

# SITE DEVELOPMENT PLAN AMENDMENT NO 1. PLUM CREEK COMMUNITY CHURCH

LOT 1, DOUGLAS COMMONS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SDP19-0043

## CASTLE ROCK GENERAL NOTES

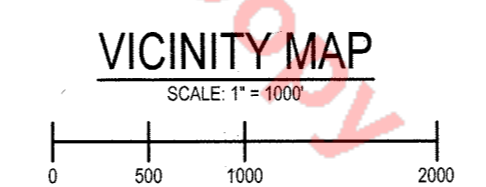
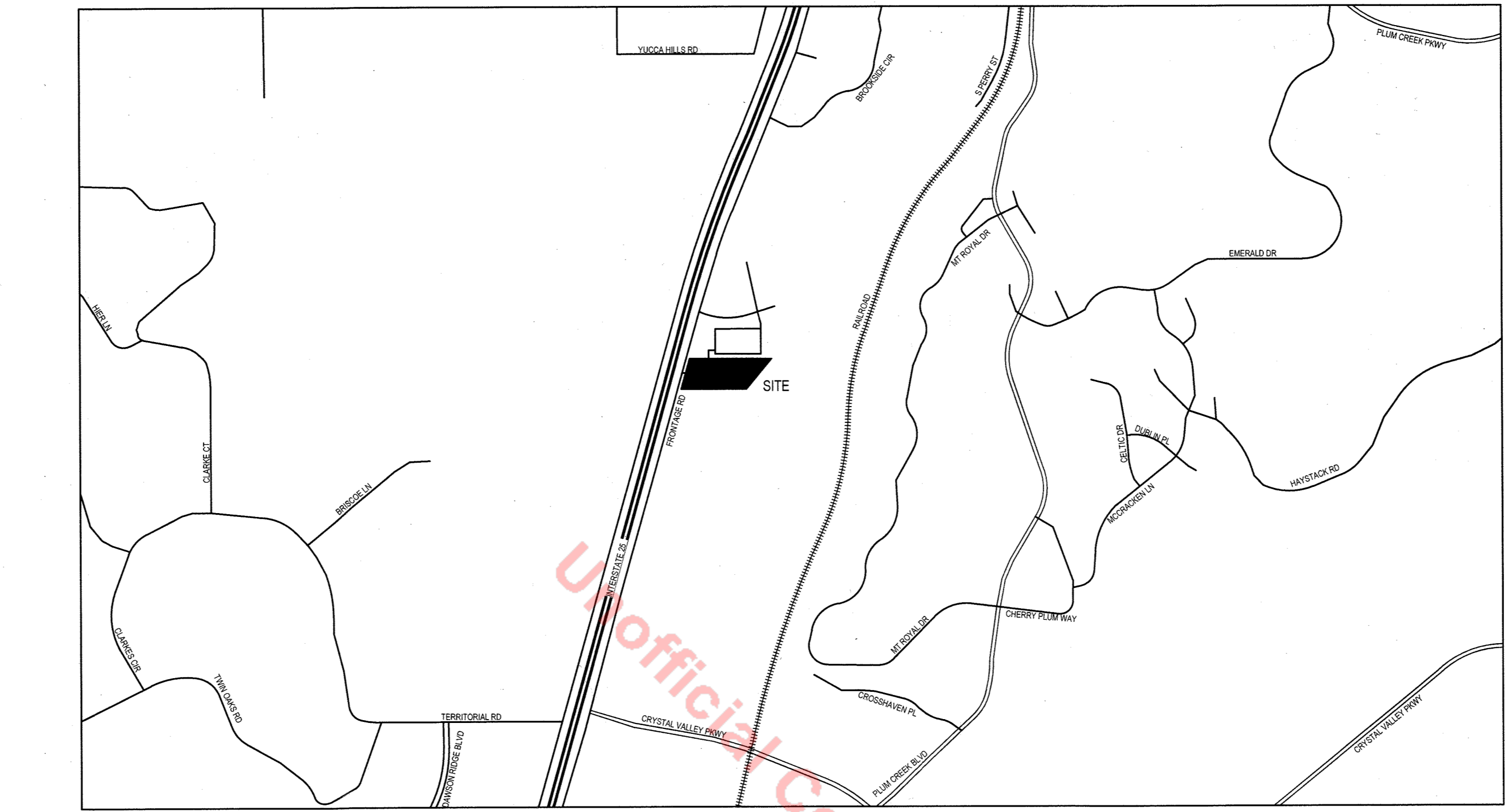
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO 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.
- PURSUANT TO SECTION 4.3 AND 8.2.3 OF 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.
- 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016.
- 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.
- 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.
- 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.
- 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.
- 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. [MODIFY AS APPROPRIATE.]
- THIS SITE IS ZONED B.
- 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.
- 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.
- 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.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE: [HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/](http://www.fws.gov/mountain-prairie/species/mammals/preble/)
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USE 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
- 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.
  - FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
  - 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.
  - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
  - 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.

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS AMENDMENT IS TO PRESENT REVISIONS ASSOCIATED WITH THE PHASE 2 BUILDING ADDITION. ADDITIONALLY, THE SOUTHWESTERLY PARKING LOT GEOMETRY IS REVISED TO ACCOMMODATE THE AS-BUILT MONUMENT SIGN LOCATION.

<p><b>ENGINEER</b>                  PERCEPTION DESIGN GROUP, INC.                  6901 SOUTH PIERCE STREET, SUITE 315                  LITTLETON, CO 80128                  (303) 232-8088                  CONTACT: JERRY W. DAVIDSON, P.E.                  JD.ADVISON@PERCEPTIONDESIGNGROUP.COM</p>	<p><b>SURVEYOR</b>                  ALTURA LAND CONSULTANTS                  6950 S. TUCSON WAY, UNIT C                  CENTENNIAL, CO 80112                  720-488-1303                  CONTACT: MARTIN BRAUNS, PLS                  MARTIN@ALTURLAND.COM</p>	<p><b>LANDSCAPE ARCHITECT</b>                  MEURAN DESIGN GROUP                  700 COLORADO BLVD., SUITE 311                  DENVER, CO 80206                  303-512-0549                  CONTACT: KERRY SMEESTER                  KTS@MEURAN.COM</p>
<p><b>OWNER</b>                  PLUM CREEK COMMUNITY CHURCH                  960 - I-25                  CASTLE ROCK, CO 80104                  303-953-1714                  CONTACT: STEPHEN TIPPS                  STIPPS@PLUMCREEK.CHURCH</p>	<p><b>ARCHITECT</b>                  LEE ARCHITECTS/INTERIOR DESIGNERS                  2525 SOUTH WADSWORTH BLVD., SUITE 21                  DENVER, COLORADO 80227                  303-350-4136                  CONTACT: JOEY HOPPE                  JHOPPE@LEEARCHITECTS.COM</p>	<p><b>LEINHOLDER</b>                  INDEPENDENT BANK                  155 LAKE AVE                  COLORADO SPRINGS, CO 80906                  719-884-4714                  CONTACT: GREG WELCH                  GWELCH@IBTX.COM</p>

<p><b>IRRIGATION DESIGNER</b>                  HYDRO SYSTEMS KDI                  860 TABOR STREET, SUITE 200                  LAKEWOOD, COLORADO 80401                  303-980-5327                  CONTACT: JILL BERSANO                  JILLB@HYDROSYSTEMSKDI.COM</p>	<p><b>LIGHTING ENGINEER</b>                  GIVEN &amp; ASSOCIATES, INC.                  735 S. XENON CT. #201                  LAKEWOOD, COLORADO 80228                  720-638-6553                  CONTACT: KATE KELLY                  KATE.KELLY@GIVENANDASSOCIATES.COM</p>
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### ZONING COMPARISON TABLE

ZONING DISTRICT	B	BUSINESS/COMMERCIAL
LOT SIZE	252,801 SQ. FT.	5.80 AC.
	REQUIRED	PROPOSED
BUILDING HEIGHT	35 FT MAX	35.0 FT
FRONT SETBACK	15 FT	334.2 FT
SIDE SETBACK	0 FT	15.3 FT
REAR SETBACK	0 FT	52.8 FT
BUILDING COVERAGE	35% MAX	14.4%

**OFF-STREET PARKING:**

REQUIRED:  
 PLACES FOR PUBLIC ASSEMBLY (CHURCH):  
 1 SPACE FOR EACH 3 FIXED SEATS IN THE MAIN ASSEMBLY AREA PLUS 5 SPACES PER 1,000 SQ. FT. OF FLOOR AREA FOR OTHER ROOMS USED FOR ASSEMBLY PLUS REQUIRED SPACES FOR EACH ADDITIONAL USE.  
 SCHOOL (K-8): 1 SPACE PER CLASSROOM PLUS 1 SPACE PER 1.5 EMPLOYEES.  
 OFFICE (GENERAL): 4 SPACES PER 1,000 SQ. FT. OF GLA.

PROVIDED:  
 AUDITORIUM (800 SEATS): 267 SPACES  
 SCHOOL (13 CLASSROOMS+36 EMPLOYEES): 37 SPACES  
 OFFICE (4,844 SQ.FT.): 19 SPACES  
 TOTAL REQUIRED: 323 SPACES  
 TOTAL PROVIDED: 278 SPACES\*  
 (INCLUDES 8 HC SPACES)

\*A CROSS PARKING AGREEMENT EXISTS AT RECEPTION NO. 2015057733 FOR THE BALANCE OF THE REQUIRED PARKING SPACES.

