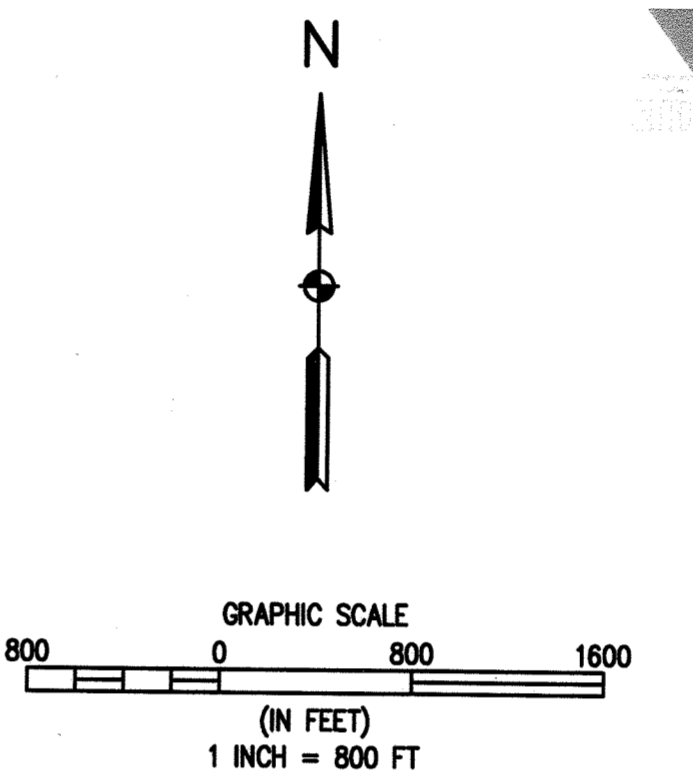
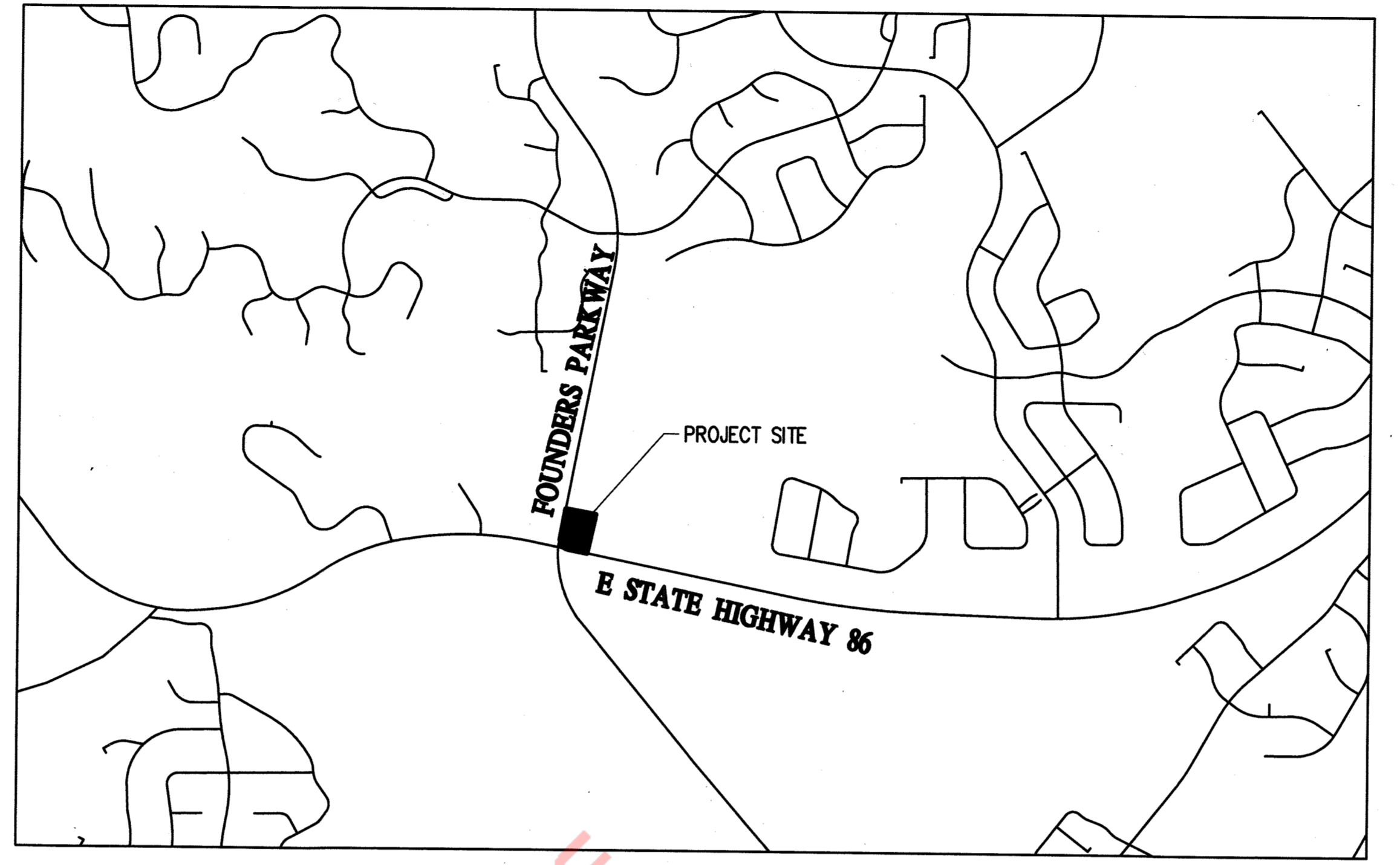


SITE DEVELOPMENT PLAN GENERAL NOTES:

- 1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM...

SITE DEVELOPMENT PLAN, AMENDMENT 2 LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEVEL 5, LLC logo and contact information for Baseline Engineering, Planning, Surveying and Praxis3 architecture + multidisciplinary design.

APPLICANT: LEVEL 5, LLC. OWNER: CANVAS CREDIT UNION. CIVIL ENGINEER: BASELINE ENGINEERING CORPORATION. SURVEYOR: BASELINE ENGINEERING CORPORATION. LANDSCAPE ARCHITECT: BASELINE ENGINEERING CORPORATION. ARCHITECT: PRAXIS3. IRRIGATION: MPI DESIGNS, LLC.

BASELINE Engineering - Planning - Surveying logo and address: 850 FORD STREET, GOLDEN, COLORADO 80401.

Table with columns: REVISION DESCRIPTION, PREPARED BY, DATE, TOWN COMMENTS, TOWN SIGNATURE, TOWN DATE.

FIRE NOTES:

- 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.

Sheet List Table

Table with columns: SHEET NUMBER, SHEET TITLE.

ZONING COMPARISON

Table comparing zoning requirements (MALL AND OFFICE CENTER INFILL PD) for PROJECT # SDP18-0012, SDP19-0050, and SDP21-0003.

TITLE CERTIFICATION: I, Eric Gonzales, an AUTHORIZED REPRESENTATIVE OF Fidelity NCS, a TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO...

