

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1

## CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 1  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026

**LEGAL DESCRIPTION**

LOT 2A-1 BLOCK 2 MEADOWS 20 PHASE 1 AMENDMENT 13  
 ACCORDING TO THE RECORDED PLAT THEREOF

**SITE DEVELOPMENT PLAN GENERAL NOTES**

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THERE ARE NO FEMA REGULATED FLOODPLAINS OR WETLANDS ON THE SITE. THE SITE IS LOCATED IN ZONE X (UNSHADED) PER FEMA FIRM MAP NUMBER 08035C0169G, DATED MARCH 16, 2016.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED: PLANNED DEVELOPMENT. DATE RECORDED 07/10/2003, RECEPTION NUMBER 2003102969.
- 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.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT ARE NOT PERMITTED IN THE SETBACK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

**FIRE NOTES**

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

**CONTACT LIST**

**OWNER'S REPRESENTATIVE**  
 LEVEL 5, LLC  
 DREW ELLER  
 2018 POWERS FERRY RD SE,  
 SUITE 750  
 ATLANTA, GA 30339

**LANDSCAPE ARCHITECT:**  
 STACKLOT  
 5639 CURTICE ST  
 LITTLETON, CO 80120  
 CONTACT: STEVE WIENS  
 303-730-1345

**CIVIL ENGINEER**  
 ATWELL GROUP  
 DANIEL MADRUGA  
 6700 S. SYRACUSE WAY,  
 SUITE 470  
 GREENWOOD VILLAGE, CO 80111  
 303-222-5050

**ARCHITECT:**  
 PRAXIS3  
 JOE LAMB  
 100 PEACHTREE ST NW,  
 SUITE 1450  
 ATLANTA, GA 30303  
 404-875-4500

**SURVEYOR**  
 AZTEC CONSULTANTS  
 DEREK BROWN  
 300 E. MINERAL AVE., SUITE 1  
 LITTLETON, CO 80122  
 303-358-7002

**WATER RIGHTS DEDICATION AGREEMENT**  
 THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS FOURTH AMENDMENT DEVELOPMENT AGREEMENT, RECORDED ON THE 17TH DAY OF MAY, 2013 AT RECEPTION NO. 2013041129.

**PARKING CALCULATIONS:**  
 BANK/FINANCIAL INSTITUTION = 1 SPACE/330 SQFT OF USEABLE OFFICE SPACE  
**TOTAL SPACES REQUIRED: 12 SPACES**  
**TOTAL SPACES PROVIDED: 35 SPACES**



VICINITY MAP  
 SCALE: 1"=1000'

**PURPOSE STATEMENT (AMENDMENT NO. 1):**  
 THE PURPOSE OF THIS AMENDMENT TO THE CANVAS CREDIT UNION SITE DEVELOPMENT PLAN (RECEPTION NO. 2019004862) IS TO REVISE THE SITE, GRADING, LANDSCAPE AND LIGHTING PLANS TO REFLECT THE REMOVAL OF THE ATM CANOPY ON THE NORTH WESTERN CORNER OF THE BUILDING, REMOVAL OF SIDEWALK WITH ADDED LANDSCAPING ALONG THE NORTH WEST SIDE OF THE BUILDING, AND SIDEWALK REVISED ON THE NORTH EAST SIDE OF THE BUILDING TO ACCOMMODATE STEM WALL AND A SEATING AREA. THIS AMENDMENT TOGETHER WITH ALL OTHER PLANS AND DETAILS OF THE CANVAS CREDIT UNION SITE DEVELOPMENT PLAN MAKE UP THE ENTIRETY OF THE APPROVED PLAN.

**ZONING COMPARISON AND DEVELOPMENT STANDARDS**

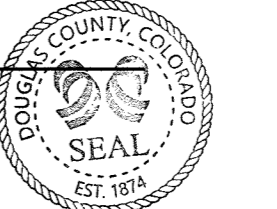
PERMITTED USES	PROVIDED (SDP)	PD STANDARDS
SITE AREA (SQ. FT.)	54,405 SF	N/A
GROSS FLOOR AREA (SQ. FT.)	3,827 SF	N/A
FEAR		1.5
TOTAL BUILDING COVERAGE (SQ. FT.)	3,827 SF	32,643 (ALLOWED)
TOTAL BUILDING COVERAGE %	7%	60% (ALLOWED)
HARD SURFACE (SQ. FT.)	30,038 SF	54,405 (ALLOWED)
HARD SURFACE %	55%	100% (ALLOWED)
LANDSCAPE AREA ON-SITE (SQ. FT.)	20,540 SF	5,441 SF
LANDSCAPE AREA %	38%	10%
<b>PARKING</b>		
PARKING SPACES	35	12
BICYCLE PARKING SPACES	2	1
PARKING AREA (SQ. FT.)	23,532 SF	N/A
PARKING AREA LANDSCAPE (SQ. FT.)	2,718 SF	2,353 SF
PARKING AREA LANDSCAPE %	11.5%	10%
<b>SETBACK:</b>		
FRONT	15'	0'
REAR	15'	0'
SIDE	15'	0'
MAX. BUILDING HEIGHT (FT.)	24'	60'

**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	GENERAL LANDSCAPE PLAN
6	GENERAL LANDSCAPE PLAN NOTES
7	BUILDING ELEVATIONS
8	BUILDING ELEVATIONS
9	BUILDING ELEVATIONS
10	PHOTOMETRIC PLAN
11	PHOTOMETRIC PLAN

**DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE**  
 THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:54 PM ON THE 3rd DAY OF February, 2020 AT RECEPTION NO. 2020027707.  
 DOUGLAS COUNTY CLERK AND RECORDER

BY: Daniel Wood  
 DEPUTY



**TITLE CERTIFICATION**

I, Jerry S. Green AN AUTHORIZED REPRESENTATIVE OF COMMONWEALTH LAND TITLE INSURANCE COMPANY, 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.

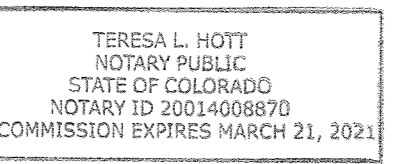
Jerry S. Green  
 AUTHORIZED REPRESENTATIVE  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

SIGNED THIS 17 DAY OF January 2020

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF January 2020 BY  
Jerry L. Green AS AUTHORIZED REPRESENTATIVE OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.  
 WITNESS MY HAND AND OFFICIAL SEAL.

**NOTARY PUBLIC**



MY COMMISSION EXPIRES: 3-21-21

**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.

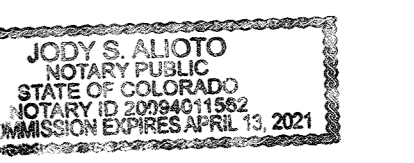
Daniel Madrugá  
 CANVAS CREDIT UNION, A STATE CHARTERED CREDIT UNION

SIGNED THIS 24 DAY OF January 2020

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF January 2020 BY  
David Price AS CIO OF PUBLIC SERVICE CREDIT UNION  
 WITNESS MY HAND AND OFFICIAL SEAL.

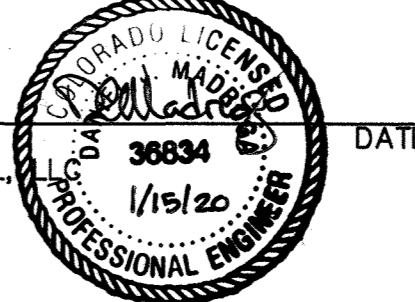
**NOTARY PUBLIC**



MY COMMISSION EXPIRES: April 13, 2021

**CIVIL ENGINEER'S STATEMENT**

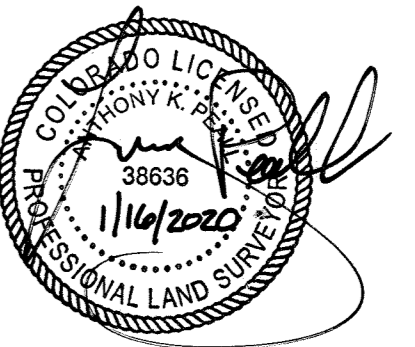
I, DANIEL MADRUGA, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION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



DANIEL MADRUGA PE 36834 DATE 1/15/20  
 FOR AND ON BEHALF OF ATWELL

**SURVEYOR'S CERTIFICATE**

I, ANTHONY K. PEALL, 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 EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.



ANTHONY K. PEALL PLS 38636 H DATE 1/14/2020  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS

**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 29 DAY OF January, 2020

[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES

SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 2A-1, BLOCK 2, THE MEADOWS FILING  
 No. 20 PHASE 1-AMENDMENT NO. 13

PROJECT NUMBER: SDP19-0026

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com  
 143 UNION LAKEWOOD, CO 80026  
 303.462.1100

LEVEL 5

CLIENT: CANVAS CREDIT UNION  
 CASTLE ROCK, CO

DATE: 11/15/18

REVISIONS:

0	APPROVED BY TOSR	01/29/2019 - MDC
1	AMENDMENT 1	01/13/2020 - MDC

DR. MDC | CH. JAR

P.M. JAR

JOB: 17002443

SHEET NO. 1 OF 11

CAD FILE: 17002443 COVER SHEET.DWG

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1 CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 – AMENDMENT No. 1  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026

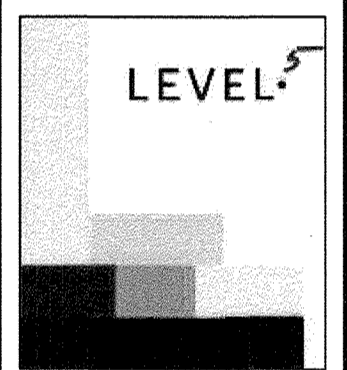
**Know what's below.  
Call before you dig.**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100



