

# FOUNDATION LUTHERAN CHURCH

9960 TOWNER AVENUE,  
PEYTON, COLORADO 80831



## PROJECT INFORMATION

SITE AREA: 5.97 AC (258,746 S.F.)  
 DEVELOPMENT NAME: FOUNDATION LUTHERAN CHURCH (WORSHIP)  
 DESCRIPTION: CHURCH  
 TAX SCHEDULE NO: 5225208001  
 LEGAL DESCRIPTION: TR C PAINT BRUSH HILLS FILING NO. 13 A  
 PROPERTY ADDRESS: 9960 TOWNER AVENUE  
 PEYTON, COLORADO 80831  
 EXISTING ZONING: CR (NO CHANGE)

**BUILDING SETBACKS:**  
 FRONT 50'-0"  
 SIDE (STREET) 25'-0"  
 SIDE (INTERIOR LOT LINE) 25'-0"  
 REAR (NEXT TO RR ZONE) 25'-0"

**LANDSCAPE SETBACKS:**  
 FRONT 15'-0"  
 SIDE (STREET) 10'-0"  
 SIDE (BUFFER) 15'-0"  
 REAR (BUFFER) 15'-0"

EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: OFFICE/ WAREHOUSE  
 BUILDING HEIGHT: 45' MAX ALLOWED

**BUILDING INFO:**  
 GROSS BUILDING AREA 9,730 S.F.  
 BUILDING OCCUPANCY (NON-SEPARATED USES) B, A-3, E

TYPE OF CONSTRUCTION V-B  
 FIRE SPRINKLER NO  
 AREA SEPERATION WALLS NO

**LOT DATA & COVERAGE:**  
 LOT COVERAGE: 15.26%  
 IMPERVIOUS AREA:  
 BUILDING 9,730 S.F.  
 PAVED 24,490 S.F.  
 SIDEWALKS/PAVILLION 5,270 S.F.  
 TOTAL 39,490 S.F. (15.26% LOT)

PERVIOUS AREA:  
 LANDSCAPING 236,100 S.F.  
 TOTAL 236,100 S.F. (84.74% LOT)

**PARKING DATA:**  
 ASSEMBLY 1/4 SEATS (250 OCC) = 63 PS REQUIRED  
 HC ACCESS (51-75) 3 HC SPACES REQ  
 TOTAL 63 PS REQUIRED  
 PARKING PROVIDED: 67 TOTAL PS (INCL 2 HC + 1 VAN)

**SIGNAGE:**  
 A SIGNAGE PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN PRIOR TO PLACING ANY SIGN ON THE PROPERTY. INCLUDES ALL ON-SITE DIRECTIONAL SIGNS.

PROPOSED DEV. SCHED. FALL/WINTER 2023/2024

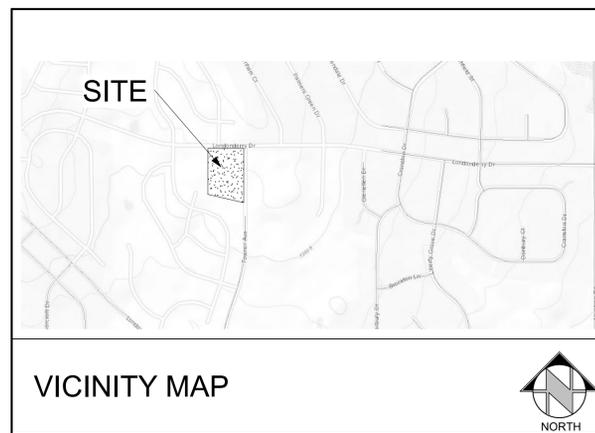
## GENERAL NOTES

### FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS-MAP NUMBER 08041C0276 G EFFECTIVE DECEMBER 7, 2018.

### ADA STATEMENT:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



## PROJECT TEAM

**CLIENT:**  
 Foundation Lutheran Church  
 10387 Mount Evans Drive  
 Peyton, Colorado, 80831  
 Contact: Pastor Steven Prah  
 pastor@foundationlutheran.com  
 719-396-1058

**CLIENT REPRESENTATIVE / GENERAL CONTRACTOR:**  
 Colorado Commercial Construction, Inc.  
 5410 Powers Center Point, Ste. 210  
 Colorado Springs, CO  
 Contact: Dale Beggs  
 dbeggs@cocommercial.net  
 719-264-6955

**ARCHITECT:**  
 RMG-Rocky Mountain Group  
 19375 Beacon Lite Road  
 Monument, CO 80132  
 Contact: Keith Moore  
 KMoore@rmg-engineers.com  
 719-548-0600

**MEP ENGINEER:**  
 McShea Consulting, LLC  
 4445 Northpark Dr., Ste. 200  
 Colorado Springs, CO 80907  
 Contact: Michael McShea  
 mike@mcsheaconsulting.com  
 719-358-8208

**LANDSCAPE ARCHITECT:**  
 JWLA, LLC  
 PO BOX 354  
 Palmer Lake, CO 80133  
 Jon Walsh  
 jwlandarch@gmail.com  
 719-640-9428

## SHEET INDEX:

SHEET NAME:	SHEET NO:
COVER SHEET	DP.01
SITE DEVELOPMENT PLAN	DP.02
EXTERIOR ELEVATIONS	DP.03
EXTERIOR ELEVATIONS	DP.04
CIVIL UTILITY PLAN	C-103
CIVIL SITE DETAILS	C-104
FINAL LANDSCAPE PLAN	L1
FINAL LANDSCAPE DETAILS	L2
SITE PHOTOMETRIC PLAN	SP1
LIGHTING DETAILS	SP2



FOUNDATION LUTHERAN CHURCH

9960 TOWNER AVE., PEYTON, COLORADO 80831

Colorado Commercial Construction, Inc.

DEVELOPMENT PLAN COVER SHEET

CONSTRUCTION DRAWINGS

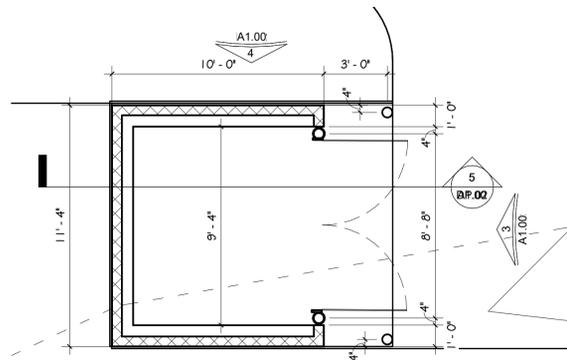
ARCHENG: KEM  
 DRAWN: JDZ  
 CHECKED: km

DATE: 08.10.23

REVISION DATE

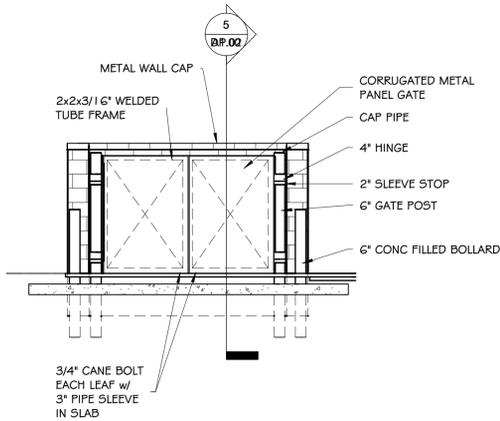
JOB NO: 191726

SHEET NO: DP.01



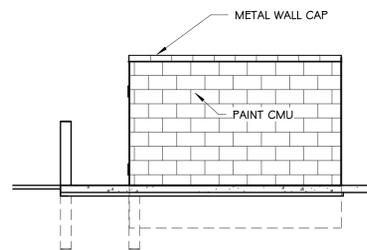
**2 ENLARGED PLAN - DUMPSTER ENCLOSURE**

DP.02 SCALE: 1/4" = 1'-0"



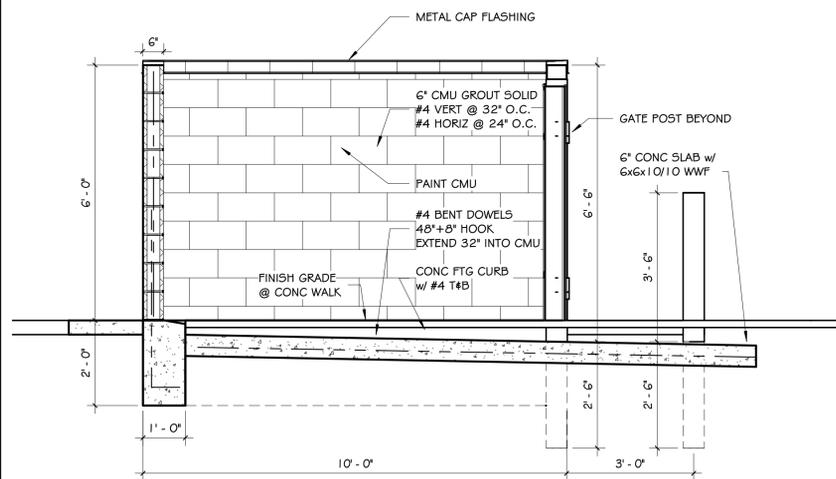
**3 DUMPSTER FRONT ELEV**

DP.02 SCALE: 1/4" = 1'-0"



