

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.

Mike Surratt
FRONT RANGE CHRISTIAN CHURCH
SIGNED THIS 26th DAY OF September, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF September, 2023

BY *Mike Surratt* AS *President*
OF OWNER

WITNESS MY HAND AND OFFICIAL SEAL.

Nicole Ludwig
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/18/24

TITLE CERTIFICATION

I, *Brenda Beebe*, AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantees Company*, 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.

Brenda Beebe
AUTHORIZED REPRESENTATIVE
Land Title Guarantees Company
TITLE COMPANY

SIGNED THIS 26th DAY OF September, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF September, 2023 BY *Brenda Beebe* AS AUTHORIZED REPRESENTATIVE OF *Land Title Guarantees Company*

WITNESS MY HAND AND OFFICIAL SEAL.

Nicole Ludwig
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/18/24

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DATE AT RECEPTION NO. AND RERECORDED DATE AT RECEPTION NO. DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

Sarah Roberts, C.O.
THE SOLOMON FOUNDATION
2022071755

SIGNED THIS 26th DAY OF September, 2023

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF September, 2023 BY *Sarah Roberts* AS *COO* OF THE SOLOMON FOUNDATION

WITNESS MY HAND AND OFFICIAL SEAL.


Lauren Rose Schnackenberg
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sep. 20, 2025

CIVIL ENGINEER'S STATEMENT

I, KURT LANG, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

KURT LANG, PE #32249

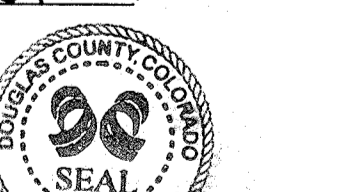


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:17 PM ON THE 28th DAY OF September, 2023 AT RECEPTION NO. 2023041969

DOUGLAS COUNTY CLERK AND RECORDER

BY *Becky Deputy*
DEPUTY



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICE APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 28th DAY OF September, 2023

John Smith
DIRECTOR OF DEVELOPMENT SERVICES

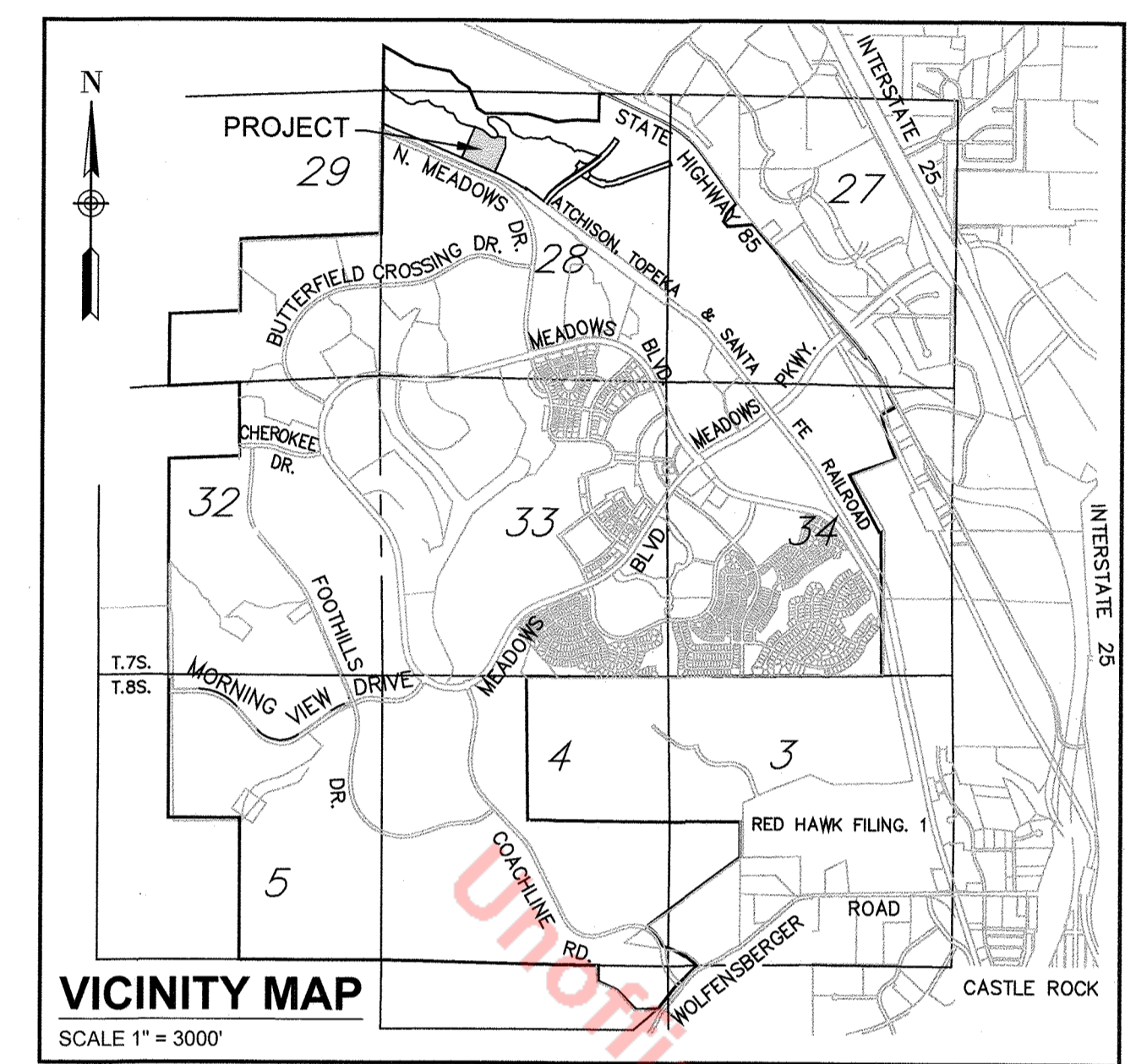
WATER RIGHT DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS FILING NO.19 (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 8.34 SFE ARE DEBITED FROM THE WATER BANK.

SITE DEVELOPMENT PLAN

FRONT RANGE CHRISTIAN CHURCH

THE MEADOWS FILING NO.19 - PARCEL 2N, AMENDMENT NO.1, LOT 3B
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CIVIL ENGINEER:
KURT A. LANG
PROTH LANG ENGINEERING GROUP, LLC
6855 S. HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

OWNER:
FRONT RANGE CHRISTIAN CHURCH
3643 TIMBER MILL PARKWAY
CASTLE ROCK, CO 80104

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LANDSCAPE ARCHITECT:
KELLY HYZY, PLA
LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE
KELLYANNEHYZY@GMAIL.COM
970-779-0799


PHOTOMETRICS:
BRUCE PACHIKARA, P.E.
3 CONSULTING ENGINEERS
1415 PARK AVE. W.
DENVER, CO 80205
303-357-1998 EXT. 82

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 E MINERAL AVE #1, LITTLETON, CO 80122
303-713-1898

SURVEYOR'S CERTIFICATION

I TONY PELL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

TONY PELL PLS #38636



SUMMARY TABLE

ZONING: THE MEADOWS - 4TH AMENDMENT - PD	
NEIGHBORHOOD USE AREA: COI (COMMERCIAL, OFFICE, INDUSTRIAL)	
ZONE LOT SIZE (GROSS PROJECT AREA)	8.16 ACRES
GROSS FLOOR AREA	355,321 SF
CONSTRUCTION TYPE	II-B
PROPOSED USE	PLACE OF PUBLIC ASSEMBLY
BUILDING SETBACKS	REQ'D PER PD PROVIDED
NORTH (BACK)	TBD 203'
EAST (SIDE)	TBD 137'
SOUTH (FRONT)	TBD 188.5'
WEST (SIDE)	TBD 273'
HEIGHT OF BUILDING	60' 35'
GROUND COVERAGE	SF AC
BUILDING	24,980 0.57
PARKING	89,228 2.05
SIDWALK AND PATIO	13,241 0.30
LANDSCAPE	227,872 5.23
TOTAL	355,321 8.16
SINGLE FAMILY EQUIVALENTS	
WATER	8.4
WASTEWATER	1.5
PARKING	REQ'D PER CODE PROVIDED
ONSITE	202 206
ADA	7 8
VAN	1.16 2
BICYCLE	10 15
PARKING CALCULATIONS:	
1 space for each 3 fixed seats in the main assembly:	600 seats / 3 = 200 spaces
Office - 4 spaces per 1,000 sq. ft.	1,292 sq. ft. office space / 1,000 = 2 spaces
Total Parking:	200+2 = 202 spaces

SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.7 AND 9.3.2 OF THE TOWN OF CASTLE ROCK LANDSCAPE CRITERIA MANUAL, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 0803500167G DATED MARCH 16, 2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/VE.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED MEADOWS FOURTH AMENDMENT - PLANNED DEVELOPMENT.
11. 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.
12. 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, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
15. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION, THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

LEGAL
THE MEADOWS FILING NO.19 - PARCEL 2N, AMENDMENT NO.1, LOT 3B

BENCHMARK
NGS POINT K-23
FOUND BRASS DISK SET IN CONCRETE POST 0.4' ABOVE THE GROUND. LOCATED 0.15 MILES NORTHWEST OF THE INTERSECTION OF HAPPY CANYON ROAD AND US HIGHWAY 85. STATION IS ±75 FEET SOUTH OF THE CENTERLINE OF (NAVY 88 DATUM)
ELEVATION = 5984.91 (NAVD 88 DATUM)

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 10 WITH 2.5" BRASS CAP STAMPED "PLS 7124" AND AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH A 3" BRASS CAP STAMPED "PLS 23515 2004", ASSUMED TO BEAR S 00°04'11" W, 5,266.05 FEET.

