SITE DEVELOPMENT PLAN, AMENDMENT, NO. 2
MOST OF LOT 2, EXCEPT THE WEST 20 FEET OF THE SOUTH 140 FEET THEREOF AND EXCEPT THE NORTH 10 FEET THEREOF, PHELPS SUBDIVISION
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

SIGNATURE BLOCKS

TITLE CERTIFICATION
I,_____ AN AUTORIZED REPRESENTATIVE OF
_____, A TITLE INSURANCE COMPANY LICENED TO DO BUSINESS IN
THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPRY ARE LISTED IN TEH CERTIFICATE OF OWNERSHIP AN LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS ____DAY OF_____, 20___

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,20___
BY _____AS AUTHORIZED REPRESENTATIVE
OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

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.

_____
ETERNAL ROCK EVANGELICAL LUTHERAN CHURCH, A COLORADO NONPROFIT CORPORATION
SIGNED THIS ____, DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,20___
BY _____AS_____
OF ETERNAL ROCK EVANGELICAL LUTHERAN CHURCH

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

LEINHOLDER SUBORINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGES 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 INSTRUMENTS RECORDED JUNE 30, 2017 AT RECEPTION NO. 2017044723 AND AS AMENDED ON FEBRUARY 18, 2018AT RECEPTION NO. 2018009416, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT

_____
WELS CHURCH EXTENSION FUND, INC., A WISCONSIN NON-STOCK, NON-PROFIT CORPORATION

SIGNED THIS ____ DAY OF _____,20___

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,20___
BY _____AS _____
OF WELS CHURCH EXTENSION FUND

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

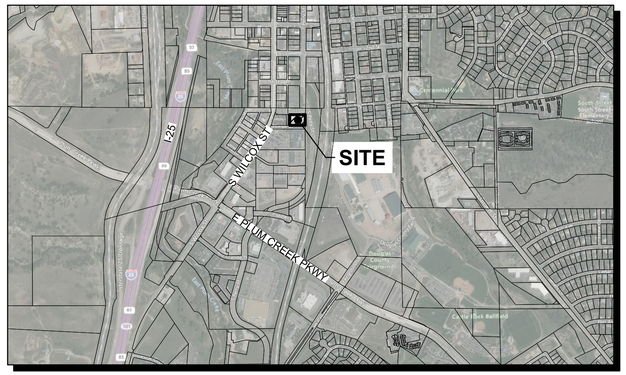
MY COMMISSION EXPIRES:_____

DESIGN REVIEW BOARD APPROVAL
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____DAY OF _____, 20____

_____ _____/_____/_____
CHAIR DATE

ATTEST:

_____ _____/_____/_____
DEVELOPMENT SERVICES DIRECTOR DATE



VICINITY MAP
1"=1000'

SHEET INDEX

1	CS	COVER SHEET	6	DT3	SITE DETAILS
2	GN	GENERAL NOTES	7	LS1	LANDSCAPE PLAN
3	SP	SITE GRADING AND EROSION PLAN	8	LS2	LANDSCAPE DETAILS
4	DT1	SITE AND DRAINAGE DETAILS			
5	DT2	SITE AND DRAINAGE DETAILS			

PROJECT DATA

LEGAL DESCRIPTION:
LOT 2, EXCEPT THE WEST 20 FEET OF THE SOUTH 140 FEET THEREOF AND EXCEPT THE NORTH 10 FEET THEREOF, PHELPS SUBDIVISION, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT BENCHMARK:
DOUGLAS COUNTY BENCHMARK : DCBM 3020015 ELEVATION = 6255.22 (NAVD88)

BASIS OF BEARING:
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 2 BEARS S89°21'23"E

PROJECT TEAM

BUILDING OWNER - ETERNAL ROCK LUTERAN CHURCH
2 PHELPS STREET, CASTLE ROCK, CO 80104
CONTACT: JOHN WITT
PHONE #: (303) 748-8390

ARCHITECT - DAJ DESIGN
922A MAIN STREET, LOUISVILLE, CO 80027
CONTACT: ANDY JOHNSON
PHONE #: (303) 527-1100

LAND SURVEYOR - DAVID E. ARCHER & ASSOCIATES INC.
105 WILCOX STREET, CASTLE ROCK, CO 80104
CONTACT: DARRELL EUGENE ROBERTS
PHONE #: (303) 688.4642

CIVIL ENGINEER - TERRA FORMA SOLUTIONS
CONTACT: TODD JOHNSON, PE
PHONE #: (303) 257-7653

LANDSCAPE ARCHITECT - IVY STREET DESIGN
1529 YORK STREET, SUITE 300, DENVER, CO 80206
CONTACT: IAN FERGUSON
PHONE #: (303) 320-0362

IRRIGATION DESIGN - AVOCET IRRIGATION DESIGN
7114 W. JEFFERSON AVE, SUITE 201, LAKEWOOD, CO 80235
CONTACT: DAVID ZICKERMAN
PHONE #: (303) 986-2175

SUMMARY TABLE

PROJECT DESCRIPTION:
LANDSCAPING IMPROVEMENTS, PARKING LOT IMPROVEMENTS, STORAGE FACILITY, MONUMENT SIGN

ZONE DISTRICT:			B - BUSINESS / COMMERCIAL DOWNTOWN OVERLAY DISTRICT
LOT SIZE:			28,976 SF / .665 ACRES
GROSS FLOOR AREA:			8,620 SF
BUILDING SETBACKS AND SEPARATIONS:	EXISTING	REQUIRED	PROPOSED
FRONT:	18'-7"	0	16'-10"
EAST SIDE:	3'-3"	0	3'-3"
WEST SIDE:	33'-3"	0	33'-3"
REAR:	71'-4"	0	71'-4"
PARKING REQUIREMENTS:	EXISTING	REQUIRED	PROPOSED
FRONT:	17	0	31
HEIGHT & AREA:	EXISTING	ALLOWED	PROPOSED
	20'	6 STORIES, NO LIMIT	20'
	8,508 SF	28,976 SF	8,620 SF

