

CHURCH OF THE ROCK, FILING NO.1, LOT 1
SITE DEVELOPMENT PLAN AMENDMENT NO.3
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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 CH.

3. THIS PROPERTY IS LOCATED WITHIN ZONE AE AS PER FEMA FIRM PANEL NO. 08035C01188G DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.

3. 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.

4. 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 SHALL 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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, LANDSCAPING PLANTINGS, CROPS, CUT SLOPES AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

12. ALL PROPOSED UTILITY, DRAINAGE, EMEGENCY 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.

13. 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 FACILITES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHOSE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR THE INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRED AN APPROVED TECHNICAL CRITERIA VARIANCE.

14. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMODATE 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.

15. 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.

16.ANY STRUCTURES PLACED IN AN 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 THE PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO THE 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, 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 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 AND 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 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.

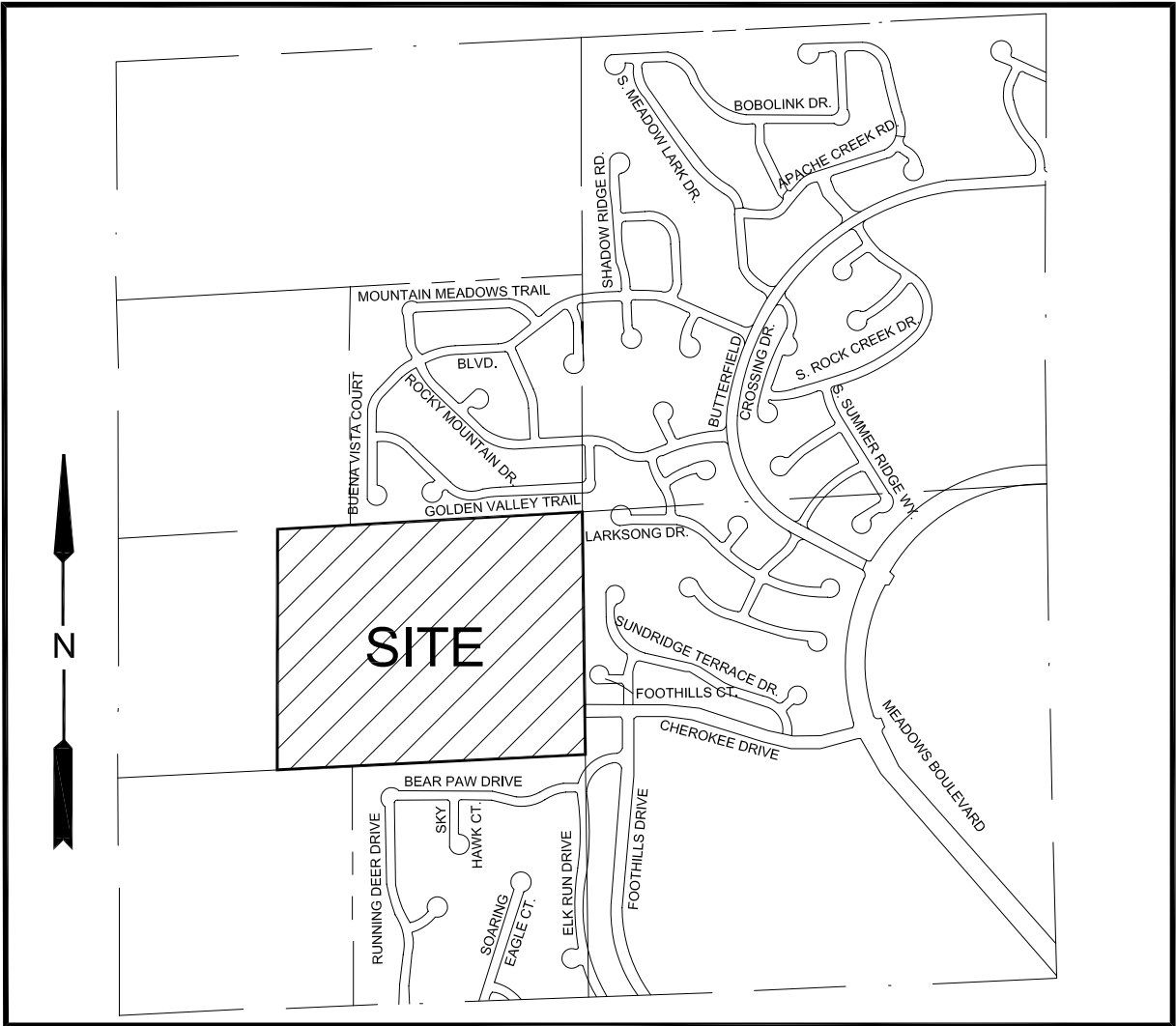
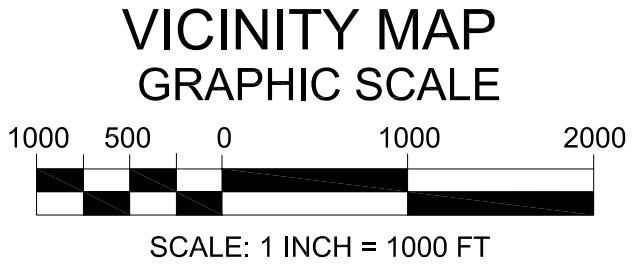
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE 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 TO 32 FEET WIDE.

