

SITE DEVELOPMENT PLAN

LOT 6, 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
1.59 ACRES

DAVIS PARTNERSHIP ARCHITECTS
OWNER: FOUNDERS MOB, LLC
10405 PARK MEADOWS DR SUITE 200
LOWE TREE, COLORADO, 80148
PHONE: 303-817-4554
LANDSCAPE ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS
2801 BLAKE STREET SUITE 100
DENVER, COLORADO 80205
PHONE: 303-861-0505
ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS
2801 BLAKE STREET SUITE 100
DENVER, COLORADO 80205
PHONE: 303-861-0505
CIVIL ENGINEER: BELLEVILLE ENGINEERING
301 W. BRUNSWICK ST
DENVER, COLORADO 80204
PHONE: 303-458-4390
TOWN OF CASTLE ROCK
PUBLIC WORKS
475 N. CASTLETON COURT
CASTLE ROCK, CO 80104
PHONE: 720-773-3427
CASTLE ROCK WATER
175 WELLS COURT
CASTLE ROCK, CO 80109
PHONE: 720-773-8900
DEVELOPMENT SERVICES
100 N. WELDON ST
CASTLE ROCK, CO 80104
PHONE: 720-773-7200

BASIS OF BEARING

BASIS OF BEARINGS FOR THIS PLAN IS THE WEST LINE OF THE SW 1/4 OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND BEARING N01°16'43"W A DISTANCE OF 1336.44 FEET BETWEEN THE MONUMENT FOUND AT THE SW QUARTER CORNER BEING A 3.25" ALUMINUM CAP STAMPED "TST LS 12046" AND THE MONUMENT FOUND AT THE W 1/4 CORNER BEING A 3.25" ALUMINUM CAP STAMPED "SPI PLS 23521"

LEGAL DESCRIPTION

LOT 6, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

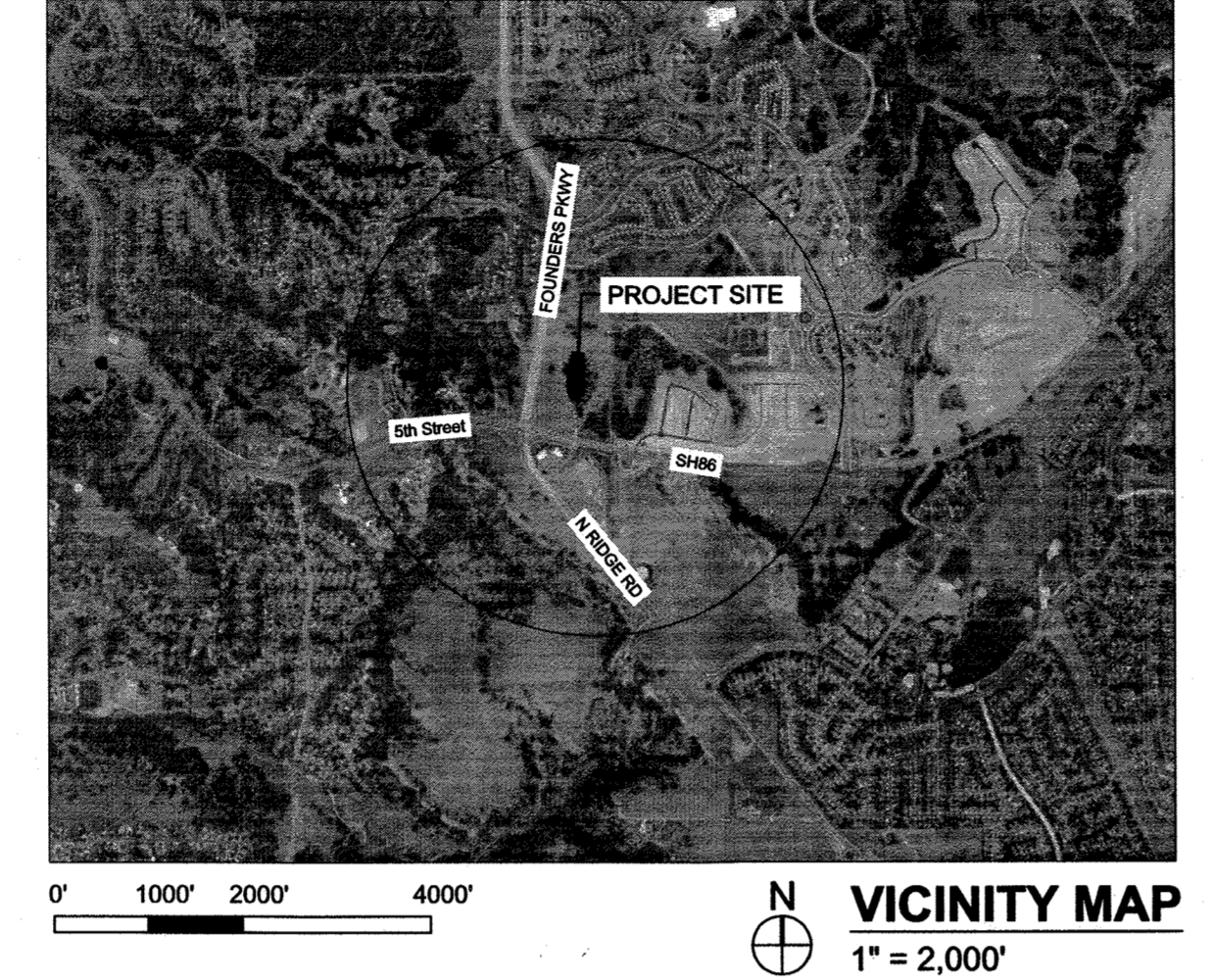
BENCHMARK STATEMENT

PROJECT BENCHMARK IS A DOUGLAS COUNTY CONTROL POINT LOCATED ON THE SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.
LATITUDE: 39° 22' 32.326"N, LONGITUDE: 104° 49' 10.479"W BENCHMARK IS 3.25" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1094.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.

ZONING COMPARISON		
ZONING	MALL AND OFFICE CENTER INFILL PD	
USE AREA	INTEGRATED BUSINESS (IB)	
LOT	LOT 6	
LOT SIZE SF/ACRES	69,115 SF/1.59 ACRES	PROVIDED (THIS SDP)
	REQUIREMENT	13,512 SF (12,811 GLA)
BUILDING SF	13,512 SF (12,811 GLA)	
PERMITTED USES	AS PER SECTION IIE OF THE PD ZONING REGULATIONS	OFFICES
MINIMUM LOT SIZE	1 ACRES	1.59 ACRES
MAX BUILDING COVERAGE	35%	19.55%
MIN FRONT YARD SETBACK	15'	83' - 0"
MIN REAR YARD SETBACK	5'	6' - 3"
MIN SIDE YARD SETBACK	5'	45' - 9"
MAX BUILDING HEIGHT	50' - 0"	21' - 6"
MAX BUILDABLE SLOPE	4:1	4:1
MIN PARKING	MEDICAL OFFICE AND CLINIC; 5 PER 1,000 SF OF GLA	REQUIRED: (12,811/1,000 x 5) 65 SPACES PROVIDED: 68 SPACES
MIN ADA PARKING	PER MUNI. CODE 3 ADA SPACES REQUIRED FOR 51 TO 76 TOTAL LOT SPACES	REQUIRED ADA PARKING: 3 SPACES PROVIDED ADA PARKING: 3 SPACES
BICYCLE PARKING	5% OF TOTAL PARKING	REQUIRED: 4 SPACES PROVIDED: (68 x .05) 4 SPACES
SITE UTILIZATION		
	SF	% OF TOTAL
BUILDING COVERAGE	13,512 SF	19.6%
PARKING COVERAGE	20,363 SF	29.4%
STREET COVERAGE	N/A	N/A
LANDSCAPE COVERAGE	31,253 SF	45.2%
OTHER IMPERVIOUS	3,987 SF	05.8%
TOTAL	69,115 SF	100%

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. 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.
2. 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.
3. 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.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0189G DATED 03.15.2016.
5. 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.
6. 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.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. 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.
9. 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 SEPARATE DOCUMENT
10. THIS SITE IS ZONED IB WITHIN MALL AND OFFICE INFILL PD.
11. 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, WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.



