

SITE DEVELOPMENT PLAN

LOT 2, HH SUBDIVISION - 2ND AMENDMENT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK & BASIS OF BEARING

BENCHMARK: NGS MONUMENT STAMPED "N 393 1983", APPROXIMATELY 150 FEET EAST OF THE NEAR RAIL AND 51 FEET WEST OF THE CENTER OF COUNTY ROAD 25, HAVING A PUBLISHED NAVD 88 ELEVATION OF 6222.12 US SURVEY FEET.

BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE BASED ON GPS OBSERVATIONS REFERENCED TO THE WEST LINE OF LOT 1, HH SUBDIVISION-FIRST AMENDMENT FROM THE NW CORNER OF LOT 1 TO THE NORTH LINE OF LOT 4, CASTLE PARK WEST 1ST AMENDMENT, BEING MONUMENTED AT THE SOUTH END WITH A 1" ILLEGIBLE RED PLASTIC CAP 0.25" BELOW THE SURFACE, AND ON THE NORTH END BY A FOUND CHISELED X ON THE SIDEWALK, AS BEARING OF NORTH 00° 21' 47" EAST, A DISTANCE OF 429.91 FEET.

PURPOSE STATEMENT:

THE INTENT OF THE SITE DEVELOPMENT PLAN IS FOR SITE IMPROVEMENTS INCLUDING ADDITIONAL PARKING, CIRCULATION AND PEDESTRIAN IMPROVEMENTS, RELOCATED DUMPSTER, A PLAYGROUND ADDITION, A COOLER ADDITION, AND A CONCRETE FELLOWSHIP/GATHERING AREA OUTSIDE THE MAIN CHURCH DOORS.

LEGAL DESCRIPTION:

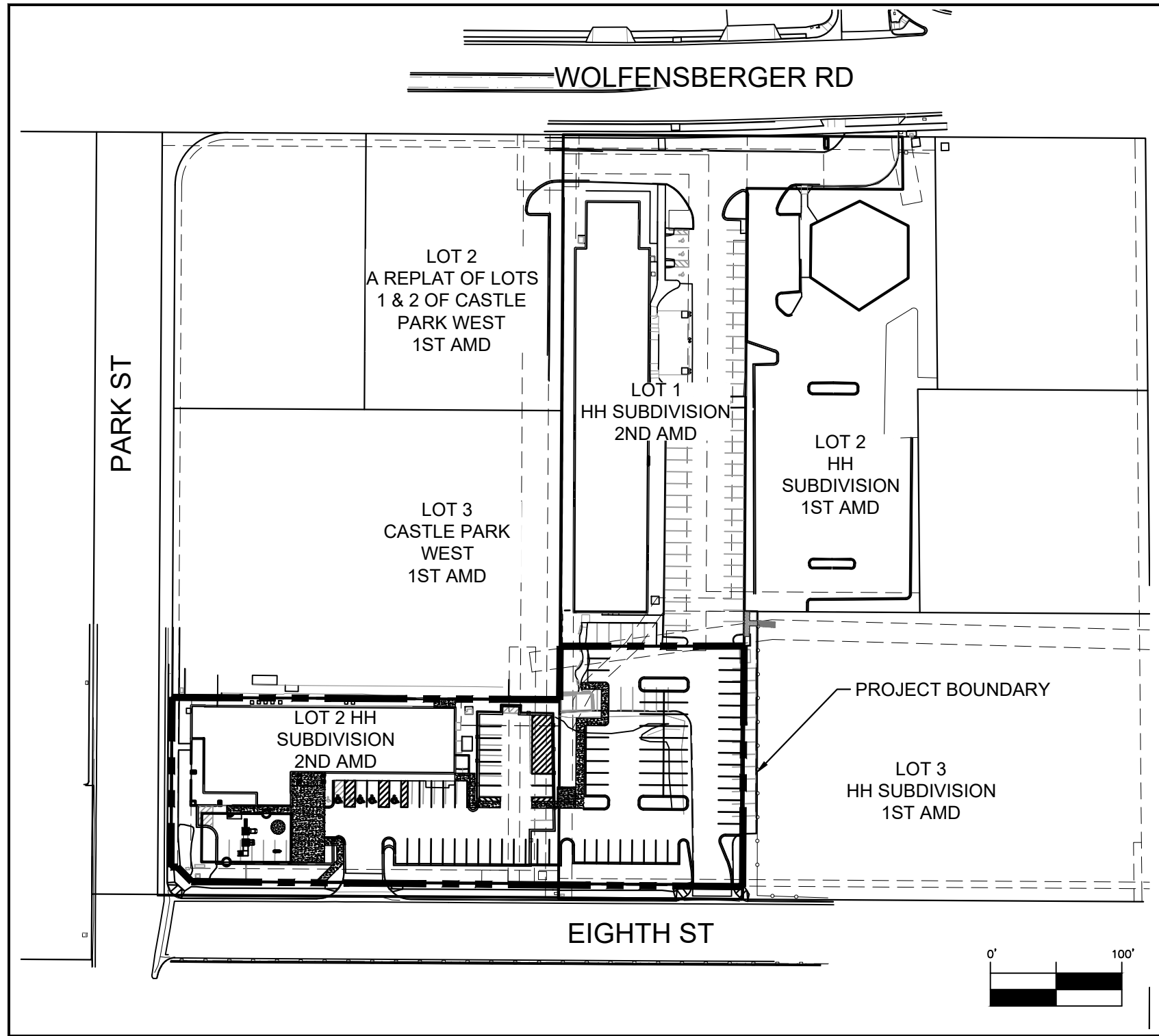
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, HH SUBDIVISION - 2ND AMENDMENT

SITE DATA				
PROPERTY SIZE	1.53 AC			
PROJECT ADDRESS	200 WOLFENSBERGER RD			
ZONING	PDP			
LAND USE	PLACE OF WORSHIP			
BUILDING SQ. FT.	13,660 S.F.			
MAX. BUILDING HEIGHT	REQUIRED		PROVIDED	
			40'-0"	
SETBACKS	FRONT	15' BUILDING* / 12' PARKING**	FRONT	47.9'
	REAR	0'	REAR	6.5'
	SIDE (W)	0'	SIDE (W)	14.8'
	SIDE (E)	0'	SIDE (E)	219.7'
PARKING COUNT	TOTAL	84	STANDARD	68
			ACCESSIBLE	4
			COMPACT	12 (14.3%)
			TOTAL	84

*25 FEET IF ABUTTING AN ARTERIAL STREET

** NOT EXEMPT FROM ALL CURRENT INTERFACE REQUIREMENTS, AS AMENDED. (PARKING SETBACK AT SOUTHERN BOUNDARY. EXISTING PARKING CAN REMAIN AS IS AT 12-FEET. ALL NEW IMPROVEMENTS ARE REQUIRED TO MEET THE TOWN'S CURRENT INTERFACE REQUIREMENTS, AS AMENDED)



VICINITY MAP

HORIZ. SCALE: 1" = 100'

PROJECT TEAM

Applicant:	Ross Friend Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100	Civil:	Nicole Schanel, PE Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100
Owner/Developer:	Dianna McKeever Castle Oaks Covenant Church 826 Park Street Castle Rock, CO 80109 (303)688-4060	Landscape Architect:	Thomas Kopf, PLA Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100
Lienholder:	National Covenant Properties 8303 West Higgins Road Chicago, IL 60631	Survey:	Alexander Aguilar, PLS 38858 Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920 (719)575-0100
		Architect:	Steve Greco Enlight10 Architecture 201 Milwaukee St. Unit 200 Denver, CO 80206 (303)525-3695

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF ____, 20__.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF ____, 20__.

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, NICOLE SCHANEL, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, 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.

NICOLE SCHANEL, PE 52434 _____ DATE _____

SURVEYOR'S CERTIFICATE

I, ALEXANDER AGUILAR, 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 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

ALEXANDER AGUILAR, PLS 38858 _____ DATE _____

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.

CASTLE OAKS EVANGELICAL COVENANT CHURCH INC., AKA CASTLE OAKS
SIGNED THIS ____ DAY OF ____, 20__
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 20__ BY ____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

LEINHOLDER 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 MAY 1, 2012 AT RECEPTION NO. 2012031679, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

NATIONAL COVENANT PROPERTIES
SIGNED THIS ____ DAY OF ____, 20__.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 20__ BY ____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

I, SHANDA GRAY, AN AUTHORIZED REPRESENTATIVE OF CANYON TITLE, 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.

SHANDA GRAY

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: _____.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

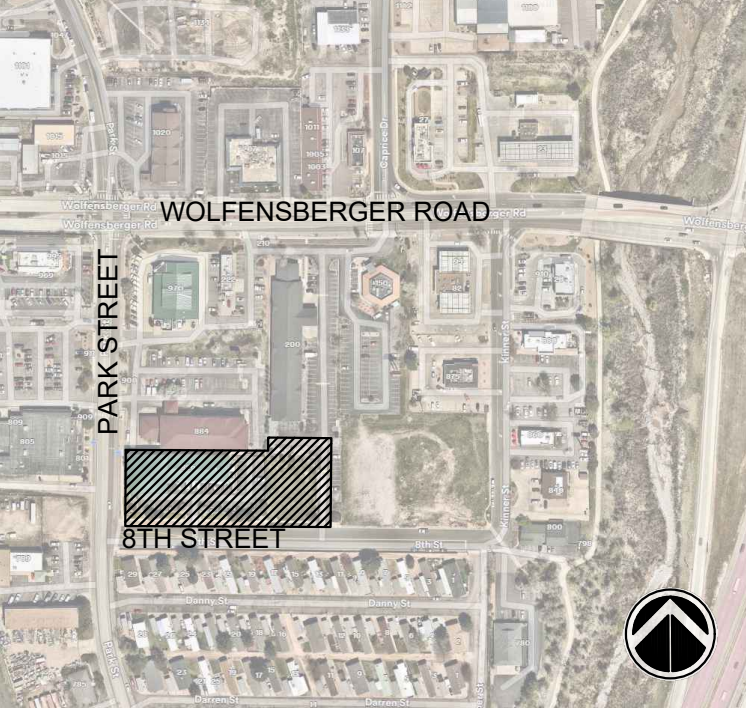
OWNER/DEVELOPER:

CASTLE OAKS COVENANT CHURCH

826 PARK STREET
CASTLE ROCK, CO 80109

APPROVAL:

VICINITY MAP:



PROJECT:
SITE DEVELOPMENT PLAN
LOT 2, HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, CO
DECEMBER, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1727.001

DRAWN BY: AL

CHECKED BY: RF

APPROVED BY: NS

SHEET TITLE:

TITLE SHEET

TS01

SHEET 1 OF 10

SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0023

FILE LOCATION: S:\25.1727.001\CASTLE OAKS CHURCH - 826 PARK STREET SDR\800 CAD\1604 PLAN SET\SD\DEVELOPMENT PLANT\SH1.DWG

