

SITE DEVELOPMENT PLAN

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PROJECT INFORMATION

ADDRESS: 730 N. RIDGE RD., CASTLE ROCK, CO 80104

PROPERTY OWNER/APPLICANT

KINGS BANK LLC
 1805 S. BELLARE STREET, SUITE 110
 DENVER, CO 80222
 TEL: (303) 770-3344
 ATTN: BLAKE SMITH

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, COLORADO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 ATTN: JENNY ROMANO, P.E.

ARCHITECT

40 ARCHITECTURAL SOLUTIONS LLC
 2094 E THINCA PL
 AURORA, COLORADO 80013
 TEL: (720) 232-5478
 ATTN: JOTICE JLEK

LANDSCAPE ARCHITECT

KIRBY SMITH & ASSOCIATES, INC.
 6201 50 HUDSON COURT
 CENTENNIAL, CO 80121
 TEL: (303) 694-9484
 FAX: (303) 694-9272
 ATTN: KIRBY SMITH

SURVEYOR

GALLOWAY & COMPANY, INC.
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, COLORADO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 ATTN: BRETT DALTON

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF A 6,914 SQ FT RETAIL BUILDING WITH ALL ASSOCIATED PARKING, UTILITIES, AND LANDSCAPING.
 CURRENT ZONING:
 INTEGRATED BUSINESS.
 ACCESS:
 THE PRINCIPAL MEANS OF ACCESS IS FROM A PRIVATE DRIVE OFF OF NORTH RIDGE ROAD.

LEGAL DESCRIPTION

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

ELEVATIONS ARE BASED DOUGLAS COUNTY CONTROL NETWORK MONUMENT STATION ID 4021011. 3.25" ALUMINUM CAP STAMPING IS ILLEGIBLE. LOCATED ON AN INLET ON THE WEST SIDE OF LANTERN TRAIL, JUST NORTH OF STONEHAM AVENUE. ELEVATION = 6624.86 (NAVD 88 DATUM)
 SITE BENCHMARKS
 BM #1: NAIL AND DISC STAMPING "PLS 29430" AT THE NORTHWEST CORNER OF LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (ELEVATION = 6637.09)
 BM #2: NAIL AND DISC STAMPING IS ILLEGIBLE AT THE SOUTHEAST CORNER OF LOT 2, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (ELEVATION = 6629.03)

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF LOT 2 AND LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (RECEPTION NO. 204099394), MONUMENTED ON THE SOUTH END BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC STAMPED "OLC LS 24670" AND ON THE NORTH END BY FOUND NAIL AND DISC STAMPED "PLS 24670", AND IS CONSIDERED TO BEAR N40°20'28"W, A DISTANCE OF 1057.69 FEET.

SITE DEVELOPMENT PLAN GENERAL NOTES

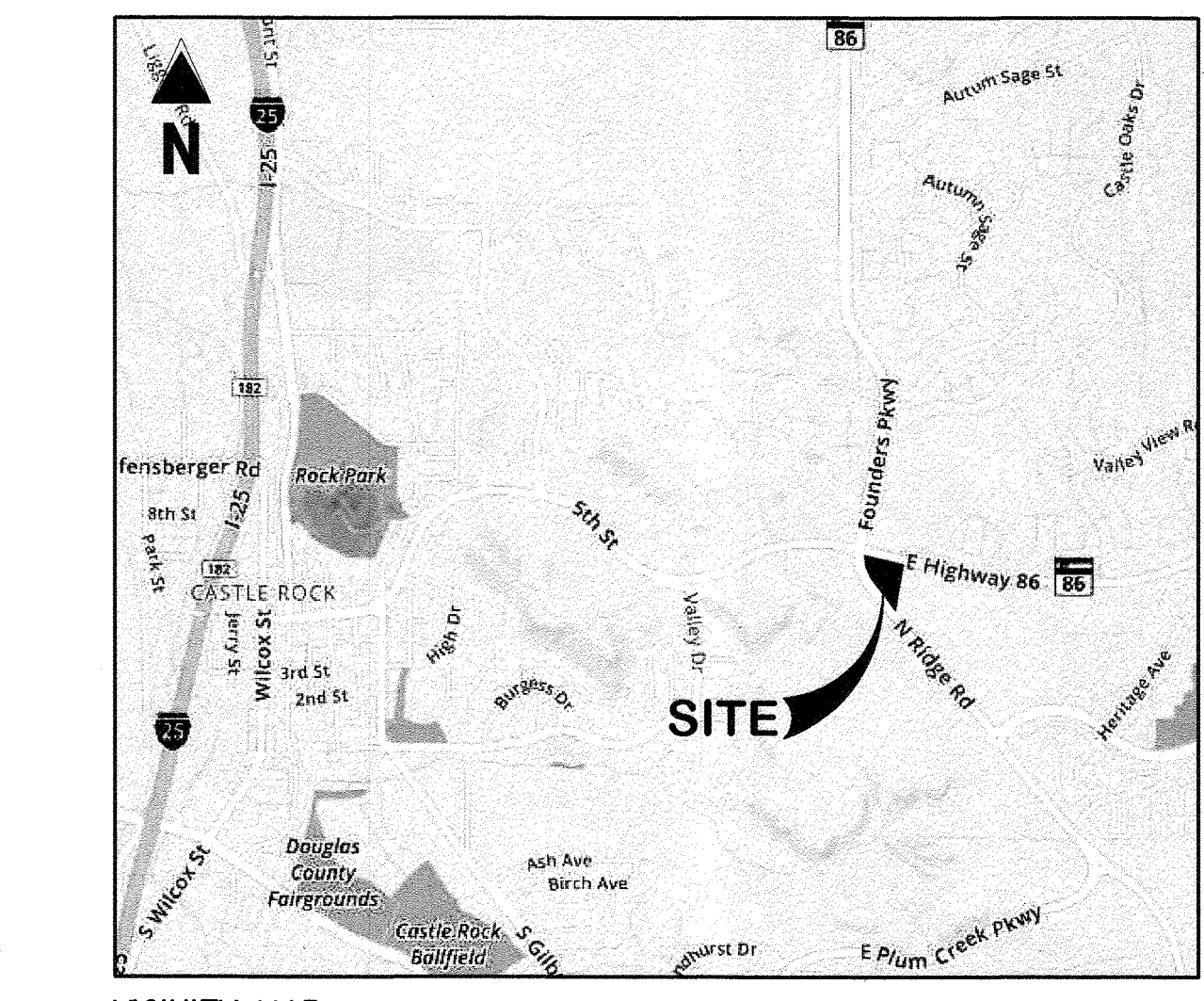
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, 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 20% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 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 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 PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X"- AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035003036 LAST REVISED MARCH 16, 2016. NO OFFICE CALCULATION OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- 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 AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.
- THIS SITE IS ZONED HECKERDOORF RANCH AMENDMENT No. 1 PD AS RECORDED (BK 581 PG 828) WITH THE DOUGLAS COUNTY CLERK AND RECORDER JUNE 27TH, 1985.
- 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 THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 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.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE. HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/
- 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 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 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.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

SHEET INDEX

SHEET NO.	DESCRIPTION
1 OF 8	COVER SHEET
2 OF 8	SITE PLAN
3 OF 8	GRADING PLAN
4 OF 8	UTILITY PLAN
5 OF 8	GENERAL LIGHTING PLAN
6 OF 8	GENERAL LIGHTING PLAN DETAILS
7 OF 8	CONCEPTUAL LANDSCAPE PLAN
8 OF 8	BUILDING ELEVATIONS



VICINITY MAP
 SCALE: 1"=2500'



SITE MAP
 SCALE: 1"=250'

SITE DATA SUMMARY TABLE

ZONING DISTRICT	ALLOWED/REQUIRED	APPROVED	PROPOSED	
	INTEGRATED BUSINESS	INTEGRATED BUSINESS	INTEGRATED BUSINESS	
LAND USE	COMMERCIAL	RETAIL	RETAIL	
	REQUIRED/PERMITTED	APPROVED	PROVIDED	
BUILDING HEIGHT	35' MAX	27'-7"	25'	
BUILDING FLOOR AREA	18,474 S.F. / 35%	6,000 S.F. / 11.37%	6,914 S.F. / 13.10%	
BUILDING SETBACKS	REQUIRED	APPROVED	PROVIDED	
	NORTH	15'	12	32.1'
	EAST	15'	75.3	82.45'
	SOUTH	15'		130.5'
	WEST	25'	30.7	30.75'
OFF STREET PARKING & SPACES PER 1,000 S.F. OF GROSS FLOOR AREA	REGULAR SPACES	33	35	33
	ADA SPACES	2	2	2
	TOTAL PARKING	35	37	35
BICYCLE PARKING	BICYCLE PARKING SPACES EQUAL TO 5% OF THE TOTAL OFF-STREET VEHICLE PARKING SPACES	2	0	3

LAND USE: SUMMARY TABLE

	AREA (S.F.)	% OF GROSS SITE
GROSS SITE AREA	52,783	100.00%
BUILDING FOOTPRINT	6,914	13.10%
LANDSCAPE AREA	21,539	40.81%
PARKING/DRIVES/WALKS	24,330	46.09%

SIGNATURE BLOCKS

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, RECORDED ON THE 5TH DAY OF AUGUST, 2024 AT RECEPTION NO. 2004081806 AND ACCORDINGLY 2.62 SFE ARE DEBITED FROM THE WATER BANK.

