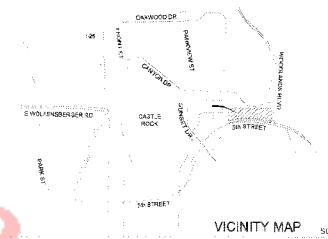


## SITE DEVELOPMENT PLAN AMENDMENT NO.2 CALVARY CHAPEL LOT 1, CALVARY CHAPEL LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



- AGENCIES**
- OWNER/REVISOR: CALVARY CHAPEL  
1402 GARFIELD DR  
CASTLE ROCK, CO 80109  
P-703.883.2544
  - LAND PLANNER/  
PLAN PREPARER: KIMLEY HORN  
274 N. NEVADA AVE.  
COLORADO SPRINGS, CO 80903  
P-719.453.1590
  - ENGINEER/SURVEYOR: J.R. ENGINEERING  
3900 S. POTOSI ROAD, SUITE 218  
COLORADO SPRINGS, CO 80907  
P-703.883.2544
  - MOISTURE/SHIELDER: CO. CAROL EAST BANK & TRUST  
1145 S. CALUMBER AVE  
COLORADO SPRINGS, CO 80903  
P-719.577.9500
  - TOWN OF CASTLE ROCK: DEVELOPMENT SERVICES DEPARTMENT  
100 W. GARDEN ST.  
CASTLE ROCK, CO 80109  
P-703.738.2511
  - PUBLIC WORKS DEPT.: 4975 GARFIELD DR.  
CASTLE ROCK, CO 80109  
P-703.733.2462
  - CASTLE ROCK WATER:  
175 HIGHLAND AVE  
CASTLE ROCK, CO 80109  
P-703.733.9500

**ORIGINAL SHEET LIST**

ORIGINAL SHEET NO.	SHEET NAME	SDP22-0022 AMENDMENT NO. 1	SDP23-0023 AMENDMENT NO. 2
1	COVER SHEET	X	1
2	NOTES & DETAILS		
3	SITE DEVELOPMENT PLAN	X	2
4	GENERAL GRADING PLAN		
5	GENERAL UTILITIES		
8-9	GENERAL RETAINING WALL DETAILS		
10	LANDSCAPE DATA		
11	CONCEPTUAL LANDSCAPE PLAN		
12	EXTERIOR ELEVATIONS	X	3
13	ELECTRICAL SITE PLAN		
14	PHOTOMETRIC SITE PLAN		
N/A	COLORADO EXTERIOR ELEVATIONS	X	4

**LEGAL DESCRIPTION**

LOT 1 CALVARY CHAPEL

**BASIS OF BEARING:**

THE WEST LINE OF THE NORTH-WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AS MONUMENTED BY A 2.5' ALUMINUM CAP STAKE IS 3.28887' AT THE NORTH AND A 2.5' ALUMINUM CAP STAKE IS 3.28887' AT THE SOUTH, BEING ASSUMED TO BE ACROSS THE STAKE.

**BENCHMARK**

IS 15841 W/2 CAP 3/4" @ SE CORNER OF LOT 1, BLOCK 3, WOODCROFT PLUNGING POOL, ELEVATION 4396.79 NAVD83

Unofficial Copy

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LOTS IN THE TOWN OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN:

*P. David Lane*  
 CALVARY CHAPEL, CASTLE ROCK  
 A COLORADO NON-PROFIT CORPORATION

NOTARY PUBLIC  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 3<sup>rd</sup> DAY of October, 2023.