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 "826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD" PD, RECORDED JULY 17, 2025 AT RECEPTION NO. 2025033128.
3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS PER FEMA FIRM PANEL NO. 08035C0188G DATED 3/16/2016.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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 TO 32 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.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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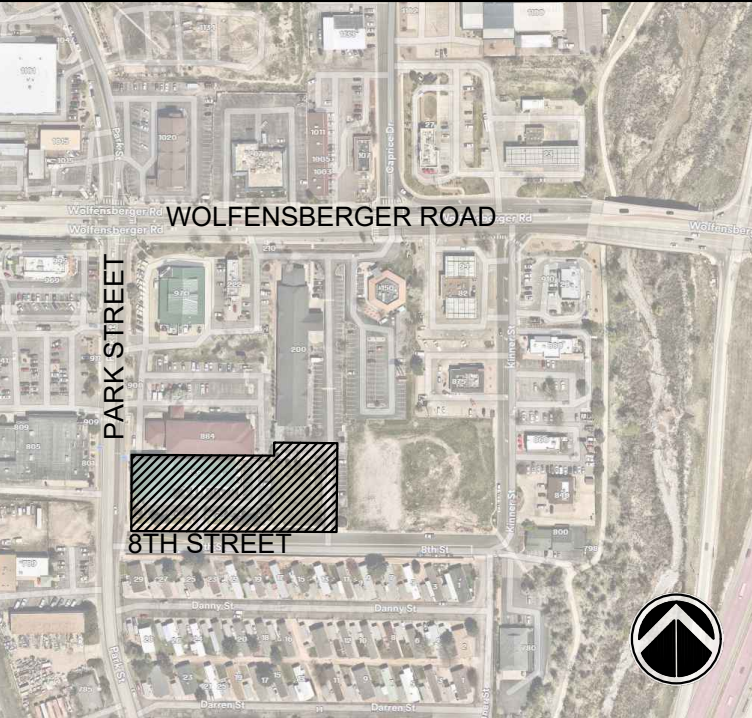
OWNER/DEVELOPER:

CASTLE OAKS COVENANT CHURCH

826 PARK STREET
CASTLE ROCK, CO 80109

APPROVAL:

VICINITY MAP:



PROJECT:

SITE DEVELOPMENT PLAN
LOT 2, HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, CO
DECEMBER, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1727.001

DRAWN BY: AL

CHECKED BY: RF

APPROVED BY: NS

SHEET TITLE:

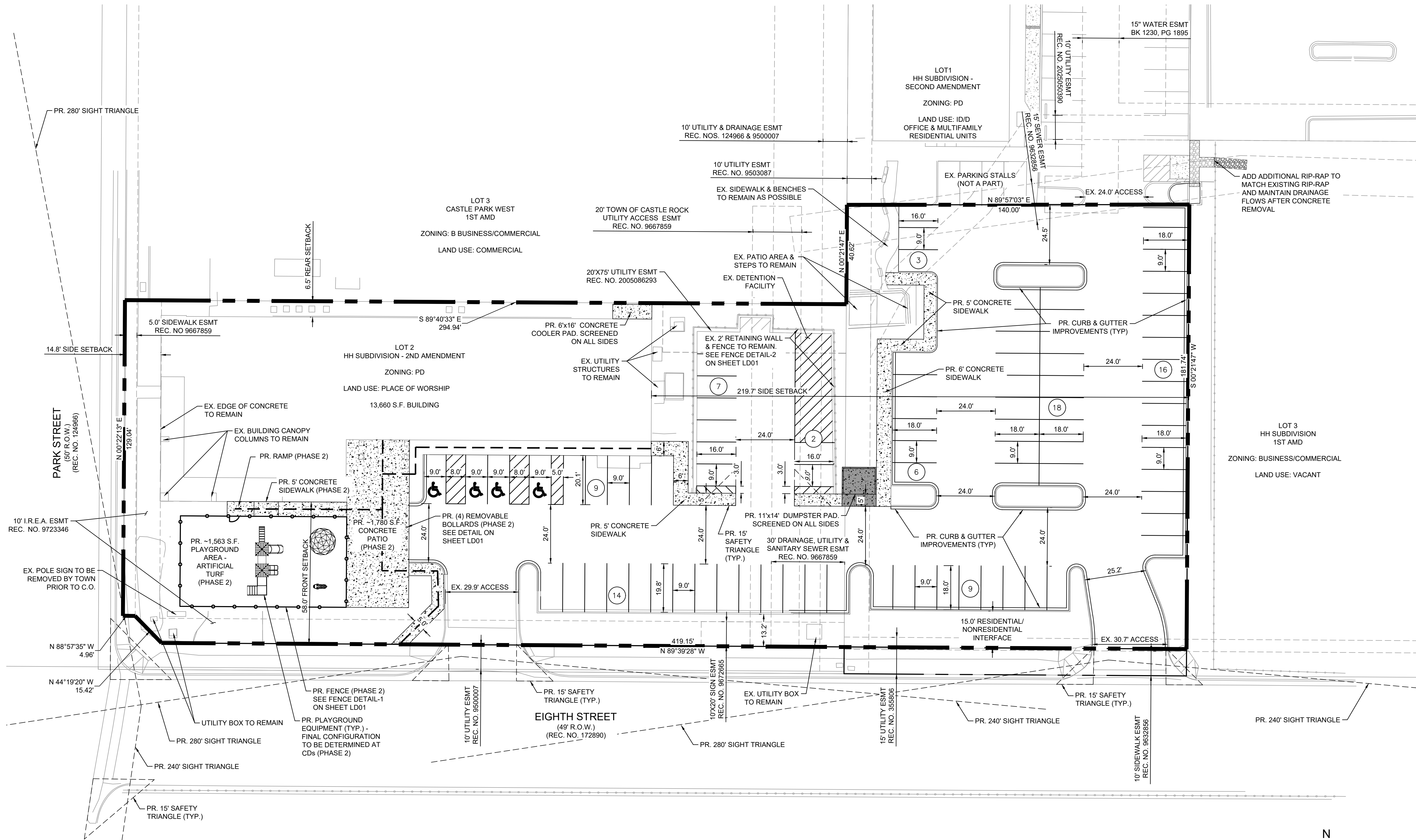
GENERAL NOTES

GN01

SHEET 2 OF 10

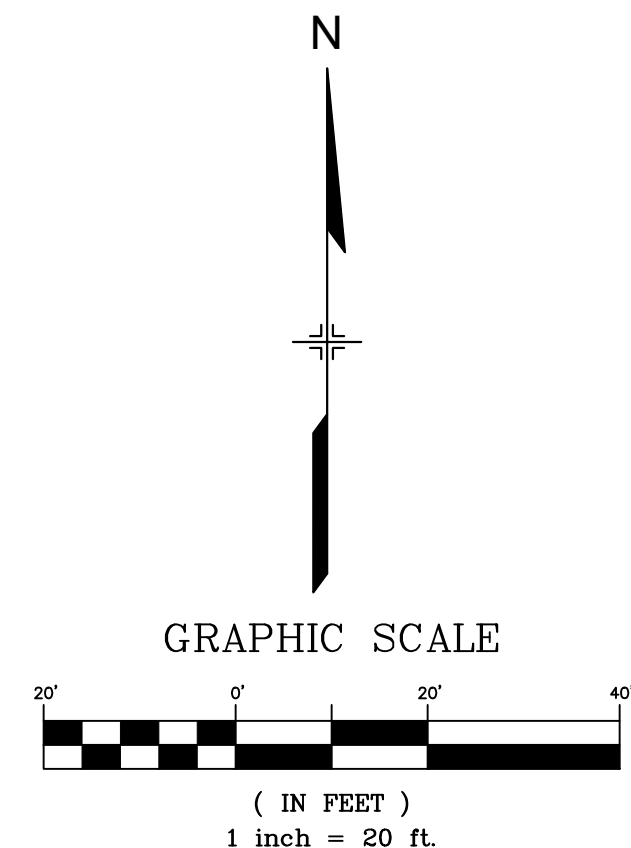
SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0023

FILE LOCATION: S:\25-1727.001\CASTLE OAKS CHURCH - 826 PARK STREET\SDP1500 CAD\1504 PLAN SET\DEVELOPMENT PLAN\SP01.DWG



SITE LEGEND

	PROPOSED PROPERTY BOUNDARY
	EXISTING ABUTTING PARCEL
	PROPOSED STRIPING
	PROPOSED CONCRETE CURB & GUTTER
	EXISTING PARKING STALL TO REMAIN
	PROPOSED RE-STRIPING OF PARKING STALL
	ADA PEDESTRIAN PATH OF TRAVEL
	PROPOSED CONCRETE SIDEWALK



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



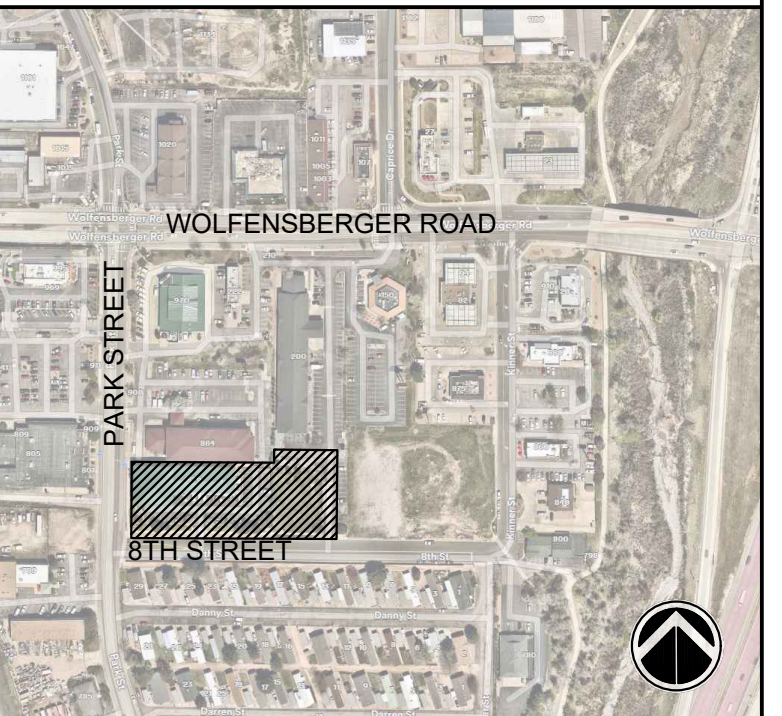
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

CASTLE OAKS COVENANT CHURCH
826 PARK STREET
CASTLE ROCK, CO 80109

APPROVAL:

VICINITY MAP:



PROJECT:

SITE DEVELOPMENT PLAN
LOT 2, HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, CO
SEPTEMBER 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1727.001

DRAWN BY: AL

CHECKED BY: RF

APPROVED BY: NS

SHEET TITLE:

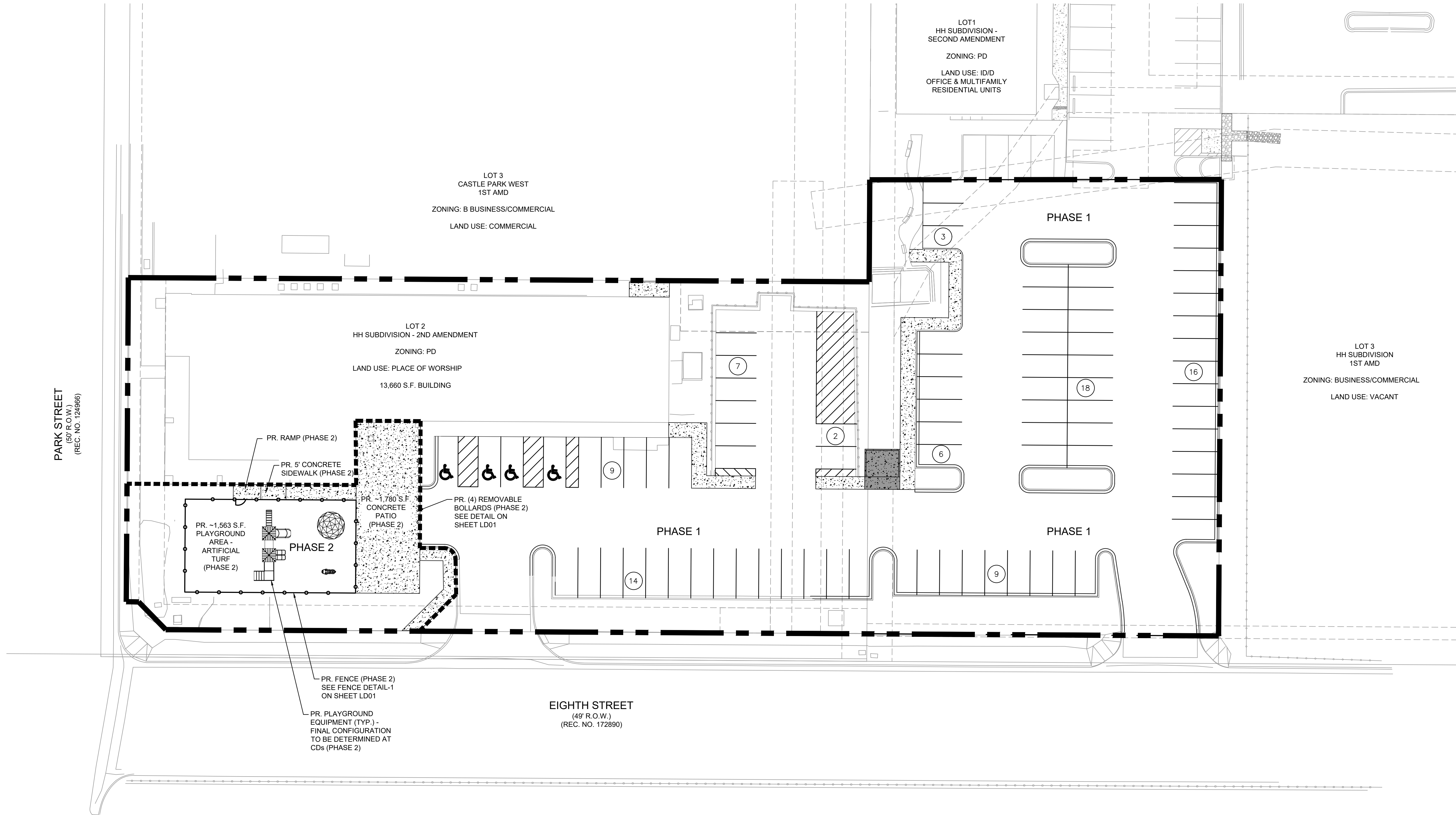
SITE PLAN

SP01

SHEET 3 OF 10

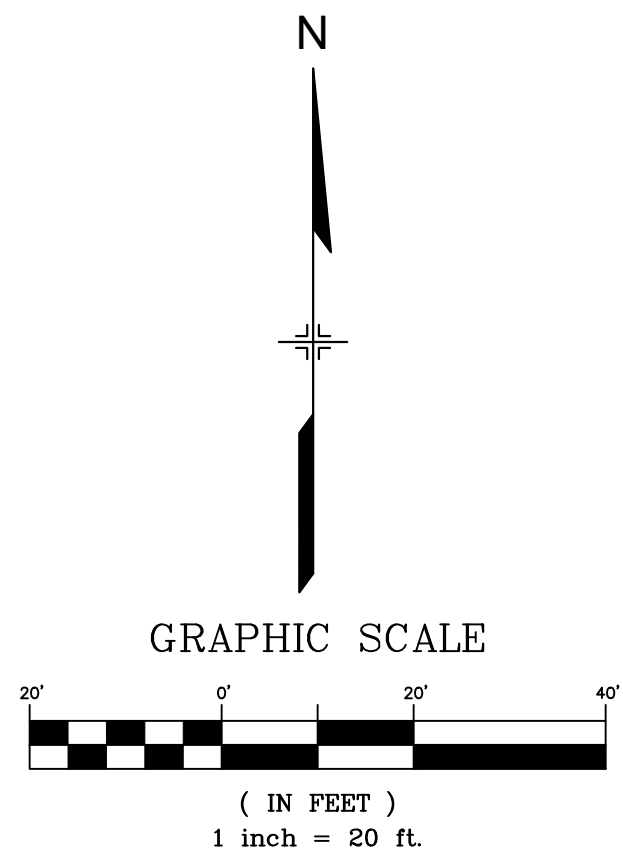
SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0023

FILE LOCATION: S:\25-1727.001 CASTLE OAKS CHURCH - 826 PARK STREET SDRP000 CAD\1604 PLAN SET\DEVELOPMENT PLAN\PH01.DWG



SITE LEGEND

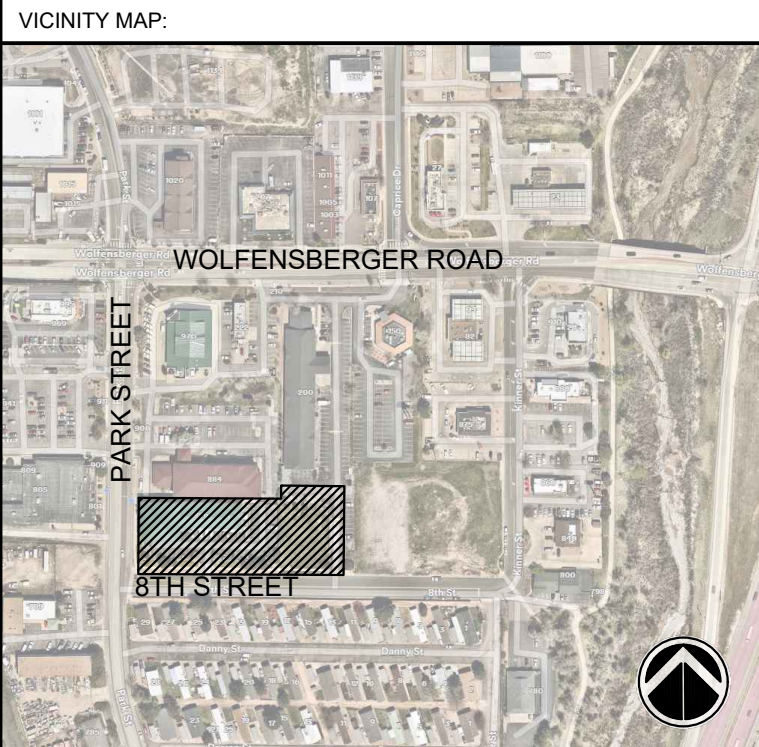
- PROPOSED PROPERTY BOUNDARY
- EXISTING ABUTTING PARCEL
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB & GUTTER
- EXISTING PARKING STALL TO REMAIN
- PROPOSED RE-STRIPING OF PARKING STALL
- PHASE LINE
- PROPOSED CONCRETE SIDEWALK



CONSULTANTS:
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Matrix
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APPROVAL:



PROJECT:
SITE DEVELOPMENT PLAN
LOT 2, HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, CO
DECEMBER, 2025

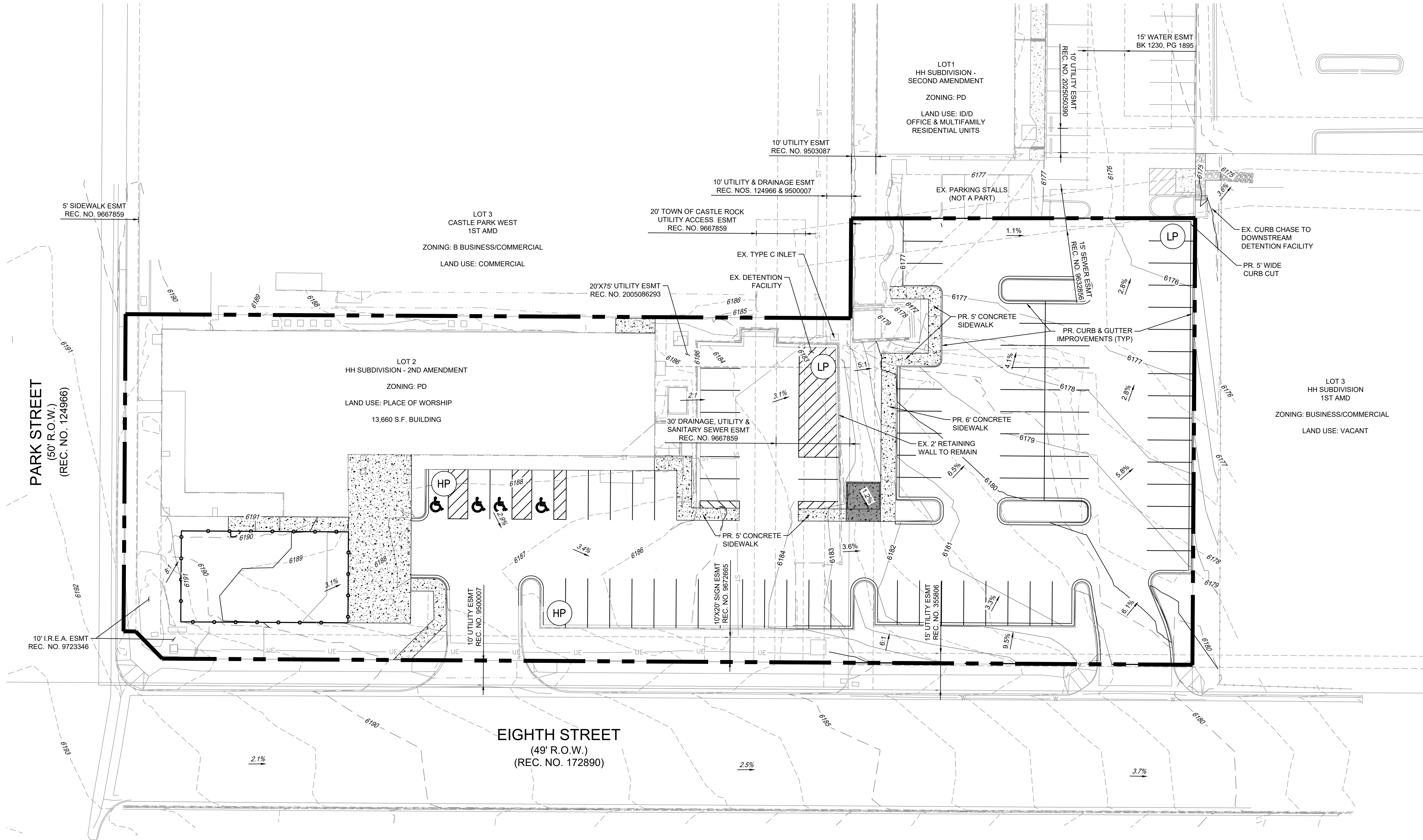
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PROJECT NO: 25.1727.001
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PHASING PLAN