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

SUMMARY TABLE:			
ZONING	PLANNED DEVELOPMENT CRITERIA	EXISTING	PROPOSED
PERMITTED USES	CH	CH	CH
MAXIMUM DWELLING UNITS/ GROSS ACRE	N/A	N/A	N/A
MAXIMUM TOTAL UNITS	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET
MINIMUM LOT SIZE*	N/A	N/A	N/A
MIN. FRONT SETBACK*	250 FEET	250 FEET	250 FEET
MIN. REAR SETBACK*	250 FEET	250 FEET	250 FEET
MIN. SIDE SETBACK*	250 FEET	250 FEET	250 FEET
MIN. SIDE SETBACK (WHERE ATTACHED)*	N/A	N/A	N/A
MIN. SIDE TO STREET SETBACK*	N/A	N/A	N/A
STUDENTS ENROLLED ('24-'25 SCHOOL YEAR)	150 MAX STUDENTS	68 STUDENTS	102 STUDENTS
MAXIMUM GROSS FLOOR AREA			
PHASE I		54,020 SQ. FT.	54,020 SQ. FT.
MODULAR CLASSROOMS (1,420 SQ. FT. X 3)		2,840 SQ. FT.	4,260 SQ. FT.
PHASE II		18,140 SQ. FT.	16,720 SQ. FT.
TOTAL		75,000 SQ. FT.	75,000 SQ. FT.
PARKING REQUIRED- INITIAL (760 SEATS)		254 SPACES	254 SPACES (760 SEATS)
PARKING REQUIRED- FINAL (1,200 SEATS) *		400 SPACES	391 SPACES (1,173 SEATS) *
PARKING PROVIDED- INITIAL		310 SPACES	310 SPACES
PARKING PROVIDED- FINAL		466 SPACES	457 SPACES
TOTAL SITE UTILIZATION BREAKDOWN			
BUILDING COVERAGE		75,000 SQ. FT	75,000 SQ. FT
PARKING/ DRIVES		4.74 ACRES	4.74 ACRES
OPEN SPACE/ LANDSCAPE		46.96 ACRES	46.96 ACRES
DISTURBED LAND			
BUILDING/ PARKING/ ROAD		6.46 ACRES	6.46 ACRES
DETENTION		2.73 ACRES	2.73 ACRES
BALL FIELDS		4.84 ACRES	4.84 ACRES
GRADING		14 ACRES	14 ACRES
TOTAL		24.52 ACRES	24.52 ACRES
UNDISTURBED LAND		28.9 ACRES	28.9 ACRES
LANDSCAPE AREA		2.13 ACRES	2.13 ACRES
TOTAL		53.41 ACRES	53.41 ACRES

* NOTE: INITIAL AND FUTURE PARKING IS ALREADY COMPLETE



PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN (SDP) AMENDMENT NO. 3 IS SHOW THE ADDITION OF ONE (1) 27" X 65' PORTABLE CLASSROOM BUILDING WITH EXTERIOR MOUNTED LIGHT FIXTURES, TO IDENTIFY THE NINE (9) PARKING SPACES ELIMINATED WITH THE ADDITION OF THIS BUILDING AND TO UPDATE THE SITE UTILIZATION CHART AND ZONING COMPARISON CHART TO ACCOUNT FOR ALL SITE IMPROVEMENTS AND CHANGES TO PARKING PROVIDED. THIS SDP AMD, 3 DOES NOT PROPOSE ANY CHANGES OR MODIFICATIONS TO THE CURRENTLY APPROVED LANSCAPE PLAN.

OWNERS:

Church of the Rock, Inc.
4881 Cherokee Drive
Castle Rock, CO. 80109
(303) 947-4302
Contact: Mike Polhemus

DEVELOPER

Church of the Rock, Inc.
4881 Cherokee Drive
Castle Rock, CO. 80109
(303) 947-4302
Contact: Mike Polhemus

SURVEYOR:

T.B.D.

ARCHITECT:

JEFF SWANSON ARCHITECT
5703 Southampton Drive
Richardson, TX 75082
(720) 838-7500
Contact: Jeff Swanson

PREPARED BY:

JEFF SWANSON ARCHITECT

DATE: July 18, 2025

SHEET INDEX

- 1 OF 5 COVER SHEET
- 2 OF 5 OVERALL SITE PLAN
- 3 OF 5 ENLARGED SITE PLAN
- 4 OF 5 LANDSCAPE PLAN
- 5 OF 5 BUILDING ELEVATIONS

LEGAL DESCRIPTION:

LOT 1, CHURCH OF THE ROCK, FILING NO. 1
COUNTY OF DOUGLAS, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, _____, 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 _____

OWNERSHIP CERTIFICATION

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

CHURCH OF THE ROCK, INC., A COLORADO NON-PROFIT CORPORATION FORMERLY KNOWN AS OPEN BIBLE CHURCH OF THE ROCK, INC. A COLORADO NON-PROFIT CORPORATION

SIGNED THIS _____ DAY OF _____, 20 ____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20 ____

WITNESS MY HAND AND OFFICAL SEAL.

NOTARY PUBLIC

My commission expires: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE

AUTHORIZED REPRESENTATIVE

TITLE INSURANCE 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 OFFICAL SEAL.