*P. David Lane* AS Pastor/PRESIDENT  
 OF CALVARY CHAPEL, CASTLE ROCK

WITNESS MY HAND AND OFFICIAL SEAL

*Melanie Trethewey*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 09-16-2027



**CLERK AND RECORDER CERTIFICATE**

HEREBY CERTIFY THAT THIS SITE DEVELOPMENT PLAN AMENDMENT HAS BEEN FILED FOR RECORD IN AN OFFICE AT \_\_\_\_\_ CLERK \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.C. AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_

\_\_\_\_\_ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ DOUGLAS COUNTY CLERK AND RECORDER

**CIVIL ENGINEER'S CERTIFICATE**

I, Glenn Ellis, being a LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS AND UTILITIES ON THIS SITE DEVELOPMENT PLAN ARE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER  
 9294  
 REGISTRATION NUMBER



**TITLE CERTIFICATION**

I, Carolee Decker, AN AUTHORIZED REPRESENTATIVE OF Heart Hill Guaranty Co. TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL CONVEYANCES AND INTERESTS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF CONVEYANCE AND LIENHOLDERS SUBORDINATION CERTIFICATE.

*Carolee Decker*  
 AUTHORIZED REPRESENTATIVE  
 Heart Hill Guaranty Co.  
 TITLE COMPANY

SIGNED THIS 22<sup>nd</sup> DAY of October, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> day of October, 2023

*Carolee Decker* AS AUTHORIZED REPRESENTATIVE  
 OF Heart Hill Guaranty Co.

WITNESS MY HAND AND OFFICIAL SEAL

*Karl Jurensenky*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 3/2026



**SURVEYOR'S CERTIFICATE**

I, Glenn Adams, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION DESCRIBED HEREIN, WAS MADE BY ME OR UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCORDING TO THE PLAN DEVELOPED BY ME OR UNDER MY SUPERVISION.

REGISTERED LAND SURVEYOR  
 30252  
 REGISTRATION NUMBER



**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE LIENHOLDERS AND LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED SIGNATORY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED APRIL 20, 2022 AT RECEPTION NUMBER 202202848.

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SIGNATORY TO THE TERMS AND CONDITIONS OF THE LIEN CREATOR'S DOCUMENT.

*BILL DORNELL*  
 SIGNED THIS 22<sup>nd</sup> DAY of October, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY of October, 2023

BY: *Bill Dornell* AS VP/Commercial Loan Officer

WITNESS MY HAND AND OFFICIAL SEAL

*Gabriella Sanchez*  
 NOTARY PUBLIC  
 4/11/2027



**ZONING COMPARISON**

ZONING	CALVARY CHAPEL PD		SDP22-0022		SDP23-0023	
	REQUIREMENT	CHURCH-RELATED USE PER SECTION 7 OF THE PD BY-USE REGULATIONS	CHURCH AND RELATED OFFICE AND CLASSICAL USES	CHURCH AND RELATED OFFICE AND CLASSICAL USES	CHURCH AND RELATED OFFICE AND CLASSICAL USES	CHURCH AND RELATED OFFICE AND CLASSICAL USES
MAX. BUILDING COVERAGE	30%	15%	30%	30%	30%	30%
MAX. FLOOR AREA RATIO (FAR)	0.30	0.15	0.30	0.30	0.30	0.30
MAX. STORY HEIGHT ABOVE BUILDING	30'	N/A	30'	30'	30'	30'
MIN. BUFFER FROM NORTH & WEST PROPERTY LINE	10'	10'	10'	10'	10'	10'
MIN. SETBACK FROM UTILITY STREET	10'	10'	10'	10'	10'	10'
MIN. SETBACK FROM ADJACENT LOTS	10'	10'	10'	10'	10'	10'
MIN. SETBACK FROM WEST PROPERTY LINE	10'	10'	10'	10'	10'	10'
MAX. BUILDING HEIGHT	35 FEET	35 FEET FIFTH FLOOR AVG.	35 FEET FIFTH FLOOR AVG.	35 FEET FIFTH FLOOR AVG.	35 FEET FIFTH FLOOR AVG.	35 FEET FIFTH FLOOR AVG.
MIN./MAX. PARKING	1 SPACE PER 100 SQ. FT. IN THE BUILDING	PROVIDED - 250	PROVIDED - 250	PROVIDED - 250	PROVIDED - 250	PROVIDED - 250
MIN./MAX. ADA PARKING	PER PLAN CODE 404	PROVIDED - 250	PROVIDED - 250	PROVIDED - 250	PROVIDED - 250	PROVIDED - 250
<b>SITE UTILIZATION</b>						
BUILDING COVERAGE	5.1%	% OF TOTAL	5.1%	% OF TOTAL	5.1%	% OF TOTAL
PARKING COVERAGE	0.0%	0%	0.0%	0%	0.0%	0%
SEWERAGE COVERAGE	0.0%	0%	0.0%	0%	0.0%	0%
LANDSCAPE OPEN SPACE COVERAGE	0.0%	0%	0.0%	0%	0.0%	0%
TOTAL	5.1%	5.1%	5.1%	5.1%	5.1%	5.1%