### SITE UTILIZATION TABLE

LOT SIZE	252,801 SQ FT	5.7989 ACRES
BUILDING COVERAGE	36,426 SQ FT	14.4%
PARKING/HARDSCAPE COVERAGE	134,793 SQ FT	53.4%
LANDSCAPE COVERAGE	81,382 SQ FT	32.2%
IMPERVIOUS COVERAGE	171,219 SQ FT	67.8%

### LEGAL DESCRIPTION

LOT 1, DOUGLAS COMMONS, COUNTY OF DOUGLAS, STATE OF COLORADO

### BENCHMARK

NGS BENCHMARK "X 395"  
 LOCATED AT INTERSTATE 26 EXIT 181, PROCEED EAST TO WILCOX STREET, TURN SOUTH ONTO THE EAST FRONTAGE ROAD OF INTERSTATE 26 AND PROCEED FOR 2.1 MILES TO THE STATION ON THE LEFT.  
 ELEVATION = 6355.09 FEET (NAVD 1988)

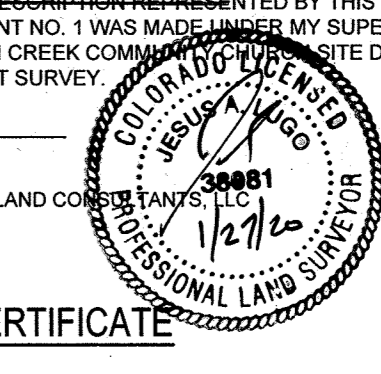
### BASIS OF BEARING

SOUTH LINE OF SECTION 15 TOWNSHIP 8 SOUTH RANGE 67 WEST BEARING N 89° 05' 10" W AS SHOWN ON THE RECORDED PLAT "DOUGLAS COMMONS" FILED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 287246.

### SURVEYOR'S CERTIFICATE

I, JESUS A. LUGO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND BENCHMARK REPRESENTED BY THIS PLUM CREEK COMMUNITY CHURCH SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY EXIST AND THIS PLUM CREEK COMMUNITY CHURCH SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 ACCURATELY REPRESENTS THAT SURVEY.

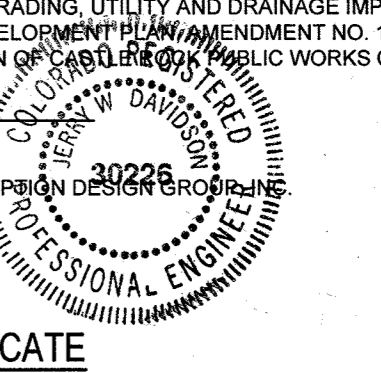
JESUS A. LUGO  
 COLORADO PLS NO. 38081  
 FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS



### CIVIL ENGINEER'S CERTIFICATE

I, JERRY W. DAVIDSON, P.E., BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PLUM CREEK COMMUNITY CHURCH SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JERRY W. DAVIDSON, P.E.  
 COLORADO PER. NO. 30228  
 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

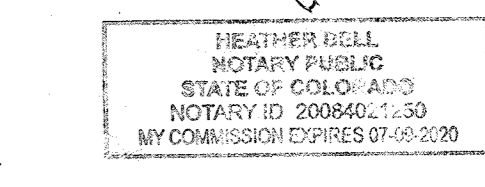


### OWNERSHIP CERTIFICATE

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

PLUM CREEK COMMUNITY CHURCH, A COLORADO NON-PROFIT CORPORATION  
 SIGNED THIS 27th DAY OF January 2020

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF January 2020 BY Stephen Tipps

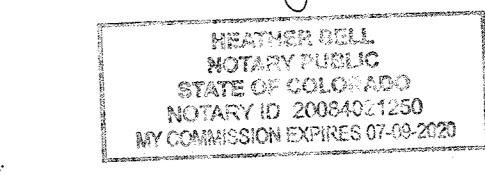


### LIENHOLDER SUBORDINATION CERTIFICATE

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 HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED 1/28/2020 AT RECEPTION NO. 2015074578 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

INDEPENDENT BANK  
 SIGNED THIS 27th DAY OF JANUARY 2020

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF January 2020 BY Lisa M. Trujillo

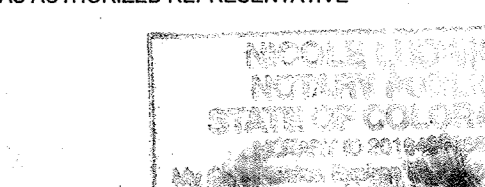


### TITLE CERTIFICATE

I, Kari Jurcensky, AN AUTHORIZED REPRESENTATIVE OF Land 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 AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE  
Kari Jurcensky  
 TITLE COMPANY  
 SIGNED THIS 27th DAY OF January 2020

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF January 2020 BY Kari Jurcensky

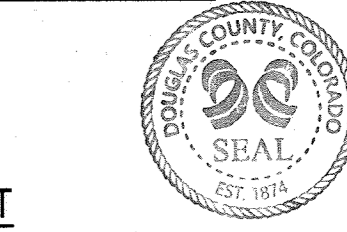


### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT NO 1, WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF January 2020

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLUM CREEK COMMUNITY CHURCH SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:42 PM ON THE 27th DAY OF January 2020 AT RECEPTION NO. 2020006594



DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Daniel Wood  
 DEPUTY

### WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STEVEN LAND LLC ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED OCTOBER 26, 2011 AT RECEPTION NO. 201107101 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 4.33 SFE WERE DEBITED FROM THE WATER BANK.

### SHEET INDEX

- SHEET 1 OF 8 COVER SHEET
- SHEET 2 OF 8 SITE PLAN
- SHEET 3 OF 8 GRADING AND UTILITY PLAN
- SHEET 4 OF 8 LANDSCAPE PLAN
- SHEET 5 OF 8 LANDSCAPE NOTES AND DETAILS
- SHEET 6 OF 8 ARCHITECTURAL ELEVATIONS
- SHEET 7 OF 8 PHOTO METRIC PLAN
- SHEET 8 OF 8 PHOTOMETRIC DETAILS