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.
 BY: Blake Smith
 KINGS BANK LLC, A COLORADO LIMITED LIABILITY CO.
 SIGNED THIS 11th DAY OF February, 2020
 NOTARY BLOCK
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, 2020
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 04-21-2020
 COUNTY OF Arapahoe
 STATE OF CO

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
 CHASE M ARNOLD
 NOTARY PUBLIC
 STATE OF COLORADO
 MY COMMISSION EXPIRES APRIL 21, 2020
 JENNY ROMANO, P.E. #44401
 2/3/2020
 DATE

TITLE CERTIFICATION

I, Mary Clarke Gentry, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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.
 AUTHORIZED REPRESENTATIVE
Mary Clarke Gentry
Land Title Guarantees Company
 TITLE COMPANY
 SIGNED THIS 11th DAY OF February, 2020
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF February, 2020
 BY Chase Arnold AS AUTHORIZED REPRESENTATIVE OF Mary Clarke Gentry
 WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 04-21-2020
 COUNTY OF Arapahoe
 STATE OF CO

SURVEYOR'S CERTIFICATE

I, Brian Dennis, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST. THESE SITE DEVELOPMENT PLANS ACCURATELY REPRESENTS THAT SURVEY.
 B. Dennis
 02/03/20
 COLORADO PLS NO. 38069
 DATE

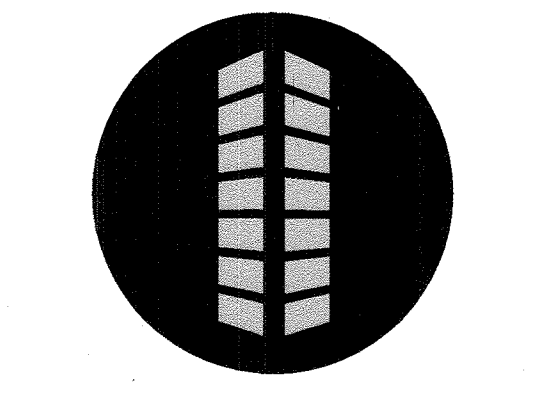
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:20 PM ON THE 27th DAY OF February, 2020 AT
 RECEPTION NO. 2020013892
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: Mary Dambison
 DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS DEVELOPMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CASTLE ROCK, COLORADO ON 02/10/2020 DAY OF February, 2020
 DIRECTOR OF DEVELOPMENT SERVICES
 DATE

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SITE DEVELOPMENT PLAN
 LOT 5 FOUNDERS MARKETPLACE
 FILING NO. 1, AMENDMENT 1
 730 NORTH RIDGE ROAD
 CASTLE ROCK, COLORADO 80104

#	Date	Issue / Description	Init.
1	10/31/19	Rev. Per First Town Review	JRR
2	12/20/19	Rev. Per Second Town Review	JRR
3	1/15/20	Rev. Per Third Town Review	JRR

Project No: KBK000001
 Drawn By: RGD
 Checked By: JRR
 Date: JULY 24, 2019
 COVER SHEET

SITE DEVELOPMENT PLAN

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARING

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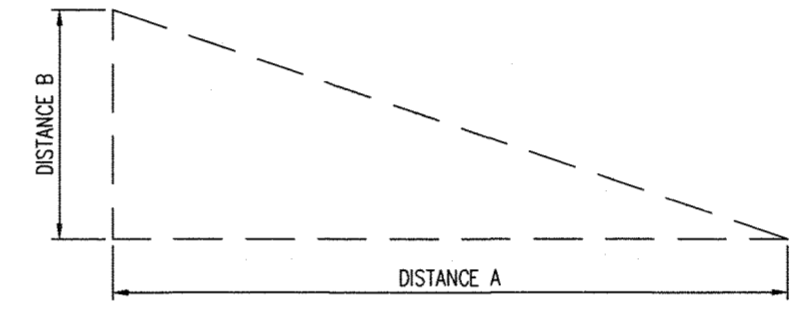
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NOTES

- ALL DIMENSIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED
- ALL IMPROVEMENTS SHALL BE PERFORMED IN A SINGLE PHASE OF CONSTRUCTION

SITE TRIANGLE TABLE					
IDENTIFIER	TYPE	DISTANCE A	DISTANCE B	PROVIDED	REQUIRED
A	SITE TRIANGLE	400'	31'	400'	400'
B	SITE TRIANGLE	378'	65'	378'	378'
C	SITE TRIANGLE	75'	25'	75'	75'
D	SITE TRIANGLE	80'	25'	80'	80'
E	SAFETY TRIANGLE	25'	25'	25'	25'



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT LINE
- - - SAWCUT LINE
- - - PROPOSED ADA ROUTE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING SEWER MANHOLE
- ⊗ EXISTING STORM SEWER MANHOLE
- ⊗ EXISTING LIGHT POLE
- ⊗ EXISTING POWER POLE
- ⊗ EXISTING TRAFFIC BOX
- ⊗ EXISTING TRAFFIC SIGNAL
- ⊗ EXISTING COMMUNICATION / TELEPHONE RISER
- ⊗ EXISTING SIGN
- ⊗ PROPOSED SITE LIGHTING
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED WATER METER
- ⊗ PROPOSED MANHOLE COVER
- ⊗ PROPOSED INLET
- ⊗ PROPOSED SIGN
- ⊗ PARKING COUNT

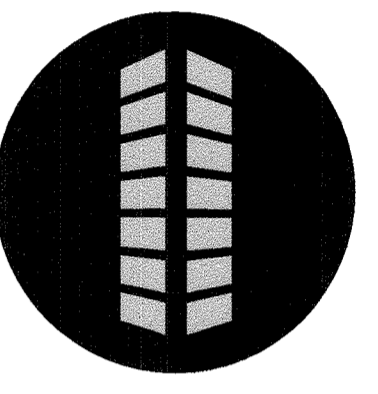
SCHEDULE

- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING SIGN TO REMAIN
- EXISTING STRIPING TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING ADA RAMP TO REMAIN
- EXISTING LANDSCAPE AREA TO REMAIN
- EXISTING CONCRETE CROSS PAN TO REMAIN
- EXISTING BUILDING TO REMAIN
- EXISTING FIRE HYDRANT TO BE RELOCATED
- EXISTING MANHOLE TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- EXISTING POWER POLE TO REMAIN
- EXISTING TRAFFIC BOX TO REMAIN
- EXISTING TRAFFIC SIGNAL TO REMAIN
- EXISTING UTILITY RISER BOX TO REMAIN
- EXISTING RETAINING WALL TO REMAIN
- PROPOSED RETAIL BUILDING (6,914 SF)
- PROPOSED TRASH ENCLOSURE
- PROPOSED PAD MOUNTED TRANSFORMER
- PROPOSED SIDEWALK (WIDTH AS NOTED)
- PROPOSED ADA RAMP
- PROPOSED 6" CURB WITH 12" GUTTER
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED SITE LIGHT: REF. PHOTOMETRIC PLANS
- PROPOSED 9'x18' ADA PARKING STALL WITH 8' PAINTED ACCESS AISLE AND SIGNAGE
- PROPOSED 9'x18' STANDARD PARKING STALL
- PROPOSED 2'-FOOT WIDE STOP BAR
- PROPOSED R1-1 "STOP" SIGN
- PROPOSED LANDSCAPE AREA
- PROPOSED CMU RETAINING WALL (MAX 4' HIGH)
- PROPOSED LOCATION OF RELOCATED FIRE HYDRANT
- PROPOSED STORM SEWER INLET
- EXISTING RETAINING WALL TO BE REMOVED
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- SAWCUT AND REMOVE ASPHALT AND PATCH BACK
- PROPOSED MONUMENT SIGN; REFERENCE DETAIL ON LANDSCAPE PLAN
- PROPOSED 25' x 25' SAFETY TRIANGLE
- PROPOSED SITE TRIANGLE
- PROPOSED "PRELANE - NO PARKING" SIGN
- PROPOSED 6" CURB WITH 24" GUTTER
- EXISTING STRIPING TO BE REMOVED
- PROPOSED "ONE-WAY DO NOT ENTER" SIGN
- EXISTING SITE LIGHT TO BE RELOCATED BEHIND PROPOSED SIDEWALK
- PROPOSED PAINTED PEDESTRIAN CROSSWALK
- PROPOSED BIKE RACK (3 SPACES)
- PROPOSED 1" CONCRETE CURB CHASE
- PROPOSED 20' DRAINAGE EASEMENT
- PROPOSED 20' UTILITY EASEMENT
- PROPOSED 10' CRUSHER FINES TRAIL TO TERRAIN FILING No. 4



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Greenwood Village, CO 80111
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GallowayUS.com

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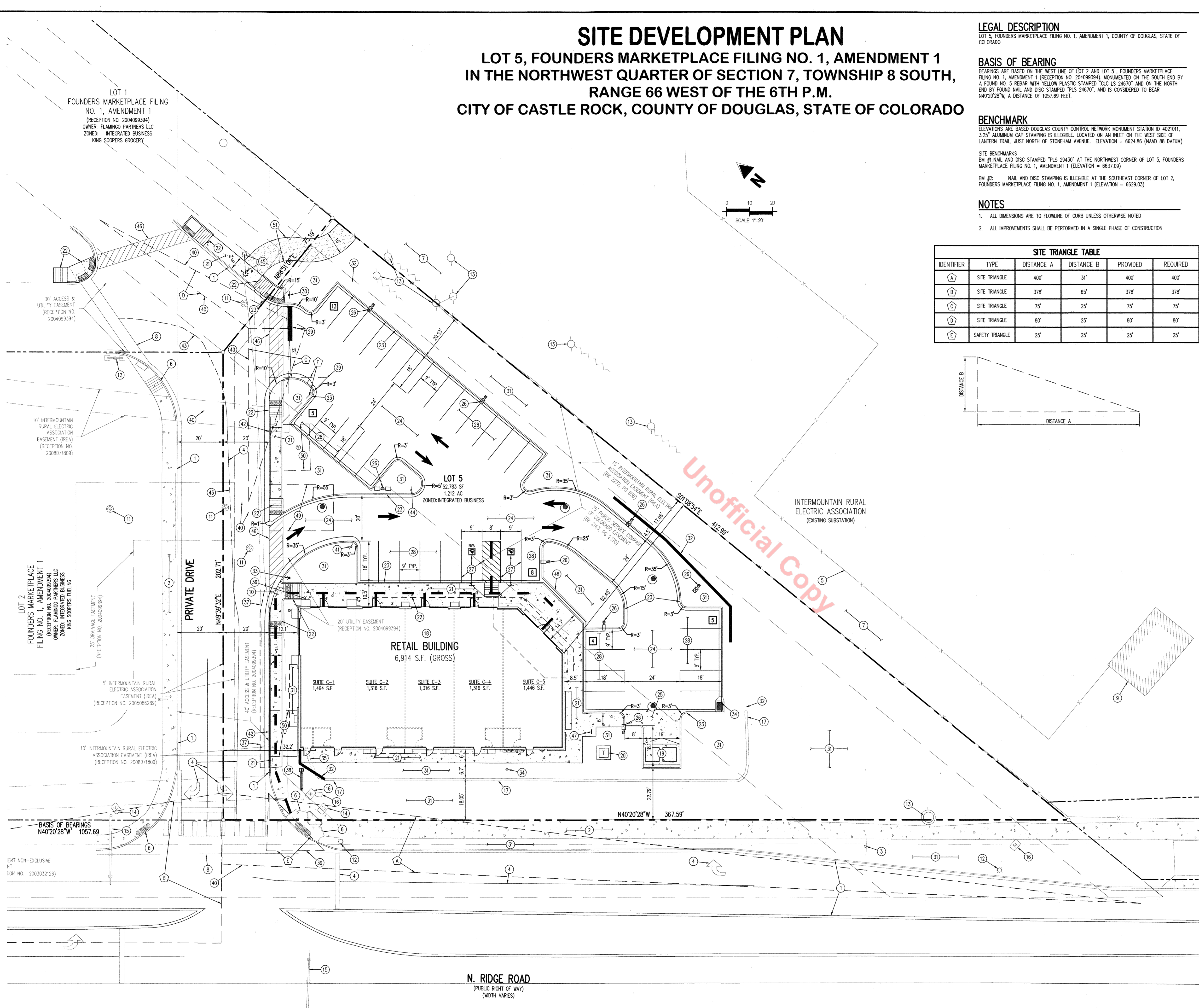