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 10<sup>th</sup> DAY OF October, 2023.

*Carolee Decker*  
 DIRECTOR OF DEVELOPMENT SERVICES

**PURPOSE STATEMENT**

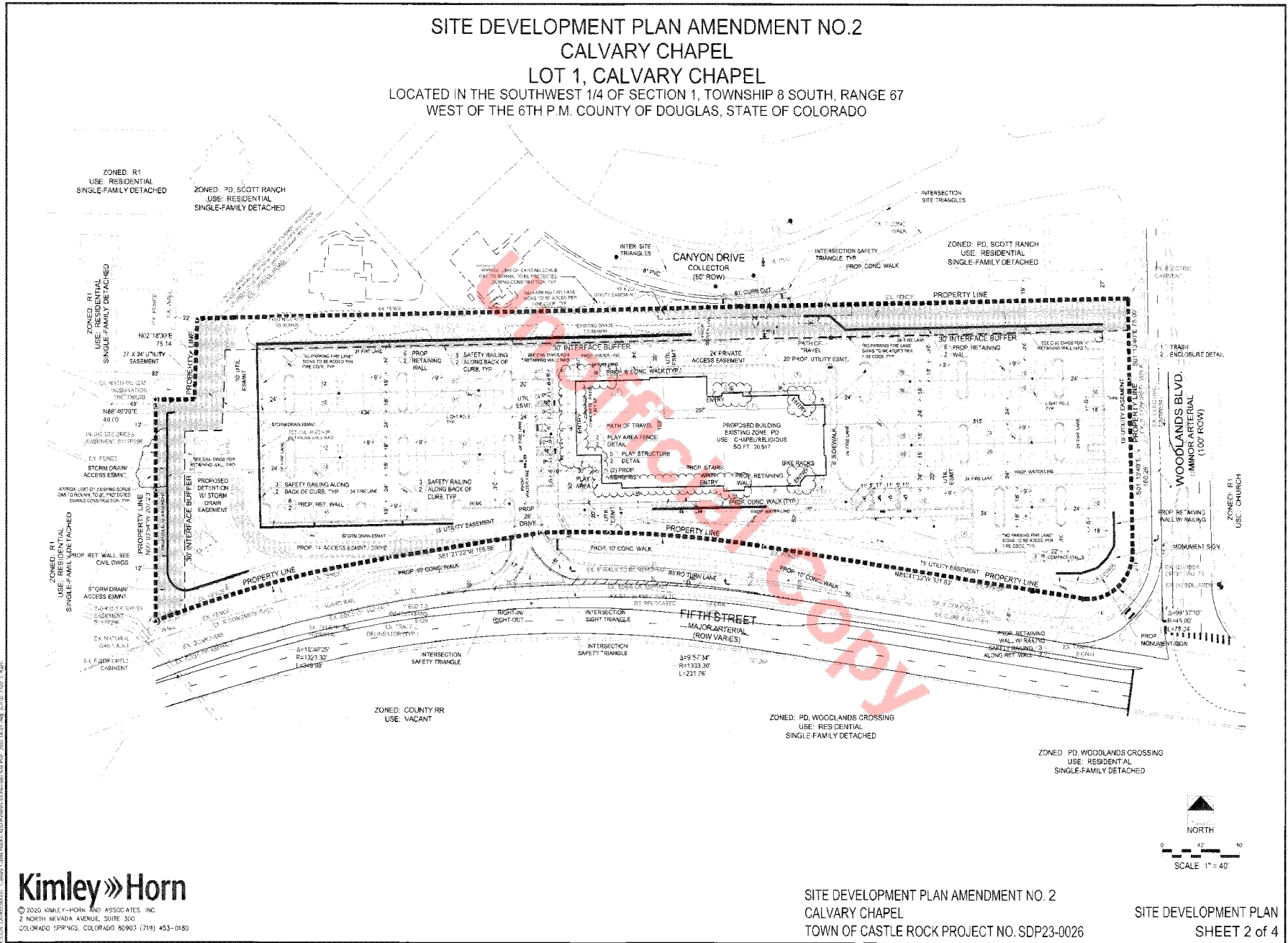
THIS AMENDMENT TO THE CALVARY CHAPEL SITE DEVELOPMENT PLAN IS NEEDED TO REPRESENT ARCHITECTURAL BUILDING CHANGES TO BRING THE COSTS IN CONFORMANCE WITH THE BUDGET. THE PRIMARY TARGETS FOR COST REDUCTION ARE THE BUILDING MECHANICAL SYSTEM, AS WELL AS REDUCTION AND ELIMINATION OF THE "HEAVY TIMBER" DESIGN COMPONENTS, A VERY SIMILAR MASS-BUILDING GEOMETRIC LOOK TO THE BUILDING HAS BEEN MAINTAINED.

