LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004

PURPOSE:

SITE DEVELOPMENT OF A 6,711 SF CHURCH FACILITY WITH ASSOCIATED PARKING, DRIVES, LANDSCAPING, AND STORMWATER DETENTION.

LEGAL DESCRIPTION:

LOT 232B, LAGAE RANCH FILING 1, 6TH AMENDMENT ACCORDING TO THE PLAT RECORDED JUNE 12, 2025, AT RECEPTION NO. 2025027116, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK:

C.G.S. BRASS DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "K 23 1929".
NAVD 88 ELEVATION =5984.92'.

BASIS OF BEARING:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTHERLY LINE OF LOT 232B AS SHOWN ON LAGAE RANCH FILING 1, 6TH AMENDMENT PLAT AS BEARING N 89°31'01 W BETWEEN THE MONUMENTS SHOWN ON SAID PLAT.

FEMA FLOODPLAIN:

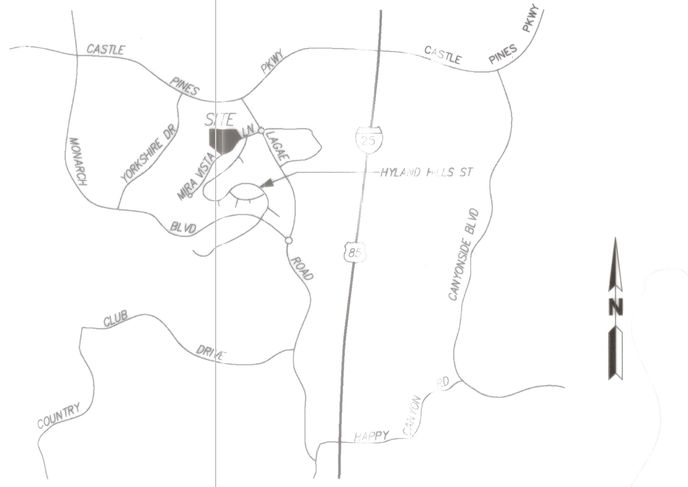
THE SUBJECT PROPERTY IS LOCATED IN ZONE X OUTSIDE OF THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP 08035C0160G, EFFECTIVE DATE 9/4/2020.

SIP NOTES:

1. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE CITY OF CASTLE PINES, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS SITE IMPROVEMENT PLAN.
2. THE CITY'S REVIEW OF A SITE IMPROVEMENT PLAN IS EXPRESSLY LIMITED TO DETERMINE COMPLIANCE WITH CITY REGULATIONS. THE CITY'S APPROVAL OF THIS SITE PLAN DOES NOT CONFIRM THAT THE PROPOSED USE OF THE SITE IS ALLOWED UNDER ANY PRIVATE COVENANT, CONDITION, OR RESTRICTION ("PRIVATE COVENANTS") RECORDED AGAINST THE LAND THAT IS INCLUDED WITHIN THIS SITE IMPROVEMENT PLAN. THE CITY DOES NOT REVIEW, INTERPRET, OR ENFORCE PRIVATE COVENANTS. THE CITY'S APPROVAL OF THIS SITE IMPROVEMENT PLAN DOES NOT SUPERSEDE OR OVERRIDE PROVISIONS OF ANY LAWFUL PRIVATELY IMPOSED PRIVATE COVENANTS.

ZONING COMPARISON TABLE:

ZONING		LAGAE RANCH PD	
PLANNING AREA		PA1	
USE AREA		COMMUNITY	
ITEM		REQUIREMENT	PROVIDED
PRINCIPLE USES		CHURCH, SCHOOL, CULTURAL FACILITY, RECREATION FACILITY, LIBRARY, DAYCARE, CITY HALL	CHURCH
LOT AREA		N/A	5.71 ACRES (248,702 SF)
BUILDING GROSS FLOOR AREA		150,000 MAX	6,711 SF
FLOOR AREA RATIO		1 : 0.50	1 : 0.027
MAXIMUM BUILDING HEIGHT		50'	29.5'
SETBACKS	FRONT	10'	268.9'
	SIDE (E)	10'	302.9'
	SIDE (W)	10'	164.4'
	REAR	10'	113.5'
PARKING CHURCH USE: MAXIMUM OF.. 1SP/ 3 SEATS (200 SEATS) = 67 SP OR 1SP/ 150SF GFA (6,711 SF) = 45 SP REQUIRED PARKING= 67 SPACES PROVIDED PARKING= 73 SPACES			
ADA PARKING REQUIRED: 4 SPACES (1 VAN) PROVIDED: 7 SPACES (1 VAN)			



VICINITY MAP
1"=2000'

SHEET INDEX

1	OF 9	COVER SHEET
2	OF 9	SITE PLAN
3	OF 9	GRADING PLAN
4	OF 9	LANDSCAPE PLAN
5	OF 9	LANDSCAPE NOTES
6	OF 9	LANDSCAPE DETAILS
7	OF 9	EXTERIOR ELEVATIONS
8	OF 9	PHOTOMETRIC PLAN
9	OF 9	LIGHTING DETAILS

SITE DATA TABLE:

ITEM	SF	% OF GROSS SITE
SITE AREA	248,702	100%
* Building Footprint	6,898	2.8%
* Parking/ Drives	45,446	18.3%
* Sidewalks/ Patios	4,970	2.0%
HARDSCAPE TOTAL	57,314	23.1%
* Planted Area	191,388	76.9%
LANDSCAPED TOTAL	191,388	76.9%

OWNER/DEVELOPER:
FOUNDRY CHURCH
311 CASTLE PINES PKWY
CASTLE PINES, CO 80108
(303) 263-0263
MR. ROBERT LEE

CIVIL ENGINEER:
CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, COLORADO 80228
(303) 917-1757
MR. JOE COCO

ARCHITECT:
LEE ARCHITECTS
2525 S. WADSWORTH BLVD. SUITE 21
DENVER, COLORADO 80227
(303) 989-4500
MR. KEITH ZAHLLER

LANDSCAPE ARCHITECT:
NURTURE DESIGN
8047 LODGEPOLE TRAIL
LONE TREE, COLORADO 80125
(970) 779-0799
MS. KELLY HYZY

ELECTRICAL ENGINEER:
3 CONSULTING ENGINEERS
4785 TEJON STREET, SUITE 201
DENVER, COLORADO 80211
(303) 357-1998
MR. BRUCE PACHIKARA

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN FOR THE LAGAE RANCH FILING NO 1, 6TH AMENDMENT, LOT 232B WAS REVIEWED BY CASTLE PINES PLANNING COMMISSION ON February 24, 2026 AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF CASTLE PINES CODE.

Donna Ferguson
DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION.

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH CITY OF CASTLE PINES REGULATIONS.

Lindy Howard — 3-18-2026
ENGINEERING SERVICES — DATE

Donna Ferguson — 4-1-2026
PLANNING SERVICES — DATE

- FAILURE TO OBTAIN A BUILDING PERMIT WITHIN THREE (3) YEARS AFTER THE DATE OF THE SIP APPROVAL, AS NOTED ON THE NOTICE OF ACTION – FINAL STATUS, SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID, UNLESS AN EXTENSION WAS GRANTED
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY CASTLE PINES ENGINEERING SERVICES SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE CASTLE PINES ZONING RESOLUTION.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED SIP AND THE CITY OF CASTLE PINES ZONING RESOLUTION.

CASTLE PINES COMMUNITY CHURCH, A COLORADO NONPROFIT CORPORATION

BY: Tim Salters
TIM SALTERS

TITLE: SENIOR PASTOR/ ELDER

DATE: 3/9/26

STATE OF COLORADO } SS
COUNTY OF Denver }

EMANUELA [illegible]
NOTARY PUBLIC
STATE OF [illegible]
NOTARY ID [illegible]
MY COMMISSION EXPIRES [illegible]

ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2026, BY TIM SALTERS AS SENIOR PASTOR/ ELDER OF CASTLE PINES COMMUNITY CHURCH, A COLORADO NONPROFIT CORPORATION.

MY COMMISSION EXPIRES: 03/28/27

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

FOUNDRY CHURCH
LAGAE RANCH FILING NO 1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN
COVER SHEET

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	06/20/25	JC
2	2ND SUBMITTAL	12/17/25	JC
3	3RD SUBMITTAL	01/26/26	JC
4	4TH SUBMITTAL	02/24/26	JC

Date: JUNE 2025
Job Number:
Design By: J. COCO
Drawn By: J. COCO
Checked By: J. COCO

Sheet Number:
1 OF 9

LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

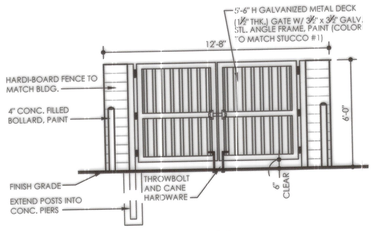
LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004

PARKING COUNTS	
TYPE	AMOUNT / PERCENTAGE
PARKING STALLS REQUIRED (1 SPACE / 3 SEATS)	67
STANDARD PARKING STALLS PROVIDED	66 / 90%
H.C. PARKING STALLS PROVIDED	7 / 10%
TOTAL PARKING STALLS PROVIDED	73 / 100%

ASPHALT PAVING NOTE:

LOCATION	DESCRIPTION	ALTERNATE
DRIVE-LANES	6" OF FULL DEPTH ASPHALT	4 1/2" ASPHALT OVER 7" AGGREGATE BASE
PARKING AREAS	5 1/2" OF FULL DEPTH ASPHALT	4" ASPHALT OVER 6" AGGREGATE BASE
HEAVY TRUCKS	8" OF FULL DEPTH ASPHALT	6" ASPHALT OVER 8" AGGREGATE BASE

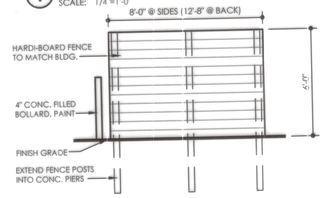
COORDINATE ALL PAVING REQUIREMENTS WITH SOILS REPORT



FRONT

1 TRASH ENCLOSURE ELEV.

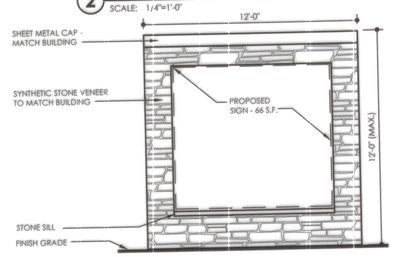
SCALE: 1/4"=1'-0"



SIDES, BACK SIM.