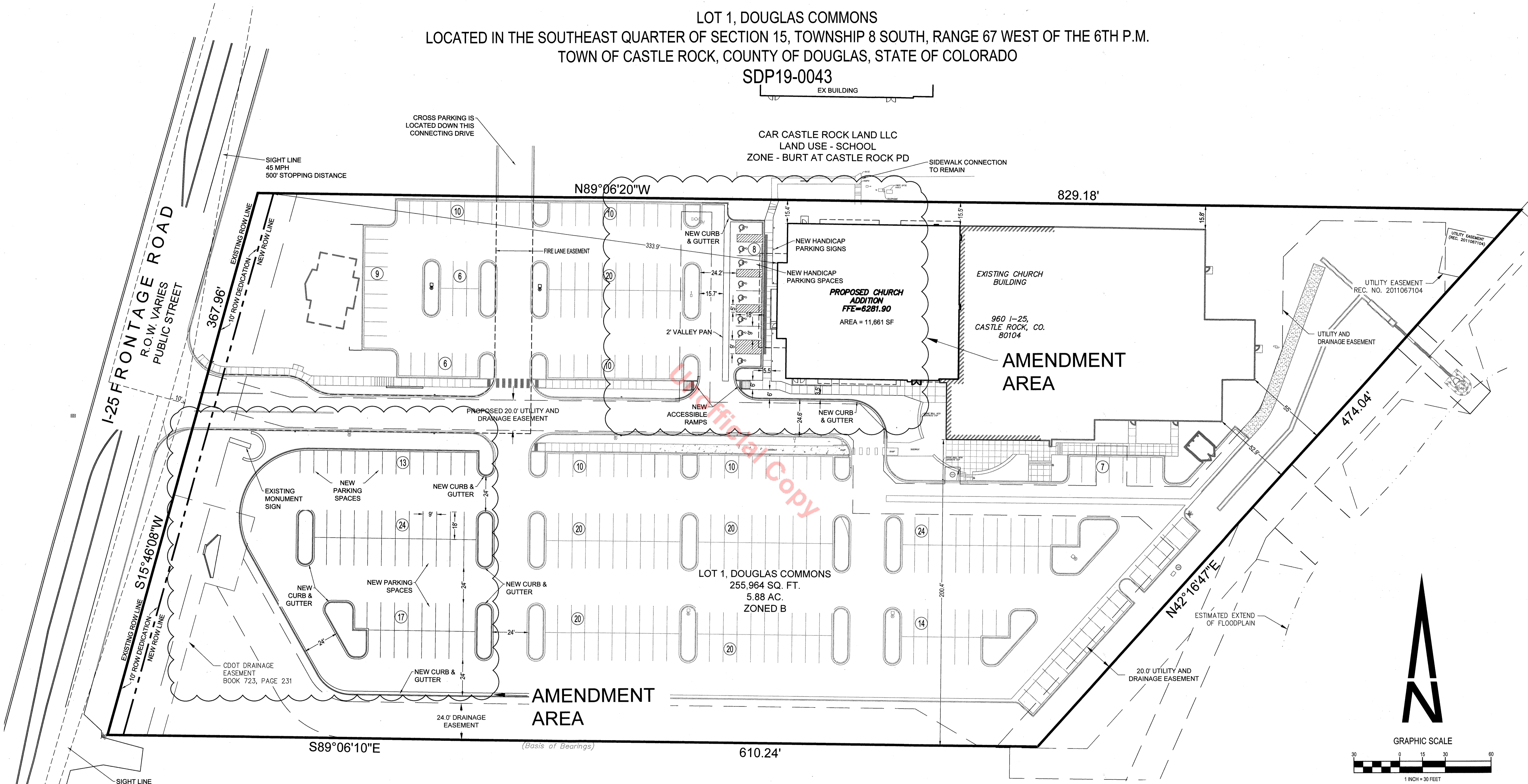
## COVER SHEET

SHEET 1 OF 8



# SITE DEVELOPMENT PLAN AMENDMENT NO 1. PLUM CREEK COMMUNITY CHURCH

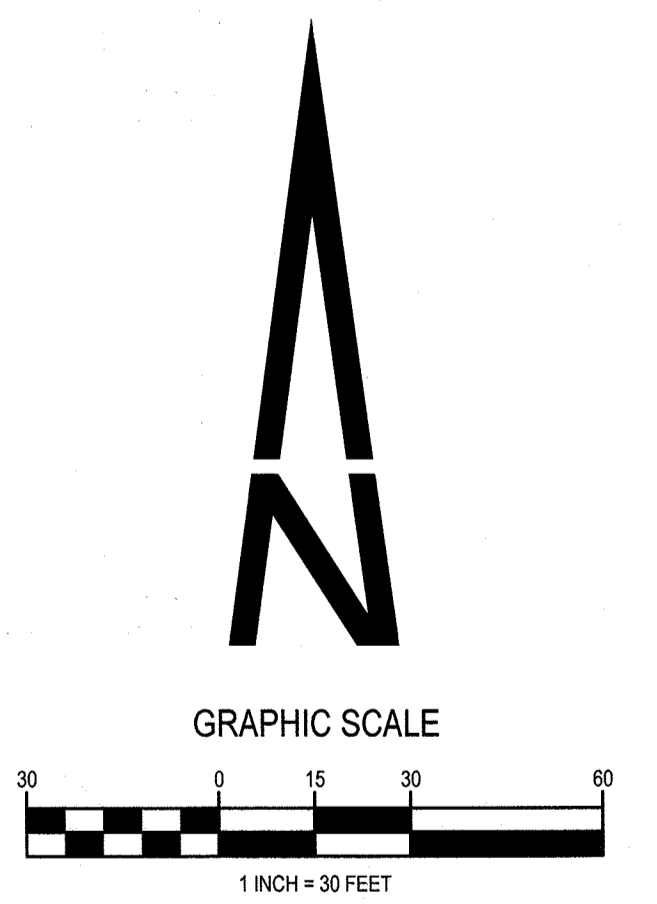
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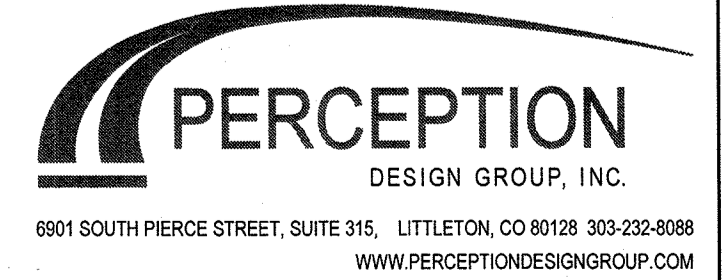
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### LEGEND

- PROPERTY LINE
- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- LANDSCAPED AREA
- SIDEWALK
- HANDICAP RAMP
- FIRE HYDRANT
- SITE SIGNAGE
- CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- SITE LIGHTING

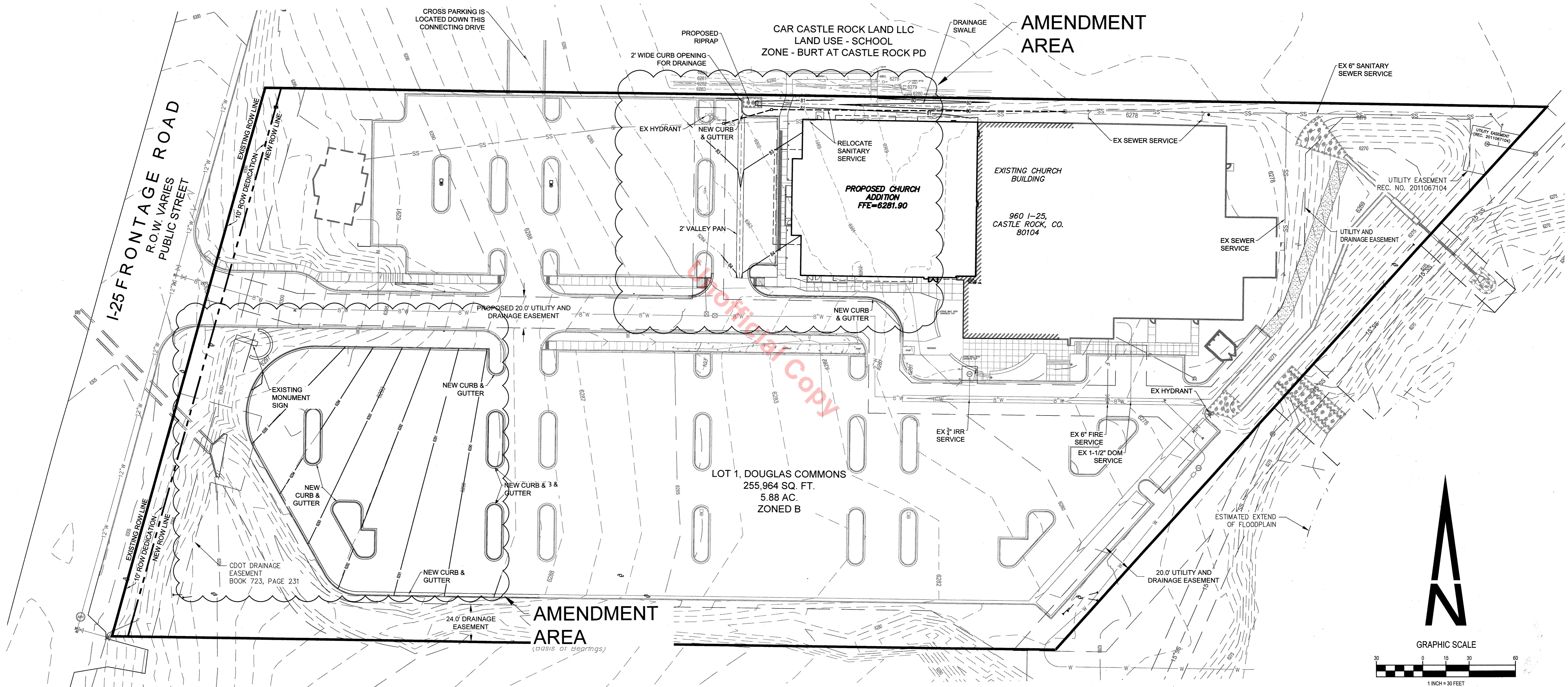


JANUARY 20, 2020  
SITE PLAN  
SHEET 2 OF 8

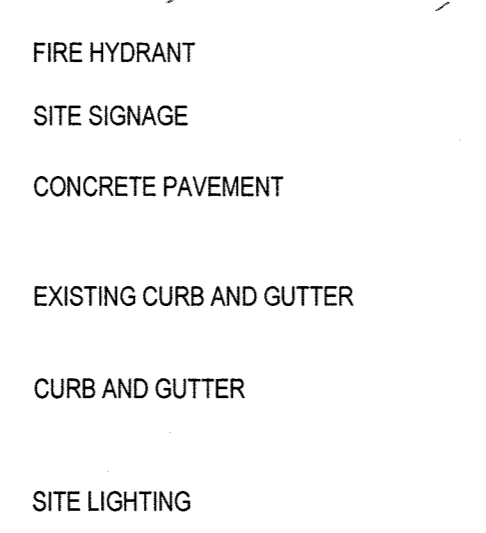
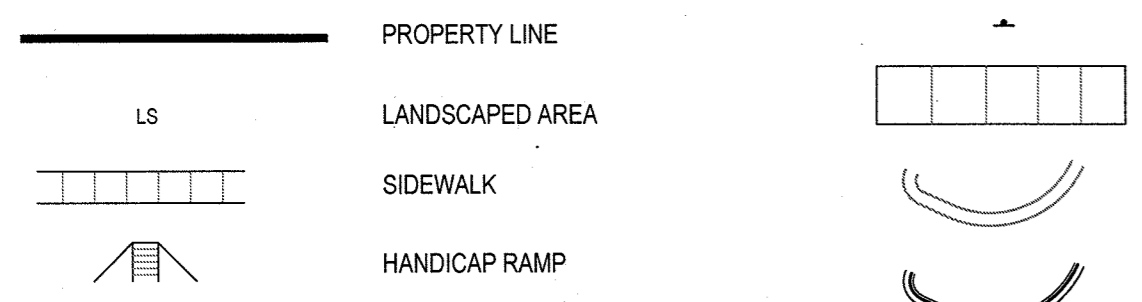