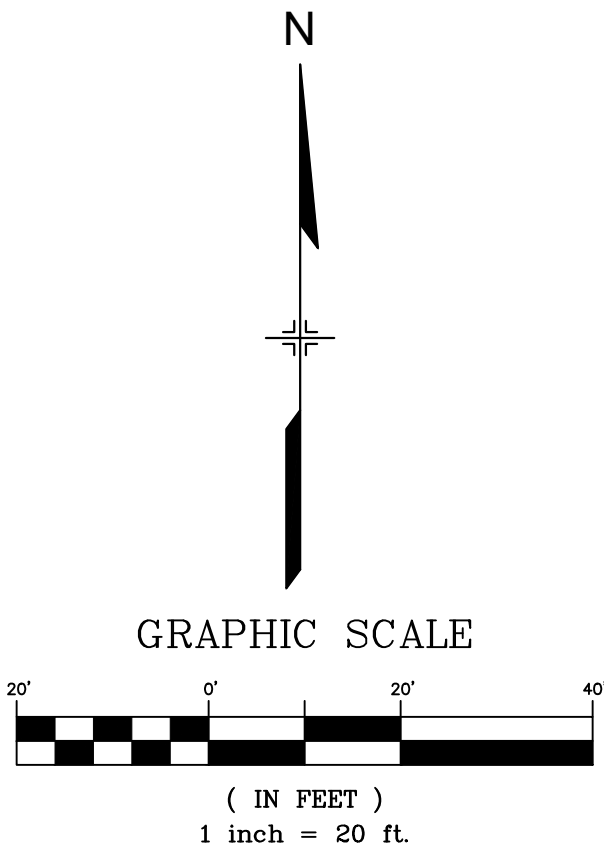
PH01
SHEET 4 OF 10
SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDRP25-0023

FILE LOCATION: S:\25.1727.001\CASTLE OAKS CHURCH - 826 PARK STREET\SDP\SD00 CAD\0604 PLAN SET\DEVELOPMENT PLAN\GR01.DWG



GRADING LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SLOPE ARROW
- HIGH POINT / LOW POINT



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

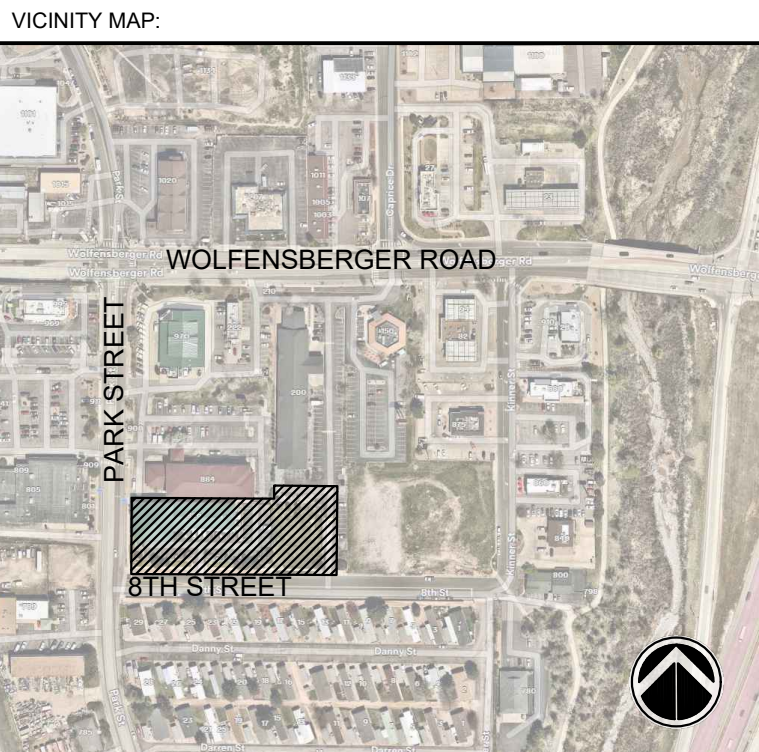
Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

CASTLE OAKS COVENANT CHURCH
826 PARK STREET
CASTLE ROCK, CO 80109

APPROVAL:



PROJECT:

**SITE DEVELOPMENT PLAN
LOT 2, HH SUBDIVISION - 2ND AMENDMENT**

TOWN OF CASTLE ROCK, CO
DECEMBER, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1727.001

DRAWN BY: AL

CHECKED BY: RF

APPROVED BY: NS

SHEET TITLE:

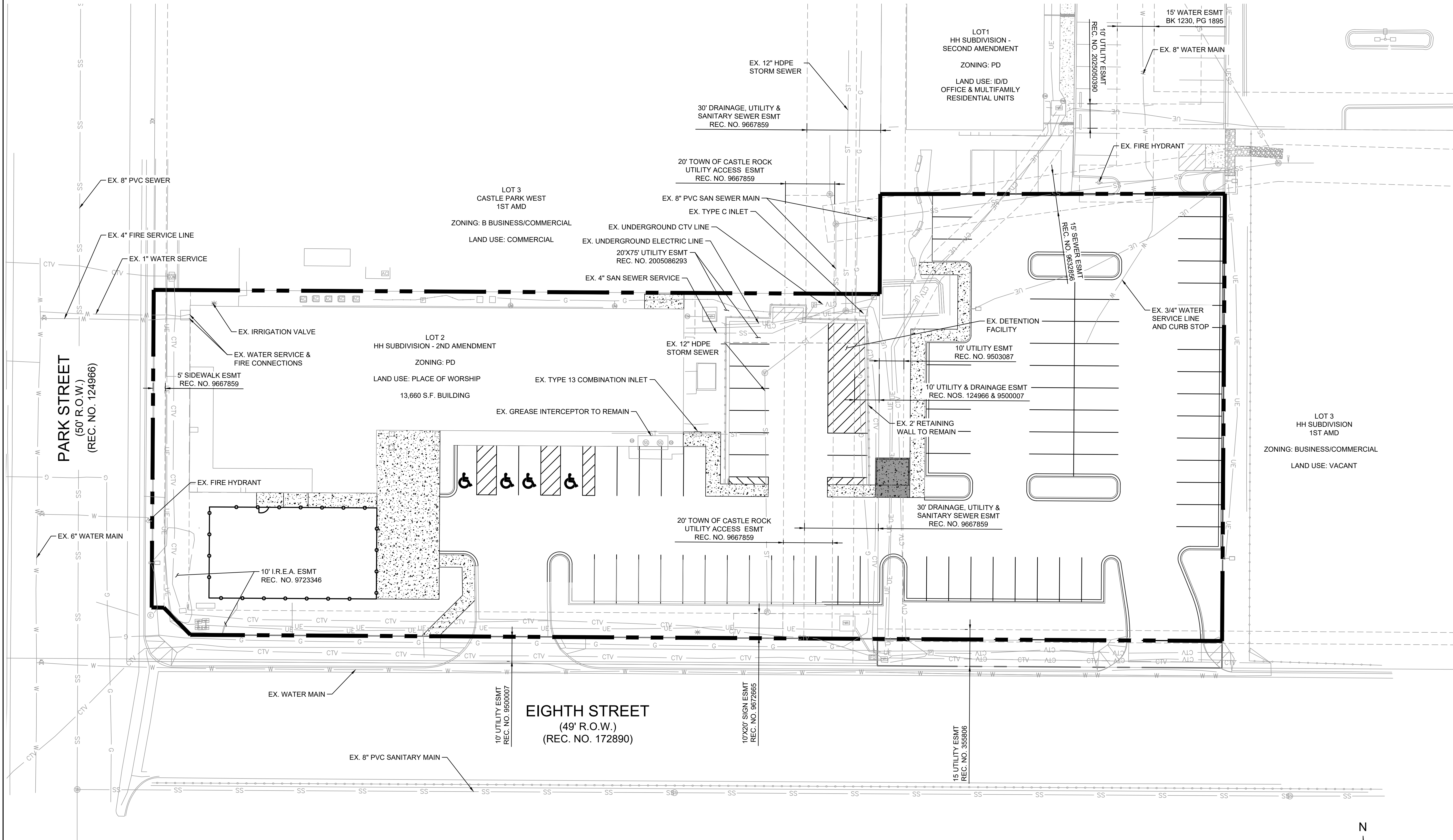
**PRELIMINARY
GRADING PLAN**

GR01

SHEET 5 OF 10

SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0023

FILE LOCATION: S:\25.1727.001\CASTLE OAKS CHURCH - 826 PARK STREET\SDP000 CAD\0064-PLAN SET\DEVELOPMENT\PLAN\UT01.DWG



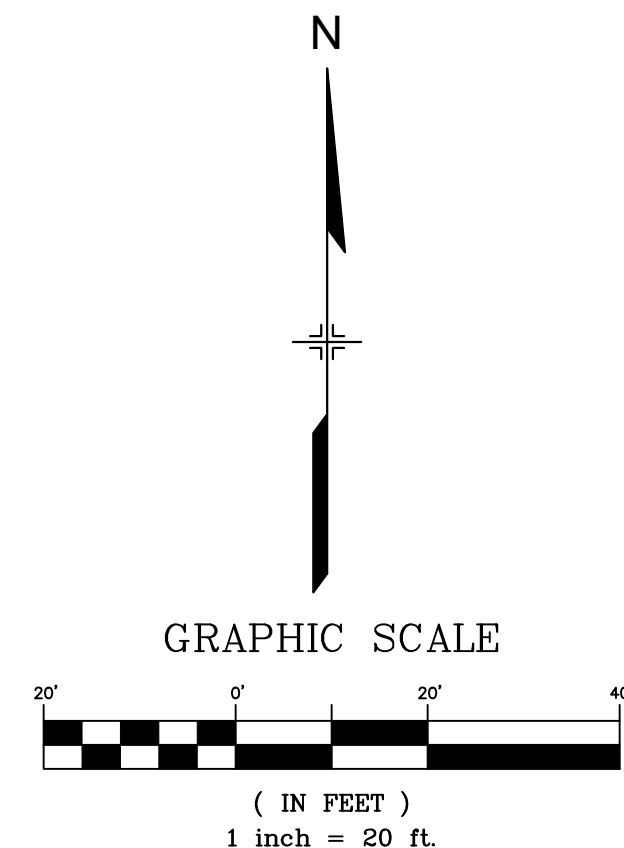
UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK WATER PRESSURE ZONE 2 (YELLOW).
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.

