCHEME 2)

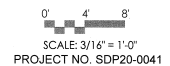
DANIELIAN ASSOCIATES
1717 N. H. ...
...
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REV. NO.	DESCRIPTION	DATE
1	REVISION PER TOWN COMMENTS	12/15/2020
2	REVISION PER TOWN COMMENTS	
3	REVISION PER TOWN COMMENTS	

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
NORTH CORNER OF CRYSTAL VALLEY PARKWAY & PLUM CREEK BLVD
CASTLE ROCK, CO

PROJ. NO. 20041
BY: VMAD
DATE: 12/15/2020

SHEET NUMBER
A2.2
20 OF 25

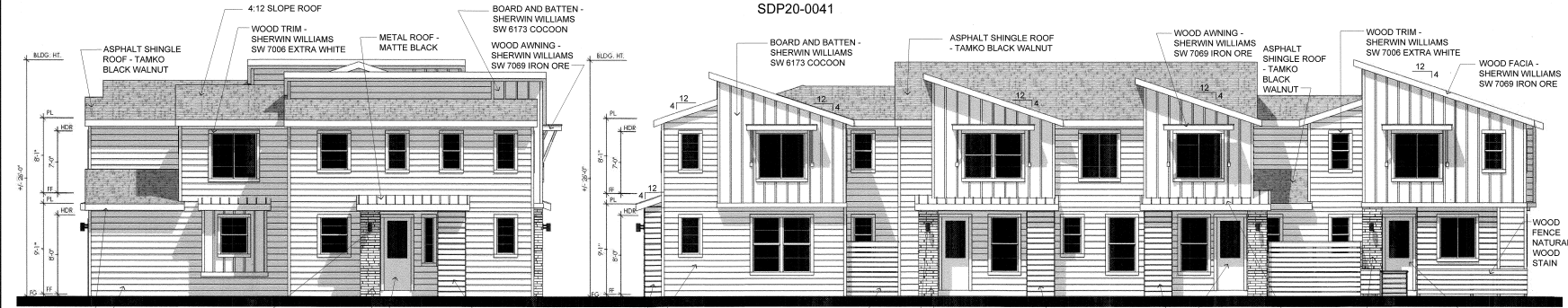


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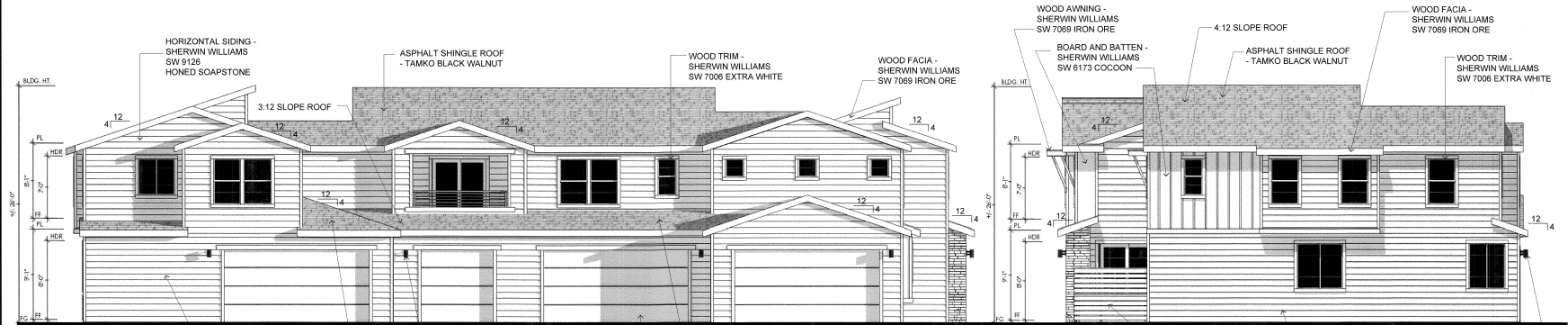
SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



LEFT ELEVATION

FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

4-PLEX -- EXTERIOR ELEVATIONS (COLOR SCHEME 3)

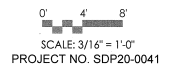
DANIELIAN ASSOCIATES
ARCHITECTS
P.C.
949.474.4030
www.danielian.com

REV. NO.	DESCRIPTION	DATE
1	REVISION PER TOWN COMMENTS	12/15/2020
2	REVISION PER TOWN COMMENTS	
3	REVISION PER TOWN COMMENTS	