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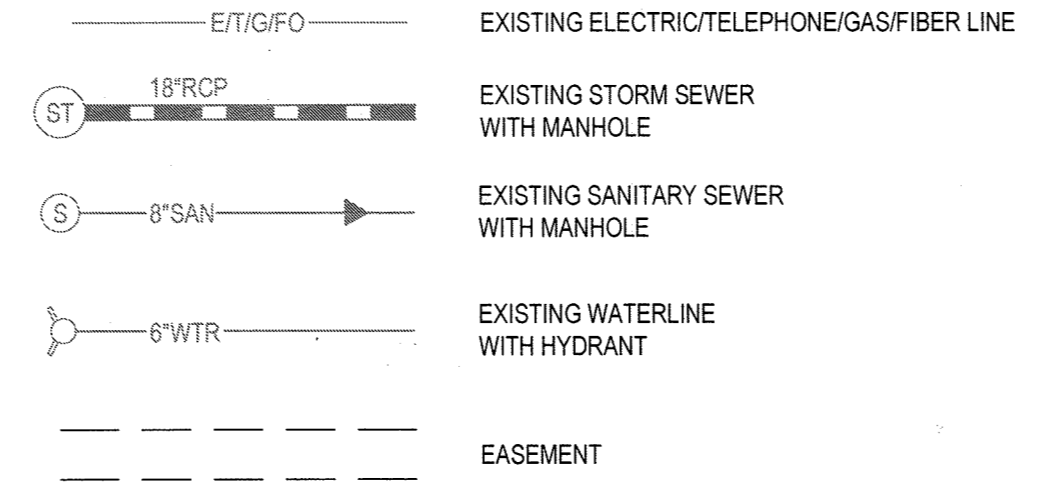
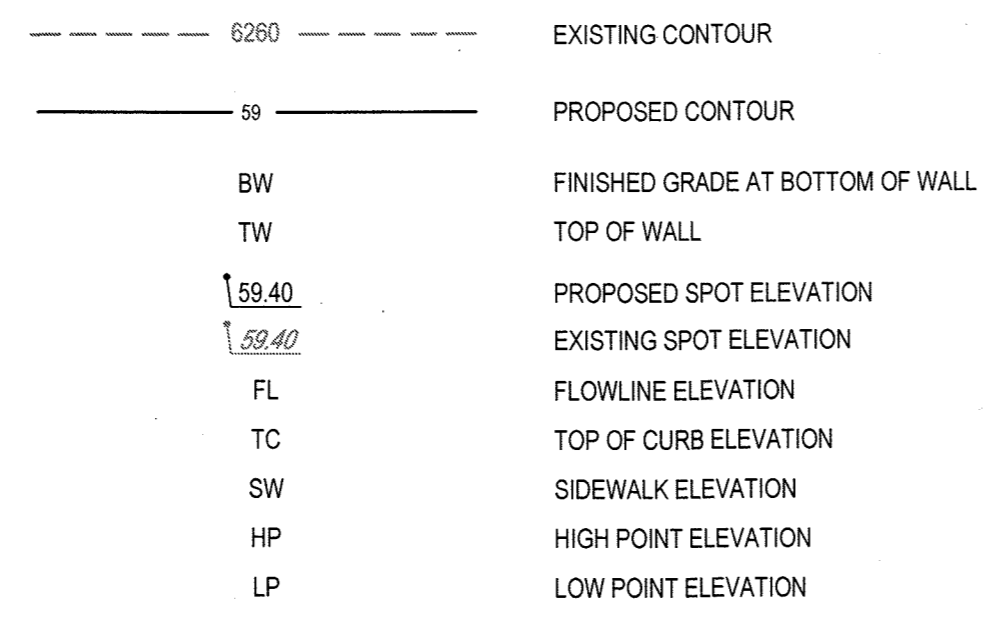
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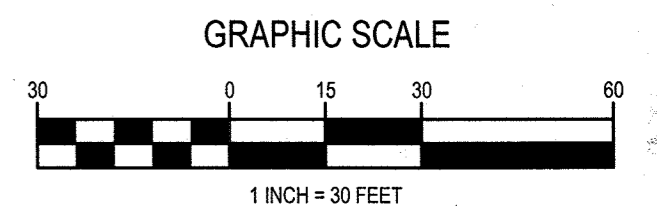
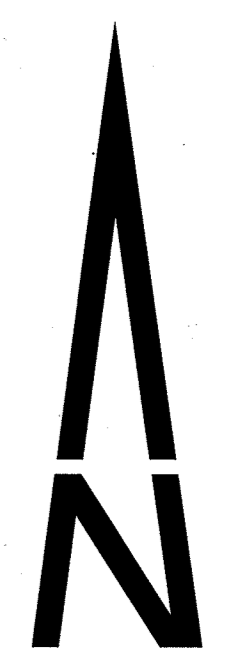


### SUMMERSET FINANCIAL LAND USE - VACA

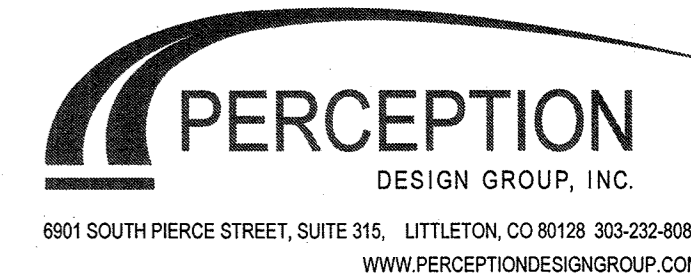


### CASTLE ROCK UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER, AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK 3A BLUE-EAST WATER PRESSURE ZONE.

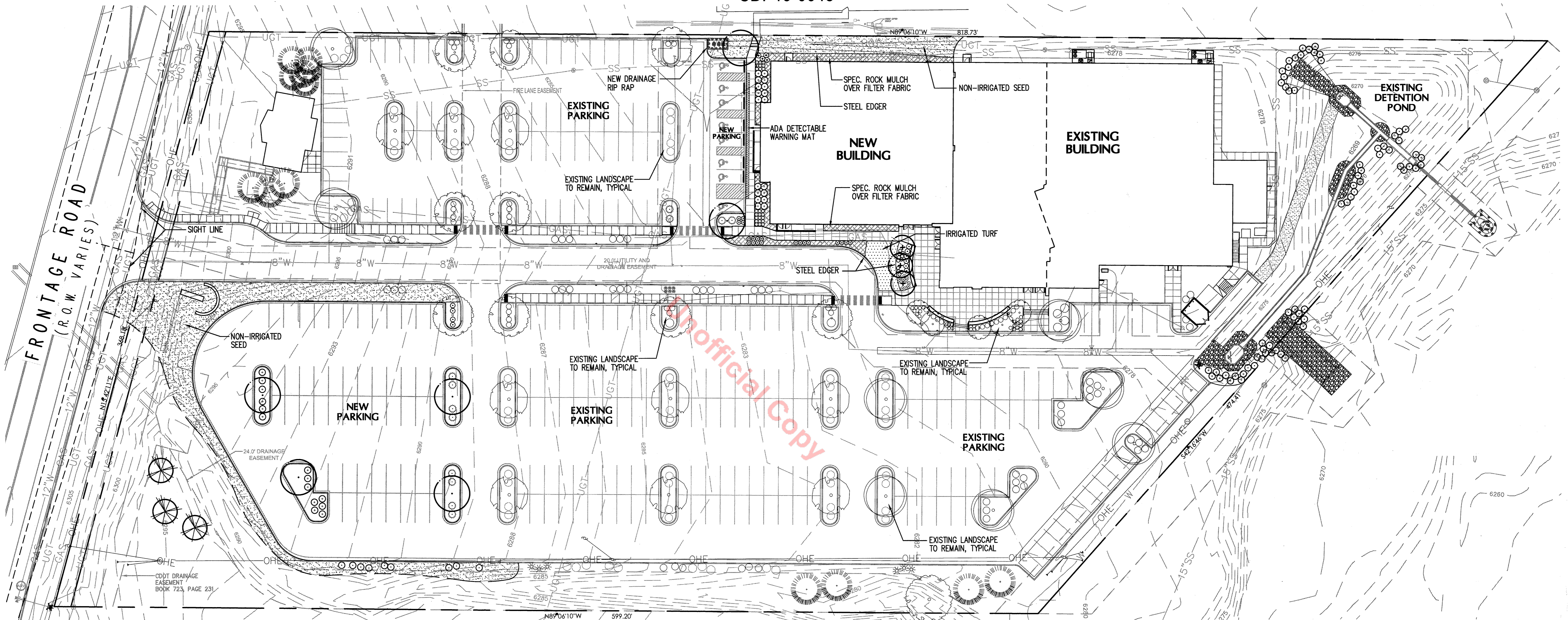


JANUARY 20, 2020  
**GRADING AND UTILITY PLAN**  
SHEET 3 OF 8



# SITE DEVELOPMENT PLAN AMENDMENT NO 1. PLUM CREEK COMMUNITY CHURCH

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SDP19-0043



**PLANT MATERIAL REQUIREMENTS**

EXISTING STREET TREES	N/A
PROPOSED STREET TREES	N/A

**GROUNDCOVER LEGEND**

	LOW WATER USE TYPE TURF
	NON-IRRIGATED SEED—REFER TO SEED MIX TABLE
	SPECIFIED 3/4" ROCK MULCH OVER SPECIFIED FILTER FABRIC (MULCH TO MATCH EXISTING)

**Landscape Materials**  
Wood Mulch - Cedar Fiber Mulch - 4" Depth Over Landscape Fabric in all planting beds; 4", 14 gauge Galvanized Steel Edger with Top Cap- Ryerson or Equal; Rock Cobble - 'Horizon' 2" Dia.; '609 Buffalograss' Turf

**LANDSCAPE LEGEND**

SYM.	DESCRIPTION	QTY.	HYDROZONE
	NEW DECIDUOUS SHADE TREE	6	LOW
	NEW EVERGREEN TREE	3	LOW
	NEW DECIDUOUS ORNAMENTAL TREE	3	LOW
	NEW DECIDUOUS SHRUBS (SMALL)	14	MED/LOW
	NEW DECIDUOUS SHRUBS (LARGE)	41	LOW/VERY LOW
	NEW EVERGREEN SHRUBS	12	LOW
	NEW PERENNIALS	10	LOW
	NEW ORNAMENTAL GRASSES	55	LOW
	NEW DRAINAGE RIP RAP		

**LANDSCAPE LEGEND (Continued)**

SYM.	DESCRIPTION	QTY.	HYDROZONE
	EXISTING DECIDUOUS SHADE TREE	8	LOW
	EXISTING DECIDUOUS SHADE TREE	10	LOW
	EXISTING DECIDUOUS ORNAMENTAL TREE	9	LOW
	EXISTING DECIDUOUS ORNAMENTAL TREE	5	LOW
	EXISTING EVERGREEN TREE	13	LOW
	EXISTING DECIDUOUS/EVERGREEN SHRUBS, ORNAMENTAL GRASSES & PERENNIALS	128	LOW

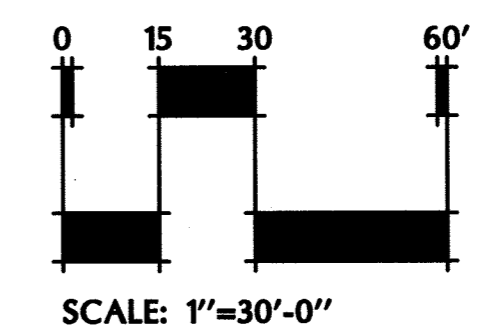
**GESC LOW-GROWTH DRILL SEEDING MIX**

Species	Variety	Notes	% In Mix	Pounds of PLS Per Acre
Buffalograss	Texoka	PNWS	20	3.2
Blue Grama	Hachita	PNWB	20	0.6
Western Wheatgrass	Arriba	PNWS	20	3.2
Sidecoats Grama	Vaughn	PNWB	20	1.8
Thickspike Wheatgrass	Critana	PNCS	10	1
Streambank Wheatgrass	Sodar	PNCS	10	1.2
TOTAL				11