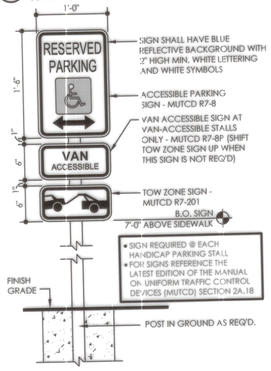
2 TRASH ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"



3 MONUMENT SIGN ELEV.

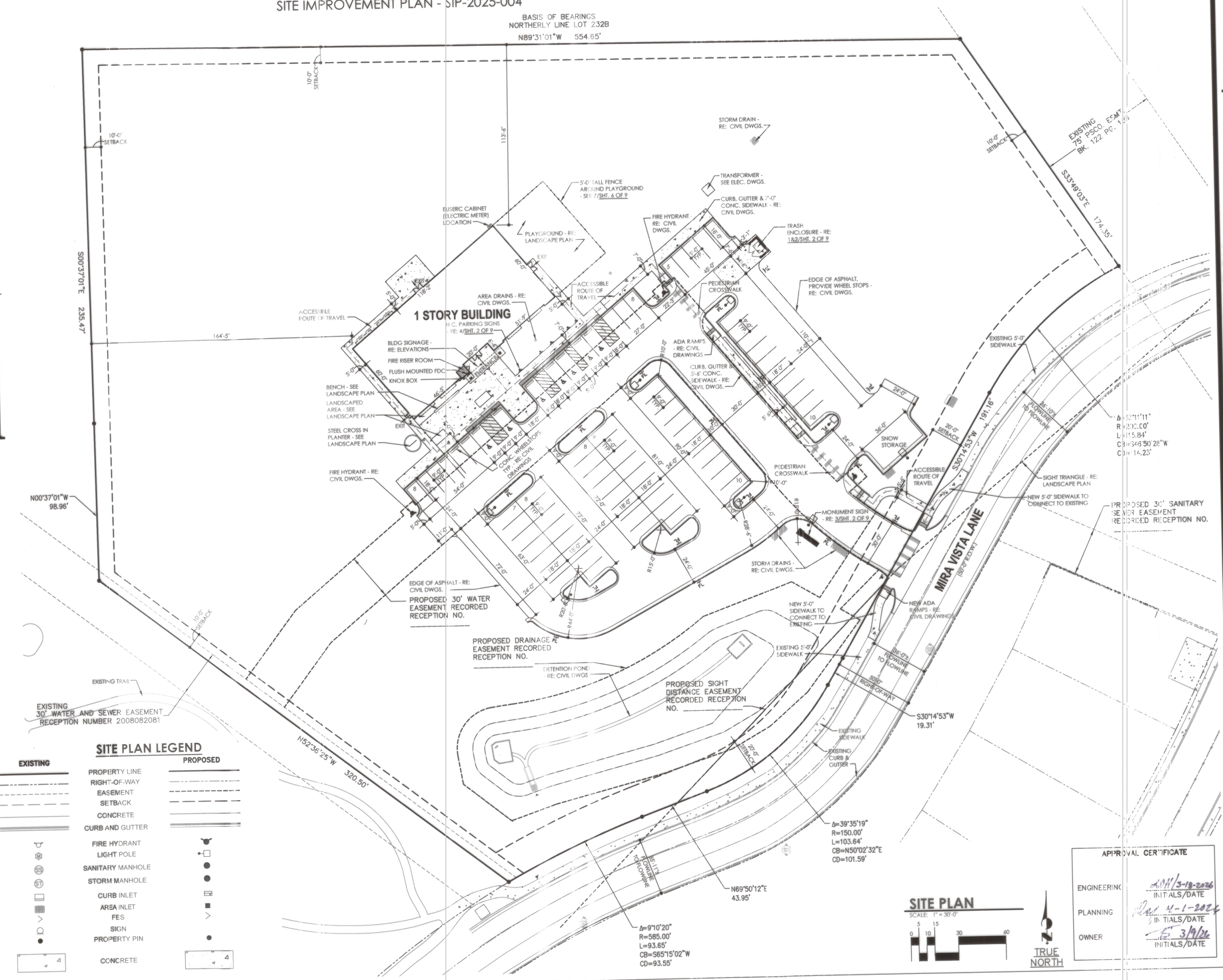
SCALE: 1/4"=1'-0"



4 ACCESSIBLE PARKING SIGN

SCALE: 1" = 1'-0"

BASIS OF BEARINGS
NORTHERLY LINE LOT 232B
N89°31'01"W 554.65'



SITE PLAN LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	EASEMENT	
	SETBACK	
	CONCRETE	
	CURB AND GUTTER	
	FIRE HYDRANT	
	LIGHT POLE	
SS	SANITARY MANHOLE	
ST	STORM MANHOLE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	CONCRETE	
	ACCESSIBLE ROUTE	

APPROVAL CERTIFICATE

ENGINEERING		3-18-2026 INITIALS/DATE
PLANNING		4-1-2026 INITIALS/DATE
OWNER		3/9/26 INITIALS/DATE

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

FOUNDRY CHURCH
LAGAE RANCH FILING NO 1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN
SITE PLAN

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	06/20/25	JC
2	2ND SUBMITTAL	12/17/25	JC
3	3RD SUBMITTAL	01/28/26	JC
4	4TH SUBMITTAL	02/24/26	JC

Date: JUNE 2025
Job Number:
Design By: KPZ
Drawn By: LTD
Checked By: KPZ

Sheet Number:
2 OF 9

CAD INFORMATION
Paper Space
Plot view:
PLOT
Dwg. Name: 25017-A01.dwg

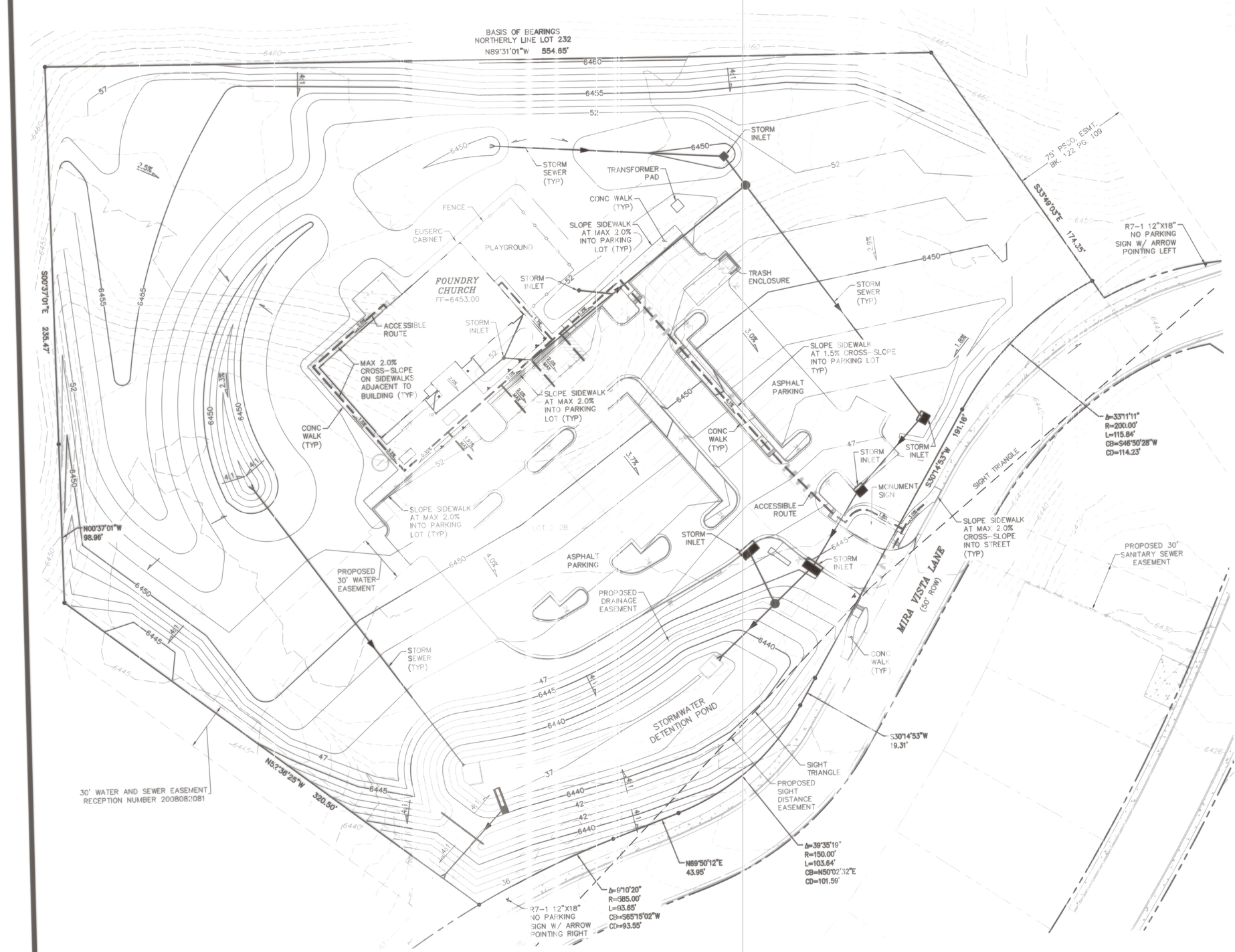
Model Space
Plot Date:
Tab Name: SIP - Sheet 2