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1	10/31/19	Rev. Per First Town Review	JRR
2	12/20/19	Rev. Per Second Town Review	JRR
3	1/15/20	Rev. Per Third Town Review	JRR

Project No: KBK000001
 Drawn By: RDG
 Checked By: JRR
 Date: JULY 24, 2019

SITE PLAN



NOT FOR CONSTRUCTION
 NOT TO SCALE
 NOT TO BE USED FOR ANY OTHER PURPOSES
 NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM
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SITE DEVELOPMENT PLAN

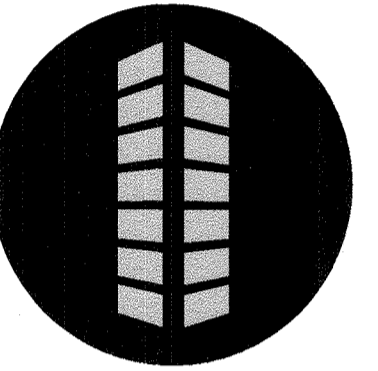
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT LINE
	SAWCUT LINE
	SWALE LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SPOT ELEVATION
	FINISHED FLOOR
	TOP OF CURB
	TOP OF SIDEWALK
	HIGH POINT
	LOW POINT
	MATCH EXISTING
	BOTTOM OF RAMP
	TOP OF RAMP
	FINISHED GRADE
	FINISHED GRADE AT TOP OF WALL
	FINISHED GRADE AT BOTTOM OF WALL
	EXISTING STORM SEWER
	PROPOSED STORM SEWER (12' AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12')
	PROPOSED INLET
	EXISTING STORM SEWER
	EXISTING STORM SEWER

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SITE DEVELOPMENT PLAN
LOT 5 FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT 1

730 NORTH RIDGE ROAD
CASTLE ROCK, COLORADO 80104

#	Date	Issue / Description	Init.
1	10/31/19	Rev. Per First Town Review	JRR
2	12/20/19	Rev. Per Second Town Review	JRR
3	1/15/20	Rev. Per Third Town Review	JRR

NOTES

- ADD 6600 FEET TO ALL SPOT ELEVATIONS.
- ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF LOT 2 AND LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (RECEPTION NO. 2004099394), MONUMENTED ON THE SOUTH END BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC STAMPED "CIC LS 24670" AND ON THE NORTH END BY FOUND NAIL AND DISC STAMPED "PLS 24670", AND IS CONSIDERED TO BEAR N40°20'28"W, A DISTANCE OF 1057.69 FEET.

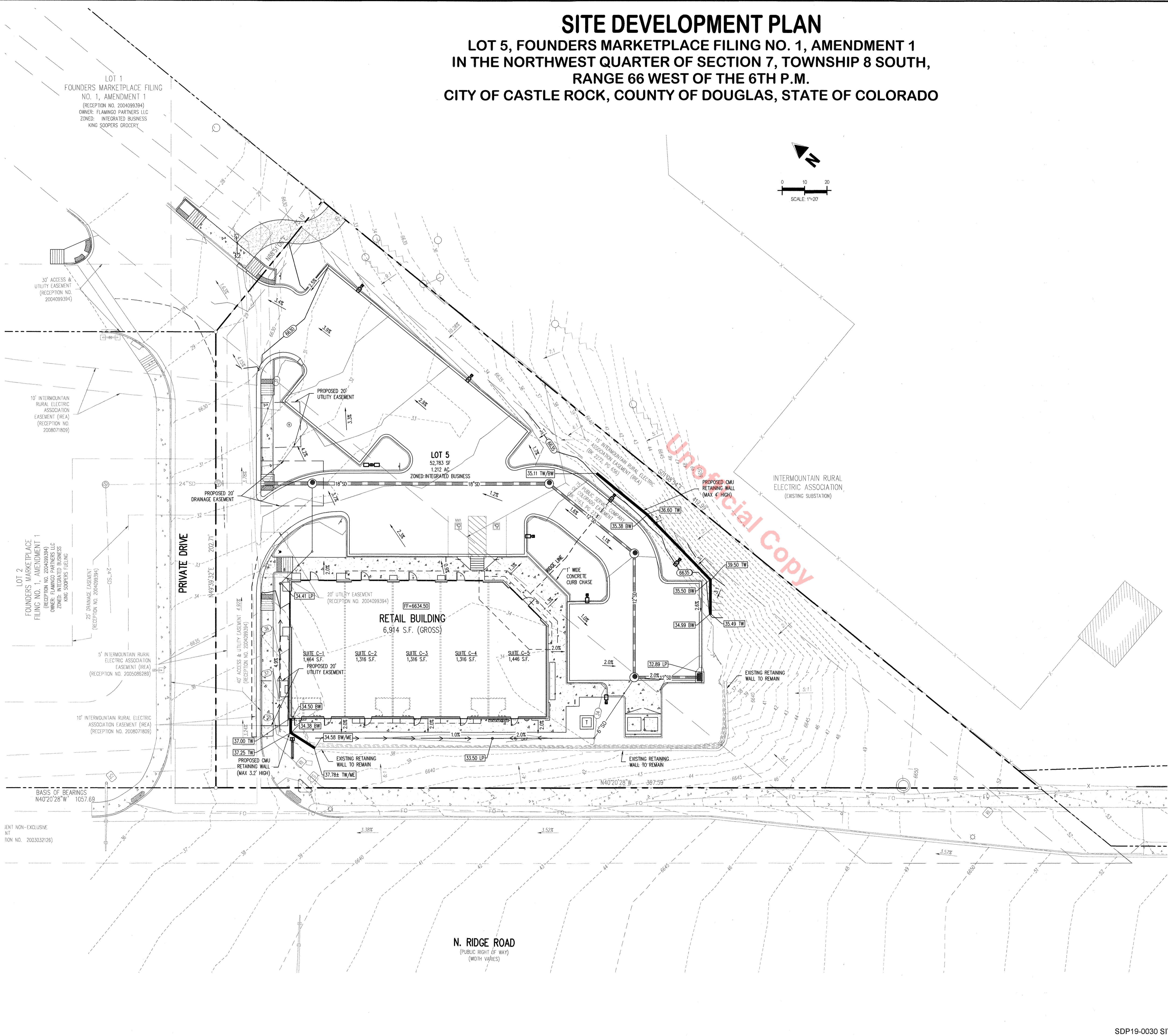
BENCHMARK

ELEVATIONS ARE BASED DOUGLAS COUNTY CONTROL NETWORK MONUMENT STATION ID 4621011, 3.25" ALUMINUM CAP STAMPING IS ILLEGIBLE. LOCATED ON THE WEST SIDE OF LANTERN TRAIL, JUST NORTH OF STONEHAM AVENUE. ELEVATION = 6624.86 (NAVD 88 DATUM)

SITE BENCHMARKS
 BM #1: NAIL AND DISC STAMPED "PLS 29430" AT THE NORTHWEST CORNER OF LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (ELEVATION = 6637.09)
 BM #2: NAIL AND DISC STAMPING IS ILLEGIBLE AT THE SOUTHEAST CORNER OF LOT 2, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (ELEVATION = 6629.03)

Project No:	KBK000001
Drawn By:	RGD
Checked By:	JRR
Date:	JULY 24, 2019

GRADING PLAN



AGENT NON-EXCLUSIVE
 NT
 NON NO. 20030321216

44100101 BARRI LUCIO, Castle Rock, CO 80104 | 303.770.8884 | 1/14/2020

SITE DEVELOPMENT PLAN

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION
LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARING
BEARINGS ARE BASED ON THE WEST LINE OF LOT 2 AND LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (RECEPTION NO. 2004099394), MONUMENTED ON THE SOUTH END BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC STAMPED "CLC LS 24670" AND ON THE NORTH END BY FOUND NAIL AND DISC STAMPED "PLS 24670", AND IS CONSIDERED TO BEAR N40°20'28"W, A DISTANCE OF 1057.69 FEET.