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12. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE 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.
13. 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.
14. 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:

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. 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.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. 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.
6. 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.
7. "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.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING THE SNOW REMOVAL.
9. 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 REVIEW, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

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.
CFC
FOUNDERS MOB, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY ISSAC DEVELOPMENT, LLC, ITS MANAGER, COLIN CARR
SIGNED THIS 16 DAY OF SEPTEMBER, 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF SEPTEMBER, 2020 BY COLIN DANIEL CARR.
WITNESS MY HAND AND OFFICIAL SEAL.
Andy John Stenman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014018515
My Commission Expires February 10, 2024

TITLE CERTIFICATION

Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO., 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.
Scott Bennetts
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
TITLE COMPANY
SIGNED THIS 16 DAY OF SEPTEMBER, 2020.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF SEPTEMBER, 2020 BY SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.
WITNESS MY HAND AND OFFICIAL SEAL.
Andy John Stenman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014018515
My Commission Expires February 10, 2024
MY COMMISSION EXPIRES: February 10, 2024

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWN OF CASTLE ROCK, COLORADO ON THE 13th DAY OF August, 2020.
Ann Van Court
CHAIR
DATE 9/29/2020
ATTEST:
John Smith
DIRECTOR OF DEVELOPMENT SERVICES
DATE 9/29/2020

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 18 DAY OF August, 2020.
John Smith
MAYOR
DATE 10-6-2020
ATTEST:
Robbie Schuchter
TOWN CLERK
DATE 10/6/2020

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 8:21 am ON THE 9th DAY OF October, 2020 AT RECEPTION NO. 2020098185.
DOUGLAS COUNTY CLERK AND RECORDER
BY: Mary Danielson
DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

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

SURVEYOR'S CERTIFICATE

Michael L. Paul, 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 AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.
REGISTERED LAND SURVEYOR
DATE 9/16/2020

CIVIL ENGINEER'S STATEMENT

Cole C Haberer, 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 HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
Cole C Haberer
REGISTERED PROFESSIONAL ENGINEER
DATE 09/14/2020

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 IMPROVEMENT AGREEMENT, RECORDED ON THE 5TH DAY OF AUGUST, 2004 AT RECEPTION NO. 2004081806 AND ACCORDINGLY 4.33 SFE ARE DEBITED FROM THE WATER BANK.

PURPOSE STATEMENT

THE PURPOSE OF THIS SDP IS TO DEVELOP A FIVE TENANT CLASS A MEDICAL OFFICE BUILDING.

SITE DEVELOPMENT PLAN
LOT 6, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
PROJECT NO. SDP20-0020

DATE: 07.17.2020
SHEET NUMBER: 1 of 9

LOT 6, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

DATE	REVISION	BY

COVER SHEET

SITE DEVELOPMENT PLAN
LOT 6, 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
 1.59 ACRES



OWNER
 FOUNDERS MCR, LLC
 1040 PARK MEADOWS DR SUITE 200
 LOUISVILLE, CO 80026
 PHONE: 303-917-4054

LANDSCAPE ARCHITECT
 DAVIS PARTNERSHIP ARCHITECTS
 280 BLAKE STREET, SUITE 100
 DENVER, CO 80202
 PHONE: 303-917-4054

ARCHITECT
 DAVIS PARTNERSHIP ARCHITECTS
 280 BLAKE STREET, SUITE 100
 DENVER, CO 80202
 PHONE: 303-917-4054

SOIL ENGINEER
 PCT ENGINEERING
 411 SOUTH SPRING ST SUITE 1000
 LITTLETON, CO 80120
 PHONE: 303-979-3900

ELECTRICAL ENGINEER
 SEEM ENGINEERING
 281 W. 37TH AVE
 DENVER, CO 80202
 PHONE: 303-625-4990

TOWN OF CASTLE ROCK
 PUBLIC WORKS
 4715 N. CASTLETON COURT
 CASTLE ROCK, CO 80104
 PHONE: 720-733-3462

CASTLE ROCK WATER
 TRAILWOOD COURT
 CASTLE ROCK, CO 80109
 PHONE: 303-724-6100

DEVELOPMENT SERVICES
 100 N. WELLS ST.
 CASTLE ROCK, CO 80104
 PHONE: 720-733-2200

LIENHOLDER SUBORDINATION CERTIFICATE:
 THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 03, 2020 AT RECEPTION NO. 2020007639 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Tony Roll
 ALL PRO CAPITAL, LLC
 BY TONY BETTIS
 SIGNED THIS 14th DAY OF September, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF September, 2020 BY Tony Bettis in the capacity stated above

WITNESS MY HAND AND OFFICIAL SEAL.
John A. Manzanares
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3/17/21

LIENHOLDER SUBORDINATION CERTIFICATE:
 THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 03, 2020 AT RECEPTION NO. 2020007640 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Richard List
 RICHARD LIST
 SIGNED THIS 14th DAY OF September, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF September, 2020 BY RICHARD LIST

WITNESS MY HAND AND OFFICIAL SEAL.
John P. Manzanares
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/22/2022

Thomas S. Huxtable
 THOMAS S. HUXTABLE
 SIGNED THIS 15th DAY OF September, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF September, 2020 BY THOMAS S Huxtable

WITNESS MY HAND AND OFFICIAL SEAL.
John P. Manzanares
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/22/2022

Ryan Hall
 EAGLE'S CREST LIVING TRUST, DATED SEPTEMBER 9, 2015
 BY RYAN HALL
 SIGNED THIS 14 DAY OF September, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF September, 2020 BY Ryan Hall

WITNESS MY HAND AND OFFICIAL SEAL.
Paige A. Prudhomme
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 6.26.22

Kevin J. Hart
 KEVIN J. HART
 SIGNED THIS 16 DAY OF Sept, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF September, 2020 BY KEVIN J HART

WITNESS MY HAND AND OFFICIAL SEAL.
John P. Manzanares
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/22/2022

Leah N. Huxtable
 LEAH N. HUXTABLE
 SIGNED THIS 15 DAY OF September, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF September, 2020 BY LEAH N Huxtable

WITNESS MY HAND AND OFFICIAL SEAL.
John P. Manzanares
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/22/2022

Sommer Hart
 SOMMER HART
 SIGNED THIS 16 DAY OF September, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF September, 2020 BY Sommer Hart

WITNESS MY HAND AND OFFICIAL SEAL.
John P. Manzanares
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/22/2022

Albert Wills
 WILLS LIVING TRUST, DATED SEPTEMBER 22, 2015
 BY ALBERT WILLS
 SIGNED THIS 14 DAY OF Sept, 2020

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF Sept, 2020 BY Albert Wills

WITNESS MY HAND AND OFFICIAL SEAL.
Christine Dawn Hopper
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/1/20

Unofficial Copy

LOT 6, FOUNDERS MARKETPLACE FILING
 NO. 1 AMENDMENT NO. 2

DATE	REV	REMARKS
07/17/2020	01	INITIAL SUBMITTAL
07/17/2020	02	REVISED SUBMITTAL
07/17/2020	03	THIRD SUBMITTAL
07/17/2020	04	FOURTH SUBMITTAL

SITE DEVELOPMENT PLAN
 LOT 6, FOUNDERS MARKETPLACE FILING NO. 1
 AMENDMENT NO. 2
 PROJECT NO. SDP20-0020

SITE DEVELOPMENT PLAN

LOT 6, 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

1.59 ACRES



OWNER:
FOUNDERS MCR, LLC
10400 PINE MEADOWS DR SUITE 200
LOUISVILLE, COLO. 80026
PHONE: 303-417-6551

LANDSCAPE ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
290 BLAKE STREET, SUITE 100
DENVER, CO. 80202
PHONE: 303-417-6550

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
290 BLAKE STREET, SUITE 100
DENVER, CO. 80202
PHONE: 303-417-6550

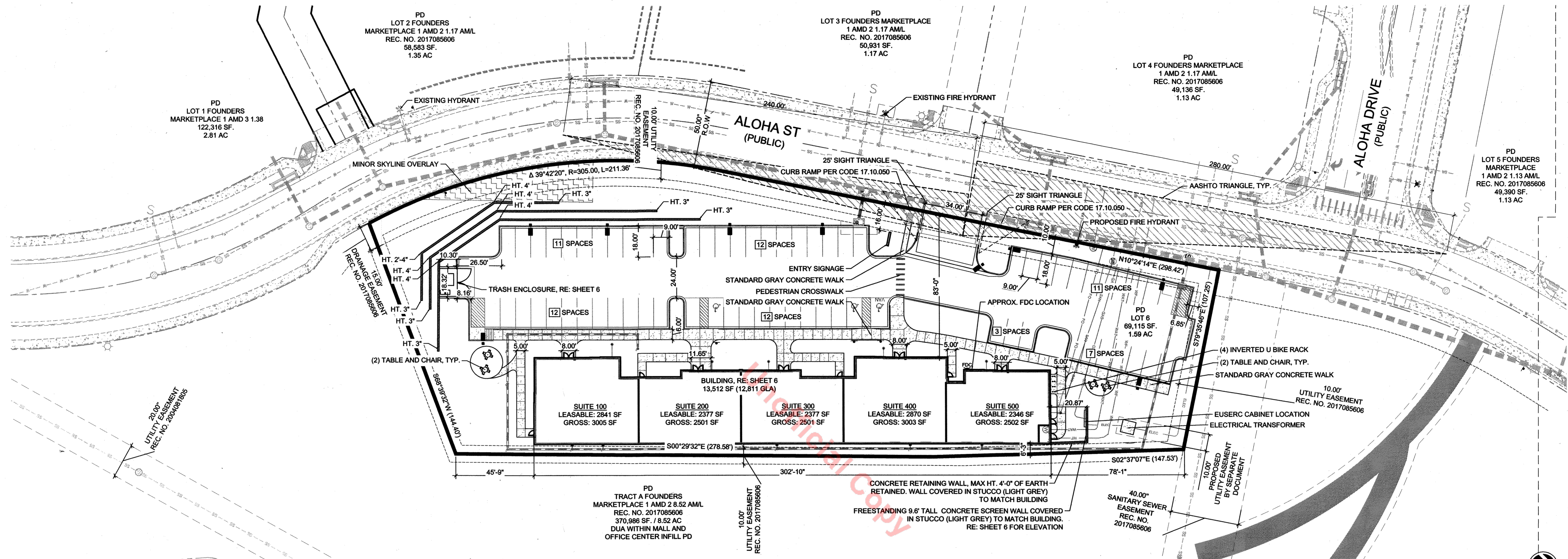
SOIL ENGINEER:
M.C. ENGINEERING
4175 N. CASTLETON COUNTY
LITTLETON, CO. 80120
PHONE: 303-975-1000