CLIENT  
LEVEL 5  
CANVAS CREDIT UNION  
CASTLE ROCK, CO  
SITE DEVELOPMENT PLAN  
SITE PLAN

DATE 11/15/18  
APPROVED BY TCR 01/25/2019 - MDC  
AMENDMENT 1 01/13/2020 - MDC

REVISIONS



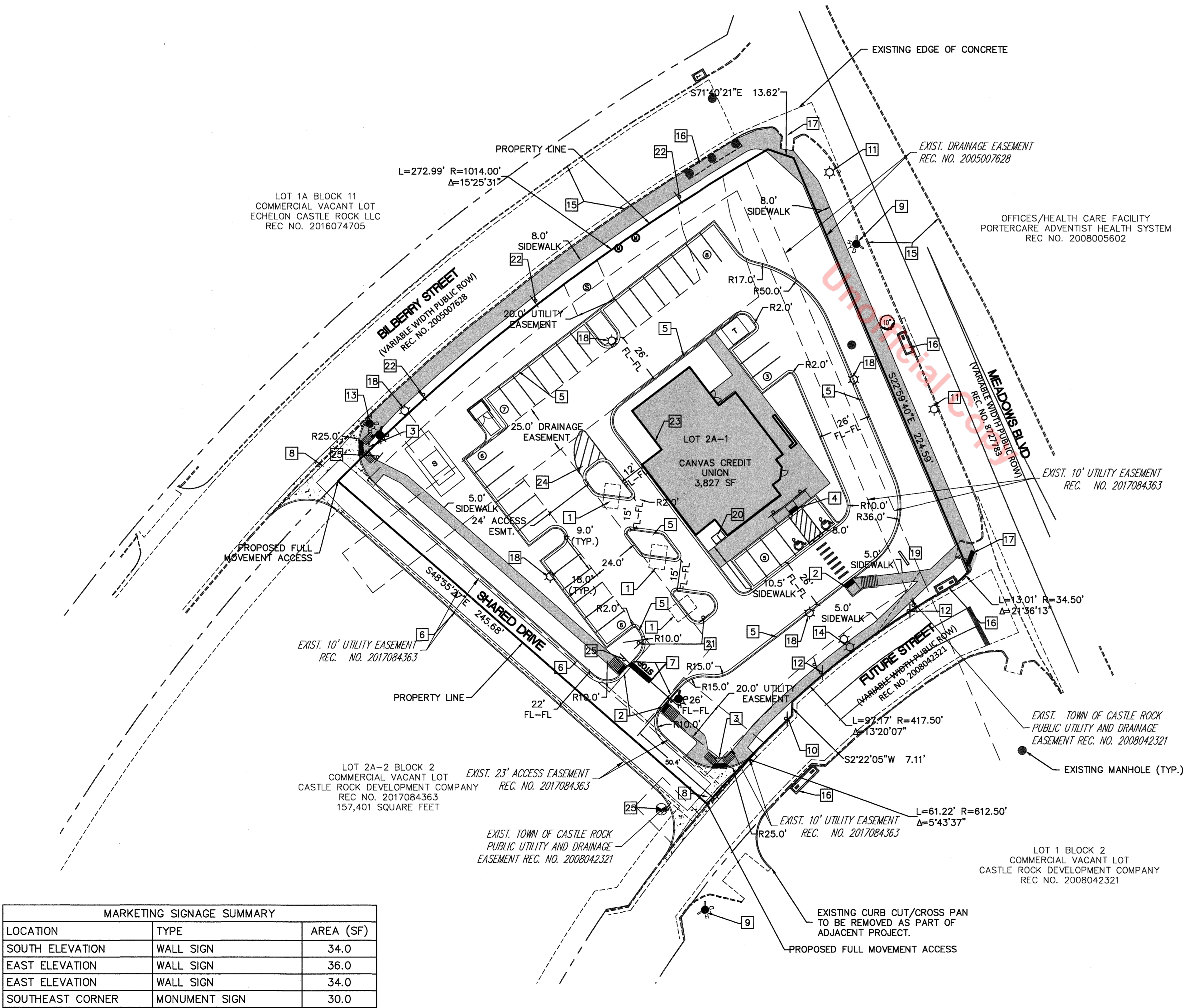
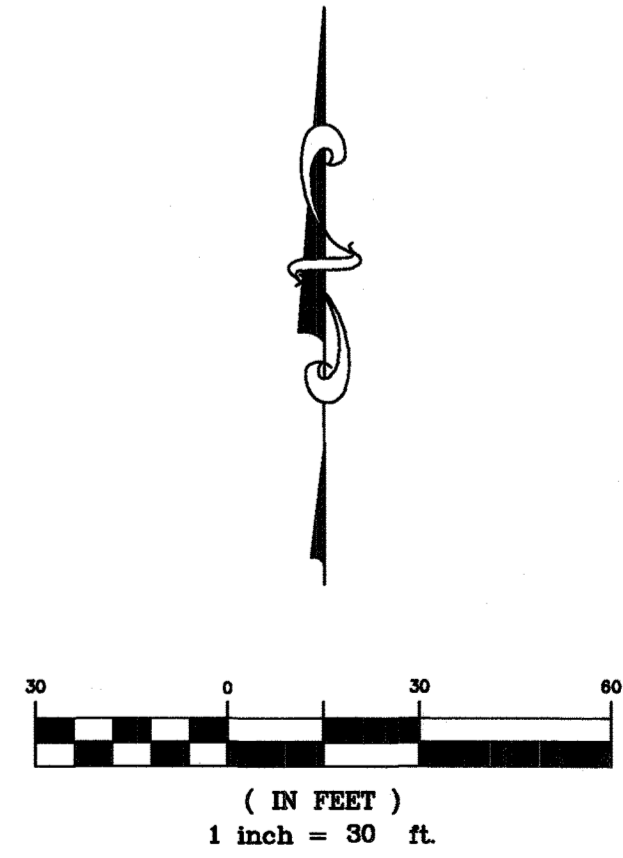
DR. MDC | CH. JAR  
P.M. JAR  
JOB 17002443  
SHEET NO. 2 OF 11

**CONSTRUCTION NOTES:**

- 1 PROPOSED DRIVE-UP ATM CANOPY (SEE BUILDING ELEVATIONS)
- 2 PROPOSED ADA RAMP PER TOWN OF CASTLE ROCK DETAIL PLAN NO. CR-4B
- 3 PROPOSED ADA RAMP PER TOWN OF CASTLE ROCK DETAIL PLAN NO. CR-2A
- 4 PROPOSED ADA RAMP PER TOWN OF CASTLE ROCK DETAIL PLAN NO. CR-4
- 5 PROPOSED CURB AND GUTTER TYPE VC1 (1' PAN) PER TOWN OF CASTLE ROCK DETAIL PLAN NO. CG-1
- 6 PROPOSED CURB AND GUTTER TYPE VC2 (2' PAN) PER TOWN OF CASTLE ROCK DETAIL PLAN NO. CG-1
- 7 PROPOSED CURB AND GUTTER TRANSITION BETWEEN TYPE VC1 AND TYPE VC2
- 8 PROPOSED CROSS PAN PER TOWN OF CASTLE ROCK DETAIL PLAN NO. CG-9
- 9 EXISTING FIRE HYDRANT TO REMAIN
- 10 EXISTING SIGN TO REMAIN
- 11 EXISTING LUMINAIRE TO REMAIN
- 12 EXISTING SIGNING TO BE RELOCATED
- 13 EXISTING FIRE HYDRANT TO BE RELOCATED
- 14 EXISTING IREA LUMINAIRE TO BE RELOCATED
- 15 EXISTING CURB AND GUTTER TO REMAIN
- 16 EXISTING TYPE R INLET
- 17 EXISTING ADA RAMP TO REMAIN
- 18 PROPOSED LUMINAIRE – SEE PHOTOMETRIC PLANS
- 19 PROPOSED MONUMENT SIGN – TO BE PERMITTED SEPARATELY
- 20 INVERTED U BIKE RACK
- 21 DO NOT ENTER SIGN
- 22 NO PARKING SIGN
- 23 APPROXIMATE LOCATION OF ELECTRIC METER (SEE ARCH PLANS)
- 24 ATM BYPASS LANE STRIPING
- 25 PROPOSED STOP SIGN

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER
	PROPOSED HYDRANT
	EXISTING HYDRANT

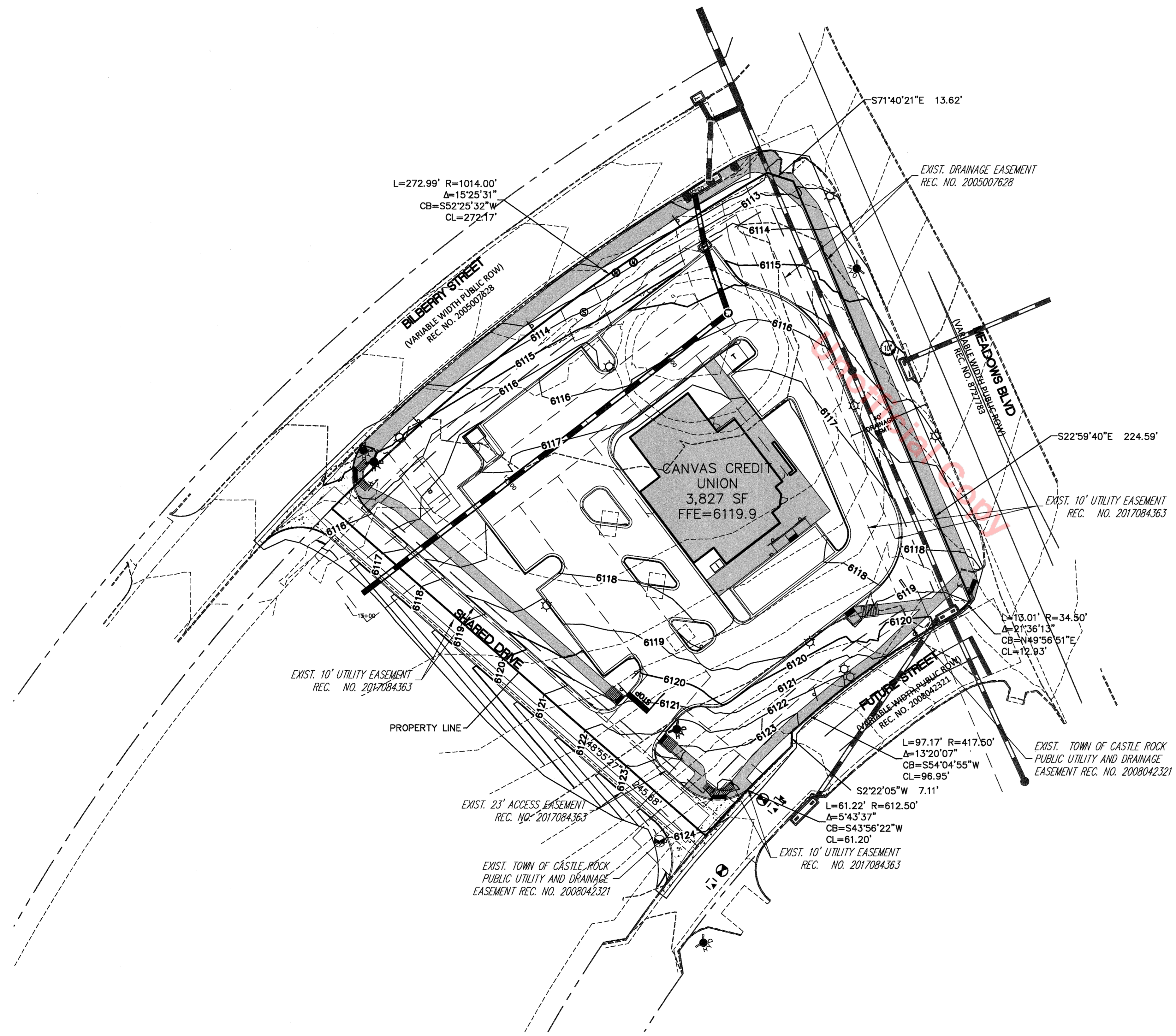


LOCATION	TYPE	AREA (SF)
SOUTH ELEVATION	WALL SIGN	34.0
EAST ELEVATION	WALL SIGN	36.0
EAST ELEVATION	WALL SIGN	34.0
SOUTHEAST CORNER	MONUMENT SIGN	30.0

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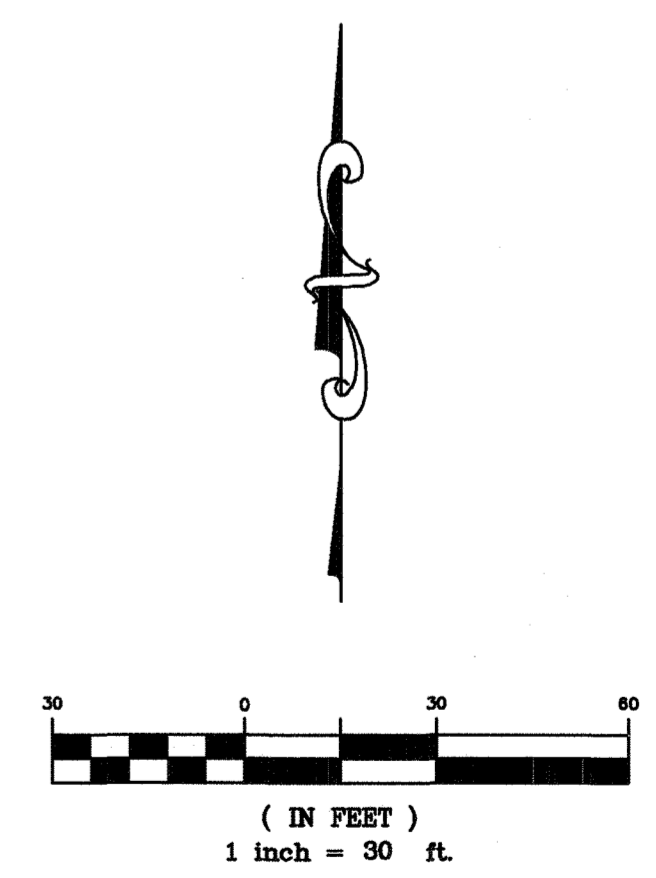
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TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026