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

UTILITY NOTES:

- 1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

LEGAL DESCRIPTION:

LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE STATEMENT:

1. THE PURPOSE OF THIS AMENDMENT TO SDP18-0012 AND SDP19-0050 IS TO ADD A PNEUMATIC TUBE TO BE USED FOR REMOTE BANK BUSINESS, WHICH CANNOT BE CONDUCTED VIA THE EXISTING ATMS...

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOUNDERS MARKETPLACE FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT...

ABBREVIATIONS:

Table with columns: CONST, CONSTRUCT, DIA, DEGREE, ESMT, DIAMETER, EX, EASEMENT, FFE, FINISHED FLOOR ELEVATION, FL, FLOWLINE, LF, LINEAR FEET.

PROJECT BENCHMARK: FOUND ALUMINUM CAP, AZTEC SURVEYING CONTROL POINT #202, LOCATED ON THE EAST PROPERTY LINE ON THE NORTH SIDE OF WHY 86...

Table with columns: SHEET, SHEET TITLE, ORIGINAL SDP PROJ #, APPROVED SDP SHEET AMENDMENTS AND PROJ #, Final Approved SDP Sheets and Proj #.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE: THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:25 AM ON THE 7th DAY OF JULY, 2021...

CIVIL ENGINEER'S STATEMENT: I, NOAH J. NEMMERS, BEING A REGISTERED ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

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 6th DAY OF JULY, 2021.

SURVEYOR'S CERTIFICATE: I, AARON DEMO, 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 ACCURATELY REPRESENTS THAT SURVEY.

LEVEL 5, LLC logo and address: 850 FORD STREET, GOLDEN, COLORADO 80401. CANVAS CREDIT UNION logo and address: 9900 PARK MEADOWS DRIVE, LONE TREE, CO 80124.

SITE DEVELOPMENT PLAN, AMENDMENT 2

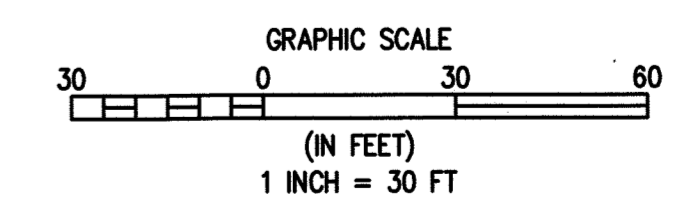
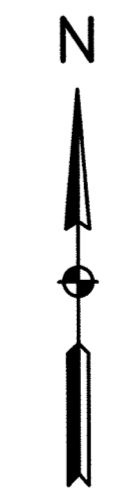
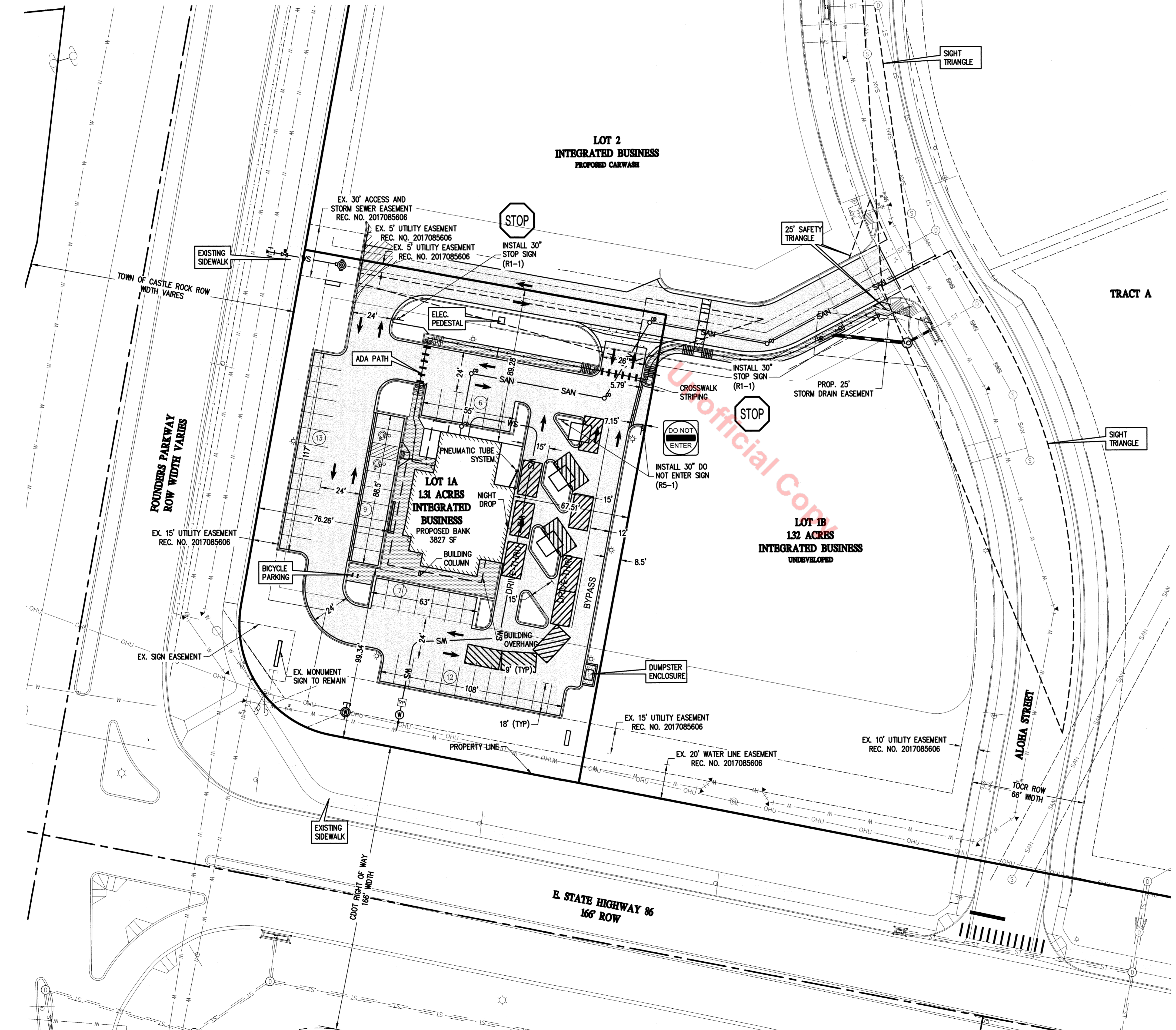
LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY
- - -	- - -	EASEMENT
====	====	EDGE OF ASPHALT
====	====	CURB AND GUTTER (SPILL/CATCH)
====	====	EDGE OF BUILDING
---	---	BUILDING OVERHANG
---	---	RIGHT-OF-WAY
---	---	SIGHT TRIANGLE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
+	+	SIGN
⊙	⊙	FIRE HYDRANT
⊕	⊕	WATER VALVE
⊙	⊙	SANITARY MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
+	+	LIGHT POLE
⊙	⊙	PARKING COUNT
⊙	⊙	ADA PARKING STALL
→	→	DIRECTIONAL ARROW STRIPING
○	○	CLEANOUT
▨	▨	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
▨	▨	SIDEWALK PAVING
▨	▨	CONCRETE PAVING
▨	▨	11' X 20' STACKING SPACE