NOTARY PUBLIC

My commission expires: _____

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

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 _____ ON THE _____ DAY OF _____, 20 ____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

jeff swanson ARCHITECT

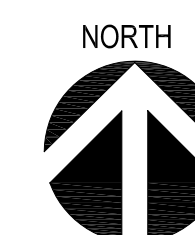
5703 Southampton Drive, Richardson, TX 75082
Email: jeff.swanson4@att.net Cell: 720-838-7500

PROJECT NO. SDP24-0015
CHURCH OF THE ROCK, FILING NO. 1, LOT 1
SITE DEVELOPMENT PLAN AMENDMENT NO. 3

COVER SHEET

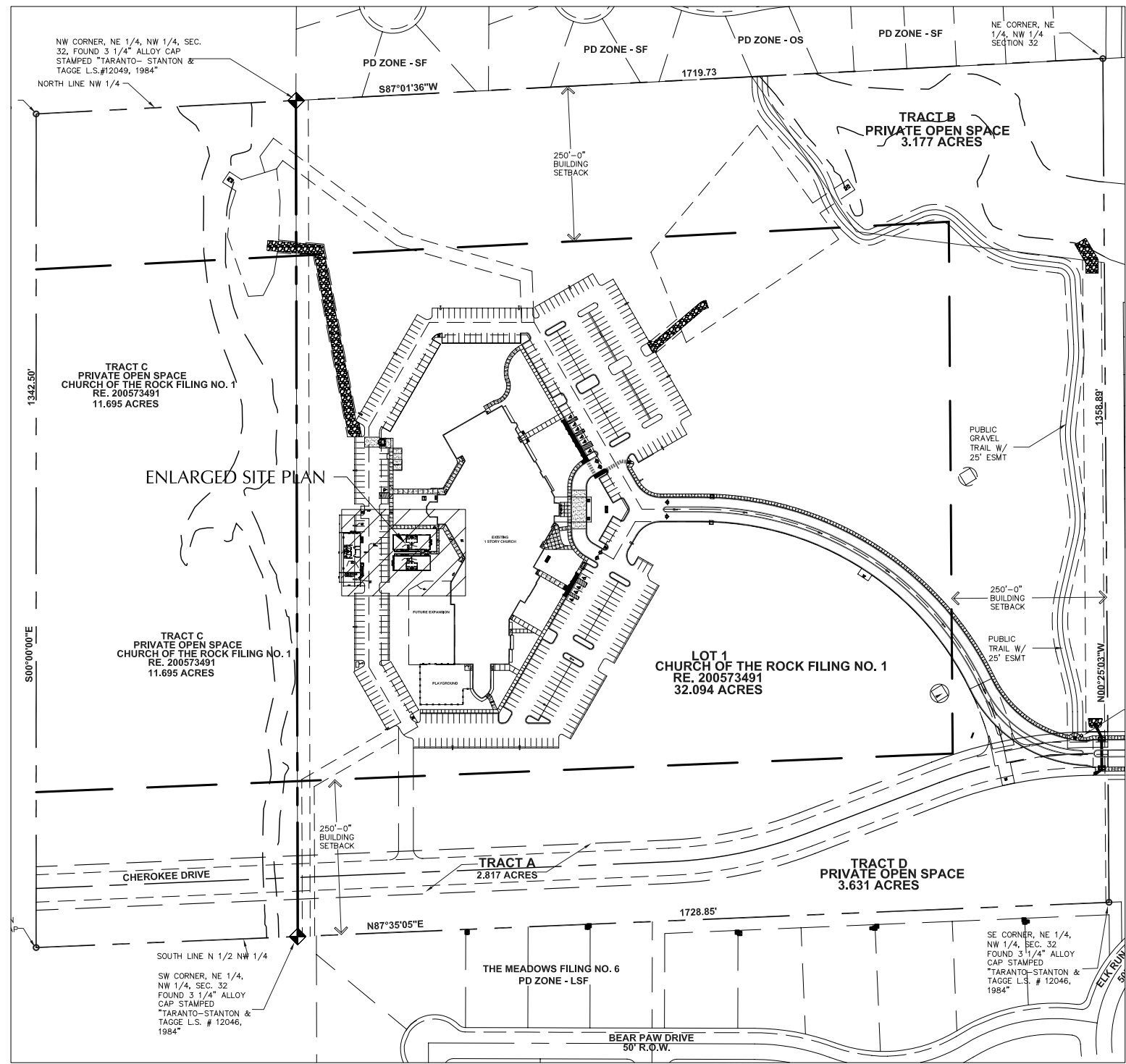
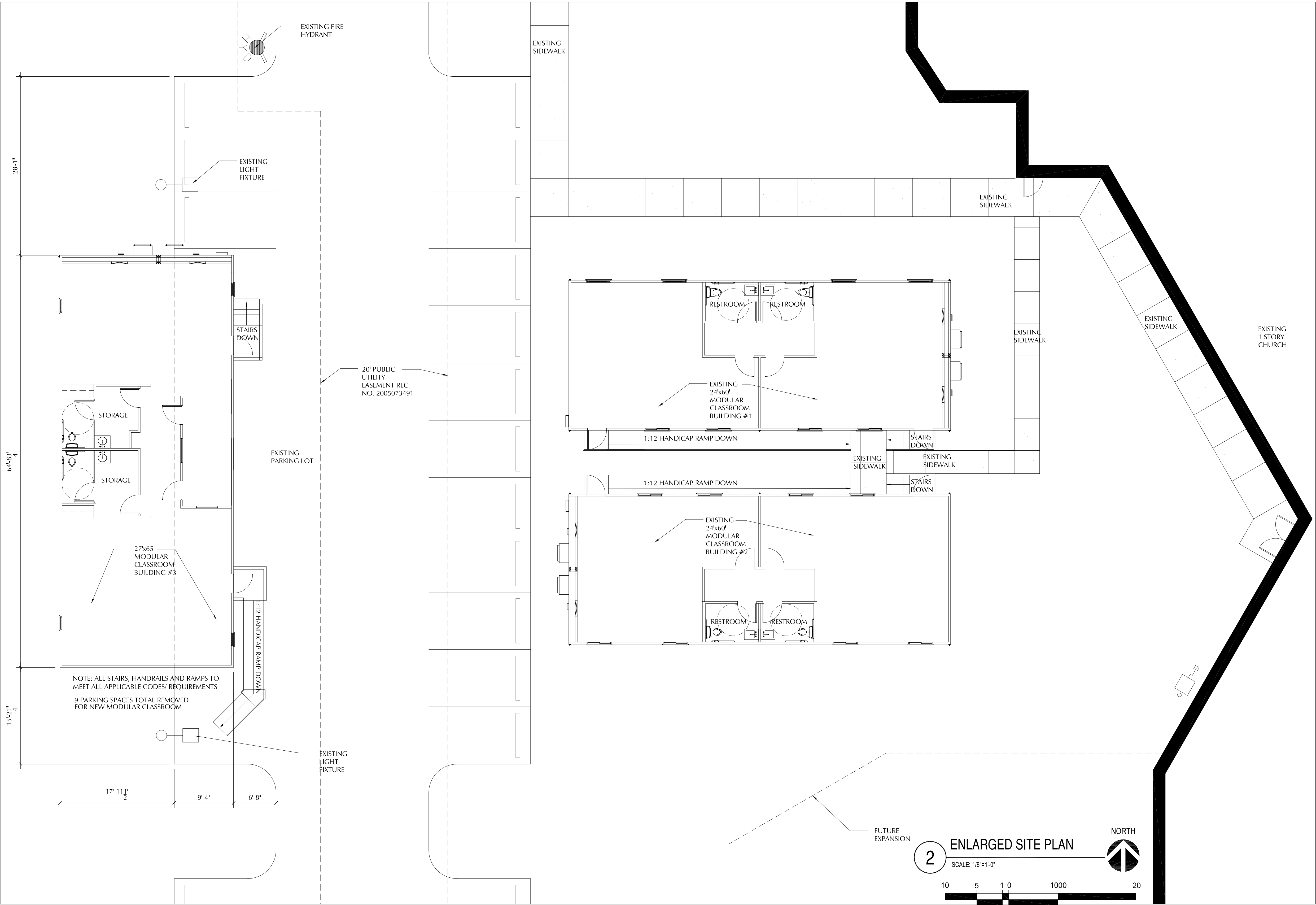
SHEET NO:

1 OF 5

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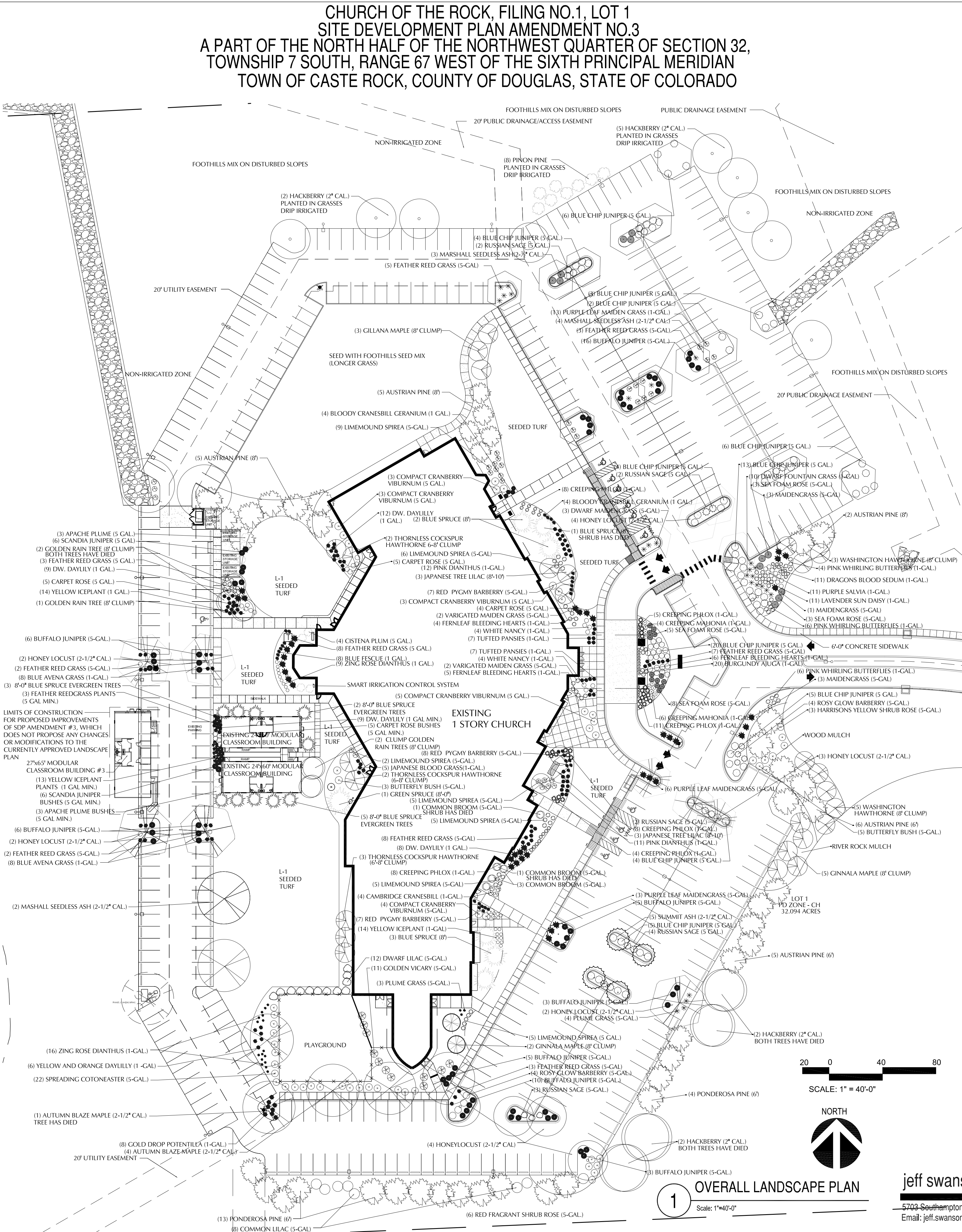