### GRADING NOTES:

1. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEER'S REPORT TO ENSURE MINIMUM GROUND SLOPES ARE MET.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL HANDICAP CURB RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. CROSS SLOPE SHALL NOT EXCEED 2%.
4. CONTRACTOR SHALL MATCH EXISTING GRADE AT PROPERTY LINES UNLESS OTHERWISE NOTED.
5. TRANSITIONS FROM FULL HEIGHT CURB TO DEPRESSED/FLUSH CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO STARTING WORK TO LOCATE EXISTING UTILITIES AND SHOULD NOTIFY THE OWNER IF ANY UTILITY APPEARS TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
7. THE UNDERGROUND UTILITY INFORMATION SHOWN IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY AND THE ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
8. SHOULD FEATURES THAT ARE INDICATED TO REMAIN BE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE DAMAGED FEATURE TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. EXISTING TOPOGRAPHY SHOWN IS BASED UPON INFORMATION OBTAINED BY ATWELL LLC ON 10/25/2017. THE CONTRACTOR SHALL FIELD VERIFY CURRENT ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND SHOULD NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ADDITIONAL TOPOGRAPHIC INFORMATION FROM A REGISTERED LAND SURVEYOR AT THEIR OWN EXPENSE IF THEY DO NOT EXCEPT THE EXISTING TOPOGRAPHY AS SHOWN, WITHOUT EXCEPTION.
10. SPOT SHOTS SHOWN INDICATED FINISHED GRADE - 6100'



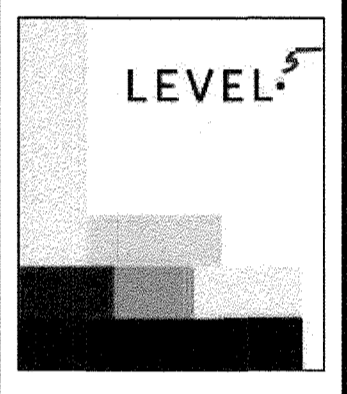
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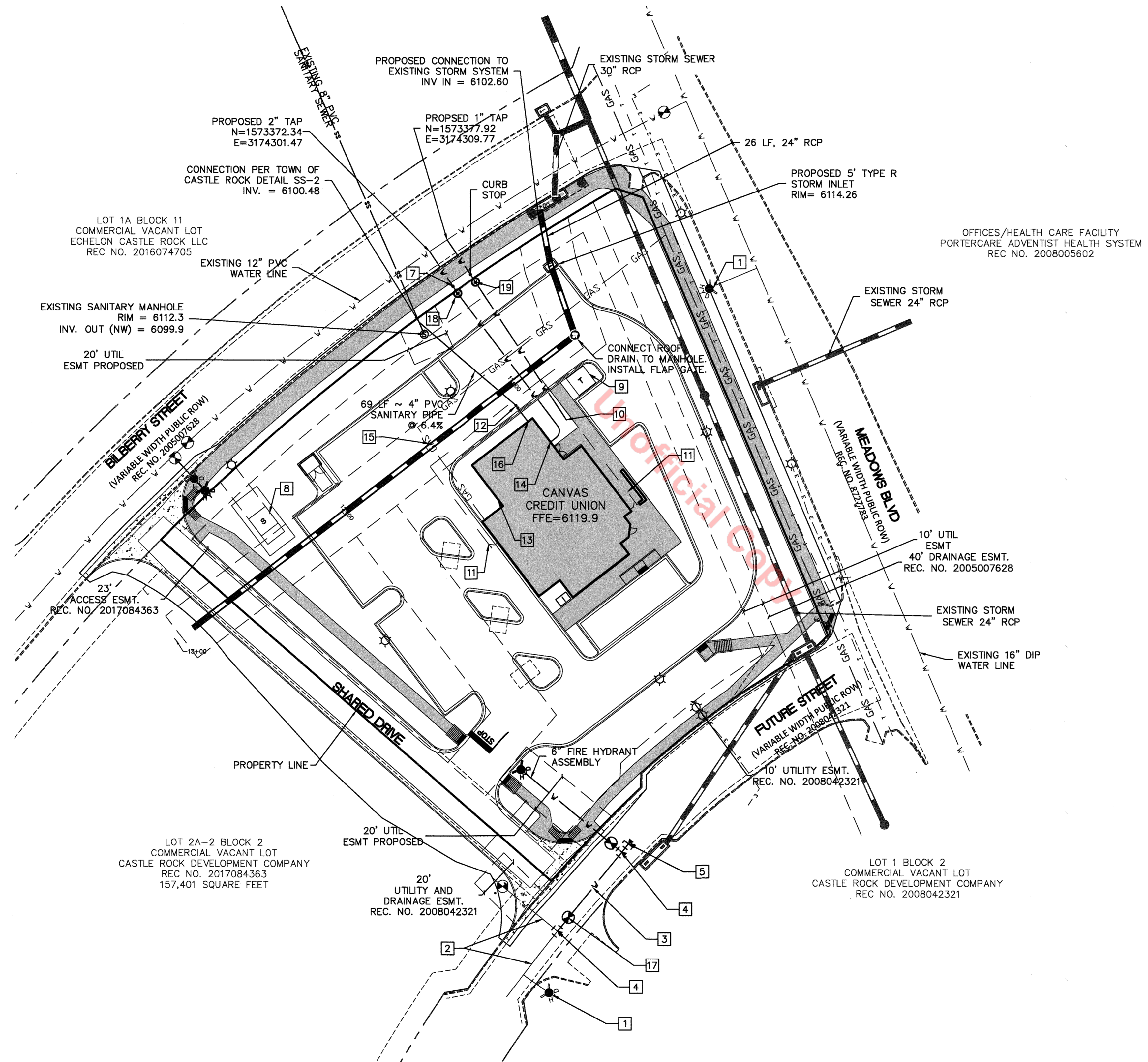
LEVEL 5  
CLIENT  
CANVAS CREDIT UNION  
CASTLE ROCK, CO  
SITE DEVELOPMENT PLAN  
GRADING PLAN

DATE	11/15/18
APPROVED BY	11/25/2019 - MDC
AMENDMENT 1	01/13/2020 - MDC
REVISIONS	
DR.	MDC   CH. JAR
P.M.	JAR
JOB	17002443
SHEET NO.	3 OF 11

SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
LOT 2A-1, BLOCK 2, THE MEADOWS FILING  
No. 20 PHASE 1-AMENDMENT NO. 13  
PROJECT NUMBER: SDP19-0026

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1 CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 1  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026



### UTILITY NOTES:

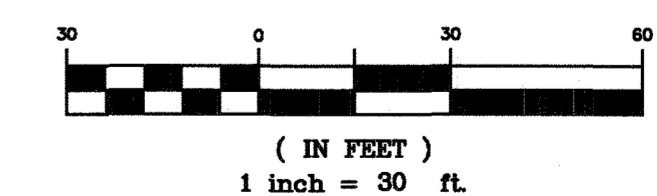
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO INSURANCE OF CONSTRUCTION PERMITS
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE

### LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING SANITARY
	PROPOSED WATER
	EXISTING WATER
	PROPOSED HYDRANT
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	SITE LIGHT

### UTILITY CONSTRUCTION NOTES:

- 1 EXISTING FIRE HYDRANT
- 2 EXISTING 8" PVC WATER MAIN
- 3 PROPOSED 8" PVC WATER MAIN
- 4 PROPOSED 8x8x8 TEE
- 5 PROPOSED 8" PLUG
- 6 PROPOSED IRRIGATION METER
- 7 PROPOSED CURB STOP
- 8 PROPOSED SWITCH GEAR
- 9 PROPOSED TRANSFORMER
- 10 1" IRRIGATION LINE (SEE IRRIGATION PLANS)
- 11 4" ROOF DRAIN
- 12 2-WAY CLEAN OUT (INV= 6104.30')
- 13 APPROXIMATE ELECTRIC METER LOCATION (SEE ARCH. PLANS)
- 14 2" DOMESTIC SERVICE CONNECTION (SEE ARCH. PLANS)
- 15 APPROXIMATE GAS SERVICE LOCATION
- 16 4" SANITARY SEWER CONNECTION POINT. (INV= 6104.95, SEE ARCH PLANS)
- 17 PROPOSED 8" GATE VALVE
- 18 PROPOSED 1.5" DOMESTIC WATER METER (UPSIZE TO 2" AFTER THE METER)
- 19 PROPOSED 1" IRRIGATION METER



SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
LOT 2A-1, BLOCK 2, THE MEADOWS FILING  
No. 20 PHASE 1-AMENDMENT NO. 13

PROJECT NUMBER: SDP19-0026



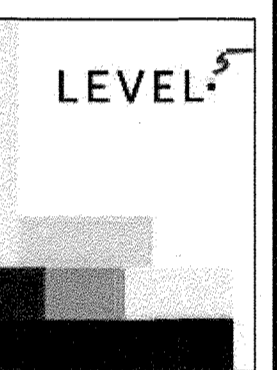
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LEVEL 5  
CLIENT  
CANVAS CREDIT UNION  
CASTLE ROCK, CO  
SITE DEVELOPMENT PLAN  
UTILITY PLAN

DATE 11/15/18

APPROVED BY TDCR 01/25/2019 - MDC  
AMENDMENT 1 01/13/2020 - MDC

NO.	REVISIONS



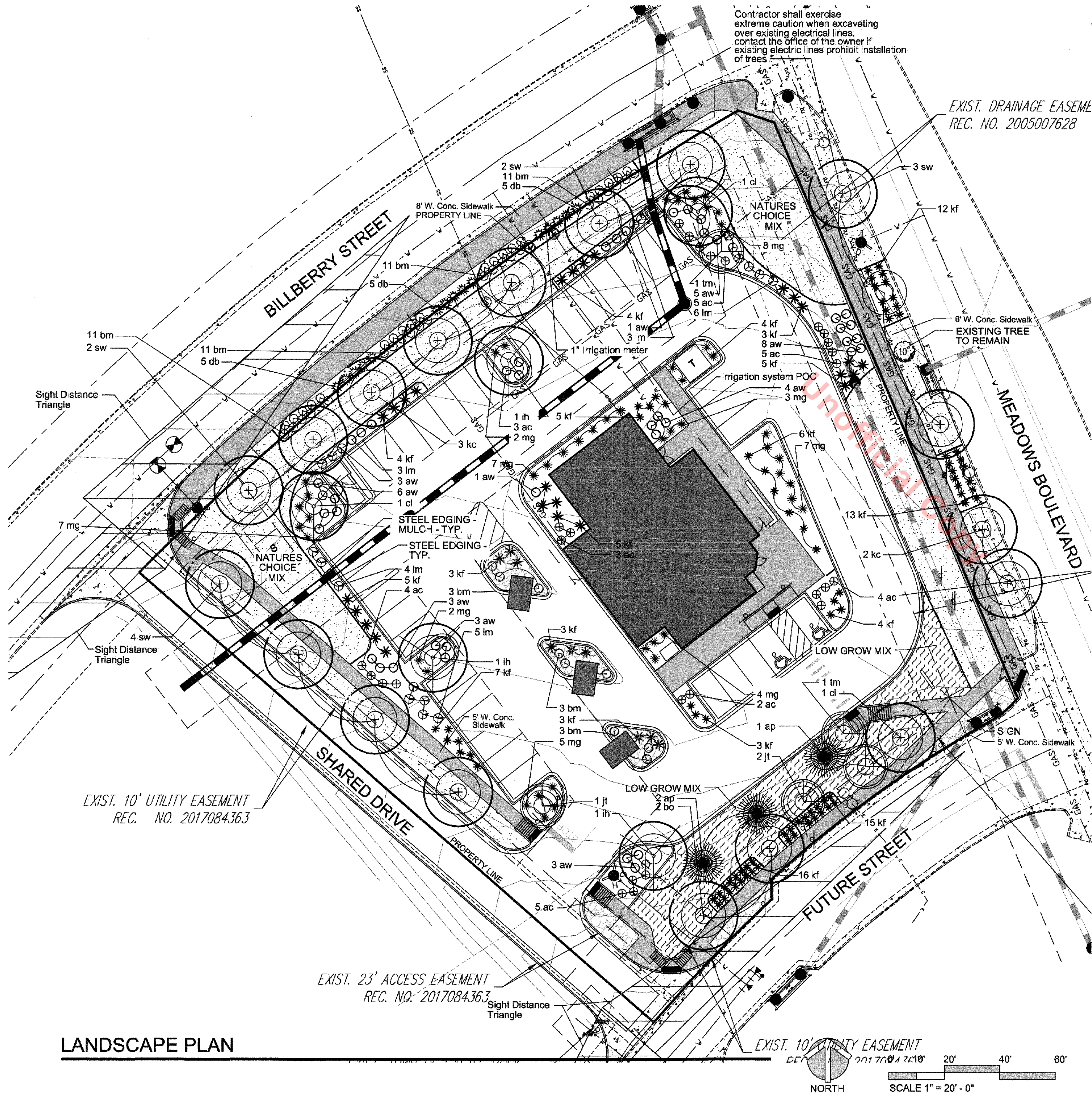
DR. MDC | CH. JAR  
P.M. JAR

JOB 17002443

SHEET NO. 4 OF 11

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1 CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 13  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026