**REQUIRED VERIFICATION INFORMATION**

LICENSED LANDSCAPE ARCHITECT

JANUARY 20, 2020  
**LANDSCAPE PLAN**  
SHEET 4 OF 8



700 colorado boulevard, suite 131  
denver, colorado 80206  
303.512.0549 www.meuran.com

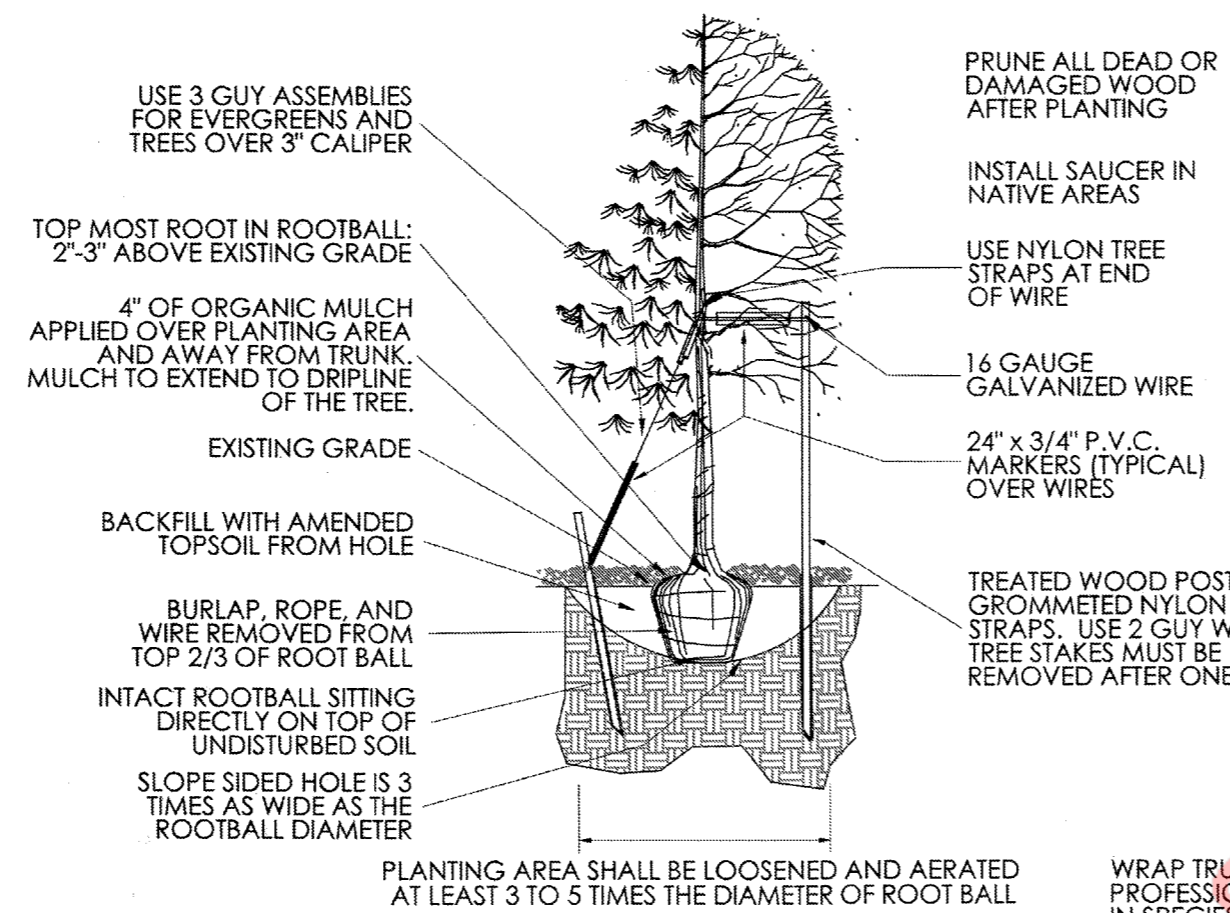
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-252-8088  
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# SITE DEVELOPMENT PLAN AMENDMENT NO 1. PLUM CREEK COMMUNITY CHURCH

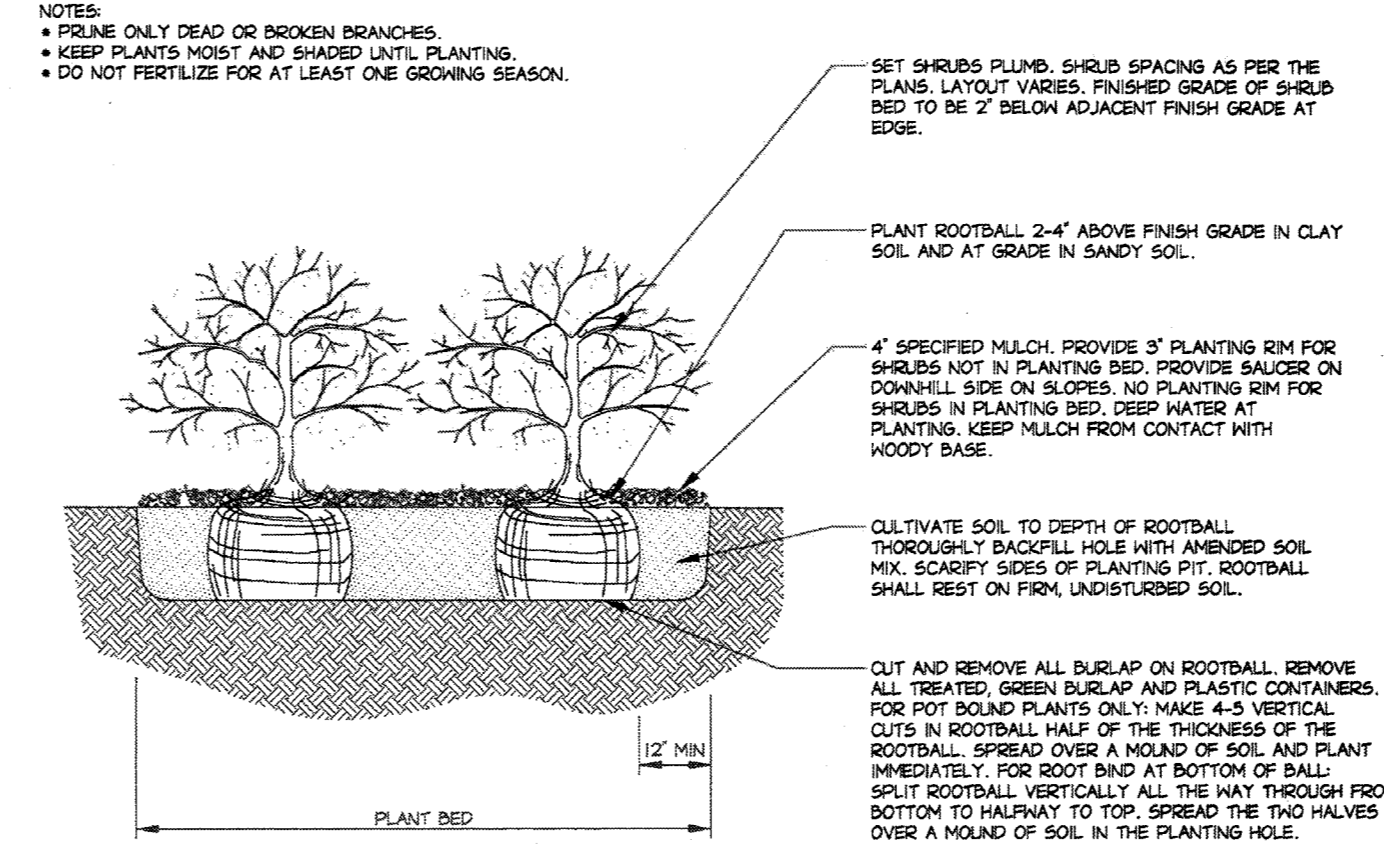
LOT 1, DOUGLAS COMMONS  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP19-0043

