

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$71.00
8 PGS
2004113718
11/05/2004 11:49 AM



PLAT IDENTIFICATION SHEET

✓ Christ Episcopal Church

GRANTOR(owner)

✓ Christ's Episcopal Church Final PD Site Plan

GRANTEE(name of plat)

Christ's Episcopal Church

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

- N/A

OLD LEGAL(Section)

(Township)

(Range)

CHRIST'S EPISCOPAL CHURCH FINAL PD SITE PLAN

ALL OF BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO EXCEPT LOTS 11 AND 12 AND THE EAST 10 FEET OF THE VACATED ALLEY ADJOINING LOTS 11 AND 12.

SHEET 1 OF 7

VICINITY MAP



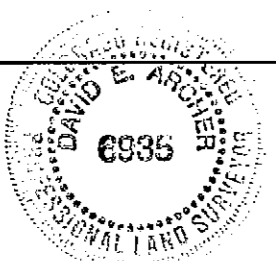
LEGAL DESCRIPTION:

ALL OF BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO, EXCEPT LOTS 11 & 12 & THE EAST 10 FEET OF THE VACATED ALLEY ADJOINING LOTS 11 & 12.

SURVEYOR'S CERTIFICATE

I, David E. Archer, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY CHRIST'S EPISCOPAL CHURCH FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR
DAVID E. ARCHER P.L.S. 6935



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 MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15 % FEE.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SCRUB MUST REPLACE A SCRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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.
- FLOODPLAIN IS NOT WITHIN THE AREA OF THIS PROJECT.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CD'S. 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 THE FINAL PD SITE 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 EXCEEDING 30' IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- THERE ARE NO SIGNIFICANT NATURAL FEATURES ON OR ADJACENT TO THIS PROJECT.

SITE DATA:

ZONING	PD
TOTAL ACREAGE:	1.724
TOTAL AREA:	75,100 S.F. 100.0%
BLDG. COVERAGE (EXISTING):	14,776 S.F. 20%
BLDG. COVERAGE (PROPOSED SANCTUARY):	8,500 S.F. 11%
TOTAL BUILDING COVERAGE:	23,276 S.F. 31%
TOTAL PAVED AREA:	12,762 S.F. 17%
TOTAL LANDSCAPED/ OPEN SPACE AREA:	39,062 S.F. 52%

OFF-STREET PARKING DATA:

PROVIDED PARKING:	HCPD	TOTAL
CHURCH OFF-STREET LOT:	(3)	12
CHURCH RESIDENTIAL:	N/A	7
CANTRIL SCHOOL LOT VIA AGREEMENT*:	N/A	44
TOTAL OFF-STREET PROVIDED:	(3)**	63

*IN CONFORMANCE WITH THE CHRIST'S EPISCOPAL CHURCH DEVELOPMENT AGREEMENT.

**HCPD = HANDICAPPED SPACES (PART OF TOTAL)

NEW SANCTUARY BUILDING DATA:

TYPE V-N CONSTRUCTION, FULLY SPRINKLED PER NFPA-13	
GARDEN LEVEL FLOOR AREA:	5,825 S.F.
MAIN LEVEL FLOOR AREA:	6,175 S.F.

NEW SANCTUARY GROSS BUILDING AREA: 12,000 S.F.

STANDARDS AND REGULATIONS:

MAX. BUILDING HEIGHT:	50 FT.
MAX. # OF DETACHED DWELLING UNITS:	5
MAX. GROSS FLOOR AREA:	8,500 FT.
FRONT YARD SETBACK:	5 FT.
FOURTH STREET SETBACK:	0 FT.
REAR AND SIDE YARD SETBACKS:	SEE R-3 ZONE DISTRICT
MAX. BUILDING COVERAGE:	50%

SHEET INDEX	TITLE SHEET
SHEET 1 OF 7	SITE PLAN
SHEET 2 OF 7	LANDSCAPE PLAN
SHEET 3 OF 7	GRADING PLAN
SHEET 4 OF 7	UTILITY PLAN
SHEET 5 OF 7	ELEVATIONS
SHEET 6 OF 7	PHOTOMETRICS
SHEET 7 OF 7	

OWNER CHRIST'S EPISCOPAL CHURCH 615 FOURTH STREET CASTLE ROCK, CO 80104 (303) 688-0603	ARCHITECT FENNEL GROUP 26 EAST MONUMENT STREET COLORADO SPRINGS, CO 80903 (719) 471-0700	CIVIL ENGINEER HUFFT-ZOLLARS INC. 4582 S. ULSTER STREET DENVER, CO 80237 (303) 740-7325	SURVEYOR DAVID E. ARCHER & ASSOCIATES 105 WILCOX STREET CASTLE ROCK, CO 80104 (303) 688-4642
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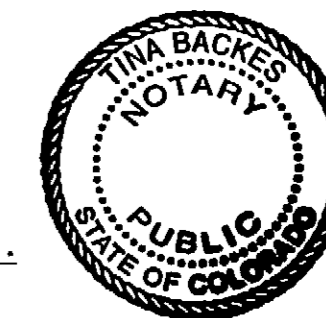
OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CHRIST'S EPISCOPAL CHURCH FINAL PD, IN THE TOWN OF CASTLE ROCK.

Frederick W. Meyers
FREDERICK MEYERS, DIRECTOR - CHRIST EPISCOPAL CHURCH
A COLORADO NON-PROFIT CORPORATION
SIGNED THIS 18th DAY OF October, 2004.

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF October 2004
BY Frederick W. Meyers
WITNESS MY HAND AND OFFICIAL SEAL.
Uma Bacher
NOTARY PUBLIC
MY COMMISSION EXPIRES 03/16/2008



TITLE CERTIFICATION:

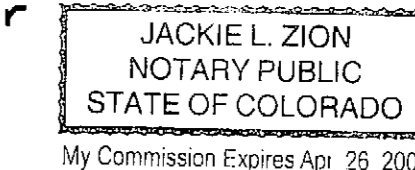
I, Laruce L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 15th DAY OF October, 2004.

Laruce L. Nitsch Title Officer
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF October, 2004
BY Laruce L. Nitsch, Title Officer
WITNESS MY HAND AND OFFICIAL SEAL.
Jackie L. Zion
NOTARY PUBLIC
MY COMMISSION EXPIRES April 26, 2007.



TOWN CERTIFICATION:

THE CHRIST'S EPISCOPAL CHURCH FINAL PD WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF October, 2004.

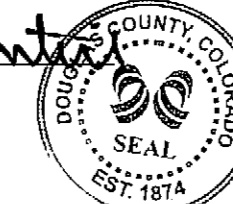
Scott Corwin
DIRECTOR OF DEVELOPMENT SERVICES
DATE 10/27/04

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THE CHRIST'S EPISCOPAL CHURCH FINAL PD WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 141 MONUMENT STREET ON THE 5th DAY OF NOV, 2004 AT RECEPTION NO. 200411318

DOUGLAS COUNTY CLERK AND RECORDER

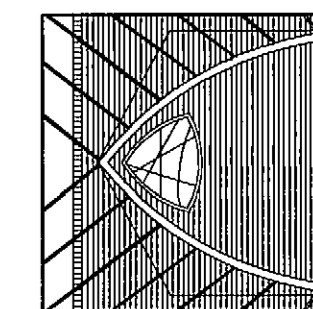
BY: Beth Junter
DEPUTY



CHRIST'S EPISCOPAL CHURCH
FINAL PD SITE PLAN
OCTOBER 2004

CHRIST'S EPISCOPAL CHURCH

615 4TH STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-0603 FAX: 303 688-5186



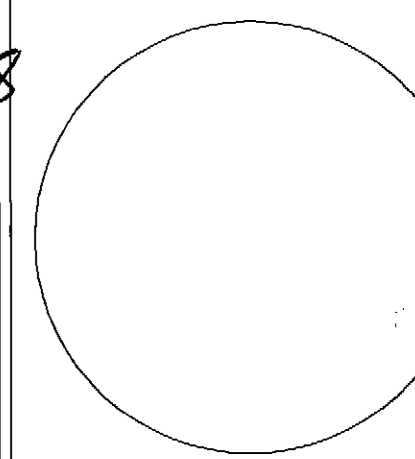
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e-mail: jim@fennelgroup.com
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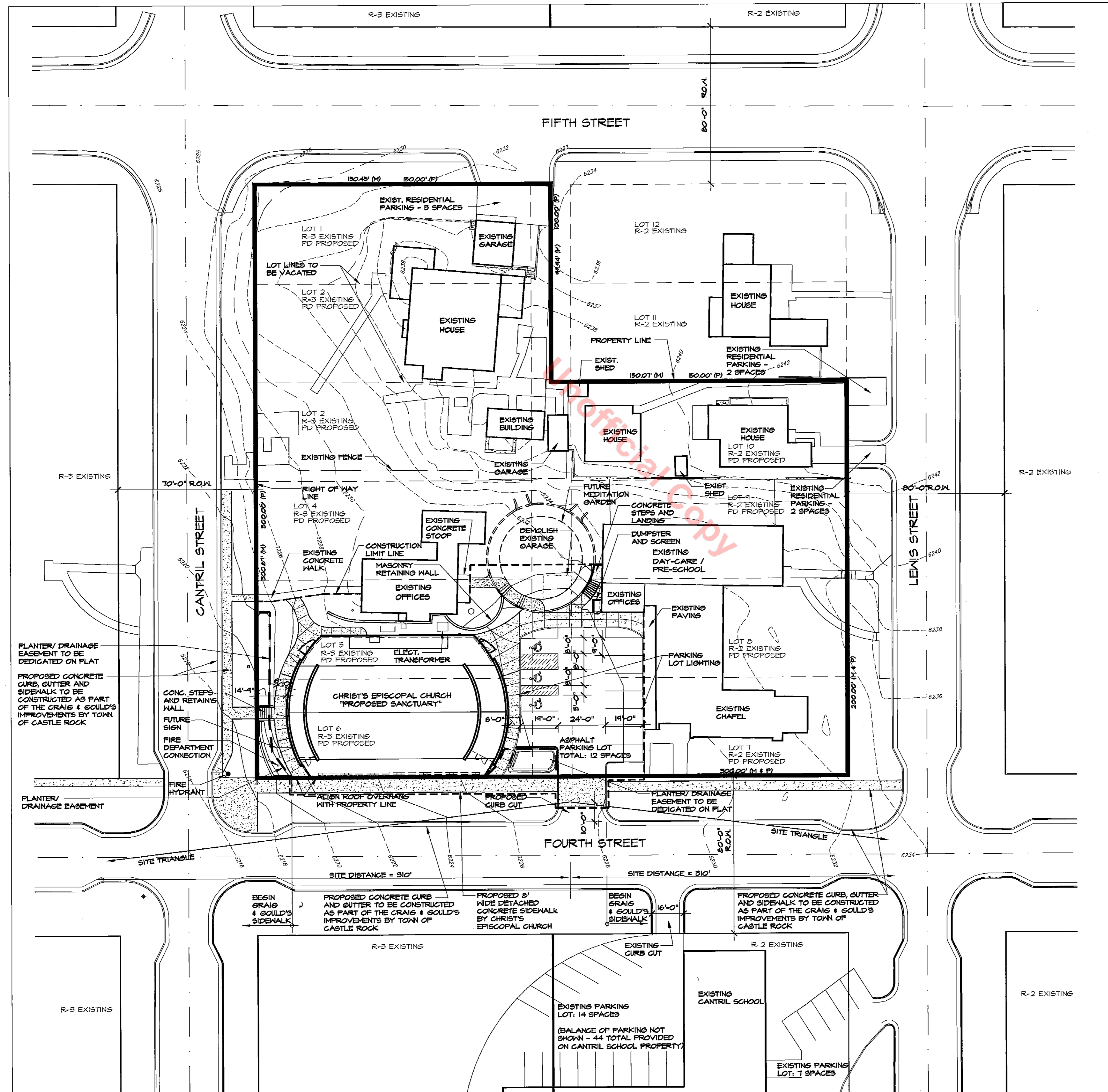
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SHEET	1 OF 7