LANDSCAPING NOTES

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 TO 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 ACCOMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER 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 MAY 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 MATERIALS 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 ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE 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.

IRRIGATION NOTES

1. ALL IRRIGATION SYSTEMS ARE TO BE BELOW GROUND, FULLY AUTOMATED SYSTEMS IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS. USE OF WATER CONSERVING SYSTEMS SUCH AS DRIP IRRIGATION FOR SHRUBS AND TREE PLANTINGS IS REQUIRED. ALL CONTROL DEVICES ARE TO BE LOCATED OR SCREENED SO THAT THEY ARE NOT VISIBLE FROM PUBLIC STREETS OR PARKING LOTS. ALL PARKING AREAS, DRIVES AND WALK AREAS TO BE TRIMMED TO MINIMIZE SPRAY ONTO PAVEMENT.
2. FLOWER AND GROUND COVER AREAS MAY BE IRRIGATED WITH SPRAY HEADS OR MICROJETS.
3. TREES AND SHRUBS SHALL BE ZONED SEPARATELY FROM TURF AREAS.
4. IRRIGATION SYSTEM MUST NOT SPRAY OR DRIP ONTO HARD SURFACE; NO POP UP OR SPRAY HEADS IN PARKING LOTS.
5. RAIN SENSOR MUST BE ADDED TO IRRIGATION SYSTEM TO SHUT DOWN SYSTEM DURING RAINY PERIODS.
6. RAIN BIRD ESP-SMTE SERIES (OR EQUIV.) SMARY IRRIGATION CONTROL SYSTEM WILL BE USED.



PLANT TABLE

DECIDUOUS TREES			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
11	CELTIS OCCIDENTALIS	HACKBERRY	2-1/2\" CAL.
27	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER LOCUST	2\" CAL.
2	GYMNOCLADUS DIOLCUS	KENTUCKY COFFEE TREE	2-1/2\" CAL.
5	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2\" CAL.
5	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	2-1/2\" CAL.
6	SYRINGA RETICULATA	JAPANESE TREE LILAC	8\" CLUMP
11	FRAXINUS PENNSYLVANICAL 'MASHALL SEEDLESS'	MASHALL SEEDLESS ASH	2-1/2\" CAL.
6	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	8\" CLUMP
7	CRATAEGUS CRUS-GALLI	THORNLESS COCKSPUR HAWTHORNE	6-8\" CLUMP
8	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	6-8\" CLUMP
10	GINNALA MAPLE	ACER GINNALA	8\" CLUMP

CONIFER EVERGREEN TREES			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
26	PINUS NIGRA	AUSTRIAN PINE	8'-0\"
28	PINUS PONDEROSA	PONDEROSA PINE	8'-0\"
1	PICEA PUNGENS	GREEN SPRUCE	8'-0\"
16	PICEA PUNGENS ENGELM	BLUE SPRUCE	8'-0\"
20	PINUS EDULIS	PINON PINE	8'-0\"