WATERMARK EQUITY GROUP
CANVAS AT CASTLE ROCK
NORTH CORNER OF CRYSTAL VALLEY Pkwy & PLUM CREEK BLVD
CASTLE ROCK, CO

PROJ. NO. 20041
BY: VMAD
DATE: 12/15/2020

SHEET NUMBER
A2.3
21 OF 28

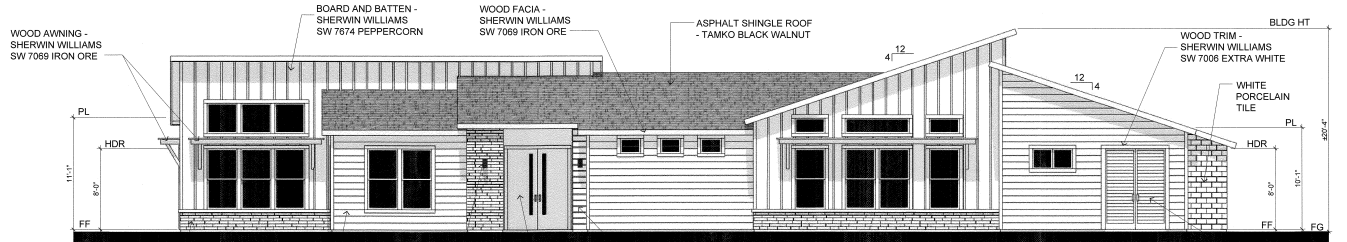


Plot Date: 12/15/2020 11:01:18 AM; By: Roland Escalona

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SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

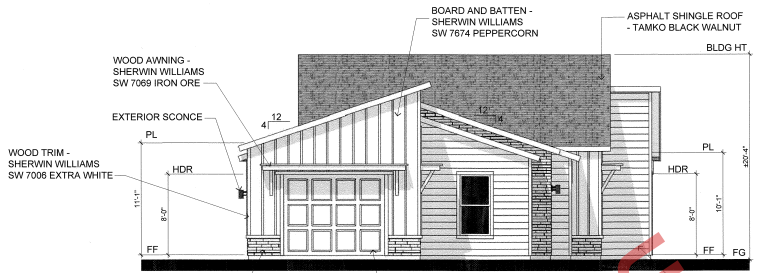
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



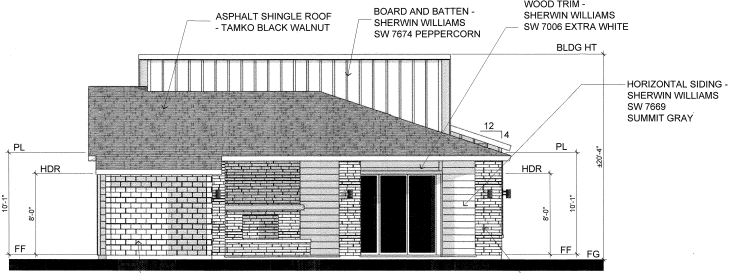
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

AMENITY CENTER -- EXTERIOR ELEVATIONS (COLOR SCHEME 1)

0 4 8
SCALE: 3/16" = 1'-0"
PROJECT NO. SDP20-0041

DANIELIAN ASSOCIATES
P.L.L.C.
1715 E. 10th Ave. Suite 100
Denver, CO 80202
www.danielian.com

REV. NO.	DESCRIPTION	DATE
1	REVISION PER TOWN COMMENTS	12/15/2020
2	REVISION PER TOWN COMMENTS	
3	REVISION PER TOWN COMMENTS	