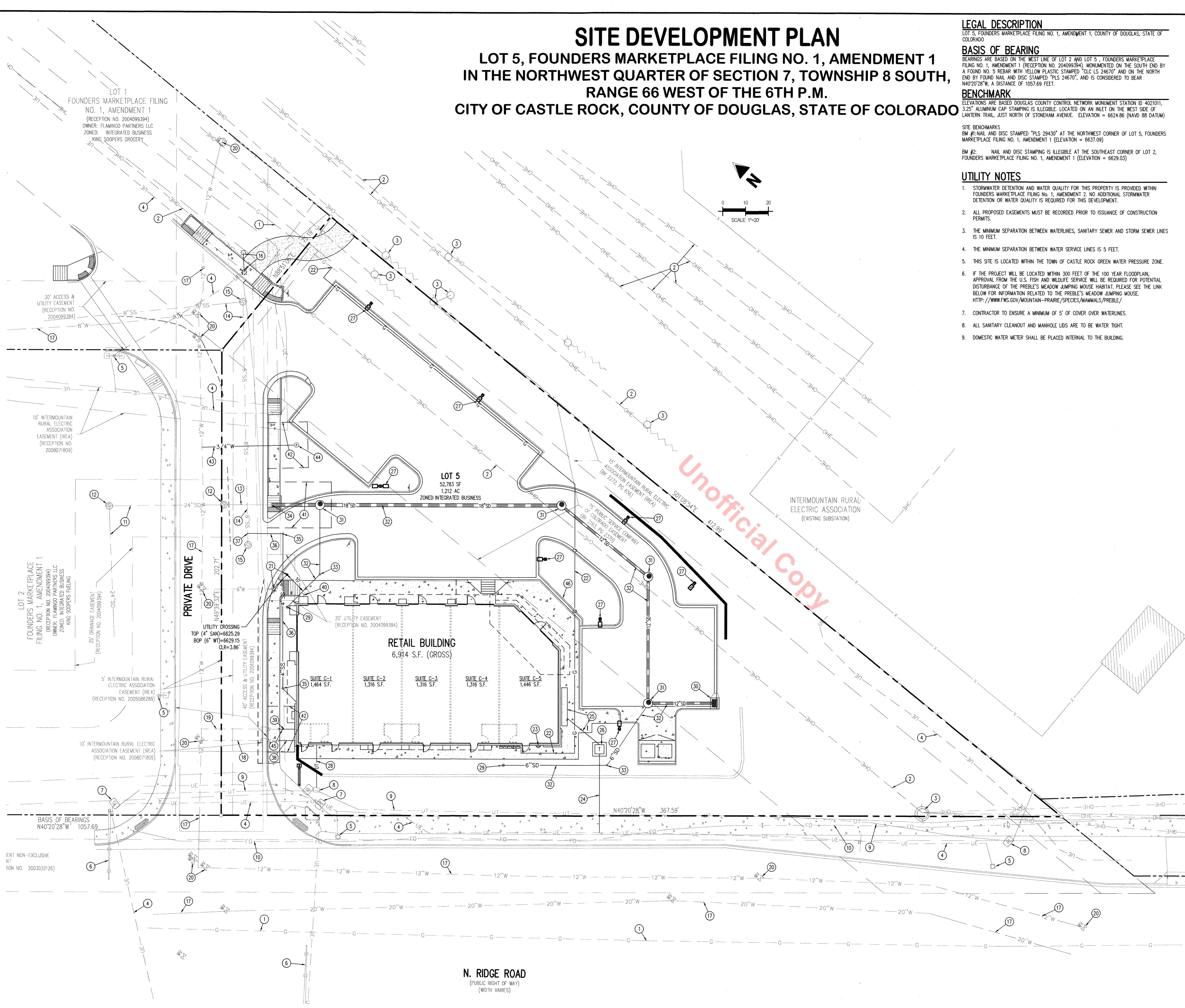
BENCHMARK
ELEVATIONS ARE BASED DOUGLAS COUNTY CONTROL NETWORK MONUMENT STATION ID 4021011, 3.25" ALUMINUM CAP STAMPING IS ILLEGIBLE LOCATED ON AN INLET ON THE WEST SIDE OF LANTERN TRAIL JUST NORTH OF STONEMAN AVENUE. ELEVATION = 6624.86 (NAVD 88 DATUM)

SITE BENCHMARKS
BM #1: NAIL AND DISC STAMPED "PLS 28430" AT THE NORTHWEST CORNER OF LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (ELEVATION = 6637.09)
BM #2: NAIL AND DISC STAMPING IS ILLEGIBLE AT THE SOUTHEAST CORNER OF LOT 2, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 (ELEVATION = 6629.03)

UTILITY LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	SAWCUT LINE
---	EXISTING WATER LINE
X-W	PROPOSED WATER LINE
Y-SS	EXISTING SANITARY SEWER
Y-SS	PROPOSED SANITARY SEWER
Y-SD	EXISTING STORM SEWER
Y-SD	PROPOSED STORM SEWER
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
UE	EXISTING UNDERGROUND ELECTRICAL
UE	PROPOSED UNDERGROUND ELECTRICAL
UT	EXISTING UNDERGROUND TELEPHONE
UT	PROPOSED UNDERGROUND TELEPHONE
X	EXISTING FIRE HYDRANT
X	EXISTING WATER VALVE
⊙	EXISTING SEWER MANHOLE
⊙	EXISTING STORM SEWER MANHOLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING POWER POLE
⊙	EXISTING TRAFFIC BOX
⊙	EXISTING TRAFFIC SIGNAL
⊙	EXISTING SANITARY COMMUNICATION / TELEPHONE RISER
⊙	PROPOSED SITE LIGHTING
⊙	PROPOSED FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	PROPOSED MANHOLE COVER
⊙	PROPOSED INLET

- UTILITY NOTES**
- STORMWATER DETENTION AND WATER QUALITY FOR THIS PROPERTY IS PROVIDED WITHIN FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 2. NO ADDITIONAL STORMWATER DETENTION OR WATER QUALITY IS REQUIRED FOR THIS DEVELOPMENT.
 - ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - IF THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PRAIRIE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE THE LINK BELOW FOR INFORMATION RELATED TO THE PRAIRIE'S MEADOW JUMPING MOUSE. HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PRAIRIE/
 - CONTRACTOR TO ENSURE A MINIMUM OF 5' OF COVER OVER WATERLINES.
 - ALL SANITARY CLEANOUT AND MANHOLES ARE TO BE WATER TIGHT.
 - DOMESTIC WATER METER SHALL BE PLACED INTERNAL TO THE BUILDING.



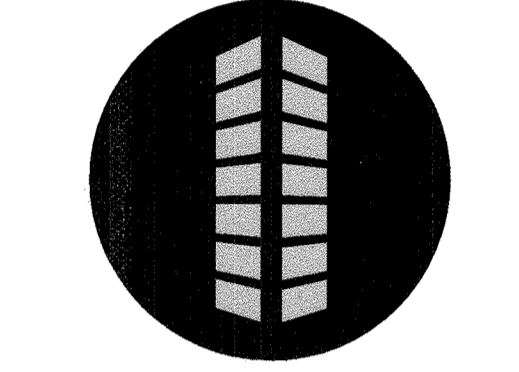
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SCHEDULE

1	EXISTING GAS LINE TO REMAIN
2	EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
3	EXISTING POWER POLE TO REMAIN
4	EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN
5	EXISTING LIGHT POLE TO REMAIN
6	EXISTING TRAFFIC LIGHT TO REMAIN
7	EXISTING TRAFFIC BOX TO REMAIN
8	EXISTING TELEPHONE RISER BOX TO REMAIN
9	EXISTING UNDERGROUND TELEPHONE LINE TO REMAIN
10	EXISTING FIBER OPTIC LINE TO REMAIN
11	EXISTING STORM DRAIN TO REMAIN
12	EXISTING STORM DRAIN MANHOLE TO REMAIN
13	EXISTING STORM DRAIN STUB TO REMAIN
14	EXISTING SANITARY SEWER MAIN TO REMAIN
15	EXISTING SANITARY SEWER MANHOLE TO REMAIN
16	EXISTING LIGHT POLE TO BE REMOVED AND RELOCATED
17	EXISTING WATER LINE TO REMAIN
18	EXISTING 6" FIRE LINE STUB TO REMAIN
19	EXISTING 1" WATER LINE STUB TO REMAIN
20	EXISTING WATER VALVE TO REMAIN
21	EXISTING FIRE HYDRANT TO BE RELOCATED
22	PROPOSED GAS LINE, CONNECT TO EXISTING LINE AND ROUTE TO BUILDING
23	PROPOSED GAS METER MOUNTED ON BUILDING
24	PROPOSED UNDERGROUND ELECTRIC, CONNECT TO EXISTING LINE AND RUN TO TRANSFORMER
25	PROPOSED UNDERGROUND ELECTRIC FROM TRANSFORMER TO ELECTRICAL PANELS MOUNTED ON BUILDING
26	PROPOSED PAD MOUNTED TRANSFORMER
27	PROPOSED SITE LIGHT, REFERENCE GENERAL LIGHTING PLAN
28	PROPOSED TELEPHONE SERVICE FROM EXISTING RISER TO BUILDING
29	PROPOSED AREA INLET
30	PROPOSED SINGLE TYPE 13 COMBINATION INLET
31	PROPOSED STORM DRAIN MANHOLE
32	PROPOSED STORM DRAIN LINE (SIZE AS NOTED)
33	PROPOSED STORM DRAIN CLEAN OUT
34	PROPOSED STORM DRAIN CONNECTION TO EXISTING STUB
35	PROPOSED SANITARY SEWER CLEAN OUT
36	PROPOSED 4" SANITARY SEWER SERVICE LINE
37	PROPOSED SANITARY SEWER CONNECTION TO EXISTING SERVICE MAIN
38	PROPOSED 6" FIRE LINE FROM EXISTING STUB TO BUILDING
39	PROPOSED 1" DOMESTIC WATER LINE FROM EXISTING STUB TO METER INSIDE BUILDING
40	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
41	PROPOSED 20' DRAINAGE EASEMENT
42	PROPOSED 20' UTILITY EASEMENT
43	PROPOSED 3/4" WATER LINE FOR IRRIGATION
44	PROPOSED 3/4" WATER METER FOR IRRIGATION
45	PROPOSED CURB STOP FOR DOMESTIC WATER LINE
46	PROPOSED 1" WIDE CONCRETE CURB CHASE



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SITE DEVELOPMENT PLAN
LOT 5 FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT 1
 730 NORTH RIDGE ROAD
 CASTLE ROCK, COLORADO 80104

#	Date	Issue / Description	Init.
1	10/31/19	Rev. Per First Town Review	JRR
2	12/20/19	Rev. Per Second Town Review	JRR
3	1/15/20	Rev. Per Third Town Review	JRR