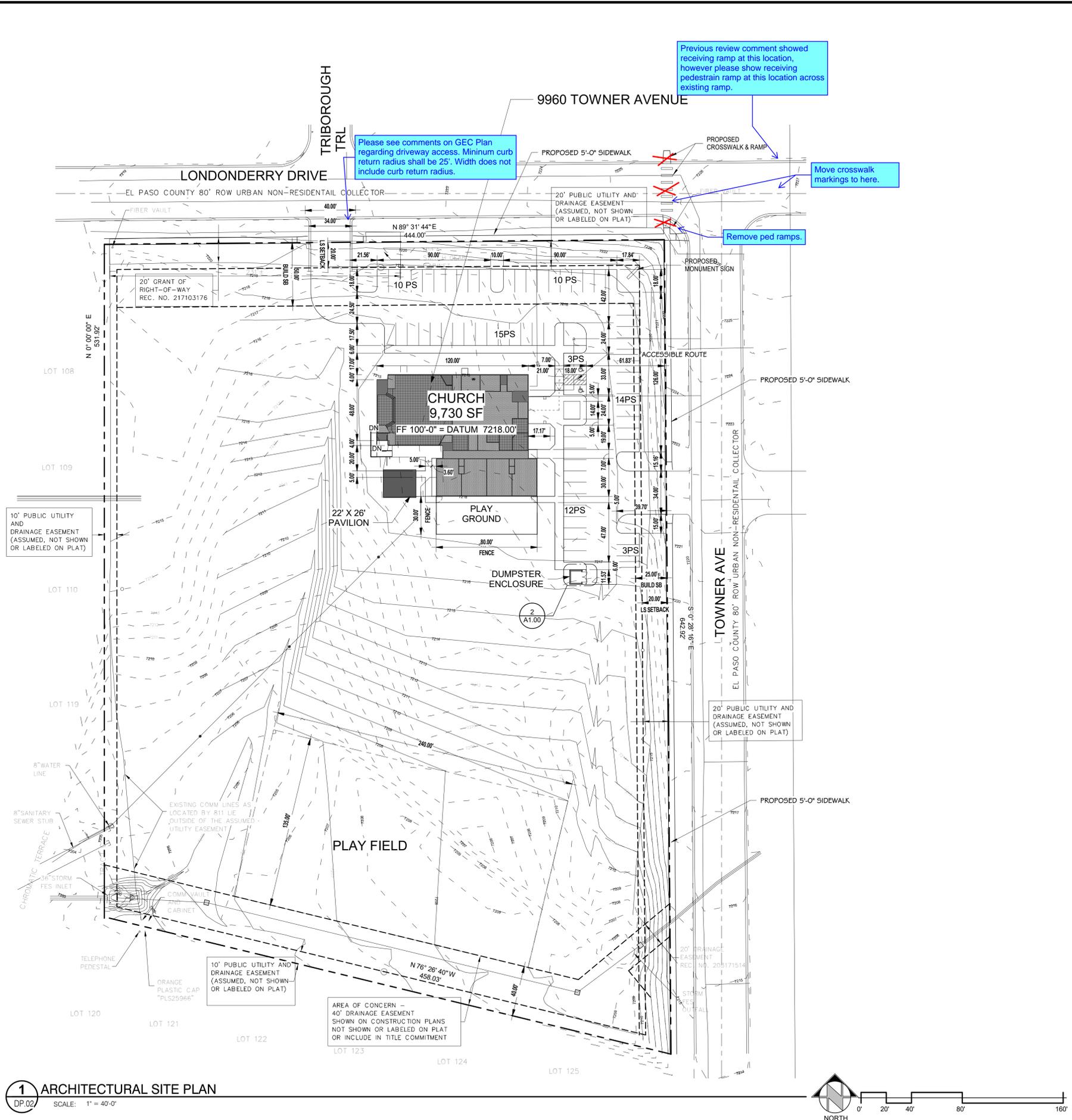
**4 DUMPSTER SIDE ELEV**

DP.02 SCALE: 1/4" = 1'-0"



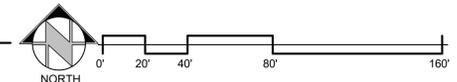
**5 DUMPSTER SECTION**

DP.02 SCALE: 1/2" = 1'-0"



**1 ARCHITECTURAL SITE PLAN**

DP.02 SCALE: 1" = 40'-0"



Previous review comment showed receiving ramp at this location, however please show receiving pedestrian ramp at this location across existing ramp.

Please see comments on GEC Plan regarding driveway access. Minimum curb return radius shall be 25'. Width does not include curb return radius.

Move crosswalk markings to here.

Remove ped ramps.

AREA OF CONCERN - 40' DRAINAGE EASEMENT SHOWN ON CONSTRUCTION PLANS NOT SHOWN OR LABELED ON PLAT OR INCLUDE IN TITLE COMMITMENT

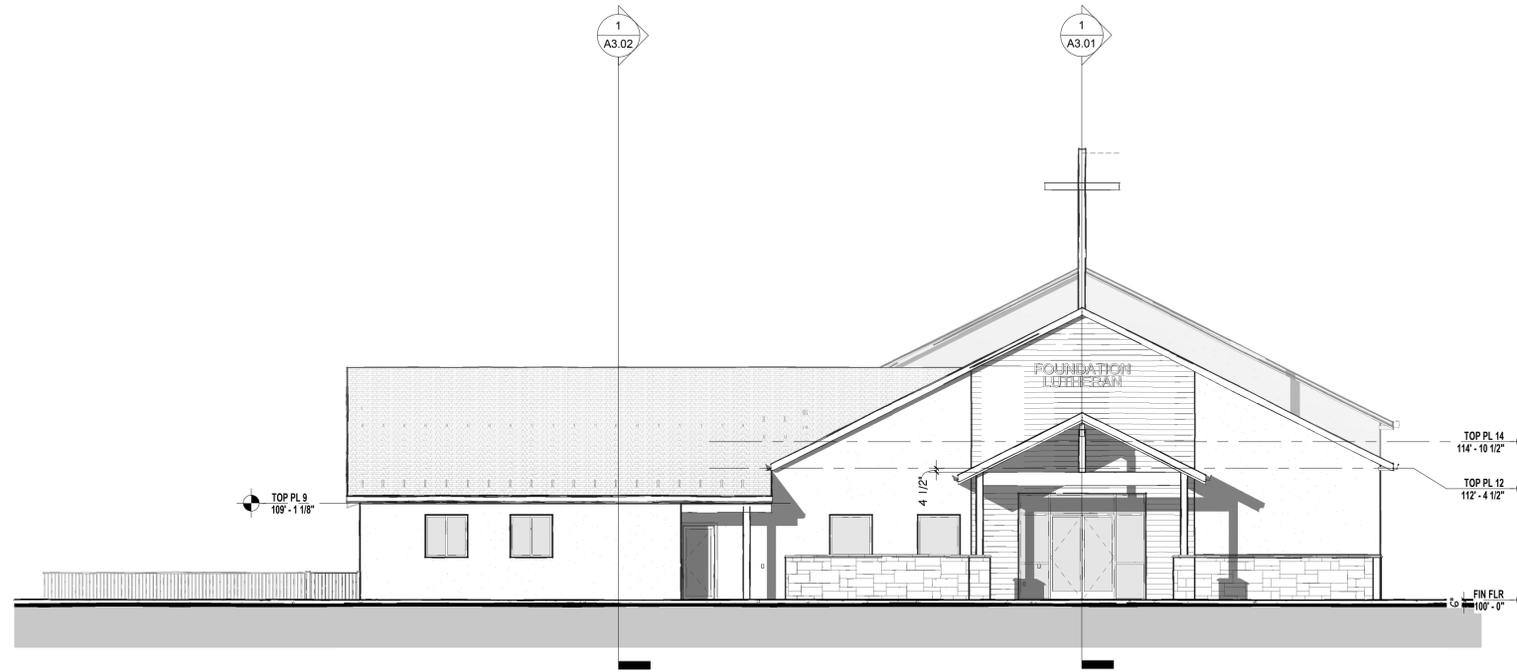
**RMG**  
Engineers / Architects  
2910 Austin Bluffs Pkwy, Suite 100, Colorado Springs, CO 80918  
(719) 548-6600 - WWW.RMG-ENGINEERS.COM

STATE OF COLORADO  
06/13/23  
Professional Engineer License No. B-3887

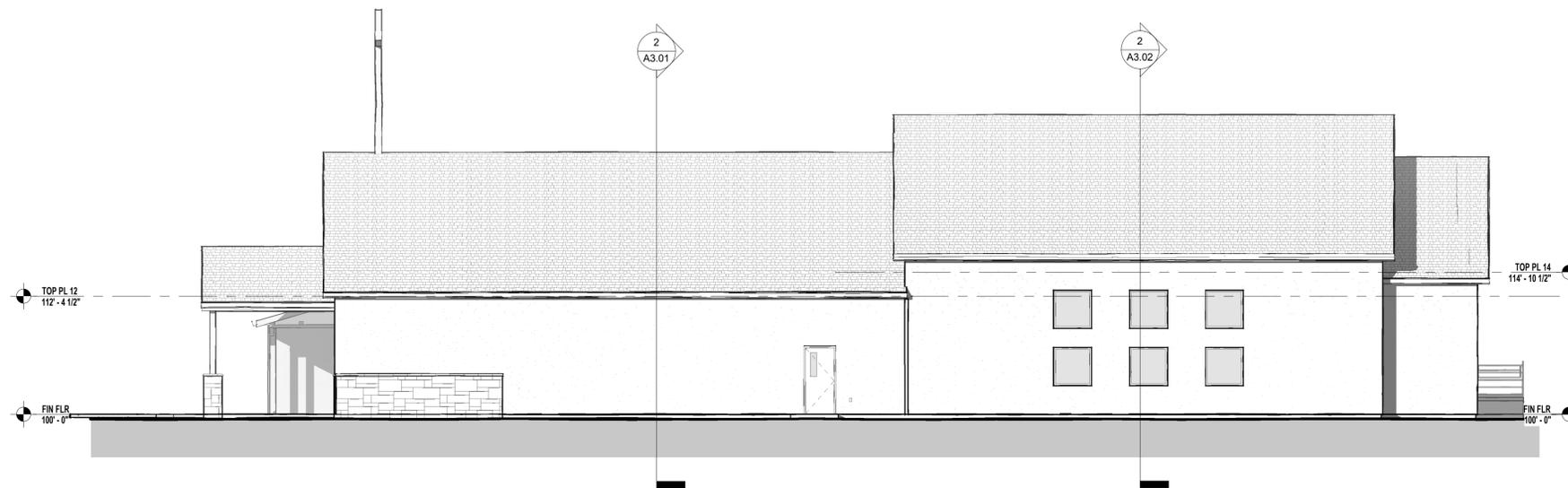
COLORADO COMMERCIAL CONSTRUCTION  
1225 ORACLE BLVD, STE 103  
COLORADO SPRINGS, COLORADO 80904  
719.244.8885

FOUNDATION LUTHERAN CHURCH  
9960 TOWNER AVE., PEYTON, COLORADO 80831  
Colorado Commercial Construction, Inc.