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 P. 303.940.9866 • F. 303.940.9859 • www.basilinecorp.com

DESIGNED BY	DATE	PREPARED BY	DATE
SPR	07/11/2018	MOS	07/11/2018
SPR	09/04/2018	MRA	09/04/2018
SPR	10/23/2018	MOS	10/23/2018
NUN	05/16/2019	MOS	05/16/2019
NUN	06/05/2019	MOS	06/05/2019

REVISION DESCRIPTION
 TOWN COMMENTS
 TOWN COMMENTS
 TOWN COMMENTS
 SIGNAGE REVISION
 TOWN SIGNAGE COMMENTS

LEVEL 5, LLC
 CANVAS CREDIT UNION
 SITE PLAN

DOUGLAS COUNTY
 TOWN OF CASTLE ROCK

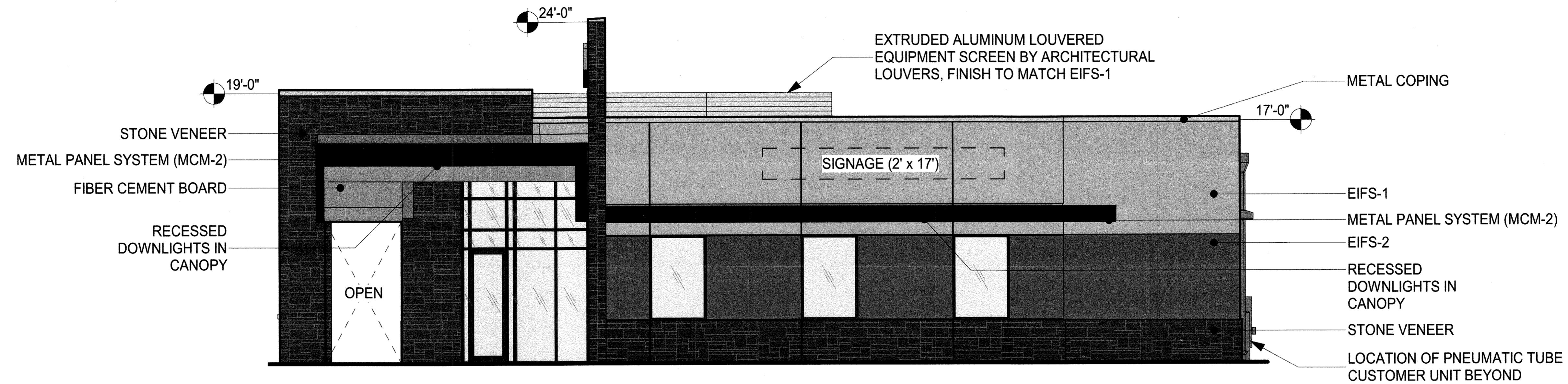
FOR AND ON BEHALF OF BASILINE CORPORATION	
INITIAL SUBMITTAL	04/04/2018
DRAWING SIZE	24" X 36"
SURVEY FROM	SURVEY DATE
BASILINE	XX/XX/XX
JOB NO.	C03292
DRAWING NAME	C03292 - SDP.DWG
SHEET	2 OF 5

SDP21-0003
 LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT
 NO. 2, SITE DEVELOPMENT PLAN PROJECT NO. SDP21-0003

SITE DEVELOPMENT PLAN, AMENDMENT 2

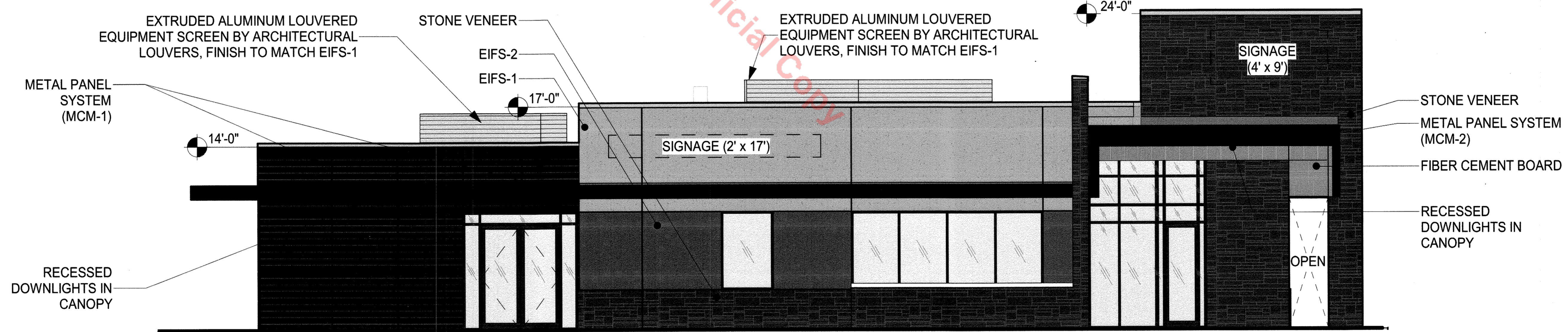
LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



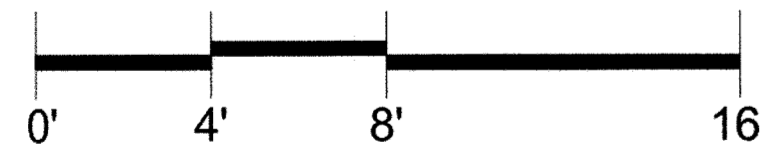
South Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"



	EIFS-1 LIGHT TAN		METAL PANEL SYSTEM (MCM-1) - ZEBRAWOOD		METAL COPING (CP-1) - DARK GREY		STONE VENEER (ST-1)
	EIFS-2 BEIGE		METAL PANEL SYSTEM (MCM-2) - DARK BRONZE		FIBER CEMENT BOARD - ORANGE		FIBER CEMENT BOARD - WOOD TEXTURE

PRAXIS3 Elevations
architecture + multidisciplinary design

Canvas Credit Union - Founders

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Project Number: 17029

SDP21-0003
LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT
NO. 2 SITE DEVELOPMENT PLAN PROJECT NO. SDP21-0003

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REVISION	DESCRIPTION	DATE	PREPARED BY	DESIGNED BY
TOWN COMMENTS		07/11/2018	MDS	SPR
TOWN COMMENTS		09/04/2018	MDS	SPR
TOWN COMMENTS		10/23/2018	MRA	SPR
SIGNAGE REVISION		05/16/2019	MDS	SPR
TOWN SIGNAGE COMMENTS		06/05/2019	MDS	NUN