Project No:	KBK00001
Drawn By:	RDG
Checked By:	JRR
Date:	JULY 24, 2019

UTILITY PLAN

SITE DEVELOPMENT PLAN

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

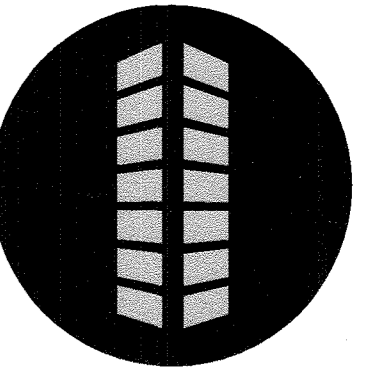
GENERAL LIGHTING PLAN NOTES:

1. CONCEPTUAL LIGHTING PLAN; FINAL LIGHTING PLAN TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS
2. LIGHT TRESPASS TO ADJACENT PROPERTIES MITIGATED BY ORIENTATING ALL FIXTURES INTO SITE AND USING A TYPE III DISTRIBUTION ON OUTER LIGHT FIXTURES.
3. ALL LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY AT BUILDING ENTRANCES, STAIRWAYS, AND LOADING DOCKS SHALL BE CIRCUITED SUCH THAT LIGHTING SHALL BE REDUCED BY 50% WITHIN ONE HOUR AFTER THE END OF BUSINESS. THE 24 HOURS FITNESS FACILITY ON LOT 5 WILL BE OPERATED 24 HOURS A DAY, SEVEN DAYS A WEEK AND AS SUCH THE LIGHTS WILL OPERATE AT 100% FOR THE SAFETY OF ITS PATRONS. THE LIGHTS ON LOT 6 WILL BE REDUCED BY 50% BETWEEN THE HOURS OF 2:00AM AND 4:00AM.
4. THE FOLLOWING TYPES OF LIGHTS ARE PROHIBITED:
FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING FACADE, AND UNSHIELDED WALL PACKS



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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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SITE DEVELOPMENT PLAN
LOT 5 FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT 1

730 NORTH RIDGE ROAD
CASTLE ROCK, COLORADO 80104

#	Date	Issue / Description	Init.
1	10/31/19	Rev. Per First Town Review	JRR
2	12/20/19	Rev. Per Second Town Review	JRR
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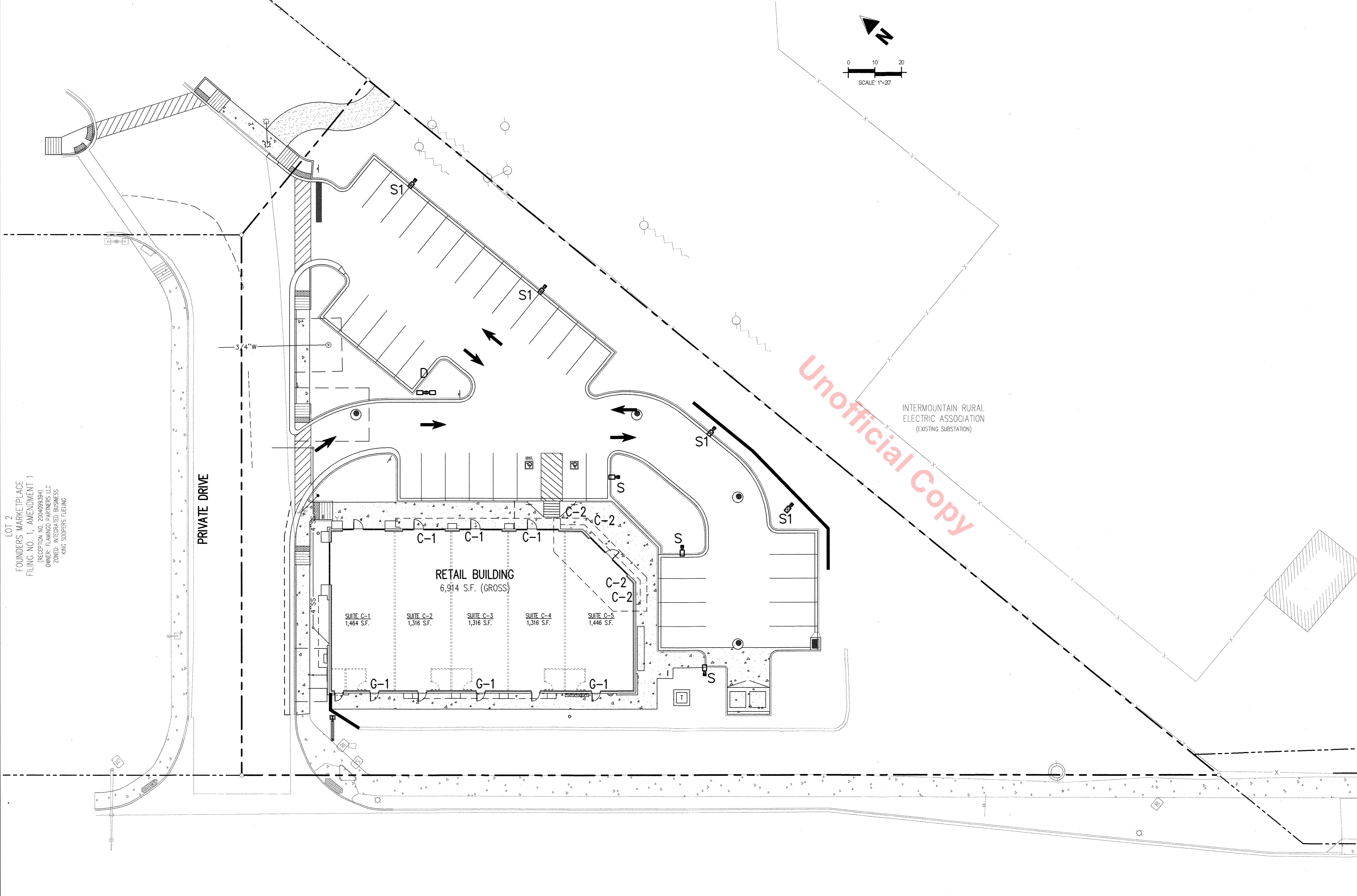
Project No: KBK000001
Drawn By: JMG
Checked By: JMG
Date: JULY 24, 2019

GENERAL LIGHTING PLAN

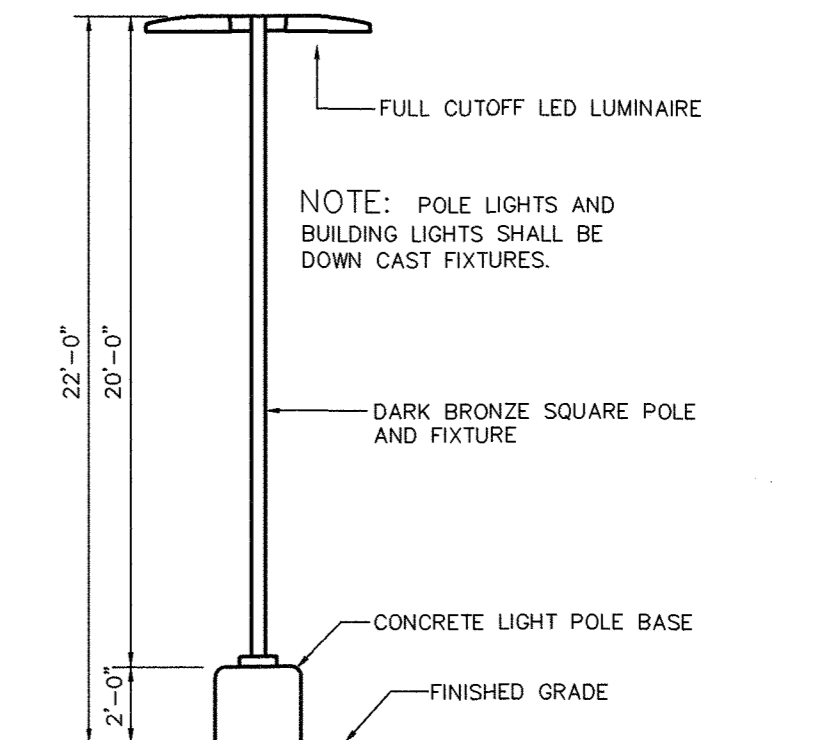
LOT 1
FOUNDERS MARKETPLACE FILING
NO. 1, AMENDMENT 1
(RECEPTION NO. 2004099394)
OWNER: FLAMINGO PARTNERS LLC
ZONING: INTEGRATED BUSINESS
KING SOOPERS GROCERY

LOT 2
FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT 1
(RECEPTION NO. 2004099394)
OWNER: FLAMINGO PARTNERS LLC
ZONING: INTEGRATED BUSINESS
KING SOOPERS GROCERY

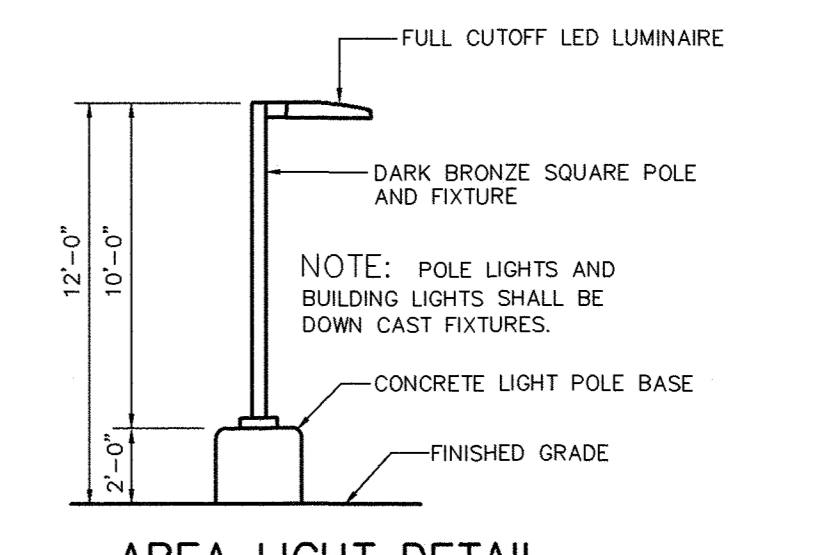
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2 AREA LIGHT DETAIL-FIXTURE 'D'
SCALE: NOT TO SCALE