ELECTRICAL ENGINEER:
SEAN W. ENGINEERING
2814 W. UNIVERSITY
DENVER, CO. 80204
PHONE: 303-455-4500

TOWN OF CASTLE ROCK:
PUBLIC WORKS
4175 N. CASTLETON COUNTY
CASTLE ROCK, CO. 80109
PHONE: 727-753-2467

CASTLE ROCK WATER:
175 WELLS COURT
CASTLE ROCK, CO. 80109
PHONE: 727-753-4000

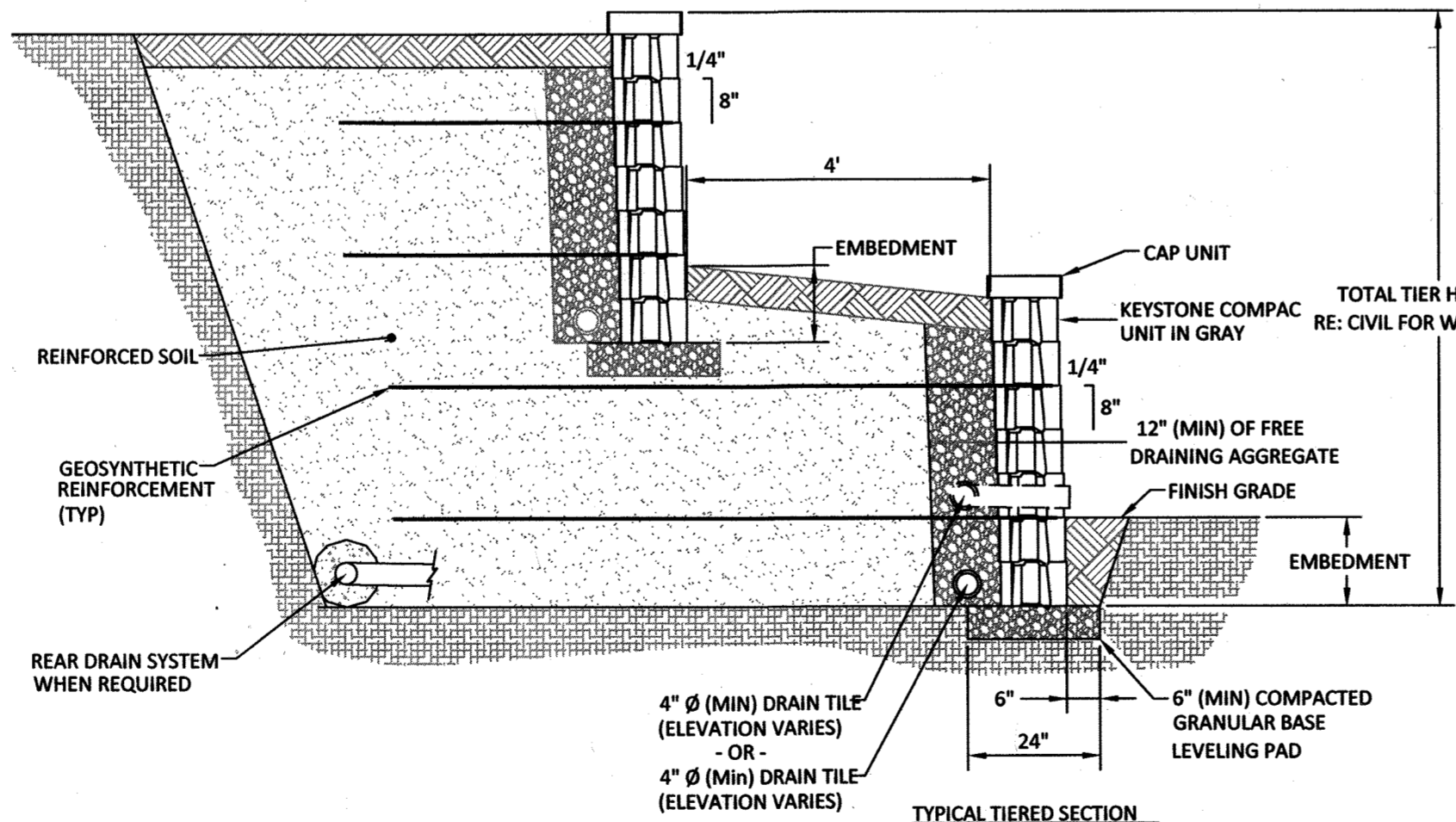
DEVELOPMENT SERVICES:
100 N. WELDON ST.
CASTLE ROCK, CO. 80109
PHONE: 727-753-2200



SITE PLAN
SCALE: 1" = 30' - 0"

NOTE: DETAILS ARE MANUFACTURER PROVIDED FOR REFERENCE. SEGMENTAL BLOCK, MECHANICALLY STABILIZED EARTH WALLS ARE TO BE DESIGN-BUILD BY CONTRACTOR AND SUBMITTED FOR LANDSCAPE ARCHITECT, ENGINEER, AND GEOTECHNICAL REVIEW.

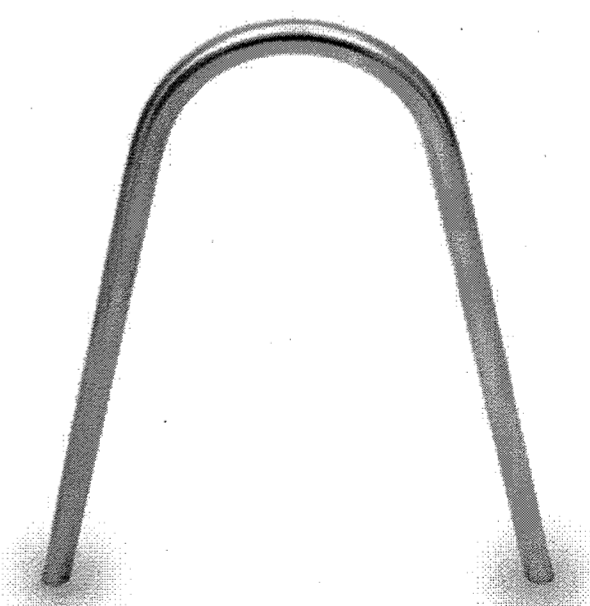
- PROPERTY LINE
- RETAINING WALL
- EXISTING CONCRETE WALK
- PROPOSED STANDARD GRAY CONCRETE WALK
- TABLE AND CHAIR, TYP.
- PARKING LOT LIGHT
- SIGHT TRIANGLE



KEYSTONE COMPAC SEGMENTAL BLOCK RETAINING WALL
BLOCK COLOR: GREY



LANDSCAPE FORMS CAROUSEL TABLE



LANDSCAPE FORMS BOLA BIKE RACK

LOT 6, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

DATE	REV	REMARKS
06.15.2020	01	ISSUE FOR PERMIT
06.15.2020	02	REVISED SUBMITTAL
07.17.2020	03	REVISED SUBMITTAL
07.17.2020	04	ISSUE FOR PERMIT

SITE DEVELOPMENT PLAN
LOT 6, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
PROJECT NO. SDP20-0020

DATE: 07.17.2020
SHEET NUMBER:

SITE DEVELOPMENT PLAN

LOT 6, 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

1.59 ACRES



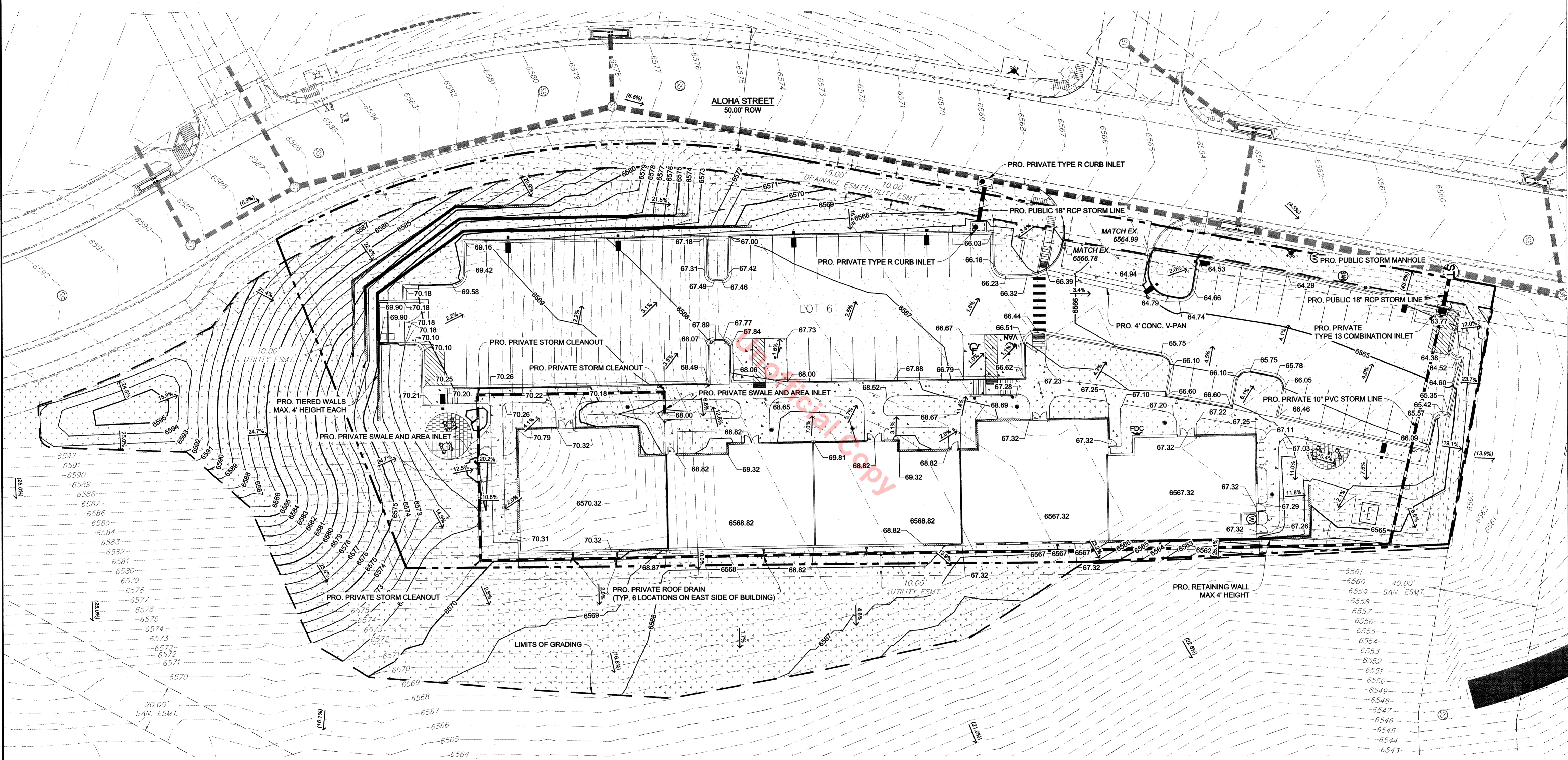
OWNER:
FOUNDERS MCL, LLC
1060 PARK MEADOWS DR SUITE 200
LONG TREE, COLORADO 80104
PHONE: 303-417-4554

LANDSCAPE ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
290 BLAKE STREET SUITE 100
DENVER, COLORADO 80205
PHONE: 303-891-6555

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
290 BLAKE STREET SUITE 100
DENVER, COLORADO 80205
PHONE: 303-891-6555

CIVIL ENGINEER:
H2 ENGINEERING
421 SOUTH PINE ST SUITE 1000
LITTLETON, COLORADO 80120
PHONE: 303-979-3900

ELECTRICAL ENGINEER:
BELLAW ENGINEERING
211 W. 14TH AVENUE
DENVER, COLORADO 80202
PHONE: 303-458-4900



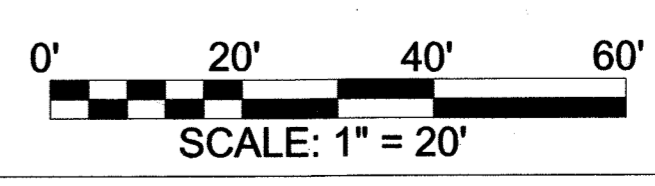
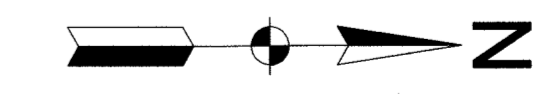
LOT 6, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

HATCHING LEGEND

	CONCRETE		LANDSCAPE
	ASPHALT		

GRADING LEGEND

EXISTING	PROPOSED
(XXX)	XXX
---S420---	—S420—
---S420---	—S421—
(XXXX)	XXXX



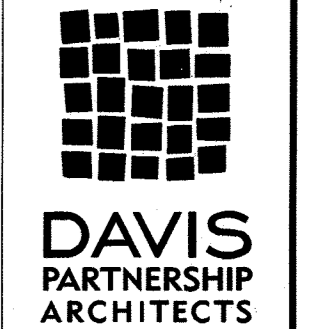
DATE	REVISIONS
07.17.2020	SDP - INITIAL SUBMITTAL
07.17.2020	SDP - SECOND SUBMITTAL
07.17.2020	SDP - THIRD SUBMITTAL
07.17.2020	SDP - FOURTH SUBMITTAL

SITE DEVELOPMENT PLAN
LOT 6, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
PROJECT NO. SDP20-0020

SITE DEVELOPMENT PLAN

LOT 6, 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
1.59 ACRES



OWNER
FOUNDERS MCR, LLC
10465 PARK MEADOW DR SUITE 200
LOUIS, COLORADO 80104
PHONE: 303-617-9954

LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2901 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-461-6555

ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2901 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-461-6555

CIVIL ENGINEER
ICE ENGINEERING
4250 SHAWNEE DR SUITE 1000
LITTLETON, COLORADO 80120
PHONE: 303-979-1800

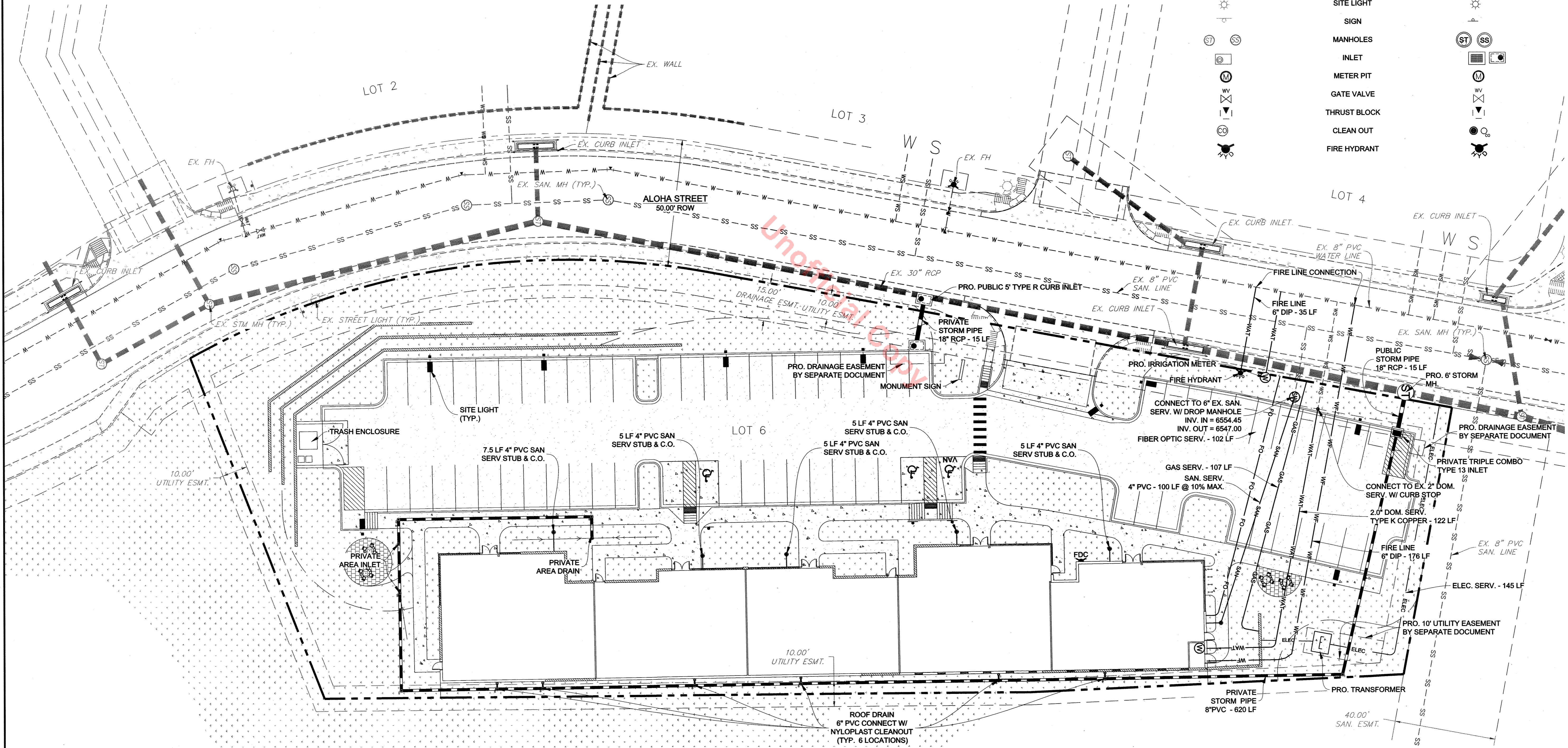
ELECTRICAL ENGINEER
BEEFAN ENGINEERING
261 W. 5TH AVE
DENVER, COLORADO 80202
PHONE: 303-455-4399

TOWN OF CASTLE ROCK
PUBLIC WORKS
475 N. CASTLETON COURT
CASTLE ROCK, CO 80104
PHONE: 727-733-2482

CASTLE ROCK WATER
175 WELLS COURT
CASTLE ROCK, CO 80109
PHONE: 727-733-4000

DEVELOPMENT SERVICES
150 N. WILCOX ST
CASTLE ROCK, CO 80104
PHONE: 727-733-2200

EXISTING	PROPOSED
---	---
---SS---SS---	---SAN---
---W---W---	---WAT---
---E---E---	---ELEC---
[FILE]	[E]
[Sun]	[Sun]
[Sign]	[Sign]
[Manhole]	[Manhole]
[Inlet]	[Inlet]
[Meter Pit]	[Meter Pit]
[Gate Valve]	[Gate Valve]
[Thrust Block]	[Thrust Block]
[Clean Out]	[Clean Out]
[Fire Hydrant]	[Fire Hydrant]



- TOWN OF CASTLE ROCK SDP UTILITY NOTES**
- 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'.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.