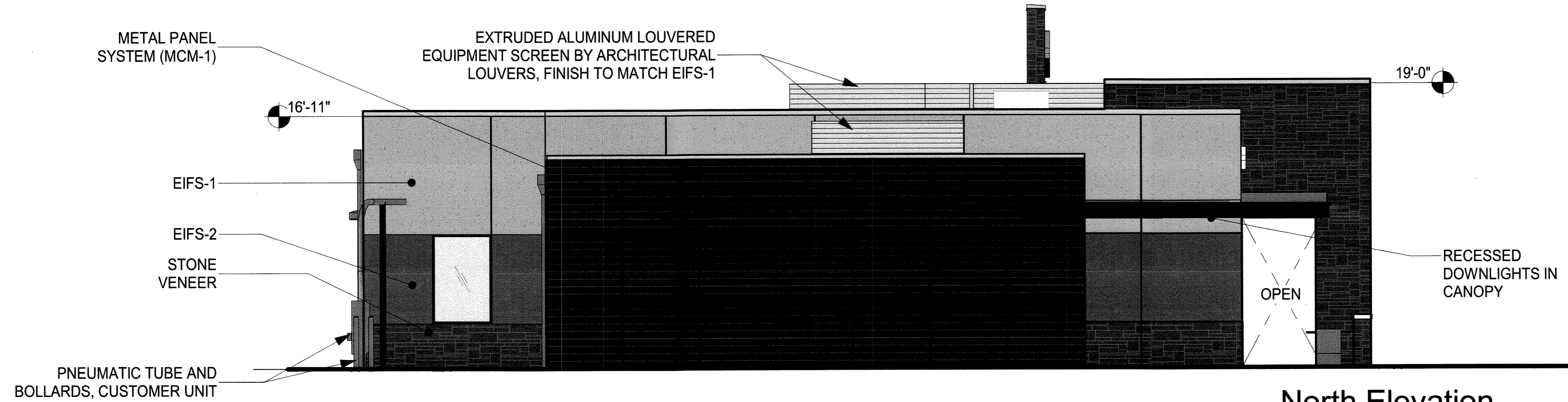
LEVEL 5, LLC.
CANVAS CREDIT UNION
ELEVATION 1
TOWN OF CASTLE ROCK
DOUGLAS COUNTY

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	04/04/2018
DRAWING SIZE	24" x 36"
SURVEY FIRM	SURVEY DATE
BASELINE	XX/XX/XX
JOB NO.	C03292
DRAWING NAME	co3292 - SDP.DWG
SHEET	3 OF 5

SITE DEVELOPMENT PLAN, AMENDMENT 2

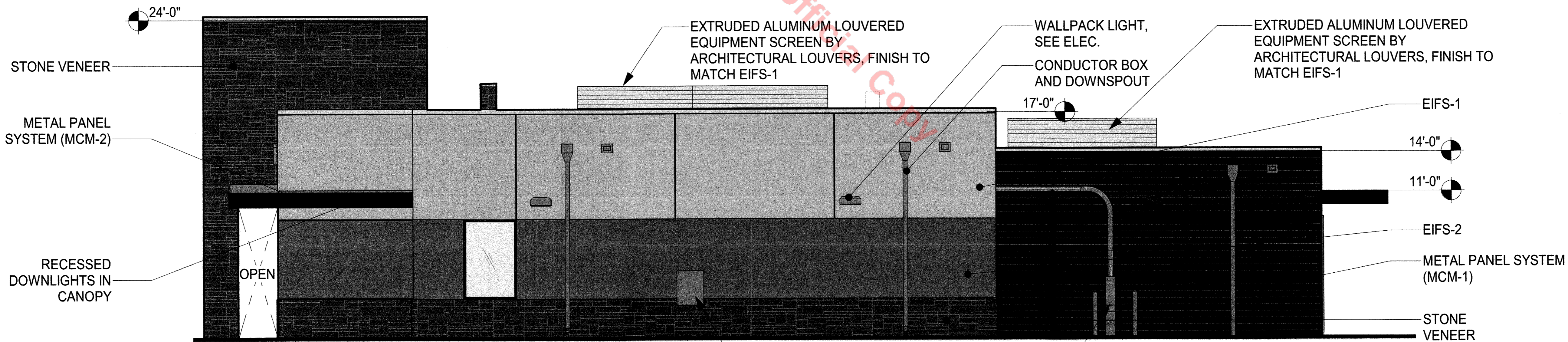
LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



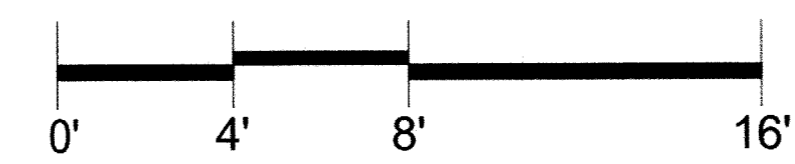
North Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"



DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
SPR	07/11/2018	MOS	TOWN COMMENTS
SPR	09/04/2018	MRA	TOWN COMMENTS
SPR	10/23/2018	MOS	TOWN COMMENTS
NUN	05/16/2019	MOS	SIGNAGE REVISION
NUN	06/05/2019	MOS	TOWN SIGNAGE COMMENTS

DOUGLAS COUNTY
LEVEL 5, LLC
CANVAS CREDIT UNION
TOWN OF CASTLE ROCK
ELEVATION 2

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	04/04/2018
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	XX/XX/XX
JOB NO.	C03292
DRAWING NAME	C03292 - SDP.DWG
SHEET	4 OF 5
4	

n:\co3292 - psco castle rock south\Drawings\co3292 - SDP.DWG, 6/3/2021 10:26:54 AM, Morgan Clapp

n:\co3292 - pscu castle rock south\Drawings\co3292 - SDP-DWG, 6/3/2021 10:26:56 AM, Morgan, Clapp