TOTAL SITE COVERAGE (SF):	EXISTING	PROPOSED
BUILDING	8,508 SF	8,620 SF
PARKING LOT / WALKWAYS	13,045 SF	13,780 SF
OPEN SPACE / LANDSCAPE AREA	7,491 SF	6,576 SF

SURVEYOR'S CERTIFICATE
I, _____, A LICENSED 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 SHOWED HEREON ACTUALLY EXIST AND THE SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY

_____ _____ _____/_____/_____
REGISTERED LAND SURVEYOR: DATE:
DARRELL EUGENE ROBERTS, PLS
CO PLS # - 36057

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

_____ _____
TODD JOHNSON, PE DATE
STATE OF COLORADO NO. 37660
FOR AND ON BEHALF OF TERRA FORMA SOLUTIONS

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
ETERNAL ROCK CHURCH
COVER SHEET
2 PHELPS STREET PROJECT NO. SDP22-0042
CASTLE ROCK, COLORADO

PROJ NO: Eternal Rock
DATE : 09/08/2025

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
MOST OF LOT 2, PHELPS SUBDIVISION PROJECT NO. SDP22-0042
COVER SHEET
CS
1 OF 8

SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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. THERE MAY BE SUBSEQUENT AMENDMENTS.

2. THIS SITE IS ZONED B BUSINESS / COMMERCIAL WITHIN THE SOUTH DISTRICT OF THE DOWNTOWN OVERLAY.

3. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED 3/16/2016.

4. THE PROJECT IS LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.

5. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.

6. 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.

7. PURSUANT TO 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.

8. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.

9. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

10. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.

11. 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.

12. 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.

13. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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.

14. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.

15. 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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.

16. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.

17. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.

18. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.

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. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

4. 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.

5. 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.

6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

7. 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.

8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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.

9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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 TO32 FEET WIDE.

10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.

11. 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.

UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

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

3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.

4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.

5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.

6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE

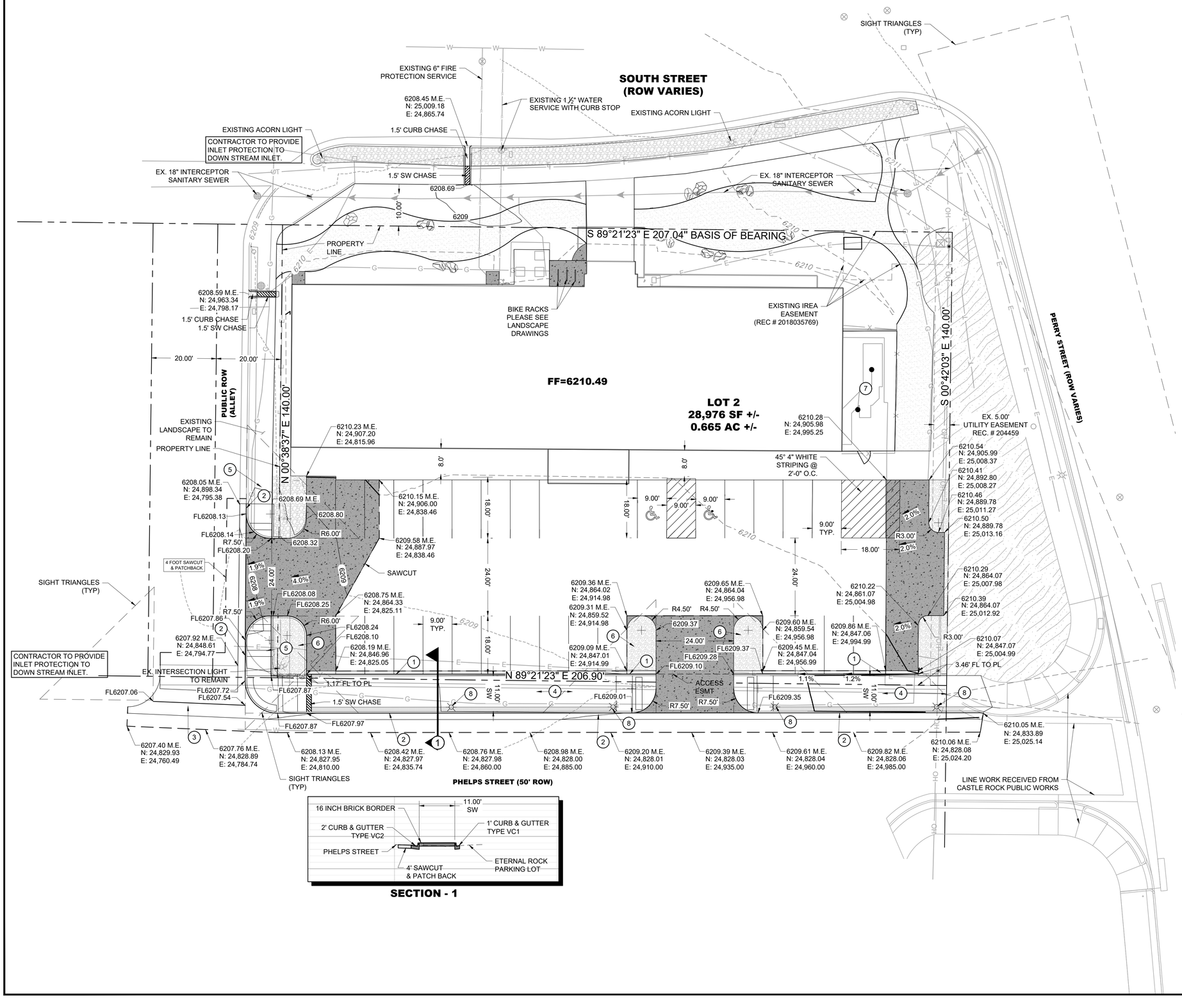
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
ETERNAL ROCK CHURCH
GENERAL NOTES
2 PHELPS STREET PROJECT NO. SDP22-0042
CASTLE ROCK, COLORADO

PROJ NO: Eternal Rock
DATE : 09/08/2025

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
MOST OF LOT 2, PHELPS SUBDIVISION PROJECT NO. SDP22-0042

GENERAL NOTES

GN



0 15' 30'