X References:

Project Manager:
Designed By: JCC
Drawn By: JCC
Location: E:\2000\Dropbox\Trevor - Melissa\25017 - Foundry Church\
Job Number:
Sheet Number:

LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004



LEGEND

EXISTING		PROPOSED
	RIGHT-OF-WAY	
	PROPERTY BOUNDARY	
	EASEMENT	
	CONCRETE	
	CURB AND GUTTER	
5500	CONTOUR	5500
SS	SANITARY SEWER	SS
ST	STORM SEWER	ST
W	WATER LINE	W
UGE	UNDERGROUND ELECTRIC	
TELE	TELEPHONE CABLE	TELE
GAS	GAS LINE	GAS
	FIRE HYDRANT	
	LIGHT POLE	
SS	SANITARY MANHOLE	
ST	STORM MANHOLE	
	CLEAN OUT	
	WATER VALVE	
	CURB INLET	
	AREA INLET	
	FES	
	SIGN	
	PROPERTY PIN	
	CONCRETE	
	ACCESSIBLE ROUTE	

N

30 15 0 30 60
SCALE 1" = 30'

CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

APPROVAL CERTIFICATE

ENGINEER	3-18-2026 INITIALS/DATE
PLANNING	4-1-2026 INITIALS/DATE
OWNER	3/9/26 INITIALS/DATE

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

FOUNDRY CHURCH
LAGAE RANCH FILING NO 1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN
GRADING PLAN

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	06/20/25	JC
2	2ND SUBMITTAL	12/17/25	JC
3	3RD SUBMITTAL	01/28/26	JC
4	4TH SUBMITTAL	02/24/26	JC

Date: JUNE 2025
Job Number:
Design By: J. COCO
Drawn By: J. COCO
Checked By: J. COCO

Sheet Number:

LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004

DETAIL LEGEND:

1. TREE PLANTING, REF 1, SHEET 6
2. SHRUB PLANTING, REF 2, SHEET 6
3. PERENNIAL & GROUNDCOVER PLANTING, REF 3, SHEET 6
4. EDGE RESTRAINT, REF 4, SHEET 6
5. CONCRETE LANDSCAPE EDGE, REF 5, SHEET 6
6. EDGE AT PLAYGROUND, REF 6, SHEET 6
7. FENCE AT PLAYGROUND, REF 7, SHEET 6
8. ALPINE BUTTE BENCH, REF 8, SHEET 6

ABBREVIATIONS:

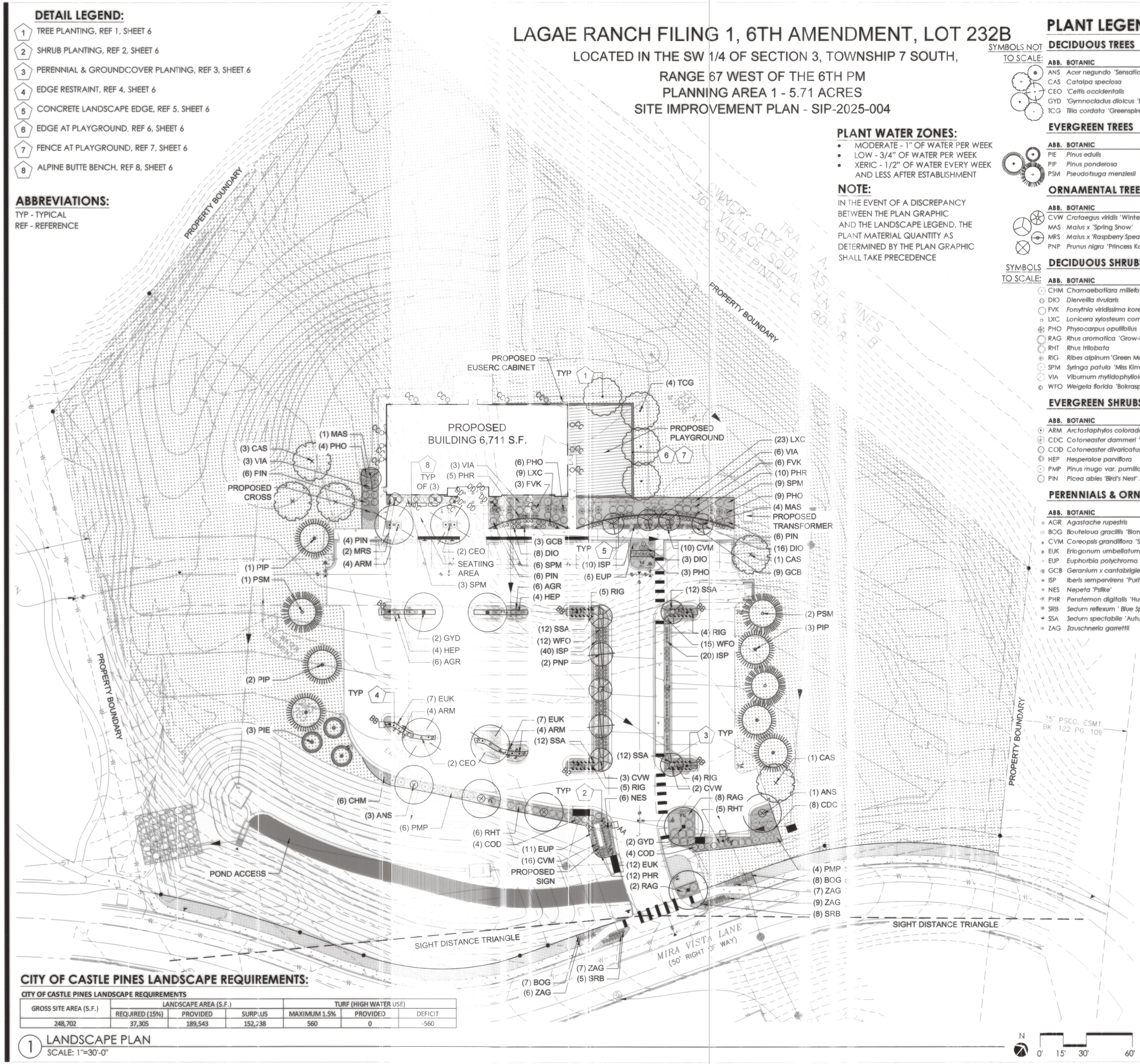
TYP - TYPICAL
REF - REFERENCE

PLANT WATER ZONES:

- MODERATE - 1" OF WATER PER WEEK
- LOW - 3/4" OF WATER PER WEEK
- XERIC - 1/2" OF WATER EVERY WEEK AND LESS AFTER ESTABLISHMENT

NOTE:

IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE



CITY OF CASTLE PINES LANDSCAPE REQUIREMENTS:

CITY OF CASTLE PINES LANDSCAPE REQUIREMENTS

GROSS SITE AREA (S.F.)	LANDSCAPE AREA (S.F.)			TURF (HIGH WATER USE)		
	REQUIRED (15%)	PROVIDED	SURPLUS	MAXIMUM 1.5%	PROVIDED	DEFICIT
248,702	37,305	189,543	152,238	560	0	-560

1 LANDSCAPE PLAN
SCALE: 1"=30'-0"

PLANT LEGEND:

SYMBOLS NOT TO SCALE:

DECIDUOUS TREES

ABB.	BOTANIC	COMMON	SIZE	QTY	IRRIGATION TYPE	WATER USE
ANS	*Acer negundo 'Sensation'*	Sensation Boxelder	2" Cal.	4	BUBBLER	MODERATE
CAS	*Catalpa speciosa*	Western Catalpa	2" Cal.	5	BUBBLER	LOW
CEO	*Celtis occidentalis*	Western Hackberry	2" Cal.	4	BUBBLER	LOW
GYD	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffeetree	2" Cal.	4	BUBBLER	LOW
TCG	*Tilia cordata 'Greenspire'*	Greenspire Linden	2" Cal.	4	BUBBLER	MODERATE

EVERGREEN TREES

ABB.	BOTANIC	COMMON	SIZE	QTY	IRRIGATION TYPE	WATER USE
PIE	*Pinus edulis*	Pinon Pine	6'	3	BUBBLER	XERIC
PIP	*Pinus ponderosa*	Ponderosa Pine	6'	4	BUBBLER	XERIC
PSM	*Pseudotsuga menziesii*	Douglas Fir	6'	3	BUBBLER	LOW

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SIZE	QTY	IRRIGATION TYPE	WATER USE
CVW	*Crataegus viridis 'Winter King'*	Winter King Hawthorn	1.5" Ca .	5	BUBBLER	LOW
MAS	*Malus x 'Spring Snow'*	Spring Snow Crabapple	1.5" Ca .	5	BUBBLER	LOW
MRS	*Malus x 'Raspberry Spear'*	Raspberry Spear Crabapple	1.5" Ca	2	BUBBLER	LOW
PNP	*Prunus nigra 'Princess Kay'*	Princess Kay Flowering Plum	1.5" Ca	2	BUBBLER	LOW