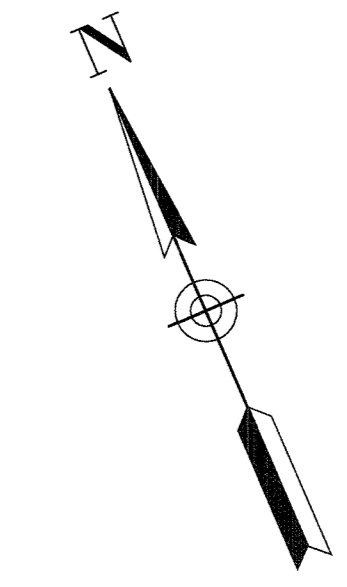
PROTH LANG ENGINEERING GROUP, LLC
7853 E. ARAPAHOE COURT, SUITE 2500
CENTENNIAL, CO 80112
PHONE: 303-841-9365

COVER
SHEET NUMBER:
1
1 of 11

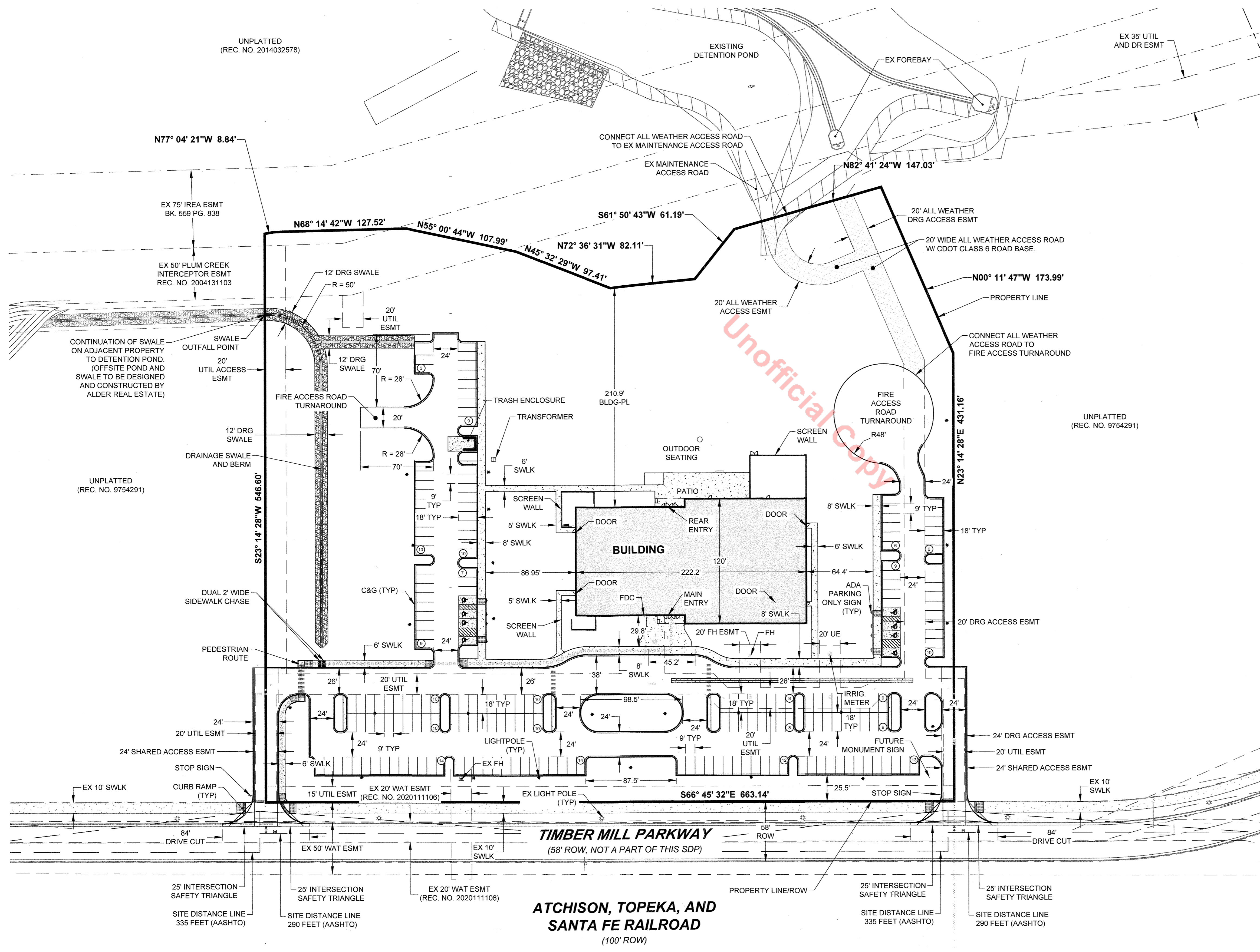
SITE DEVELOPMENT PLAN

FRONT RANGE CHRISTIAN CHURCH

THE MEADOWS FILING NO.19 - PARCEL 2N, AMENDMENT NO.1, LOT 3B
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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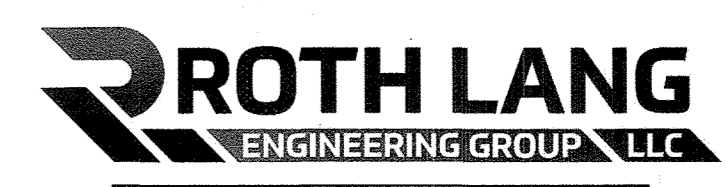
50 0 50
 HORIZONTAL SCALE: 1" = 50'



LINETYPE LEGEND	
(Solid line)	PROPOSED
(Dashed line)	EXISTING
(Dotted line)	AASHTO SIGHT TRIANGLE
(Long dashed line)	CENTERLINE OF ROAD
(Short dashed line)	DRAINAGE SWALE
(Thick solid line)	PROPERTY BOUNDARY
(Thin solid line)	RIGHT-OF-WAY LINE
SYMBOLS LEGEND	
(Vertical bars)	CROSSWALK
(Door symbol)	DOOR
(EM symbol)	ELECTRIC METER/EUSERC
(Fire department symbol)	FIRE DEPARTMENT CONNECTION
(Fire hydrant symbol)	FIRE HYDRANT
(Light pole symbol)	LIGHT POLE
(Parking row count symbol)	PARKING ROW COUNT
(Pedestrian route symbol)	PEDESTRIAN ACCESSIBLE ROUTE
(Storm inlet symbol)	STORM INLET
(Storm manhole symbol)	STORM MANHOLE
(Street sign symbol)	STREET SIGN
(Transformer symbol)	TRANSFORMER
HATCHING LEGEND	
(Diagonal hatching)	ADA RAMP
(Horizontal hatching)	ALL WEATHER DRIVE SURFACE
(Grid hatching)	CONCRETE PAVING
(Dotted hatching)	TRUNCATED DOMES

ABBREVIATIONS:

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICE
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
ROW	RIGHT-OF-WAY
TYP	TYPICAL
UTIL	UTILITY
WAT	WATER