CHRIST'S EPISCOPAL CHURCH FINAL PD SITE PLAN

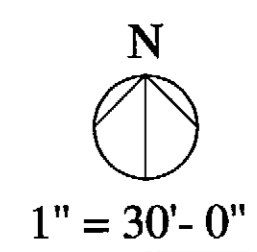
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SHEET 2 OF 7



SITE PLAN

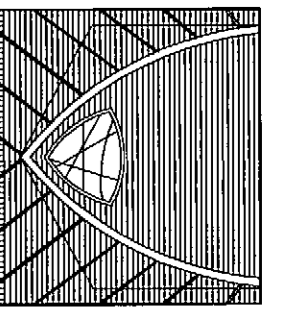
0 30 60 ft



CHRIST'S EPISCOPAL CHURCH
FINAL PD SITE PLAN
OCTOBER 2004

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Member American Institute of Architects

DATE 10-11-04

DESIGN JF, LG

DRAWN AK, LG

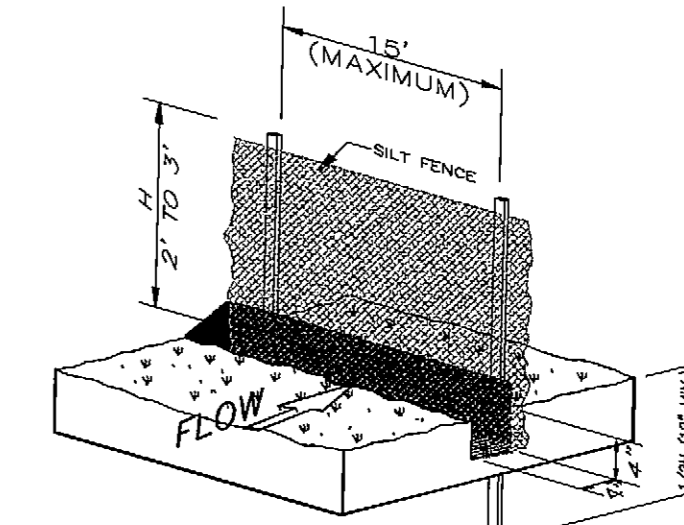
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SHEET 2 OF 7

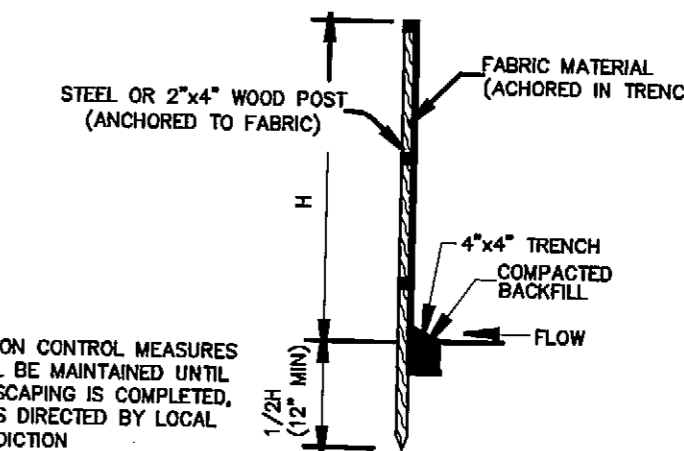
CHRIST'S EPISCOPAL CHURCH FINAL PD SITE PLAN

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SHEET 3 OF 7



SILT FENCE INSTALLATION



SECTION

NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED OR AS DIRECTED BY LOCAL JURISDICTION

5
7
DETAIL-SILT FENCE EROSION BARRIER
NTS

PLANTING SCHEDULE

ABBR.	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
LI	4	LINDEN	TILIA SPP.	2 1/2" B&B
AM	1	AMUR MAPLE	ACER GINNALA	2" B&B
DAP	3	DWARF AUSTRIAN PINE	PINUS NIGRA 'HORNBRUCKIANA'	5 GAL.
B	3	BARBERRY	BERBERIS 'MENTORENSIS'	5 GAL.
AJ	58	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL.
DL	18	DAYLILY	HEMEROCALLIS SPP.	1 GAL.
C	8	COLUMBINE	AQUILEGIA SPP.	1 GAL.
H	8	HOSTA	HOSTA SPP.	1 GAL.
SW	93	SWEET WOODRUFF	GALIUM ODOORATUM	1 GAL.
OGH	4	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	1 GAL.
RT	8	RED TWIG DOGWOOD	CORNUS STOLONIFERA	1 GAL.
DS	15	DWARF SPRUCE	GLAUKA GLOBOSA	1 GAL.
BF	3	BOULDER BLUE FESCUE GRASS	FESTUCA GLAUCA	1 GAL.

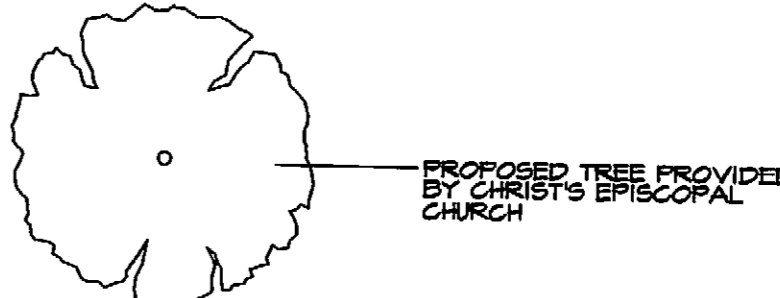
SUMMARY TABLE

	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	1,500 SF	38
LIVING GROUND COVER	1,835 SF	47
NON-LIVING GROUND COVER		
WOOD MULCH	585 SF	15
ROCK MULCH	-	-
NON-DISTURBED AREAS	0 SF	0
TOTALS	3,915 SF	100
REQUIRED TREES / SHRUBS		
PROVIDED TREES / SHRUBS = 226		

NOTE: NO POP-UP OR SPRAY HEADS IN AREAS UNDER 10' WIDE.

16" O
TRUNK DIAMETER

EXISTING TREE



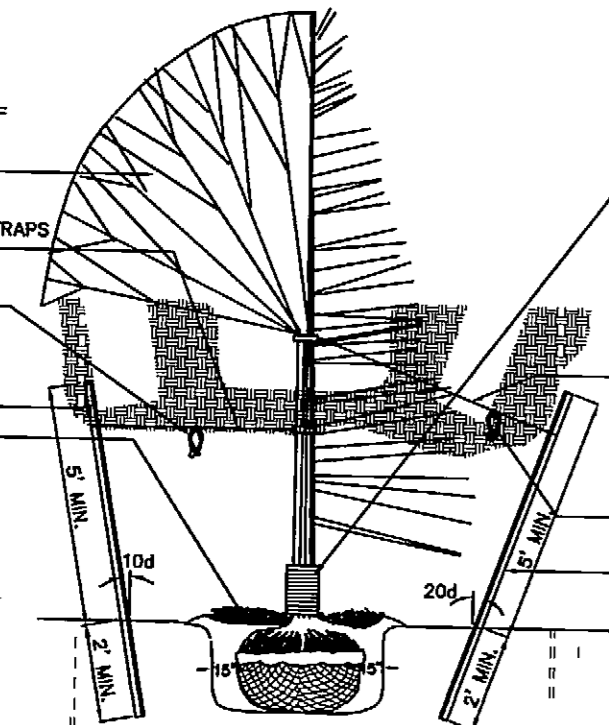
1
7
LANDSCAPE PLAN

0' 20' 40' 1" = 20'-0"

CHRIST'S EPISCOPAL CHURCH
FINAL PD SITE PLAN
OCTOBER 2004

DECIDUOUS TREES:

SPRAY WITH MILT PRUF OR EQUAL (IF LEAFED OUT)
USE 16 GA. WIRE (CAL-TIE OR EQUIV.) PLACED THROUGH GROMMETS OF WEB STRAPS TO SECURE TREE.
ORANGE FLOURESCENT FLAGGING ON WIRE FOR SAFETY.