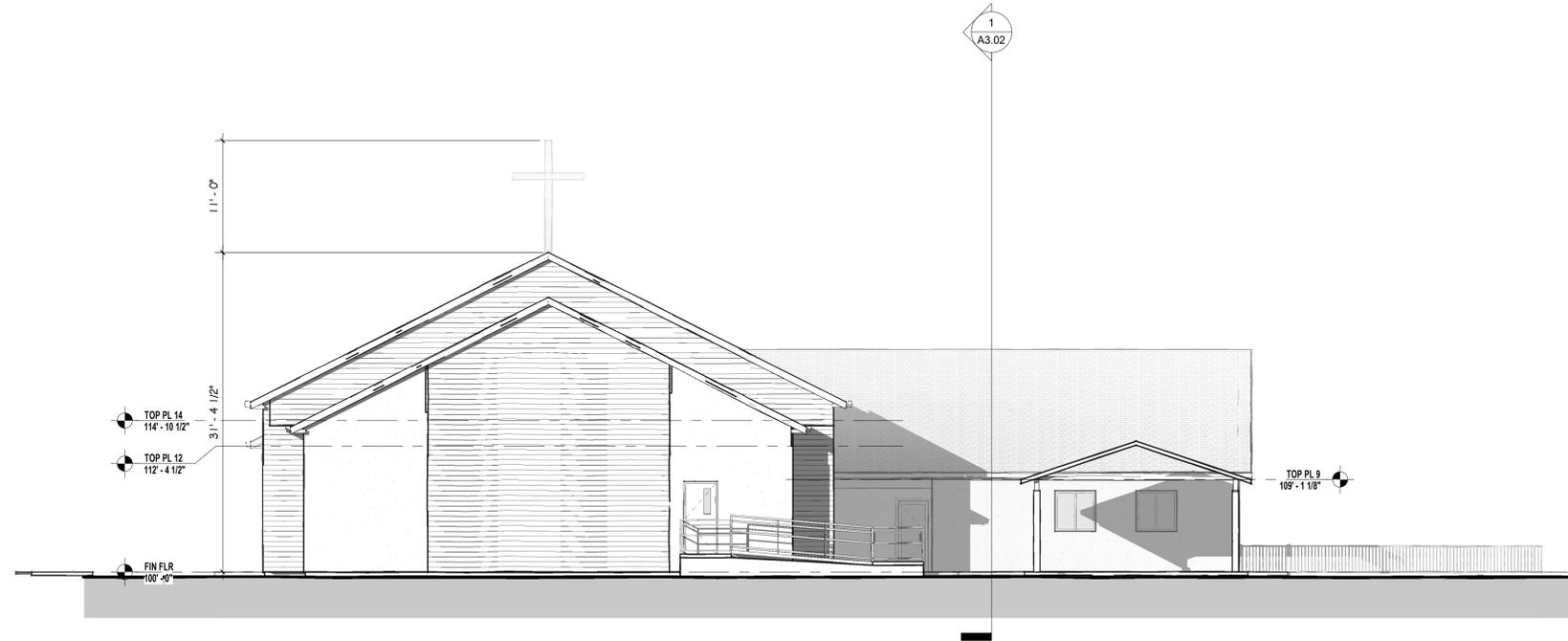
SHEET NAME	SITE DEVELOPMENT PLAN
PROJECT STATUS	CONSTRUCTION DRAWINGS
ARCHING	KEM
DRAWN	
CHECKED	
DATE	08.10.23
REVISION	DATE
JOB NO.	191726
SHEET NO.	DP.02



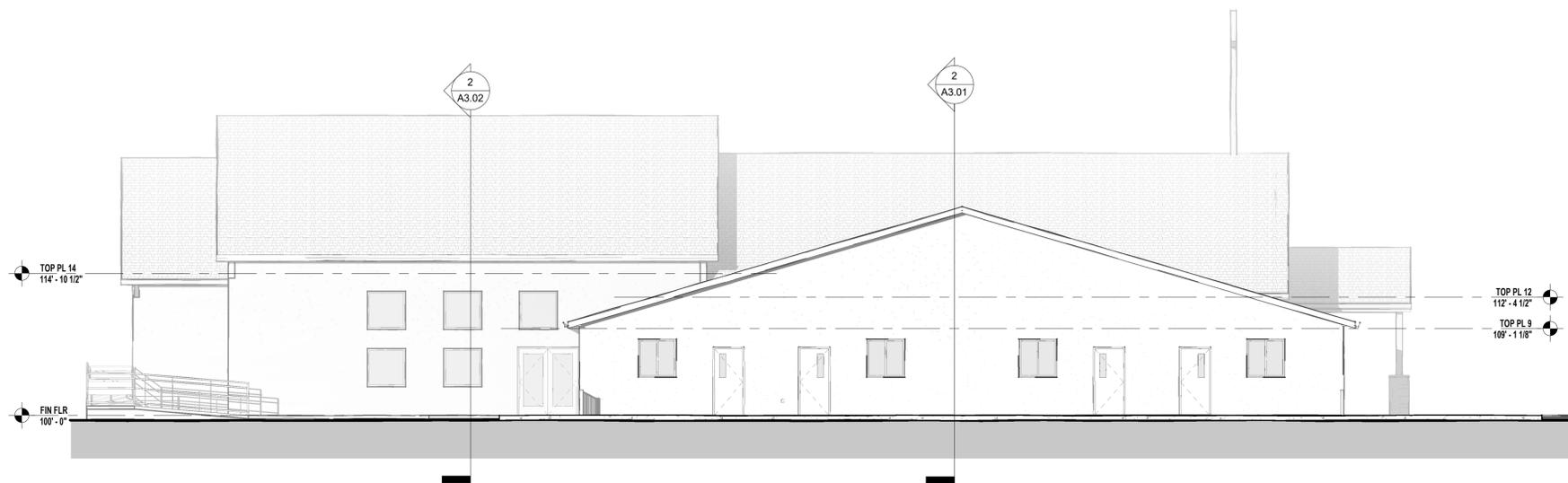
**1** DP ELEVATION - EAST  
 DP.03 SCALE: 1/8" = 1'-0"