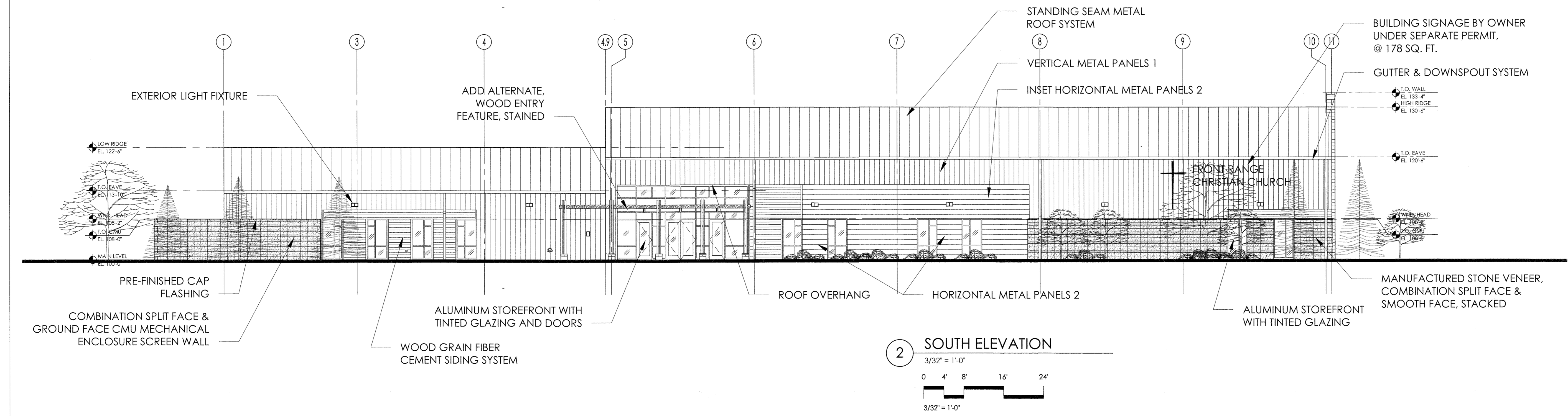
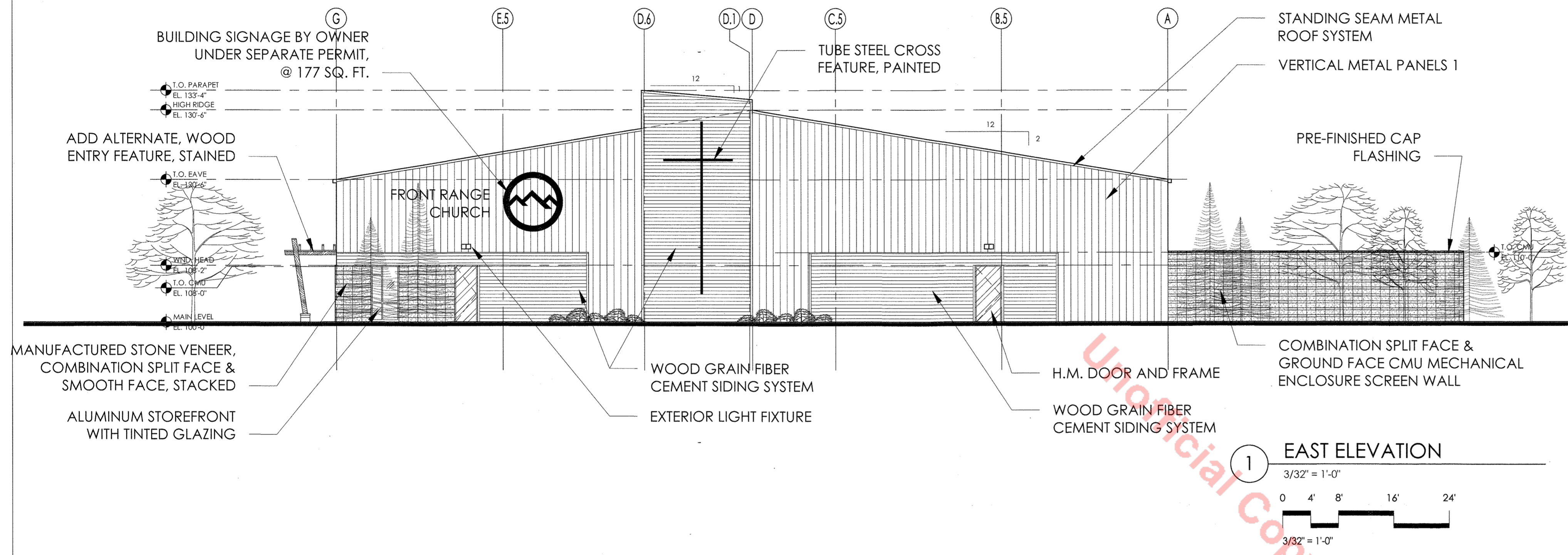
7853 E. ARAPAHOE COURT, SUITE 2500
 CENTENNIAL, CO 80112
 PHONE: 303-841-9365

SITE PLAN
 SHEET NUMBER:
2
 2 of 11

SITE DEVELOPMENT PLAN

FRONT RANGE CHRISTIAN CHURCH

THE MEADOWS FILING NO.19 - PARCEL 2N, AMENDMENT NO.1, LOT 3B
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



EXTERIOR BUILDING FINISHES	
	VERTICAL METAL PANELS 1: CHIEF CS/AP PANELS - CHARCOAL GRAY
	HORIZONTAL METAL PANELS 2: CHIEF CS/AP PANELS - ASH GRAY
	JAMES HARDI WOODTONE - RUSTIC SERIES FIBER CEMENT SIDING - SUMMER WHEAT CORRESPONDING TRIM COLOR - WHOLE WHEAT BROWN
	SPLIT FACE & GROUND FACE CMU: BEST BLOCK, WESTERN BEIGE #276
	CLEAR ANODIZED ALUMINUM STOREFRONT WITH TINTED GLAZING
	STANDING SEAM METAL ROOF PANELS: CHIEF MSC/STC PANELS - CHARCOAL GRAY
	MANUFACTURED STONE VENEER: 8" CORONADO URBANA SPLIT (2 ROWS) - GRAY GRANITE 6" CORONADO URBANA SMOOTH (1 ROW) - GRAY GRANITE
	CAP FLASHING, H.M. DOORS /FRAMES, & MISC. METALS: SHERWIN WILLIAMS, SW 7019 GAUNTLET GRAY
	TUBE STEEL CROSS FEATURE: SHERWIN WILLIAMS, SW 7005 PURE WHITE

BUILDING SIGN COMPARISON TABLE:	
663' OF LOT FRONTAGE	
200' x 1.5 SF = 300 SF.	
+ 463' x 0.5 SF = 231.5 SF.	
531.5 SF OF TOTAL SIGN AREA ALLOWED	
355 SF OF ACTUAL SIGN AREA	

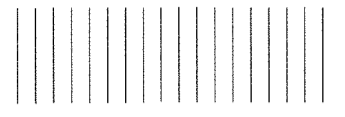

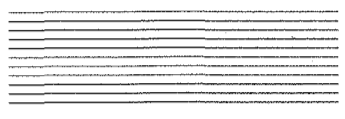

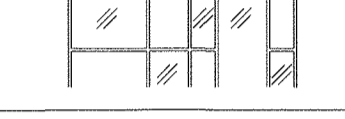
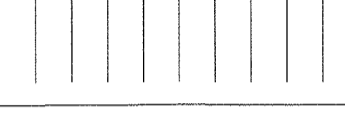
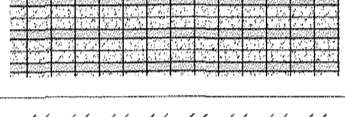
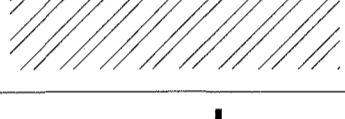

MAXIMUM AREA PER SIGN FACE:	
ALLOWABLE FOR WALL SIGNS	25% OF THE WALL
ACTUAL WALL SIGN	6% OF THE WALL

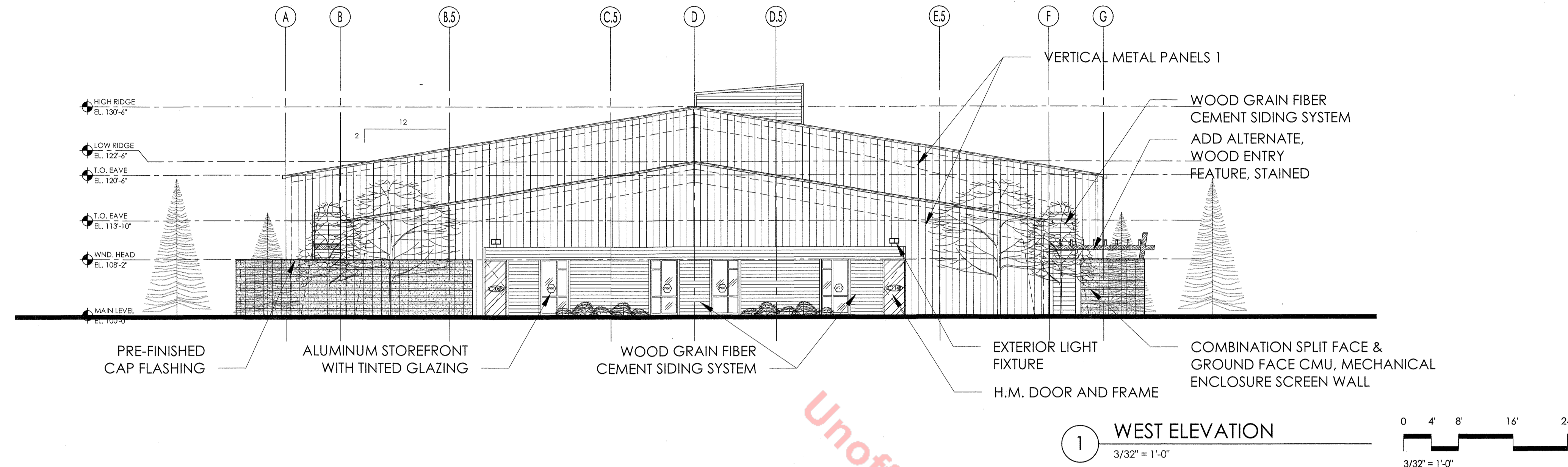
BUILDING ELEVATIONS
 SHEET NUMBER:
5
 5 of 11