SYMBOLS TO SCALE:

DECIDUOUS SHRUBS

ABB.	BOTANIC	COMMON	SIZE	QTY	IRRIGATION TYPE	WATER USE
CHM	*Chamaebatiara millefolium*	Fernbush	5 Gal.	6	DRIP	XERIC
DIO	*Diervilla rivularis*	Kodiak Orange Honeysuckle	5 Gal.	21	DRIP	XERIC
FVK	*Forsythia viridissima koreana 'Kumson'*	Kumson Forysthia	5 Gal.	5	DRIP	LOW
LXC	*Lonicera xylosteum compactum*	Emerald Mound Honeysuckle	5 Gal.	37	DRIP	LOW
PHO	*Physocarpus opulifolius 'Little Devil'*	Little Devil Ninebark	5 Gal.	21	DRIP	XERIC
RAG	*Rhus aromatica 'Grow-Low'*	Gro-Low Fragrant Sumac	5 Gal.	10	DRIP	XERIC
RHT	*Rhus trilobata*	Three Leaf Sumac	5 Gal.	3	DRIP	XERIC
RIG	*Ribes alpinum 'Green Mound'*	Green Mound Current	5 Gal.	3	DRIP	XERIC
SPM	*Syringa patula 'Miss Kim'*	Miss Kim Lilac	5 Gal.	3	DRIP	LOW
VIA	*Viburnum rhytidophylloides 'Allegheny'*	Allegheny Viburnum	5 Gal.	12	DRIP	LOW
WFO	*Weigela florida 'Bokraspiwi'*	Spilled Wine Weigela	5 Gal.	27	DRIP	LOW

EVERGREEN SHRUBS

ABB.	BOTANIC	COMMON	SIZE	QTY	IRRIGATION TYPE	WATER USE
ARM	*Arctostaphylos coloradoensis 'Manzanita'*	Ponchito manzanita	5 Gal.	11	DRIP	XERIC
CDC	*Cotoneaster dammeri 'Coral Beauty'*	Coral Beauty Cotoneaster	5 Gal.	8	DRIP	LOW
COD	*Cotoneaster divaricatus*	Shrub Cotoneaster	5 Gal.	5	DRIP	LOW
HEP	*Hesperaloe parviflora*	Red Yucca	5 Gal.	9	DRIP	XERIC
PMP	*Pinus mugo var. pumilio*	Dwarf Mugo Pine	5 Gal.	10	DRIP	LOW
PIN	*Picea abies 'Bird's Nest' Spruce*	Bird's Nest Spruce	5 Gal.	21	DRIP	LOW

PERENNIALS & ORNAMENTAL GRASS

ABB.	BOTANIC	COMMON	SIZE	QTY	IRRIGATION TYPE	WATER USE
AGR	*Agastache rupestris*	Sunset Hyssop	1 Gal.	7	DRIP	XERIC
BOG	*Bouteloua gracillis 'Blonde Ambition'*	Blonde Ambition Blue Grama	1 Gal.	11	DRIP	LOW
CVM	*Coreopsis grandiflora 'Sunray'*	Sunray Coreopsis	1 Gal.	24	DRIP	LOW
EUK	*Eriogonum umbellatum v. aureum Kannah Creek*	Kannah Creek Sulphur Buckwheat	1 Gal.	24	DRIP	XERIC
EUP	*Euphorbia polychroma*	Cushion Spurge	1 Gal.	7	DRIP	XERIC
GCB	*Geranium x cantabrigiense 'Biokovo'*	Biokovo Geranium	1 Gal.	7	DRIP	LOW
ISP	*Iberis sempervirens 'Purity'*	Purity Candytuft	1 Gal.	72	DRIP	LOW
NES	*Nepeta 'Psfike'*	Little Trudy Catmint	1 Gal.	6	DRIP	XERIC
PHR	*Penstemon digitalis 'Husker Red'*	Husker Red Penstemon	1 Gal.	27	DRIP	LOW
SRB	*Sedum reflexum ' Blue Spruce'*	Blue Spruce Sedum	1 Gal.	13	DRIP	XERIC
SSA	*Sedum spectabile 'Autumn Joy'*	Autumn Joy Sedum	1 Gal.	41	DRIP	LOW
ZAG	*Zauschneria garrettii*	Hummingbird Flower	1 Gal.	21	DRIP	XERIC

MATERIAL HATCH LEGEND:

SEE MULCHING NOTES FOR MORE INFORMATION

- 1.5" CLEAR CREEK GRAVEL. 3,571 S.F. PERMANENT DRIP IRRIGATION. NO WOOD MULCH RINGS AROUND PLANTS IN ROCK MULCH AREAS.
- SHREDDED WOOD MULCH. 6,384 S.F. PERMANENT DRIP IRRIGATION. NO WEED BARRIER FABRIC UNDERNEATH.
- 9-12" DEEP FIBAR ENGINEERED PLAYGROUND MULCH. DEPTH DEPENDS ON FALL HEIGHT OF EQUIPMENT. 2,302 S.F. NO IRRIGATION. SHEET DRAIN UNDERNEATH.
- NATIVE WONDER SEED MIX & SEEDED CALIFORNIA POPPY. ARKANSAS SEED VALLEY OR APPROVED EQUAL - 149,442 S.F. TEMPORARY OVER-HEAD SPRAY IRRIGATION UNTIL ESTABLISHMENT (APPROXIMATELY 3 YEARS).
- DETENTION SEED MIX, ARKANSAS SEED VALLEY OR APPROVED EQUAL - 28,648 S.F. TEMPORARY OVER-HEAD SPRAY IRRIGATION UNTIL ESTABLISHMENT (APPROXIMATELY 3 YEARS).
- TAHOMA 31 BERMUDA SOD. MOW ONCE A YEAR IN SPRING. SCIENTURFIC SOD OR APPROVED EQUAL - 3,635 S.F. PERMANENT OVER-HEAD SPRAY IRRIGATION. 0.5"/WEEK IN TWO WATERINGS (.25 EACH).
- 73 S.F. OF SEASONAL ANNUALS OR CREEPING MAHONIA. APPLY THIN LAYER OF SMALL BARK NUGGETS AFTER PLANTING.
- PEDESTRIAN SIDEWALKS

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

NURTURE STUDIO
LANDSCAPE ARCHITECTURE
ARCHITECTURE, WATER BEAUTY, BEYOND
Kelly Hyre, PLA

FOUNDRY CHURCH
LAGAE RANCH FILING NO 1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN

No	Description of Revisions	Date	Name
1	1ST SUBMITTAL	09/29/25	JCC
2	2ND SUBMITTAL	11/25/25	JCC
3	3RD SUBMITTAL	12/22/25	JCC
4	4TH SUBMITTAL	01/29/26	JCC

Date: JUNE 2025
Job Number: J. 0000
Design By: J. 0000
Drawn By: J. 0000
Checked By: J. 0000

Sheet Number:
LANDSCAPE PLAN
4 OF 9

CAD INFORMATION
Paper Space
Plot view:
PLOT
Dwg. Name:
Other View:
Model Space
Plan view(s): PLAN
Profile View(s):
Plot Date:
Tab Name:
X References:
Project Manager: JCC
Designed By: JCC
Location:
Drawn By: JCC
Job Number:
Sheet Number:

LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004

GENERAL NOTES:

1. TO BE CONSIDERED A LANDSCAPE CONTRACT DOCUMENT, OR FINAL CONSTRUCTION DRAWING, THE SET SHALL BE SIGNED, SEALED AND DATED BY A COLORADO LANDSCAPE ARCHITECT. IF THE LANDSCAPE PLANS DO NOT CONTAIN A SEAL AND SIGNATURE, THE LANDSCAPE PLAN IS INTENDED FOR DEVELOPMENT PLAN PURPOSES ONLY.
2. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
4. LANDSCAPE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH CIVIL AND SURVEY PLANS TO DETERMINE EXISTING AND PROPOSED UTILITY CONDITIONS. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE ROUGH LOCATIONS USED FOR PLANNING PURPOSES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES DURING PLANTING. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
5. 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.
6. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING APPROPRIATE CITY AUTHORITY TO OBTAIN ANY REQUIRED PERMITS.
7. 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.
8. 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:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
2. LANDSCAPE CONTRACTOR SHALL REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL, AND LEAVE THE AREA IN A NEAT CLEAN CONDITION EACH DAY. SITE ACCESS AREAS SHALL BE LEFT UNOBSTRUCTED AT ALL TIMES.
3. IF CONDITIONS EXIST WHICH ARE UNFAVORABLE TO PLANT GROWTH, LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IMMEDIATELY. PLANTING SHALL NOT CONTINUE UNTIL RESOLVED.
4. 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.
5. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
6. 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.
7. ALL FINISH GRADES IN PLANTING AREAS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM OF 2% SLOPE. FOR PROPOSED SITE GRADING, SEE GRADING PLAN.
8. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. 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.
9. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
10. 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.
11. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN AND REPORTING ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE PROJECT LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. ANY SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

NATIVE GRASS & WILDFLOWER SEED ESTABLISHMENT NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS.
2. FOR BEST RESULTS, SOW THE NATIVE SEED MIX USING THE DRILL SEED METHOD IN EARLY SPRING OR FALL.
   - 2.1. 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, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
   - 2.2. DO NOT PLACE SEED WHEN STANDING WATER OR SNOW IS PRESENT OR IF THE GROUND IS FROZEN.
3. SOIL PREPARATION MEASURES IN A AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING:
   - 3.1. REMOVE ALL STONES LARGER THAN 1", ALL STICKS AND ROOTS.
   - 3.2. REMOVE ALL TRASH OR FOREIGN DEBRIS
   - 3.3. RAKE SMOOTH
5. APPLY A TACKIFIER OR OTHER EROSION CONTROL PRODUCT OVER NEWLY SOWN SEED TO PREVENT EROSION AND ENSURE SEED/SOIL CONTACT.
6. 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.
7. WEED CONTROL IS CRITICAL IN THE FIRST TWO TO THREE YEARS, ESPECIALLY WHEN STARTING WITH SEED. MECHANICAL REMOVAL IS BEST FOLLOWED BY A POST-EMERGENT WEED KILLER.

