

PRELIMINARY PLAT/FINAL PD SITE PLAN

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK IN THE TOWN OF CASTLE ROCK.

BY Glenn A. Miller
EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK, A NON-PROFIT CORPORATION

SIGNED THIS 27 DAY OF MAY, 2010
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF May, 2010 BY

Glenn A. Miller AS
the President OF
EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

Wendy Johnson
WITNESS MY HAND AND OFFICIAL SEAL
Wendy Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/17/12

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON JANUARY 22, 2001 IN BOOK 1951 AT PAGE 1634, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY Carolyn Johnson
LUTHERAN CHURCH EXTENSION FUND—MISSOURI SYNOD

SIGNED THIS 25th DAY OF May, 2010
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF May, 2010 BY

Carolyn Johnson
Witnessed by Wendy Johnson OF
LUTHERAN CHURCH EXTENSION FUND—MISSOURI SYNOD

WITNESS MY HAND AND OFFICIAL SEAL
Wendy Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES November 9, 2012

TITLE CERTIFICATION

I, Scott Beuvelts, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 26th DAY OF MAY, 2010 BY

Scott Beuvelts
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY
TITLE INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF May, 2010 BY

Scott Beuvelts
WITNESS MY HAND AND OFFICIAL SEAL
Stephanie D. Herron
NOTARY PUBLIC