SITE DEVELOPMENT PLAN

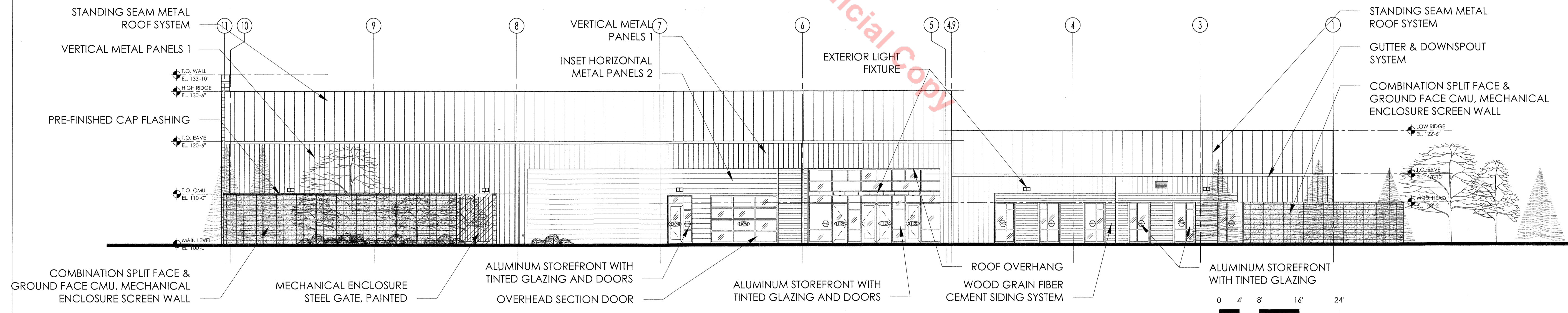
FRONT RANGE CHRISTIAN CHURCH

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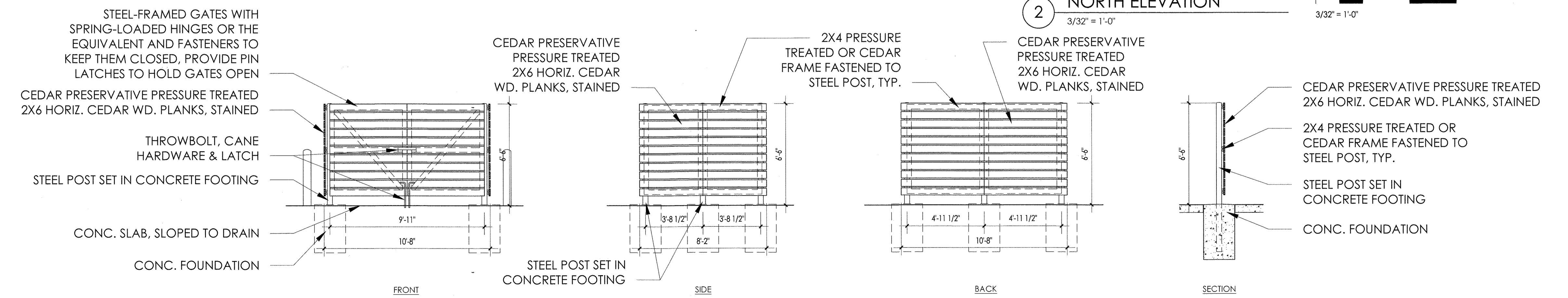
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	VERTICAL METAL PANELS 1: CHIEF CS/AP PANELS - CHARCOAL GRAY
	HORIZONTAL METAL PANELS 2: CHIEF CS/AP PANELS - ASH GRAY
	JAMES HARDI WOODTONE - RUSTIC SERIES FIBER CEMENT SIDING - SUMMER WHEAT CORRESPONDING TRIM COLOR - WHOLE WHEAT BROWN
	SPLIT FACE & GROUND FACE CMU: BEST BLOCK, WESTERN BEIGE #276
	CLEAR ANODIZED ALUMINUM STOREFRONT WITH TINTED GLAZING
	STANDING SEAM METAL ROOF PANELS: CHIEF MSC/STC PANELS - CHARCOAL GRAY
	MANUFACTURED STONE VENEER: 8" CORONADO URBANA SPLIT (2 ROWS) - GRAY GRANITE 6" CORONADO URBANA SMOOTH (1 ROW) - GRAY GRANITE
	CAP FLASHING, H.M. DOORS /FRAMES, & MISC. METALS: SHERWIN WILLIAMS, SW 7019 GAUNTLET GRAY
	TUBE STEEL CROSS FEATURE: SHERWIN WILLIAMS, SW 7005 PURE WHITE



1 WEST ELEVATION
 3/32" = 1'-0"



2 NORTH ELEVATION
 3/32" = 1'-0"



3 TRASH ENCLOSURE ELEVATIONS
 1/4" = 1'-0"

DETAIL LEGEND:

- 1 BENCH, RE: 1, SHEET 9
2 CRUSHER FINES PATH, RE: 2, SHEET 9
3 PLANTING BED EDGE RESTRAINT, RE: 3, SHEET 9
4 BOULDER, RE: 4, SHEET 9
5 BOLA BIKE RACK, RE: 5, SHEET 9
6 FLAGSTONE PATH, RE: 6, SHEET 9
7 ARCH, RE: 7, SHEET 9
8 SYNTHETIC TURF GRASS, RE: 8, SHEET 10
9 SYNTHETIC TURF EDGE RESTRAINT, RE: 9, SHEET 10

SITE DEVELOPMENT PLAN
FRONT RANGE CHRISTIAN CHURCH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

PLANT LEGEND:

SYMBOLS AT 1/2 SCALE:

Table with columns: ABB. BOTANIC, COMMON, SIZE, QTY, %, HYDROZONE. Lists deciduous trees like Catalpa speciosa, Celtis occidentalis, etc.

Table with columns: ABB. BOTANIC, COMMON, SIZE, QTY, %, HYDROZONE. Lists evergreen trees like Abies concolor, Pinus flexilis, etc.

SYMBOLS TO SCALE:

Table with columns: ABB. BOTANIC, COMMON, SIZE, QTY, %, HYDROZONE. Lists deciduous shrubs like Malus 'Honeycrisp', Prunus armeniaca, etc.

Table with columns: ABB. BOTANIC, COMMON, SIZE, QTY, %, HYDROZONE. Lists evergreen shrubs like Arctostaphylos coloradoensis, Cotoneaster dammeri, etc.

Table with columns: ABB. BOTANIC, COMMON, SIZE, QTY, %, HYDROZONE. Lists ornamental grasses & perennials like Agastache rupestris, Bouteloua gracilis, etc.

LANDSCAPE REQUIREMENTS:

Commercial Landscape Site Inventory table with columns: Gross Site Area, Landscaping Area, Turfgrass List, etc.