1" = 15' (HORIZONTAL)

KEYNOTES:

1. CURB & GUTTER TYPE VC1
2. CURB & GUTTER TYPE VC2
3. 8 FOOT CROSS PAN
4. 11 FOOT SIDEWALK WITH 16 INCH BRICK BORDER
5. 7.5 FOOT SIDEWALK
6. LANDSCAPE ISLAND
7. EXISTING MECHANICAL AND TRASH ENCLOSURE
8. ACORN STYLE LIGHT (50' SPACING)

LEGEND:

LP	=	LOW POINT
HP	=	HIGH POINT
FL	=	FLOW LINE
TOW	=	TOP OF WALL
BOW	=	FINISHED GRADE AT BOTTOM FACE OF WALL
FF	=	FINISHED FLOOR
FG	=	FINISHED GROUND

PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
NEW CONCRETE PAVEMENT
BRICK PAVER

UTILITY EASEMENT
RIGHT OF WAY
EX. FENCE
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. GAS
EX. SANITARY SEWER
EX. TELEPHONE
EX. WATER

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
ETERNAL ROCK CHURCH
SITE & GRADING
2 PHELPS STREET PROJECT NO. SDP22-0042
CASTLE ROCK, COLORADO

PROJ NO: Eternal Rock

DATE : 09/08/2025

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 MOST OF LOT 2, PHELPS SUBDIVISION PROJECT NO. SDP22-0042

SITE & GRADING

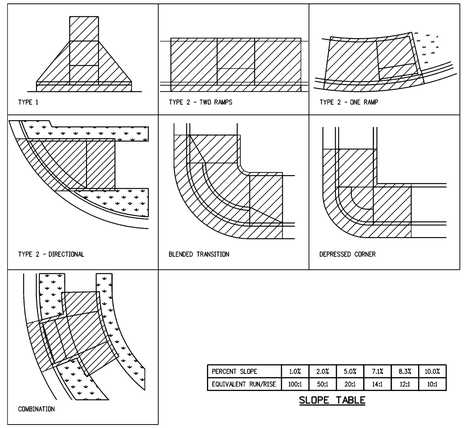
SP

3 OF 8

CURB RAMP GENERAL NOTES:

1. IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
2. ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
3. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
4. IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP (ON THE APEX) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
5. DETECTABLE WARNINGS SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   1. CURB RAMPS, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
   2. PEDESTRIAN REFUGE ISLANDS (6 FEET IN WIDTH OR GREATER);
   3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
   4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
6. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
7. IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMPS LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
8. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
9. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
10. IN NEW CONSTRUCTION, PULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GRATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1V:2H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
11. CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
12. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0'-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
13. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
14. FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
15. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33% THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
16. GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
17. A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
18. IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 3% PER LINEAR FOOT.
19. DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
   - RAMP RUNNING SLOPE 7.5%
   - RAMP CROSS SLOPE 1.5%
   - TURNING SPACE RUNNING SLOPE 1.5%
   - TURNING SPACE CROSS SLOPE 1.5%
   - FLARE SLOPE 8.0-9.0%
20. WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMODATE SUCH EQUIPMENT.
21. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
22. PROVIDE TIE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.

CURB RAMP PAY AREAS



PERCENT SLOPE	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
EQUIVALENT RUN/RISE	100:1	50:1	20:1	14:1	12:1	10:1

SLOPE TABLE

GENERAL NOTES & PAY AREAS

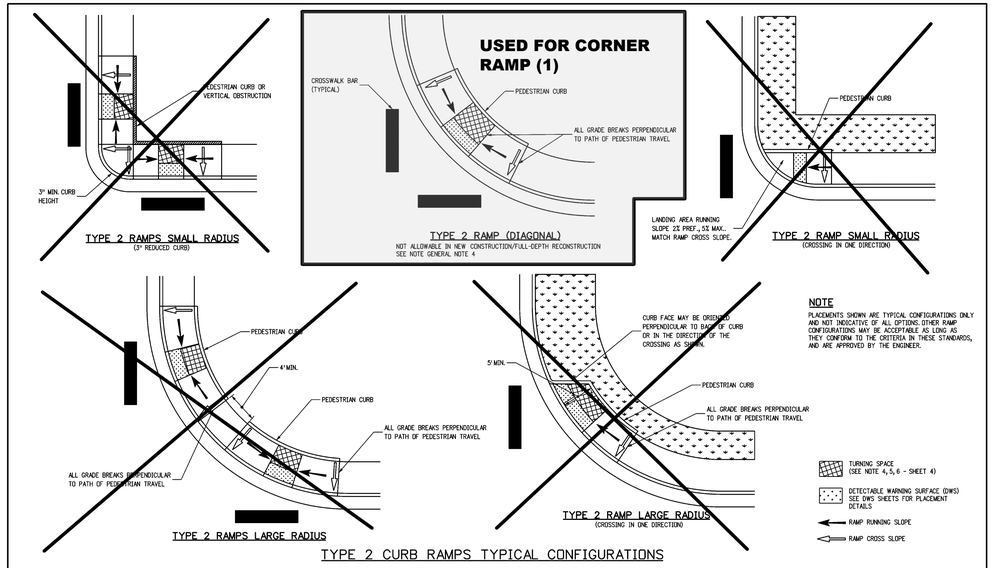
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(EX)		
Last Modification Date: 07/31/19	(EX)		
Detailer Initials: LTA	(EX)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(EX)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB RAMPS

STANDARD PLAN NO. M-608-1
Standard Sheet No. 1 of 10
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019