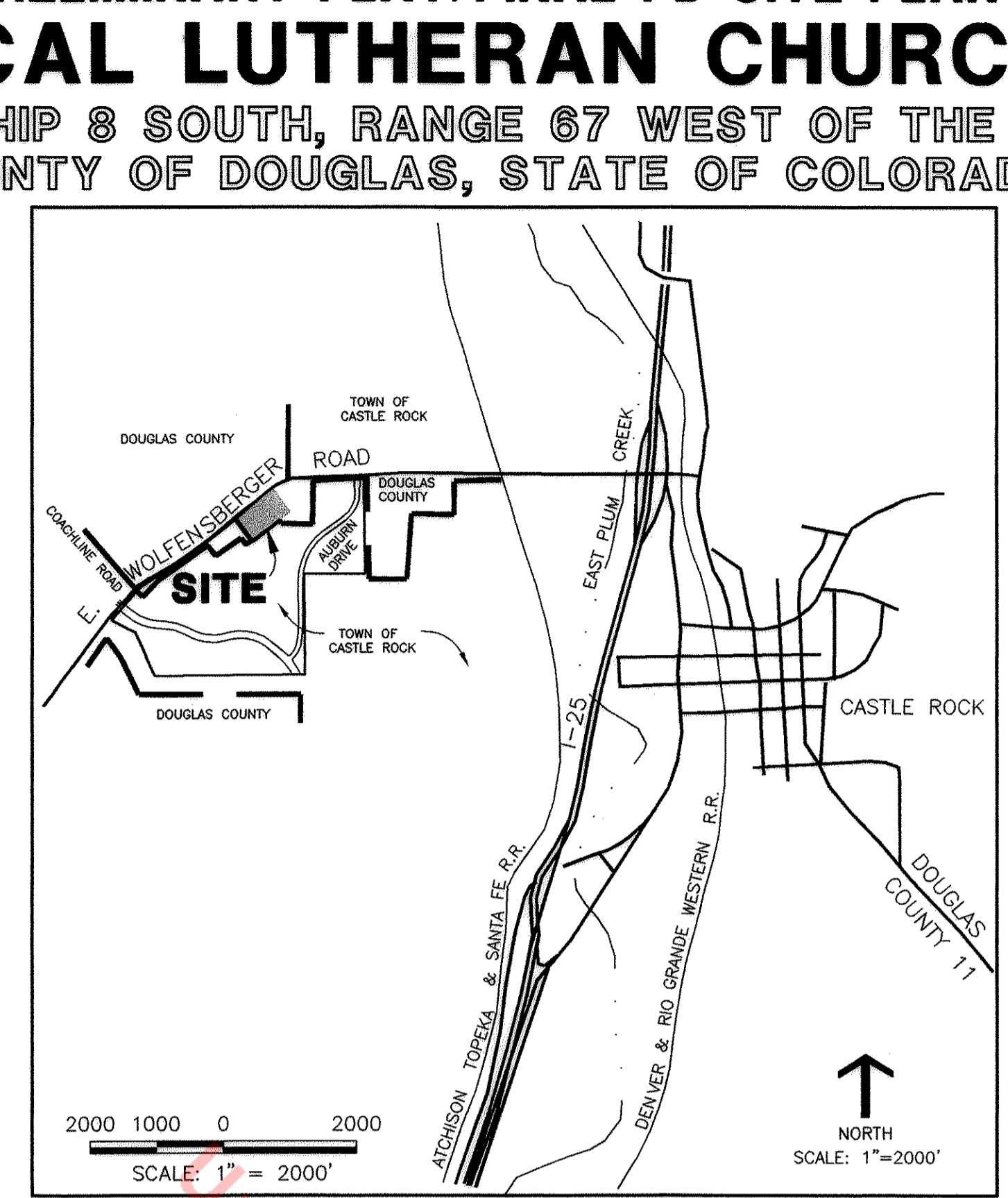
MY COMMISSION EXPIRES 1-13-2011

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TWPNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR S88°54'13"W A DISTANCE OF 2623.58 FEET. MONUMENTED BY A 3-1/4" ALUMINUM CAP LS 25629 AT THE SOUTHWEST CORNER AND A 2 1/2" ALUMINUM CAP LS 25629 AT THE SOUTH ONE-QUARTER CORNER. COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3;
THENCE N56°38' 18"W A DISTANCE OF 820.00 FEET, TO THE POINT OF BEGINNING;
THENCE N36°52'41"W A DISTANCE OF 340.00 FEET, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD;
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N50°10'13"E A DISTANCE OF 640.85 FEET;
THENCE S36°52'41"E A DISTANCE OF 373.00 FEET;
THENCE S53°07'19"W A DISTANCE OF 640.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 228,161 SQUARE FEET OR 5.238 ACRES.

VICINITY MAP



OWNER/APPLICANT

EPIPHANY EVANGELICAL LUTHERAN CHURCH
550 WOLFENBERGER ROAD
CASTLE ROCK, CO 80104
CONTACT: RICHARD LICHTENHELD

ENGINEER

JR ENGINEERING
7200 S. ALTON WAY, SUITE C100
CENTENNIAL, COLORADO 80112
CONTACT: KURTIS W WILLIAMS, P.E.

MORTGAGEES/LIENHOLDERS

LUTHERAN CHURCH EXTENSION FUND—MISSOURI SYNOD

DEVELOPER

EPIPHANY EVANGELICAL LUTHERAN CHURCH
550 WOLFENBERGER ROAD
CASTLE ROCK, CO 80104
CONTACT: RICHARD LICHTENHELD

LAND SURVEYOR

JR ENGINEERING
7200 S. ALTON WAY, SUITE C100
CENTENNIAL, COLORADO 80112
CONTACT: DEREK BROWN, PLS

SHEET INDEX

- 1 COVER SHEET, NOTES, APPROVALS AND LEGAL
- 2-3 SITE PLAN
- 4 GRADING PLAN
- 5 OVERALL UTILITY PLAN
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- 11-13 PHOTOMETRICS PLAN
- 14 ARCHITECTURAL ELEVATIONS

BENCHMARK

DC 3010030 = DOUGLAS COUNTY CONTROL MONUMENT LOCATED 0.1 MILES NORTH OF WOLFENBERGER & COACHLINE ROAD ON THE WEST SIDE OF COACHLINE ROAD AT INLET, BEING A 3-1/4" ALUMINUM CAP ELEVATION = 6394.90 NAVD 88.