CONIFEROUS TREES:

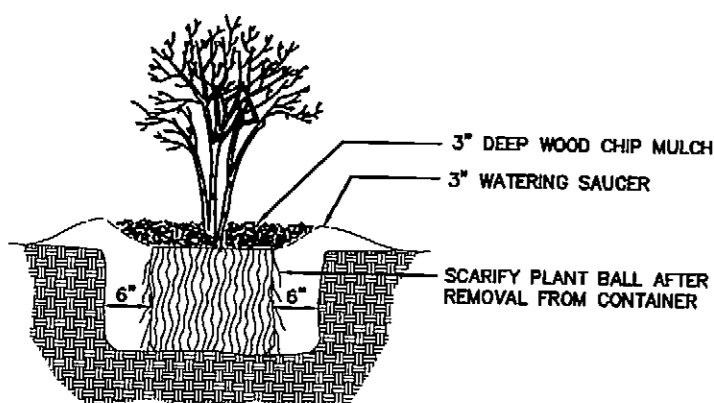
2-STEEL POSTS - KEEP PLUMB - AVOID POSITION THAT RUBS AGAINST BRANCHES. SET OUTSIDE TREE WELL.
4" DEEP WOOD CHIP MULCH

1"-0" LONG x 4" DIA. ADC CORRUGATED FLEXIBLE PIPE (WEEDWACKER GUARD) - SPLIT ONE SIDE END-TO-END AND PLACE AROUND BASE OF TREE TRUNK (DECIDUOUS AND CONIFEROUS TREES)
GUY TREE TO PLUMB POSITION. SECURE GUY TO TRUNK AT 1/2 TO 2/3 THE TREE HEIGHT. USE CAL-TIE OR EQUIV. PLACED THROUGH GROMMETS. USE WEB STRAPS TO SECURE TREE. PLACE 16 GA. WIRE (CAL-TIE OR EQUIV.) SO THAT THEY DO NOT RUB AGAINST BRANCHES.
ORANGE FLOURESCENT FLAGGING ON WIRE FOR SAFETY.
3-STEEL POSTS - KEEP PLUMB - EVENLY SPACED AROUND TREE. SET OUTSIDE TREE WELL.

NOTES (PERTAINING TO BOTH DECIDUOUS AND CONIFEROUS TREES):

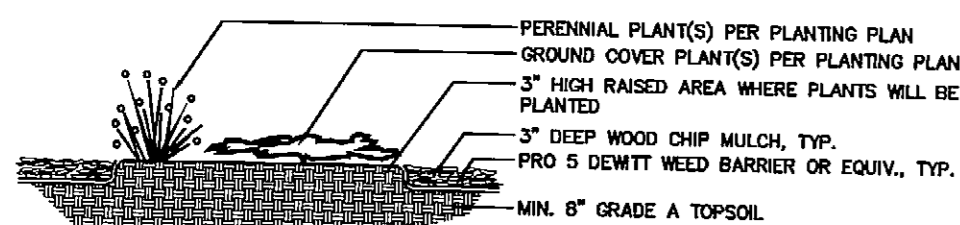
- DIG PIT 10"-12" WIDER THAN BALL ON ALL SIDES. IF IN HEAVY CLAY OR ROCKY SOILS, MAKE PIT 15" WIDE THAN BALL ON ALL SIDES. DIG PIT SO THAT TOP OF BALL IS LEVEL WITH SURROUNDING GRADE IN NATIVE SEED AREAS AND 1"-2" HIGHER IN IRRIGATED SOIL OR PLANTING BEDS.
- THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
- TOLD BURIAL BACK ON TOP 1/3 OF BALL; REMOVE ANY WIRE.
- PREPARE BACKFILL: 1/2 SPHAGNUM PEAT WITH 2/3 TOPSOIL. REMOVE ANY DEBRIS FROM TOPSOIL BACKFILL AND SOAK BACKFILL IMMEDIATELY AFTER PLANTING.
- USE HYDRATED BROADLEAF P-4 SYNTHETIC POLYMER UNDER AND AROUND PLANTS IN NATIVE AREAS ONLY.

2
7
TREE PLANTING DETAIL
NTS

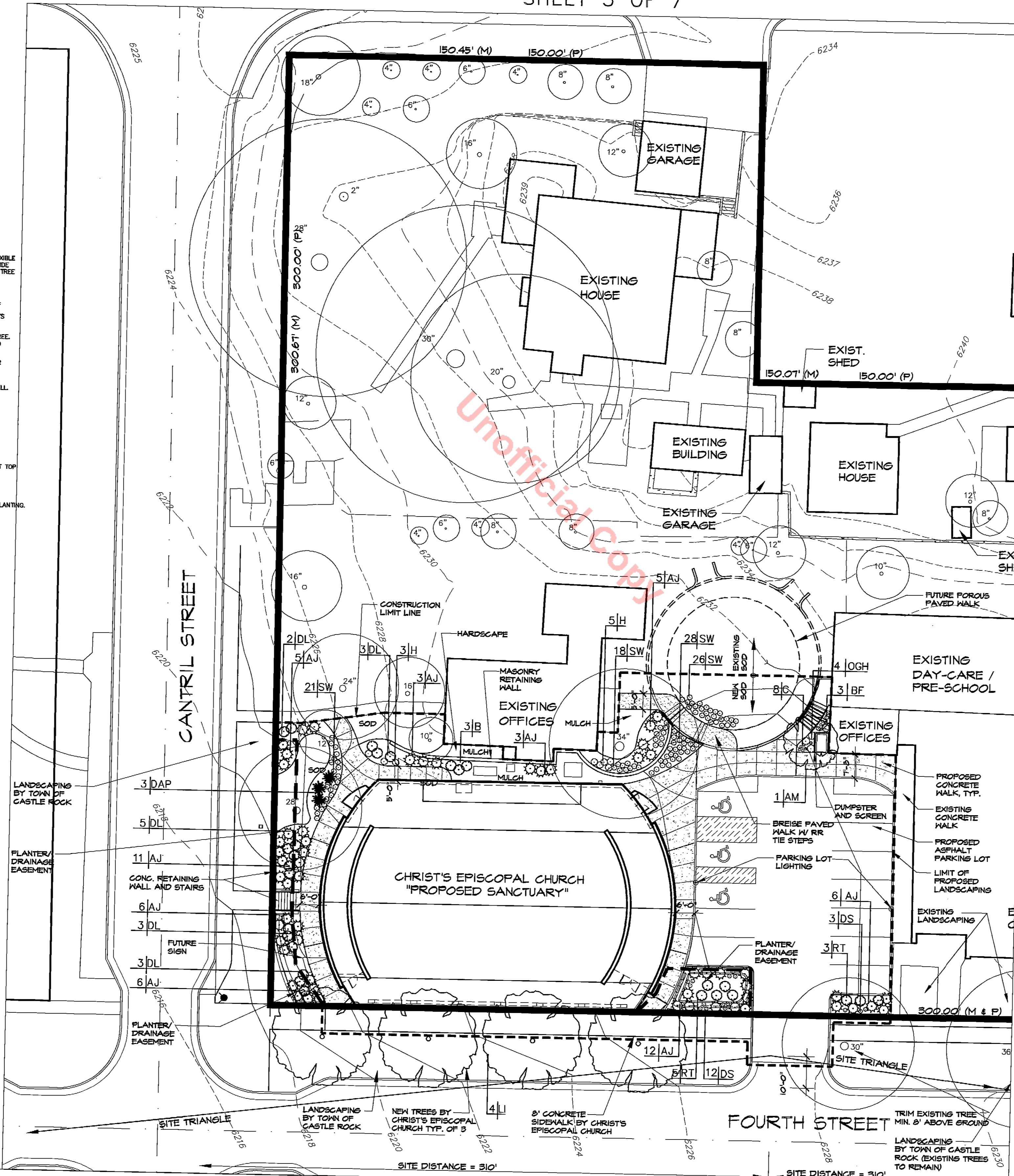


- USE HYDRATED BROADLEAF P-4 SYNTHETIC POLYMER UNDER AND AROUND PLANTS.
- BACKFILL IMMEDIATELY AFTER PLANTING.

3
7
SHRUB PLANTING DETAIL
NTS

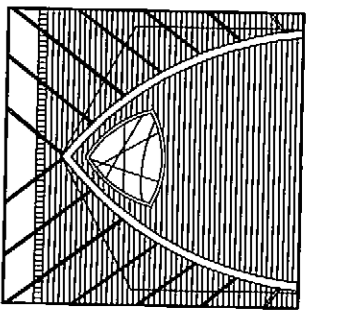


4
7
PERENNIAL/GROUND COVER PLANTING DETAIL
NTS



CHRIST'S EPISCOPAL CHURCH

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DATE 10-11-04

DESIGN JF, LG

DRAWN AK, LG

CHECK JF

SHEET 3 OF 7

CHRIST'S EPISCOPAL CHURCH

FINAL PD SITE PLAN

ALL OF BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO EXCEPT LOTS 11 AND 12 AND THE EAST 10 FEET OF VACATED ADJOINING ALLEY, ADJOINING LOTS 11 AND 12.

CIVIL ENGINEER:

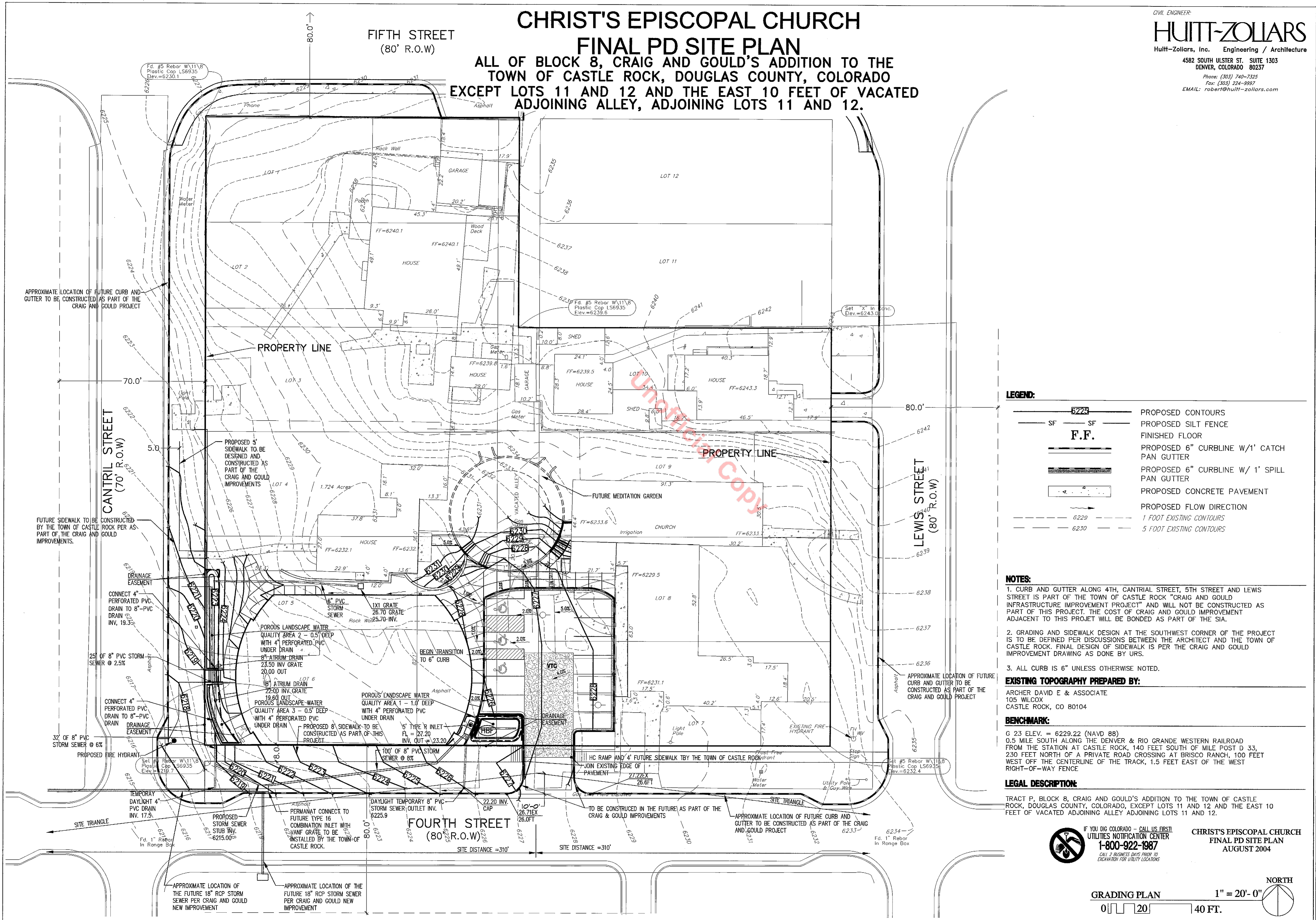
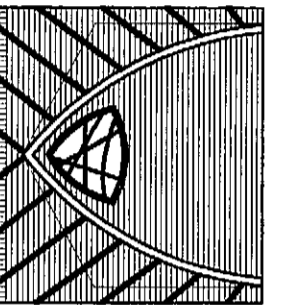
HUITT-ZOLLARS
Huitt-Zollars, Inc. Engineering / Architecture

4582 SOUTH ULSTER ST. SUITE 1303
DENVER, COLORADO 80237

Phone: (303) 740-7325
Fax: (303) 224-9987
EMAIL: robert@huitt-zollars.com

CHRIST'S EPISCOPAL CHURCH

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LEGEND:

- PROPOSED CONTOURS
- SF PROPOSED SILT FENCE
- F.F. FINISHED FLOOR
- PROPOSED 6" CURBLINE W/1' CATCH PAN GUTTER
- PROPOSED 6" CURBLINE W/ 1' SPILL PAN GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FLOW DIRECTION
- 1 FOOT EXISTING CONTOURS
- 5 FOOT EXISTING CONTOURS

NOTES:

1. CURB AND GUTTER ALONG 4TH, CANTRIL STREET, 5TH STREET AND LEWIS STREET IS PART OF THE TOWN OF CASTLE ROCK "CRAIG AND GOULD INFRASTRUCTURE IMPROVEMENT PROJECT" AND WILL NOT BE CONSTRUCTED AS PART OF THIS PROJECT. THE COST OF CRAIG AND GOULD IMPROVEMENT ADJACENT TO THIS PROJECT WILL BE BONDED AS PART OF THE SIA.
2. GRADING AND SIDEWALK DESIGN AT THE SOUTHWEST CORNER OF THE PROJECT IS TO BE DEFINED PER DISCUSSIONS BETWEEN THE ARCHITECT AND THE TOWN OF CASTLE ROCK. FINAL DESIGN OF SIDEWALK IS PER THE CRAIG AND GOULD IMPROVEMENT DRAWING AS DONE BY URS.
3. ALL CURB IS 6" UNLESS OTHERWISE NOTED.

EXISTING TOPOGRAPHY PREPARED BY:

ARCHER DAVID E & ASSOCIATE
105 WILCOX
CASTLE ROCK, CO 80104

BENCHMARK:

G 23 ELEV. = 6229.22 (NAVD 88)
0.5 MILE SOUTH ALONG THE DENVER & RIO GRANDE WESTERN RAILROAD FROM THE STATION AT CASTLE ROCK, 140 FEET SOUTH OF MILE POST D 33, 230 FEET NORTH OF A PRIVATE ROAD CROSSING AT BRISCO RANCH, 100 FEET WEST OFF THE CENTERLINE OF THE TRACK, 1.5 FEET EAST OF THE WEST RIGHT-OF-WAY FENCE

LEGAL DESCRIPTION:

TRACT P, BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, EXCEPT LOTS 11 AND 12 AND THE EAST 10 FEET OF VACATED ADJOINING ALLEY ADJOINING LOTS 11 AND 12.



IF YOU DIG COLORADO - CALL US FIRST!
UTILITIES NOTIFICATION CENTER
1-800-922-9887
CALL 7 BUSINESS DAYS PRIOR TO
EXCAVATION FOR UTILITY LOCATIONS

CHRIST'S EPISCOPAL CHURCH
FINAL PD SITE PLAN
AUGUST 2004

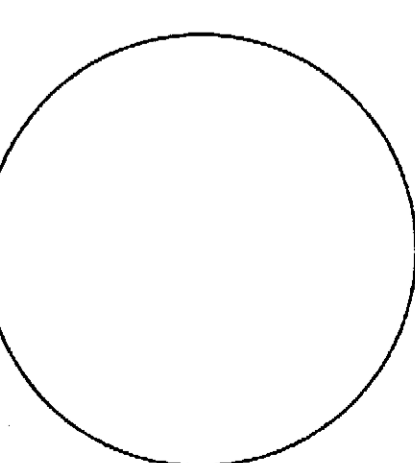
GRADING PLAN

1" = 20'-0"

0' 20' 40 FT.

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DATE	10-11-04
DESIGN	RJP
DRAWN	LX
CHECK	WB
SHEET	4 OF 7



CHRIST'S EPISCOPAL CHURCH FINAL PD SITE PLAN

FIFTH STREET
(80' R.O.W)

ALL OF BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
EXCEPT LOTS 11 AND 12 AND THE EAST 10 FEET OF VACATED
ADJOINING ALLEY, ADJOINING LOTS 11 AND 12.

CIVIL ENGINEER:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Engineering / Architecture

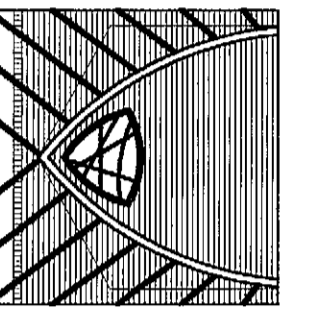
4822 SOUTH ULSTER ST. SUITE 1303
DENVER, COLORADO 80237

Phone: (303) 740-7325
Fax: (303) 224-9997

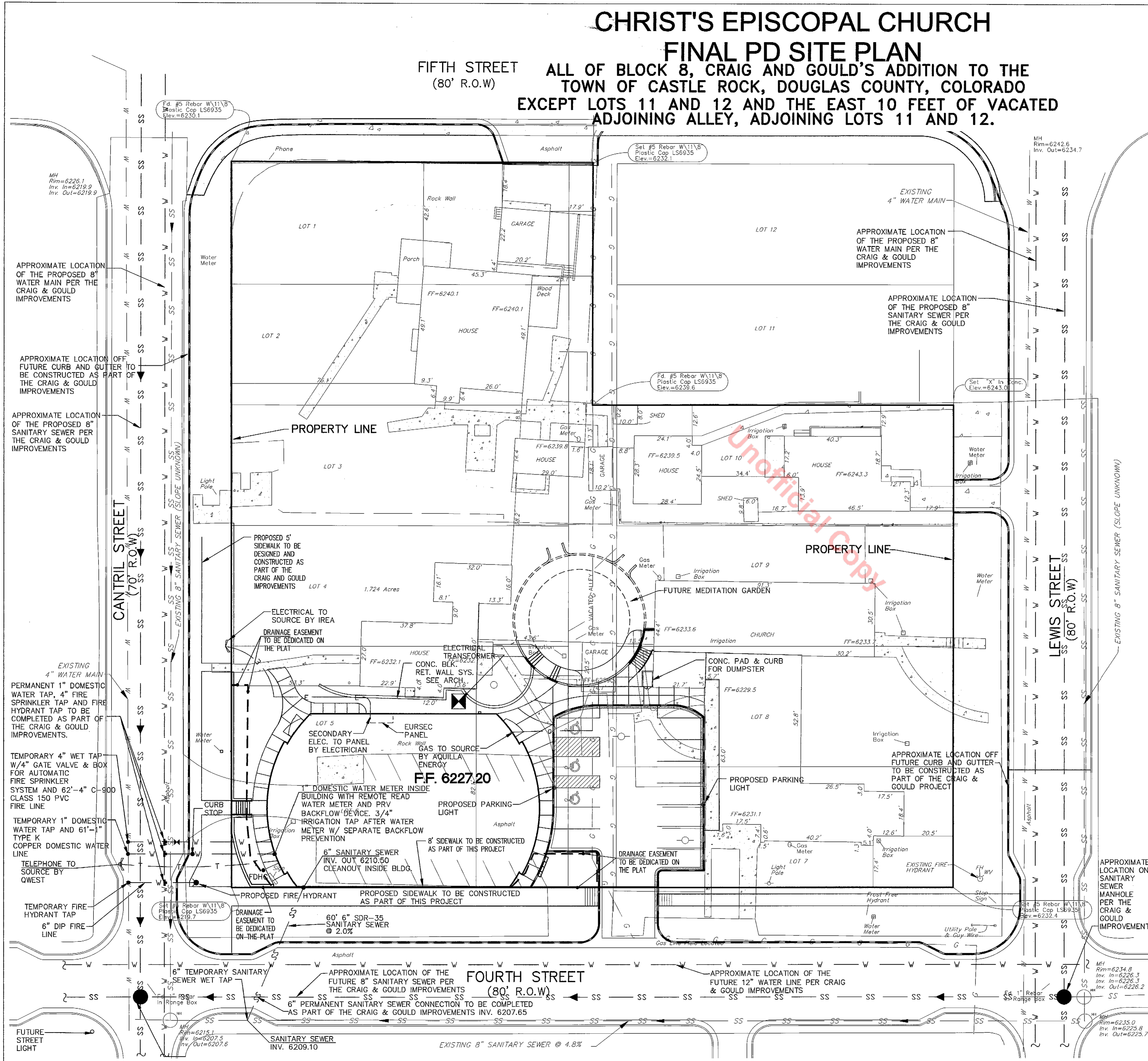
EMAIL: robert@huitt-zollars.com

CHRIST'S EPISCOPAL CHURCH

615 4TH STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-0603 FAX: 303 688-5186