**2** DP ELEVATION - NORTH  
 DP.03 SCALE: 1/8" = 1'-0"



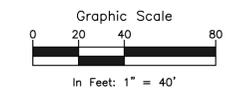
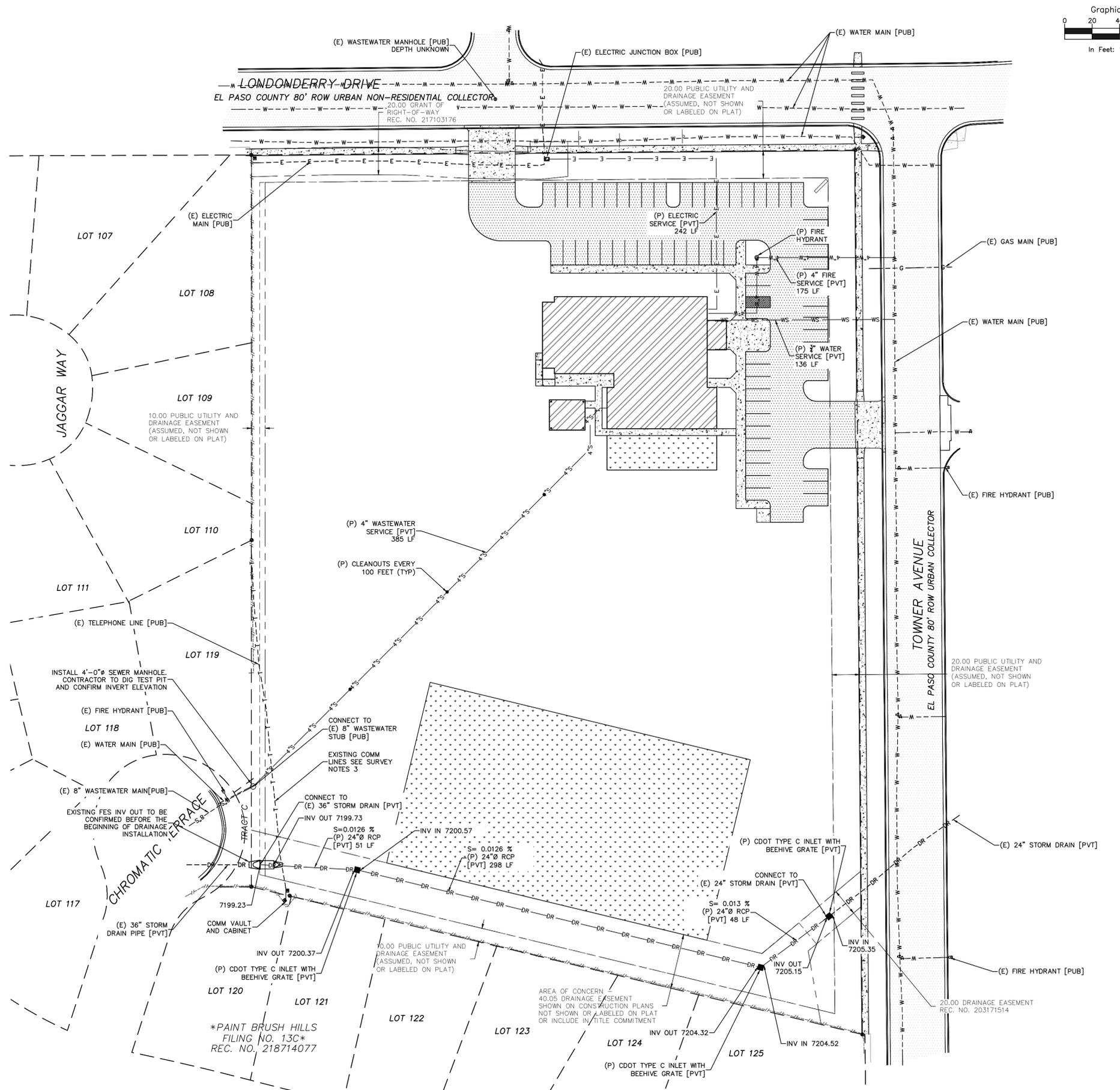
**1** DP ELEVATION - WEST  
 DP.04 SCALE: 1/8" = 1'-0"



**2** DP ELEVATION - SOUTH  
 DP.04 SCALE: 1/8" = 1'-0"

REVISION	DATE

LAST SAVED: 10/13/2023 2:56:07 PM PATH: T:\Projects\Site\_Special\2023\Colorado Commercial Construction, Inc.-12286965\Tower\_Ave-1726\CH\Drawings\From RMO\Sheet\_Subs\SDP101726\_Urbain Church\Utility\_Plan.dwg



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
▲	PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK
●	BM
---	EXISTING WATER MAIN
6" W --- 6" W --- 6" W --- 6" W	EXISTING WATER MAIN (SIZE)
---	EXISTING WATER SERVICE
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
HYD	EXISTING HYDRANT
---	EXISTING GAS LINE
TV	EXISTING CABLE LINE
---	EXISTING TELEPHONE LINE
---	EXISTING UNDERGROUND ELECTRIC
OH	EXISTING OVERHEAD ELECTRIC
8" S --- 8" S --- 8" S --- 8" S	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
TR	EXISTING TELEPHONE PEDESTAL
GM	EXISTING GAS METER
EM	EXISTING ELECTRIC METER
EJ	EXISTING ELECTRIC JUNCTION VAULT
S	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED WATER MAIN
6" W --- 6" W --- 6" W --- 6" W	PROPOSED WATER MAIN (SIZE)
---	PROPOSED WATER SERVICE
WM	PROPOSED WATER METER
WV	PROPOSED WATER VALVE
WSO	PROPOSED WATER SERVICE SHUTOFF
HYD	PROPOSED HYDRANT
---	PROPOSED GAS LINE
TV	PROPOSED CABLE LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED UNDERGROUND ELECTRIC
OH	PROPOSED OVERHEAD ELECTRIC
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN
EM	PROPOSED ELECTRIC METER
GM	PROPOSED GAS METER
⊗	PROPOSED SANITARY CLEANOUT
SD	PROPOSED STORM DRAIN MANHOLE
S	PROPOSED SANITARY MANHOLE

- SURVEY NOTES:**
1. THE PROPERTY WAS SURVEYED ON THE GROUND DECEMBER 14-16, 2020, AND WAS FOUND TO BE MONUMENTED AS SHOWN HEREON. THE LINEAL UNITS USED IN THIS SURVEY IS THE U.S. SURVEY FOOT. THE TOPOGRAPHIC SURVEY DATA SHOWN IS THE RESULT OF AN ON THE GROUND SURVEY OF THE TOPOGRAPHIC FEATURES OF THE SUBJECT PROPERTY. THE CONTOUR INTERVAL IS ONE FOOT. THE BENCHMARK IS THE SOUTHWEST CORNER OF SECTION 25, A 3 1/4" ALUMINUM CAP, ELEVATION = 7136.34, NGVD 1929.
  2. THE BASIS OF BEARINGS IS THE WEST LINE OF TRACT C AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 133" UNDER RECEPTION NO. 213713413 OF THE RECORDS OF EL PASO COUNTY, COLORADO. SAID LINE IS ASSUME TO BEAR N00°00'00"E A DISTANCE OF 531.92 FEET.
  3. EXISTING COMMUNICATION LINES IN THE SOUTHEAST CORNER OF THE PROPERTY AS LOCATED BY 811 LIE OUTSIDE THE ASSUMED EASEMENT



THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE 719-668-4658 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION

FOUNDATION LUTHERAN CHURCH  
9960 TOWNERS AVE  
FALCON, COLORADO

COLORADO COMMERCIAL CONSTRUCTION, INC.

UTILITY PLAN

SITE DEVELOPMENT PLANS

ENG: DOW  
DRAWN: AMH/FZ  
CHECKED: TPT  
DATE: 10/13/2023

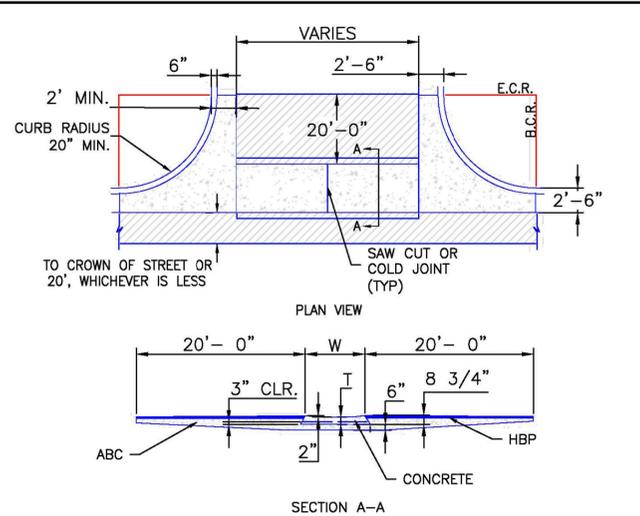
JOB NO.: 191726  
SHEET NO.: C-103

PCD FILE NO. PPR2321

**RMG**  
Engineers / Architects

SOUTHERN COLORADO OFFICE  
2910 AUSTIN BLUFFS PKWY, SUITE 100, COLORADO SPRINGS, CO 80918  
SOUTHERN COLORADO, DENVER, KANSAS, NORTHERN COLORADO

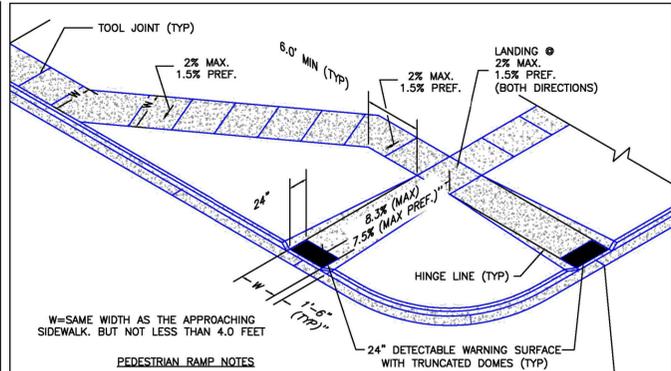
COLORADO LICENSE  
10/17/23  
51909



- NOTES
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
  2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
  3. [Hatched Area] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

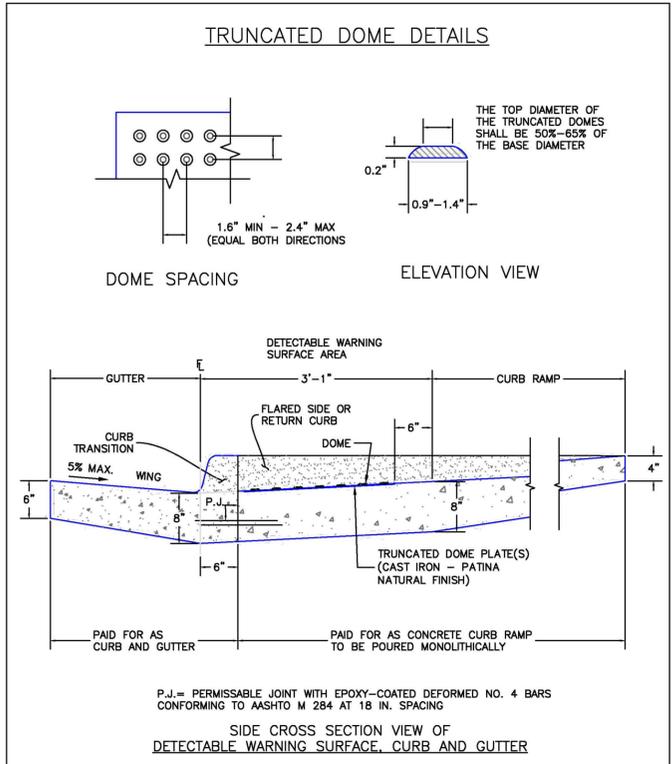
SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail Standard Drawing	
DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15 FILE NAME: SD_2-26	