SHRUBS			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
6	FALLUGIA PARADOXA	APACHE PLUME	5-GAL.
58	JUNIPERUS HORIZONTALIS "BLUE CHIP"	BLUE CHIP JUNIPER	5-GAL.
51	JUNIPERUS SABINA "BUFFALO"	BUFFALO JUNIPER	5-GAL.
12	JUNIPERUS SABINA "SCANDIA"	SCANDIA JUNIPER	5-GAL.
19	ROSA 'CARPET'	CARPET ROSE	5-GAL.
17	VIBURNUM TRILLOBUM COMPACTA	COMPACT CRANBERRY VIBURNUM	5-GAL.
12	SYRINGA PATULA 'MISS KIM'	DWARF LILAC	5-GAL.
3	MISCANTHUS SINENSIS 'YKU JIMA'	DWARF MAIDEN GRASS	5-GAL.
49	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	5-GAL.
11	LIGUSTRUM VICARY	GOLDEN VICARY	5-GAL.
11	ROSA HARISONLI	HARRISONS YELLOW SHRUB ROSE	5-GAL.
42	SPIREA JAPONICA 'LIMEMOUND'	LIMEMOUND SPIREA	5-GAL.
7	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5-GAL.
22	MISCANTHUS SINENSIS PURPURASCENS	PURPLE MAIDEN GRASS	5-GAL.
8	ROSA 'JOHN FRANKLIN'	RED FRAGRANT SHRUB ROSE	5-GAL.
16	BERBERIS THUNBERGII 'DWARF CRIMSON PYGMY'	DWARF CRIMSON PYGMY BARBERRY	5-GAL.
13	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5-GAL.
4	PRUNUS CISTENA	CISTENA PLUM	5-GAL.
19	ROSA 'SEA FOAM'	SEA FOAM ROSE	5-GAL.
12	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIGATED MAIDEN GRASS	5-GAL.
22	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	5-GAL.
12	BUDDLEIA ALTERNIFOLIA	BUTTERFLY BUSH	5-GAL.
5	CYTISUS SCOPARIUS	COMMON BROOM	5-GAL.
8	SYRINGA VULGARIS	COMMON LILAC	5-GAL.
9	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5-GAL.
7	ERIANTHUS RAVANNAE	PLUME GRASS	5-GAL.

477 SHRUBS			
PERENNIALS/ GROUNDCOVERS			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
8	GERANIUM SANGUINEUM	BLOODY CRANESBILL GERANIUM	1-GAL.
16	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1-GAL.
41	DELOSPERMA NUBIGENUM	YELLOW ICEPLANT	1-GAL.
23	DIANTHUS GRATIANOPOLITANUS	PINK DIANTHUS	1-GAL.
16	GAURA LINDHEIMERI 'SISKIYOU PINK'	PINK WHIRLING BUTTERFLIES	1-GAL.
4	GERANIUM CANTABRIGIENSE	CAMBRIDGE CRANESBILL	1-GAL.
14	SALVIA NUMOROSA 'MAYNIGHT'	PURPLE SALVIA	1-GAL.
6	IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS	1-GAL.
11	OSTEOSPERMUM 'LAVENDER MIST'	LAVENDER SUN DAISY	1-GAL.
43	PHLOX SUBULATA	CREeping PHLOX	1-GAL.
15	CHRYSOTHAMNUS DWARF	DWARF RABBIT BRUSH	1-GAL.
6	HEMERACALLIS SP.	YELLOW AND ORANGE DAYLILLY	1-GAL.
38	HEMERACALLIS 'STELLA DE ORO'	DW. DAYLILY	1-GAL.
15	DICENTRA FORMOSA 'LUXURIANT'	FERNLEAF BLEEDING HEARTS	1-GAL.
10	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1-GAL.
25	DIANTHUS DELTOIDES 'ZING ROSE'	ZING ROSE DIANTHUS	1-GAL.
8	FESTUCA OVINA GLAUCA	BLUE FESCUE	1-GAL.
20	AJUGA REPTANS 'BURGUNDY GLOW'	BURGUNDY AJUGA	1-GAL.
14	VIOLA CORNUTA	PANSIES	1-GAL.
11	SEDUM SPURIUM 'DRAGONS BLOOD'	DRAGONS BLOOD SEDUM	1-GAL.
9	LANIUM 'WHITE NANCY'	WHITE NANCY	1-GAL.
10	MAHONIA REPENS	CREeping MAHONIA	1-GAL.
16	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1-GAL.
9	CHRYSOTHAMNUS SP TALL	TALL RABBIT BRUSH	1-GAL.

388 TOTAL 1-GAL.

jeff swanson ARCHITECT

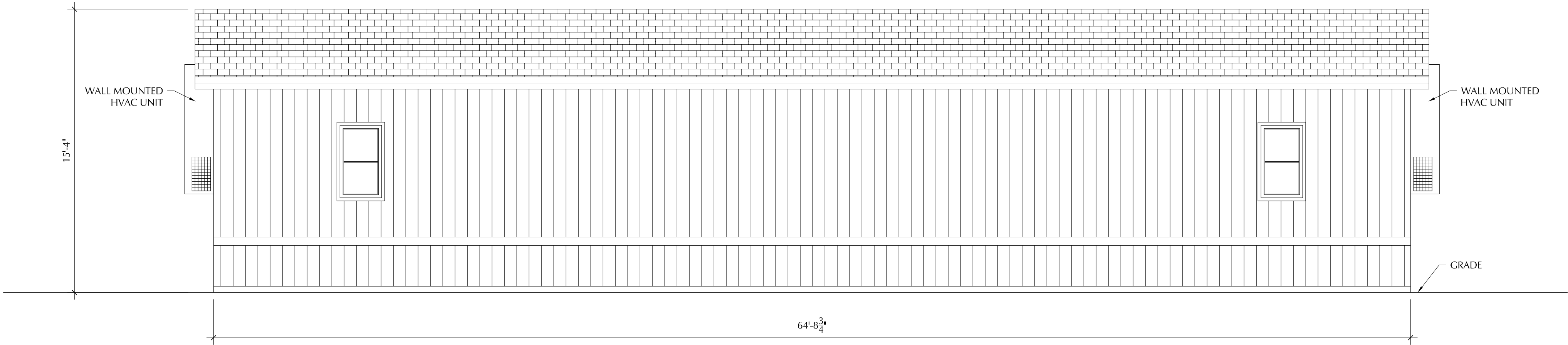
5703 Southampton Drive, Richardson, TX 75082
Email: jeff.swanson4@att.net Cell: 720-838-7500