SITE DEVELOPMENT PLAN, AMENDMENT 2

LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

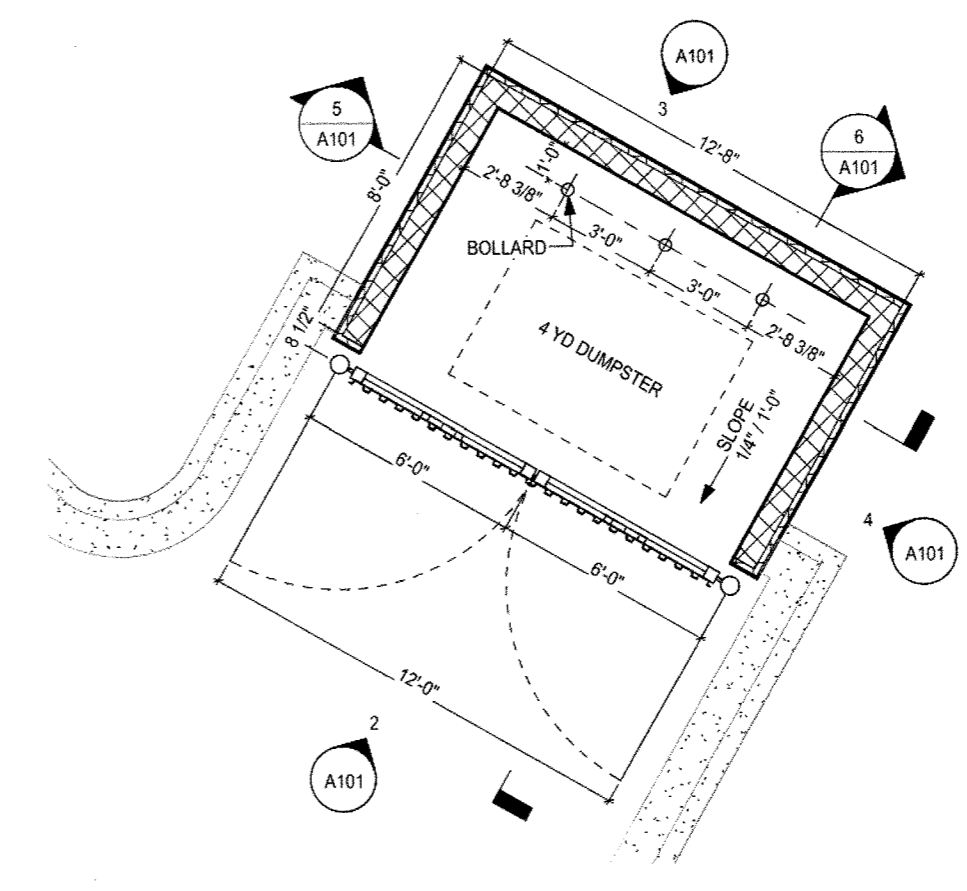
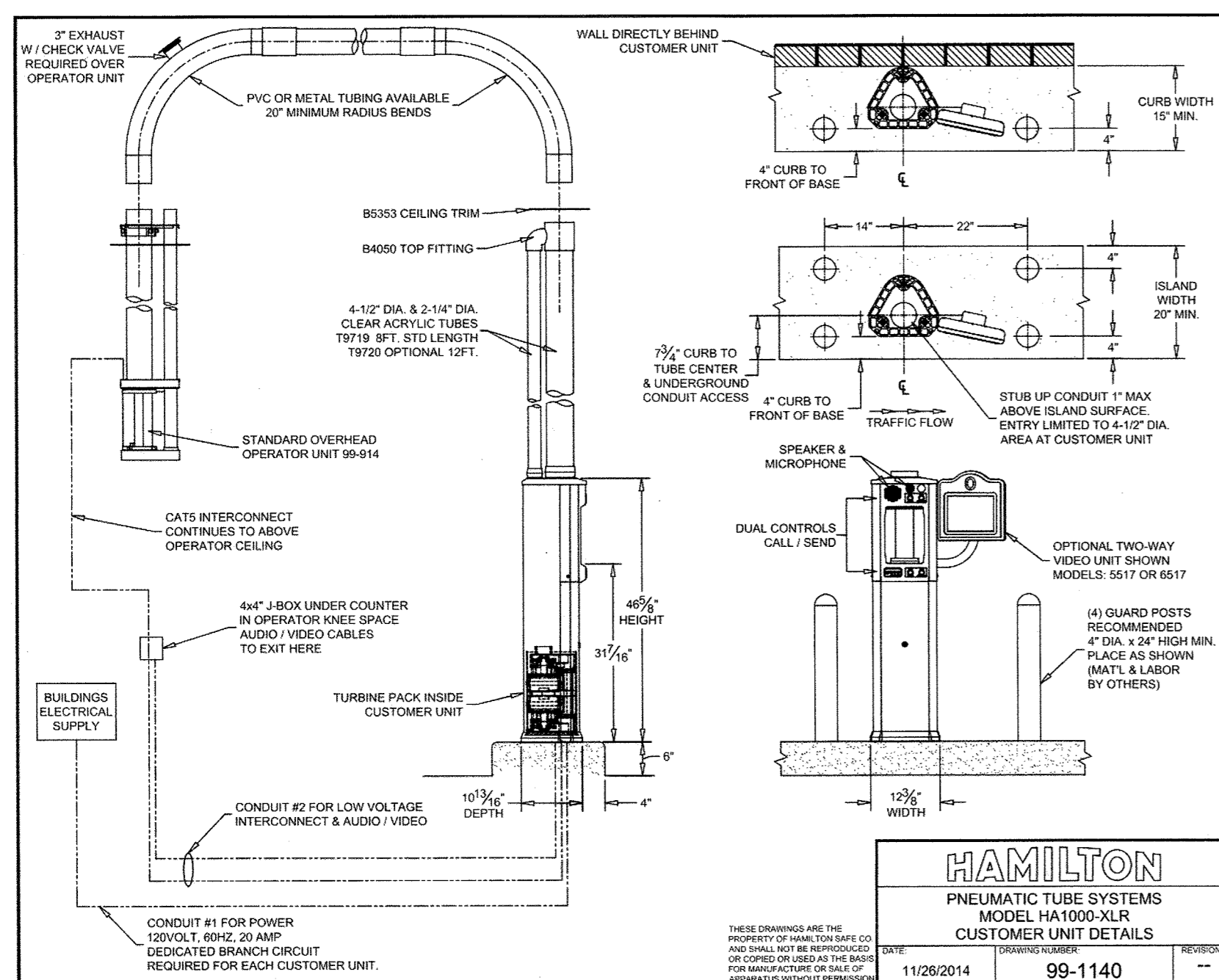
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