TYPE 2 CURB RAMPS TYPICAL CONFIGURATIONS

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(EX)		
Last Modification Date: 07/31/19	(EX)		
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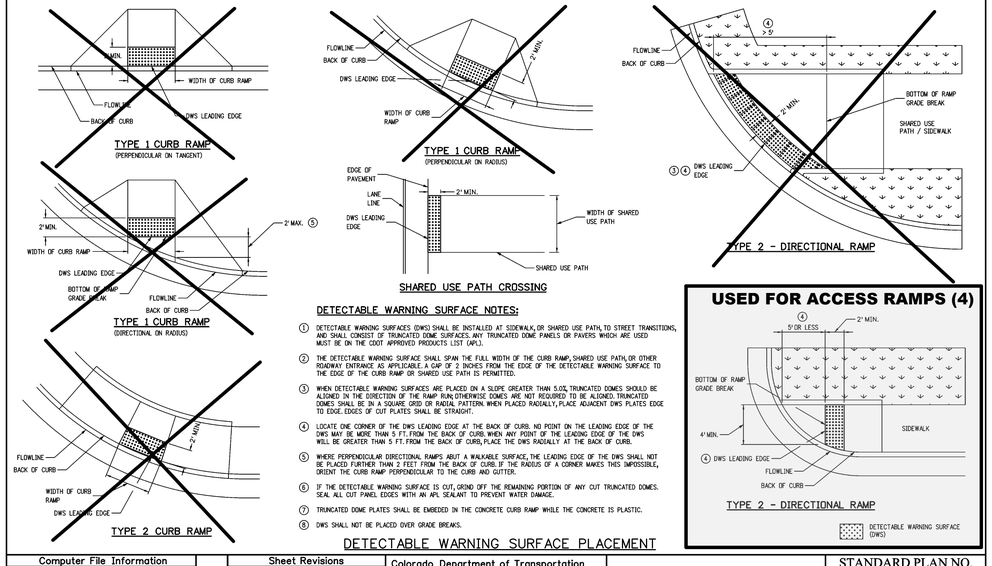
Project Development Branch JBK

CURB RAMPS

STANDARD PLAN NO. M-608-1
Standard Sheet No. 5 of 10
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019



DETECTABLE WARNING SURFACE NOTES:

1. DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK, OR SHARED USE PATH, TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES. ANY TRUNCATED DOME PANELS OR PAVERS WHICH ARE USED MUST BE ON THE CDOT APPROVED PRODUCTS LIST (APL).
2. THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE. A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.
3. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED IN THE DIRECTION OF THE RAMP RUN; OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED. TRUNCATED DOMES SHALL BE IN A SQUARE GRID OR RADIAL PATTERN. WHEN PLACED RADIALLY, PLACE ADJACENT DWS PLATES EDGE TO EDGE. EDGES OF CUT PLATES SHALL BE STRAIGHT.
4. LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB. NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5 FT. FROM THE BACK OF CURB. WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 5 FT. FROM THE BACK OF CURB, PLACE THE DWS RADIALLY AT THE BACK OF CURB.
5. WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB. IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, ORIENT THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.
6. IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.
7. TRUNCATED DOME PLATES SHALL BE EMBEDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.
8. DWS SHALL NOT BE PLACED OVER GRADE BREAKS.

DETECTABLE WARNING SURFACE PLACEMENT

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
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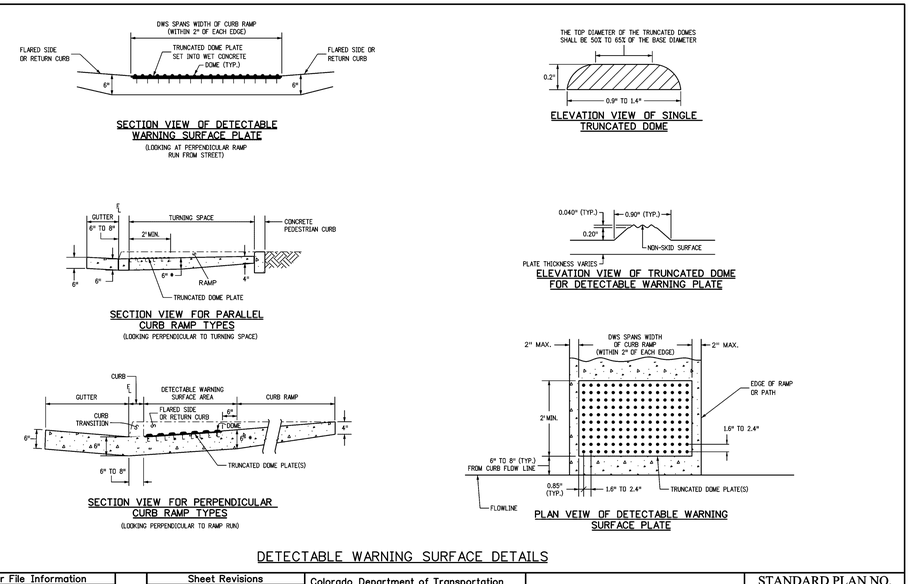
Project Development Branch JBK

CURB RAMPS

STANDARD PLAN NO. M-608-1
Standard Sheet No. 9 of 10
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019



DETECTABLE WARNING SURFACE DETAILS

Computer File Information		Sheet Revisions	
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Last Modification Date: 07/31/19	(EX)		
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Project Development Branch JBK

CURB RAMPS

STANDARD PLAN NO. M-608-1
Standard Sheet No. 10 of 10
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE

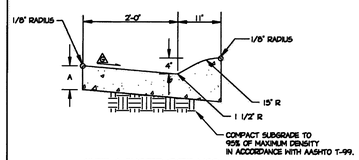
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
ETERNAL ROCK CHURCH
SITE AND DRAINAGE DETAILS
2 PHELPS STREET PROJECT NO. SDP22-0042
CASTLE ROCK, COLORADO

PROJ NO: Eternal Rock
DATE : 09/08/2025

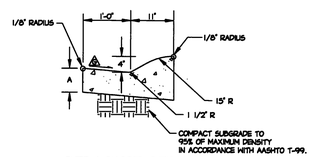
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 MOST OF LOT 2, PHELPS SUBDIVISION PROJECT NO. SDP22-0042
SITE AND DRAINAGE DETAILS