### PLANT MATERIAL SCHEDULE:

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COND.	HYDROZONE
<b>SHADE TREES</b>						
3	cl	TILIA X EUCHLORA	CREMEAN LINDEN	2 1/2" CAL.	B & B	3
3	ih	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2 1/2" CAL.	B & B	2,3
11	sw	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	B & B	2,3
5	kc	GYMNOCLADIS DIOICA	KENTUCKY COFFEE TREE	2 1/2" CAL.	B & B	2
2	bo	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL.	B & B	3
<b>EVERGREEN TREES</b>						
3	ap	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B & B	2
<b>ORNAMENTAL TREES</b>						
3	jt	SYRINGA RETICULATA	JAPANESE TREE LILAC	1 1/2" CAL.	B & B	3
2	tm	ACER TATARICUM	TATARIAN MAPLE	1 1/2" CAL.	B & B	3
<b>SHRUBS</b>						
38	aw	SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	5 GAL.	CONT.	3
31	ac	RIBES ALPINUM	ALPINE CURRANT	5 GAL.	CONT.	3
21	lm	PHYSOCARPUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL.	CONT.	3
15	db	EUONYMUS ALTATUS 'COMPACTA'	DWARF BURNING BUSH	5 GAL.	CONT.	3
53	bm	CARYOPTERIS X CLANDONENSIS	BLUEMIST SPIREA	5 GAL.	CONT.	2,3
<b>ORNAMENTAL GRASS</b>						
45	mg	MISCANTHUS SINESIS 'YAKU JIMA'	DRARF MAIDEN GRASS 'YAKU JIMA'	1 GAL.	CONT.	3
92	kf	CALAMAGROSTIS X ACUTIFOLIUS 'KARL FOERSTER'	KARL FOERSTER REED GRASS	1 GAL.	CONT.	2,3

### LANDSCAPE LEGEND:

- NATIVE SEED MIX SEEDING RATE: 40 lbs/acre
- MIX RATIO:  
15% EPHRAIM CRESTED WHEATGRASS  
15% ANNUAL RYE  
15% SODAR STREAMBANK WHEATGRASS  
20% HARD FESCUE, DUNAR  
10% PUBESCENT WHEATGRASS  
5% SHERMAN BIG BLUESTEM  
5% SWITCH GRASS
- AMENDED NATURES CHOICE SEEDING RATE: 5 lbs/1000 SF.
- MIX RATIO:  
70% EPHRAIM CRESTED WHEATGRASS  
15% SHEEPS FESCUE  
15% TURF TYPE PERENNIAL RYE
- STEEL EDGING WITH PROTECTIVE CAP
- 4" - 6" COBBLE
- SHREDDED HARDWOOD MULCH

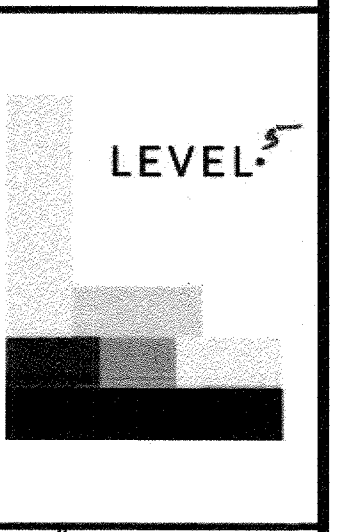
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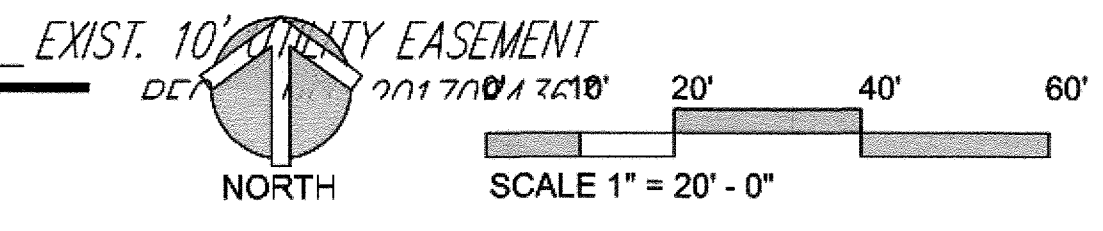


LEVEL 5  
CANVAS CREDIT UNION  
CASTLE ROCK, CO  
SITE DEVELOPMENT PLAN - AMENDMENT  
GENERAL LANDSCAPE PLAN

CLIENT	DATE
10/16/19	01/13/2020
REVISIONS	

DR.	MDC	CH.	JAR
P.M.	JAR		
JOB	17002443		
SHEET NO.	5 OF 12		

## LANDSCAPE PLAN



PLANS PREPARED BY:  
STEPHEN DON WIENS / STACKLOT  
REGISTERED LANDSCAPE ARCHITECT  
LICENSE NO. 504

**STACKlot**  
5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
phone. 303.808.4523

SITE DEVELOPMENT PLAN  
LOT 2A-1, BLOCK 2, THE MEADOWS  
FILING No. 20 PHASE 1-AMENDMENT 13  
PROJECT NUMBER: SDP19-0026

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1 CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 13  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026

## GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP TWO-THIRD (2/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

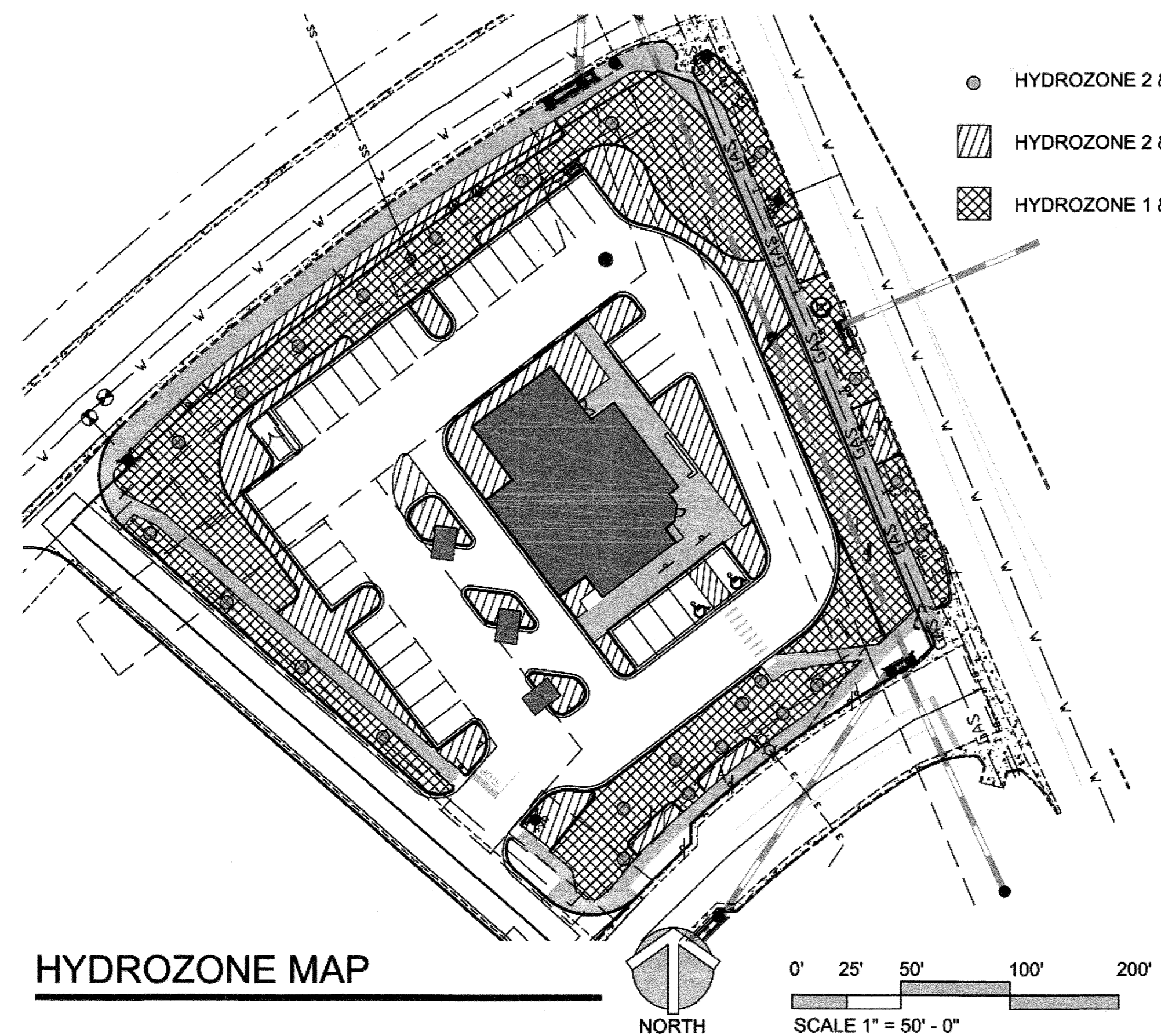
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUNK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE 3/8 INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING TO HAVE A ROLLED TOP. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. IRRIGATION HEADS SHALL BE PLACED ABOVE THE 2-YEAR WATER SURFACE ELEVATION IN THE WATER QUALITY SWALE.

## PERFORMANCE GUARANTEE:

1. ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF TWO YEARS FROM SUBSTANTIAL COMPLETION OF THE PROJECT.

## CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. 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.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. 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.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. 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.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.