7. THE EXISTING METER CAPACITY IS TO BE CALCULATED BASED ON THE REQUIRED DEMAND OF ALL THE TOTAL EXISTING AND PROPOSED WATER SUPPLY FIXTURE UNITS AND ANY OTHER ADDITIONAL USAGE, PROVIDED TO THE TOWN OF CASTLE ROCK AT THE TIME OF BUILDING PERMITTING.
8. ANY EXISTING SERVICES NOT USED MUST BE REMOVED AT THE MAIN AND ABANDONED.

LEGEND

— W — W — W —	EX. WATER MAIN	— ST —	EX. STORM MANHOLE
— SS — SS —	EX. SANITARY SEWER MAIN	— E —	EX. ELECTRIC VAULT
— UE —	EX. UNDERGROUND ELECTRIC LINE	— L —	EX. LIGHT POLE
— CTV —	EX. UNDERGROUND COMMUNICATIONS LINE	— P —	EX. TELEPHONE PEDESTAL
— G —	EX. UNDERGROUND GAS LINE		
— ST —	EX. STORM LINE		
⊙	EX. FIRE HYDRANT		
⊙	EX. SANITARY MANHOLE		
⊙	EX. CLEAN OUT		
⊙	EX. GAS METER		
⊙	EX. AIR CONDITIONING UNIT		



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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COLORADO SPRINGS, CO 80920
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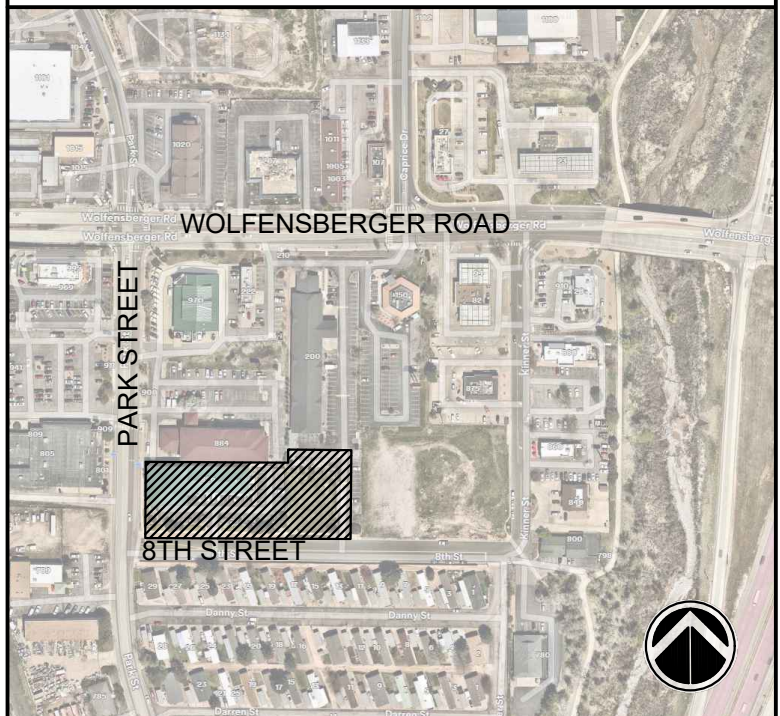
OWNER/DEVELOPER:

CASTLE OAKS COVENANT CHURCH

826 PARK STREET
CASTLE ROCK, CO 80109

APPROVAL:

VICINITY MAP:



PROJECT:

SITE DEVELOPMENT PLAN
LOT 2, HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, CO
DECEMBER, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1727.001

DRAWN BY: AL

CHECKED BY: RF

APPROVED BY: NS

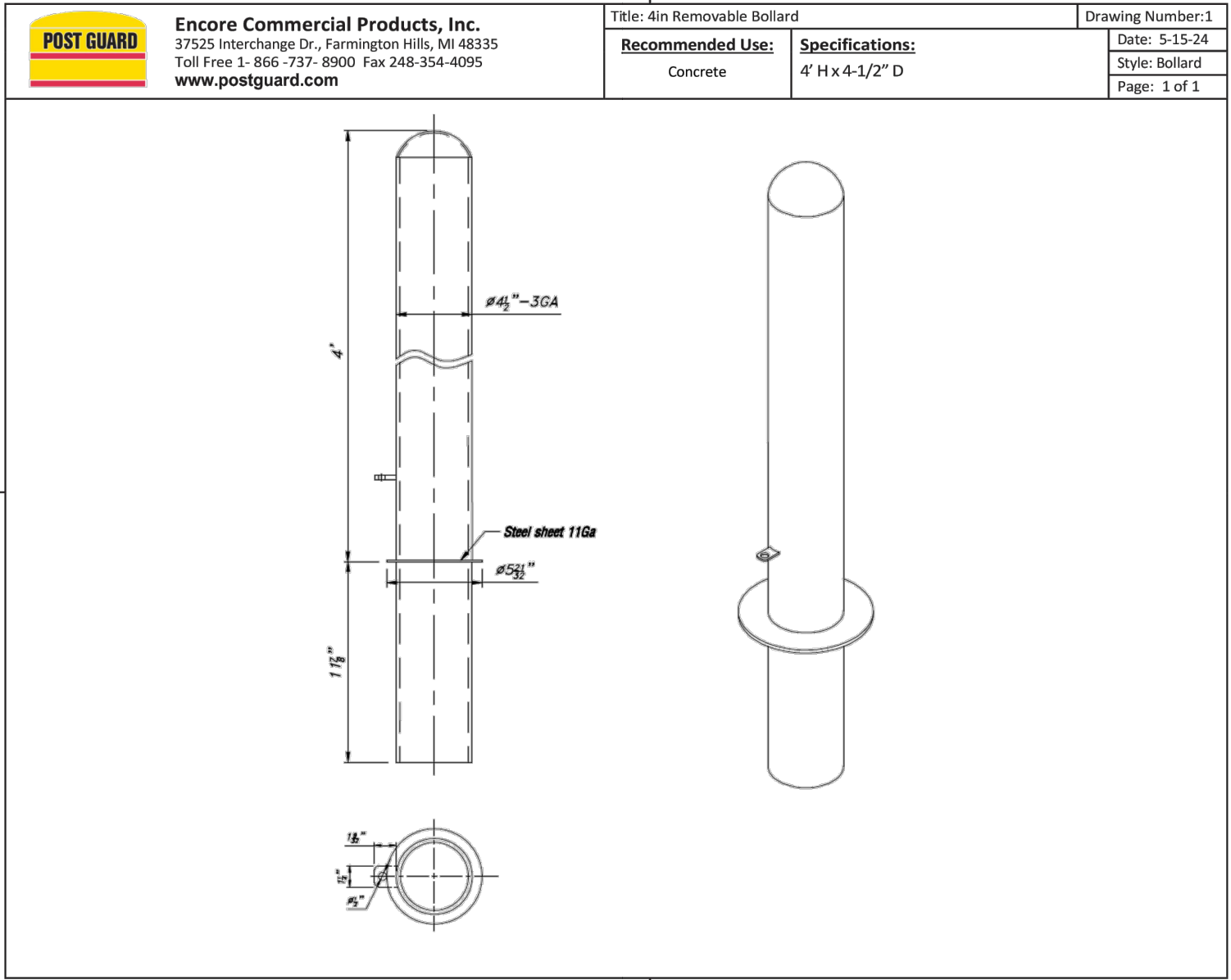
SHEET TITLE:

PRELIMINARY
UTILITY PLAN

UT01

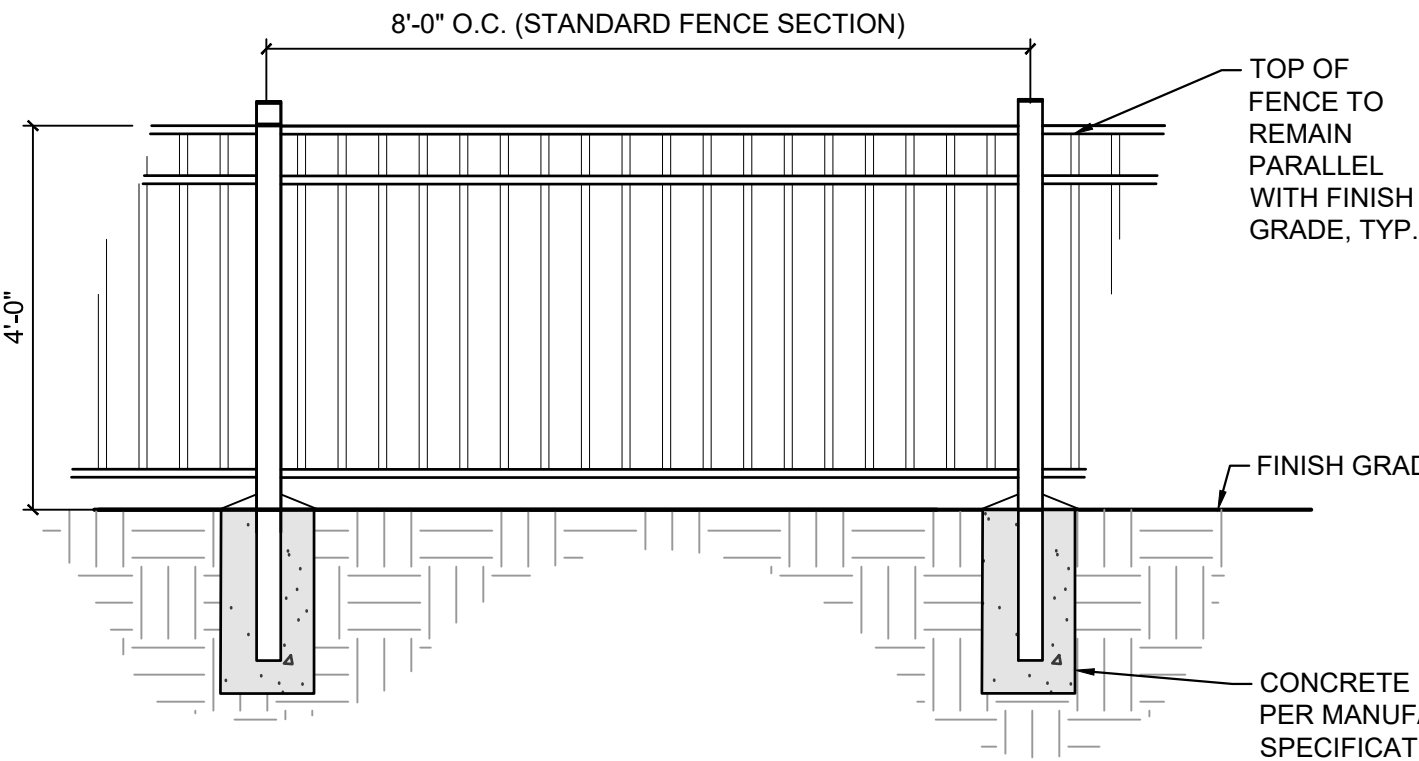
SHEET 6 OF 10

SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0023



LANDSCAPE NOTES

- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- 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.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- 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
- 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
- AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
- 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