TEL: (719) 471-0700
FAX: (719) 471-7770
FENNEL GROUP
e-mail: jim@fennelgroup.com
www.fennelgroup.com
Colorado Springs, Colorado 80903
A Professional Practice for Architecture, Interior Design, and Planning
Member American Institute of Architects



LEGEND:

— W —	PROPOSED WATER LINE
— SS —	PROPOSED SANITARY LINE
— F —	PROPOSED ELECTRICAL LINE
— T —	PROPOSED TELEPHONE LINE
— G —	PROPOSED GAS LINE
●	PROPOSED FIRE HYDRANT
● FDHC	FIRE DEPARTMENT HOLE CONNECTION
— SS —	EXISTING SANITARY LINE
— W —	EXISTING WATER LINE
— G —	EXISTING GAS LINE
○	EXISTING FIRE HYDRANT
○	EXISTING MANHOLE

BENCHMARK:
G 23 ELEV. = 6229.22 (NAVD 88)
0.5 MILE SOUTH ALONG THE DENVER & RIO GRANDE WESTERN RAILROAD
FROM THE STATION AT CASTLE ROCK, 140 FEET SOUTH OF MILE POST D 33,
230 FEET NORTH OF A PRIVATE ROAD CROSSING AT BRISCO RANCH, 100 FEET
WEST OFF THE CENTERLINE OF THE TRACK, 1.5 FEET EAST OF THE WEST
RIGHT-OF-WAY FENCE

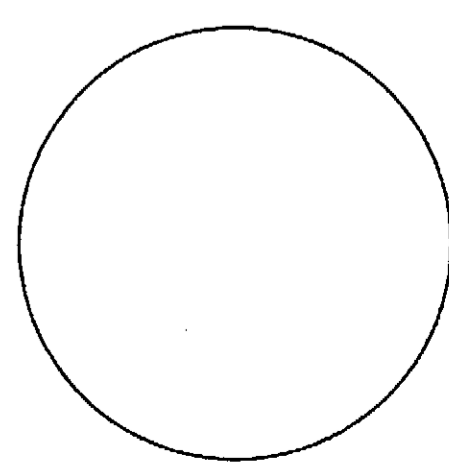
LEGAL DESCRIPTION:
TRACT P, BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE
ROCK, DOUGLAS COUNTY, COLORADO, EXCEPT LOTS 11 AND 12 AND THE EAST 10
FEET OF VACATED ADJOINING ALLEY ADJOINING LOTS 11 AND 12.

IF YOU DIG COLORADO - CALL US FIRST!
UTILITIES NOTIFICATION CENTER
1-800-922-1987
CALL 2 BUSINESS DAYS PRIOR TO
EXCAVATION FOR UTILITY LOCATIONS

CHRIST'S EPISCOPAL CHURCH
FINAL PD SITE PLAN
AUGUST 2004

UTILITY PLAN 1" = 20'-0"
0 1 20 40 FT.