DT1

4 OF 8

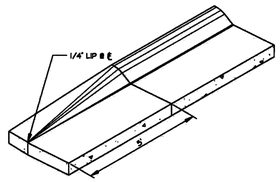


CURB & GUTTER TYPE M52

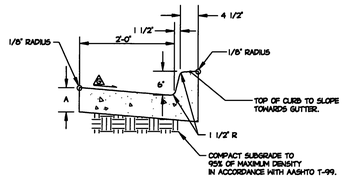


CURB & GUTTER TYPE M51

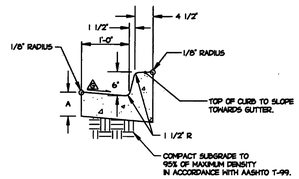
MOUNTABLE CURB & GUTTER



MOUNTABLE CURB & GUTTER TERMINATION

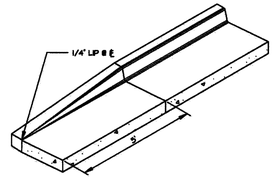


CURB & GUTTER TYPE VC2

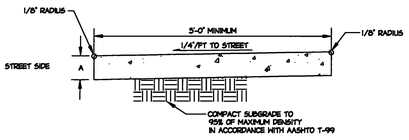


CURB & GUTTER TYPE VC1

VERTICAL CURB & GUTTER



VERTICAL CURB & GUTTER TERMINATION



SIDEWALK

GENERAL NOTES

1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A).
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A).

⚠ GUTTER CROSS SLOPES SHALL BE 1 IN./FT. WHEN DRAINING TOWARD CURB, AND 1/2 IN./FT WHEN DRAINING AWAY FROM CURB.

Sheet Revisions	
Date	Comments

Town of Castle Rock
COLORADO

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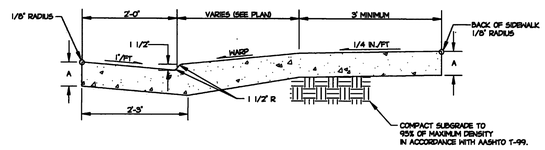
Development Services

CURB, GUTTERS, AND SIDEWALK

Issued By: Town of Castle Rock, Development Services March 31, 2010

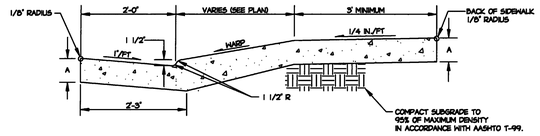
DETAIL PLAN NO.
CG-1
Sheet 1 of 1



MOUNTABLE CURB CUT (ATTACHED SIDEWALK)

GENERAL NOTES

1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CURB CUTS SHALL BE PAID BY SQUARE YARD, BY CONCRETE PAVEMENT (A).
3. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
4. CURB CUTS SHALL BE PLACED MONOLITHIC.



VERTICAL CURB CUT (ATTACHED SIDEWALK)

Sheet Revisions	
Date	Comments

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CURB CUTS WITH ATTACHED SIDEWALK

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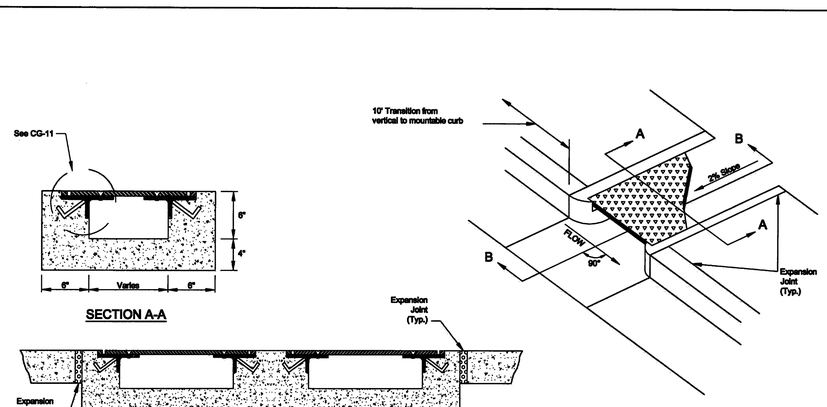
DETAIL PLAN NO.
CG-4
Sheet 1 of 1



Sheet Revisions	
Date	Comments

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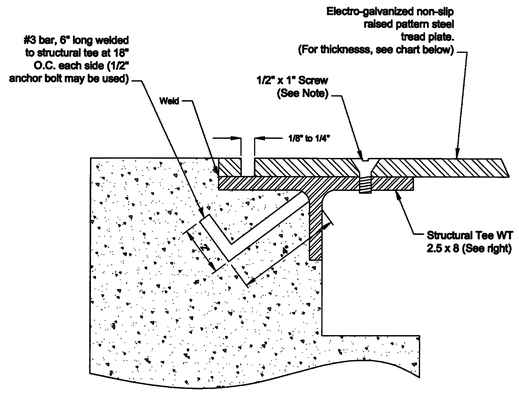
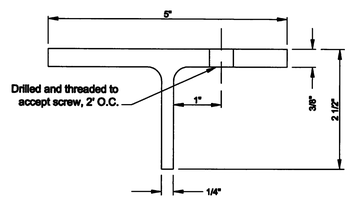
SIDEWALK CURB CHASE

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-10
Sheet 1 of 2





NOTE:

Starhead screw: brass or electro-galvanized finish (recess head.)

WIDTH OF OPENING	THREAD PLATE THICKNESS
6"	3/8"
6" - 12"	1/2"
12" - 18"	5/8"

Sheet Revisions	
Date	Comments

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SIDEWALK CURB CHASE

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-11
Sheet 2 of 2

TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE

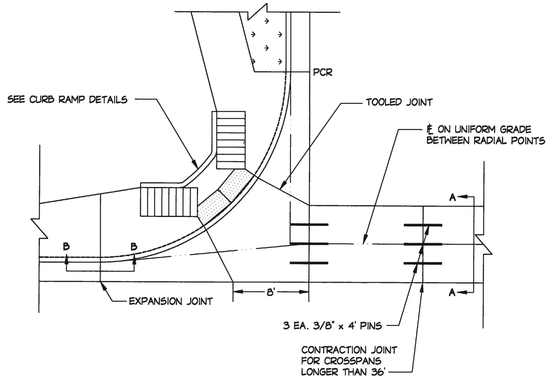
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
ETERNAL ROCK CHURCH
SITE AND DRAINAGE DETAILS
2 PHELPS STREET PROJECT NO. SDP22-0042
CASTLE ROCK, COLORADO