1 4' ORNAMENTAL METAL FENCE
NTS

- GENERAL NOTES:
- FENCE SHOWN FOR ARCHITECTURAL MATERIALS AND FINISHES ONLY. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

COMPANY: AMERISTAR FENCE PRODUCTS (OR APPROVED EQUAL)
PRODUCT: MONTAGE PLUS: 3-RAIL PANEL ORNAMENTAL METAL FENCE
STYLE: MAJESTIC, 4' HT. FLUSH BOTTOM
COLOR: BLACK
PHONE: 888-333-3422
WEBSITE: AMERISTARFENCE.COM

MS-STD-FC-30



2 EXISTING FENCE
NTS

TOCR - NON-RESIDENTIAL SITE INVENTORY

Gross Site Area	Required Landscape (10% of the gross site area)	Existing Landscape (If Applicable)	Provided Landscape Area	Required Trees (2 trees / 1,000 sqft)	Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
68114	6811 SF	7,756	4,619	25 (IN) (PI)	25 (8 Existing)	50	50 (18 Existing)	4 cu. Yds. (For New Planting Areas)
Turf Grass Square Footage (SF)	Required Landscape Coverage Percentage (75% minimum)	Existing Landscape (If Applicable)	Provided Landscape Coverage at Maturity (SF)	Required Nonliving Ornamental Percentage (25% maximum)	Provided Nonliving Ornamental Area in Landscape (SF)	Required Large Canopy Deciduous Shade Tree (50% minimum)	Provided Large Canopy Deciduous Shade Tree	Separate Irrigation Service Connections
1,789 SF EXISTING	5109	7756		1703	1703	13	13 (3 Existing)	Yes ___ No ___X___

PARKING LOTS*

Parking Lot Area	Landscaping Area Required (10% of square footage)	Existing Landscape (If Applicable)	Landscaped Area Provided	Required Trees** (2 large canopy deciduous shade trees / 1,000 sqft)	Provided Trees	Required Shrubs** (4 shrubs / 1,000 sqft)	Provided Shrubs
31,210	3,121 SF	925	2,196	6	8 (2 Existing) (PI)	12	12

PARKING LOT ISLANDS****

Number of Parking Spaces	Number of landscaped islands/peninsulas Required (1 island per 15 spaces)	Number of Landscaped islands/peninsulas provided	Required Trees*** (Minimum of 1 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs
84	6	8	8	8 (2 Existing) (PI)	32	32 (7 Existing)

- * PARKING LOT LANDSCAPING OUTSIDE OF LANDSCAPED ISLANDS/ PENINSULA SHOULD BE LOCATED WITHIN 3 FEET OF THE PARKING LOT PERIMETER
** EVERGREENS ARE NOT PERMITTED IN LANDSCAPED ISLANDS OR PENINSULAS
*** EVERGREENS ARE NOT PERMITTED IN LANDSCAPED ISLANDS OR PENINSULAS
**** PARKING LOT PENINSULA/ISLANDS CRITERIA FOR LOTS OVER 40 SPACES CAN BE FOUND IN SECTION 7.2.1.2(2)(C) OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAL.

TOCR - STREETScape REQUIREMENTS

Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
EIGHTH STREET	419 LF	10	6 (ES)	12 TOTAL (ES)	40	50 (10 Existing)
PARK STREET	129 LF	3	2 (PS)	3 TOTAL (PS)	12	12 (3 Existing)

*STREETSCAPE REQUIREMENTS CANNOT BE COUNTED TOWARDS GROSS SITE REQUIREMENTS

LANDSCAPE ARCHITECT CERTIFICATION

I hereby affirm that these final site development plans were prepared under my direct supervision, in accordance with all applicable Town of Castle Rock and State of Colorado standards and statutes, respectively; and that I am fully responsible for all design and revisions to said plans.

THOMAS KOPF, LICENSE NUMBER 434

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



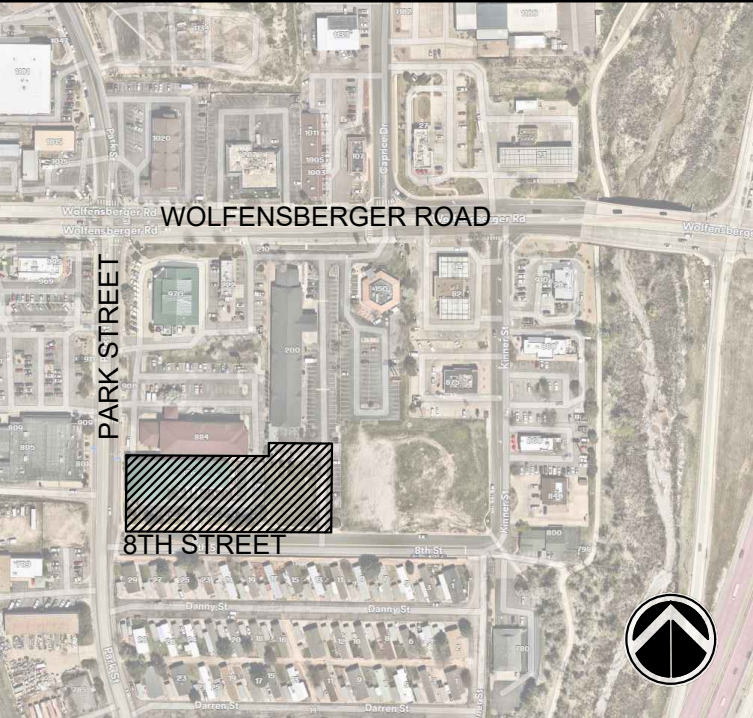
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

CASTLE OAKS COVENANT CHURCH
826 PARK STREET
CASTLE ROCK, CO 80109

APPROVAL:

VICINITY MAP:



PROJECT:

SITE DEVELOPMENT PLAN
LOT 2, HH SUBDIVISION - 2ND AMENDMENT

TOWN OF CASTLE ROCK, CO
DECEMBER, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 25.1727.001

DRAWN BY: AL

CHECKED BY: RF

APPROVED BY: NS

SHEET TITLE:

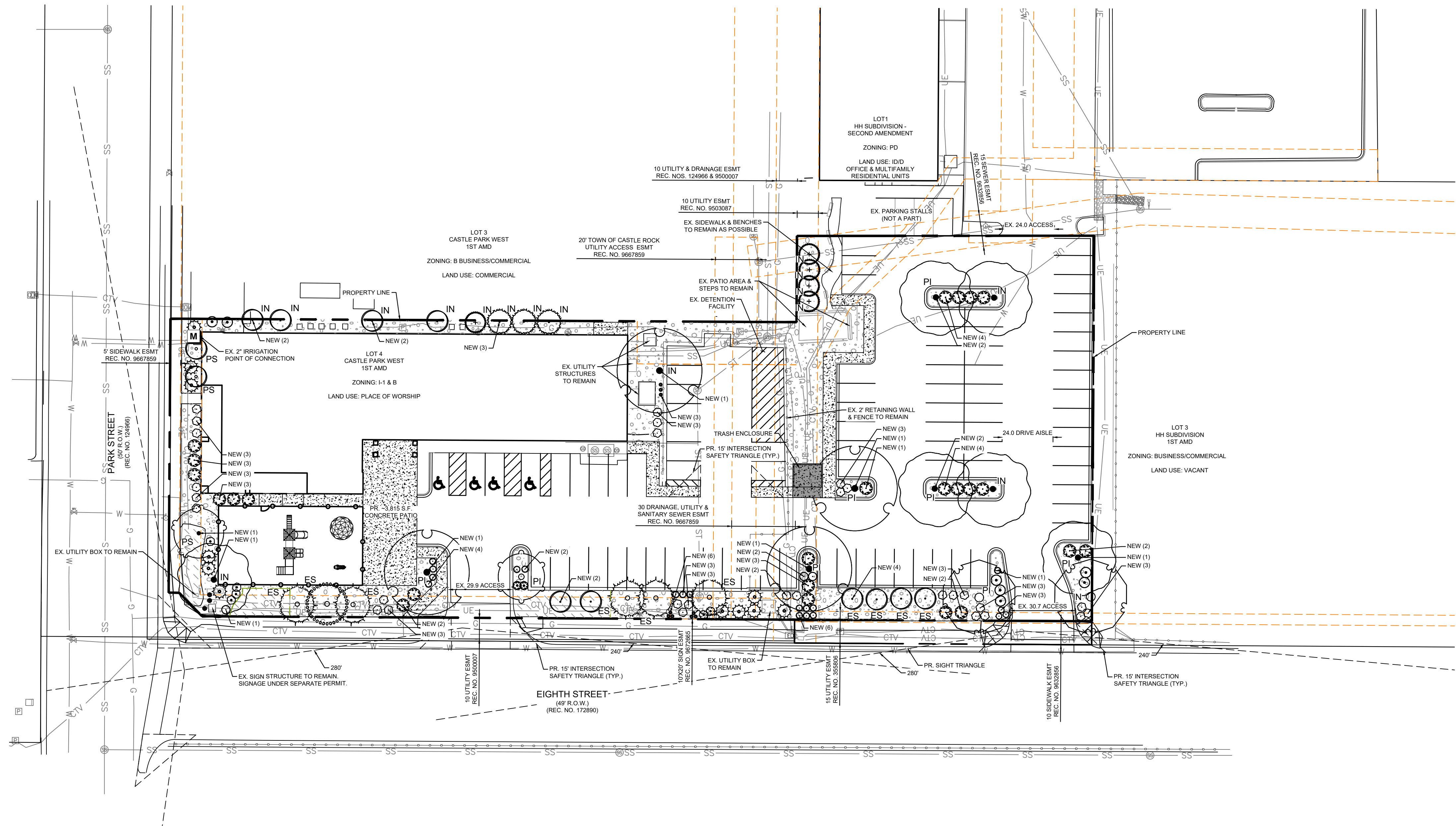
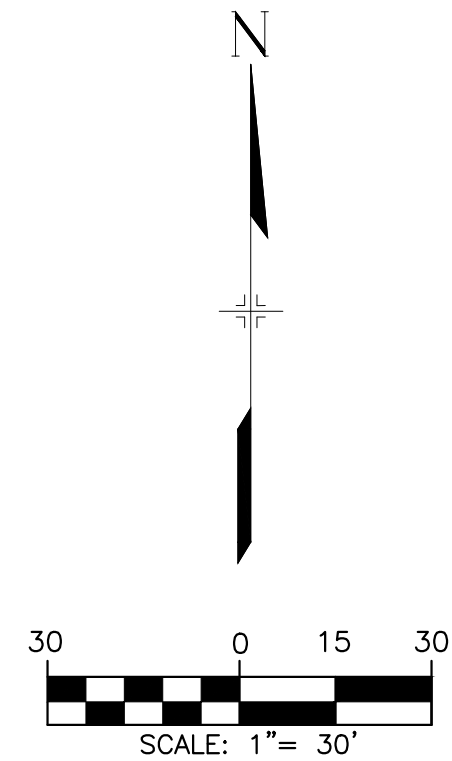
LANDSCAPE
DETAILS