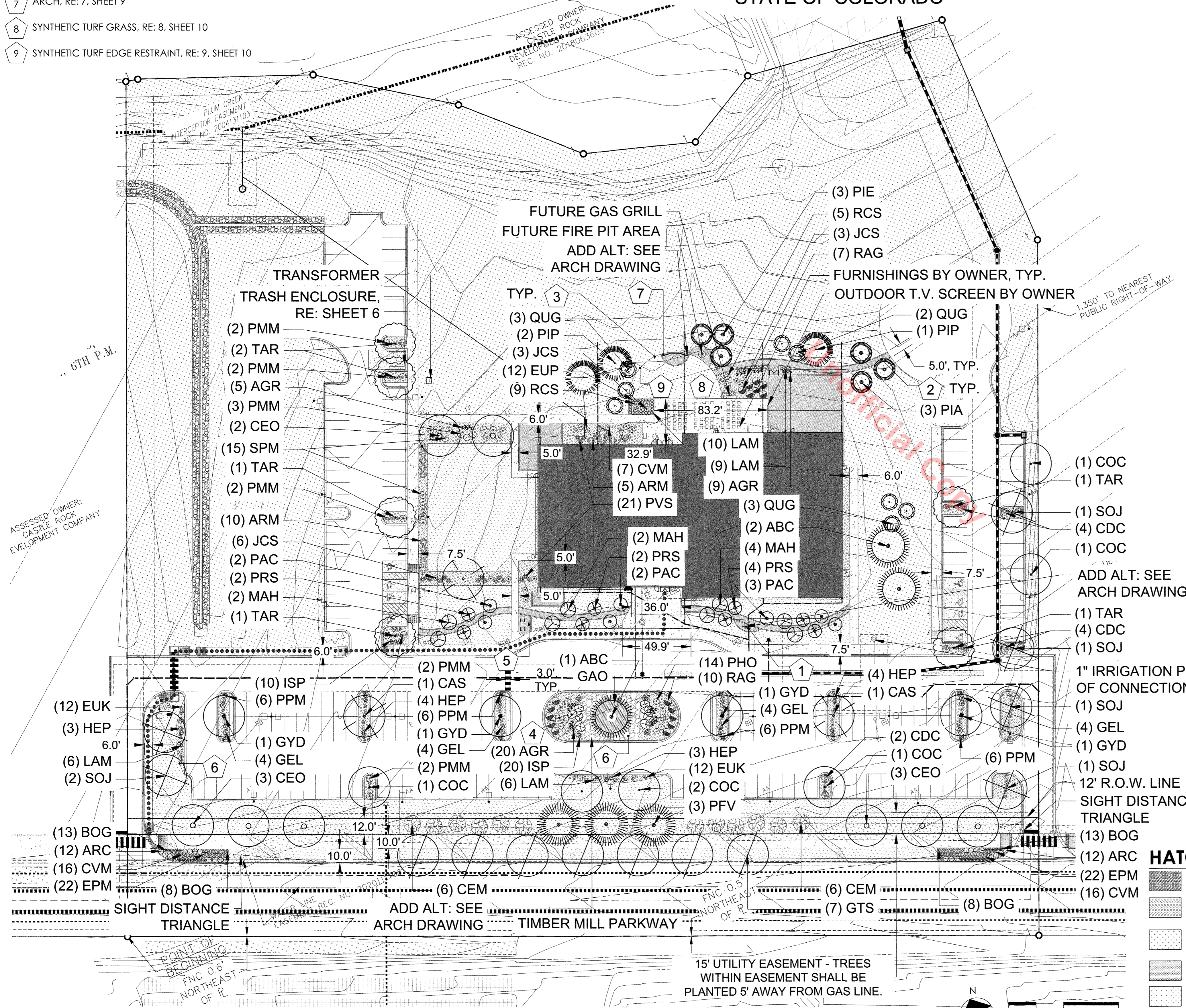
LOW GROW SEED MIX: DRILLED AT 15-20 LBS./ACRE
30% EPHRAIM CRESTED WHEATGRASS
25% DWARF PERENNIAL RYEGRASS
20% SR3200 BLUE FESCUE
15% REUBENS CANADA BLUEGRASS
10% CHEWINGS FESCUE

DOUGLAS COUNTY SEED MIX: DRILLED AT 9.2 LBS./ACRE
BIG BLUESTEM
INDIANGRASS
SWITCHGRASS
SIDEOTS GRAMA
WESTERN WHEATGRASS
BLUE GRAMA
THICKSPIKE WHEATGRASS
PRAIRIE SANDREED
GREEN NEEDLEGRASS
SLENDER WHEATGRASS
STREAMBANK WHEATGRASS

Summary table with columns: R.O.W. - 32' TOTAL, L.F./S.F., REQUIRED QTY., PROPOSED QTY.

HATCH LEGEND:

- 1-1/2 - 2" GLACIER WHITE RIVER ROCK - 900 S.F.
3/4" MOUNTAIN GRANITE GRAVEL - 9,575 S.F.
NON-IRRIGATED DOUGLAS COUNTY PERMANENT SEED & WESTERN WILDFLOWER MIX - 152,254 S.F.
GORILLA HAIR MULCH - 1,112 S.F.; 945 S.F. IN R.O.W.
NON-IRRIGATED SYNTHETIC TURF - 1,654 S.F.
GROUND COVER - 600 S.F.
DECOMPOSED GRANITE - GREY COLOR - 5,361 S.F.
PERMANENT IRRIGATED LOW-GROW NATIVE GRASS MIX - 12,714 S.F. IN R.O.W. NON-IRRIGATED LOW-GROW NATIVE GRASS MIX - 26,083 S.F.
BUFF FLAGSTONE - 897 S.F.
CAST IN PLACE CONCRETE BORDER - 431 S.F.
STANDARD GRAY CONCRETE, BROOM FINISH. REFER TO TOWN SPECIFICATIONS FOR CONCRETE MIX AND CONSTRUCTION - 14,067 S.F. (EXCLUDES R.O.W.)



1 LANDSCAPE PLAN
SCALE: 1"=40'-0"

LANDSCAPE SUMMARY TABLE (EXCLUDES ROW):

LANDSCAPE SUMMARY TABLE (INCLUDES R.O.W.)

LANDSCAPE TYPE	TOTAL AREA (S.F.)	PERCENT
IRRIGATED PLANTING BEDS	11,418	6%
IRRIGATED LOW GROW MIX (ROW)	12,714	6%
NON-IRRIGATED LOW GROW MIX	26,083	13%
NON-IRRIGATED DOUGLAS SEED MIX	152,254	75%
TOTAL AREA OF LANDSCAPE	202,469	100%

SITE DEVELOPMENT PLAN

FRONT RANGE CHRISTIAN CHURCH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

CLWUR CHART (EXCLUDES ROW):

IRRIGATION ZONE	PLANT TYPE	APPLICATION		S.F. IRRIGATED		LANDSCAPE WATER USE RATING (LWUR)	S.F. TOTAL AREA (TA)	CLWUR IA x LWUR/TA
		RATE IN./MO.	LANDSCAPE ZONE	AREA PER ZONE (IA)	% IRRIGATED AREA			
DRIP	TREE & SHRUB BEDS	2.0	LOW	11,418	45%	2	25,482	0.90
DRIP	TREES IN NATIVE (NON-IRRIGATED) SEED	2.0	LOW	1,350	5%	2	25,482	0.11
SPRAY ROTORS	LOW GROW MIX (ROW)	2.0	LOW	12,714	50%	2	25,482	1.00
TOTALS				25,482	100%		CLWUR	2.00

GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

LANDSCAPE NOTES:

- ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
- PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
- ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS WITHIN TWO-TENTHS (2/10TH) OF A FOOT. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
- TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
- SITE SHALL BE FREE OF ROCKS, DIRT CLOUDS, AND DEBRIS OVER THREE-QUARTER INCH (3/4-INCH) DIAMETER IN SIZE.

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

- 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 HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 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 SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- 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.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK

SIGHT DISTANCE NOTES:

NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

SOIL PREPARATION:

SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

- SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
 - MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
 - DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS.
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
- COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
 - ORGANIC MATTER: 25% MINIMUM.
 - SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
 - PH: 8.5 MAXIMUM.
 - CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
 - PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN 1/2" DIAMETER
 - ACCEPTABLE COMPOST PRODUCT: ORGANIC MATERIAL COMPOST, SUCH AS ECOGRO, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.
- FOR TREES, SHRUBS, PERENNIALS, AND ANNUALS APPLY 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. SEE LANDSCAPE AND IRRIGATION CRITERIA MANUAL FOR COMPOST DEFINITION AND REQUIREMENTS.
- AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.
- FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT OR EDGE RESTRAINT, PRIOR TO SODDING, PLANTING OR REPLACING GROUND-COVER MATERIAL:
 - SODDED AREAS: ALLOW 1 INCH FOR SOD.
 - PLANTING AND GRAVEL AREAS: ALLOW 3 INCHES FOR WOOD OR GRAVEL MULCH.

TREE PIT BACKFILL MATERIAL:

- THE PLANT PIT BACKFILL MATERIAL SHALL CONSIST OF THE FOLLOWING, THOROUGHLY MIXED:
 - SOIL ORIGINALLY EXCAVATED FROM THE PIT (TWO THIRDS PROPORTION OF TOTAL MIX) COMPOST MATERIAL AS SPECIFIED (ONE THIRD PROPORTION OF TOTAL MIX)

SEED ESTABLISHMENT NOTES:

- SEED SHALL BE DRILL SEEDDED IN EARLY SPRING, IF POSSIBLE.
- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN A AREAS TO BE SEEDDED SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON, AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RE-SEEDING OF SPARSELY GERMINATED AREAS.
- SITE SHALL BE FREE OF ROCKS, DIRT CLOUDS AND DEBRIS OVER 3/4" DIAMETER IN SIZE.

MULCHING NOTES:

- MULCH IN PLANTING BEDS AND AROUND TREES: SHRUB BED/PLANTING AREAS SHALL BE MULCHED TO A DEPTH OF 4 IN. FOR WOOD MULCH AND 2" FOR ROCK MULCH.
- NO WEED BARRIER FABRIC SHALL BE INSTALLED UNDER FIBER OR ROCK MULCH OR ON TOP OF TREE ROOT-BALLS. WEED BARRIER FABRIC TO BE USED ONLY UNDER ROCK MULCH WITHOUT IRRIGATION AND PLANTINGS.
- ORGANIC MULCH SHALL BE NATURAL SHREDDED WESTERN CEDAR NOT LARGER THAN FOUR INCHES (4") IN LENGTH AND CERTIFIED PATHOGEN, WEED AND CHEMICAL FREE. MULCH TO BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- SURFACE COVERAGE SHALL BE A MINIMUM 3FT RADIUS FROM THE TRUNK FOR TREES WHERE POSSIBLE; AND MULCH SHALL BE KEPT A MINIMUM OF 6 INCHES AWAY FROM TREE TRUNKS AND NOT TOUCHING THE BASE OF OTHER WOODY LANDSCAPE PLANTS.
 - IN AREAS WITH ROCK MULCH DO NOT ADD WOOD MULCH AROUND THE BASE OF TREES, SHRUBS OR PERENNIALS. USE ROCK MULCH.
- NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED.