3 AREA LIGHT DETAIL-FIXTURE 'S' & 'S1'
SCALE: NOT TO SCALE

1 GENERAL LIGHTING PLAN
SCALE: 1"=20'-0"

LUMINAIRE SCHEDULE							WATTS	LUMENS
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	MODEL NUMBER	DESCRIPTION		
○	3	C-1	SINGLE	1.0	RL560WH6830	EATON LIGHTING; HALO SERIES, 6" LED DOWNLIGHT, 83 CRI, 3000 K COLOR TEMPERATURE, MATTE WHITE TRIM RECESSED MOUNT @ 10'-0" A.F.S.	9.4	600
□	4	C-2	SINGLE	1.0	LG-CLA-70 10W 30 MV	CRYSTAL LIGHTING; DECORATIVE LED EXTERIOR WALL FIXTURE, LARGE, 10 LED, 3000K COLOR TEMPERATURE, OPAQUE GLASS, MOUNT AT 8'-0" TO CENTER OF FIXTURE	10.3	797
□	3	G-1	SINGLE	1.0	111L-16L-350-NW-G2-2-UNV-BZ	SIGNIFY LIGHTING; GARCOO SERIES, LED MINI SCONCE, 16 LED, 4000K COLOR TEMPERATURE, TYPE II DISTRIBUTION, BRONZE COLOR, WALL MOUNT AT 10'-0" A.F.S.	18	1908
□	4	S	SINGLE	1.0	GLEON-AF-01-LED-E1-SL3-BZ	EATON LIGHTING; GALLEON LED AREA LUMINAIRE, (1) LIGHT SQUARE, TYPE SL3 SPILL CONTROL, SINGLE FLAT LENS FIXTURE, BRONZE, 4000K COLOR TEMPERATURE, MOUNTED ON 10' SQUARE STEEL POLE WITH 2' CONCRETE BASE	59	6376
□	3	S1	SINGLE	1.0	GLEON-AF-01-LED-E1-SL3-HSS-BZ	EATON LIGHTING; GALLEON LED AREA LUMINAIRE, (1) LIGHT SQUARE, TYPE SL3 SPILL CONTROL, SINGLE FLAT LENS FIXTURE WITH REAR SHIELD, BRONZE, 4000K COLOR TEMPERATURE, MOUNTED ON 10' SQUARE STEEL POLE WITH 2' CONCRETE BASE	59	5446
□	1	D	BACK-TO BACK	1.0	GLEON-AF-02-LED-E1-SL3-BZ	EATON LIGHTING; GALLEON LED AREA LUMINAIRE, (2) LIGHT SQUARE, TYPE SL3 SPILL CONTROL, DOUBLE FLAT LENS FIXTURE, BRONZE, 4000K COLOR TEMPERATURE, MOUNTED ON 20' SQUARE STEEL POLE WITH 2' CONCRETE BASE	166	24920

CONTRACTOR TO VERIFY VOLTAGE BEFORE ORDERING ANY EQUIPMENT

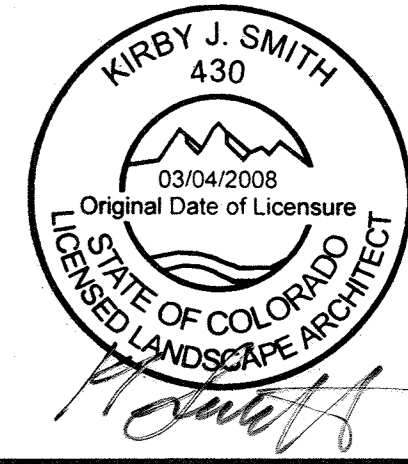
SITE DEVELOPMENT PLAN

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 2
IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8
SOUTH,
RANGE 66 WEST OF THE 6TH P.M.
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
COLORADO

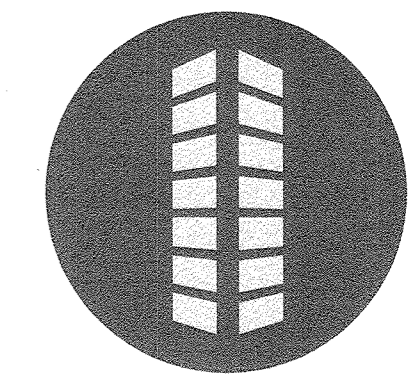
Conceptual Landscape Plan

TOWN STANDARD SITE DEVELOPMENT PLAN (SDP) LANDSCAPE 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 IRRIGATION TO WET UTILITY LINES SHALL 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. CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES - CONT'D.
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 OR SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT PLANTINGS 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. PROPOSED SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.



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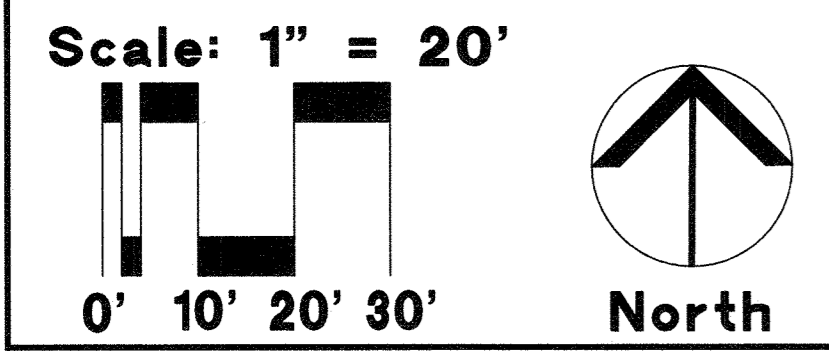
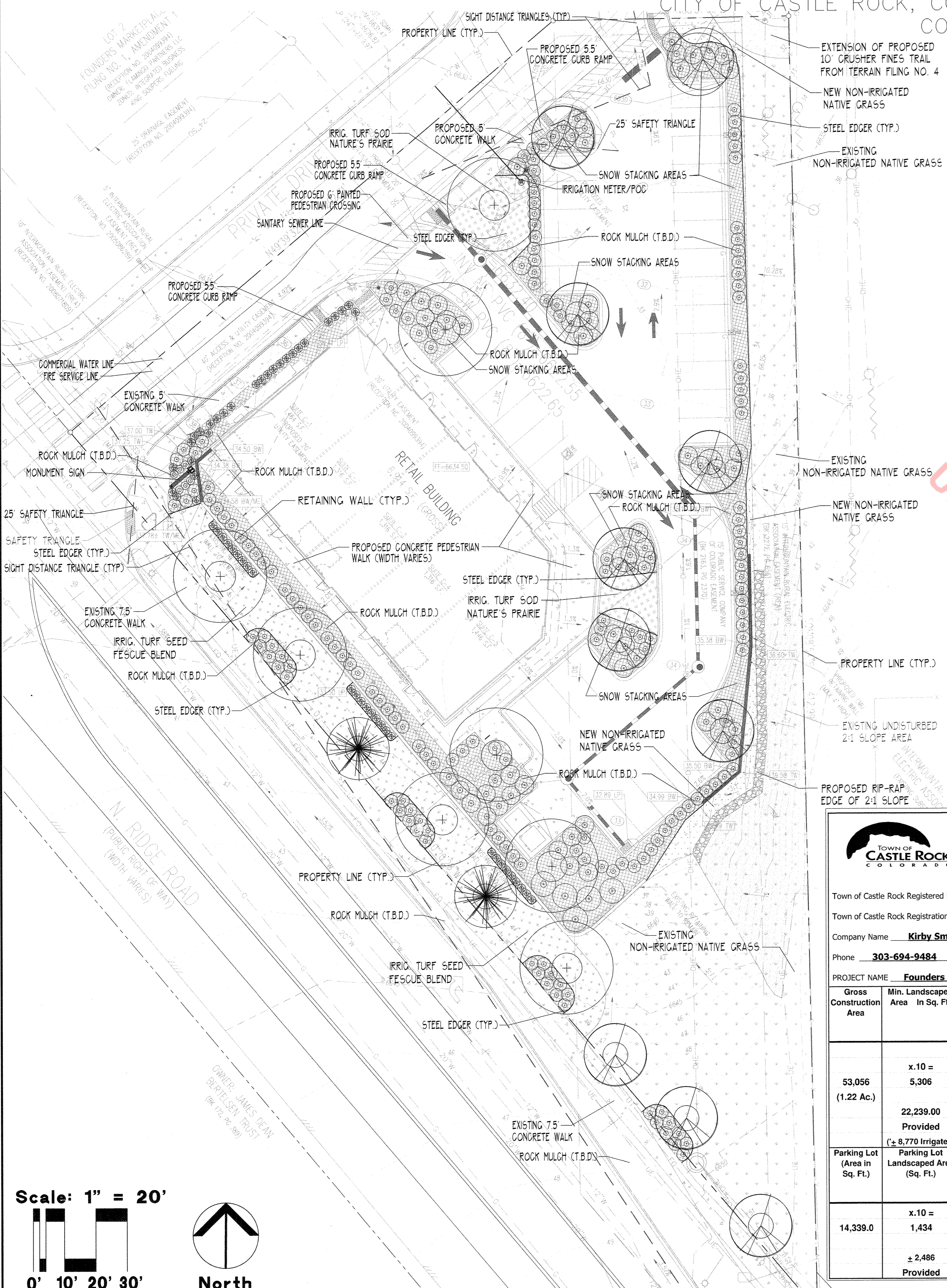
PLANT LEGEND

NOTES:

1. ALL TREES + SHRUBS TO BE LOW TO MODERATE HYDROZONE. IRRIGATED TURF AREAS TO BE LOW HYDROZONE.
2. ALL TURF AREAS TO BE IRRIGATED WITH SPRAY OR ROTOR HEADS; TREES + SHRUBS IN BEDS TO DRIP IRRIGATED.
3. ALL ORNAMENTAL TREES WITHIN THE 75' XCEL POWER LINE EASEMENT SHALL BE A MAXIMUM OF 20' TO 25' IN HEIGHT.
4. ALL STREETSCAPE TREES, SHRUBS, AND TURF GRASSES SHALL BE LOW OR VERY LOW HYDROZONE SPECIES.