DATE: 07.17.2020
SHEET NUMBER: 5 of 9

SCALE: 1" = 20'

PROJECT NO. 19726.00

SITE DEVELOPMENT PLAN
LOT 6, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
PROJECT NO. SDP20-0020

LOT 6, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

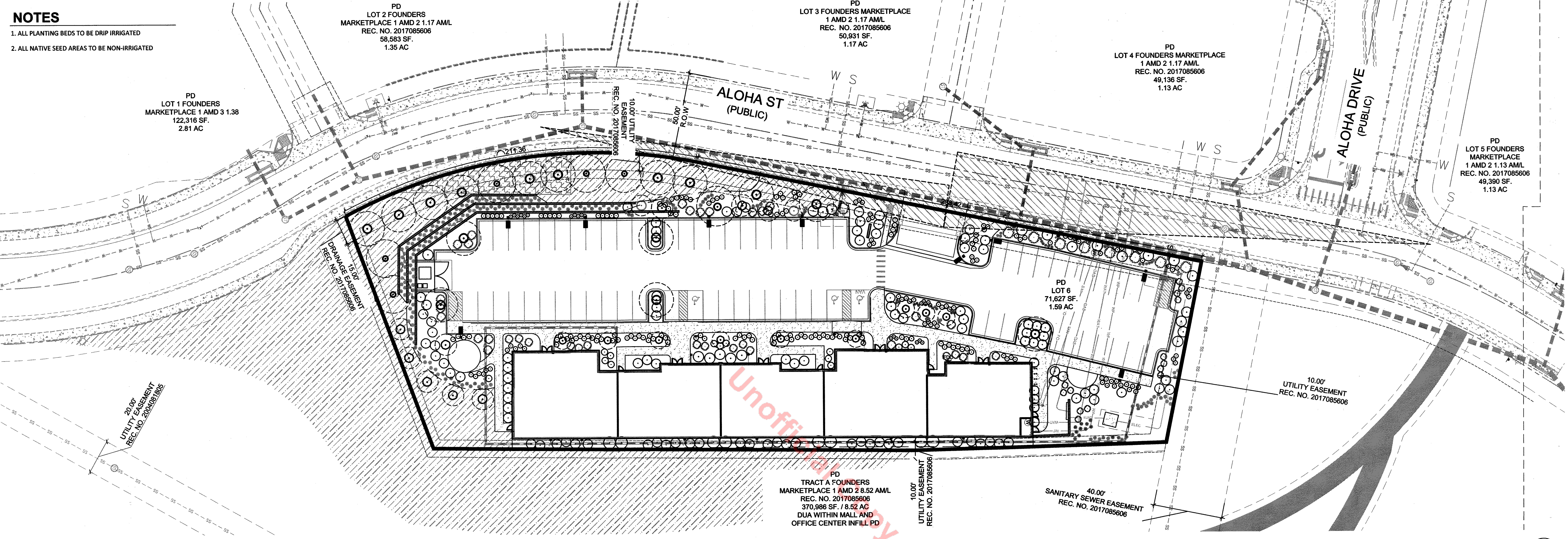
DATE	REV	REMARKS
03/12/2020	01	INITIAL SUBMITTAL
05/12/2020	02	SECOND SUBMITTAL
07/17/2020	03	THIRD SUBMITTAL
07/17/2020	04	FOURTH SUBMITTAL

SITE DEVELOPMENT PLAN

LOT 6, 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

1.59 ACRES



- NOTES**
1. ALL PLANTING BEDS TO BE DRIP IRRIGATED
 2. ALL NATIVE SEED AREAS TO BE NON-IRRIGATED

DAVIS PARTNERSHIP ARCHITECTS

OWNER:
FOUNDERS MKC, LLC
10402 PARK MEADOWS DR SUITE 205
LOUIS, COLO. 80104
PHONE: 303-417-4654

LANDSCAPE ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
280 S. BLAKE STREET SUITE 100
DENVER, COLO. 80202
PHONE: 303-451-4655

ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
280 S. BLAKE STREET SUITE 100
DENVER, COLO. 80202
PHONE: 303-451-4655

CIVIL ENGINEER:
MCE ENGINEERING
621 SOUTH PARK DR SUITE 1000
LITTLETON, COLO. 80120
PHONE: 303-979-9900

ELECTRICAL ENGINEER:
SERVATY ENGINEERING
2811 W. 87th AVE
DENVER, COLO. 80234
PHONE: 303-458-4500

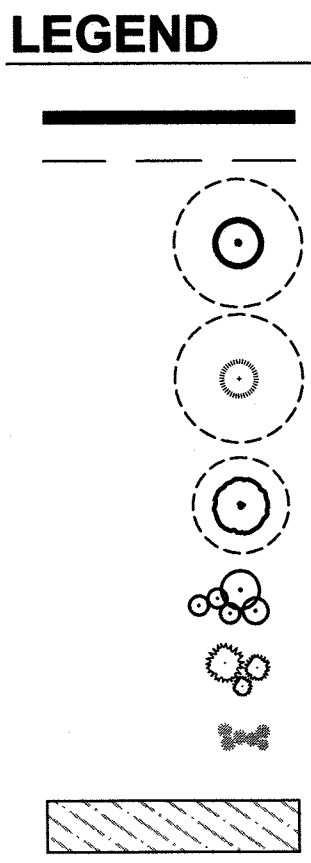
TOWN OF CASTLE ROCK PUBLIC WORKS:
4170 N. CASTLETON COUNTY
CASTLE ROCK, CO. 80104
PHONE: 720-733-2462

CASTLE ROCK WATER:
1730 BELLEVUE COURT
CASTLE ROCK, CO. 80109
PHONE: 720-734-0406

SOIL CONSULTING ENGINEER:
500 N. WALCOTT ST.
CASTLE ROCK, CO. 80104
PHONE: 720-733-2204

LANDSCAPE PLAN
SCALE: 1" = 30'-0"

- TOWN OF CASTLE ROCK 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 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 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.



PLANTING TOTALS

SPECIES	QUANTITY
DECIDUOUS TREE	21
ORNAMENTAL TREE	18
EVERGREEN TREE	2
DECIDUOUS SHRUB	374
EVERGREEN SHRUB	57

CLWUR (COMPOSITE LANDSCAPE WATER USE RATING CHART)

IRRIGATION SPRAY OR DRIP?	PLANT NAME (COMMON)	APPL. RATE (INCHES/MONTH)	ZONE	% OF TOTAL AREA	IRRIGATED AREA (IN SQ. FT. FOR EACH ZONE)	LANDSCAPE WATER USE RATING	TOTAL AREA OF ALL IRRIGATED LANDSCAPE ZONES	(LWUR x IA)/TA
DRIP	MIX OF LOW WATER USE SPECIES	1.5	L	100	15,095 SQ FT	2.5	15,095 SQ FT	2.5

TOTAL OF CLWUR: 2.5

COMMERCIAL LANDSCAPE SITE INVENTORY

GROSS SITE AREA (SQ FT)	LANDSCAPE AREA (SQ FT)	TURFGRASS LIST SPECIES (SQ FT)	NONLIVING ORNAMENTAL AREA (SQ FT)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS PROVIDED	NO. OF SHRUBS REQUIRED	SOIL PREP AMOUNTS (CU. YDS / 1000 SQ FT)	SEPERATE IRRIGATION SERVICE CONNECTIONS
69,115 SQ FT	31,253 SQ FT	0 SQ FT	0 SQ FT	14	28	28	379	4 CU YD	YES

PARKING LOT AREA (SQ FT)	PARKING LOT LANDSCAPE AREA (SQ FT)	NO. OF PARKING SPACES	NONLIVING ORNAMENTAL (SQ FT)	NO OF INTERIOR LANDSCAPE ISLANDS	MINIMUM WIDTH OF INTERIOR LANDSCAPE ISLANDS	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
22,927 SQ FT	3,601 SQ FT	68	0 SQ FT	3	8 FT	5	8	9	44

STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET	TREES REQUIRED 1 / 40 LF	LARGE CANOPY TREES PROVIDED (MIN. 75% OF TREES REQUIRED)	OTHER TREES PROVIDED	TOTAL TREES PROVIDED	SHRUBS REQUIRED (4 SHRUBS / 1 REQUIRED TREE)	SHRUBS PROVIDED
ALOHA ST.	510 LF	13	13	0	13	52	52