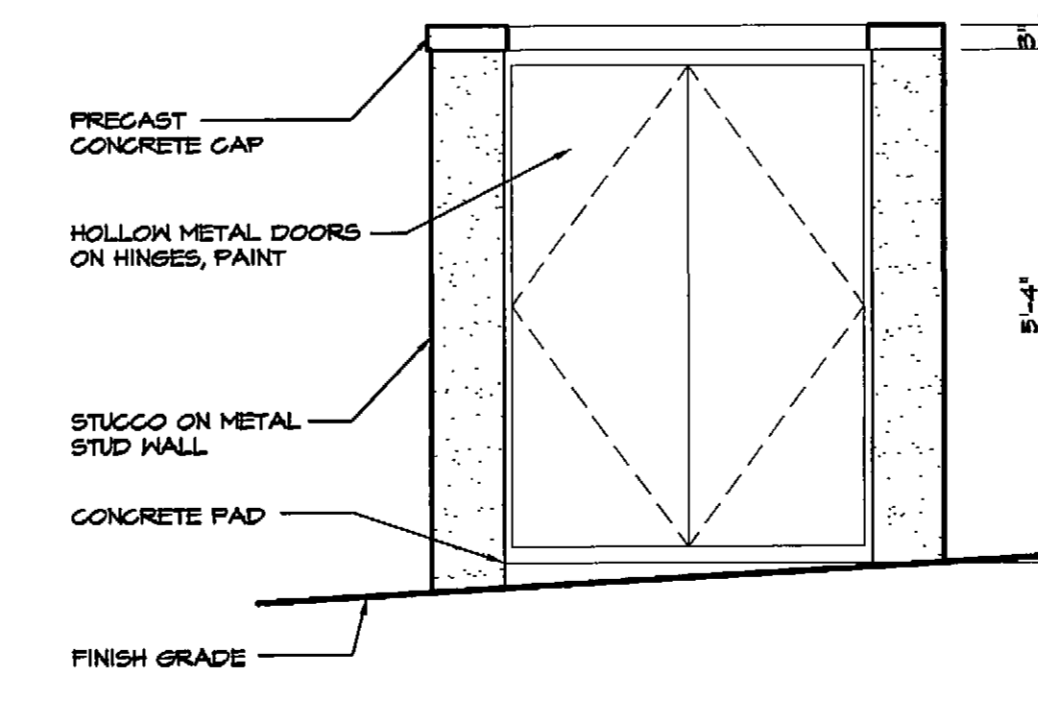
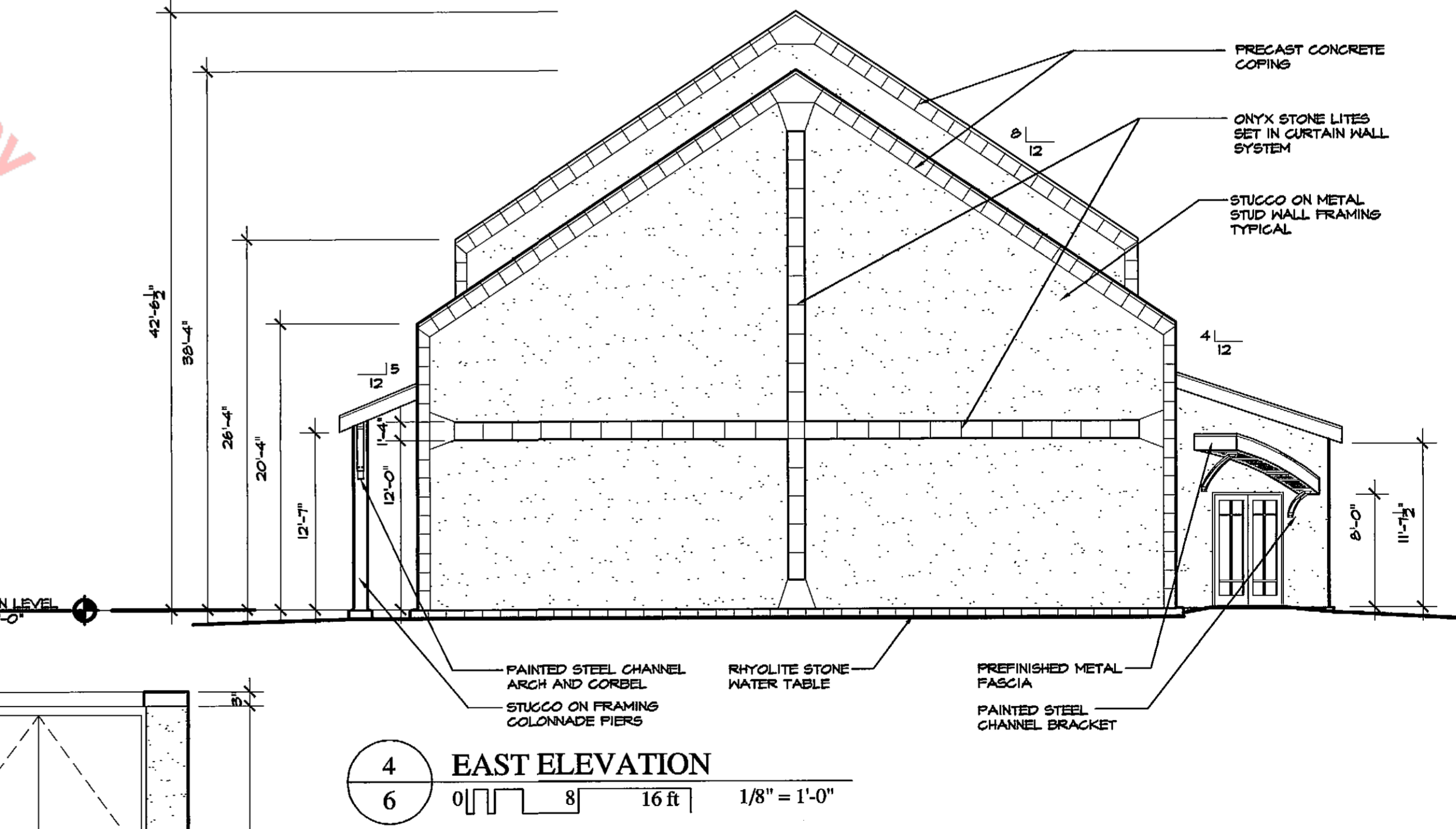
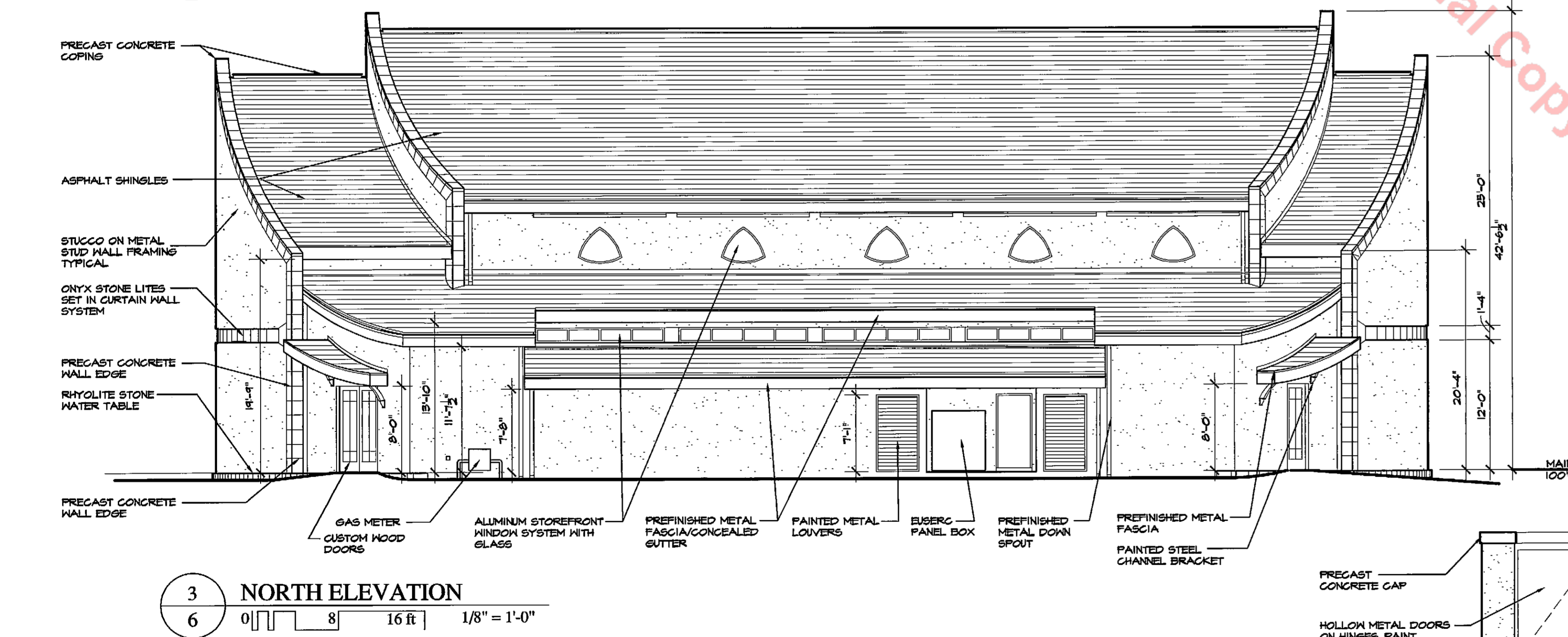
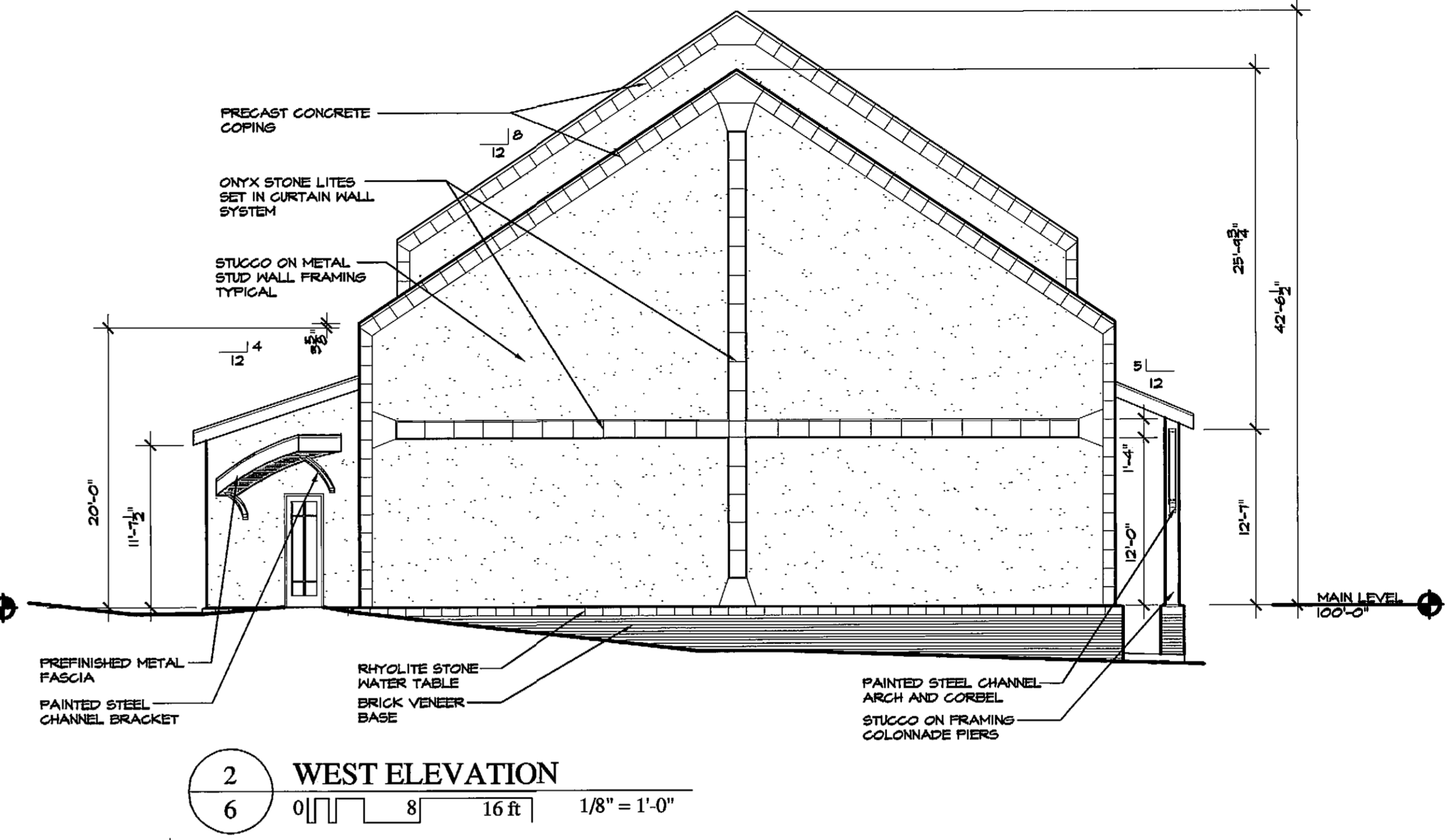
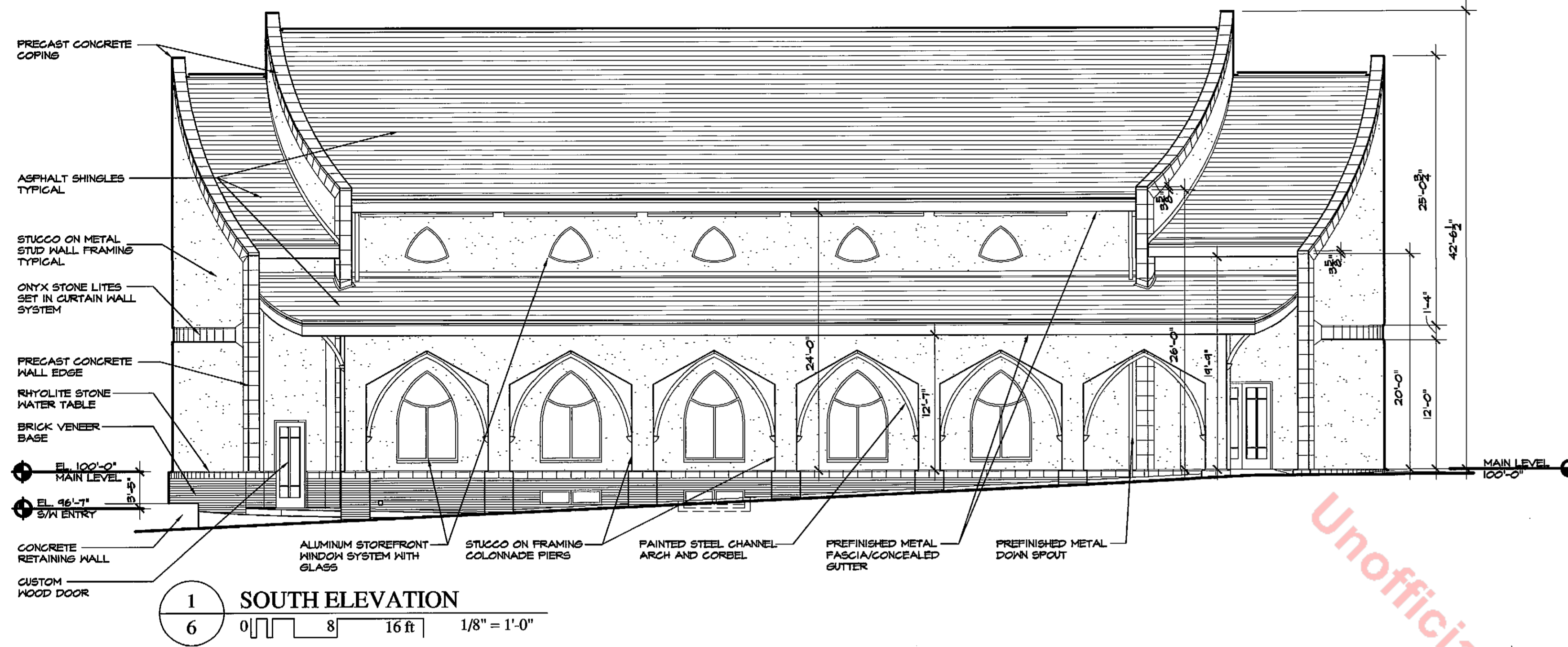
DATE	10-11-04
DESIGN	RJP
DRAWN	LX
CHECK	WB
SHEET	5 OF 7



CHRIST'S EPISCOPAL CHURCH FINAL PD SITE PLAN

ALL OF BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE
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EXCEPT LOTS 11 AND 12 AND THE EAST 10 FEET OF VACATED
ALLEY ADJOINING LOTS 11 AND 12.