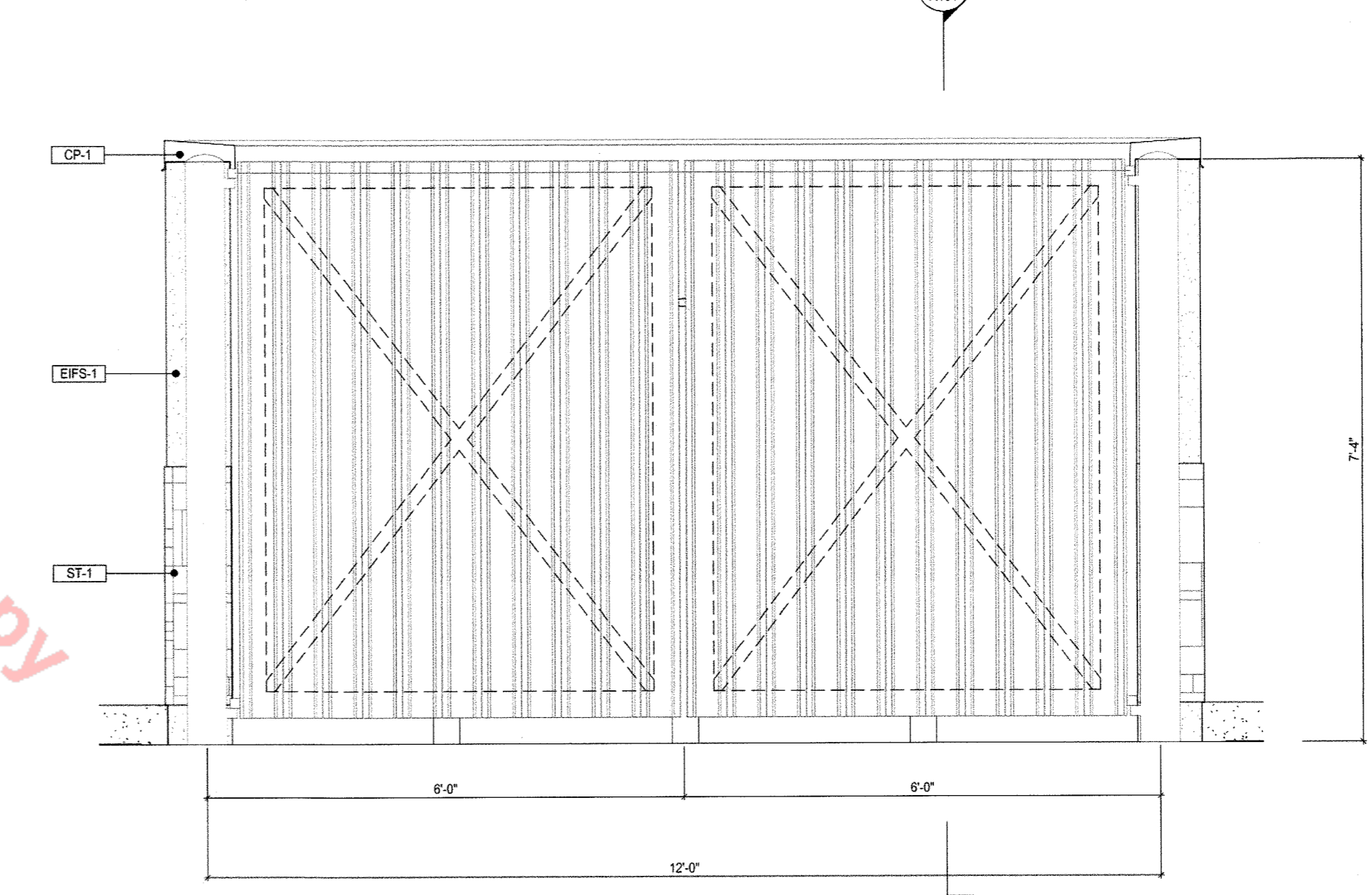
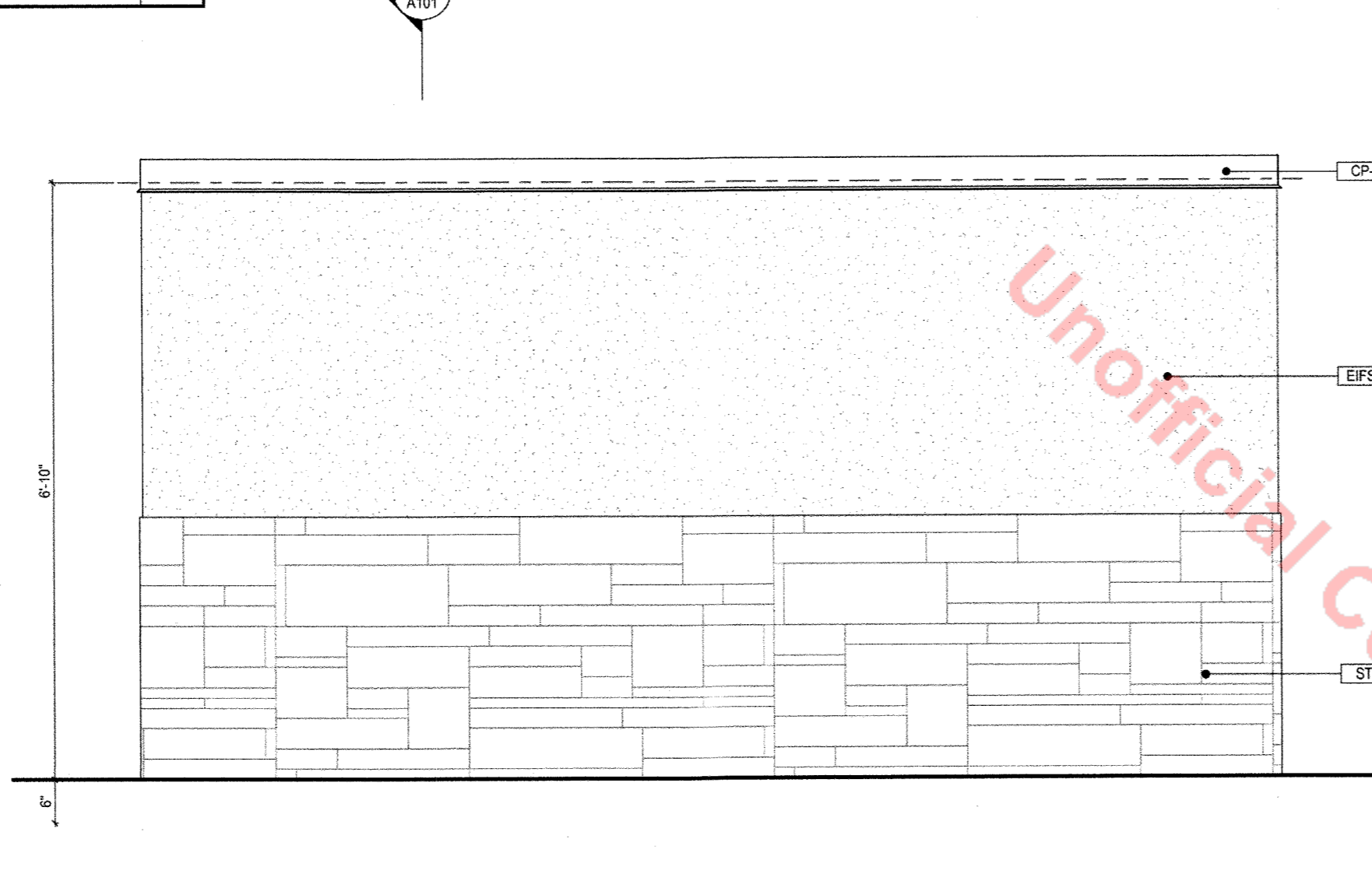
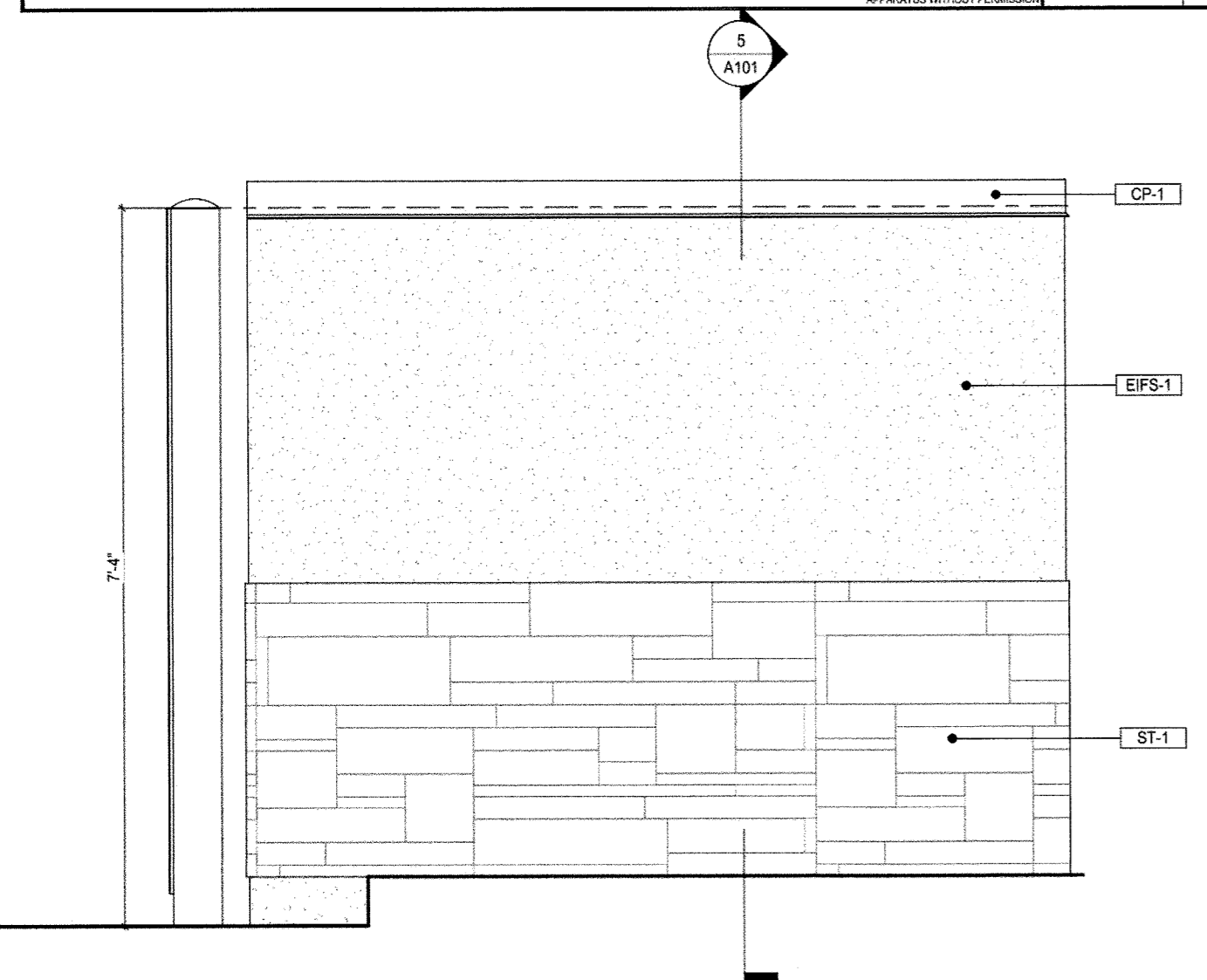
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Rev	Date	Comments
1	2/14/18	Progress Set