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LANDSCAPE NOTES

SHEET NUMBER:

8

8 of 11

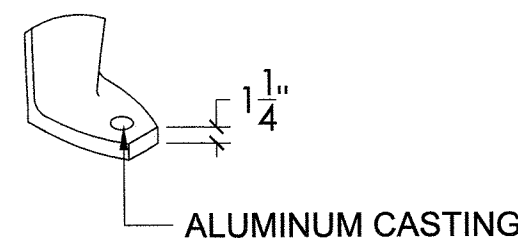
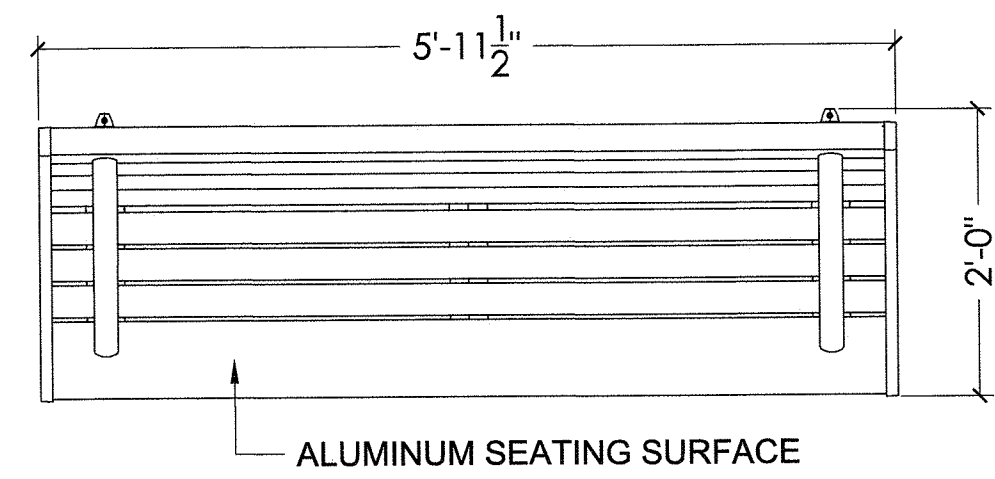
SITE DEVELOPMENT PLAN FRONT RANGE CHRISTIAN CHURCH

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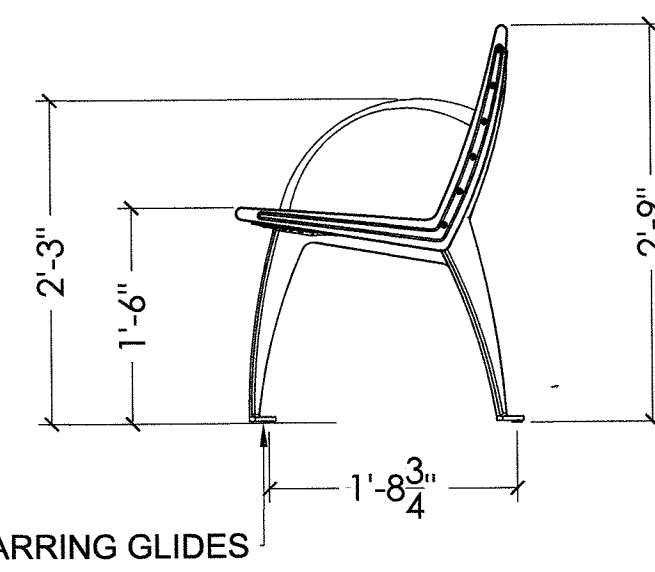
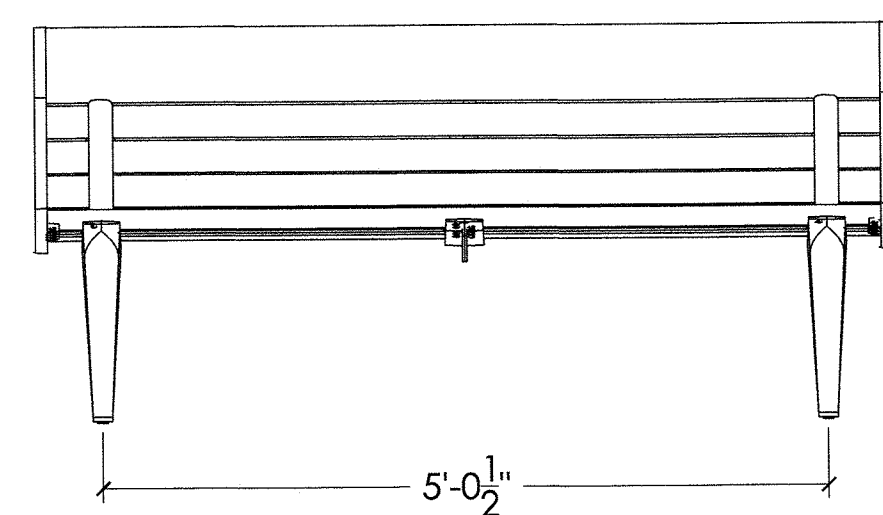
AUSTIN

Backless Bench, 59in. Embedded, Powdercoated Metal
Product Drawing

Date: 8/5/2010
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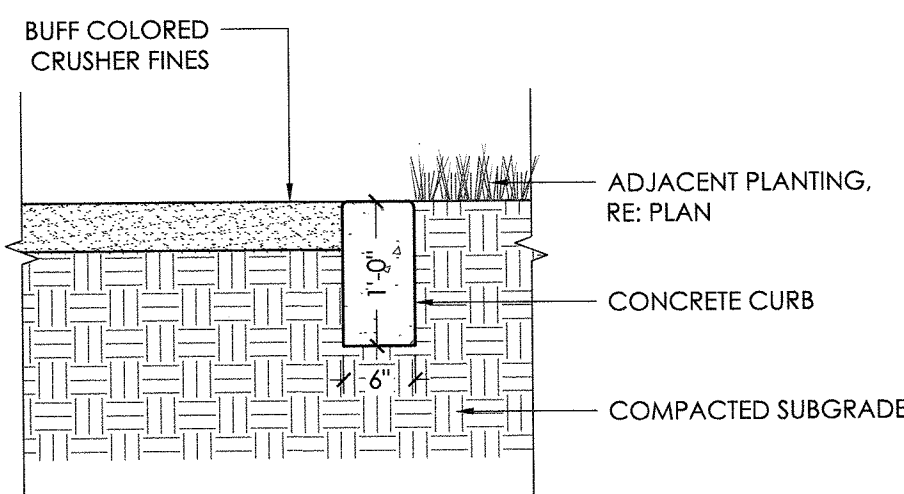
THREADED ROD FOR EMBEDDING:
M10 X 120mm
4 PLACES



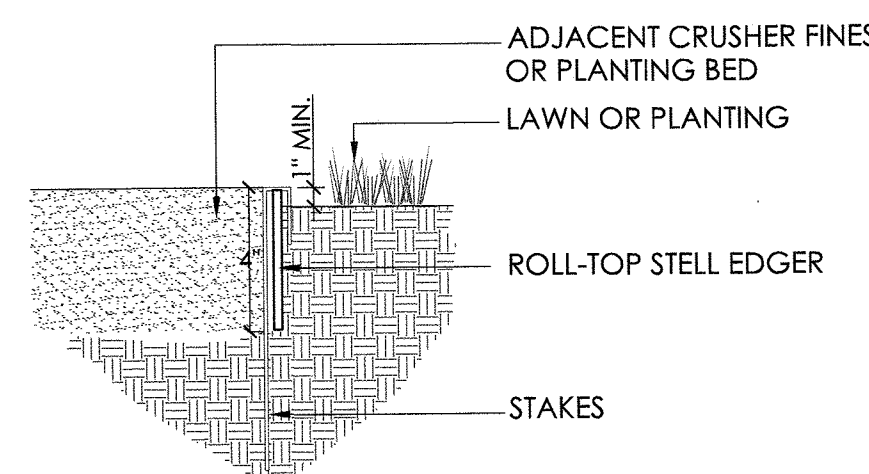
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1 BENCH SCALE: N.T.S.