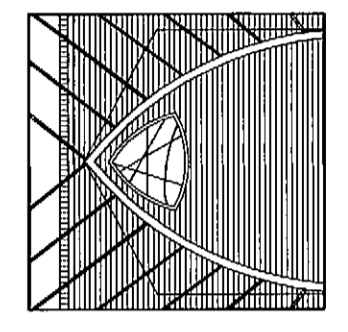
SHEET 6 OF 7



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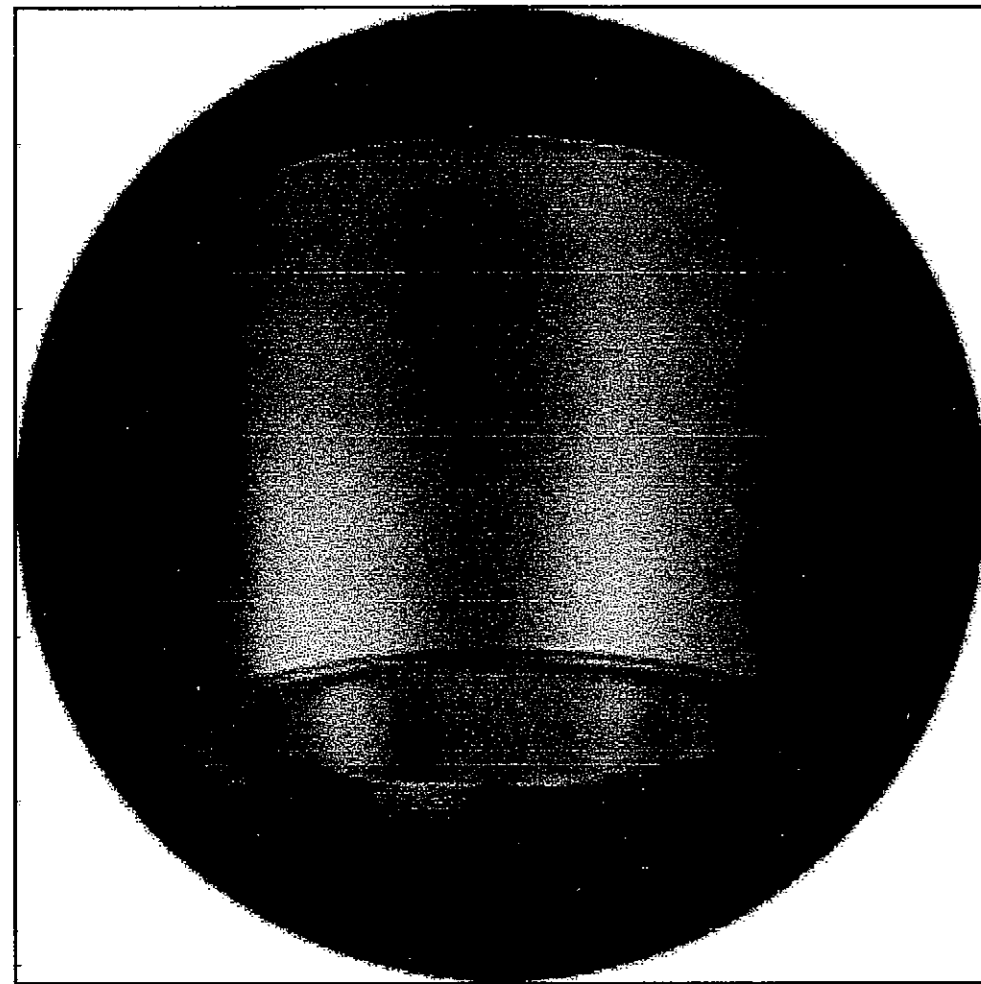
26 East Monument Street Colorado Springs, Colorado 80903
A Professional Practice for Architecture, Interior Design, and Planning
Member American Institute of Architects

DATE	10-11-04
DESIGN	JF, LG
DRAWN	LG, AK
CHECK	JF, LG
SHEET	6 of 7

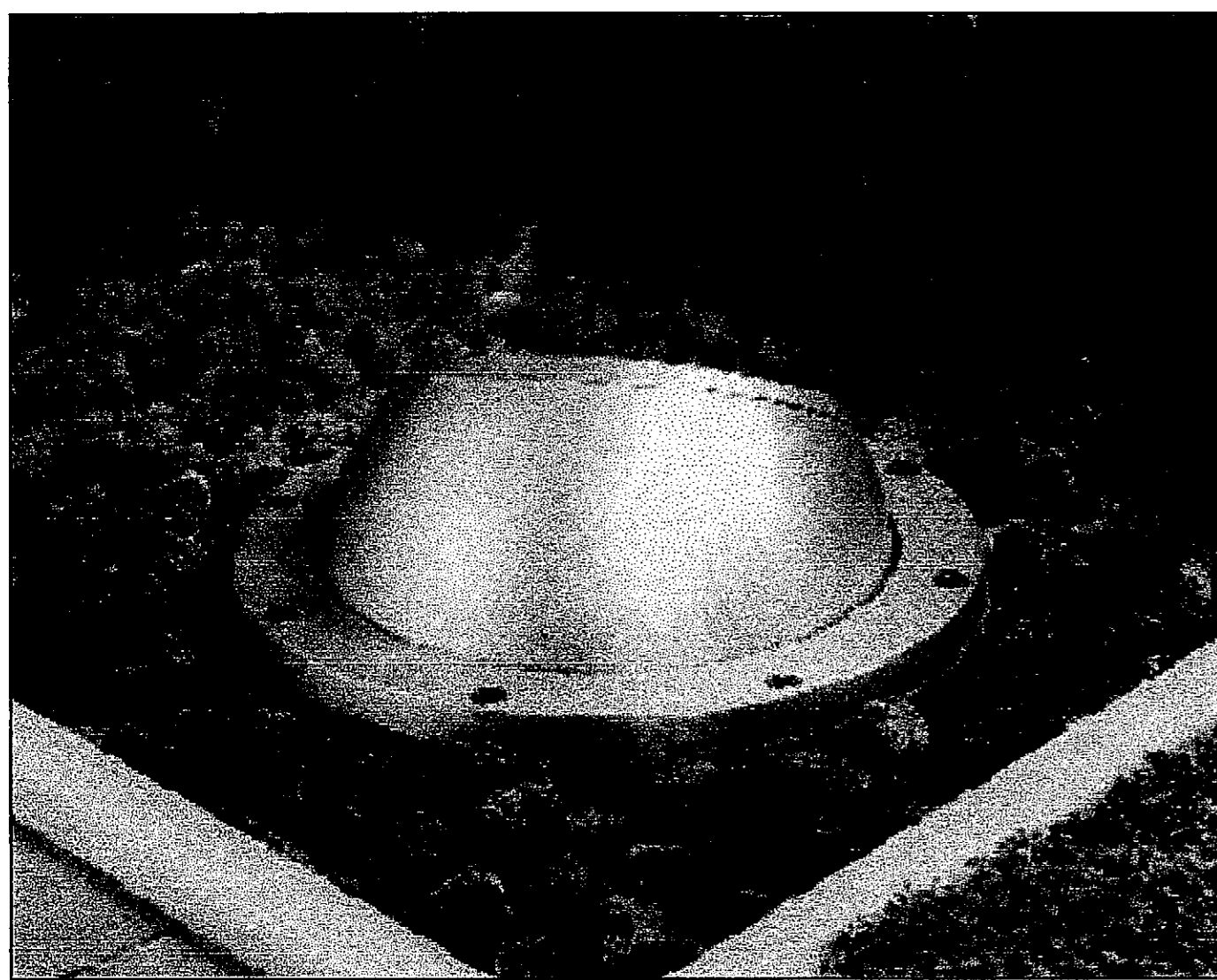
CHRIST'S EPISCOPAL CHURCH
FINAL PD SITE PLAN
OCTOBER 2004

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID TYPE	#PTS	SPAC	GROUP	AVE	MAX	MIN	MAXMIN	AVERMIN
New Area	377.80/21.80/1	New Grid / FH	489	10.00	<>	0.3	13.7	0.0	N/A	N/A

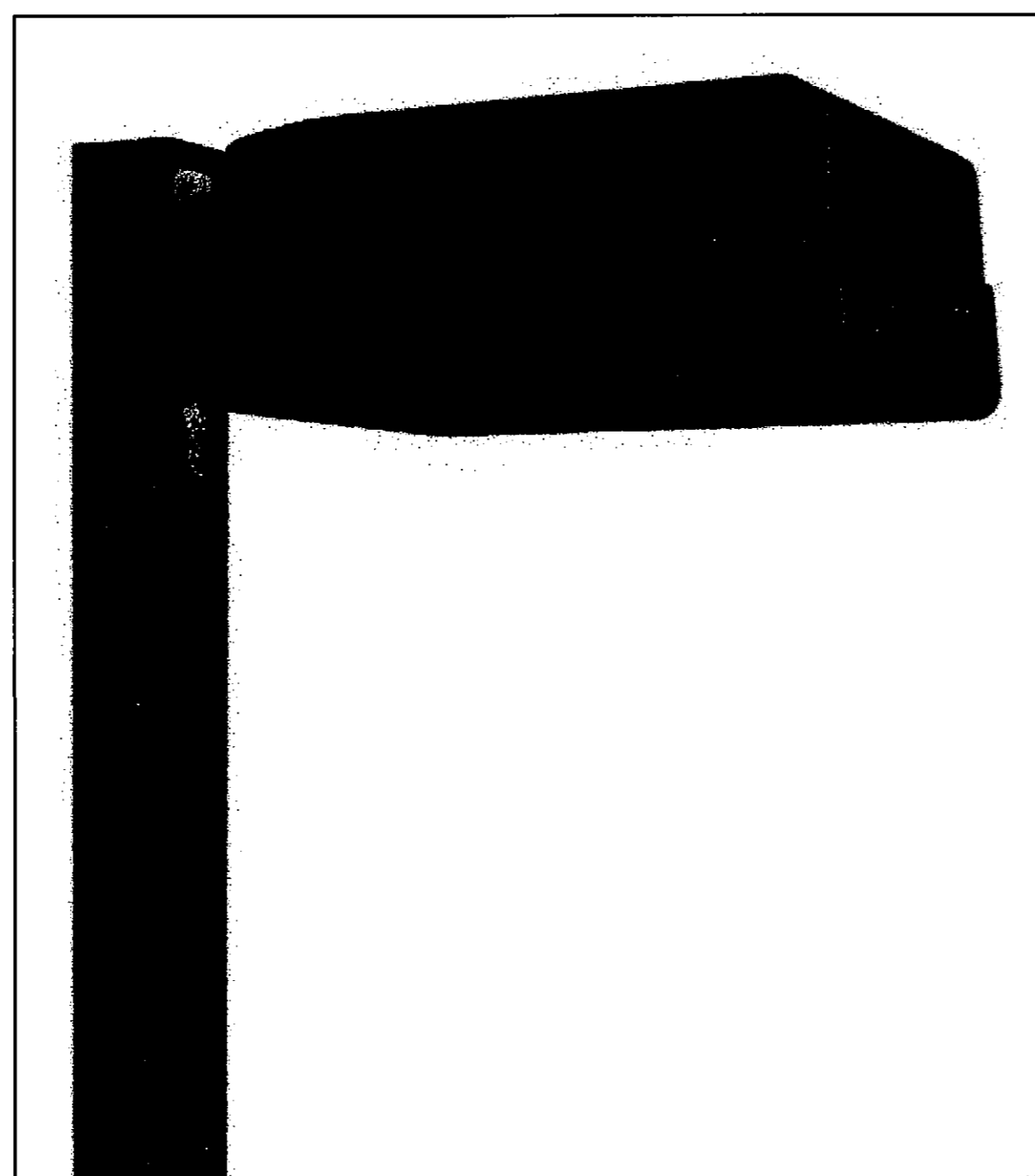
Chart E1.0 (08/19/04) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING HALLAST	LIF QTY
AA		Spaulding SSL-100H-3 (1) 7' CM-H10-HS-F	(1) M-100/HOR	8500	20'	1.00 2
F		Kim LTV32-180M	(1)	8500		0.72 5
N		Presacilla CFS8322EBCR 9' OF DOWNLIGHT, CLEAR REFL	(2) (2) 32W PLT (PHILIPS)	4800	STANDARD	0.67 2