# SITE DEVELOPMENT PLAN AMENDMENT NO.2

## CALVARY CHAPEL

### LOT 1, CALVARY CHAPEL

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67  
WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

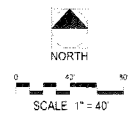


**Kimley»Horn**

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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SITE DEVELOPMENT PLAN AMENDMENT NO. 2  
CALVARY CHAPEL  
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0026

SITE DEVELOPMENT PLAN  
SHEET 2 of 4

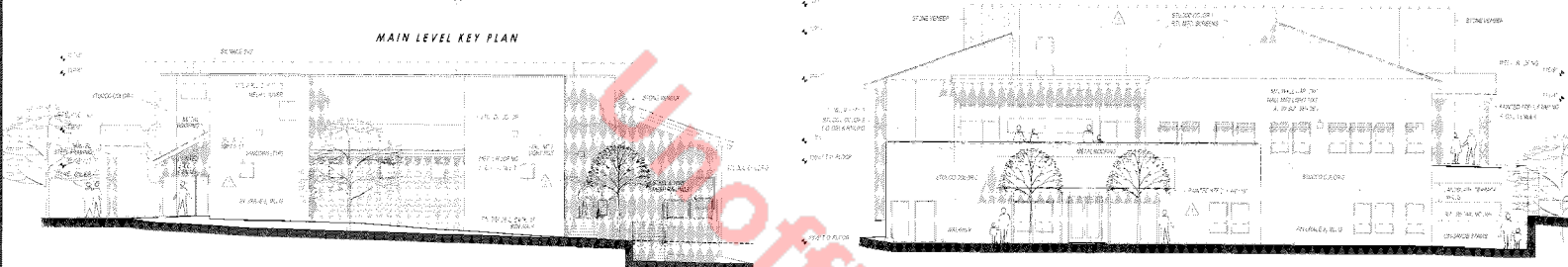


**SITE DEVELOPMENT PLAN AMENDMENT NO.2  
CALVARY CHAPEL  
LOT 1, CALVARY CHAPEL  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67  
WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO**

**HADDON**  
Architecture  
P.O. Box 50303  
Colorado Springs CO  
80949  
719.494.3302  
© Copyright 2023 Haddon Architecture