## LANDSCAPE REQUIREMENTS CHART

Future Street		178.79 Linear Feet		Required Trees 272.17 / 40 = 5 Trees		Provided Trees = 5		Req. Shrubs = 20		Provided Shrubs = 31	
Billberry Street		272.17 Linear Feet		Required Trees 272.17 / 40 = 7 Trees		Provided Trees = 7		Req. Shrubs = 28		Provided Shrubs = 59	
Meadows Boulevard		224.59 Linear Feet		Required Trees 224.59 / 40 = 6 Trees		Provided Trees = 6		Req. Shrubs = 24		Provided Shrubs = 25	
Gross Site Area	L.S. Area (sf.)	Turf Grass (sf.) Low Grow Mix	Turf Grass (sf.) Amended Natures Choice	Non. Living Ornamental Area	No. Trees Required	No. Trees Provided	No. Shrubs Required	No. Shrubs Provided	Soil Prep Amounts (In cu. yds. per 1000 sq.ft.)	Separate Irrigation Service Connections	
54,405 sf.	5,440.5 sf. req. 20,540 sf. provided onsite 1,914.17 sf. provided onsite / (ROW)	2,593.01 sf.	12,083.23 sf.	20%	11 Trees	12 Trees	21 Shrubs	148 Shrubs	4 cu.yds / 1000 sf.	Yes	
Parking Lot Area (sf.)	Parking Lot Landscape Area (sf.)	No. Parking Spaces	Non. Living Ornamental Area	No. of Interior Islands	Min. Width of Interior Landscape Islands	No. Trees Required	No. Trees Provided	No. Shrubs Required	No. Shrubs Provided		
23,532 sf.	2,353.2 sf. req. 2,717.62 sf. provided	35 Stalls	20%	3 Islands	6'-3"	5 Trees	5 trees	10 Shrubs	30 Shrubs		

PLANS PREPARED BY:  
STEPHEN DON WIENS / STACKLOT  
REGISTERED LANDSCAPE ARCHITECT  
LICENSE NO. 504



5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
phone. 303.808.4523

SITE DEVELOPMENT PLAN  
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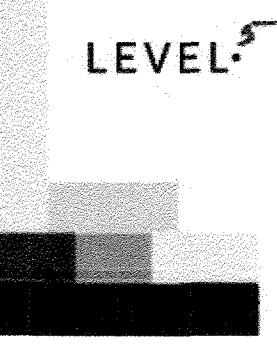
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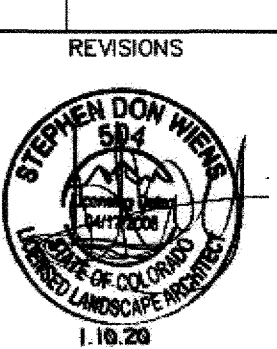
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LEVEL 5  
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CASTLE ROCK, CO  
SITE DEVELOPMENT PLAN AMENDMENT  
GENERAL LANDSCAPE PLAN NOTES

DATE

10/16/19
01/13/2020

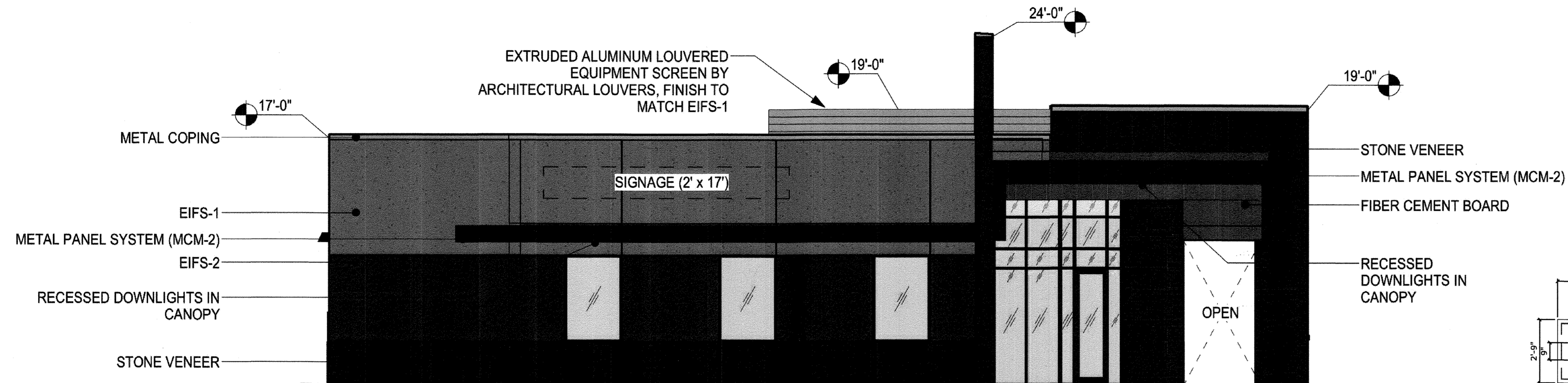


REVISIONS

DR.	MDC	CH.	JAR
P.M.	JAR		
JOB	17002443		
SHEET NO.	6 OF 11		

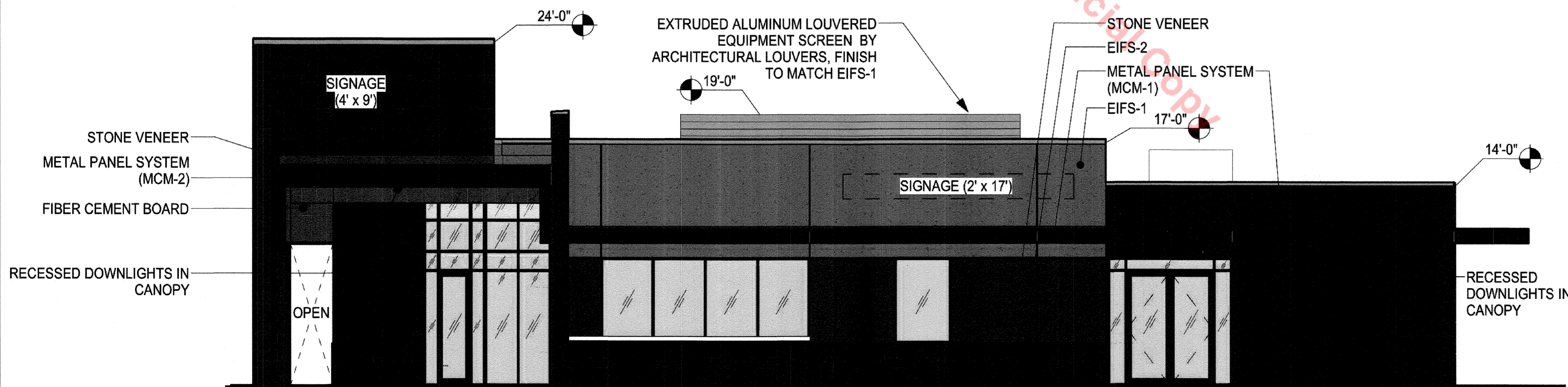
# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1 CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 1  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026



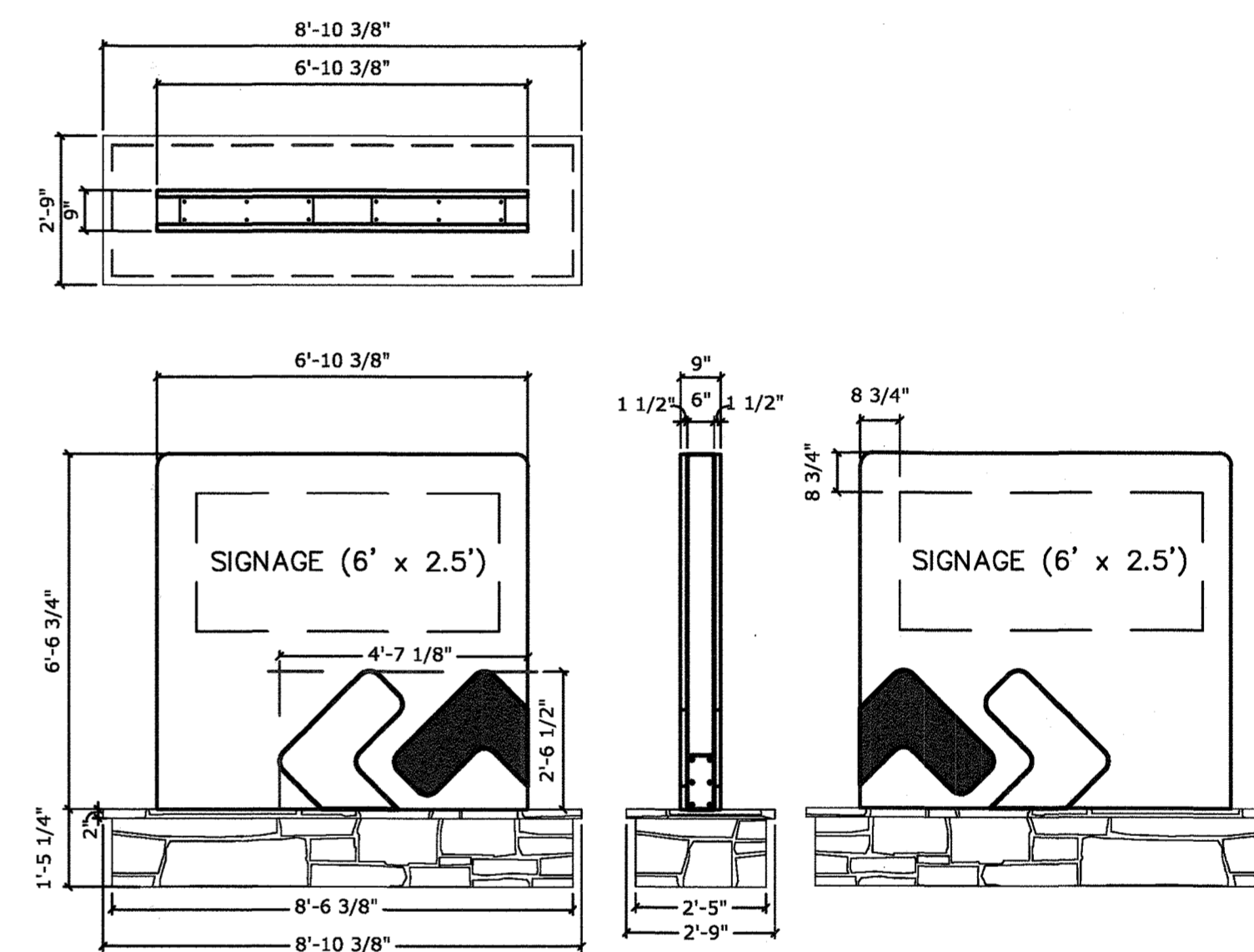
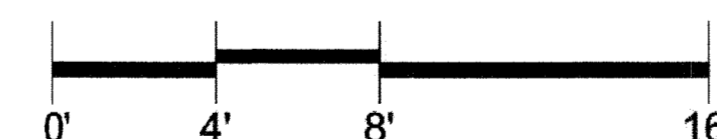
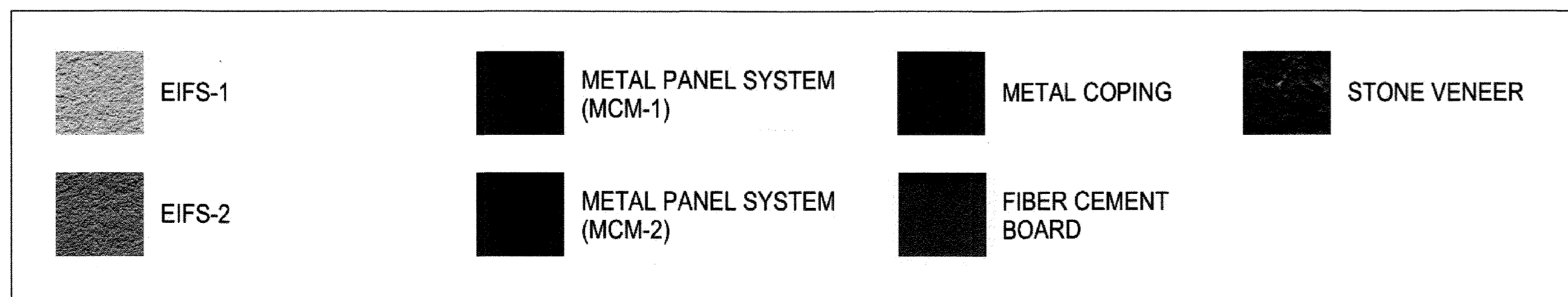
**South Elevation**

1/8" = 1'-0"



**East Elevation**

1/8" = 1'-0"



**MONUMENT SIGN ELEVATION**

NTS

**Know what's below.  
Call before you dig.**

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LAVERGNE, CO 80228  
303.462.1100