SDP TREES, SHRUBS, AND GRASSES

- EVERGREEN TREES (2)
- LARGE CANOPY DECIDUOUS TREES (8)
- ORNAMENTAL DECIDUOUS TREES (10)
- DECIDUOUS + EVERGREEN SHRUBS (237)
- ORNAMENTAL GRASSES (55)
- PROPOSED IRRIGATED TURF - STREETSCAPE AREA FESCUE BLEND IN STREETSCAPE AREA
- PROPOSED IRRIGATED TURF NATURE'S PRAIRIE ON SITE AREAS
- EXISTING + PROPOSED NON-IRRIGATED NATIVE GRASSES
- ROCK MULCH BEDS



Town of Castle Rock Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional **Kirby Smith**
 Town of Castle Rock Registration # **15-1088** State of Colorado License Landscape Architect # **430**
 Company Name **Kirby Smith & Associates, Inc.** Address **6201 So. Hudson Ct., Centennial, CO 80121**
 Phone **303-694-9484** Email **KSAKIRBY@AOL.COM** Date **01/03/20**

PROJECT NAME	Founders Marketplace Lot 5 - Site Development Plan Landscape Plans									
Gross Construction Area	Min. Landscaped Area In Sq. Ft.	Turfgrass List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 sq.ft.)	Separate Irrigation Service Connections	
53,056 (1.22 Ac.)	x.10 = 5,306	Fescue Mix 2,906 Nature's Prairie 776	± 1,700	11	11	22	201	4	No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscaped Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscaped Islands/ Peninsulas	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	
14,339.0	x.10 = 1,434 ± 2,486 Provided	35	± 570	0	n/a	5	11	10	100	

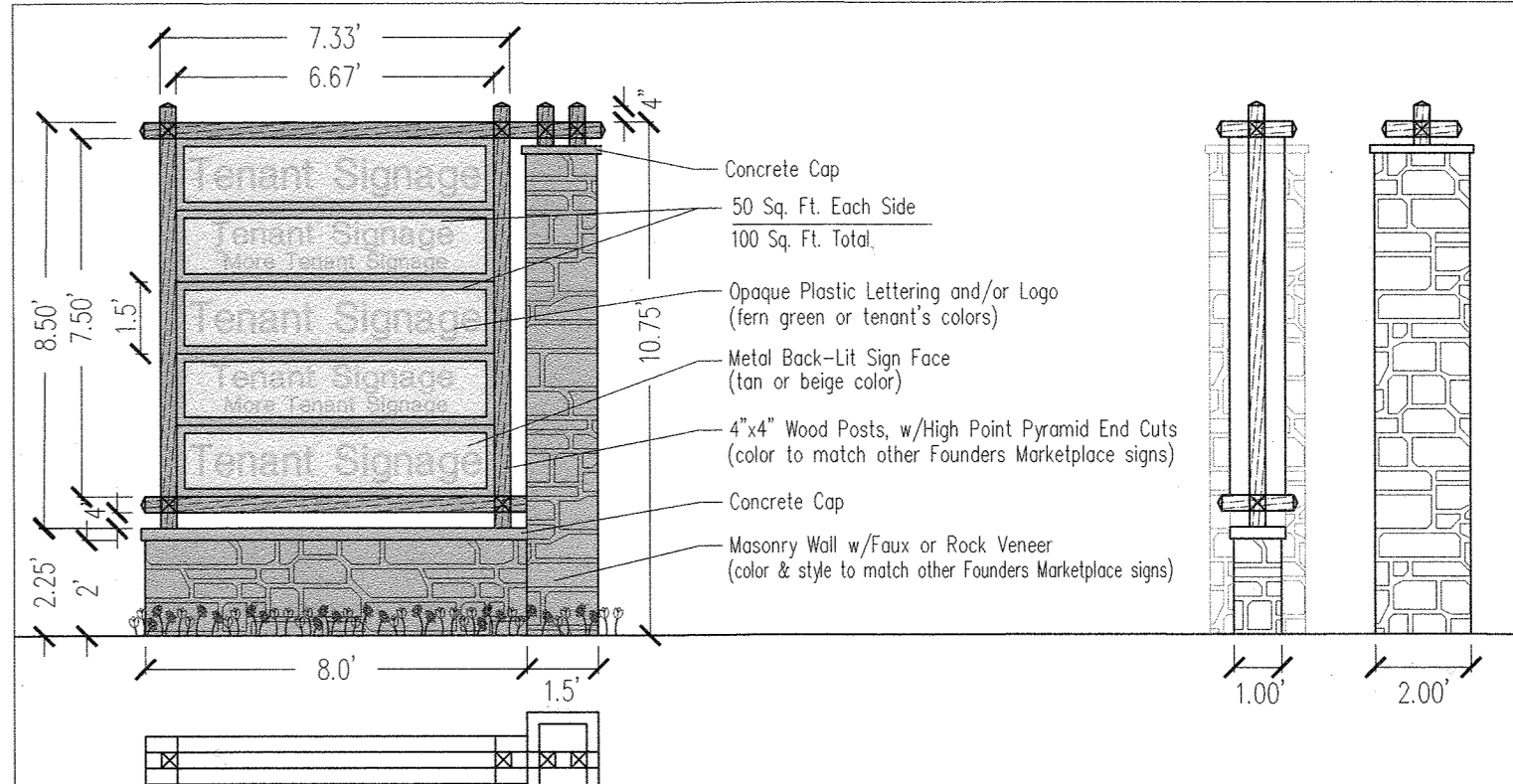
FOUNDERS MARKETPLACE LOT 5 CLWUR Chart for the Town of Castle Rock

Irrig. Zone	Plant Name (Common)	App Rate Zone (Inches/month)	VL, L, Mod, HW	% of IA Total (Irrigated area in sq ft for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape Zones)	CLWUR (LWUR x IA/TA)
DRIP/SPRAY	TREES/SHRUBS/BEDS	2.5	L +1.5-3.0	5,088.00	2.00	8,770.00	1.16
SPRAY	FESCUE TURF	2.5	L +1.5-3.0	2,906.00	3.00	8,770.00	0.99
SPRAY	NATURE'S PRAIRIE	2.5	L +1.5-3.0	776.00	3.00	8,770.00	0.27
Total of the CLWUR=					8,770.00		2.42

STREET TREE REQUIREMENTS SUMMARY

STREET NAME	STREET FRONTAGE LENGTH ¹	STREET TREES REQUIRED ²	STREET TREES PROVIDED	SHRUBS REQUIRED ²	SHRUBS PROVIDED ²
SHARED ACCESS DRIVE	N/A	N/A	N/A	N/A	N/A
RIDGE ROAD	339.33'	(8.48) 9	9	36	36 SHRUBS
TOTAL	339.33'	(8.48) 9	9	36	36

¹ EXCLUDING STREET AND DRIVEWAY OPENINGS
² PER TOWN OF CASTLE ROCK REQUIREMENTS



Founders Marketplace Lot 5 Tenant Identification Sign
50 SF sign face per side x 2 = 100 SF
Scale: 1" = 4'

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Landscaping Plans Prepared By:

 Kirby Smith & Associates, Inc.
 Land Planning • Site Design • Landscape Architecture
 6201 So. Hudson Ct., Centennial, CO 80121
 (303) 694-9484 FAX (303) 694-9272
 Castle Rock Design Certificate No. 15-1088 Job # 458.1
 Expiration: April 30, 2020
 Signature: Kirby Smith Date: 1/28/20

SITE DEVELOPMENT PLAN
LOT 5 FOUNDERS MARKETPLACE
FILING NO. 1, AMENDMENT 2
730 NORTH RIDGE ROAD
CASTLE ROCK, COLORADO 80104

#	Date	Issue / Description	Init.
1	10/31/19	Rev. Per First Town Review	KJS
2	12/20/19	Rev. Per Second Town Review	KJS
3	01/15/20	Rev. Per Third Town Review	KJS

Project No: KBK000001
 Drawn By: KJS
 Checked By: KJS
 Date: JULY 24, 2019
SHEET NAME
Conceptual Landscape Plan
7 OF 8

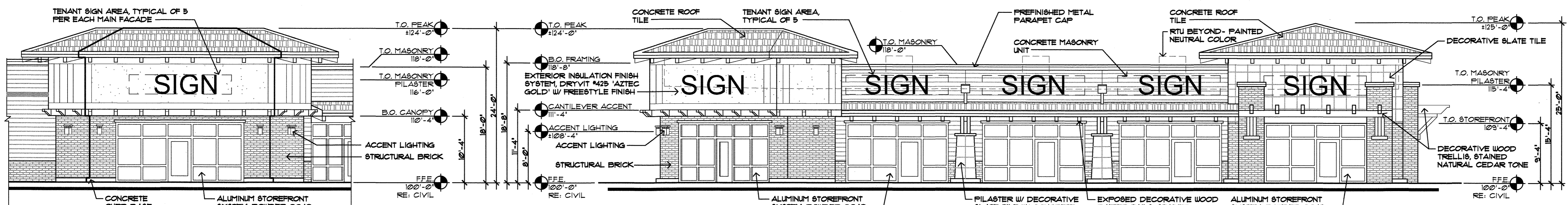
SITE DEVELOPMENT PLAN

LOT 5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 2 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