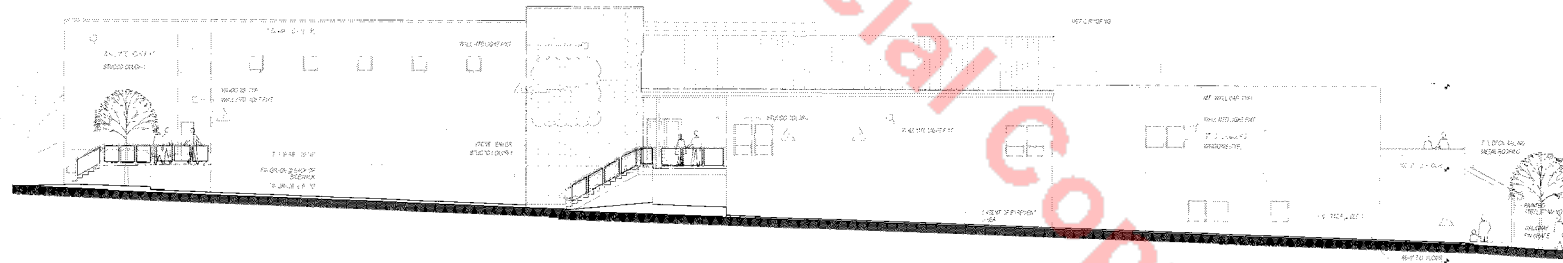
LOWER LEVEL KEY PLAN

MAIN LEVEL KEY PLAN

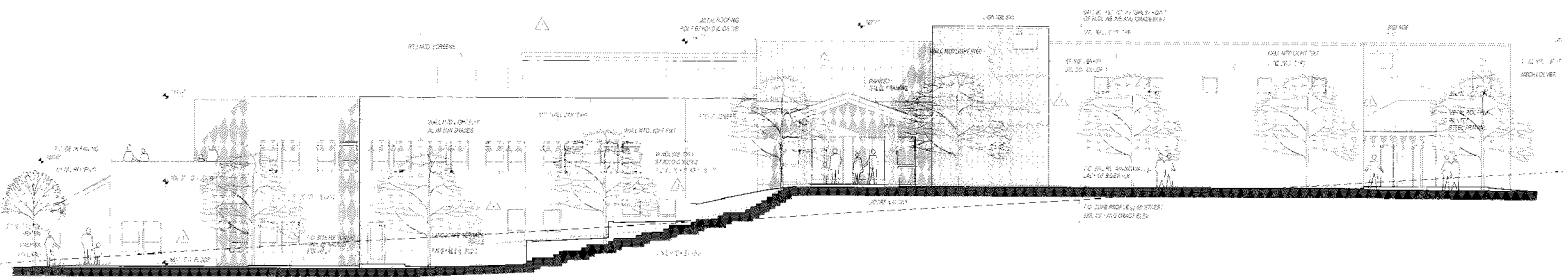


10 EAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

20 WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



27 NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



SITE DEVELOPMENT PLAN AMENDMENT NO. 2  
CALVARY CHAPEL  
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0026

**CALVARY CASTLE ROCK**  
518 STREET & WOODLANDS BLVD.  
1480 CANYON DRIVE, CASTLE ROCK, COLORADO  
**Proposed New Church Facility**

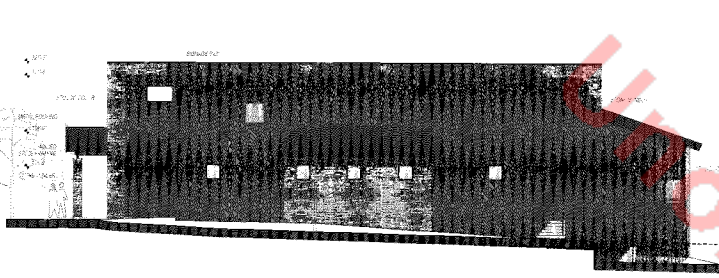
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Client	CR
Location	CR
Scale	1/8" = 1'-0"
Date	11/15/23
Drawn by	AD
Checked by	AD
Scale	1/8" = 1'-0"
Date	11/15/23
Drawn by	AD
Checked by	AD

CR Plan Review  
Exterior Building  
Elevations

Sheet  
**SHEET 3 OF 4**

SITE DEVELOPMENT PLAN AMENDMENT NO.2  
 CALVARY CHAPEL  
 LOT 1, CALVARY CHAPEL  
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67  
 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