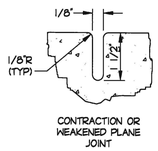
PROJ NO: Eternal Rock
DATE : 09/08/2025

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
MOST OF LOT 2, PHELPS SUBDIVISION PROJECT NO. SDP22-0042
SITE AND DRAINAGE DETAILS

DT2

5 OF 8



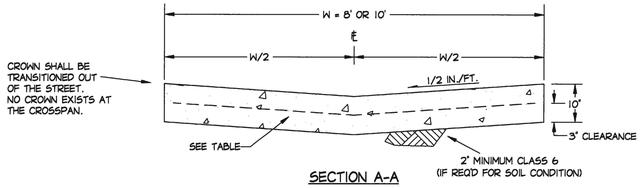


• 1/4 D IF TEMPLATES ARE NOT USED

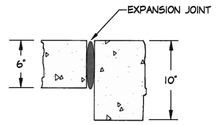
PAN LENGTH	WIRE MESH CALLED FOR	REPLACE WITH REBAR HAVING END AREA OF
24'	6x6 - 4.4	0.10 SQ. IN. OER FT. (#4 @ 18" E.W.)
32'	6x6 - 2.2	0.13 SQ. IN. OER FT. (#4 @ 18" E.W.)
38'	6x6 - 0.0	0.20 SQ. IN. OER FT. (#4 @ 12" E.W.)
40'	(2) 6x6 - 2.2	0.26 SQ. IN. OER FT. (#4 @ 9" E.W.)

NOTE:

SQUARE RETURNS AND PANS SHALL USE WIRE MESH AS SHOWN IN THE TABLE ABOVE. WHEN WIRE MESH IS NOT AVAILABLE, STEEL REINFORCING BAR MAY BE SUBSTITUTED.



SECTION A-A



SECTION B-B

Sheet Revisions	
Date	Comments

Town of Castle Rock
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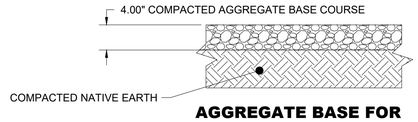
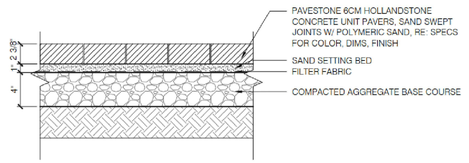
CROSSPANS

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-9
Sheet 1 of 1



AGGREGATE BASE FOR STORAGE CONTAINERS



BRICK BORDER

TERRA FORMA SOLUTIONS

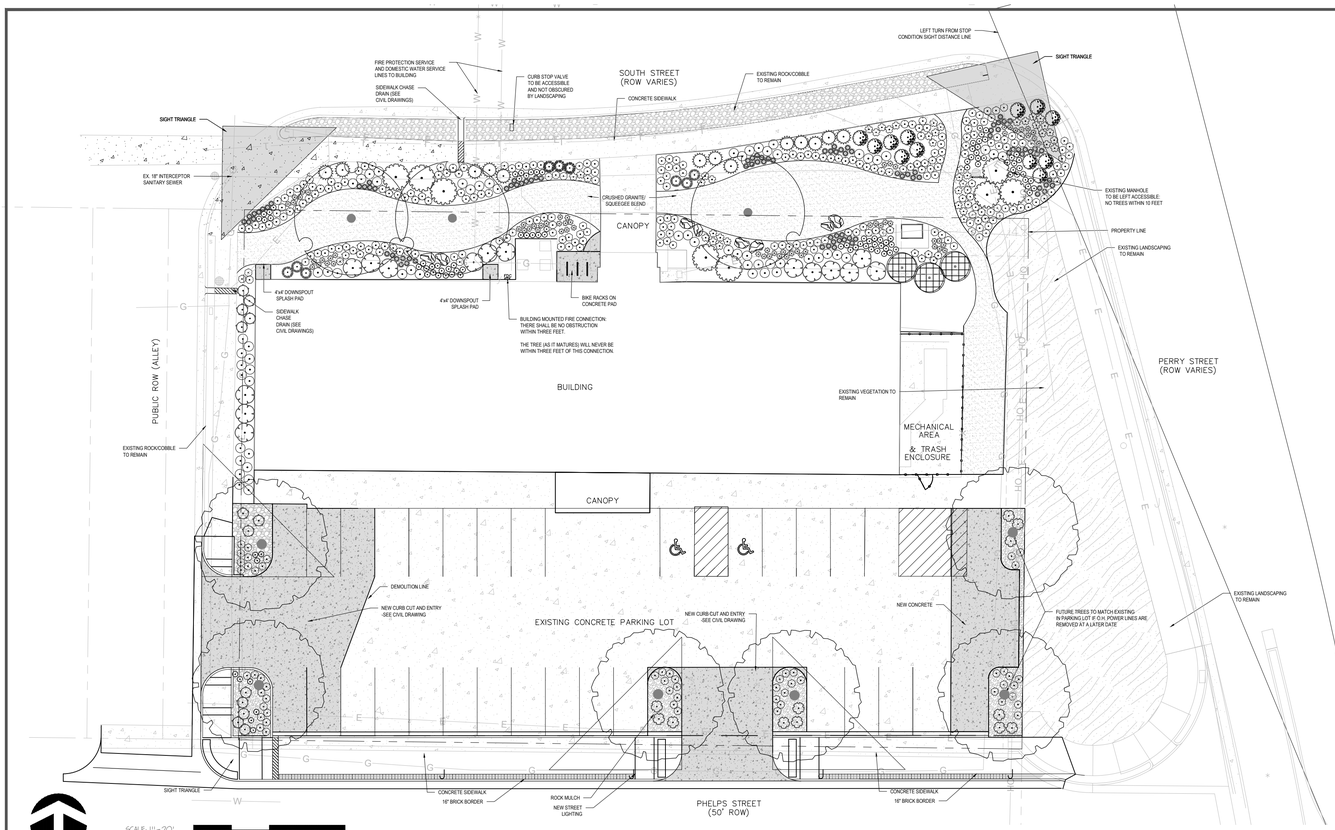
REV. NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2
ETERNAL ROCK CHURCH
SITE DETAILS
2 PHELPS STREET PROJECT NO. SDP22-0042
CASTLE ROCK, COLORADO