LEVEL 5  
CLIENT  
CANVAS CREDIT UNION  
CASTLE ROCK, CO  
SITE DEVELOPMENT PLAN AMENDMENT  
BUILDING ELEVATIONS

DATE 11/15/18

0 APPROVED BY TDCR 01/29/2019 - MDC  
1 AMENDMENT 01/13/2020 - MDC

REVISIONS

DR. MDC | CH. JAR  
P.M. JAR

JOB 17002443

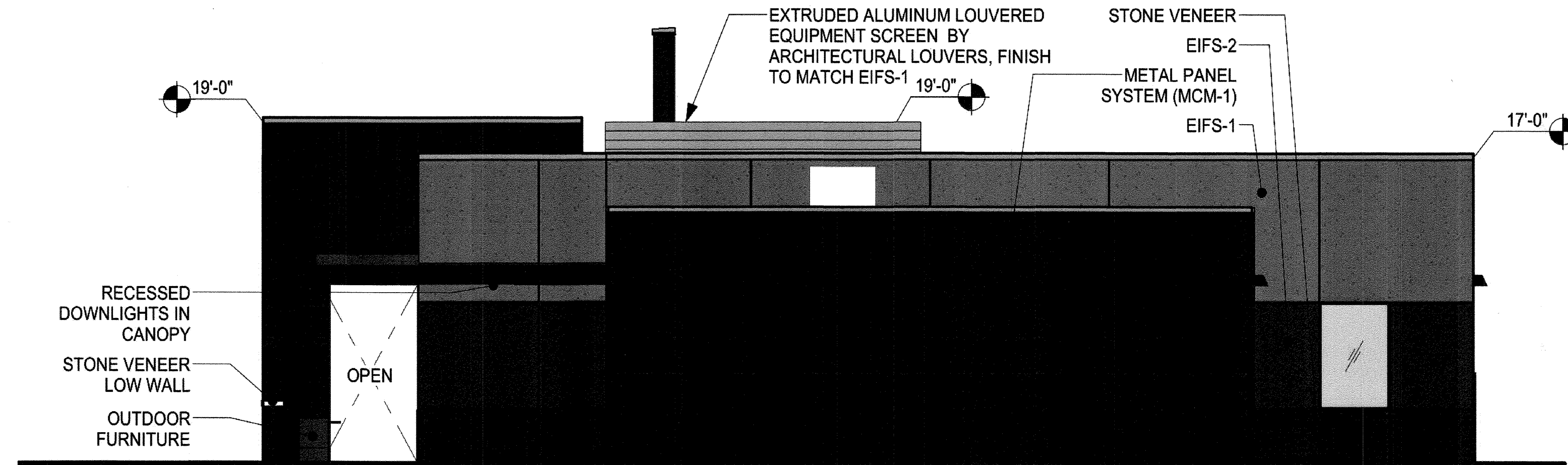
SHEET NO.

7 OF 11

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1

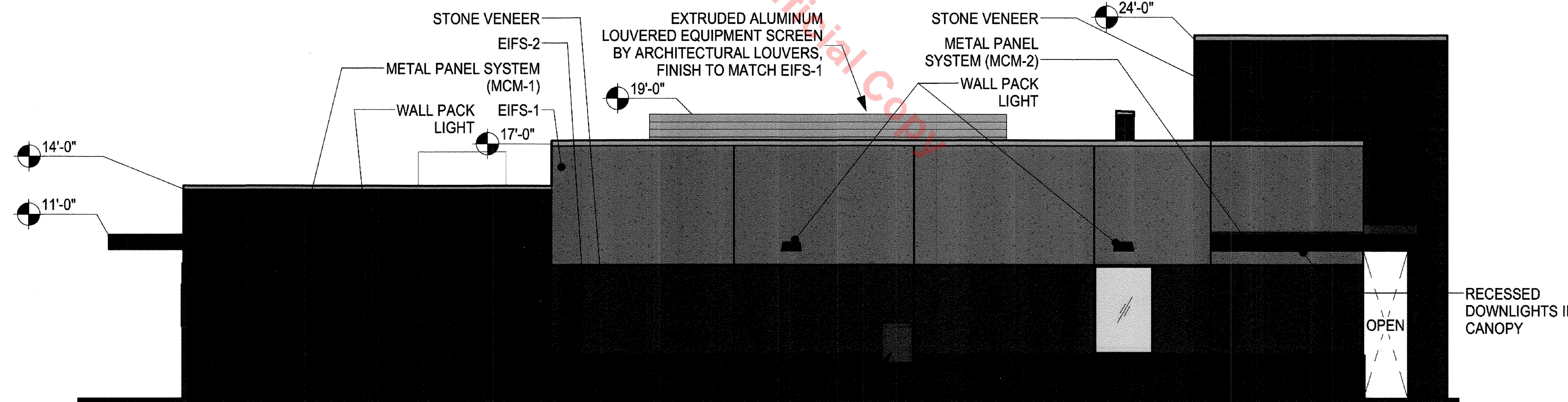
## CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 1  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026



**North Elevation**

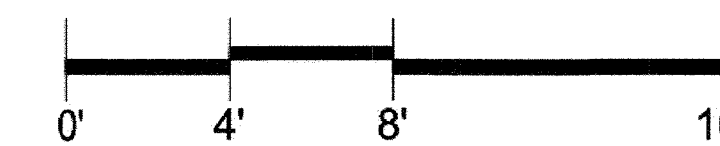
1/8" = 1'-0"



**West Elevation**

1/8" = 1'-0"

	EIFS-1		METAL PANEL SYSTEM (MCM-1)		METAL COPING		STONE VENEER
	EIFS-2		METAL PANEL SYSTEM (MCM-2)		FIBER CEMENT BOARD		



**PRAXIS3** Elevations  
 architecture + multidisciplinary design

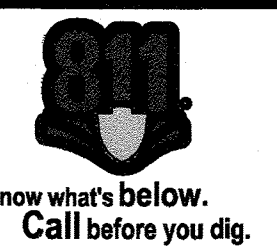
Canvas Credit Union - Meadows

Project Number: 17090 Think strategically. Build creatively.®

LEVEL 5

SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 2A-1, BLOCK 2, THE MEADOWS FILING  
 No. 20 PHASE 1-AMENDMENT NO. 13

PROJECT NUMBER: SDP19-0026

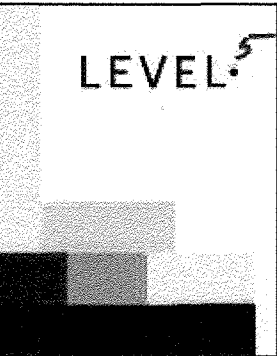


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 303.462.1100



LEVEL 5  
 CLIENT: CANVAS CREDIT UNION  
 CASTLE ROCK, CO  
 SITE DEVELOPMENT PLAN AMENDMENT  
 BUILDING ELEVATIONS

DATE: 11/15/18

0	APPROVED BY TOOR	07/29/2019 - MDC
1	AMENDMENT	01/13/2020 - MDC

NO.	REVISIONS

DR. MDC	CH. JAR
P.M. JAR	
JOB	17002443
SHEET NO.	8 OF 11

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1

## CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 1  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026



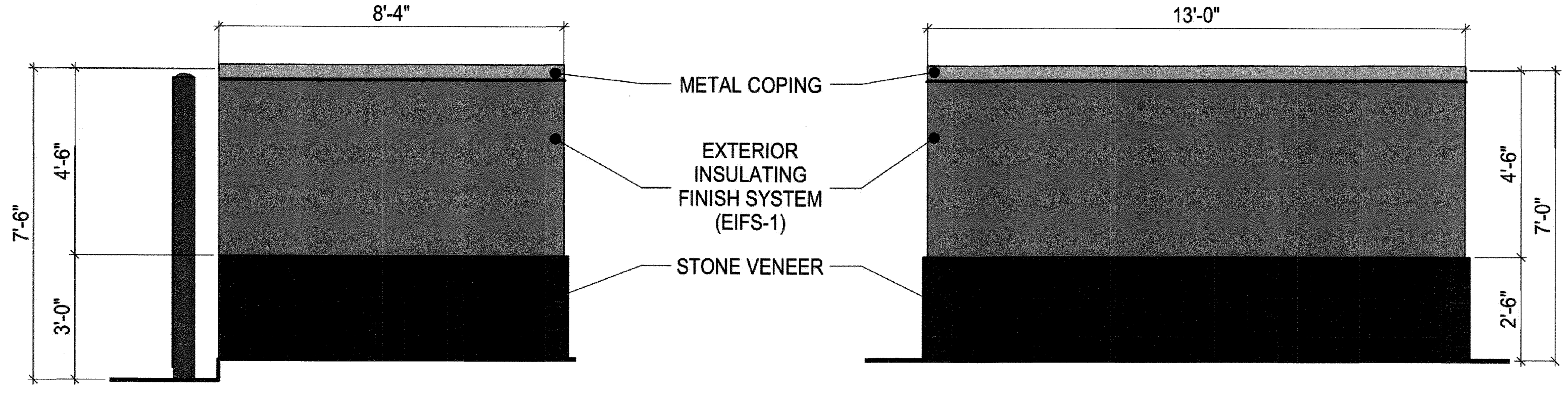
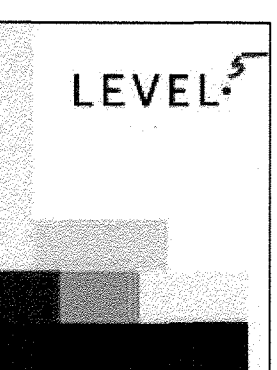
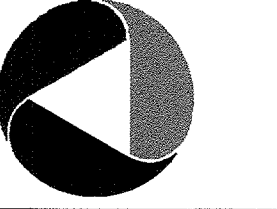
Know what's below.  
Call before you dig.

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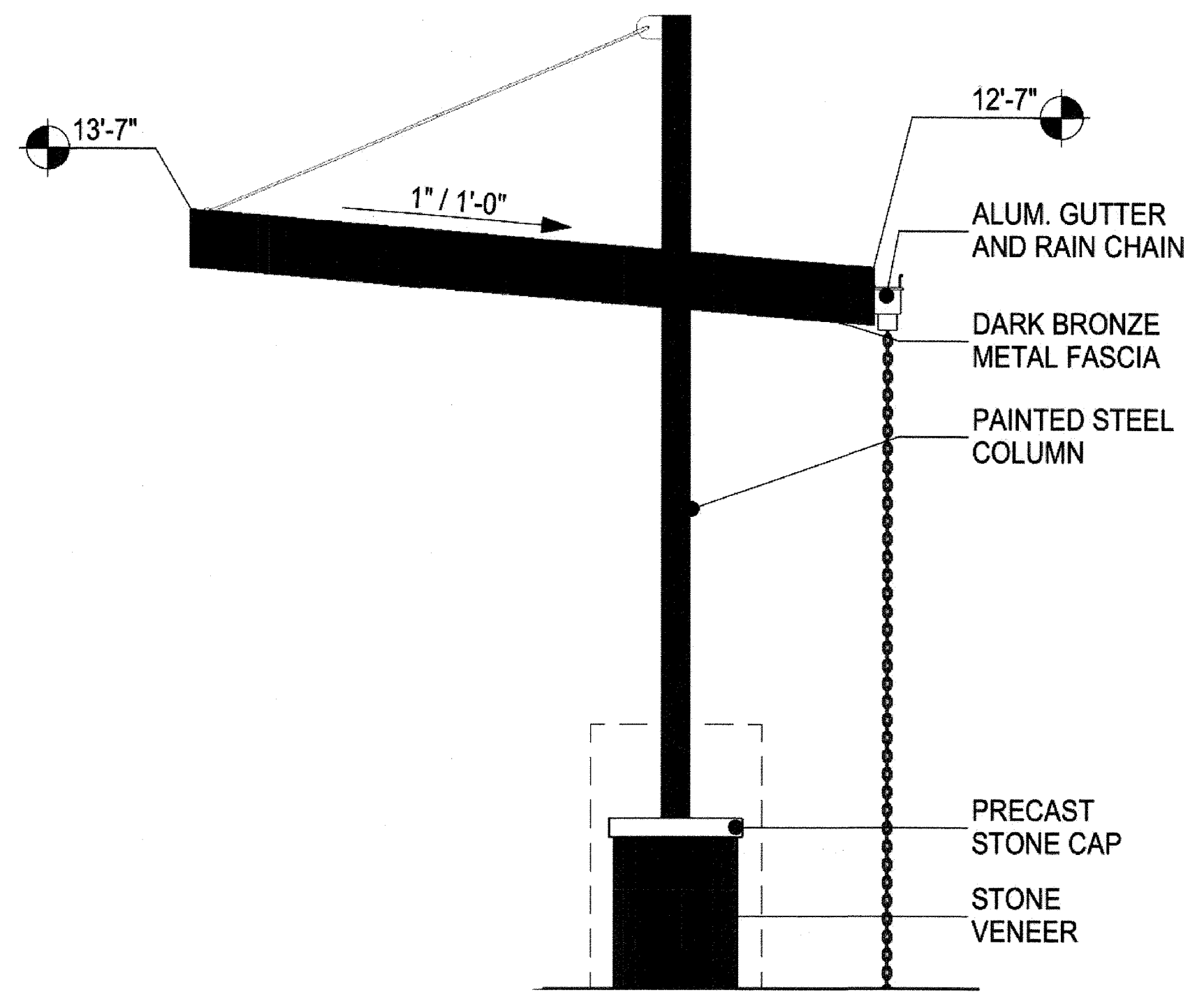
**ATWELL**  
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 143 UNION BOULEVARD SUITE 700  
 LAFAYETTE, CO 80901  
 303.462.1100