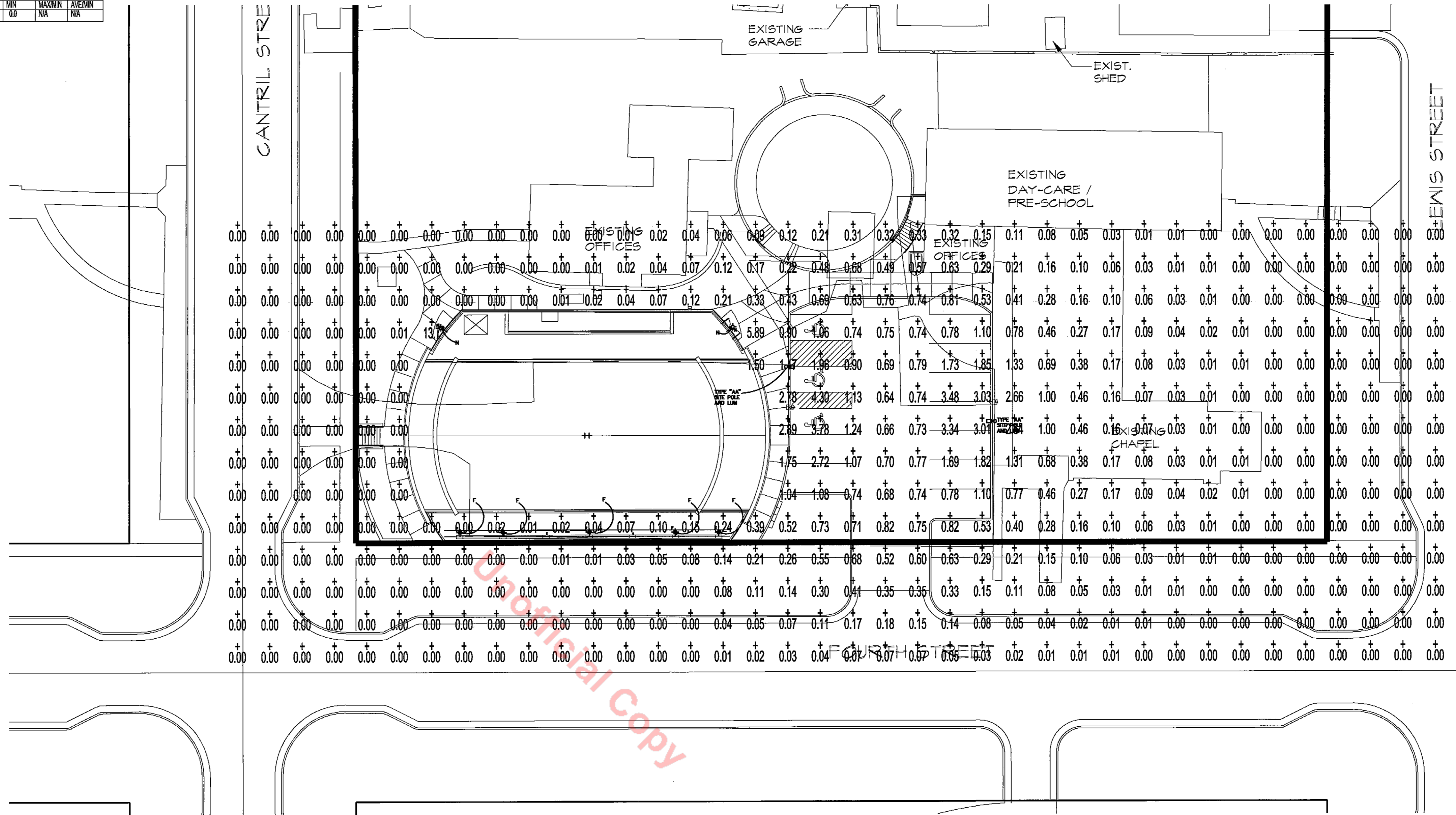
B TYPE "N" LUMINAIRE
E1.0



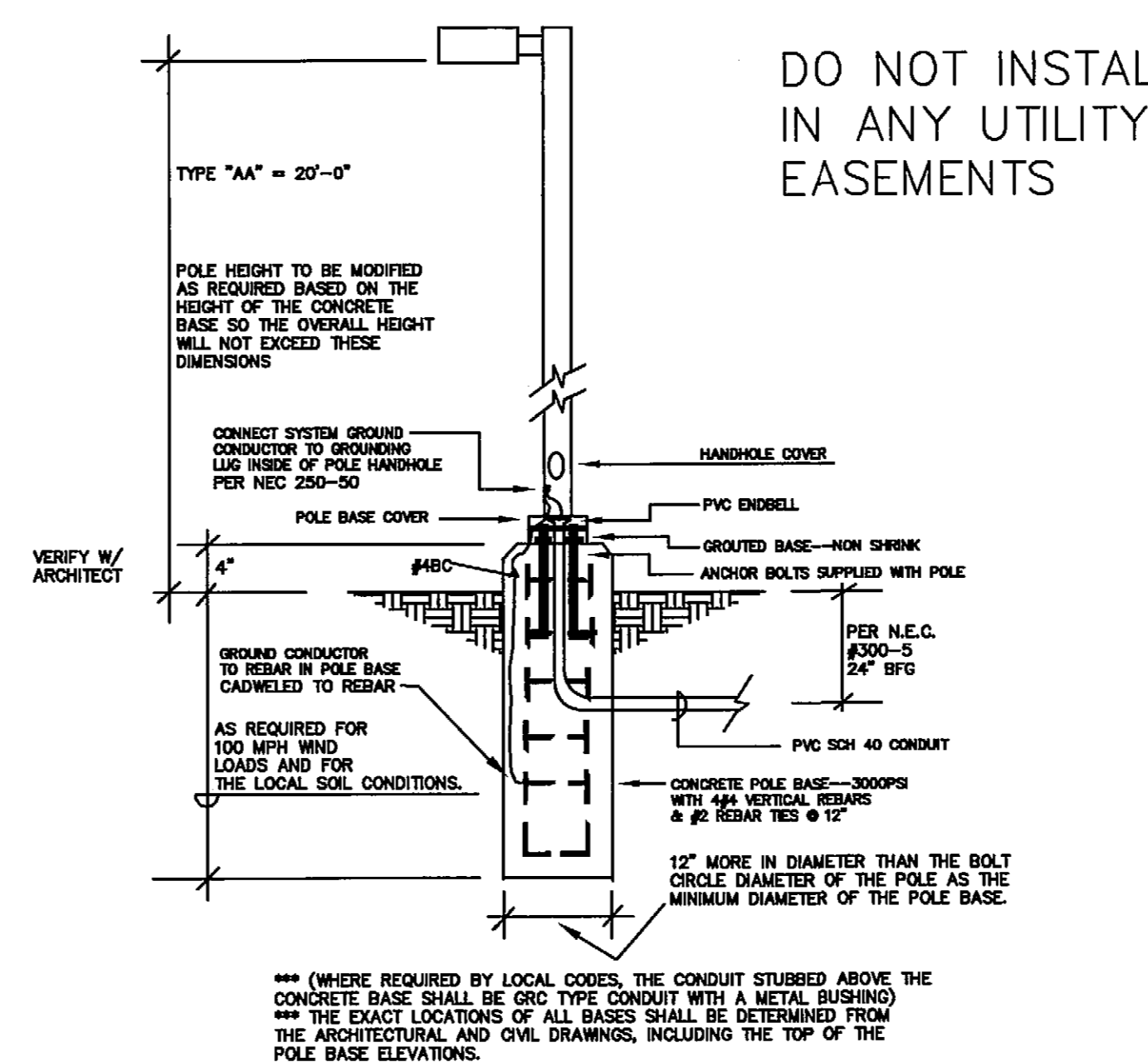
C TYPE "C" LUMINAIRE
E1.0



D TYPE "AA" SITE POLE AND LUMINAIRE
E1.0

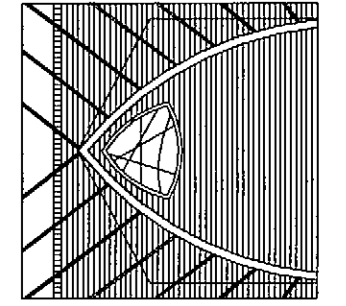


A SITE ELECTRICAL PLAN
E1.0 0" 20' 40'



E POLE BASE DETAIL
E1.0

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DATE	10-11-04
DESIGN	ALBER
DRAWN	ALBER
CHECK	ALBER
SHEET	E1.0