WATERMARK/EQUITY GROUP
CANVAS AT CASTLE ROCK
NORTH CORNER OF CRYSTAL VALLEY PARKWAY & PLUM CREEK BLVD
CASTLE ROCK CO

PROJ. NO. 20041
BY: VMAD
DATE: 12/15/2020

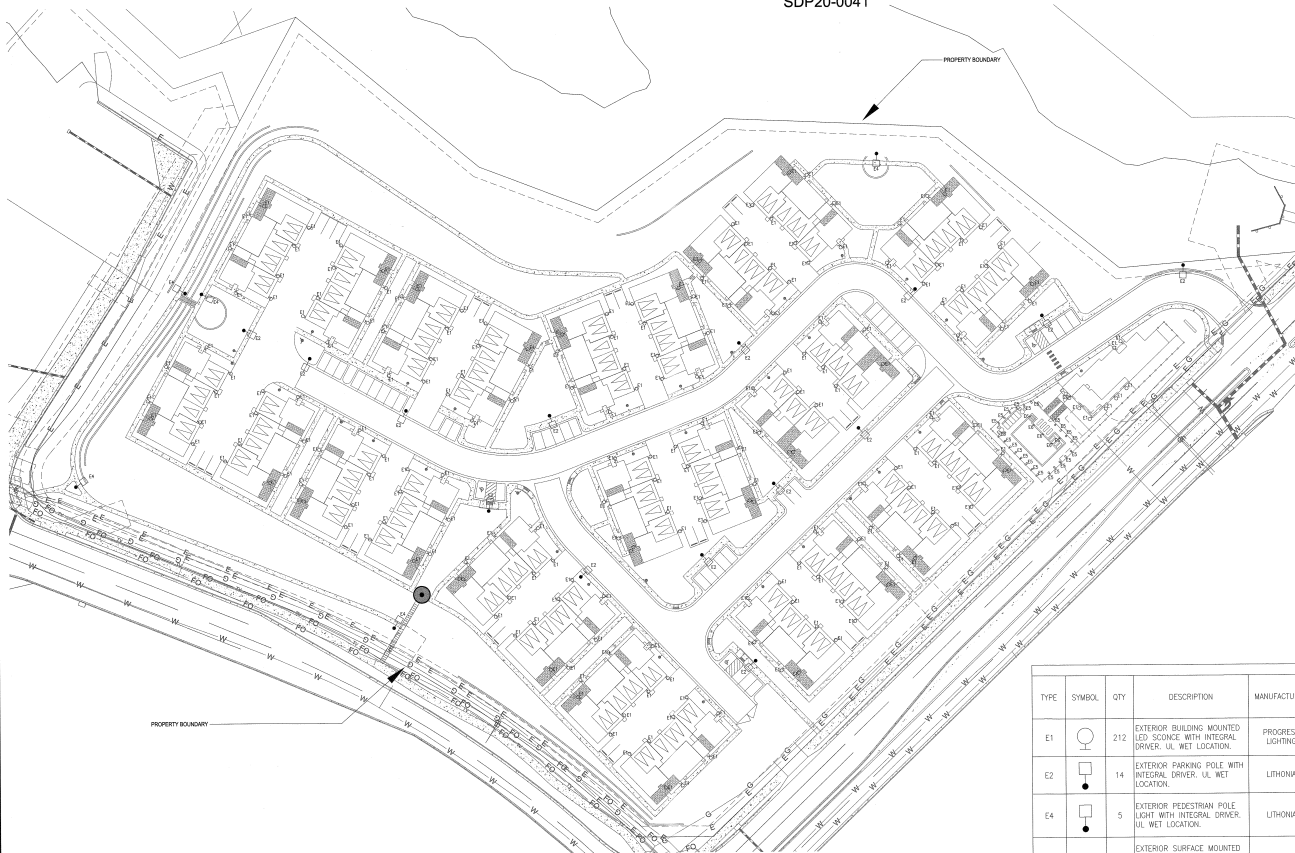
SHEET NUMBER
A3.0

22 OF 25

Plot Date: 12/15/2020 11:01:18 AM; By: Roland Escalona

SITE DEVELOPMENT PLAN AMENDMENT NO. 1 LOT 1, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO.3

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
SDP20-0041



TYPE	DESCRIPTION	CONTROL TYPE	SCHEDULE
E1	BUILDING MOUNTED SCONCES	PHOTOCELL	ON (DUSK TO DAWN) OFF (DAYLIGHT HOURS)
E2	AREA PARKING POLE LIGHTS	PHOTOCELL	ON (DUSK TO DAWN) OFF (DAYLIGHT HOURS)
E4	AREA PEDESTRIAN POLE LIGHTS	PHOTOCELL	ON (DUSK TO DAWN) OFF (DAYLIGHT HOURS)
E5	POOL DECK LIGHTS	PHOTOCELL	ON (DUSK TO DAWN) OFF (DAYLIGHT HOURS)
E6	POOL FLOOD LIGHTS	TIMECLOCK	ON (DUSK TO 12AM) OFF (12AM TO DUSK)

NOTES:
 1. FIXTURES SHALL BE CIRCUITED THROUGH THE NEAREST BUILDING RELAY PANEL.
 2. EACH RELAY PANEL SHALL COME WITH A ROOF MOUNTED PHOTOCELL AND AN ASTRONOMICAL TIME CLOCK WITH SETTINGS THAT MEET OR EXCEED THE REQUIREMENTS IN SECTION C405 OF THE 2015 IBC, AND ANY REQUIREMENTS BY THE LOCAL AHJ.
 3. ALL TIME CLOCK SETTINGS SHALL BE VERIFIED BY OWNER AND ADHERE TO LOCAL AHJ REQUIREMENTS.
 4. ROOF MOUNTED PHOTOCELLS SHALL FACE NORTH.