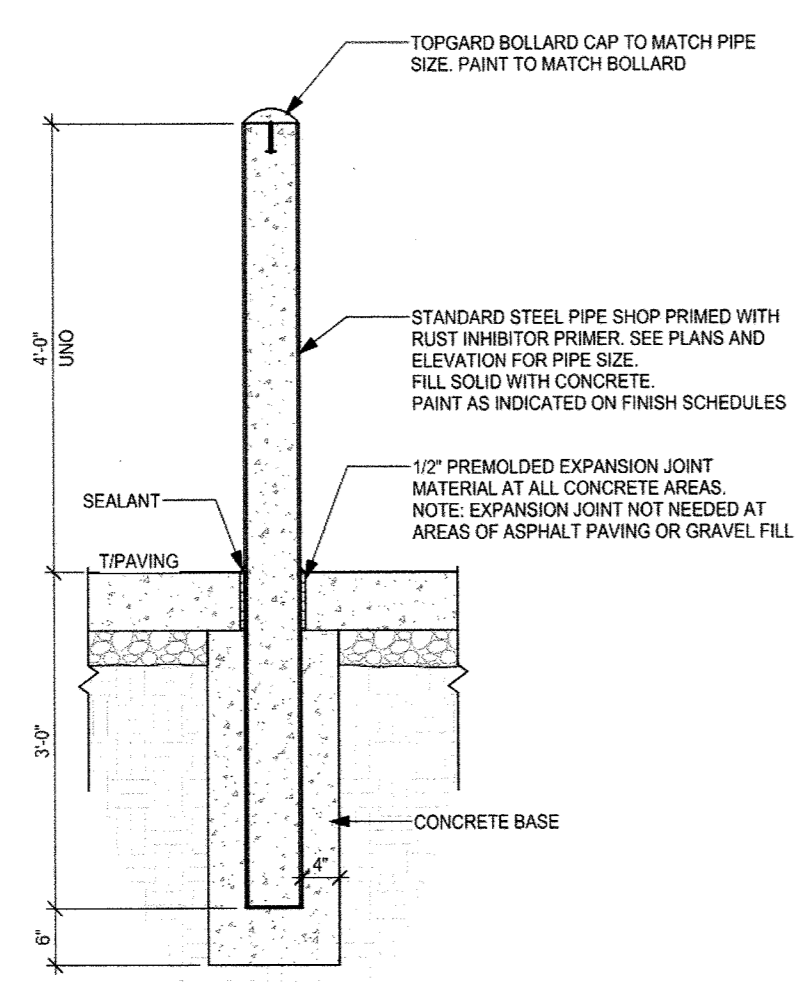
SIGNAGE NOTES:
1. ALL SIGNS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK TITLE 19 (SIGN CODE REGULATIONS).