LANDSCAPE ARCHITECT INFORMATION

LICENSED LANDSCAPE ARCHITECT: LYNN ANN MOORE
COLORADO LICENSE NUMBER: LA 243
TOWN OF CASTLE ROCK REGISTRATION NUMBER: 15-1243

LOT 6, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

DATE	REVISION	BY	FOR
07.17.2020	01	LYNN ANN MOORE	ISSUE FOR PERMIT
07.17.2020	02	LYNN ANN MOORE	ISSUE FOR PERMIT
07.17.2020	03	LYNN ANN MOORE	ISSUE FOR PERMIT

PROJECT NO.: 19726.00
DATE: 07.17.2020
SHEET NUMBER: 6 of 9

SITE DEVELOPMENT PLAN

LOT 6, 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
1.59 ACRES

GENERAL NOTES:

1. FOR COLORS ON MATERIAL, REFERENCE COLOR SHOWN IN ELEVATION
2. ALL WALL SIGNAGE TO BE REVIEWED AND APPROVED WITH THE BUILDING PERMIT IN CONFORMANCE WITH TITLE 19 SIGN CODE

OWNER:
FOUNDERS MKT, LLC
1060 PARK MEADOWS DR SUITE 200
LONG FLEET, COLORADO, 80134
PHONE: 303-733-2422

ARCHITECTS:
DAVIS PARTNERSHIP
2001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-861-4555

ARCHITECTS:
DAVIS PARTNERSHIP
2001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-861-4555

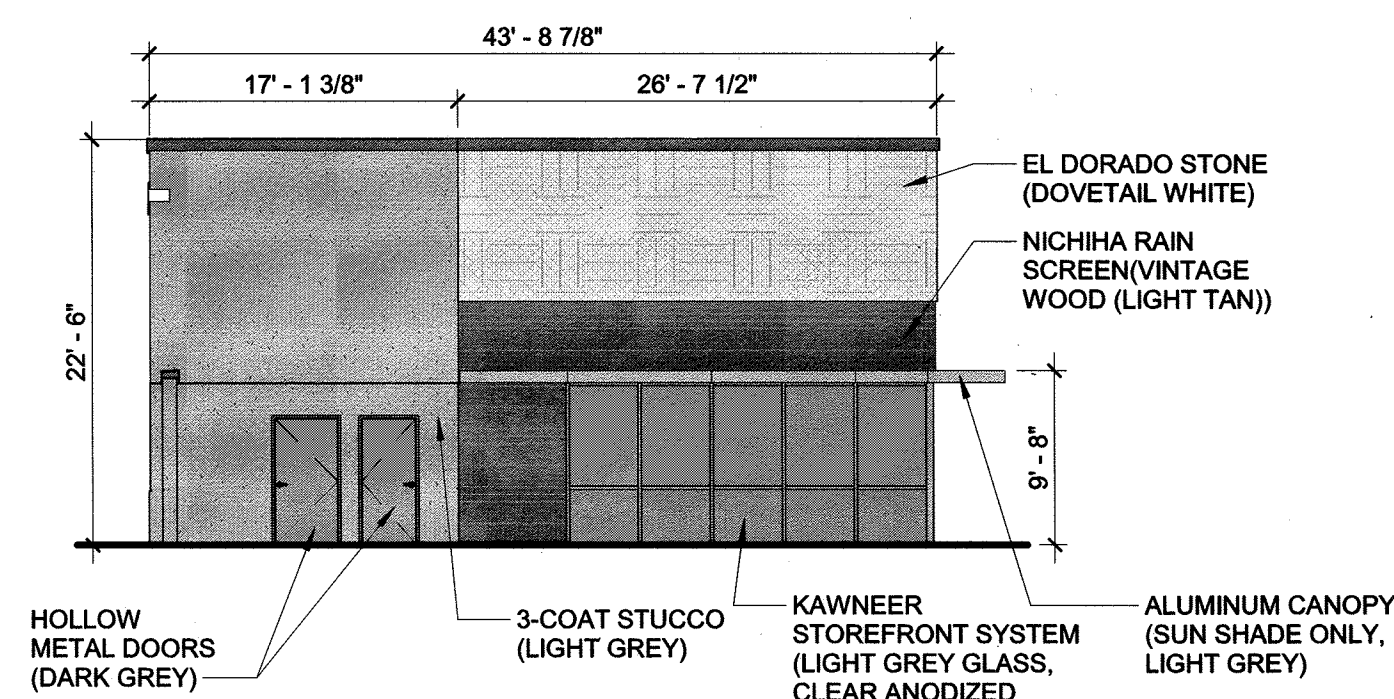
CIVIL ENGINEER:
841 ENGINEERING
611 SOUTH PULASKI DR SUITE 100
LITTLETON, COLORADO 80120
PHONE: 303-973-3300