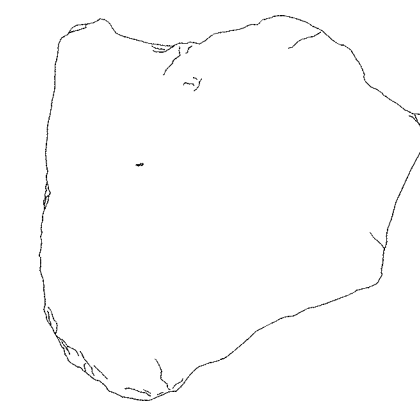


2 CRUSHER FINES PATH SCALE: N.T.S.



- NOTES:
- CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
 - NO EDGER REQUIRED WHEN CRUSHER FINES ADJACENT TO PAVEMENT, BORDER, OR WALLS.
 - SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - EDGING SHALL BE INSTALLED AT ALL TRANSITIONS INCLUDING:
 - GRAVEL MULCH NEXT TO NATIVE GRASS
 - EDGING SHALL ABUT CONCRETE CURBS AND WALKS PERPENDICULAR, AND SHALL BE FLUSH WITH GRADES OF CONCRETE.
 - ALL JOINTS TO BE SECURELY STAKED.
 - CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

3 PLANTING BED EDGE RESTRAINT SCALE: N.T.S.



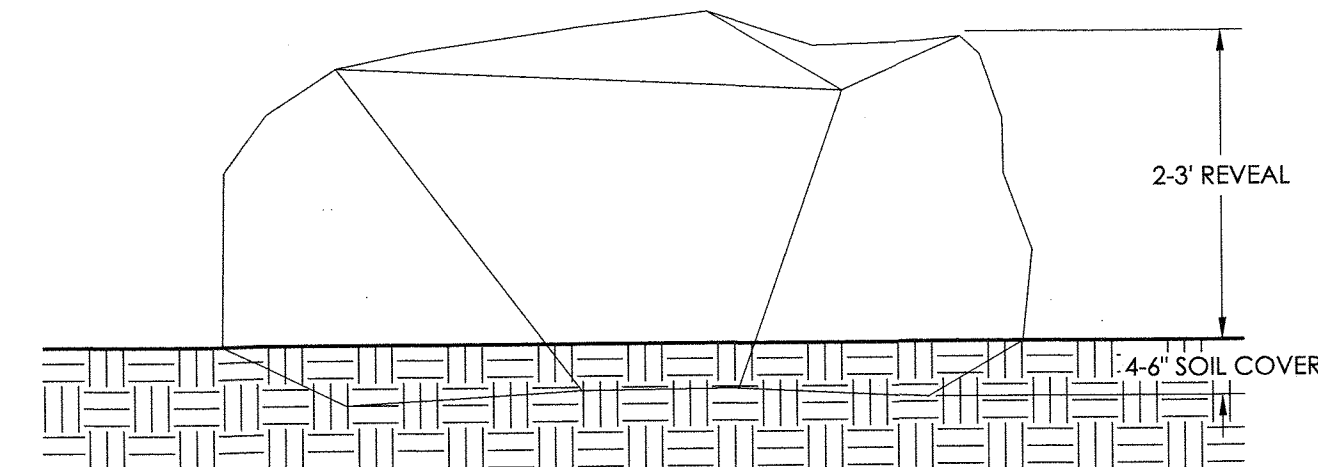
FLAT DETAIL

ALL INDIVIDUAL NATURAL STONES
THICKNESS - 1 1/2" - 2 1/4"
EACH PIECE IS APPROXIMATELY 1 - 3 SQFT
70 SQFT / TON COVERAGE

- NOTES:
- STONE SIZE AND SHAPE OF FLAGSTONE PIECES WILL VARY.
 - MORTAR JOINTS MAY VARY DEPENDING ON THE DESIRED INSTALLATION TYPE.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH LOCAL BUILDING CODES.

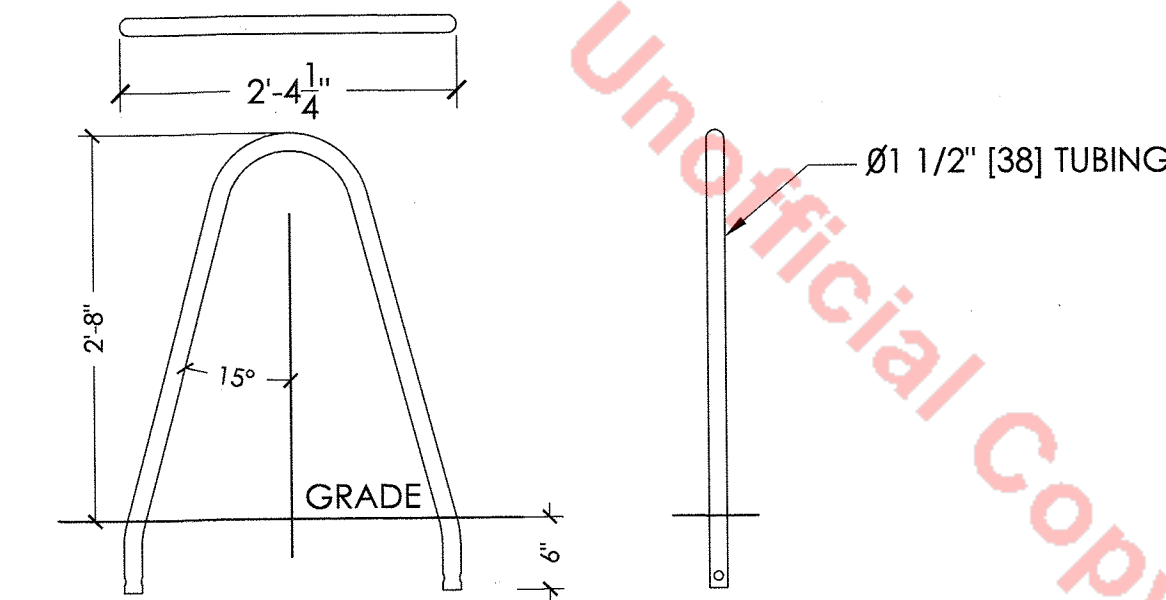
6 FLAGSTONE PATH SCALE: N.T.S.

4 BOULDER SCALE: N.T.S.



- NOTES:
- SELECT GRANITE BOULDERS FOR DECORATIVE USE
 - PLACE BOULDERS 4-6" BELOW THE SURFACE OF THE GROUND
 - FILL AND COMPACT SOIL AROUND BOULDERS BEFORE PLANTING AND MULCHING

BOLA BIKE RACK, EMBEDDED
Product Drawing Date: 11/5/2014
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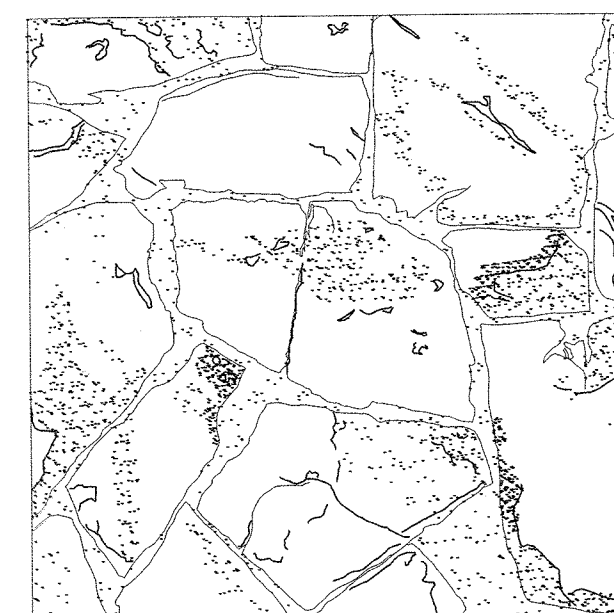