MULCHING NOTES:

1. APPLY SAME MULCH AROUND TREES AND SHRUBS AS SHOWN ON PLAN AND IN HATCH LEGEND. MULCH SHRUB BED/PLANTING AREAS TO A DEPTH OF 3 IN. FOR WOOD AND ROCK MULCH.
   - 1.1. IN PLANTING BEDS WITH ROCK MULCH DO NOT ADD WOOD MULCH AROUND THE BASE OF TREES, SHRUBS OR PERENNIALS. USE ROCK MULCH.
   - 1.2. APPLY WOOD MULCH 3FT AROUND ALL TREE TRUNKS FOR TREES IN NATIVE SEED OR SODDED AREAS. KEEP MULCH A MINIMUM OF 4-6 IN. AWAY FROM TREE TRUNKS AND NOT TOUCHING THE BASE OF OTHER WOODY LANDSCAPE PLANTS.
2. NO WEED BARRIER FABRIC SHALL BE INSTALLED UNDER WOOD OR ROCK MULCH OR ON TOP OF TREE ROOT-BALLS. WEED BARRIER FABRIC TO BE USED UNDER ROCK GREATER THAN 2" AND IN AREAS WITHOUT PLANTINGS.
3. 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.
4. NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
5. ALL PLANTING AREAS WITH SLOPES 4:1 OR STEEPER SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS OR APPROVED TACKIFIER.

SOIL PREPARATION:

1. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL.
2. APPLY ADDITIONAL AMENDED TOPSOIL, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL IN PLANTING BED AND SODDED AREAS. AMENDED SOIL TO BE FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE.
   - 2.1. APPLICATION RATE: 3 CUBIC YARDS PER 1000 S.F. TO A MINIMUM DEPTH OF 6".
   - 2.2. A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT SUCH AMENDMENT IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS.
3. AFTER APPLYING SOIL AMENDMENT, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM, BY TILLING UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.
4. AT TIME OF PLANTING, ADD 1-2 FORMULATED DOSE OF GROW QUEEN PLANT FOOD, OR APPROVED EQUAL, AROUND THE ROOT ZONE FOR EVERY INSTALLED 1 GALLON. ADD 4-8 FORMULATED DOSE OF GROW QUEEN PLANT FOOD, OR APPROVED EQUAL, AROUND THE ROOT ZONE FOR EVERY 5 GALLON OR TREE INSTALLED.
5. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT OR EDGE RESTRAINT, PRIOR TO PLANTING OR REPLACING GROUND-COVER MATERIAL:
   - 5.1. PLANTING AND GRAVEL AREAS: ALLOW 3 INCHES FOR WOOD OR GRAVEL MULCH.
   - 5.2. SODDED AREAS: ALLOW 1 INCH FOR SOD

SCREENING REQUIREMENTS:

IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES THAT ARE NOT SHOWN ON THE SIP MAY REQUIRE ADDITIONAL LANDSCAPING AND SCREENING BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF CCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.

IRRIGATION NOTES:

1. SOURCE OF IRRIGATION IS POTABLE DOMESTIC WATER FROM THE TOWN OF CASTLE PINES NORTH METRO DISTRICT.
2. ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATION UNLESS OTHERWISE INDICATED ON THE HATCH LEGEND.
3. SEEDED AREAS SHALL BE IRRIGATED WITH ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS WITH SIMILAR HYDRO-ZONE CHARACTERS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDRO-ZONE.

IRRIGATION CONCEPT:

1. AN IRRIGATION PLAN SHALL BE SUBMITTED AFTER THE APPROVAL OF THE LANDSCAPE PLANS.
2. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
4. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACK-FLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
5. ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATION.
6. SODDED/SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
7. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA.
8. ALL PLANTS WITH SIMILAR HYDRO-ZONE CHARACTERS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDRO-ZONE.
9. THE IRRIGATION SYSTEM SHALL DESIGNED AND INSTALLED, THE MINIMUM EXTEND POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
10. IRRIGATION BACK-FLOW PREVENTER AND IRRIGATION CONTROLLER SHALL BE SCREENED BY LANDSCAPING. EQUIPMENT SHALL BE IN A VANDAL PROOF LOCKABLE CABINET OR LOCATED WITHIN THE BUILDING UTILITY CLOSET.

LANDSCAPE MAINTENANCE NOTES:

1. TREES AND VEGETATION, IRRIGATION SYSTEMS, AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. THE LANDOWNER SUCCESSOR, AND/OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REGULAR AND PROPER MAINTENANCE OF ALL LANDSCAPING ELEMENTS.
2. ALL LANDSCAPING SHALL BE FREE FROM DISEASE, PESTS, WEEDS, LITTER, AND ALL LANDSCAPE STRUCTURES SHALL BE REPAIRED AND REPLACED AS NECESSARY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
3. ANY REQUIRED ELEMENT THAT FAILS, DIES, OR IS OTHERWISE DAMAGED OR REMOVED, SHALL BE REPLACED WITHIN 30 DAYS OR BY MAY 31ST OF THE NEXT CALENDAR YEAR IF IT IS FOUND DEAD DURING THE WINTER MONTHS.
   - 3.1. ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED ACCORDING TO THE APPROVED LANDSCAPE PLAN.
4. LANDSCAPE AND UTILITY PLANS SHALL BE COORDINATED TO PROVIDE EASE OF FUTURE MAINTENANCE AND TO PREVENT CONFLICTS BETWEEN TREE AND SHRUB PLANTINGS AND UTILITIES. TREE/UTILITY SEPARATIONS SHALL NOT BE USED AS A MEANS OF AVOIDING THE PLANTING OF REQUIRED STREET TREES.

CALL BEFORE YOU DIG:

CALLING (8-1-1) OR (1-800-922-1987) BEFORE EVERY DIGGING JOB GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE AND HELPS PREVENT UNDESIRED CONSEQUENCES. STAY 2 FEET AWAY FROM THE MARKINGS. EVERY DIGGING JOB REQUIRES A CALL – EVEN SMALL PROJECTS LIKE PLANTING TREES AND SHRUBS.

MAINTENANCE STATEMENT:

LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

LANDSCAPING ON UTILITY EASEMENTS:

NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTERFORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, PRIVATE GAS LINES, PARKING LOT LIGHTS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

- A MINIMUM CLEARANCE IS REQUIRED AROUND ALL VAULTS AND PAD MOUNTED EQUIPMENT. A DISTANCE OF 10 FEET MUST BE KEPT CLEAR IN FRONT OF ALL SERVICE DOORS. EQUIPMENT SIDE CLEARANCES VARY FROM 1.5 TO 4 FEET.
- TREES SHOULD BE PLANTED FAR ENOUGH AWAY FROM PAD MOUNTED EQUIPMENT SO THAT, AT MATURITY, OVERHANGING BRANCHES WILL NOT OBSTRUCT A CRANE SETTING OR REMOVING EQUIPMENT. IT IS BEST TO SELECT TREES WITH SUPPLE BRANCHES THAT CAN BE TIED BACK WITHOUT RISK OF BREAKING.
- RESPONSIBILITY FOR UPKEEP AND ANY LANDSCAPING MAINTENANCE IN A UTILITY EASEMENT IS BORNE BY THE PROPERTY OWNER/MEMBER.
- IN THE EVENT A FENCE MUST BE REMOVED BY CORE TO REPAIR OR MAINTAIN ELECTRICAL FACILITIES, REASONABLE EFFORT WILL BE MADE TO REPLACE EXISTING FENCING WHEN REPAIRS ARE COMPLETED.
- LANDSCAPING, FENCES, AND OTHER OBSTRUCTIONS SHALL NOT ENCROACH UPON THE WORKING SPACE CLEARANCES.
- A CLEAR AND LEVEL WORKING SPACE SHALL BE EQUAL TO THE FULL WIDTH OF THE EQUIPMENT AND SHALL EXTEND A MINIMUM OF 10 FEET FROM THE COMPARTMENT OPENING FOR PAD MOUNT EQUIPMENT. ROADWAYS AND DRIVE-THROUGHS ARE NOT CONSIDERED WORKING SPACE.
- A LEVEL PAD CANNOT BE MORE THAN 18" ABOVE SURROUNDING FINISHED GRADE.