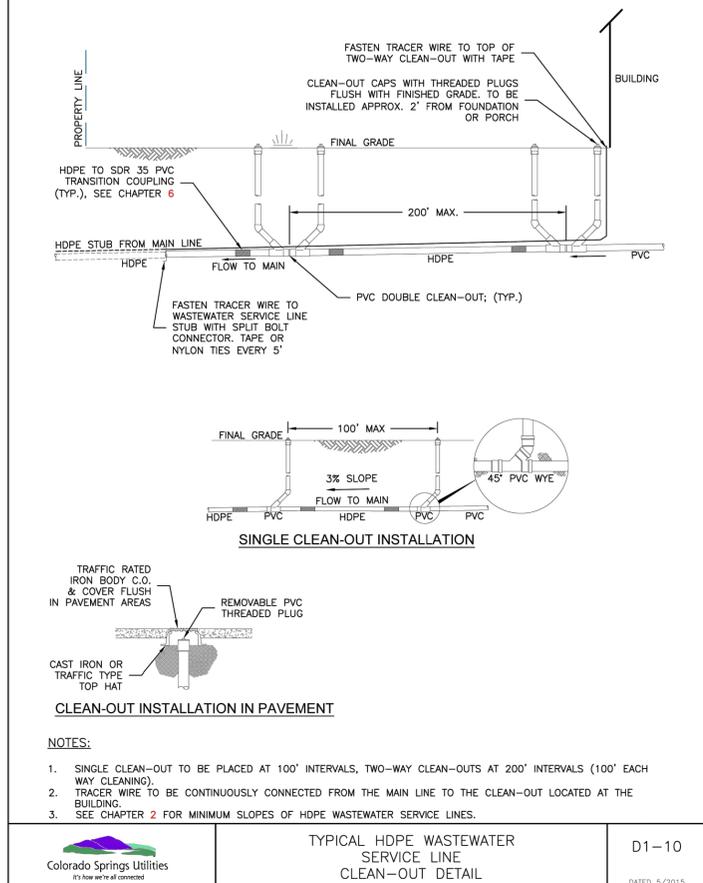


- PEDESTRIAN RAMP NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
  2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
  3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
  4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE EGM SECTION 6.3.8 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
  5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
  6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH EGM CHAPTER 6 AND SD\_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
  7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
  8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4" MINIMUM.
  9. ALL PEDESTRIAN CURB RAMP SHALL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMP WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
  10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
  11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 3%.
- GENERAL NOTES
1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HAND SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
  2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP.
  3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMP, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.
- LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

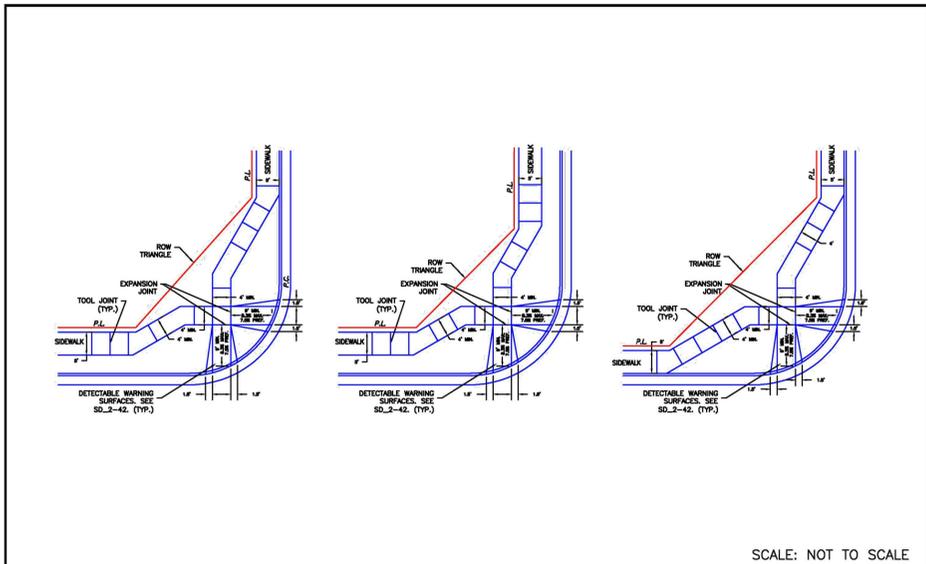
6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	



6/23/20	Detectable Warning Surface Details Standard Drawing	
DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	

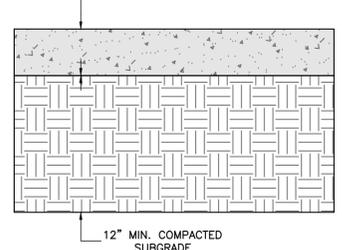


Colorado Springs Utilities It's how we're all connected	TYPICAL HDPE WASTEWATER SERVICE LINE CLEAN-OUT DETAIL	D1-10 DATED 5/2015
--	---	-----------------------

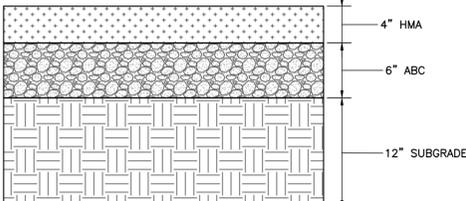


SCALE: NOT TO SCALE

6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-40	

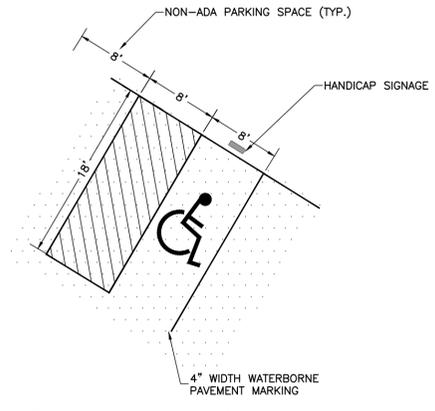


TYPICAL SIDEWALK PAVEMENT SECTION NOT TO SCALE

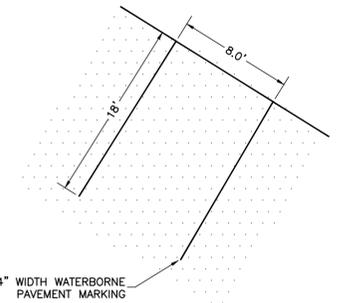


\*RECOMMENDED PAVEMENT SECTION FOR MODERATE TRAFFIC LOADING OF MIXED USE AND SOME TRUCKS, I.E. PARKING STALLS.

TYPICAL ASPHALT PAVEMENT SECTION NOT TO SCALE



TYPICAL HANDICAP PARKING STALL



TYPICAL NON-HANDICAP PARKING STALL

SHEET NAME SITE DETAILS	PROJECT STATUS SITE DEVELOPMENT PLAN
ENG: DGW	DRAWN: AMH
CHECKED: TPT	DATE 10/13/2023
#	REVISION DATE
JOB NO. 191726	SHEET NO. C-104

# SITE CATEGORY CALCULATIONS

## Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Londonderry Drive	Non-Arterial	15' / 22'	444'	1 / 15'	30 / 30	(LD)
Towner Avenue	Non-Arterial	10' / 20'	693'	1 / 30'	23 / 23	(TA)

## Parking

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
67	5 / 5	(MV)	Londonderry Drive Towner Avenue	180' / 153'	120' / 101'

Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
24 / 24 20 / 20	12 / 15 10 / 10	-	(LS) (TS)	75% / 75% 75% / 75%

## Internal Landscaping

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
258,746 s.f.	5%	12,937 s.f. / 19,500 s.f.	26 / 4 (Request Alternative Landscape Plan)

Shrub Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan
40 / 40	(IN)

## Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft) Req. / Prov.	Linear Footage	Buffer Trees (1/25) Required / Provided	Evergreen Trees Req. / Provided
West boundary	15' / 15'	532'	21 / 21	7 / 15
South boundary	15' / 15'	458'	18 / 18	6 / 12

Length of 6 Ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
464' / 464' (existing fence)	(WB)	75% / 100%
458' / 458' (existing fence)	(SB)	75% / 100%

## ALTERNATIVE LANDSCAPE PLAN REQUEST-

The internal trees and shrubs provided have been calculated and provided based on the developed site area. Since a majority of the site is not being developed it is requested that internal trees and shrubs not be required for the entire site. All other landscape requirements are being met.