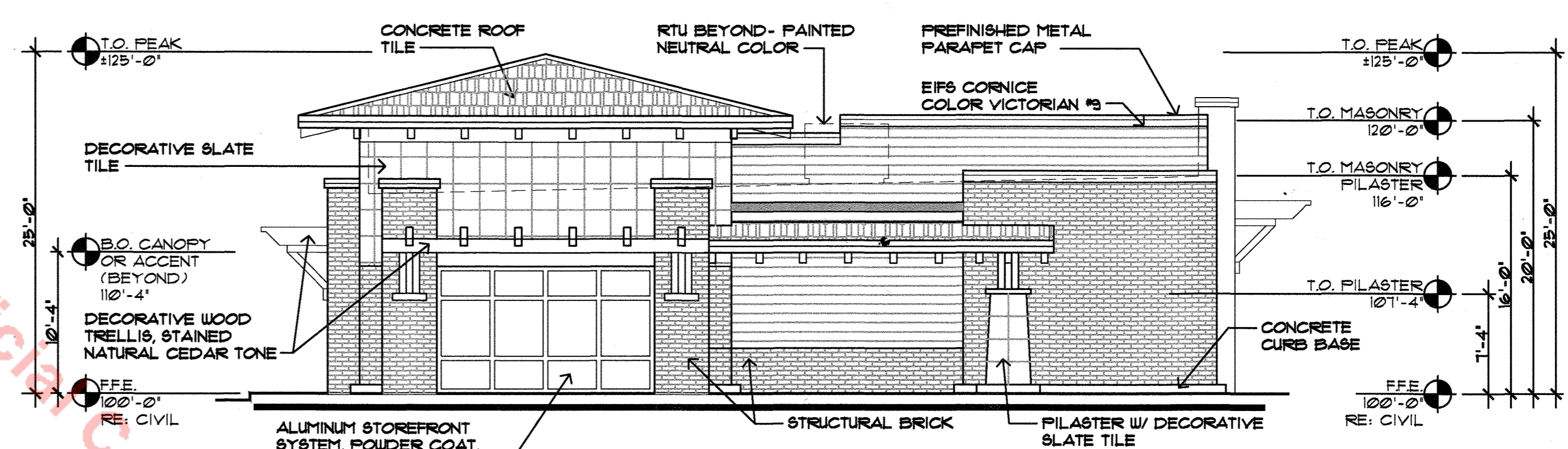
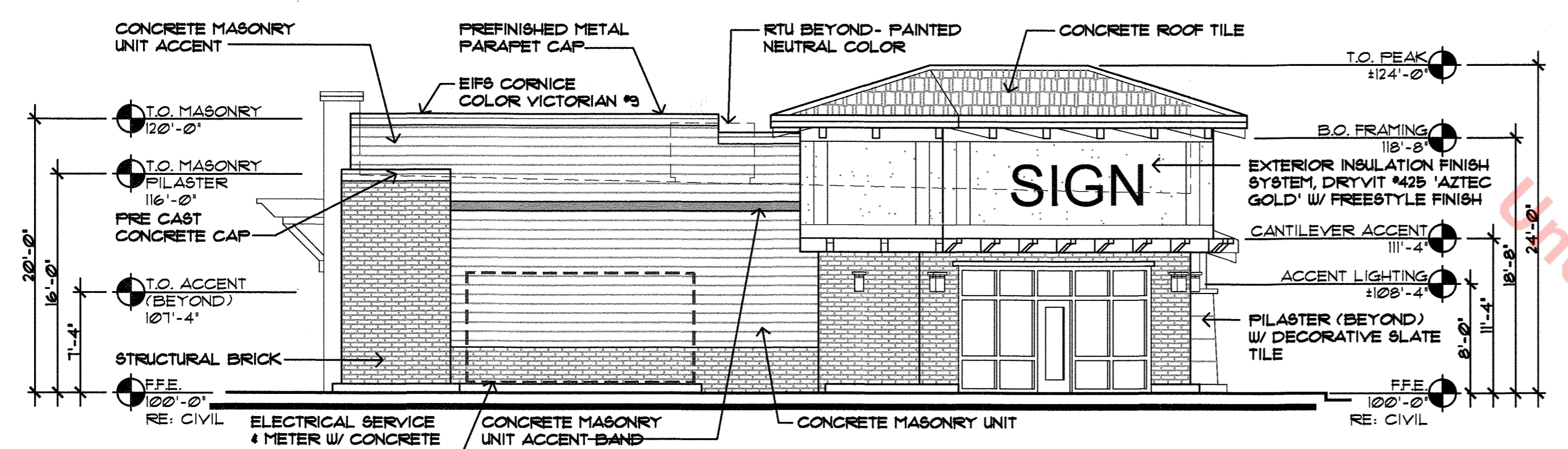
20904 East Ithaca Place
Aurora, CO 80013
www.4uarch.com
720.232.2478

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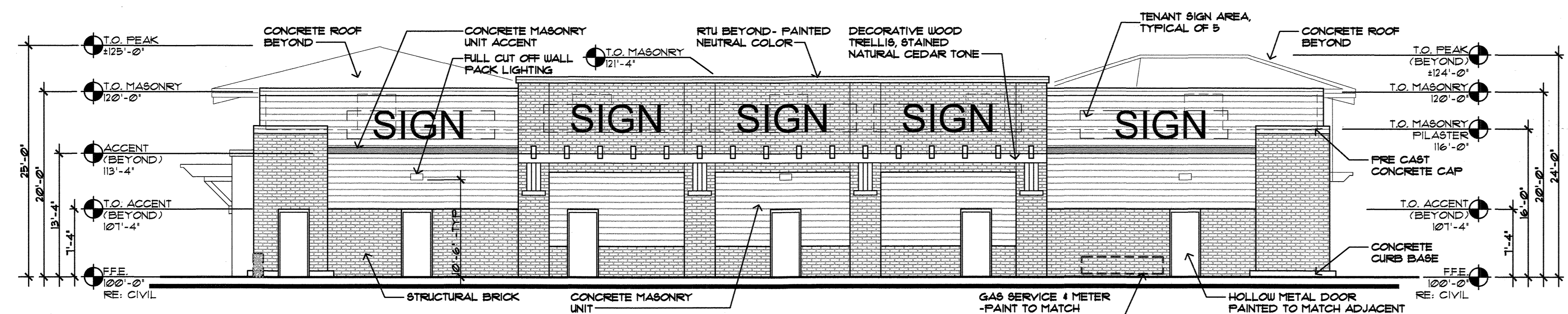
1A Southeast Elevation (PARTIAL DIAGONAL)
SCALE: 1/8" = 1'-0" WHEN PLOTTED @ 24x36

1 East Elevations
SCALE: 1/8" = 1'-0" WHEN PLOTTED @ 24x36



2 South Elevations
SCALE: 1/8" = 1'-0" WHEN PLOTTED @ 24x36

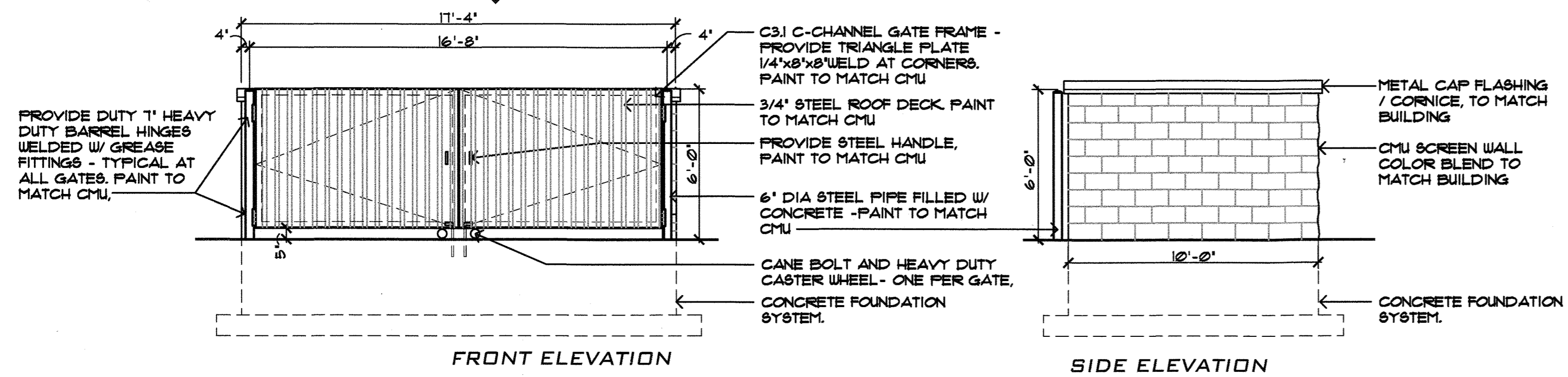
3 North Elevations
SCALE: 1/8" = 1'-0" WHEN PLOTTED @ 24x36



4 West Elevations
SCALE: 1/8" = 1'-0" WHEN PLOTTED @ 24x36

EXTERIOR MATERIAL LEGEND	
CONCRETE ROOF TILE:	EAGLE B50Z ARCADIA CANYON BROWN, FONDROSA STYLE.
CMU WALL BLEND:	BASELITE, #325, #122 & #754.
CMU ACCENT BAND:	BASELITE, #638.
STRUCTURAL BRICK:	SUMMIT, #375 IRONSPOT.
DECORATIVE SLATE:	PETRASLATE, *COFFERS MINE.
EXTERIOR INSULATION FINISH SYSTEM:	DRYVIT, #3 VICTORIA, DRYVIT, #425 AZTEC GOLD.
PRE FINISHED METAL PARAPET CAP:	BERRIDGE, SIERRA TAN.

BUILDING SIGN SCHEDULE	
ALLOWED:	25 SF PER LF OF BUILDING FACADE 116.67' X 25 SF = 2917 SF PER FACADE
AS SHOWN:	5 TENANTS EACH WITH 16' X 3' MAX 5 X 16' X 3' = 240 SF PER FACADE
MONUMENT SIGN SCHEDULE	
ALLOWED:	50 SF PER SIGN FACE X 2+1000 SF
AS SHOWN:	50 SF PER SIGN FACE X 2+1000 SF
NOTE: SIGNAGE SHOWN IS CONCEPTUAL ONLY. ALL SIGNAGE WILL BE APPROVED THROUGH A SEPARATE SIGN PERMIT AND SHALL MEET TITLE 19 REQUIREMENTS.	



5 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0" WHEN PLOTTED @ 24x36

SITE DEVELOPMENT PLAN
 FOUNDERS MARKETPLACE
 FILING NO. 1, AMENDMENT 2
 730 NORTH RIDGE ROAD
 CASTLE ROCK, COLORADO 80104

#	Date	Issue / Description	Init.
1	11/03/19	Rev. Per First Town Review	JJ
2	12/20/19	Rev. Per Second Town Review	JJ

Project No:	4U #18.040
Drawn By:	
Checked By:	
Date:	JULY 18, 2019
TITLE	