PROJECT NO. SDP24-0015
CHURCH OF THE ROCK, FILING NO. 1, LOT 1
SITE DEVELOPMENT PLAN AMENDMENT NO. 3
LANDSCAPE PLAN

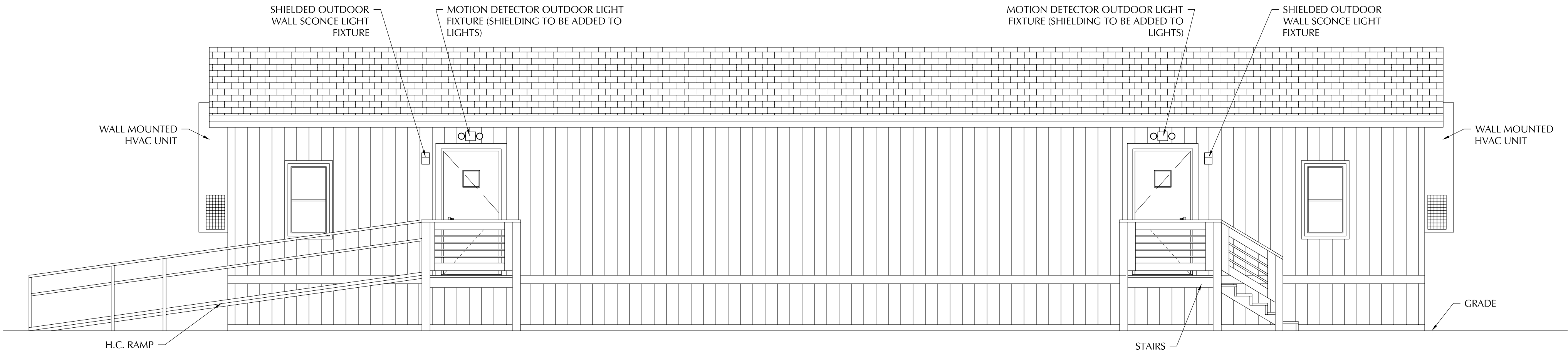
SHEET NO:

4 OF 5

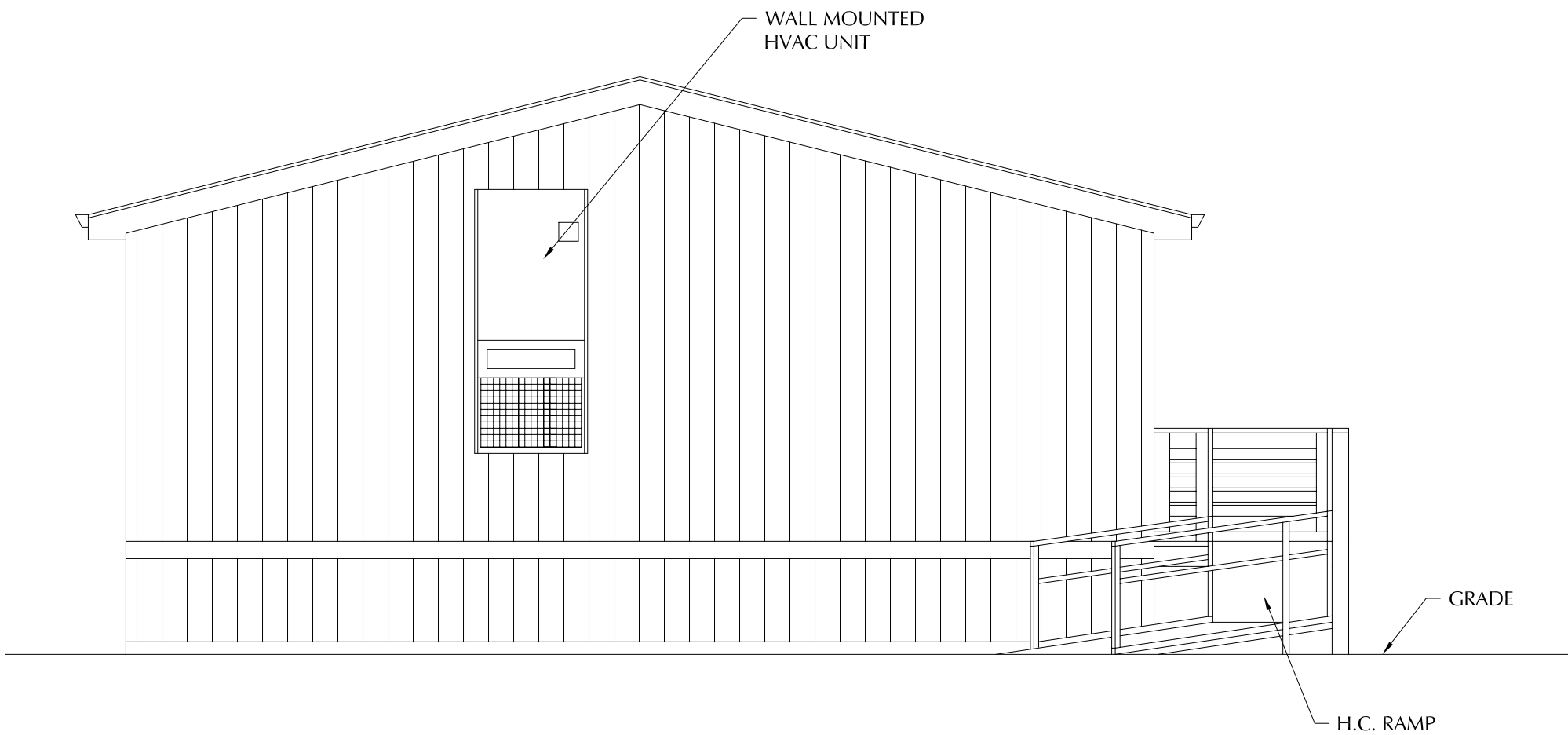
CHURCH OF THE ROCK, FILING NO.1, LOT 1
SITE DEVELOPMENT PLAN AMENDMENT NO.3
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