APPROVAL CERTIFICATE		
ENGINEERING		3-18-2026
		INITIALS/DATE
PLANNING		4-1-26
		INITIALS/DATE
OWNER		3/9/26
		INITIALS/DATE

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

NURTURE STUDIO
LANDSCAPE ARCHITECTURE
ARCHITECTURAL DESIGN REVIEWS
SCOTT HULL, MLA
(970) 846-2220

FOUNDRY CHURCH
LAGAE RANCH FILING NO.1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN

No.	Description of Revisions	Date	Name
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]

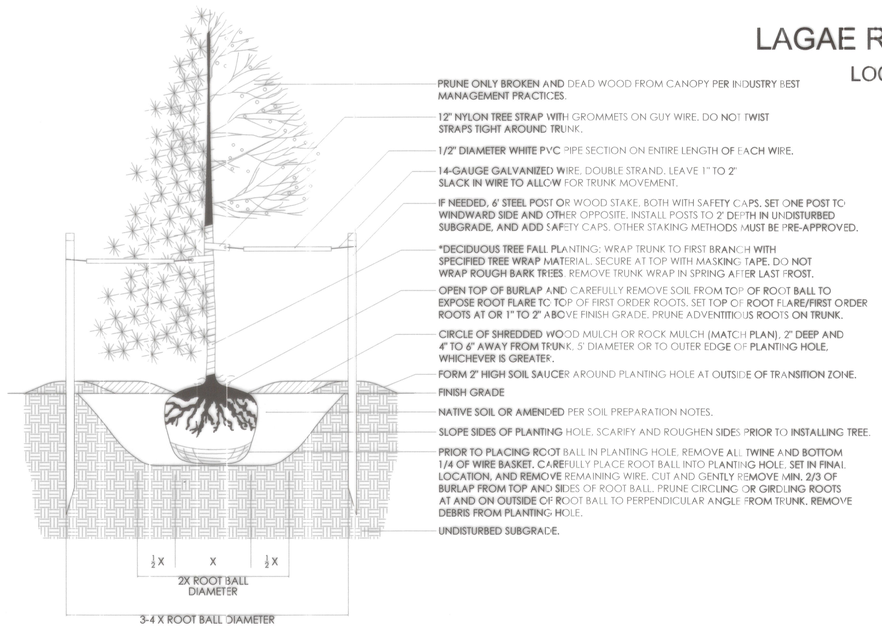
Date: JUNE 2025
Job Number: J. 0000
Design By: J. 0000
Drawn By: J. 0000
Checked By: J. 0000

Sheet Number:
LANDSCAPE NOTES
5 OF 9

CAD INFORMATION
Proper Space: Other View:
PLOT Dwg. Name: PLAN
Model Space Plan View(s) Profile View(s)
Plot Date: Tab Name:
X-References:
Project Manager: JCC
Designed By: JDC
Drawn By: JDC
Location:
Job Number: Sheet Number:

LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004



PLANTING NOTES:

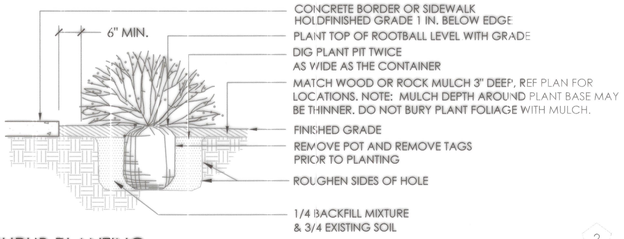
- ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL SHALL NOT BE PLANTED. REMOVE ALL TAGS AND LABELS PRIOR TO PLANTING.
- PRIOR TO DIGGING, THE UTILITY NOTIFICATION CENTER OF COLORADO SHALL BE CONTACTED AT 811 TO LOCATE UNDERGROUND UTILITIES.
- TREE PLANTING SHALL NOT OCCUR WHEN DAYTIME TEMPERATURES REACH OR EXCEED 90-DEGREES FAHRENHEIT. IN GENERAL, ALL TREE PLANTING SHOULD BE PERFORMED AVOIDING THE HOTTEST PART OF THE DAY.
- TREES SHALL BE DEEP WATERED BY HAND OR WITH THE INSTALLED IRRIGATION SYSTEM IMMEDIATELY AFTER PLANING.
- TREES SHALL BE CENTERED IN TREE LAWNS AND/OR PLANTING AREAS.
- UNLESS AUTHORIZED, TREES SHALL BE LOCATED:
  - OUTSIDE STREET INTERSECTION SIGHT DISTANCE TRIANGLE, MEASURED 30 (THIRTY) FEET ALONG THE PUBLIC RIGHT OF WAY IN EACH DIRECTION FROM THE CORNER.
  - MIN. 10 (TEN) FEET FROM ALLEYS AND DRIVEWAYS
  - MIN. 20 (TWENTY) FEET FROM STOP SIGNS AND CURB RAMPS
  - MIN. 25 (TWENTY-FIVE) FEET FROM STREET LIGHTS
  - MIN. 10 (TEN) FEET FROM ELECTRIC/GAS/WATER LINES, WATER METERS/PITS, AND FIRE HYDRANTS
  - MIN. 15 (FIFTEEN) FEET FROM SMALL CELL TOWERS
  - MIN. 8 (EIGHT) FEET FROM RTD LIGHT RAIL LINES

*TRUNK-WRAP TAPE:

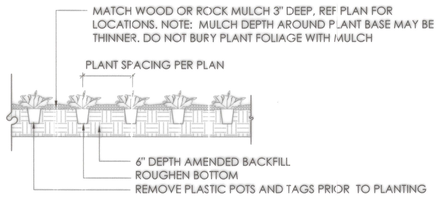
1. TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
2. WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 2.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 2.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.

1 TREE PLANTING

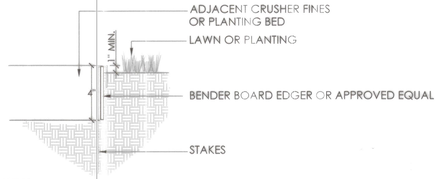
PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



2 SHRUB PLANTING



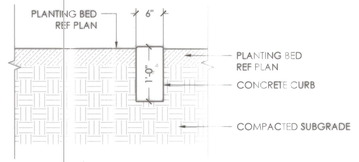
3 PERENNIAL & GROUNDCOVER PLANTING



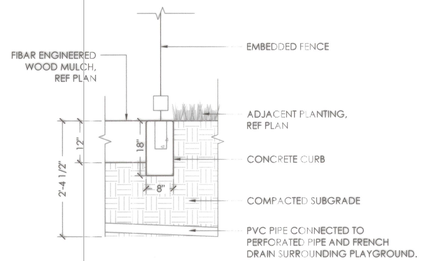
NOTES:

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

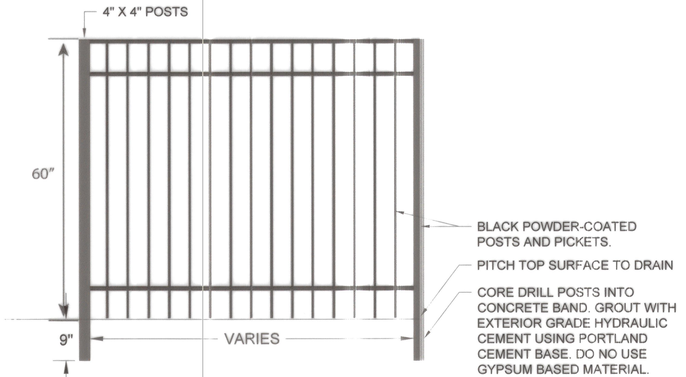
4 EDGE RESTRAINT



5 DECORATIVE CONCRETE LANDSCAPE BAND



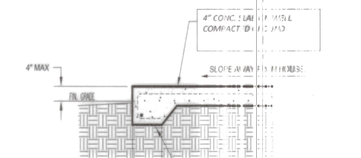
6 EDGE AT PLAYGROUND

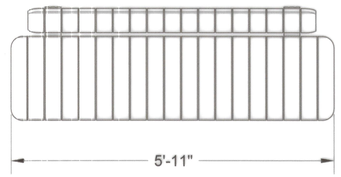


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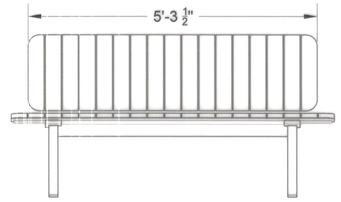
1. ALL FENCE HEIGHTS SHALL BE MEASURED FROM THE LOWEST FINISHED GRADE AT THE LOCATION OF THE FENCE.
2. EMBED POSTS INTO CENTER OF CONCRETE BAND. GROUT POSTS IN CONCRETE WITH AN EXTERIOR GRADE OF HYDRAULIC CEMENT. ONLY PORTLAND CEMENT BASED PRODUCTS. NO GYPSUM BASED PRODUCTS.
3. INSTALL 36" WIDE LOCKABLE MATCHING GATE WITH PANIC HARDWARE FOR EGRESS.