## GENERAL NOTES

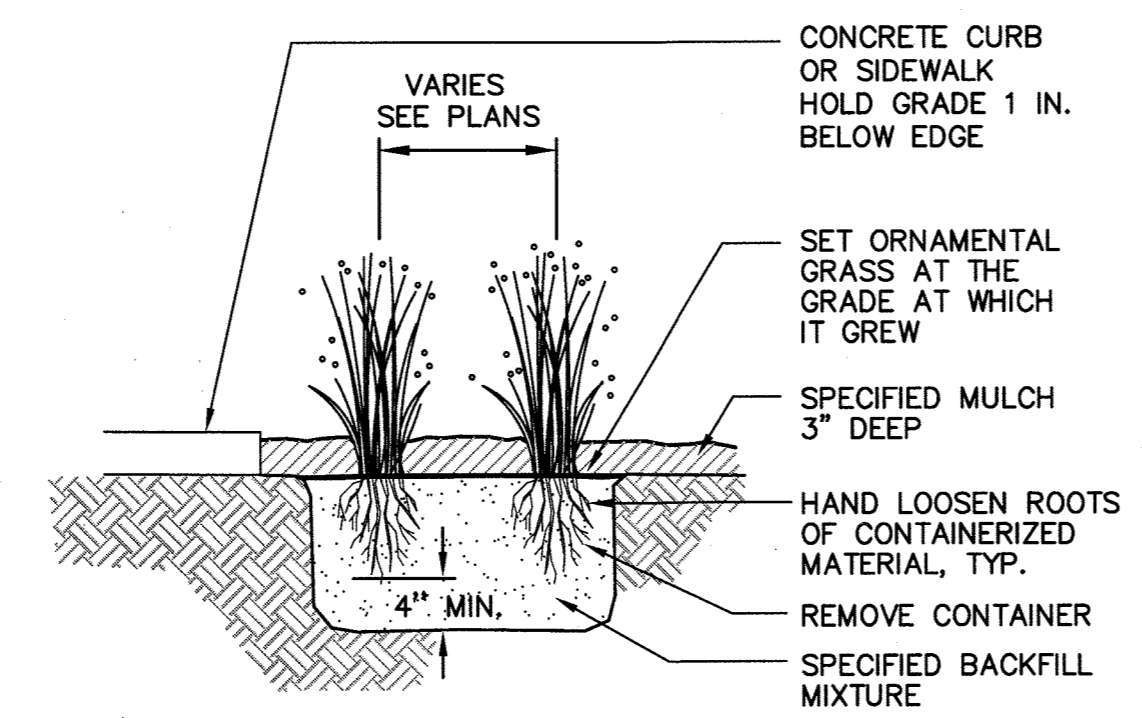
1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT. CALL BEFORE YOU DIG - 1-800-922-1987.
2. ALL WORK SHALL CONFORM TO TOWN OF CASTLE ROCK CODES.
3. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF 4"-14 GAUGE, GALVANIZED STEEL, WITH ROLLED CAP.
4. LANDSCAPE AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS AT A RATE OF 4 CUBIC YARDS/1,000 SQ.FT. OF APPROVED ORGANIC MATERIALS. AMENDMENTS SHOULD BE ROTOTILLED TO A MINIMUM DEPTH OF 4", 6" OR MORE IS ENCOURAGED. THE SOIL PREPARATION COMPOSITION SHALL BE CONSISTENT WITH PARAMETERS IDENTIFIED IN THE SOIL ANALYSIS.
5. ALL PLANTING BEDS TO BE MULCHED WITH CEDAR FIBER MULCH SHALL BE APPLIED AT LEVEL OF ONE CUBIC YARD PER 80 SQUARE FOOT AREA AT A DEPTH OF 4", DEPENDENT ON SPECIFIC APPLICATION WITH GEOTEXTILE FABRIC. WHEN ROCK OR COBBLE MATERIAL IS UTILIZED IN THE LANDSCAPE DESIGN, IT SHALL BE A MINIMUM OF TWO (2) INCHES IN DIAMETER.
6. ALL TREES IN SEEDED AND SOD AREAS SHALL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT A 3"-4" DEPTH AND AT LEAST 3'-4" DIA. NO MULCH WILL BE PLACED AGAINST THE TRUNK OF THE TREE.
7. SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL AND 1/3 ON-SITE SOIL.
8. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY THE OWNER.
9. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
10. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS FOR NUMBER ONE GRADE. CERTAIN SPECIES MAY BE REJECTED DUE TO DISEASE PROBLEMS OR OTHER ISSUES.
11. ALL SOD AND PLANTING BEDS SHALL BE ON SEPARATE ZONES. TURF SHALL BE SPRAY AND ROTORS, NO OVERSPRAY INTO ASPHALT, ROADWAYS, TREES/SHRUBS TO BE DRIP. PERENNIALS SHALL BE IRRIGATED WITH MICROSPRAYS.
12. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
13. PLANT SPECIES AND LOCATION SHOULD FOLLOW APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST GET APPROVAL FROM THE OWNER'S REPRESENTATIVE.
14. PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. ALLOW WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL WITHOUT FURTHER PACKING. A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
15. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO TO PREVENT DEHYDRATION. ALL TREE STAKES SHALL BE REMOVED WITHIN ONE YEAR OF INSTALLATION.
16. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
17. SITE SHALL BE RAKED TO WITHIN TWO-TENTHS (2.10) OF A FOOT AND FINISH GRADE ALONG SIDEWALKS AND EDGING TO ENCOURAGE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SIDEWALKS. ROCKS AND DEBRIS SHALL BE REMOVED.
18. A SOIL ANALYSIS SHALL BE CONDUCTED FOR THE PROPERTY BY A PROFESSIONAL SOIL SCIENTIST TO DETERMINE SOIL CONDITIONS. SOIL TESTS WILL BE ANALYZED FOR FERTILIZERS APPROPRIATE FOR XERISCAPE TREES, SHRUBS AND LOW WATER USE TYPE TURF. PLANTS WILL BE FERTILIZED WITH NO MORE THAN 1 LB. N AND 1 LB. OF P O PER 1000 SQ. FT. OF LANDSCAPED AREA.
19. MAINTENANCE SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
20. TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED WITHIN A UTILITY OR DRAINAGE EASEMENT.
21. SEEDED AREAS: ADEQUATE IRRIGATION MUST BE PROVIDED FOR ESTABLISHMENT AND MAINTENANCE, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS AND DEBRIS AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION. NATIVE SHRUBS AND TREES, DUE TO THEIR DROUGHT-TOLERANCE, ARE RECOMMENDED IN THESE AREAS. NATIVE GRASSES SHALL HAVE IRRIGATION SYSTEMS INSTALLED CAPABLE OF PROVIDING HEAD TO HEAD COVERAGE.
22. IRRIGATED TURF AREA SHALL BE A LOW WATER USE TYPE TURF.
23. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.



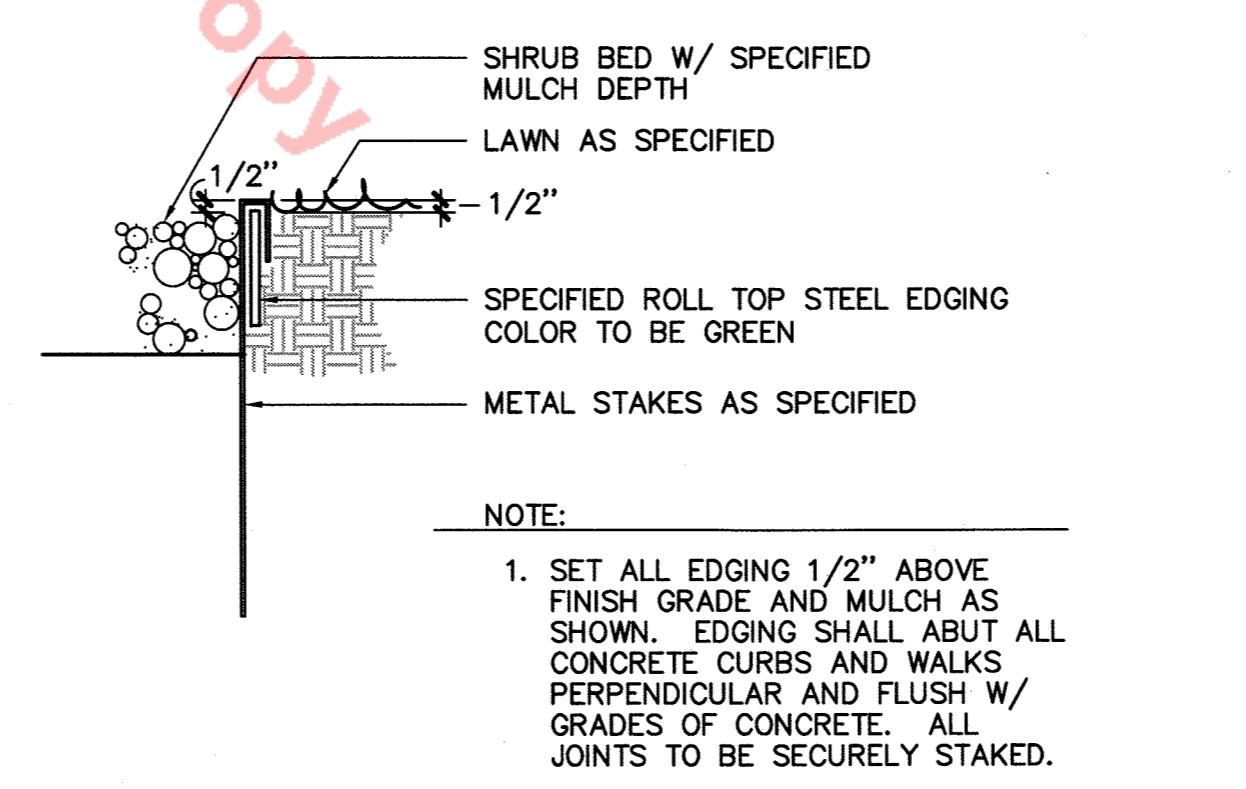
**1 DECIDUOUS TREE PLANTING** N.T.S.



**2 SHRUB PLANTING DETAIL** N.T.S.



**3 ORNAMENTAL GRASS DETAIL** N.T.S.



**4 ROLL TOP STEEL EDGER DETAIL** N.T.S.

## COMMERCIAL LANDSCAPE SITE INVENTORY



State of Colorado Registered Professional Kerry Smeester  
Town of Castle Rock Registration - State of Colorado Licensed Landscape Architect #417  
Company Name Meuran Design Group 700 Colorado Blvd., #131 Denver, CO 80206  
Phone 303-512-0549 kts@meuran.com Date: August 28, 2019

Gross Site Area	Landscape Area in Sq. Ft.	Turfgrass List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds./1000 Sq. Ft.)	Separate Irrigation Service Connections
252,601.10 (5.8 AC)		Native Seed							
Landscape Area in Sq. Ft.	Open Space 63,149 non-irrigated Irr. Landscape 18,050.36 Combined Open Space & Irrigated Landscape 82,162	Irrigated Low Water Use type Turf 463 s.f. Non-Irrigated Native Seed Mix 'Low Grow Mix' 7,791 s.f. 33%	3,064 (4%)	51	57 (3)Existing trees	102	195	Total Irr. 18,050.36/1000=18 18X4=72cy	Yes
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.) 34 Islands = 34 trees	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Island	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
137,819	14,252.52	340	1 tree / 4 shrubs w/ mulch	9	9'-0"	28	* 32	136	225