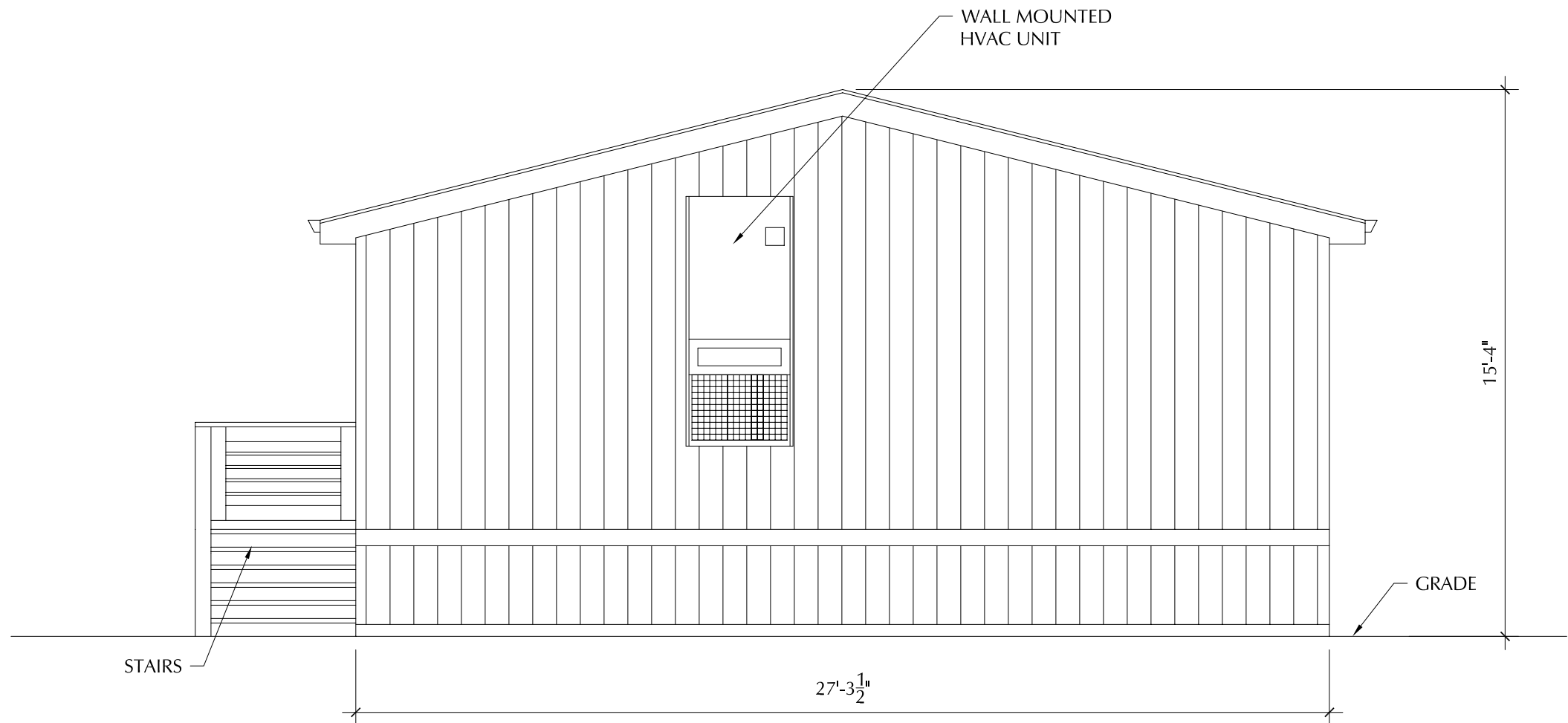
1 MODULAR CLASSROOM BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 MODULAR CLASSROOM FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 MODULAR CLASSROOM SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 MODULAR CLASSROOM SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT NO. SDP24-0015
CHURCH OF THE ROCK, FILING NO. 1, LOT 1
SITE DEVELOPMENT PLAN AMENDMENT NO. 3
BUILDING ELEVATIONS