LD01

SHEET 7 OF 10

SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0023

FILE LOCATION: S:\25.1727.001\CASTLE OAKS CHURCH - 826 PARK STREET SDP2500 CAD\DISA PLAN SET\DEVELOPMENT PLAN\LS01.DWG

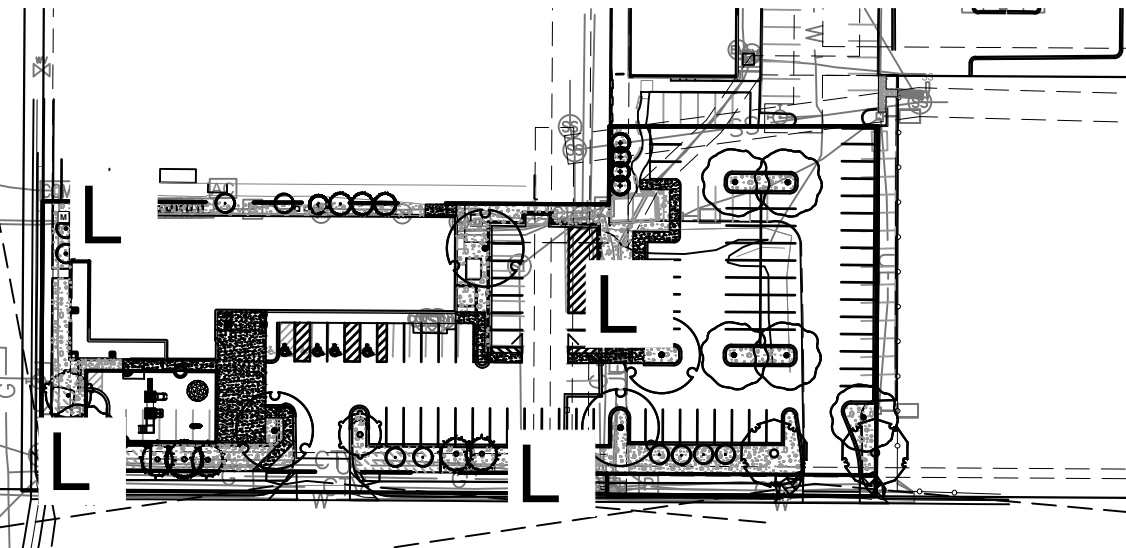


SITE DEVELOPMENT PLAN PLANT SCHEDULE				
DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	12
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND				
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH				
DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	14
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	16
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH				
DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY	37
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY	64
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				
ORNAMENTAL GRASSES/PERENNIALS	HYDROZONE	LOW	QUANTITY	12
ORNAMENTAL GRASSES/PERENNIALS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE				

LEGEND	
	3/4" ROCK TYPE: TO MATCH EXISTING, REPLACE AS NEEDED DEPTH: 3" OR APPROVED EQUAL
	EXISTING SOD
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)

SCHEMATIC LANDSCAPE DIAGRAM

HYDROZONES
V - VERY LOW
(0 TO 5 INCHES PER YEAR)
L - LOW
(5 TO 10 INCHES PER YEAR)
M - MODERATE
(10 TO 15 INCHES PER YEAR)
H - HIGH
(15-19+ INCHES PER YEAR)



LANDSCAPE ARCHITECT CERTIFICATION
I hereby affirm that these final site development plans were prepared under my direct supervision, in accordance with all applicable Town of Castle Rock and State of Colorado standards and statutes, respectively, and that I am fully responsible for all design and revisions to said plans.

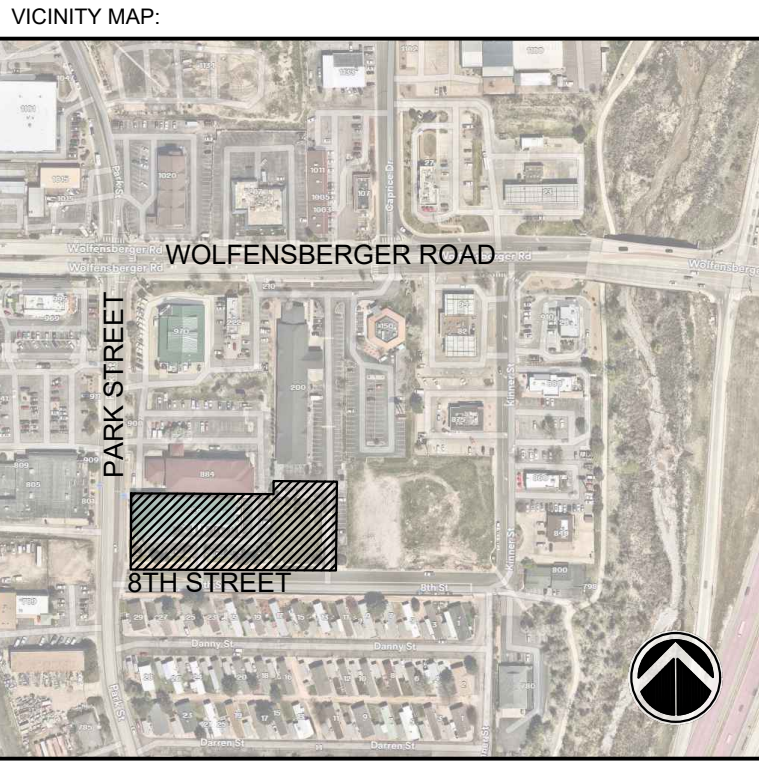
THOMAS KOPF, LICENSE NUMBER 434 DATE

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
CASTLE OAKS COVENANT CHURCH
826 PARK STREET
CASTLE ROCK, CO 80109

APPROVAL:



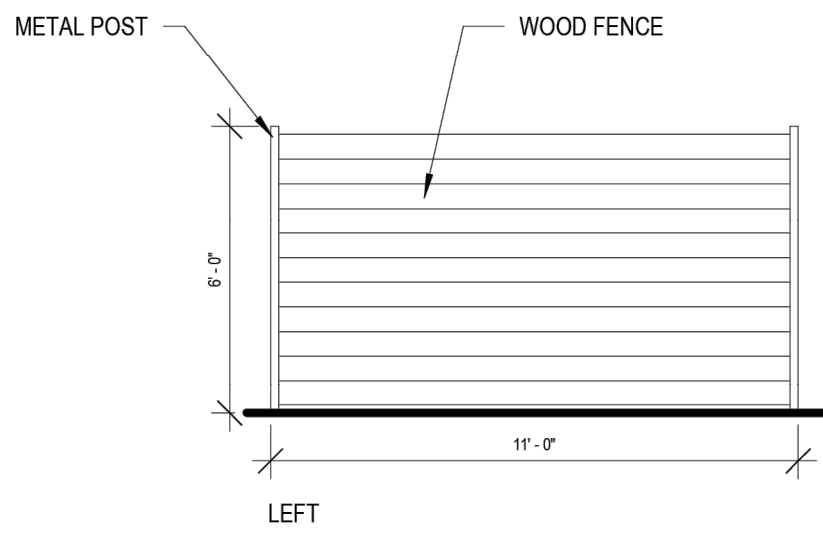
PROJECT:
**SITE DEVELOPMENT PLAN
LOT 2, HH SUBDIVISION - 2ND AMENDMENT**
**TOWN OF CASTLE ROCK, CO
DECEMBER, 2025**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

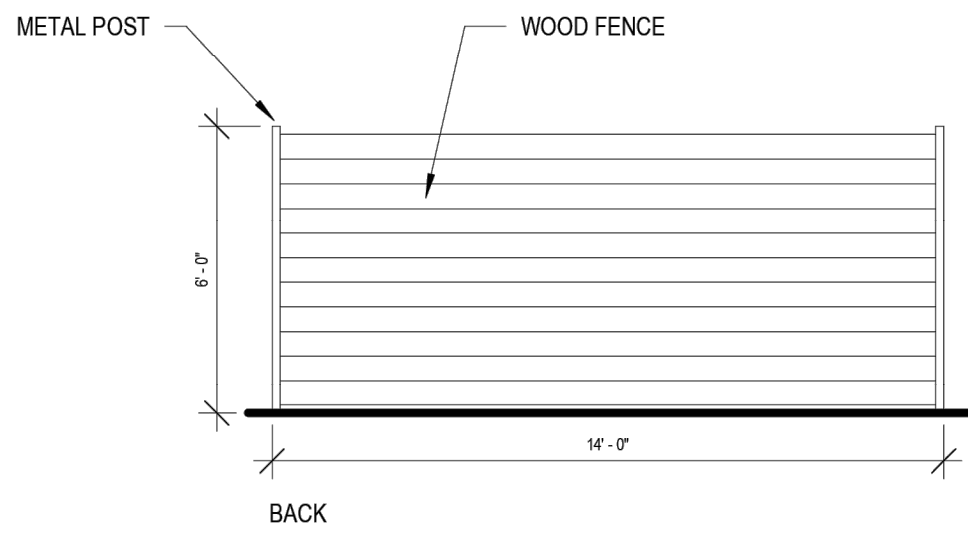
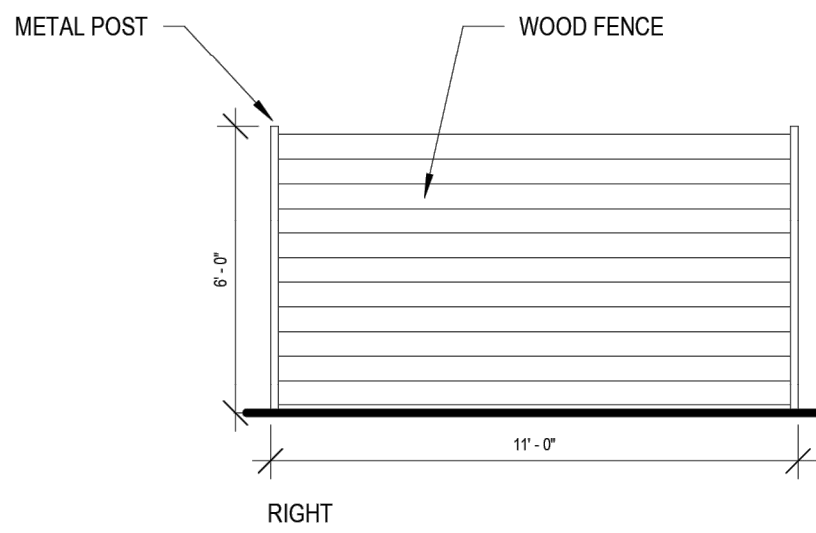
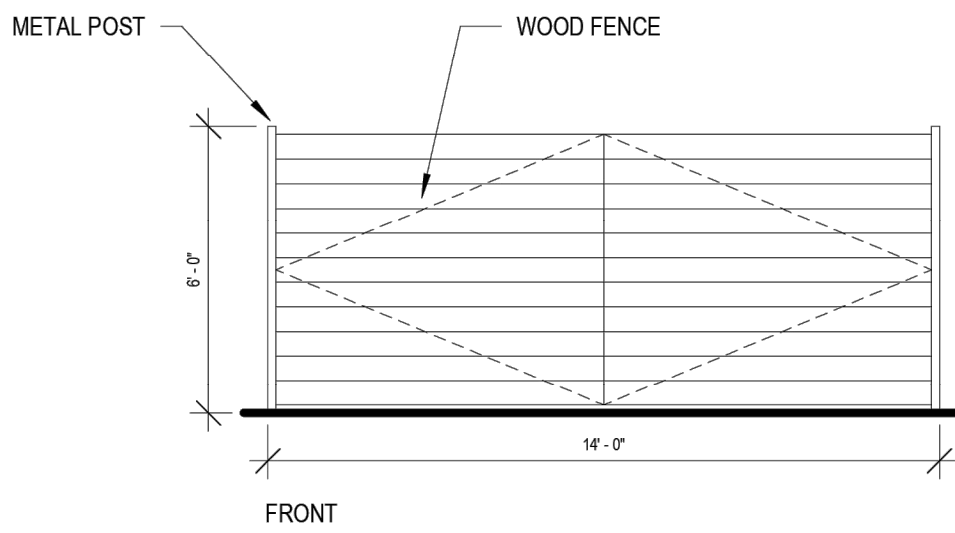
DRAWING INFORMATION:
PROJECT NO: 25.1727.001
DRAWN BY: JH
CHECKED BY: JA
APPROVED BY: JA