\* 2 Parking Islands are within a 20'-0" Drainage & Utility Easement

## REQUIRED VERIFICATION INFORMATION

LICENSED LANDSCAPE ARCHITECT

JANUARY 20, 2020  
**LANDSCAPE NOTES**  
SHEET 5 OF 8

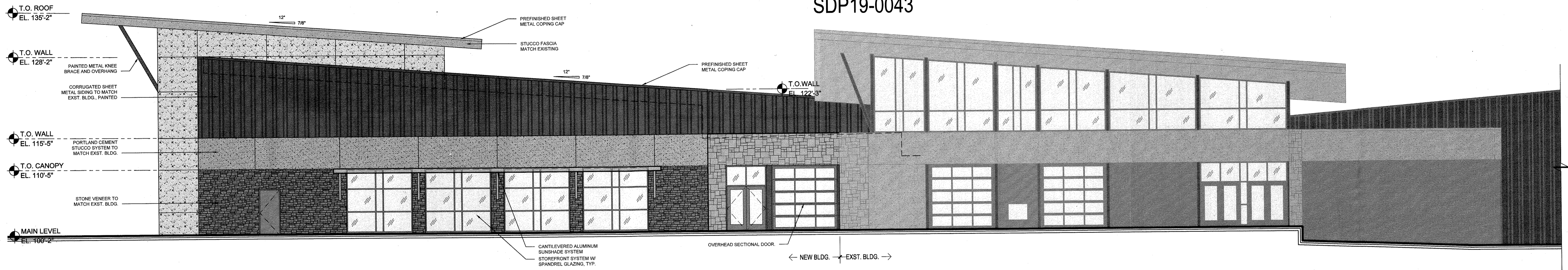


site design  
landscape architecture  
site planning  
700 colorado boulevard, suite 131  
denver, colorado 80206  
303.512.0549 www.meuran.com

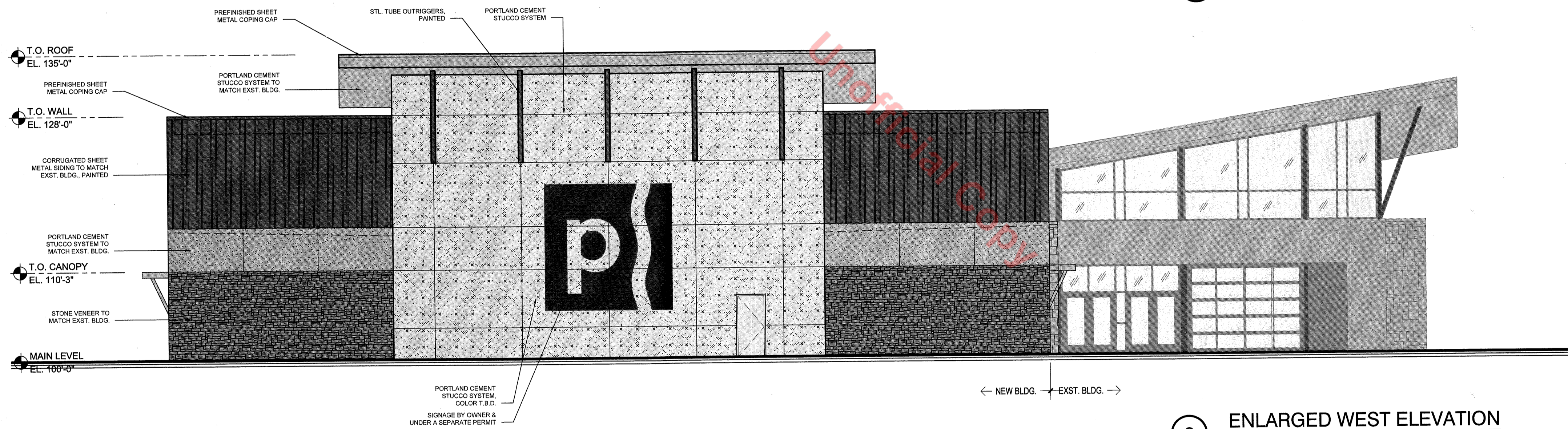
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088  
WWW.PERCEPTIONDESIGNGROUP.COM

# SITE DEVELOPMENT PLAN AMENDMENT NO 1. PLUM CREEK COMMUNITY CHURCH

LOT 1, DOUGLAS COMMONS  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP19-0043



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

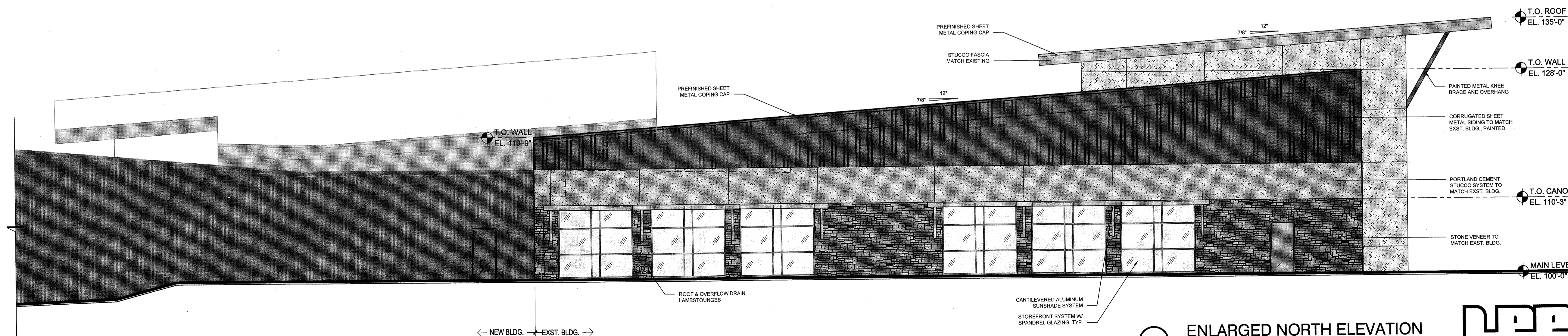


2 ENLARGED WEST ELEVATION  
1/8" = 1'-0"

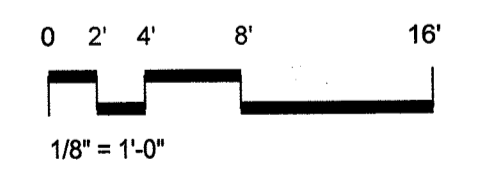
## EXTERIOR BUILDING FINISHES

	PAINTED CORRUGATED SHEET METAL SIDING TO MATCH EXISTING
	INTEGRAL TEXTURE/COLOR STUCCO, TYPE 1 TO MATCH EXISTING
	INTEGRAL TEXTURE/COLOR STUCCO, TYPE 2 TO MATCH EXISTING
	INTEGRAL TEXTURE/COLOR STUCCO, TYPE 3 T.B.D.
	STONE VENEER, TYPE 1 TO MATCH EXISTING
	STONE VENEER, TYPE 2 TO MATCH EXISTING

NOTE:  
ALL EXPOSED STEEL TO BE PAINTED (TO MATCH EXISTING)



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



JANUARY 20, 2020  
ARCHITECTURAL  
ELEVATIONS  
SHEET 6 OF 8



LEE ARCHITECTS/  
INTERIOR DESIGNERS



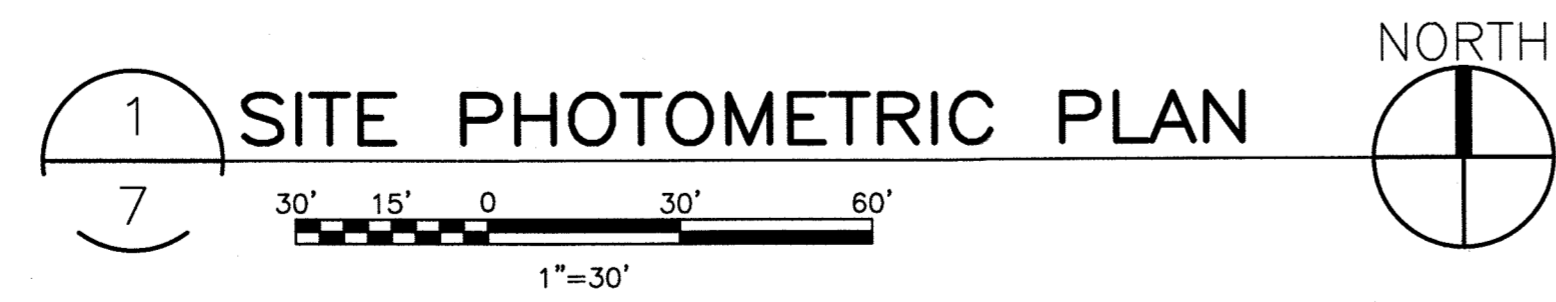
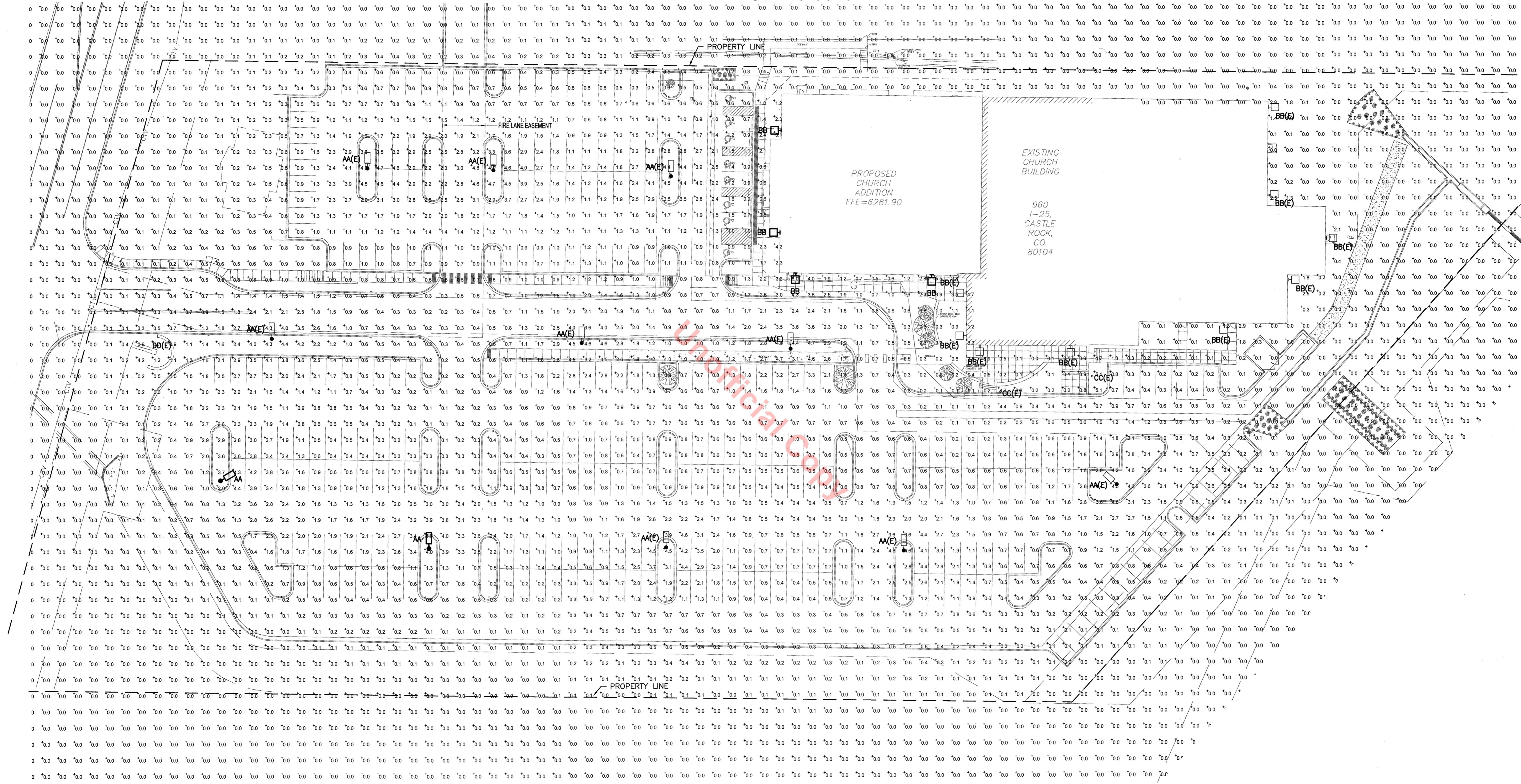
2525 S. WADSWORTH BLVD. SUITE #21  
DENVER, COLORADO 80227  
PHONE: 303/989-4500 FAX: 989-4511