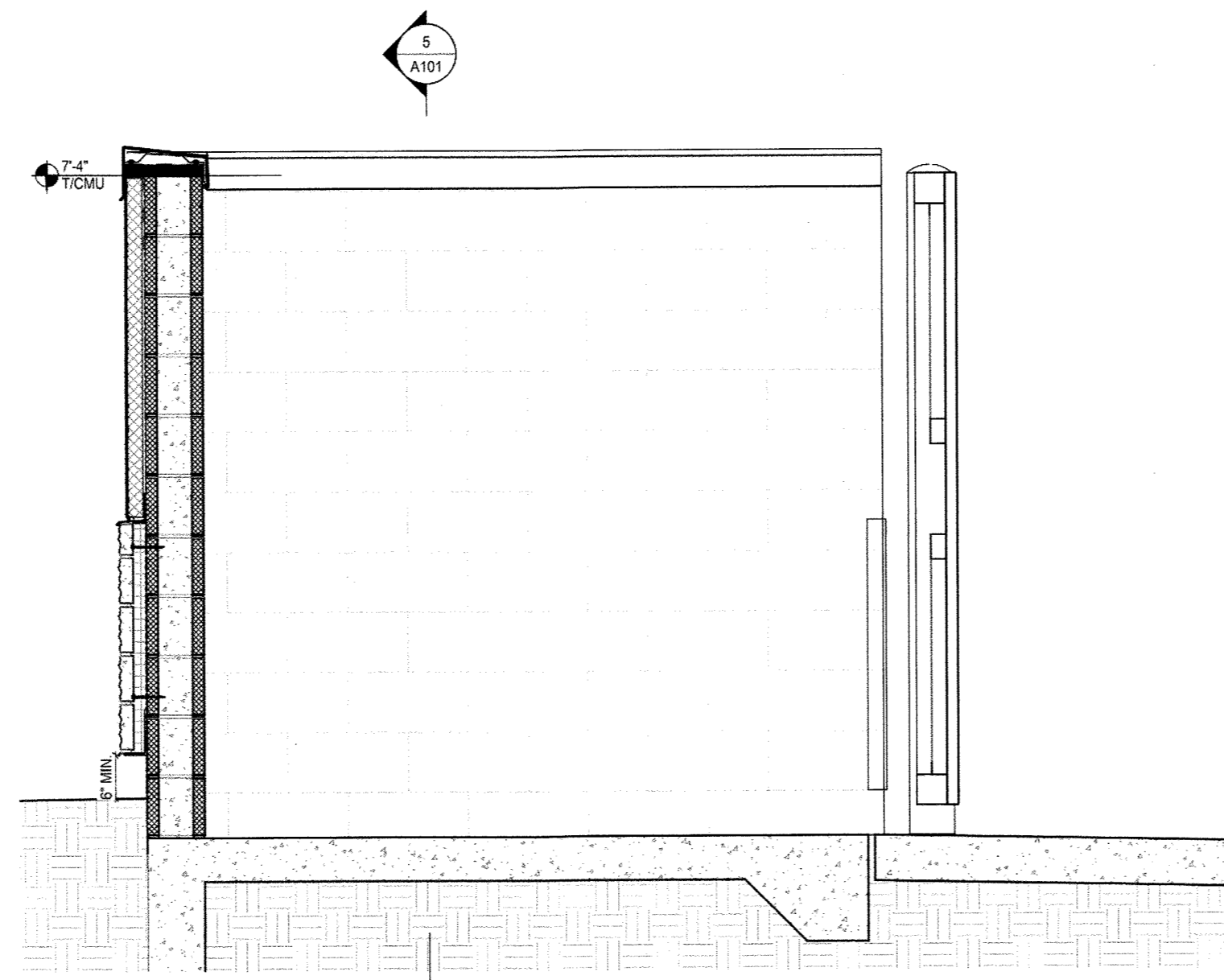
1 Dumpster Enclosure - Side Elevation
3/4\" = 1'-0"

3 Dumpster Enclosure - Rear Elevation
3/4\" = 1'-0"

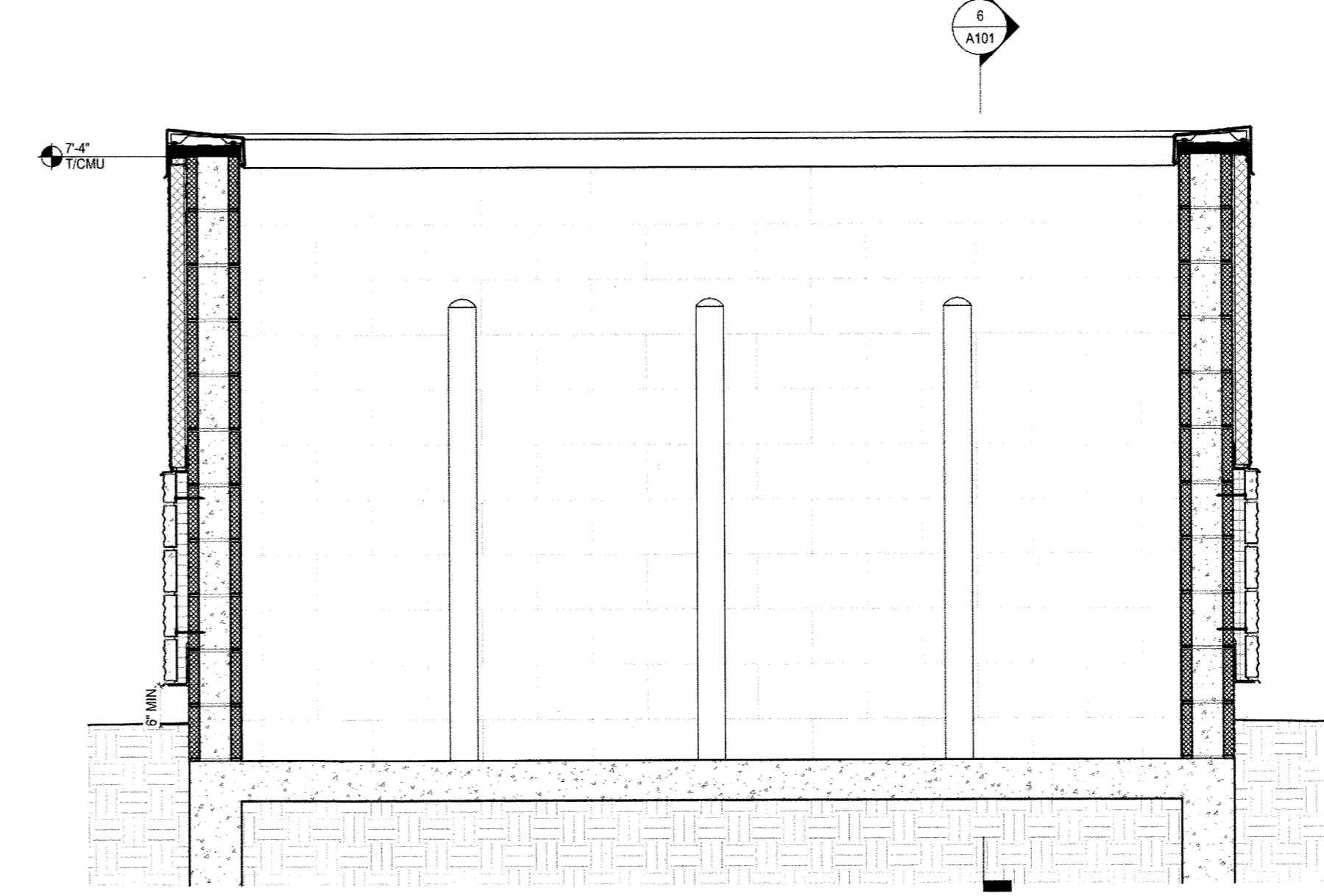
2 Dumpster Enclosure - Front Elevation
3/4\" = 1'-0"



7 Typical Bollard
3/4\" = 1'-0"



6 Dumpster Enclosure - Section 2
3/4\" = 1'-0"



5 Dumpster Enclosure - Section 1
3/4\" = 1'-0"

Unofficial Copy

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SDP21-0003
LOT 1A, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2 SITE DEVELOPMENT PLAN PROJECT NO. SDP21-0003

REVISION	DESCRIPTION	DATE	PREPARED BY	DESIGNED BY
1	TOWN COMMENTS	07/11/2018	MDS	SPR
2	TOWN COMMENTS	09/04/2018	MDS	SPR
3	TOWN COMMENTS	10/23/2018	MRA	SPR
4	SIGNAGE REVISION	05/16/2019	MDS	NUN
5	TOWN SIGNAGE COMMENTS	06/05/2019	MDS	NUN

LEVEL 5, LLC
DOUGLAS COUNTY
TOWN OF CASTLE ROCK
CANVAS CREDIT UNION
DETAILS

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	04/04/2018
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	XX/XX/XX
JOB NO.	C03292
DRAWING NAME	co3292 - SDP.DWG
SHEET	5 OF 5

DETAILS