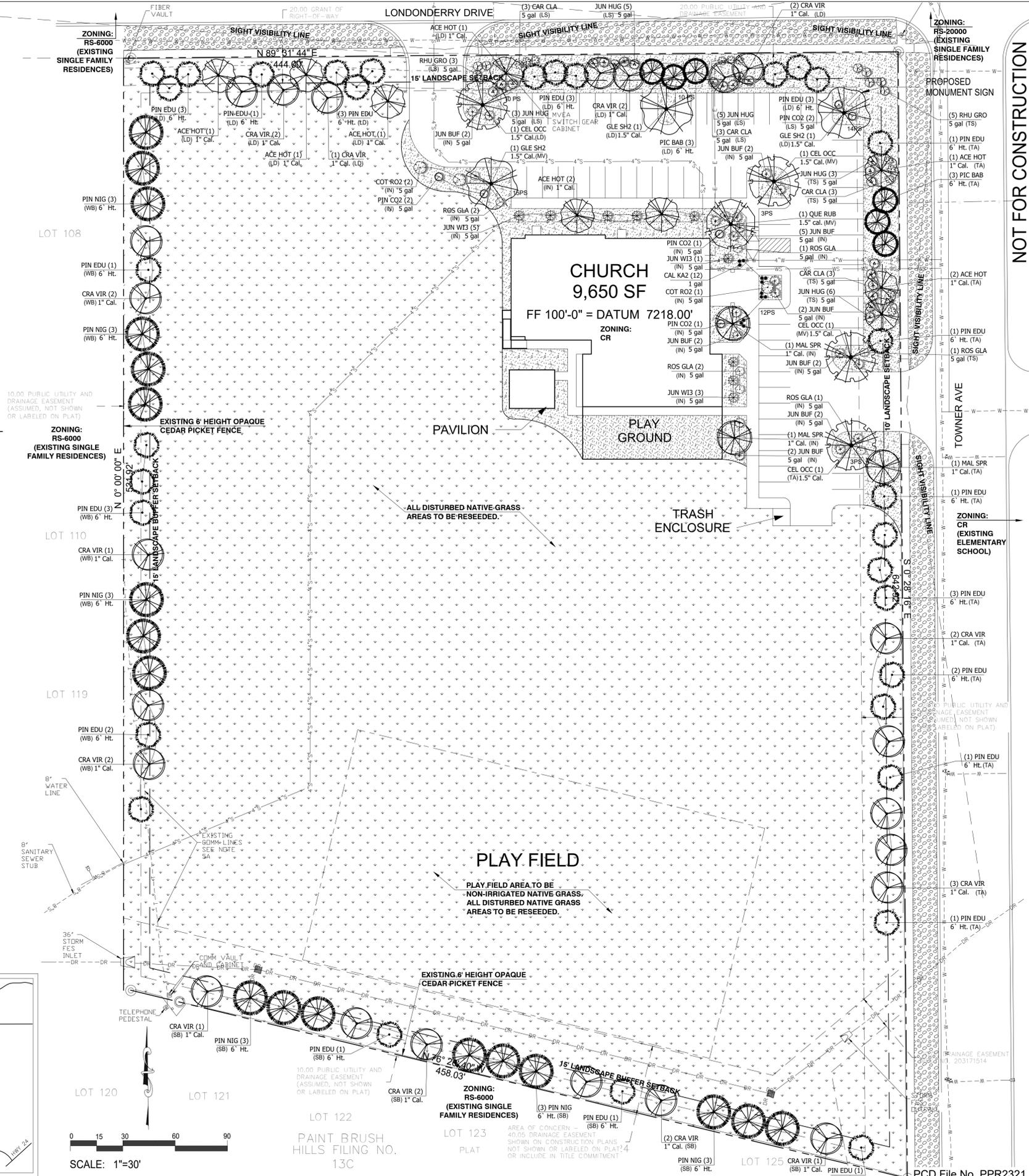
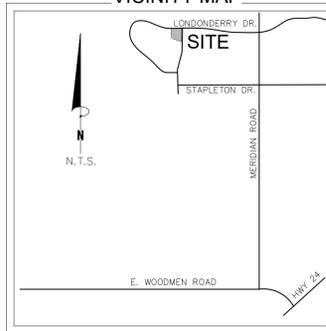
## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	HEIGHT
	ACE HOT	9	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	1" Cal.	B & B	15' to 20'
	CEL OCC	4	Celtis occidentalis	Common Hackberry	1.5" Cal.	B & B	30' to 40'
	CRA VIR	23	Crataegus viridis 'Winter King'	Winter King Hawthorn	1" Cal.	B & B	15' to 20'
	GLE SH2	3	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	1.5" Cal.	B & B	30' to 40'
	MAL SPR	3	Malus x 'Spring Snow'	Spring Snow Crab Apple	1" Cal.	B & B	20' to 25'
	PIC BAB	6	Picea pungens glauca 'Baby Blue Eyes'	Baby Blue Eyes Spruce	6" Ht.	B & B	25' to 30'
	PIN EDU	32	Pinus cembroides edulis	Pinyon Pine	6" Ht.	B & B	15' to 20'
	PIN NIG	18	Pinus nigra	Austrian Black Pine	6" Ht.	B & B	30' to 40'
	QUE RUB	1	Quercus rubra	Northern Red Oak	1.5" cal.	B & B	30' to 40'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	HEIGHT
	CAR CLA	12	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal		3' to 4'
	COT RO2	3	Cotinus coggygia 'Royal Purple'	Royal Purple Smoke Tree	5 gal		5' to 8'
	JUN HUG	22	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal		1' to 2'
	JUN BUF	19	Juniperus sabinia 'Buffalo'	Buffalo Juniper	5 gal		1' to 2'
	JUN W13	9	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	5 gal		12' to 15'
	PIN CO2	6	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal		3' to 5'
	RHU GRO	8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		1' to 2'
	ROS GLA	7	Rosa glauca	Redleaf Rose	5 gal		4' to 5'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	HEIGHT
	CAL KA2	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		3' to 4'

## GROUND PLANE TREATMENT

SYMBOL	DESCRIPTION	QTY
	BLUE GRAY RIVER ROCK, 1.5" DIAMETER, 3" DEPTH OVER LANDSCAPE FABRIC	13,873 sf
	CLEAR CREEK GRANITE, 1.5" DIAMETER, 3" DEPTH OVER LANDSCAPE FABRIC	17,764 sf
	PLAYGROUND MULCH- 6" DEPTH	1,994 sf
	EXISTING NATIVE GRASS TO REMAIN. ALL DISTURBED NATIVE GRASS AREAS ARE TO BE RE-SEEDED.	202,469 sf

## VICINITY MAP



NOT FOR CONSTRUCTION

**JWLA**  
**Jon Walsh.**  
**LANDSCAPE ARCHITECT**  
 LLC  
 P.O. Box 354  
 Palmer Lake, CO 80133  
 (719) 640-9428  
 jwlandarch@gmail.com  
 www.jwlandscapearchitect.com

PROJECT FILE: fdnchurch-1p-8-22-23.dwg

**FOUNDATION LUTHERAN CHURCH**  
 9950 & 9960 Towner Avenue  
 Falcon, CO

PROJECT NAME: **FINAL LANDSCAPE PLAN**

SHEET TITLE: **FINAL LANDSCAPE PLAN**

DATE: **March 24, 2023**

DATE: **August 24, 2023**

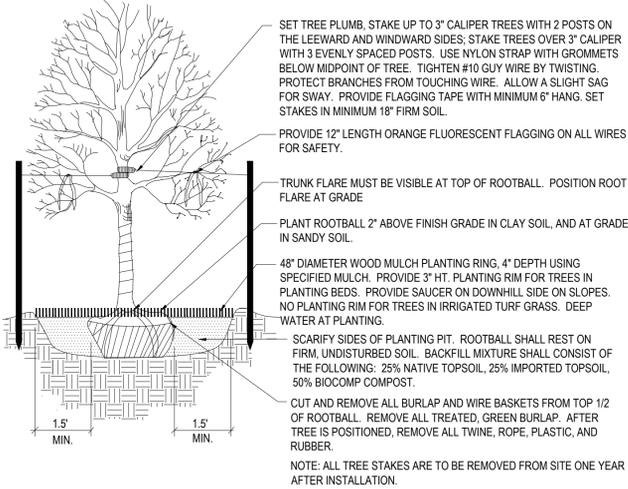
REVISIONS:

SHEET NO. **L1**

Sheet 1 of 2

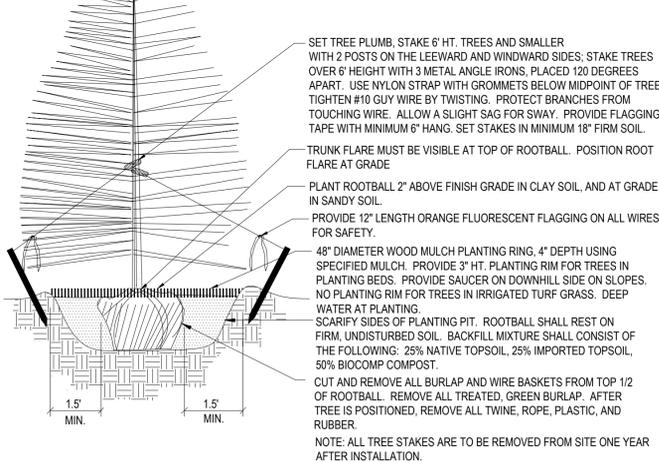
# PLANTING DETAILS

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
  - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE.
- WRAP OCTOBER 15 AND REMOVE BY MARCH 31.