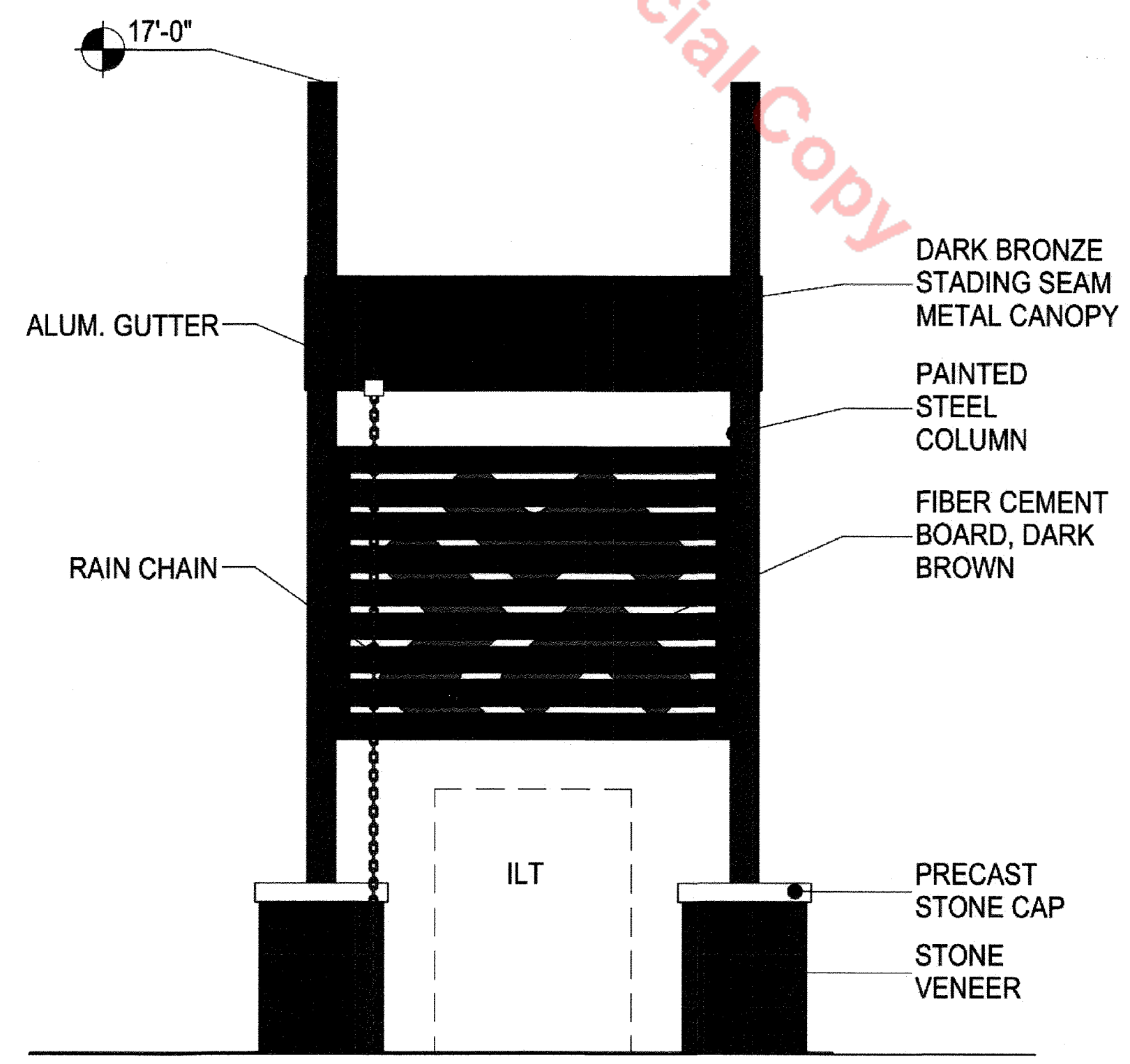
**Dumpster - Side**  
1/4" = 1'-0"

**Dumpster - Rear**  
1/4" = 1'-0"

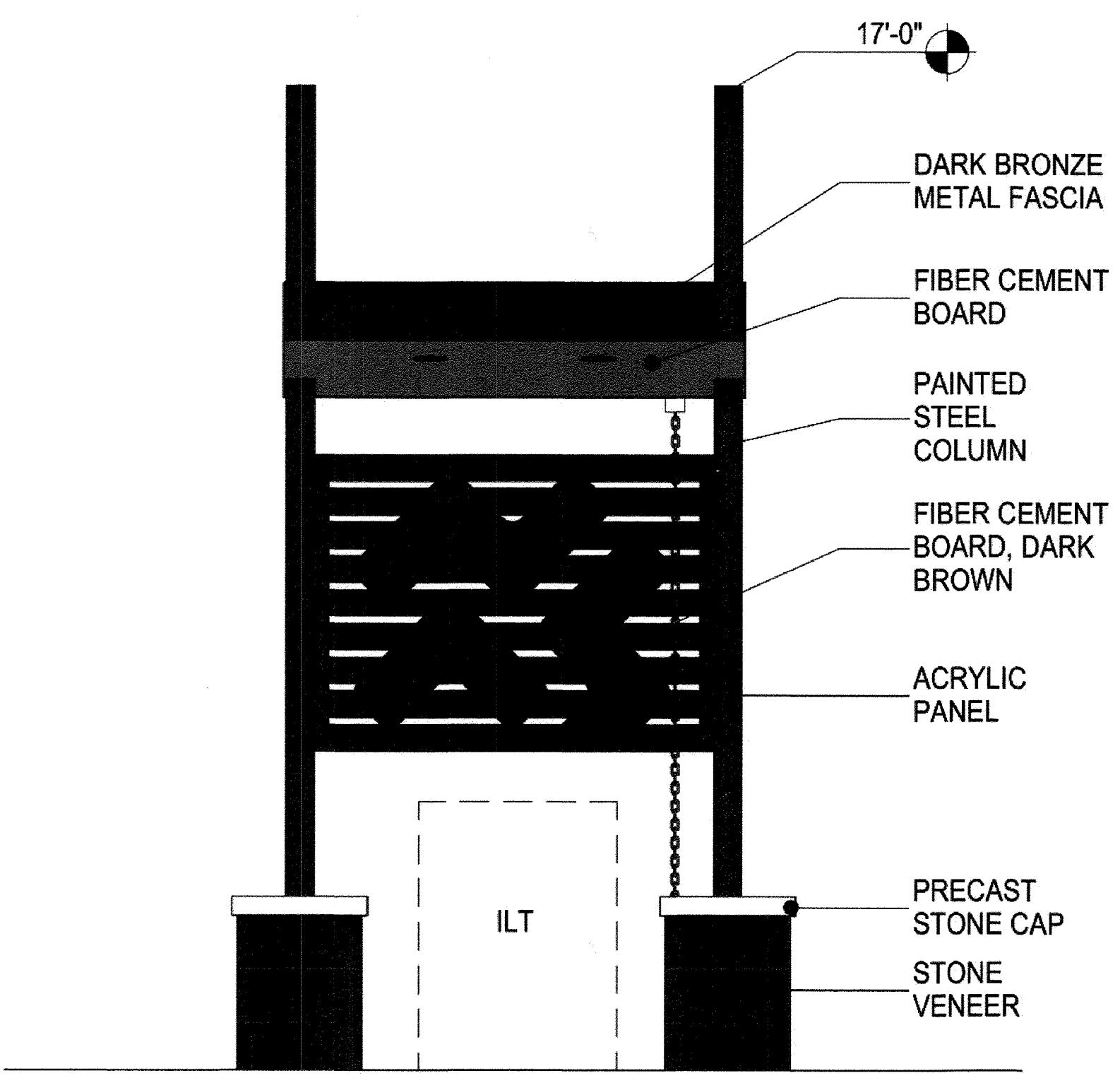
**Dumpster - Front**  
1/4" = 1'-0"



**Drive Thru ILT - Side**  
1/4" = 1'-0"



**Drive Thru ILT - Rear**  
1/4" = 1'-0"



**Drive Thru ILT - Front**  
1/4" = 1'-0"

**PRAXIS3** Site Accessories  
 architecture + multidisciplinary design

Canvas Credit Union - Meadows

Project Number: 17090 Think strategically. Build creatively.<sup>®</sup>  
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
 LOT 2A-1, BLOCK 2, THE MEADOWS FILING  
 No. 20 PHASE 1-AMENDMENT NO. 13

CLIENT  
 LEVEL 5  
 CANVAS CREDIT UNION  
 CASTLE ROCK, CO  
 SITE DEVELOPMENT PLAN AMENDMENT  
 BUILDING ELEVATIONS

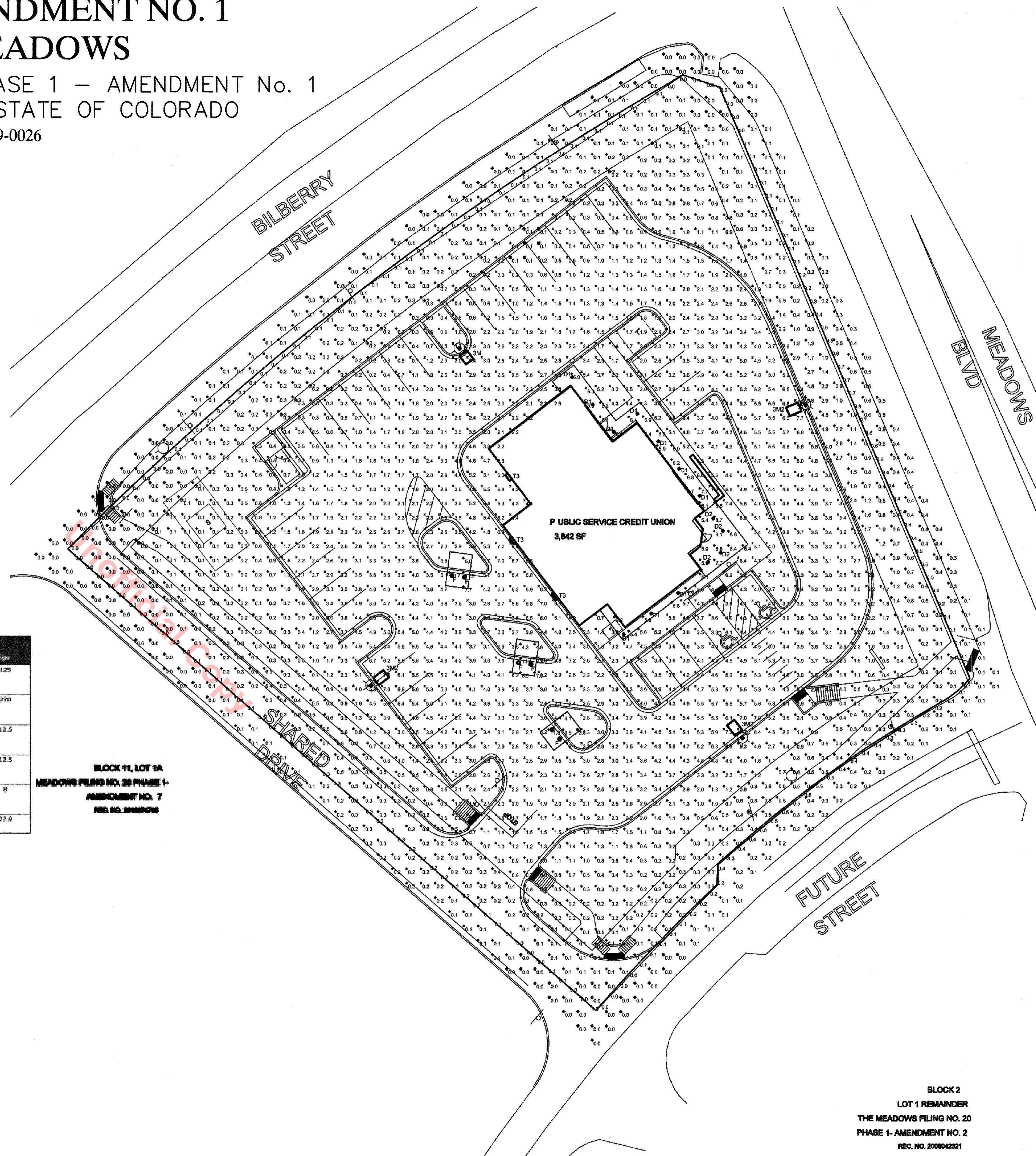
DATE	11/15/18
0	APPROVED BY TOOR 01/29/2019 - MDC
1	AMENDMENT 1 01/13/2020 - MDC
REVISIONS	