SHEET TITLE:
LANDSCAPE PLAN

LS01
SHEET 8 OF 10
SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0023



5 TRASH ENCLOSURE
1/4" = 1'-0"



EXTERIOR MATERIALS

- EXISTING METAL ROOF
- EXISTING METAL SIDING
- EXISTING STONE
- EXISTING BRICK
- EXISTING TRIM / ACCENT

EXTERIOR MATERIALS (ALL ARE EXISTING TO REMAIN UNCHANGED)

ARCHITECT:



CONSULTANTS:

PROJECT:

Castle Oaks Covenant Church

826 PARK ST
CASTLE ROCK, CO 80109

STAMP:

PROJECT NUMBER: 232700
INITIAL DATE:
DRAWN BY: SG

#	DESCRIPTION	DATE

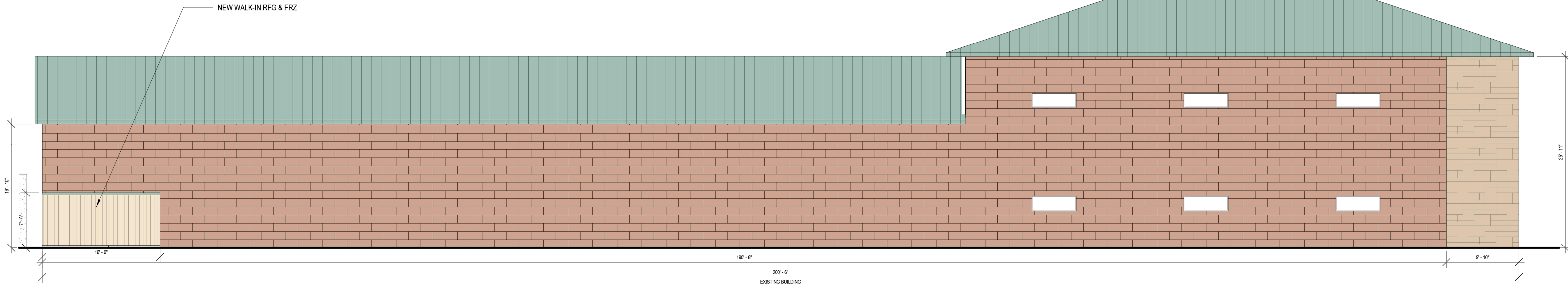
EXTERIOR ELEVATIONS

A4.1

SDP25-0023 SHEET 9 OF 10



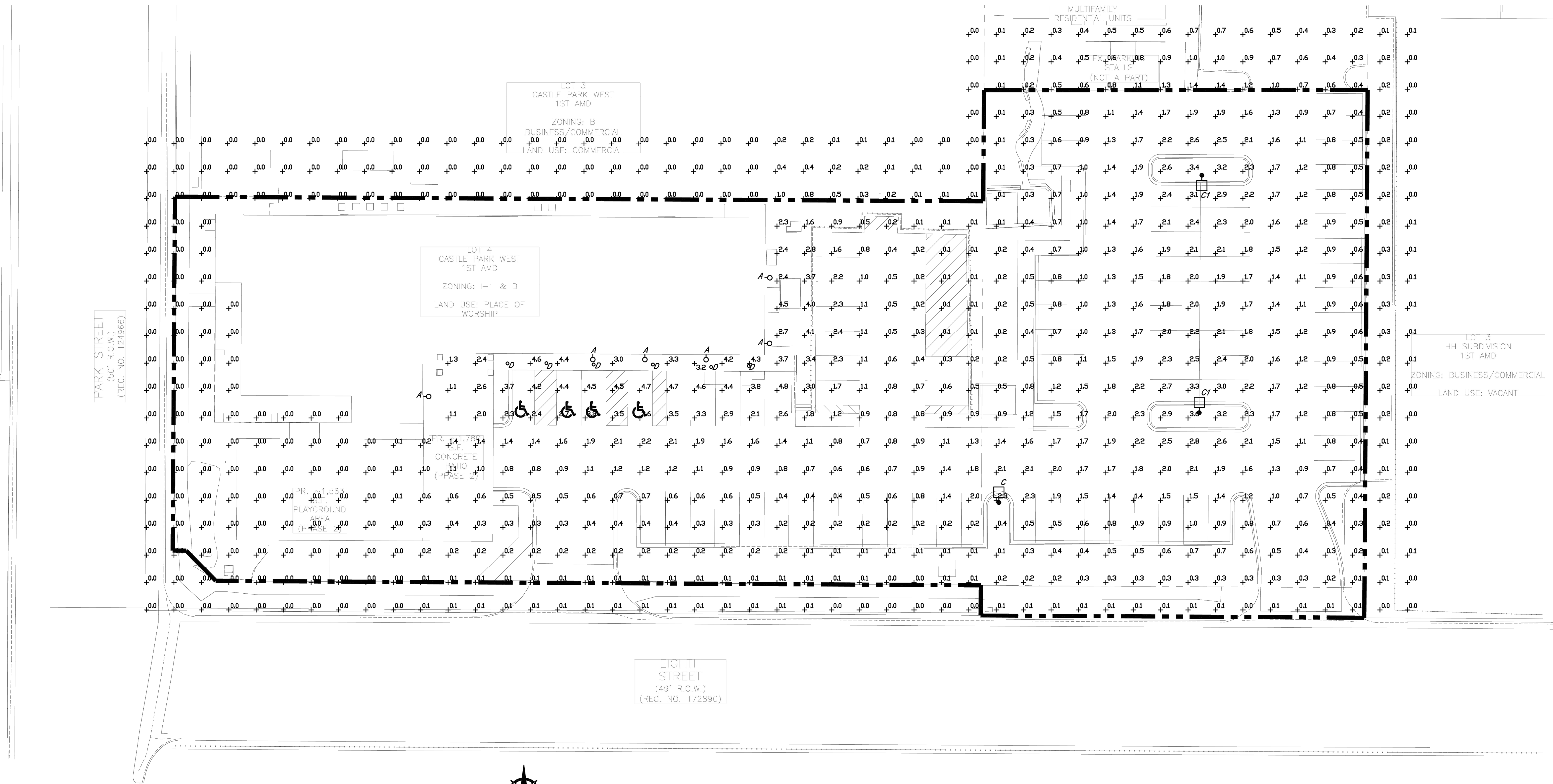
2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

4 WEST ELEVATION
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"



AVG (FC):	0.9
MAX (FC):	4.8
MIN (FC):	0.0

- GENERAL NOTES: (LIGHTING STANDARD NOTES)
1. LIGHT LOSS FACTOR SHALL BE CALCULATED AS 1.0 ON THE LUMINAIRE SUMMARY TABLE.
 2. THE EXISTING LUMINAIRES ARE ROUTED THROUGH A PHOTOCELL AND TURN THE LIGHTS "ON" FROM SUN-DOWN TO SUN-UP EACH DAY.
 3. THE OBJECTIVE OF THE SITE LIGHTING IS TO PROVIDE ADEQUATE ILLUMINATION OF THE PARKING LOT, MAIN ENTRANCE, AND SIDE WALK NEAR THE BUILDING.
 4. IN ORDER TO MITIGATE LIGHT SPILLAGE TO ADJACENT SITES, ALL POLE-MOUNTED AND WALL-MOUNTED LIGHTS ARE FULL CUT-OFF WHEN MOUNTED PARALLEL TO GROUND.
 5. EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
 6. FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE AND UNSHIELDED WALL PACK.

Site Lighting Fixture Schedule															
Luminaire															
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Fixture Finish
A	GARDCO	N/A	PWS-C-A03-830-3	LED	Y	TYPE III	120	Y	6	WALL	15 FT	1	TYPE III	51	BLK
C	GARDCO	N/A	ECF-S-32L-1.2A-WW-G2-3-HB	LED	Y	TYPE III	120	Y	1	POLE	20 FT	1	TYPE III	56	BLK
C1	GARDCO	N/A	ECF-S-32L-1.2A-WW-G2-5	LED	Y	TYPE V	120	Y	2	POLE	20 FT	1	TYPE V	122	BLK
D	GARDCO	N/A	SVPO-3L-830-SCD-SUR-BK	LED	Y	TYPE V	120	Y	6	CLG	9 FT	1	TYPE V	16	BLK



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
DCP WARD, LLC
524 S TEJON ST
COLORADO SPRINGS, CO 80903

7775 W Jefferson Ave, Suite 1000
Lakewood, CO 80235
720-536-5150

APPROVAL:

VICINITY MAP:

PROJECT:
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4 CASTLE PARK WEST 1ST AMENDMENT

TOWN OF CASTLE ROCK, CO
AUGUST 2025

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 25.1727.001
DRAWN BY:
CHECKED BY:
APPROVED BY:
SHEET TITLE:

SITE
PHOTOMETRIC PLAN

ES.1

SHEET 10 OF 10

SITE DEVELOPMENT PLAN
LOT 2 HH SUBDIVISION 2ND AMENDMENT
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0023