TYPE	SYMBOL	QTY	DESCRIPTION	MANUFACTURER	CATALOG NO.	MOUNTING HEIGHT	DISTRIBUTION TYPE	CCT	LUMEN OUTPUT	LAMPS
E1	○	212	EXTERIOR BUILDING MOUNTED LED SCONCE WITH INTEGRAL DRIVER, UL WET LOCATION.	PROGRESS LIGHTING	PS63000 020 30K	BOTTOM OF FIXTURE AT 6"-8" AFF	FLOOD FULL CUT OFF	3000K	905	12W LED
E2	□	14	EXTERIOR PARKING POLE LIGHT WITH INTEGRAL DRIVER, UL WET LOCATION.	LITHONIA	DS10 LED P2 30K 12M MGLT EPA FINISH	20' ROUND POLE WITH 3" CONCRETE BASE	FULL CUT OFF	3000K	5593	49W LED
E4	□	5	EXTERIOR PEDESTRIAN POLE LIGHT WITH INTEGRAL DRIVER, UL WET LOCATION.	LITHONIA	DS10PM LED 10C 1000 30K 5WEP MGLT PUMBA FINISH	14' ROUND POLE	SYM FULL CUT OFF	3000K	3361	40W LED
E5	○	23	EXTERIOR SURFACE MOUNTED LED SCONCE WITH INTEGRAL DRIVER, COORDINATE MOUNTING WITH ARCHITECT SUCH THAT LUMINAIRE IS MOUNTED ON VERTICAL FENCE POST SURROUNDING POOL AREA, UL WET LOCATION.	KICHLER	16018-16020 *FINISH *	COORDINATE MOUNTING HEIGHT ON VERTICAL FENCE POST WITH ARCHITECT	M (35') FULL CUT OFF	3000K	600	8.5W LED
E6	□	5	POOL FLOODLIGHT WITH REMOTE DRIVER, UL SUBMERSIBLE LISTING.	JANDY	JLJ12WLENGTH WITH HALF-MOON LENS	1' BELOW POOL TOP EDGE	FLOOD WITH FULL CUT OFF COVER	2700K	1080	12W LED

NOTES:
 1. ALL LIGHTING FIXTURES SHALL BE UL LISTED.
 2. ALL EXTERIOR AND SITE (LANDSCAPE) LIGHTING MUST ADHERE TO ALL LOCAL LIGHTING ORDINANCES AND REQUIREMENTS, PROVIDE SHIELDING, GLARE CONTROL, HARDWARE OPTIONS AND ACCESSORIES AS NECESSARY TO COMPLY.
 3. CONFORM ALL FIXTURE FINISHES, TONES, COLOR, TEMPERATURE, ACCESSORIES, ETC. FINAL APPROVAL OF ALL LIGHT FIXTURES TO BE BY THE ARCHITECT AND OWNER DURING SUBMITTAL PHASE AND PRIOR TO ANY ORDERING, PURCHASE OR INSTALLATION OF LIGHT FIXTURES.
 4. FIXTURES INSTALLED WITHIN RATED ASSEMBLIES SHALL BE PROVIDED AND/OR INSTALLED ACCORDINGLY TO MATCH THE RATING OF THE ASSEMBLY.
 5. HOUSING SHIELDS WILL BE ADDED AS NECESSARY TO MITIGATE THE LIGHT IMPACTS ON THE SURROUNDING RESIDENTIAL NEIGHBORHOODS.
 6. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

SITE LIGHTING PLAN
 1
 EL1.0 SCALE: 1" = 50'-0"

MAZZETTI
 ENGINEERS ARCHITECTS
 1100 W. 10TH AVENUE, SUITE 200
 DENVER, CO 80202
 WWW.MAZZETTI.COM
 Project Number: 204-002

REV. NO.	DESCRIPTION	DATE
1	ISSUED PER TOWN COMMENTS	
2	REVISION PER TOWN COMMENTS	
1	REVISION PER TOWN COMMENTS	

PROJ. NO.: 200119
 ENG.: MAZZETTI
 DATE: 12/16/2020

SHEET NUMBER
EL1.0
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