DRAWING: BO661-01
DIMENSIONS ARE FEET AND INCHES

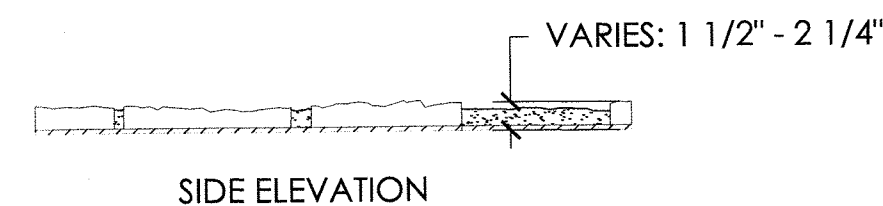
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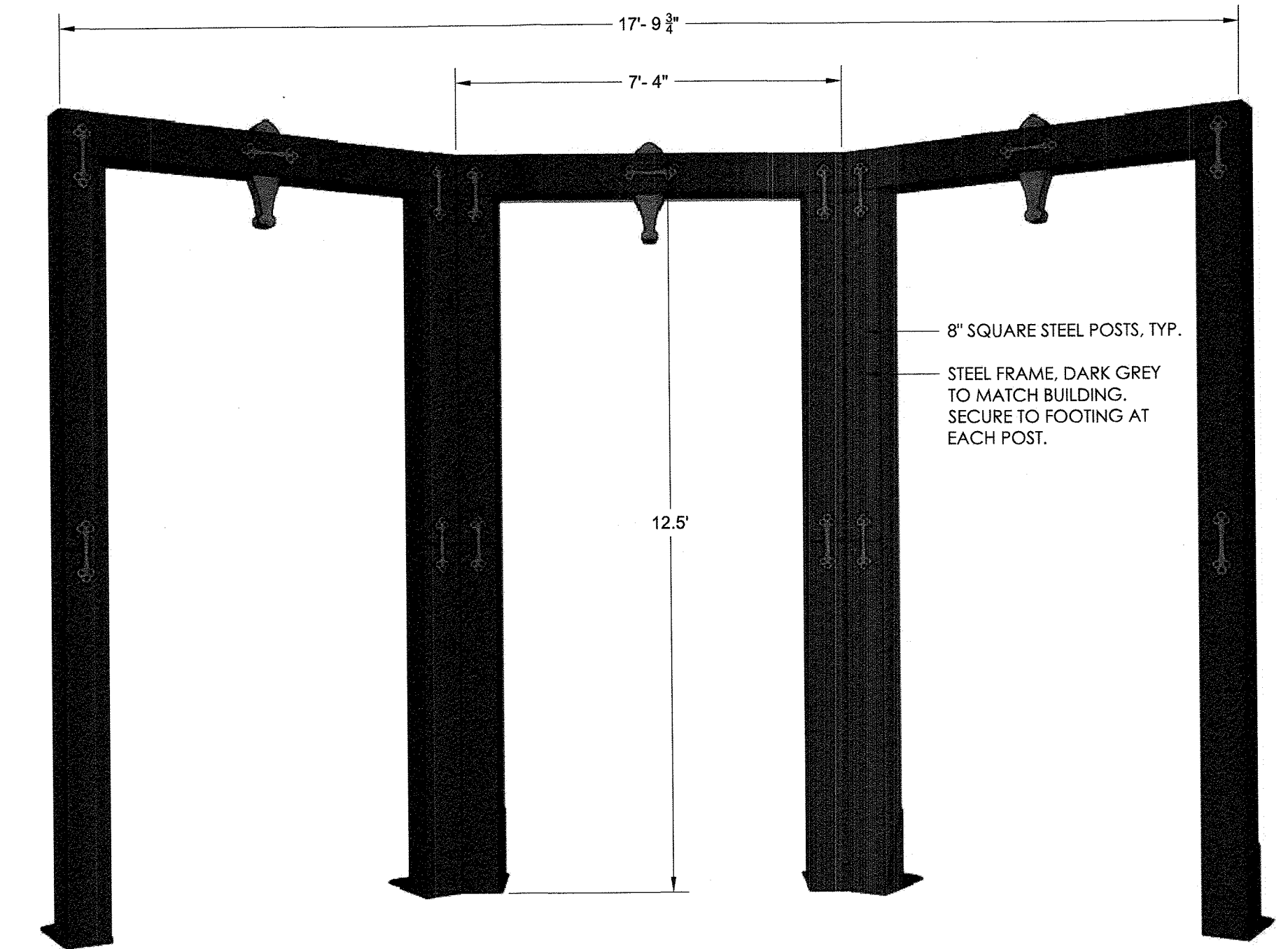
5 BOLA BIKE RACK SCALE: N.T.S.



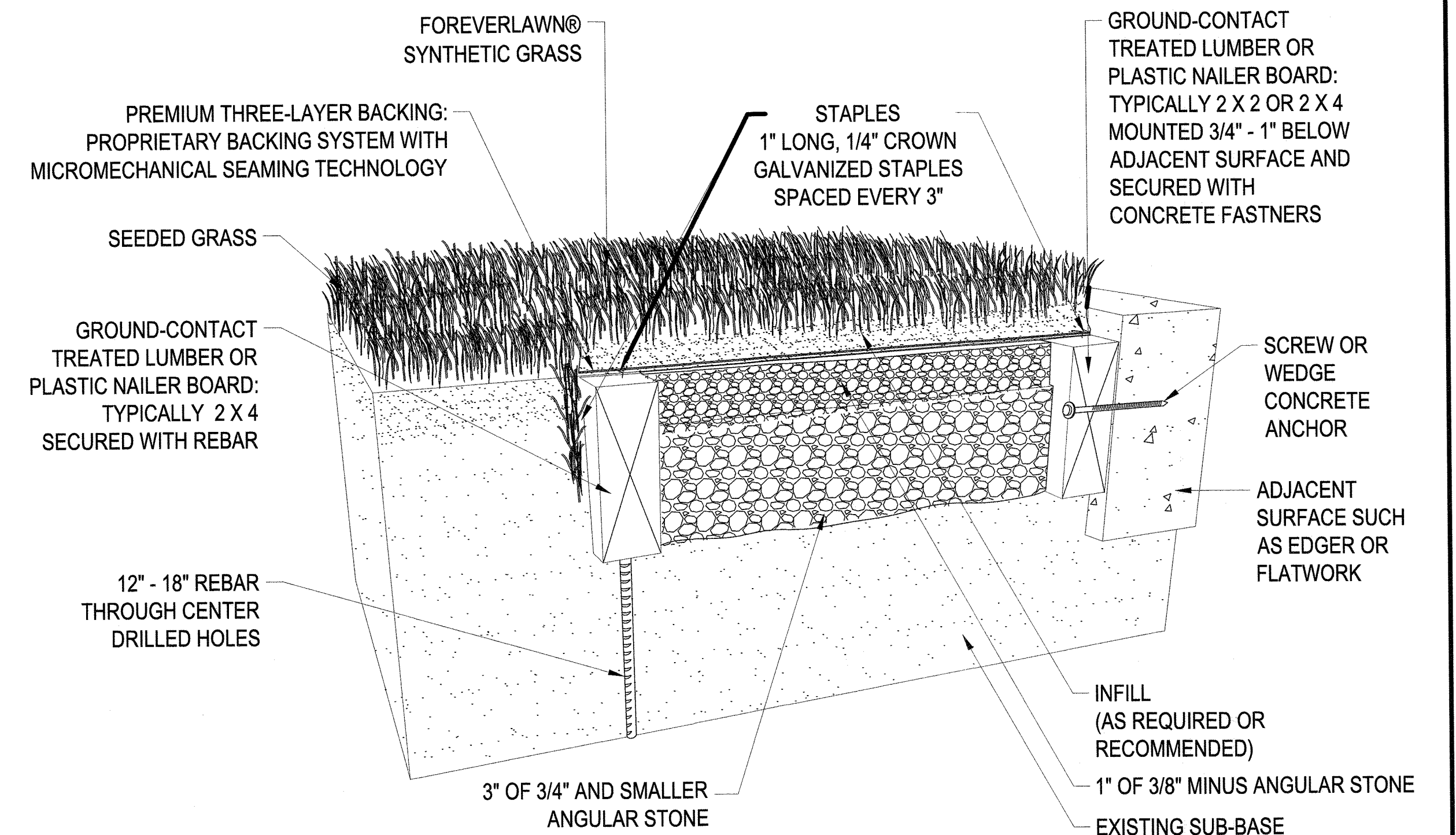
FRONT ELEVATION



SIDE ELEVATION

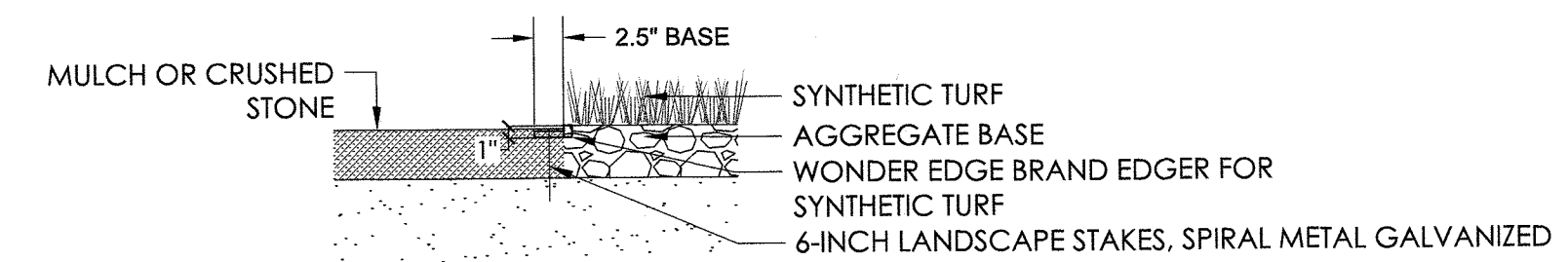


7 ARCH SCALE: N.T.S.



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION

8 SYNTHETIC TURF GRASS SCALE: N.T.S.



- NOTES:
- FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 - EDGING SHALL BE INSTALLED NEXT TO PLANTING BEDS ONLY.
 - ALL EDGE PIECES TO BE SECURELY NAILED.

9 SYNTHETIC TURF EDGE RESTRAINT SCALE: N.T.S.



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LANDSCAPE DETAILS

SHEET NUMBER:

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