ELECTRICAL ENGINEER:
841 ENGINEERING
611 SOUTH PULASKI DR SUITE 100
LITTLETON, COLORADO 80120
PHONE: 303-973-3300

TOWN OF CASTLE ROCK PUBLIC WORKS:
4174 N. CASTLETON
CASTLE ROCK, CO 80104
PHONE: 726-733-2422

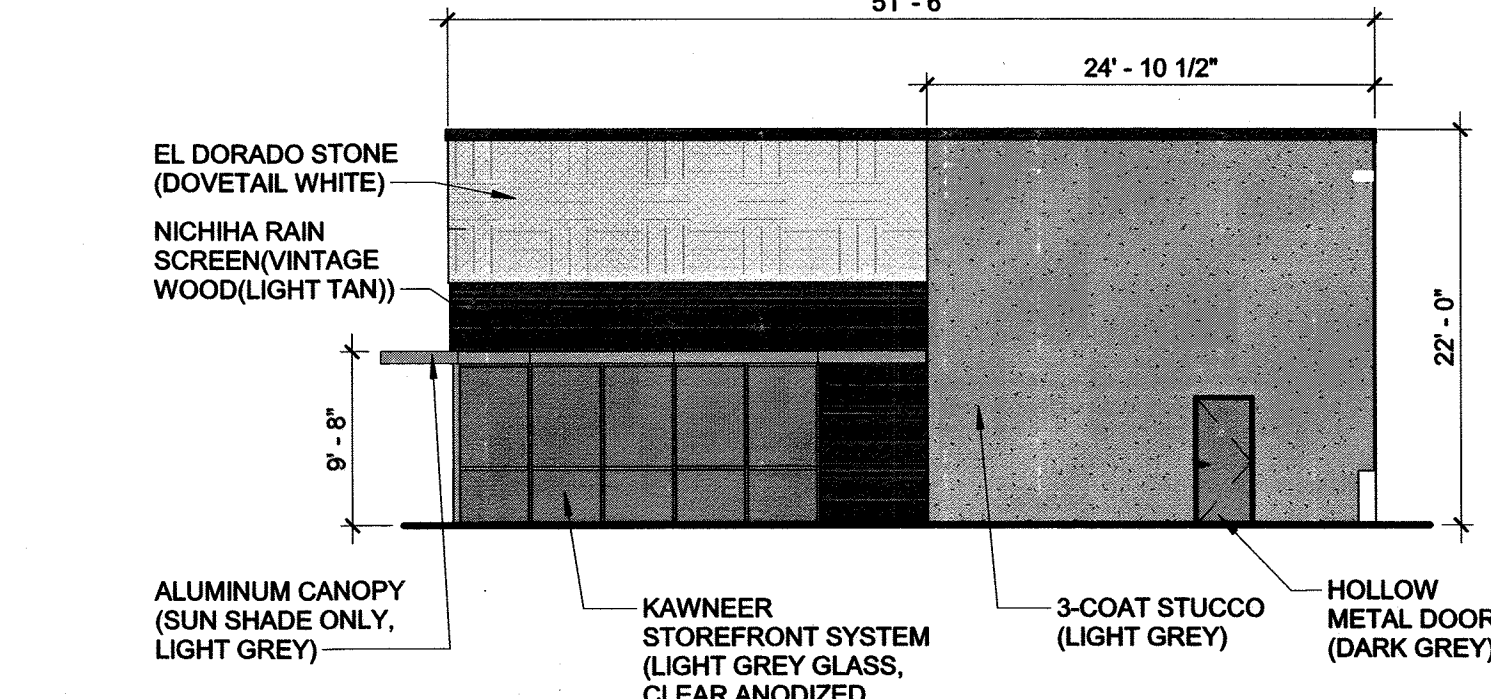
CASTLE ROCK WATER:
119 BELLEVUE COURT
CASTLE ROCK, CO
PHONE: 726-733-4600

DEVELOPMENT SERVICES:
100 N. WILCOX ST
CASTLE ROCK, CO
PHONE: 726-733-2200



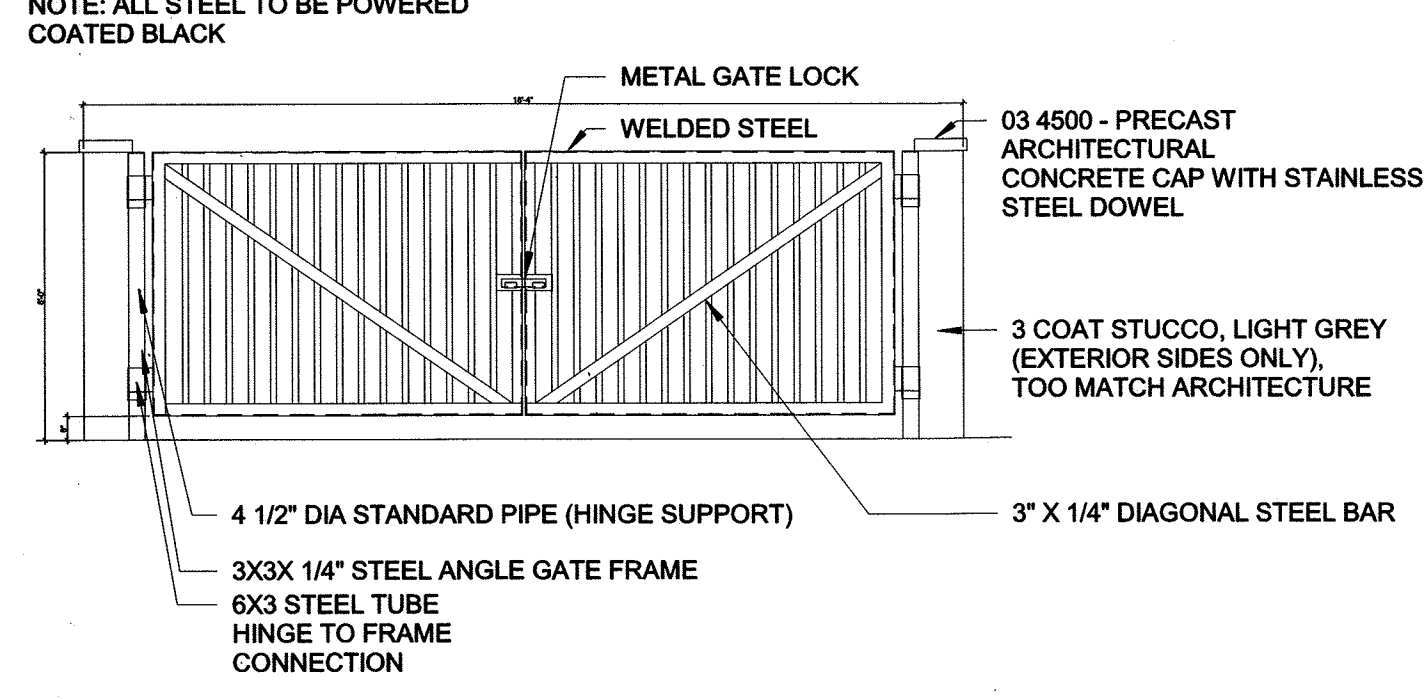
OVERALL EXTERIOR ELEVATION - NORTH

3/32" = 1'-0"



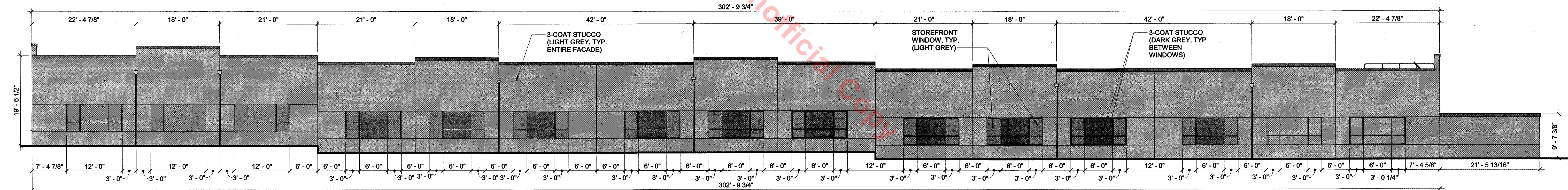
OVERALL EXTERIOR ELEVATION - SOUTH

3/32" = 1'-0"



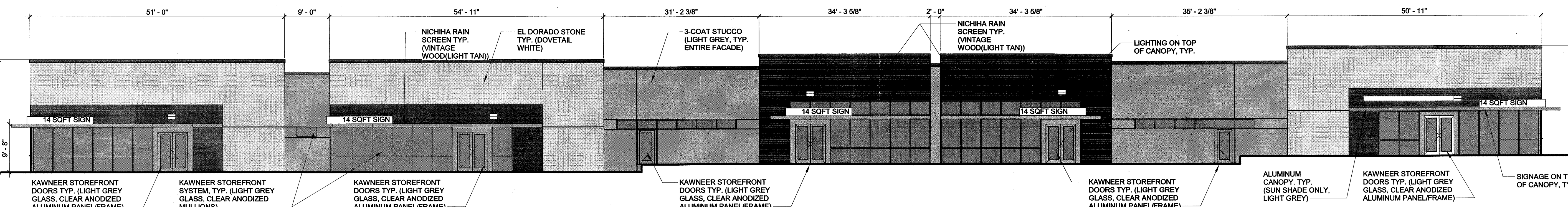
5 TRASH ENCLOSURE GATE ELEVATION

1/4" = 1'-0"



OVERALL EXTERIOR ELEVATION - EAST

3/32" = 1'-0"



OVERALL EXTERIOR ELEVATION - WEST

3/32" = 1'-0"

LOT 6, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

DATE	REVISIONS

SITE DEVELOPMENT PLAN
LOT 6, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
PROJECT NO. SDP20-0020

DATE: **07.17.2020**
SHEET NUMBER: **7 of 9**

SITE DEVELOPMENT PLAN
LOT 6, 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
 1.59 ACRES



OWNER:
 FOUNDERS MOB, LLC
 1040 PARK MEADOWS DR SUITE 200
 LONG TREE, COLORADO 80154
 PHONE: 303-417-4600

LANDSCAPE ARCHITECT:
 DAVIS PARTNERSHIP ARCHITECTS
 2901 BLAKE STREET, SUITE 100
 DENVER, COLORADO 80209
 PHONE: 303-941-0555

ARCHITECT:
 DAVIS PARTNERSHIP ARCHITECTS
 2901 BLAKE STREET, SUITE 100
 DENVER, COLORADO 80209
 PHONE: 303-941-0555

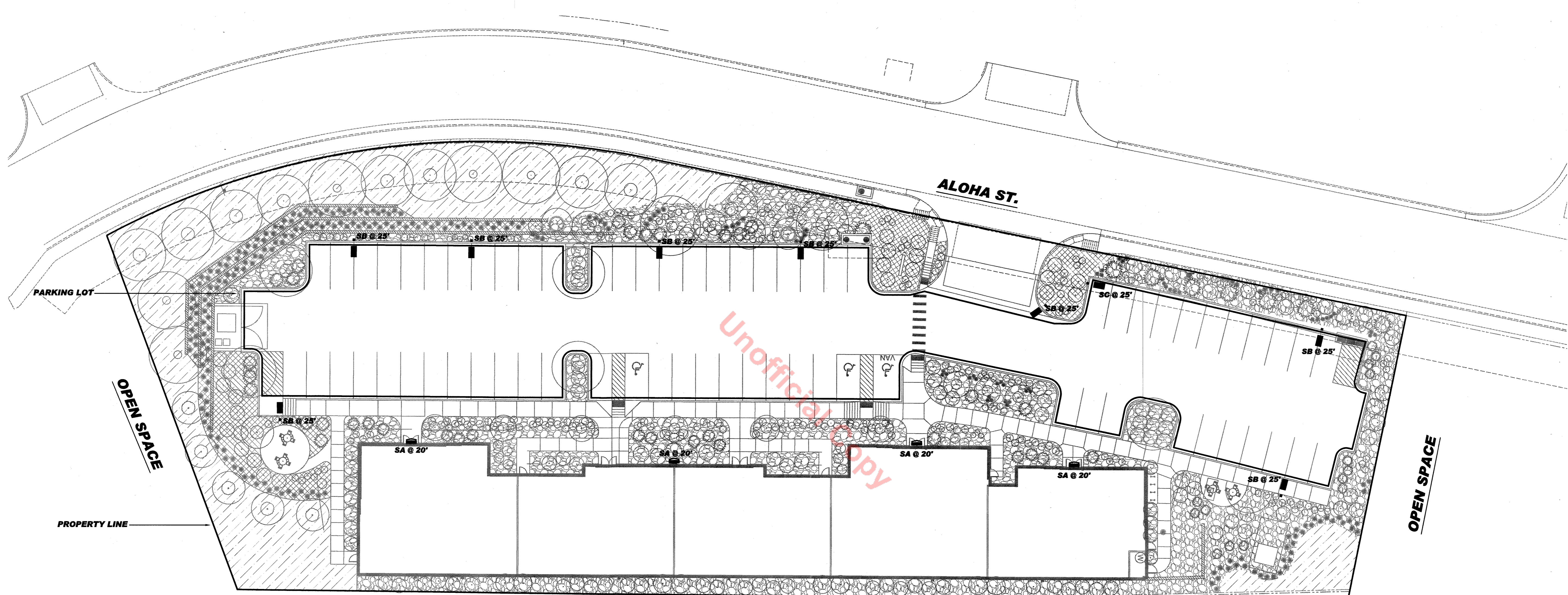
CIVIL ENGINEER:
 BELY ENGINEERING
 2811 WEST 9TH AVE
 DENVER, COLORADO 80204
 PHONE: 303-655-4566