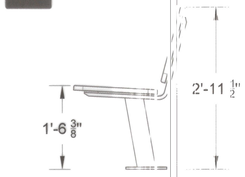
7 FENCE AT PLAYGROUND











8 ALPINE BUTTE BENCH BY SITE PIECES

APPROVAL CERTIFICATE

ENGINEERING		3-18-2026 INITIALS/DATE
PLANNING		INITIALS/DATE
OWNER		3/9/26 INITIALS/DATE

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

NURTURE STUDIO
LANDSCAPE ARCHITECTURE
ARCHITECTURE INTERIOR DESIGN PLANNING
Kelly Heyn, PLA

FOUNDRY CHURCH
LAGAE RANCH FILING NO 1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN

No	Description of Revisions	Date	Name
1	1ST SUBMITTAL	04/25/25	JCC
2	2ND SUBMITTAL	07/25/25	JCC
3	3RD SUBMITTAL	09/25/25	JCC
4	4TH SUBMITTAL	12/22/25	JCC

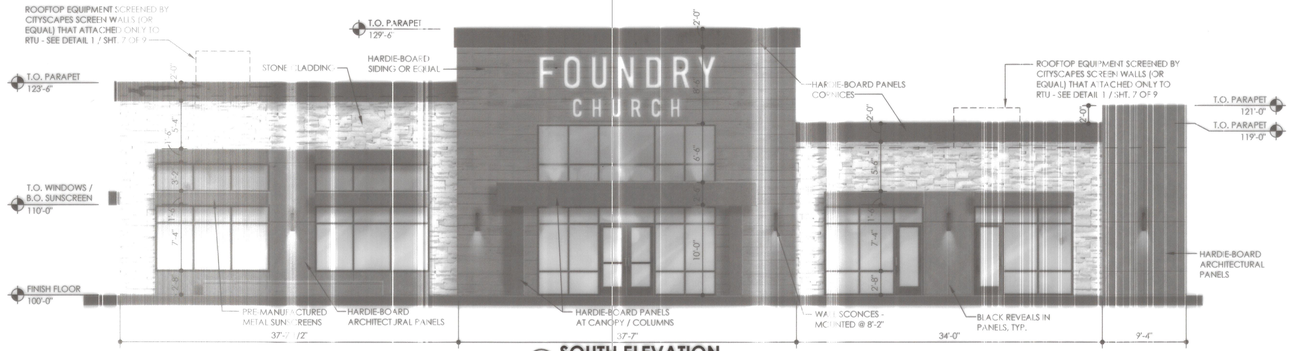
Date: JUNE 2025
Job Number: 4.0000
Design By: 4.0000
Drawn By: 4.0000

Sheet Number:
LANDSCAPE DETAILS
6 OF 9

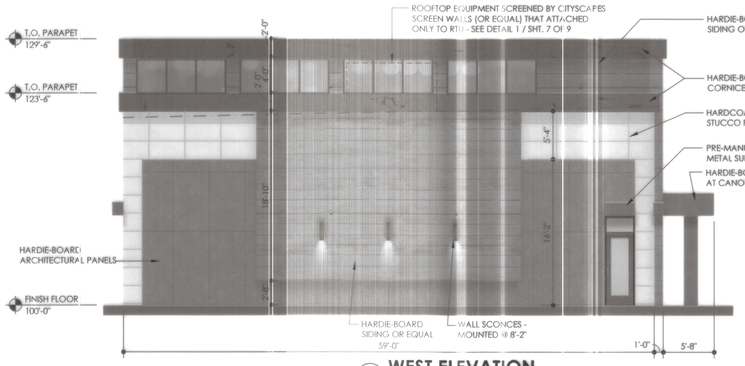
CAD INFORMATION
Paper Space
Plot view:
PLOT
Dwg. Name:
Other View:
Model Space
Plan view(s):
PLAN
Profile view(s):
Plot Date:
Tab Name:
X References:
Project Manager:
JCC
Designed By:
JCC
Drawn By:
JCC
Location:
Job Number:
Sheet Number:

LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

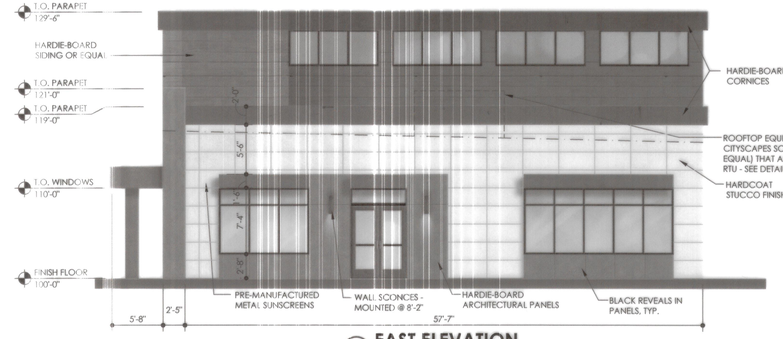
LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004



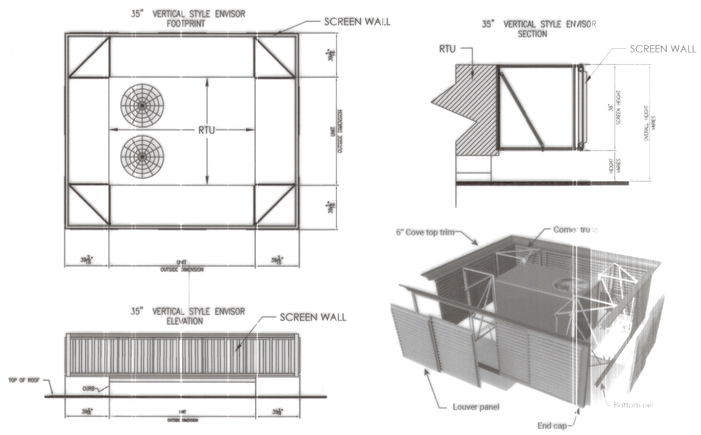
A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

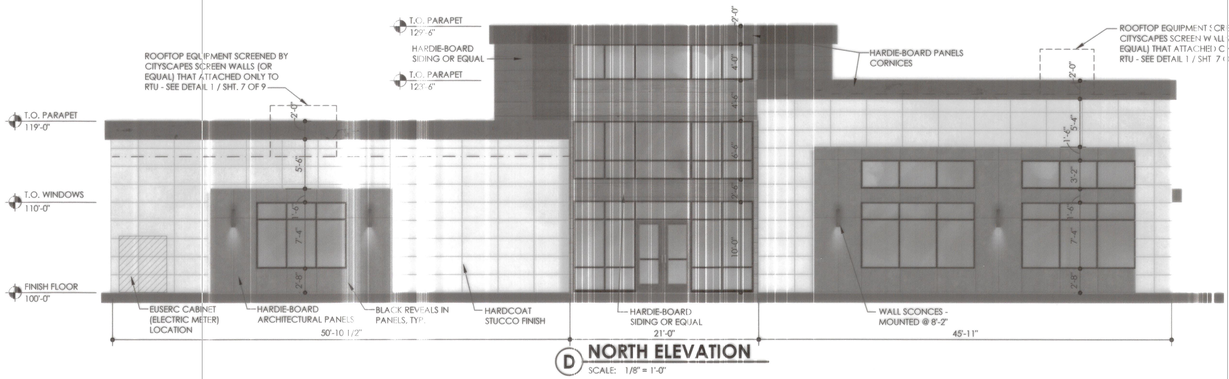


C EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 RTU SCREEN WALL DETAIL
SCALE: 3/16" = 1'-0"

MANUFACTURE: CITYSCAPES ARCHITECTURAL INNOVATIONS
STYLE: 35" VERTICAL STYLE ENVISOR SCREEN WALL
METAL PANELS: 7.2 RIB VERTICAL SOLID WITH LINEAL BAND TOP TRIM
COLOR: DARK BRONZE



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

EXTERIOR FINISH SPECS

- STUCCO COLOR #1
  HARD COAT STUCCO FINISH
  COLOR: FARMHOUSE WHITE
  *ALL REVEALS ARE THE SAME COLOR AS STUCCO
- HARDIE-BOARD ARCHITECTURAL PANEL
  TEXTURE: FINE SAND
  COLOR: RICH ESPRESSO
- STONE CLADDING
  ELDORADO STONE, LLC, BOULDER STONE
  COLOR: LOIRE VALLEY
  NOTE: INSTALL WITH COORDINATING CORNER PIECES AVAILABLE WHERE NEEDED
- HARDIE-BOARD SIDING OR EQUAL
  SERIES: WOODTONE ULTRA SMOOTH
  COLOR: WINCHESTER BROWN
- ALUMINUM STOREFRONT FRAMING
  COLOR: DARK BRONZE - MATTE FINISH
- GLASS
  MNFR: PPG
  COLOR: SOLAR BRONZE (LOW-E REFLECTIVE)
- PRE-MANUFACTURED METAL SUNSCREEN
  COLOR: DARK BRONZE
- CANOPY, COLUMNS & FASCIA/CORNICES
  HARDIE-BOARD ARCHITECTURAL PANEL
  TEXTURE: FINE SAND
  COLOR: DARK BRONZE TO MATCH SUNSCREENS

APPROVAL CERTIFICATE

ENGINEERING	3/18/2026	INITIALS / DATE
PLANNING	4-1-26	INITIALS / DATE
OWNER	3/17/26	INITIALS / DATE

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917 1757

FOUNDRY CHURCH
LAGAE RANCH FILING NO 1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN
BUILDING ELEVATIONS

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	06/20/25	JC
2	2ND SUBMITTAL	12/17/25	JC
3	3RD SUBMITTAL	01/28/26	JC
4	4TH SUBMITTAL	02/24/26	JC

Date: JUNE 2025
Job Number:
Design By: KPZ
Drawn By: LTD
Checked By: KPZ

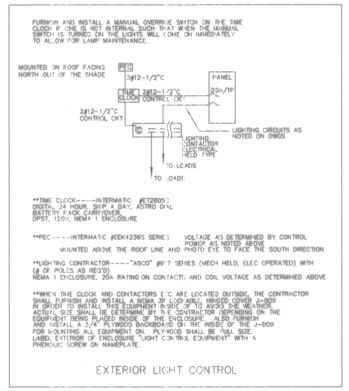
Sheet Number:
7 OF 9

CAD INFORMATION
Paper Space
Plot view: Other View:
PLOT
Layout Name:
25017-Site-Elevations-CITY.dwg
Model Space
Plan view(s): Profile View(s):
PLAN
Plot Date:
Layout Name:
SIP - Sheet 7
X References:
Project Manager:
JCC
Designed By:
JCC
Location:
F:\0000\Dropbox\Trevor - Melissa\25017 - Foundry Church\
Drawn By:
JCC
Sheet Number:

LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004





A EXTERIOR LIGHT CONTROL
N.T.S.