DR. MDC	CH. JAR
P.M. JAR	
JOB 17002443	
SHEET NO.	
9 OF 11	

CAD FILE: 17002443 COVER SHEET.DWG

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1 CANVAS CREDIT UNION-MEADOWS

LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 1  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026



**BLOCK 11, LOT 1A  
MEADOWS FILING NO. 20 PHASE 1 -  
AMENDMENT NO. 7  
REC. NO. 200904221**

Symbol	Label	Mounting Height	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wallage
□	3M	25'-0"	1	Lithonia Lighting	DSX1 LED P4 48W T3M MVOLT HS	DSX1 LED P4 48W T3M MVOLT with translucent shield	LED	1	DSX1_LED_P4_48W_T3M_MVOLT_HS_LED	11404	1	125
□	3M2	20'-0"	3	Lithonia Lighting	DSX2 LED P4 48W T3M MVOLT HS	DSX2 LED P4 48W T3M MVOLT with translucent shield	LED	1	DSX2_LED_P4_48W_T3M_MVOLT_HS_LED	24281	1	270
□	D1	11'-0"	18	PRISOLITE	LF85QSL-65QSL11150W8 DL	LiteFrame Square - D Flux Lens	24- Philips 3888k LEDs	1	LF85QSL-65QSL11150W8_LED	872	1	12.5
□	D2	14'-0"	4	PRISOLITE	LF85QSL-65QSL11150W8 DL	LiteFrame Square - D Flux Lens	24- Philips 3888k LEDs	1	LF85QSL-65QSL11150W8_LED	872	1	12.5
○	F	12'-0"	6	Delta Light RV	30220R122 @ 350wA	CANFIRE LED 3025 @ 350wA	LED ARRAY	1	30220R122_LED	480	1	8
□	T3	10'-0"	3	HUMMELL OUTDOOR	TR92-241-30-3x3-3	GarRAM 30x3	C-70-CR1	1	TR92-241-30-3x3-3_LED	3331	1	37.0

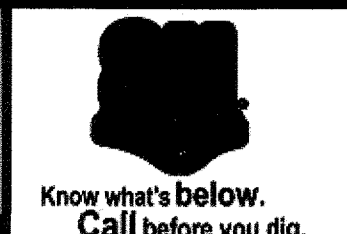
Characteristics	System	Avg	Max	Min	Max/Min	Avg/Min
1 - Property Line	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
10' Beyond Property Line	+	0.3 fc	6.3 fc	0.0 fc	N/A	N/A
Canopy - ATM	+	7.8 fc	33.8 fc	3.8 fc	3.3:1	3:1:1
Canopy - Building	+	6.3 fc	9.3 fc	2.3 fc	4.3:1	2.9:1
Parking	X	0.2 fc	6.0 fc	0.0 fc	66.0:1	50:1:1

- GENERAL LIGHTING PLAN STANDARD NOTES:**
- OBJECTIVE IS TO ILLUMINATE SITE SAFELY WITH CUT OFF TYPE LIGHT FIXTURES AND ALSO DIRECT LIGHTING TO WITHIN THE PROPERTY.
  - HOURS OF OPERATION ARE DAWN TO DUSK FOR LIGHTING AROUND ATM MACHINES AND BUILDING MOUNTED LIGHTING. OTHER LIGHT FIXTURES WILL BE ON AT DUSK AND OFF 1/2 HOUR AND WILL EXTINGUISH WITHIN ONE HOUR OF CLOSE OF BUSINESS.
  - POLE MOUNTED LIGHT FIXTURES ARE LOCATED AROUND THE PERIMETER TO DIRECT LIGHT BACK TOWARDS THE PROPERTY AND LIMIT LIGHT SPILLAGE.
  - THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

1 Site Photometrics  
E101 1" = 20'-0"

**BLOCK 2  
LOT 1 REMAINDER  
THE MEADOWS FILING NO. 20  
PHASE 1-AMENDMENT NO. 2  
REC. NO. 200904221**

SITE DEVELOPMENT PLAN  
LOT 2A-1, BLOCK 2, THE MEADOWS  
FILING No. 20 PHASE 1-AMENDMENT 13  
PROJECT NUMBER: SDP18-0030

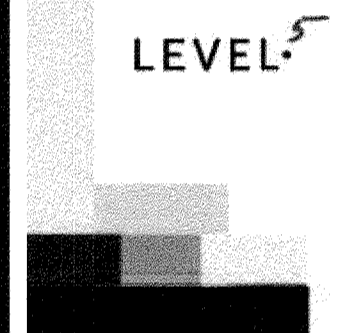


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LAKEWOOD, CO 80228  
303.482.1100



LEVEL 5  
CANVAS CREDIT UNION  
CASTLE ROCK, CO  
SITE PHOTOMETRIC PLAN

CLIENT

DATE 10/18/19

APPROVED BY TGC 01/25/2019 - MOC  
AMENDMENT 1 01/13/2020 - MOC

REVISIONS

DR. SL CH. TGD  
P.M. CCE  
JOB 17002443  
SHEET NO. 10 OF 11

# SITE DEVELOPMENT PLAN - AMENDMENT NO. 1 CANVAS CREDIT UNION-MEADOWS

## LOT 2A-1, BLOCK 2, THE MEADOWS FILING No. 20 PHASE 1 - AMENDMENT No. 1 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. SDP19-0026

**GEOPAK SERIES SIZE 2 LED Architectural Wallpack**  
TRP2/RD2/GSP2

**HUBBELL Outdoor Lighting**

**Specifications:**  
Applications: Medium sized architectural wallpacks in three styles...  
Construction: Die-cast aluminum housing and door...  
LED: 24 or 32 high power LEDs deliver up to 16,800 lumens...  
Electrical: Optional Dual Drivers & Dual Power Feeds...  
Installation/Mounting: Quick-mount adapter with gasket seal...  
Optional Controls: Drivers are 0-10V dimming standard...

**Ordering Information:**  
ORDERING EXAMPLE: TRP2-24L30-3K7-2-UN-DB

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P2 P7 P2 P5 P8	30K 3000K 50K 5000K	T15 Type I Short T25 Type II Short T35 Type III Short T45 Type IV Short	120V/120V 277V	SPA Square pole mounting RPA Round pole mounting HBA Hub ball bracket SMA Square pole universal mounting adapter*

**D-Series Size 1 LED Area Luminaire**

**Specifications:**  
EPA: 1.01 E2  
Length: 33"  
Width: 13"  
Height: 7.1/2"  
Weight: 27 lbs

**Ordering Information:**  
ORDERING EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P2 P7 P2 P5 P8	30K 3000K 50K 5000K	T15 Type I Short T25 Type II Short T35 Type III Short T45 Type IV Short	120V/120V 277V	SPA Square pole mounting RPA Round pole mounting HBA Hub ball bracket SMA Square pole universal mounting adapter*

**D-Series Size 2 LED Area Luminaire**

**Specifications:**  
EPA: 1.1 E2  
Length: 40"  
Width: 15"  
Height: 7.1/2"  
Weight: 34 lbs

**Ordering Information:**  
ORDERING EXAMPLE: DSX2 LED P7 T3M MVOLT SPA DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P2 P7 P2 P5 P8	30K 3000K 50K 5000K	T15 Type I Short T25 Type II Short T35 Type III Short T45 Type IV Short	120V/120V 277V	SPA Square pole mounting RPA Round pole mounting HBA Hub ball bracket SMA Square pole universal mounting adapter*

**6" Square LED Open Downlight LF6SQSL 120V-277V 0-10V Dimming**

**LifeFrame**  
Max. Ceiling Thickness 1 1/4"  
For recessed installation multiply inches by 25.4

**Ordering Information:**  
ORDERING EXAMPLE: LF6SQSL15HDM120ASQSL15140R8

HOUSING	DRIVER	VOLTAGE	HOUSING OPTIONS	REFLECTOR	ACCESSORIES
LF6SQSL15L	Standard 0-10V dimming	120V/277V	EM44 Emergency Battery pack with integral heat sink	EM44 Pre-punched set of two (2) bar reflector for 24" bar	EM44 Set of two (2) bar centers for 24" bar

**Ordering Information**

**Accessories:**  
EM44 Emergency Battery pack with integral heat sink...  
EM44 Pre-punched set of two (2) bar reflector for 24" bar...  
EM44 Set of two (2) bar centers for 24" bar...

**External Glare Shield**

**External Glare Shield**

**Ordering Information**

**Accessories:**  
EM44 Emergency Battery pack with integral heat sink...  
EM44 Pre-punched set of two (2) bar reflector for 24" bar...  
EM44 Set of two (2) bar centers for 24" bar...

**External Glare Shield**

**External Glare Shield**

**rescolite**  
A Division of Hubbell Lighting, Inc.

**Ordering Information:**  
ORDERING EXAMPLE: LF6SQSL15HDM120ASQSL15140R8

HOUSING	DRIVER	VOLTAGE	HOUSING OPTIONS	REFLECTOR	ACCESSORIES
LF6SQSL15L	Standard 0-10V dimming	120V/277V	EM44 Emergency Battery pack with integral heat sink	EM44 Pre-punched set of two (2) bar reflector for 24" bar	EM44 Set of two (2) bar centers for 24" bar

**DELTA LIGHT**

**CARRIE X LED 3033 S1**  
202 20 28122

**Specifications:**  
Light source: 680 lm / 1 W @ 95 lm/W  
Weight: 0.2 KG  
Production level: IP44/20-2520

**DELTA LIGHT**

**CARRIE X LED 3033 S1**  
202 20 28122

**Specifications:**  
Light source: 680 lm / 1 W @ 95 lm/W  
Weight: 0.2 KG  
Production level: IP44/20-2520

**ATWELL**  
866-850-4200 www.atwell-group.com

**ORDERING INFORMATION**

**Accessories:**  
EM44 Emergency Battery pack with integral heat sink...  
EM44 Pre-punched set of two (2) bar reflector for 24" bar...  
EM44 Set of two (2) bar centers for 24" bar...

**External Glare Shield**

**External Glare Shield**

**LEVEL 5**  
CANVAS CREDIT UNION  
CASTLE ROCK, CO

**ORDERING INFORMATION**

**Accessories:**  
EM44 Emergency Battery pack with integral heat sink...  
EM44 Pre-punched set of two (2) bar reflector for 24" bar...  
EM44 Set of two (2) bar centers for 24" bar...

**External Glare Shield**

**External Glare Shield**

**REVISIONS**

DATE: 11/15/18

APPROVED BY: TORR 01/28/2019 - MDC

AMENDMENT NO. 01/23/2020 - MDC

DR. MDC | CH. JAR

P.M. JAR

JOB: 17002443

SHEET NO. 11 OF 11