ELECTRICAL ENGINEER:
 BELY ENGINEERING
 2811 WEST 9TH AVE
 DENVER, COLORADO 80204
 PHONE: 303-655-4566

TOWN OF CASTLE ROCK:
 415 N. CASTLETON COURT
 CASTLE ROCK, CO 80106
 PHONE: 727-733-2402

CASTLE ROCK WATER:
 125 WELLS COURT
 CASTLE ROCK, CO 80109
 PHONE: 727-733-6900

DEVELOPMENT SERVICES:
 100 N. WILCOX ST
 CASTLE ROCK, CO 80104
 PHONE: 727-733-2200



Unofficial Copy

- GENERAL NOTES**
- OBJECTIVES: SAFETY AND GENERAL LIGHTING FOR PARKING AREA AND SIDEWALKS.
 - HOURS OF OPERATION: FIXTURES SHALL DIM TO LESS THAN 50% LIGHT LEVEL FROM ONE HOUR AFTER BUILDING CLOSE TO ONE HOUR BEFORE BUILDING OPEN, WHEN NO DAYLIGHT IS PRESENT.
 - POLE LIGHTS SHALL HAVE HOUSE-SIDE SHIELDING AND SPILL LIGHT MITIGATION TO PREVENT LIGHT TRESPASS.
 - WALL PACKS SHALL HAVE SPILL LIGHT MITIGATION TO PREVENT LIGHT TRESPASS.
 - THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.



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

BELFAY ENGINEERING P.C.
 Mechanical/Electrical Consulting Engineers
 2811 West 9th Ave. TEL: (303) 892-5980
 Denver, CO 80204 FAX: (303) 892-5979
 email: belfay@belfay.com JOB# 20009

SITE DEVELOPMENT PLAN
 LOT 6, FOUNDERS MARKETPLACE FILING NO. 1
 AMENDMENT NO. 2
 PROJECT NO. SDP20-0020

DATE: 07.17.2020
 SHEET NUMBER:

**LOT 6, FOUNDERS MARKETPLACE FILING
 NO. 1 AMENDMENT NO. 2**

SITE DEVELOPMENT PLAN

LOT 6, 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

1.59 ACRES



OWNER
FOUNDERS MDC, LLC
1045 PARK WILSONS DR SUITE 200
LONG TREE, COLORADO 80148
PHONE: 303-461-0455

LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-461-0555

ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-461-0555

CIVIL ENGINEER
RCH ENGINEERING
421 SOUTHWEST DR SUITE 1000
LITTLETON, COLORADO 80120
PHONE: 303-779-3900

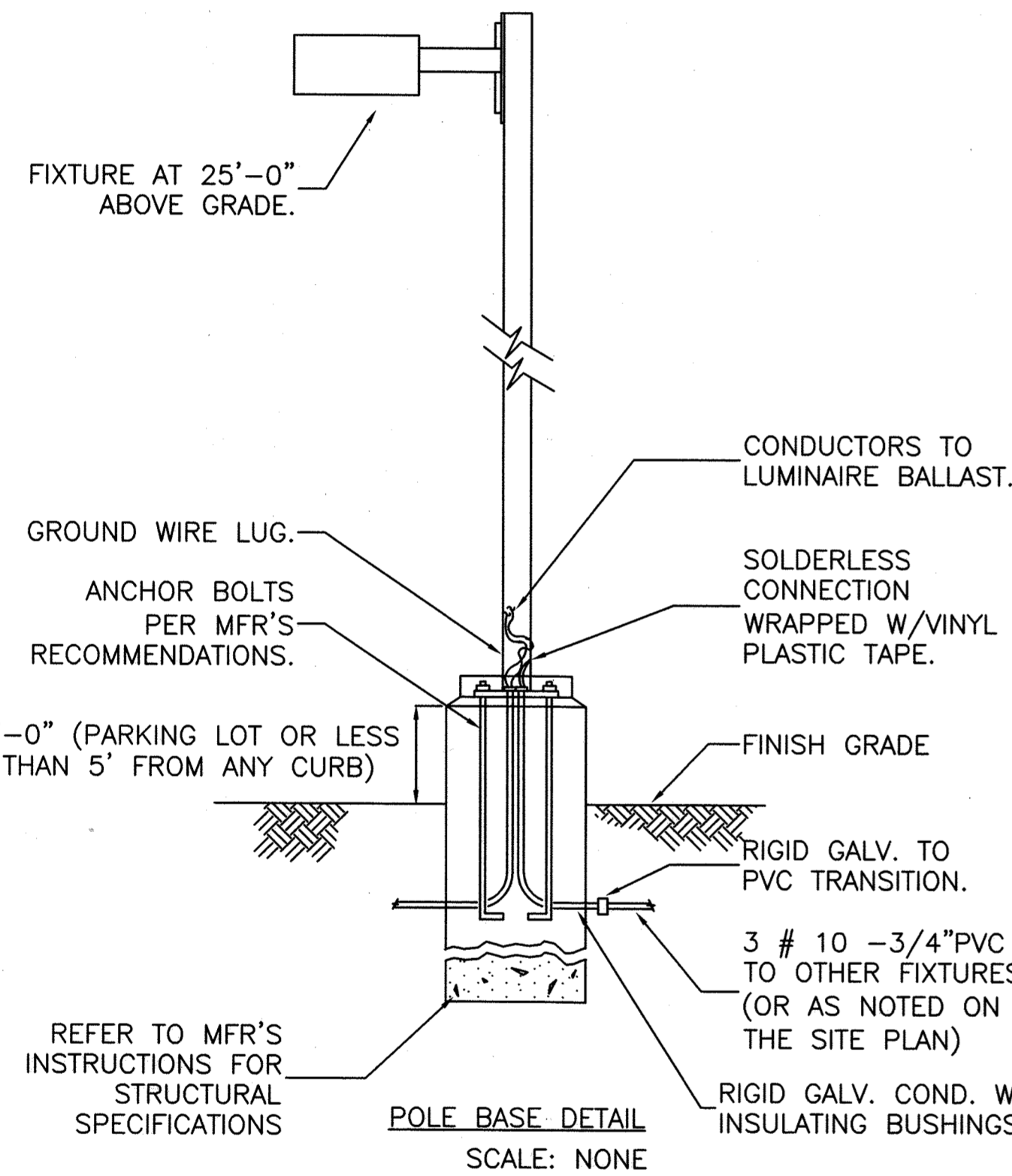
ELECTRICAL ENGINEER
BELFAY ENGINEERING
2811 W. 9TH AVE.
DENVER, COLORADO 80204
PHONE: 303-461-0500

TOWN OF CASTLE ROCK PUBLIC WORKS
1111 W. CASTLE ROCK COURT
CASTLE ROCK, CO 80104
PHONE: 303-753-5000

DATE BOOK NUMBER
179 VELLOR COURT
CASTLE ROCK, CO 80109
PHONE: 720-753-6000

DEVELOPMENT SERVICES
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
PHONE: 720-753-2200

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	IESNA Cutoff Classification	Number Lamps	Lumens Per Lamp	Height Above Grade	Wattage
	SA	4	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GWC-AF-02-LED-E1-SL3-8030	GALLEON WALL LUMINAIRE (2) 80 CRI, 3000K, 1050mA LIGHTS/SQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS	FULL CUTOFF WHEN ORIENTED DOWNWARD	32	265	20'	113
	SB	8	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL3-8030-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (2) 80 CRI, 3000K, 1050mA LIGHTS/SQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	FULL CUTOFF	32	265	25'	113
	SC	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SLR-8030-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (2) 80 CRI, 3000K, 1050mA LIGHTS/SQUARES WITH 16 LEDS EACH AND SPILL LIGHT ELIMINATOR RIGHT OPTICS	FULL CUTOFF	32	265	25'	113



McGraw-Edison

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP68 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution for maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (±2.75K CCT and minimum 700CRI, Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Cooper Lighting Solutions proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

Catalog #	Type
SA	
Project	Date
Comments	
Prepared by	

CERTIFICATION DATA
ULASL Listed
LM79 / LM80 Compliant
IP68 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronics LED Driver
≥0.3 Power Factor
≤2% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V WYE
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kg)

COOPER LIGHTING SOLUTIONS

TSU TSD14017EN
March 10, 2020 8:37 AM

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and ULASL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (±2.75K CCT) TO CRI, 4000mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy post-liming of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #	Type
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Prepared by	

CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium® Qualified*
IP68 Rated
ISO 9001
LM79 / LM80 Compliant
ULASL Wet Location Listed

ENERGY DATA
Electronics LED Driver
≥0.3 Power Factor
≤2% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V WYE
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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December 2, 2019 3:06 PM

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LOT 6, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2

DATE	REVISIONS
06.10.2020	SDP - INITIAL SUBMITTAL
06.15.2020	SDP - SECOND SUBMITTAL
07.03.2020	SDP - THIRD SUBMITTAL
07.17.2020	SDP - FOURTH SUBMITTAL

SITE DEVELOPMENT PLAN
LOT 6, FOUNDERS MARKETPLACE FILING NO. 1
AMENDMENT NO. 2
PROJECT NO. SDP20-0020

DATE: 07.17.2020
SHEET NUMBER: 9 of 9

LUMINAIRES