General Notes:

1.) **All lighting objectives are shown on the plan. Pole mounted lights are limited to the parking lot and are intended to provide safe & operational means of entry & egress during evening events. The maximum pole light height on this project is 22'-0". Building facade lighting is wall mounted. It is designed for safety an aesthetics pointing to entry & exit points of the building.**

Calculation points are 10' on center.

All luminance values are shown at grade and are calculated with no light loss factor.

See Luminare Schedule on this sheet for further technical detail

2.) **All hours of illumination are noted in the Light Hours of Operation schedule included on this sheet. Please see the adjacent lighting control detail for technical information.**

3.) **All Light fixtures specified on the project are full cut off except architectural, decorative wall sconces at the entries. These full cut-off light fixtures are engineered to mitigate glare & light trespass to adjacent properties & neighborhoods.**

4.) **Forward throw fixtures are not designed into this project and will not be aimed at the building facade for illumination.**

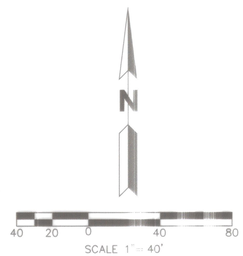
5.) **All building light fixtures will be controlled by a time-clock with a photocell override. (photocell 'on', time-clock 'off'). All building lights will be turned off 1-hour after daily operations with the exception of the 'DD' canopy lights. These light fixtures will remain on for security purposes. The parking lot pole lights will be dimmed via integrated motion sensors.**

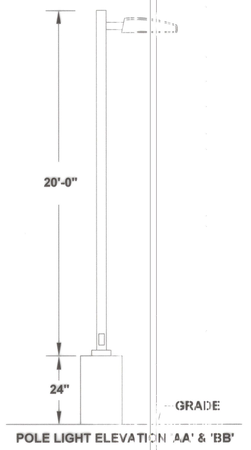
Luminaire Schedule							
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.	Catalog
	2	AA	113	11629	1.000	22'-0"	COOPER - GLAN-SA2C-740-U-SL4-HSS
	6	BB	108	14828	1.000	22'-0"	COOPER - GLAN-SA2C-740-U-5MQ
	14	CC	21.1	2251	1.000	6'-6"	GENERATION - 8831702-10
	6	DD	10.5	760	1.000	12'-0"	PORTFOILO - LDSQ6B10D010 EUGB102090624 6LBSQ1LI

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.46	9.5	0.0	N.A.	N.A.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON N THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, HIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

Lighting Hours of Operation						
Sunday	Monday	Tuesday	Weds.	Thurs.	Friday	Saturday
5pm-10pm	5pm-9pm	5pm-9pm	5pm-9pm	5pm-9pm	5pm-9pm	5pm-10pm





POLE LIGHT ELEVATION 'AA' & 'BB'

APPROVAL CERTIFICATE

ENGINEERING		7-1-2026
		INITIALS/DATE
PLANNING		4-1-26
		INITIALS/DATE
OWNER	LS	3/9/26
		INITIALS/DATE

CONSULTING ENGINEERS
4780 Tejon Street, Suite 201
Denver, CO 80211
p 303.477.1998
consultingengineers.com

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

FOUNDRY CHURCH
LAGAE RANCH FILING NO 1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN
PHOTOMETRIC PLAN

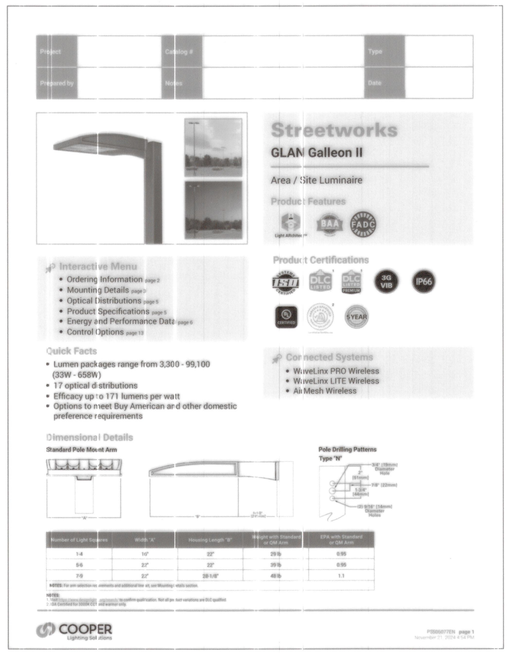
No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	06/20/25	JCB
2	2ND SUBMITTAL	10/17/25	JCB
3	3RD SUBMITTAL	01/26/26	JCB
4	4TH SUBMITTAL	02/24/26	JCB

Date: JUNE 2025
Job Number:
Design By: JCB
Drawn By: JCB
Checked By: JCB

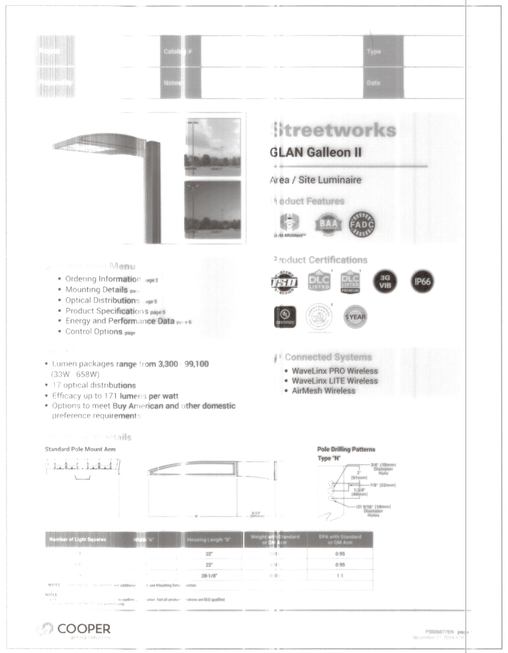
Sheet Number:

LAGAE RANCH FILING 1, 6TH AMENDMENT, LOT 232B

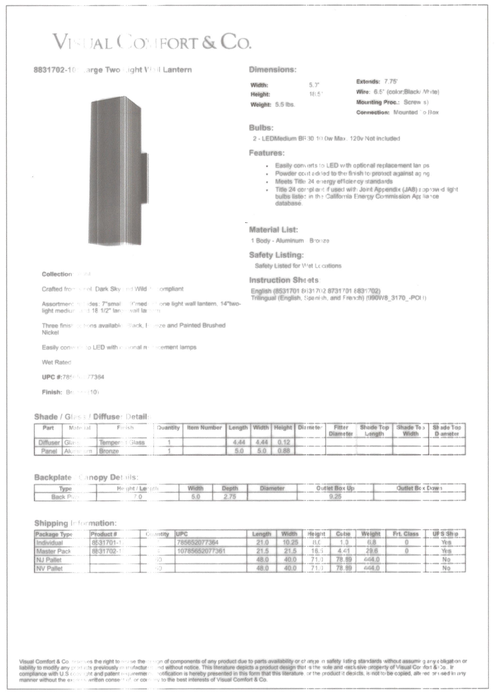
LOCATED IN THE SW 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PM
PLANNING AREA 1 - 5.71 ACRES
SITE IMPROVEMENT PLAN - SIP-2025-004



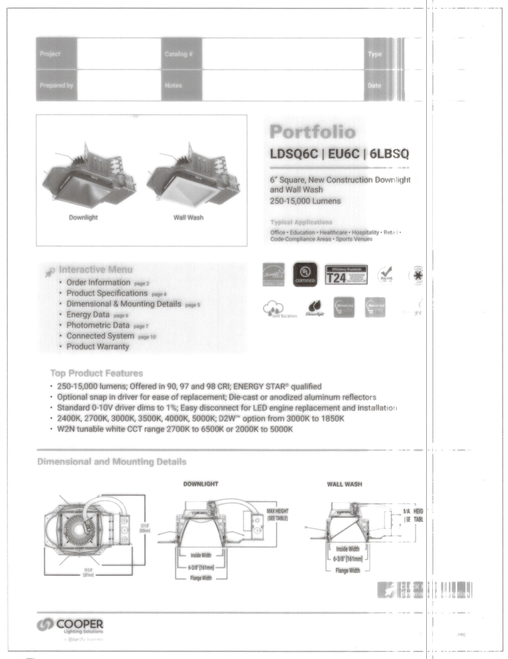
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NTS



2 / 9 TYPE 'BB': COOPER - **GLAN-SA2C-740-U-5MQ**
NTS



3 / 9 TYPE 'CC': GENERATION - **8831702-10**
NTS



4 / 9 TYPE 'DD': PORTFOILO - **LDSQ6B10D010 EU6B10209024 6LBSQ**
NTS

APPROVAL CERTIFICATE

ENGINEERING	3-18-2026 INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	3/9/26 INITIALS/DATE

CONSULTING ENGINEERS
4582 Ulysses Street, Suite 201
Denver, CO 80211
p 303.357.1998
jcb@ulstingengineers.com

CKE ENGINEERING, INC.
14257 W. EVANS CIRCLE
LAKEWOOD, CO. 80228
(303) 917-1757

FOUNDRY CHURCH
LAGAE RANCH FILING NO 1
6TH AMENDMENT, LOT 232B
SITE IMPROVEMENT PLAN
LIGHTING DETAILS

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL	06/20/25	JCB
2	2ND SUBMITTAL	10/13/25	JCB
3	3RD SUBMITTAL	01/28/26	JCB
4	4TH SUBMITTAL	02/24/26	JCB

Date: JUNE 2025
Job Number:
Design By: JCB
Drawn By: JCB
Checked By: JCB

Sheet Number:

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