6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8098  
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SDP19-0043



- GENERAL NOTES:**
- ELECTRICAL DEVICES SHOWN IN LIGHT LINE-WEIGHT ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED.
  - NEW SITE LIGHTING FIXTURES LAYOUT IS BASED ON RECORD DRAWINGS AND HAS NOT BEEN VERIFIED FOR ACCURACY.
  - REFER TO LUMINAIRE SCHEDULE FOR LIGHTING USES/OBJECTIVES.
  - NEW SITE LIGHTING FIXTURES SHALL BE CONNECTED TO EXISTING SITE LIGHTING BRANCH CIRCUIT(S) AND ASSOCIATED RELAY SERVING THE SAME TYPE OF FIXTURE IN THAT AREA.
  - EXTERIOR LIGHTING OPERATION SHALL BE DUSK TO DAWN, WITH PHOTOCELL AND TIMSWITCH CONTROL.
  - MITIGATION TO ADJACENT PROPERTIES:  
A. FIXTURE TYPES AA AND BB ARE FULL CUT-OFF/DOWNLIGHT ONLY.
  - NO FORWARD THROW (TYPE IV), POLE-MOUNTED FACADE, UNSHIELDED WALL PACKS ARE UTILIZED HEREIN.

**CALCULATION SUMMARY**

AREA NAME	AVG	MAX	MIN	MAX/MIN	AVG/MIN
EXTERIOR	0.5	5.5	0.0	N/A	N/A

**GIVEN**  
& ASSOCIATES INC  
MECHANICAL & ELECTRICAL ENGINEERS  
735 S. Xenon Ct. #201  
Lakewood, Colorado 80228  
Ph: 303.716.1270  
Fax: 303.716.1272  
www.givenandassociates.com  
Project # 19072

JANUARY 20, 2020  
**SITE PHOTOMETRIC PLAN**  
SHEET 7 OF 8




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# SITE DEVELOPMENT PLAN AMENDMENT NO 1. PLUM CREEK COMMUNITY CHURCH

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SDP19-0043

### KAD LED LED Area Luminaire



**Specifications**  
EPA: 1.2 Efficacy  
Length: 17.1/2" (431 mm)  
Width: 17.1/2" (431 mm)  
Height: 7.1/8" (181 mm)  
Weight (max): 36 lbs (16.3 kg)

**Ordering Information**  
EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

Order Code	LED Type	Power (W)	Temp (K)	Beam Angle	Mounting	Options
40C	40 LED	1000	40K	30°	Recessed	None
40D	40 LED	1000	40K	30°	Recessed	Dimmable

**Performance Data**  
Lumen Output: 10000 lumens (typical)  
Beam Spread: 30°  
Mounting: Recessed

### Performance Data

**Lumen Output**  
Lumen values are from photometric tests performed in accordance with IESNA LM-79-09. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Contact factory for performance data on any configuration not shown here.

Model	Power (W)	Temp (K)	Beam Angle	Mounting	Options
500A	500	50K	30°	Recessed	None
500A	500	50K	30°	Recessed	Dimmable

**Ordering Information**  
EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTDX

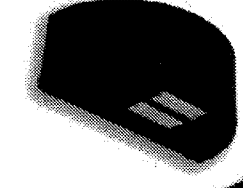
Order Code	LED Type	Power (W)	Temp (K)	Beam Angle	Mounting	Options
P2	40 LED	40	40K	30°	Recessed	None
P2	40 LED	40	40K	30°	Recessed	Dimmable

**Performance Data**  
Lumen Output: 4000 lumens (typical)  
Beam Spread: 30°  
Mounting: Recessed

### EXTERIOR LUMINAIRE SCHEDULE

PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	LLF	LAMP TYPE	OBJECTIVE FOR LIGHTING	REMARKS
AA(E)	POLE MOUNTED 22'-0" AFG	SITE POLE LIGHT	LITHONIA KSF2 250M R5 277 SP04 DBL	208V	1	(1) 250W MH 20000 LUMENS	PARKING LOT LIGHTING	EXISTING
BB(E)	WALL MOUNT 10'-0" AFG	WALL PACK	LITHONIA WSR 2/260T MD 120 2ELED DBLB	120V	1	(2) 26W CFL 1710 LUMENS	EXIT/PATHWAY LIGHTING	EXISTING
CC(E)	GROUND MOUNT	BOLLARD	LITHONIA KBAB 32TRT R5 120 H36 DBL	120V	1	(1) 32W CFL 2400 LUMENS	WALKWAY LIGHTING	EXISTING
DD(E)	SIGN MOUNT	4" LINEAR LED	LITHONIA COLOR KINETICS 523-000062-55	120V	1	60W LED 2104 LUMENS	SIGN ACCENT LIGHTING	EXISTING
AA	POLE MOUNTED 22'-0" AFG	SITE POLE LIGHT FULL CUT OFF	LITHONIA KAD 60C LED 700 50K R2 MVOLT SPD 04	MVOLT	1	137W LED 16082 LUMENS	AUX. PARKING LOT LIGHTING	MATCH EXST. CCT, FINISH AND M.H.
BB	WALL MOUNT 10'-0" AFG	WALL PACK FULL CUT OFF	LITHONIA WSR LED P2 30K SR3 MVOLT DNAXD	MVOLT	1	29W LED 2934 LUMENS	NEW EXIT/PATHWAY LIGHTING	MATCH EXST. CCT, FINISH AND M.H.

### WSR LED Architectural Wall Sconce



**Specifications**  
Height: 7.1/4" (184 mm)  
Width: 5.1/2" (140 mm)  
Depth: 9" (229 mm)  
Weight: 17 lbs (7.7 kg)

**Ordering Information**  
EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTDX

Order Code	LED Type	Power (W)	Temp (K)	Beam Angle	Mounting	Options
P2	40 LED	40	40K	30°	Recessed	None
P2	40 LED	40	40K	30°	Recessed	Dimmable

**Performance Data**  
Lumen Output: 4000 lumens (typical)  
Beam Spread: 30°  
Mounting: Recessed

**Emergency Battery Operation**  
The emergency battery backup (EBC) is designed to provide a minimum duration of 90 minutes (maximum duration of 120 minutes) of operation in the event of a power outage. The EBC is designed to provide a minimum duration of 90 minutes (maximum duration of 120 minutes) of operation in the event of a power outage. The EBC is designed to provide a minimum duration of 90 minutes (maximum duration of 120 minutes) of operation in the event of a power outage.

### Performance Data

**Lumen Output**  
Lumen values are from photometric tests performed in accordance with IESNA LM-79-09. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Contact factory for performance data on any configuration not shown here.

Model	Power (W)	Temp (K)	Beam Angle	Mounting	Options
P1	200	2000K	30°	Recessed	None
P1	200	2000K	30°	Recessed	Dimmable

**Projected LED Lumen Maintenance**  
The L70 life of the LED is 50,000 hours. The L70 life of the LED is 50,000 hours. The L70 life of the LED is 50,000 hours.

**Electrical Load**  
The electrical load of the luminaire is 200W. The electrical load of the luminaire is 200W. The electrical load of the luminaire is 200W.

**Photometric Diagrams**  
To see complete photometric reports or download all files for this product, visit Lithonia Lighting's WSR LED homepage.

**FEATURES & SPECIFICATIONS**  
The WSR LED luminaire is designed for applications such as lighting. The WSR LED luminaire is designed for applications such as lighting. The WSR LED luminaire is designed for applications such as lighting.

## JANUARY 20, 2020 SITE LIGHTING CUT SHEETS AND DETAILS SHEET 8 OF 8

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