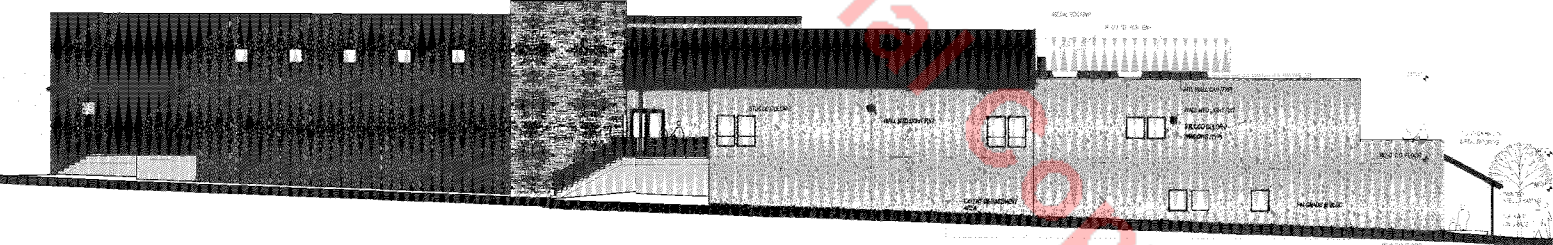
**HADDON**  
 Architecture  
 P.O. Box 50003  
 Co. of Castle Springs, CO  
 80645  
 715.474.3032  
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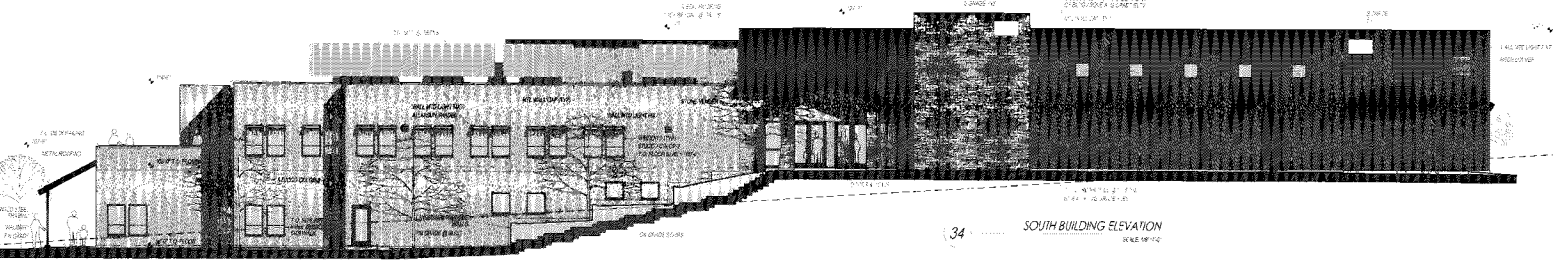
10 EAST BUILDING ELEVATION  
 SCALE 1/8"=1'-0"



20 WEST BUILDING ELEVATION  
 SCALE 1/8"=1'-0"



27 NORTH BUILDING ELEVATION  
 SCALE 1/8"=1'-0"



34 SOUTH BUILDING ELEVATION  
 SCALE 1/8"=1'-0"

**CALVARY CASTLE ROCK**  
 5th STREET & WOODLANDS BLVD.  
 1480 CANYON DRIVE, CASTLE ROCK, COLORADO  
**Proposed New Church Facility**

SITE DEVELOPMENT PLAN AMENDMENT NO. 2  
 CALVARY CHAPEL  
 TOWN OF CASTLE ROCK PROJECT NO. SDP23-0026

Drawn	1/10/22
Checked	1/10/22
Revised	1/10/22
SDP Number/Rev	000000/00
SDP Number/Rev	000000/00
Rev Description	000000
Rev Date	000000
Rev By	000000

Prepared by  
 TCR Plan Review  
 Exterior Building  
 Elevations  
 Drawing