PROJ NO: Eternal Rock
DATE : 09/08/2025

SITE DEVELOPMENT PLAN, AMENDMENT NO. 2 MOST OF LOT 2, PHELPS SUBDIVISION PROJECT NO. SDP22-0042
SITE DETAILS

DT3



NORTH

LANDSCAPE LEGEND

- EXISTING LANDSCAPE TO REMAIN
- 3"-6" LOCAL WHITE COBBLE (in parking lot islands)
- CRUSHED GRANITE AND SQUEEGEE BLEND, 50% BY WEIGHT
- NEW CONCRETE
- EXISTING CONCRETE
- ROCK MULCH (in all planting beds)
- 3+ LOCAL GRAY GRANITE ROCK GRANITE BOULDERS
- METAL EDGER
- BRICK BORDER

Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional: Ian Ferguson
Town of Castle Rock Registration #: _____ State of Colorado License Landscape Architect #: 1383
Company Name: Ivy Street Design Address: 1529 York Street Denver, CO 80206
Phone: 303-320-0362 Email: iferguson@ivystreetdesign.com Date: 04-10-2025
PROJECT NAME: Eternal Rock Luthern Church

Gross Site Area	Landscape 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
28,976 sq.ft.	5,533 WITHIN PROPERTY 10,116 WITHIN R.O.W.	N/A	N/A	N/A DOWNTOWN OVERLAY DISTRICT	N/A DOWNTOWN OVERLAY DISTRICT	N/A DOWNTOWN OVERLAY DISTRICT	N/A DOWNTOWN OVERLAY DISTRICT	N/A	Yes ___ No: X

Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
12,402	Required: 1,240 SF Provided: 1,002 SF	31	N/A	6	9 ft.	3 Large	4 Large (+2 MORE LARGE IF/WHEN OH POWER LINE IS BURIED.)	10	84

Revised April 2013

VARIANCE NOTES:

1. See TCV 24-0036 for Corner Clearance Variance
2. See TCV 24-0037 for Front Setback Variance
3. See TCV 24-0038 for Irrigated Area Variance
4. See TCV 24-0040 for Street Tree Variance
5. See TCV 24-0041 for Parking Lot Landscape Area variance.

STREET TREE REQUIREMENTS

LOCATION	LENGTH	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED (5 PER TREE NOT PROVIDED)	SHRUBS PROVIDED	PERENNIALS/ ORN GRASSES REQUIRED	PERENNIALS/ ORN GRASSES PROVIDED
SOUTH STREET FRONTAGE	206 LF	9 LARGE OR 14 SMALL	3 LARGE & 3 SMALL	45 OR 70	65	63 OR 98	596
PHELPS STREET FRONTAGE	184 LF	8 LARGE OR 12 SMALL	6 LARGE	40 OR 60	19	56 OR 84	65

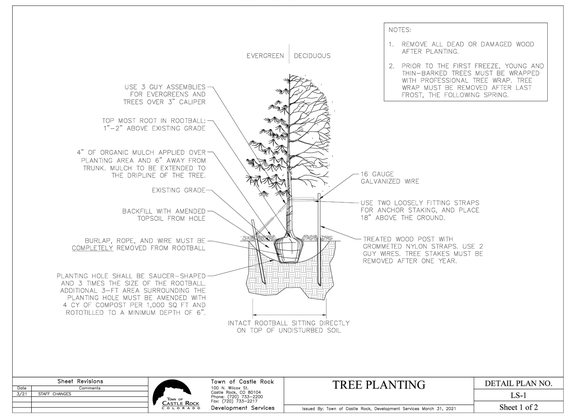
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B & B	2"Cal	HEIGHT- 45`.00"	3
	PM2	Pinus monophylla / Piñon Pine	B & B	2"Cal	HEIGHT: 25`.00"	3
	QB	Quercus bicolor / Swamp White Oak	B & B	2"Cal	HEIGHT- 45`.00"	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
SHRUBS						
	AP	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal	HEIGHT: 1`.00"		12
	CB	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal			12
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5 gal			13
	RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal			13
EVERGREEN SHRUBS						
	FP	Fallugia paradoxa / Apache Plume	5 gal	HEIGHT: 6`.00"		15
	PF	Picea pungens 'Lundeby's Dwarf' / Lundeby's Dwarf Colorado Spruce	3 gal	HEIGHT: 2`.00"		9
	RA	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal	HEIGHT: 1`.00"		8
ORNAMENTAL GRASSES						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal	HEIGHT: 1`.00"		205
	PS2	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal	HEIGHT: 4`.00"		64
	SL	Schizachyrium scoparium / Little Bluestem	1 gal	HEIGHT: 3`.00"		59
	SS	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal	HEIGHT: 3`.00"		95
	SS2	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem	1 gal	HEIGHT: 2`.5"		44
PERENNIALS						
	PM	Penstemon pinifolius 'Mersea Yellow' / Yellow Threadleaf Beardtongue	1 gal	HEIGHT: 1`.00"		90
	PS	Penstemon strictus / Rocky Mountain Penstemon	1 gal	HEIGHT: 1`.5"		66
	RP	Ratibida columnifera pulcherrima / Prairie Red Coneflower	1 gal	HEIGHT: 2`.00"		41

TOWN OF CASTLE ROCK LANDSCAPE NOTES

1. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
2. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.
3. Distance of trees to wet utility lines should be a minimum of ten (10) feet.
4. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
5. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
6. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
7. All plants are to be properly hydro zoned per Town of Castle Rock Plant list.
8. Distance of trees to wet utility lines should be a minimum of 10 feet.
9. Design must accommodate the watering restrictions as outlined in the Town of Castle RockWater Use Management Plan (WUMP).
10. 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.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. Nonliving landscape material such as rock, stone, bark chips, and shavings which no longer cover the area in which they were originally installed, shall be regularly replenished to maintain the full coverage to a minimum depth of two (2) inches for rock mulch and four (4) inches for wood mulch
13. Plants and vegetation under the Town of Castle Rock's plant list shall be in line with the adoptedCWPP and fire resistive vegetation for the region to meet the adopted fire codes by the Town ofCastle Rock
14. An irrigation plan is required with the submittal of the Construction Documents.
15. 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.



NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

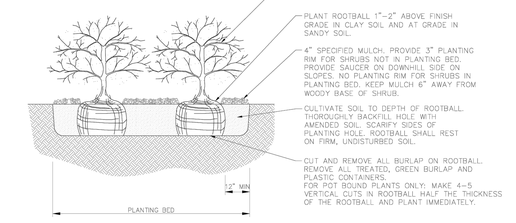
Sheet Revisions	
Date	Comments
5/21	STAFF CHANGES

Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-1200, Fax: (720) 733-3217, Development Services

TREE PLANTING — DETAIL PLAN NO. LS-1 — Sheet 1 of 2

Issued By: Town of Castle Rock, Development Services March 31, 2021

NOTES:
* REMOVE DEAD OR BROKEN BRANCHES.
* KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
* DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



Sheet Revisions	
Date	Comments
5/21	STAFF CHANGES

Town of Castle Rock, 100 N. Wilcox St., Castle Rock, CO 80104, Phone: (720) 733-1200, Fax: (720) 733-3217, Development Services

SHRUB PLANTING — DETAIL PLAN NO. LS-3 — Sheet 1 of 1

Issued By: Town of Castle Rock, Development Services March 31, 2021

IVY STREET DESIGN
LANDSCAPE ARCHITECTURE
1529 YORK STREET SUITE 300
DENVER, CO 80206
303.320.0362
ivystreetdesign.com

REV. NO.	DESCRIPTION	DATE

SITE DEVELOPMENT PLAN, AMENDMENT NO.2
ETERNAL ROCK CHURCH
2 PHELPS STREET
CASTLE ROCK, COLORADO

IAN FERGUSON
0001383
05/30/2019
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

PROJ NO: Eternal Rock
ENG :
CHKD:
DATE : 09-11-2025

Site Development Plan, Amendment No. 2
Most of Lot 2, Phelps Subdivision
Project No. SDP22-0042

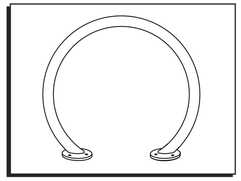
Landscape Plan

Sheet 7 of 8

Para Español, vea páginas 3-4.
Pour le français, consulter les pages 5-6.

ULINE **H-6572**
CIRCLE BIKE RACK

1-800-295-5510
uline.com



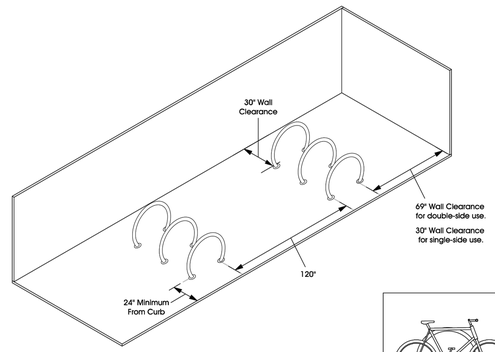
TOOLS NEEDED

Electric Drill | 3/8" Drill Bit | Hammer

PARTS

Spike x 6 | Circle Section x 1

SPACE REQUIREMENTS



0920 IH-6572

BIKE RACK SPECIFICATION

LANDSCAPE SPECIFICATIONS:

IRRIGATION REQUIREMENTS:

1. DRIP IRRIGATION TO ALL TREES AND SHRUBS WITH 1 (1GAL) EMITTER PER 1 GALLON GRASS OR PERENNIAL, 3 (1 GAL) EMITTERS TO EACH 5 GAL SHRUBS AND 2 (2 GAL) EMITTERS TO EACH TREE.
2. PLACE EMITTERS ON UPHILL SIDE OF PLANT IN SLOPED LOCATION.
3. IN THE CASE OF MULTIPLE EMITTERS AND FLAT SITE, PLACE EMITTERS EQUIDISTANT AROUND ROOTBALL.

CRUSHED GRANITE SPECIFICATIONS:

1. INSTALL CRUSHED PATHS AS PER PLAN. EXCAVATE TO 4" AND COMPACT SUBSURFACE WELL. INSTALL A BLEND OF 30% SQUEEGEE AND 70% BUFF CRUSHER FINES BY WEIGHT. INSTALL IN LIFTS AND COMPACT BETWEEN LIFTS.
2. SPRAY WITH "STALOK" STABILIZER SOLUTION OR SIMILAR AS PER INDUSTRY STANDARDS.
3. CROWN WALKWAY WITH 1% CROSS SLOPE TO DRAIN INTO BEDS.
4. RETAIN WITH METAL EDGER; NO SHARP EDGES EXPOSED

ROCK MULCH SPECIFICATIONS:

1. LOCAL $\frac{3}{4}$" GRAY GRANITE ROCK.
2. INSTALL OVER WEED FABRIC IN LIFTS TO 4" DEEP OVER WEED FABRIC AS PER SUPPLIER SPECIFICATIONS.

CONCRETE SPECIFICATIONS:

1. PREPARE SUBGRADE AND INSTALL 4 INCH COMPACTED SUB-BASE FOR NEW CONCRETE POUR;
2. FORM AND POUR CONCRETE HARDSCAPE TO 4" THICK AS SHOWN ON PLAN, WITH MINIMUM 3000 PSI AND HORIZONTAL REBAR AS NEEDED TO MEET INDUSTRY STANDARDS.

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REV. NO.	DESCRIPTION	DATE

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ETERNAL ROCK CHURCH
2 PHELPS STREET
CASTLE ROCK, COLORADO

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Site Development Plan, Amendment No. 2
Most of Lot 2, Phelps Subdivision
Project No. SDP22-0042

Landscape Details

Sheet 8 of 8