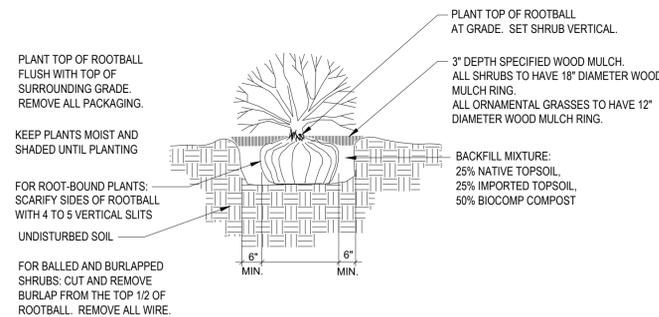


**1** Deciduous Tree Planting Detail  
NOT TO SCALE

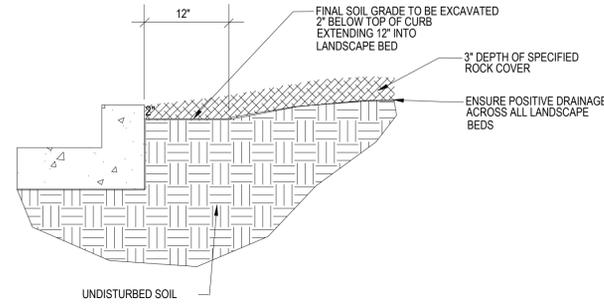
- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
  - AVOID FALL PLANTING IF POSSIBLE.



**2** Coniferous Tree Planting Detail  
NOT TO SCALE



**3** Shrub Planting Detail  
SCALE: NOT TO SCALE



**4** Rock Cover / Mulch Bed Excavation  
SCALE: NOT TO SCALE

## EL PASO COUNTY ALL-PURPOSE MIX FOR UPLAND, TRANSITION AND PERMANENT CONTROL MEASURE AREAS

COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS (PURE LIVE SEED)		
				-IRRIGATED BROADCAST -IRRIGATED HYDROSEEDDED	-NON-IRRIGATED BROADCAST -NON-IRRIGATED HYDROSEEDDED -IRRIGATED DRILLED	-NON-IRRIGATED DRILLED
				80 SEEDS/SQ. FT.	40 SEEDS/SQ. FT.	20 SEEDS/SQ. FT.
BIG BLUESTEM	<i>Buchloe dactyloides</i>	WARM, SOD	20%	4.4	2.2	1.1
BLUE GRAMA	<i>Bouteloua gracilis</i>	WARM, BUNCH	10%	0.5	0.25	0.13
GREEN NEEDLEGRASS	<i>Nassella viridula</i>	COOL, BUNCH	10%	2	1	0.5
WESTERN WHEATGRASS	<i>Pascopyrum smithii</i>	COOL, SOD	20%	6.4	3.2	1.6
SIDEOATS GRAMA	<i>Bouteloua curtipendula</i>	WARM, BUNCH	10%	2	1	0.5
SWITCHGRASS	<i>Panicum virgatum</i>	WARM, BUNCH/ SOD	10%	0.8	0.4	0.2
PRAIRIE SANDREED	<i>Calamovilfa longifolia</i>	WARM, BUNCH	10%	1.2	0.6	0.3
YELLOW INDIANGRASS	<i>Sorghastrum nutans</i>	WARM, SOD	10%	2	1	0.5
SEED RATE (LBS. PLS / ACRE)				19.3	9.7	4.8

## NATIVE SEED ESTABLISHMENT

**INITIAL PLANTING**  
STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6' X 6'.

**OVER SEEDING**  
SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/4" TO 1/2" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

## GENERAL NOTES

- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.

## PROJECT NOTES

- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:  
2" BELOW TOP OF CONCRETE OR ASPHALT FOR ALL ROCK COVER BEDS.  
1" BELOW TOP OF CONCRETE OR ASPHALT FOR NATIVE SEED AREAS.  
CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL DISTURBED NATIVE GRASS AREAS ARE TO BE SEEDED WITH SPECIFIED SEED MIX BY HYDRO-MULCHING OR DRILL SEEDING (WHERE ACCESSIBLE) AT SEEDING RATE SHOWN IN TABLE. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION AND SEED MIX TABLE FOR MORE DETAILED INSTRUCTIONS.
- ROCK COVER AREAS INSIDE PROPERTY BOUNDARIES TO CONSIST OF 1.5" 'CLEAR CREEK GRANITE' CRUSHED GRANITE (C&C SAND), SPREAD 3" DEPTH OVER LANDSCAPE FABRIC. RIGHT OF WAY AREAS TO CONSIST OF 1.5" BLUE GRAY RIVER ROCK, SPREAD 3" DEPTH OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF A WOVEN FIBER FABRIC (MIRAFI OR EQUAL). FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 8" O.C. MAX.
- 'CASCADE CEDAR' (C&C SAND) WOOD MULCH IS TO BE PROVIDED AROUND THE BASE OF ALL PLANTINGS, 3" DEPTH (NO FABRIC BENEATH). REFER TO PLANTING DETAILS.
- STEEL EDGING IS TO CONSIST OF 14 GAUGE PERFORATED GALVANIZED ROLLED-TOP STEEL EDGING. EDGING IS TO BE USED TO SEPARATE GRASS AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. 12" STEEL EDGING PINS TO BE INSTALLED EVERY 4' O.C. MAX. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO PINS SECURING OVERLAPPED ENDS.

## SOIL PREPARATION NOTES

- NATIVE GRASS AREAS:** ALL DISTURBED NATIVE GRASS AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAIL.

## IRRIGATION NOTES

- ALL PROPOSED PLANT MATERIALS ARE TO BE WATERED BY A PROPOSED PERMANENT AUTOMATIC DRIP IRRIGATION SYSTEM. ALL SHRUBS TO HAVE (2) 1 GPH EMITTERS PLACED AT EDGE OF ROOTBALL ON OPPOSITE SIDES. ALL TREES TO HAVE (4) 1 GPH EMITTERS PLACED 90 DEGREES APART AROUND EDGE OF ROOTBALL.
- ALL SEEDED NATIVE GRASS AREAS TO BE ESTABLISHED BY A TEMPORARY SPRAY IRRIGATION ZONES CONNECTED TO THE AUTOMATIC IRRIGATION SYSTEM OR WITH PORTABLE SPRINKLER HEADS AND HOSES CONNECTED TO IRRIGATION SYSTEM QUICK COUPLERS AND/OR BUILDING HOSE BIBS.

## GRADING / DRAINAGE NOTES

- LANDSCAPE CONTRACTOR IS TO VERIFY THAT ALL FINISHED GRADES COMPLY WITH GRADING PLAN PREPARED BY CIVIL ENGINEER. VERIFY THAT ALL SLOPES DRAIN AWAY FROM BUILDING(S) AND THAT DRAINAGE SWALES ARE CORRECTLY LOCATED AND CARRY WATER AS INTENDED. NOTIFY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION IF STANDING WATER IS PRESENT (OTHER THAN DETENTION FACILITIES) OR IF SLOPES ARE NOT GRADED AS PER APPROVED GRADING PLAN.
- LANDSCAPE CONTRACTOR IS TO LOCATE ALL DOWNSPOUTS AND DOWNSPOUT EXTENSIONS AND VERIFY THAT NO OBSTRUCTIONS ARE IMPEDING THE FLOW OF WATER AWAY FROM THE BUILDING. REMOVE SMALL SECTIONS OF STEEL EDGING WHEREVER DRAINAGE WILL NOT FREELY FLOW THROUGH EDGING.
- LANDSCAPE CONTRACTOR IS TO PROVIDE TEMPORARY EROSION MITIGATION MEASURES FOR THE DURATION OF LANDSCAPE CONSTRUCTION. THIS INCLUDES PLACEMENT OF WATTLES AND/OR EROSION BLANKET WHEREVER DRAINAGE ERODES BARE SOIL AND RUNOFF CAN POTENTIALLY DAMAGE NEIGHBORING PROPERTIES OR SEDIMENT COULD POTENTIALLY FLOW OUTSIDE OF PROPERTY LINES.

NOT FOR CONSTRUCTION

**JWLA**  
Jon Walsh  
LANDSCAPE ARCHITECT  
LLC  
P.O. Box 354  
Palmer Lake, CO 80133  
(719) 640-9428  
jwlandarch@gmail.com  
www.jwlandscapearchitect.com

PROJECT FILE: fdnchurch-1p-8-22-23.dwg

FOUNDATION LUTHERAN CHURCH  
9950 & 9960 Townner Avenue  
Falcon, CO

PROJECT NAME:

FINAL  
LANDSCAPE  
PLAN

SHEET TITLE:

DATE: March 24, 2023

August 24, 2023

REVISIONS:

STAMP:

SHEET NO. L2

Sheet 2 of 2

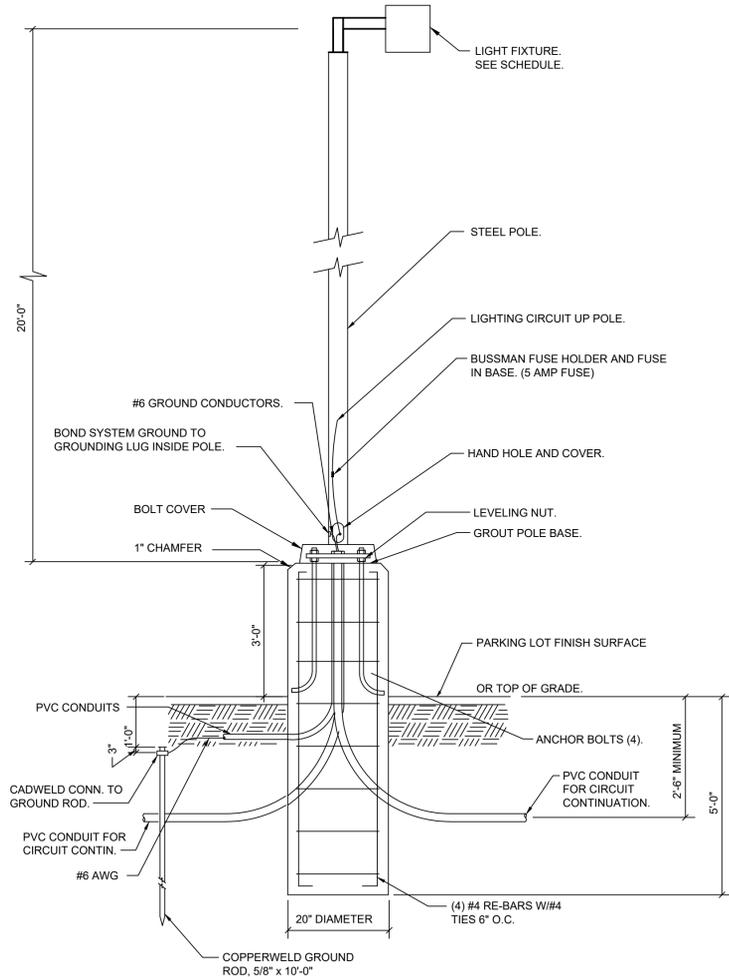
# LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	LAMPS PER FIXTURE			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	QUANTITY OF EACH
			QTY.	WATT	TYPE					
P1	LITHONIA	DSX1 LED P4 30K 80CRI T4M	2	124	LED	POLE MOUNT @ 20'	(2) AREA SITE POLE LIGHT @ 90'	120/277	248	1
P2	LITHONIA	DSX1 LED P4 30K 80CRI T4M	1	124	LED	POLE MOUNT @ 20'	AREA SITE POLE LIGHT	120/277	124	4
WP1	LITHONIA	WDGE2 LED P2 40K 80CRI T3M	1	19	LED	WALL MOUNT	ARCHITECTURAL WALLPACK	120/277	19	7
WP2	LITHONIA	WDGE3 LED P4 40K 80CRI R3	1	88	LED	WALL MOUNT	ARCHITECTURAL WALLPACK	120/277	88	2

- NOTES:  
 1) PROVIDE EMERGENCY BACKUP BATTERY.  
 2) CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH TENANT PRIOR TO ORDERING. THIS INCLUDES COLORS, COLOR TEMPERATURES, MANUFACTURER, ETC.

# CALCULATION ZONE STATISTICS

DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
PARKING LOT	+	2.2	6.0	0.5	12.0:1	4.4:1



4 WDGE3 WALLPACK LUMINAIRE (WP2)  
 SP1 SCALE: NONE



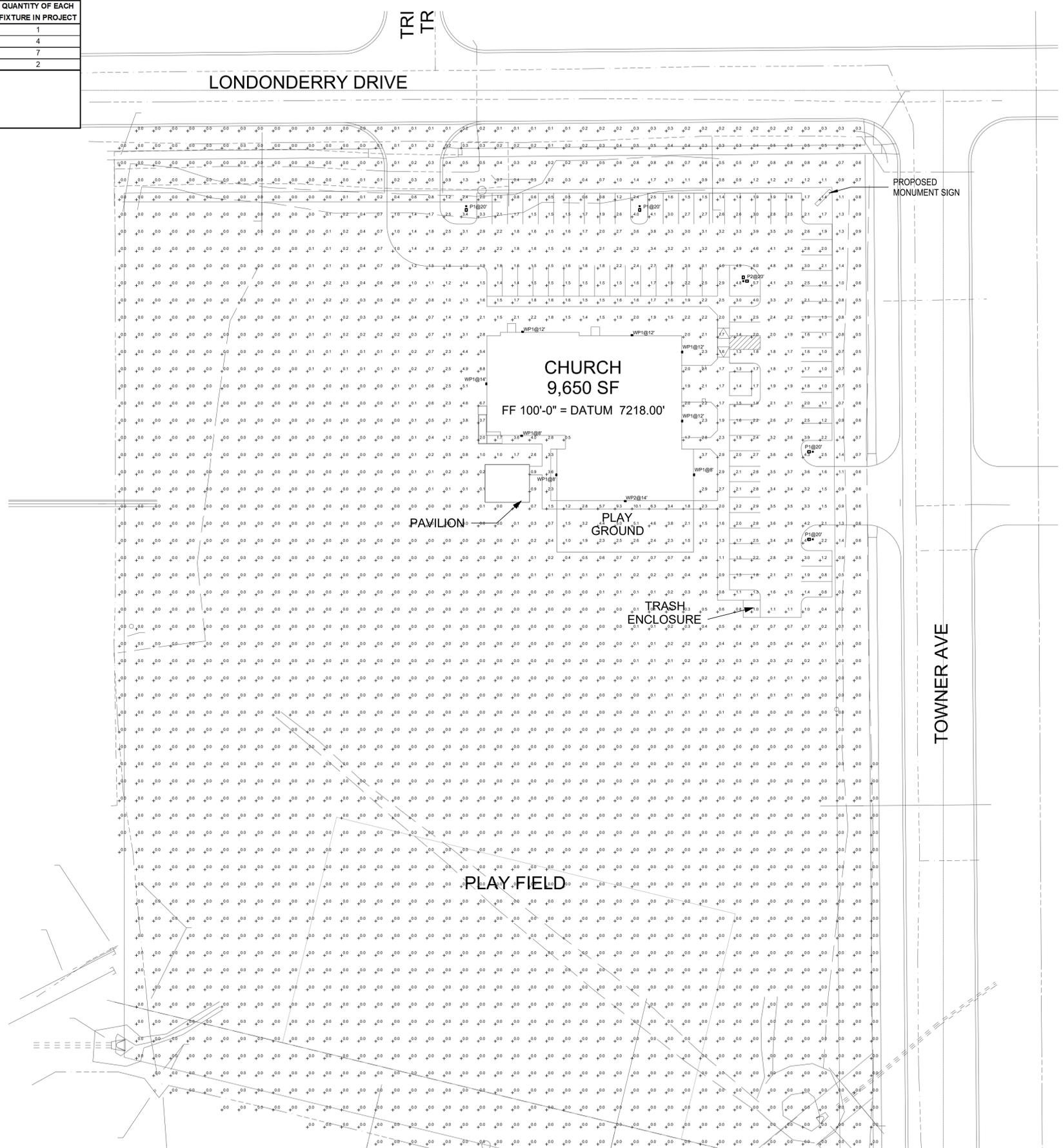
3 WDGE2 WALLPACK LUMINAIRE (WP1)  
 SP1 SCALE: NONE



2 DSX1 AREA POLE LIGHT (P1 & P2)  
 SP1 SCALE: NONE



1 SITE PHOTOMETRIC PLAN  
 SP1 SCALE: 1/32"=1'-0"



PCD File No. PR2321

**RMG**  
 Engineers / Architects  
 19375 BALCON LITE RD., MOUNTAIN VIEW, CO 80132  
 SOUTHERN COLORADO  
 ARCHITECTURAL, STRUCTURAL, GEOTECHNICAL, MECHANICAL, ELECTRICAL, PLUMBING

**McShea Consulting, LLC**  
 MECHANICAL, ELECTRICAL, PLUMBING  
 4445 Northpark Dr. Suite 200  
 Colorado Springs, CO 80907  
 jmc@mcshaconsulting.com  
 Project #: 22 - 6959

PROFESSIONAL ENGINEER  
 2023.06.12

FOUNDATION LUTHERAN CHURCH  
 9980 TOWNER AVE., PEYTON, CO. 80831  
**JJP COMPANIES, INC.**

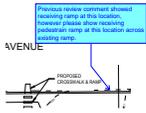
CONSTRUCTION DOCUMENTS

ARCHITECT: SMM  
 DRAWN: SMM  
 CHECKED: MRM  
 DATE: 06.12.23  
 # REVISION DATE  
 Δ PPRBD 8.21.23



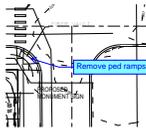
# V2\_Site Development Plan Comments.pdf Markup Summary

Carlos (10)



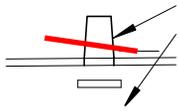
**Subject:** Callout  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/26/2023 4:00:49 PM  
**Color:** ■

Previous review comment showed receiving ramp at this location, however please show receiving pedestrian ramp at this location across existing ramp.

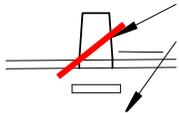


**Subject:** Callout  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/31/2023 3:07:28 PM  
**Color:** ■

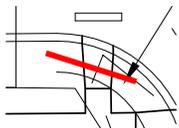
Remove ped ramps.



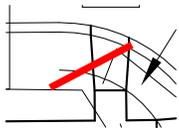
**Subject:** Line  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/26/2023 4:01:03 PM  
**Color:** ■



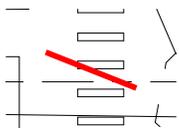
**Subject:** Line  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/26/2023 4:01:06 PM  
**Color:** ■



**Subject:** Line  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/26/2023 4:01:09 PM  
**Color:** ■



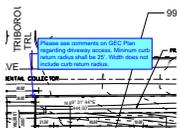
**Subject:** Line  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/26/2023 4:01:12 PM  
**Color:** ■



**Subject:** Line  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/26/2023 4:01:15 PM  
**Color:** ■

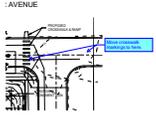


**Subject:** Line  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/26/2023 4:01:18 PM  
**Color:** ■



**Subject:** Text Box  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/26/2023 4:02:30 PM  
**Color:** ■

Please see comments on GEC Plan regarding driveway access. Minimum curb return radius shall be 25'. Width does not include curb return radius.



**Subject:** Callout  
**Page Label:** 2  
**Author:** Carlos  
**Date:** 10/31/2023 3:07:56 PM  
**Color:** ■

Move crosswalk markings to here.