SITE DATA

LOT	PERCENT
GROSS SITE AREA	228,160 SF 100.0%
ROW DEDICATION	17,456 SF 7.7%
BUILDING FOOTPRINTS(EXISTING)	6,672 SF 2.9%
BUILDING FOOTPRINTS(PROPOSED)	8,541 SF 3.7%
PARKING/ROADS	43,029 SF 18.8%
SIDEWALK/HARDSCAPE	1,491 SF 0.6%
HARDSCAPE TOTAL	59,733 SF 26.2%
OPEN SPACE(PRIVATE)	45,738 SF 20.0%
LANDSCAPED AREA	26,500 SF 11.6%
PLAY FIELD	14,200 SF 6.2%
NATIVE VEGETATION	64,533 SF 28.3%
LANDSCAPE TOTAL	150,971 SF 66.1%
PARKING REQUIRED(268 Fixed Seats)	89 (1.0/3.0 FIXED SEATS)
PARKING PROVIDED	90
HANDICAP PARKING REQUIRED*	4 (WITH 1 OF THESE VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED	4 (WITH 1 OF THESE VAN ACCESSIBLE)
WATER USAGE	10 SFE (FULL BUILD-OUT)

* = PER CODE OF FEDERAL REGULATIONS, CFR 28 PART 36 (p.497)

PD ZONING REGULATIONS - LAND USE 'CH'

PARSONAGE	1 RESIDENCE WITH A MAXIMUM 3,000 SF
FLOOR AREA RATIO (FAR)	0.23 FAR
BUILDING HEIGHT (EXCLUDING SPIRE)	35 FEET
SPIRE HEIGHT	15 FEET ABOVE BUILDING HEIGHT
BUILDING SETBACK*	25 FEET
WOLFENBERGER ROAD SETBACK*	25 FEET
PARKING SETBACK*	25 FEET
* ALL SETBACKS MEASURED FROM EXTERNAL PD BOUNDARY	
PARKING REQUIREMENT	1 STALL/3 FIXED SEATS WITHIN MAIN SANCTUARY
ACCESSIBLE PARKING REQUIREMENT	SHALL COMPLY WITH TOWN OF CASTLE ROCK ACCESSIBLE CODE

GENERAL NOTES:

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION 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.
2. PURSUANT TO SECTION 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, 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 UNLESS OTHERWISE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX(6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIALS. IN THE CASE OF DISEASED LANDSCAPE MATERIALS, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. NO 100-YR FEMA FLOODPLAIN ENCRANGES UPON THE SITE PER FEMA MAP NO. 08035C0169F DATED SEPTEMBER 30, 2005. NO WETLANDS ARE PRESENT UPON THE SITE. 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.
4. 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.
5. 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.
6. 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 SLOES, AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
7. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

LAND USE SUMMARY

LAND USE	ACRES	% TOTAL	PERMITTED USES
CH	3.78	72%	CHURCH, CHURCH RELATED EDUCATIONAL FACILITIES, PRE-SCHOOL, PARSONAGES, ADMINISTRATIVE OFFICES, TEMPORARY MODULAR EXPANSION, AND PONDS (INCLUDING STORM DETENTION), RECREATIONAL FACILITIES, UTILITIES, STREETS
OSP	1.06	20%	OPEN SPACE, FLOOD PLAIN, PARKS & PLAYGROUNDS, PICNIC AREAS, UTILITIES, STREETS
ROW	0.40	8%	RIGHT-OF-WAY TO BE DEDICATED TO THE TOWN OF CASTLE ROCK
TOTAL	5.24	100%	SEE ABOVE

* REFER TO THE ZONING REGULATION DOCUMENTS FOR EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK PLANNED DEVELOPMENT



TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:
THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK WAS APPROVED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 22nd DAY OF JUNE, 2009.

Jodie Lee CHAIR DATE 6/22/10
Bill DIRECTOR OF DEVELOPMENT SERVICES DATE 6/22/10

B. TOWN COUNCIL APPROVAL
THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 22nd DAY OF JUNE, 2009.

Bill MAYOR DATE 6/22/10
ATTEST: Sally G. Mc TOWN CLERK DATE 6/22/10

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 10:16 O'CLOCK A.M. ON THE 24th DAY OF JUNE, 2010.

RECEPTION NO. 2010038227

BY: Christine D... DEPUTY CLERK AND RECORDER

PP/FINAL PD SITE PLAN
EPIPHANY EVAN. LUTHERAN CHURCH
JOB NO. 14636.10
MAY 4, 2010
SHEET 1 OF 14

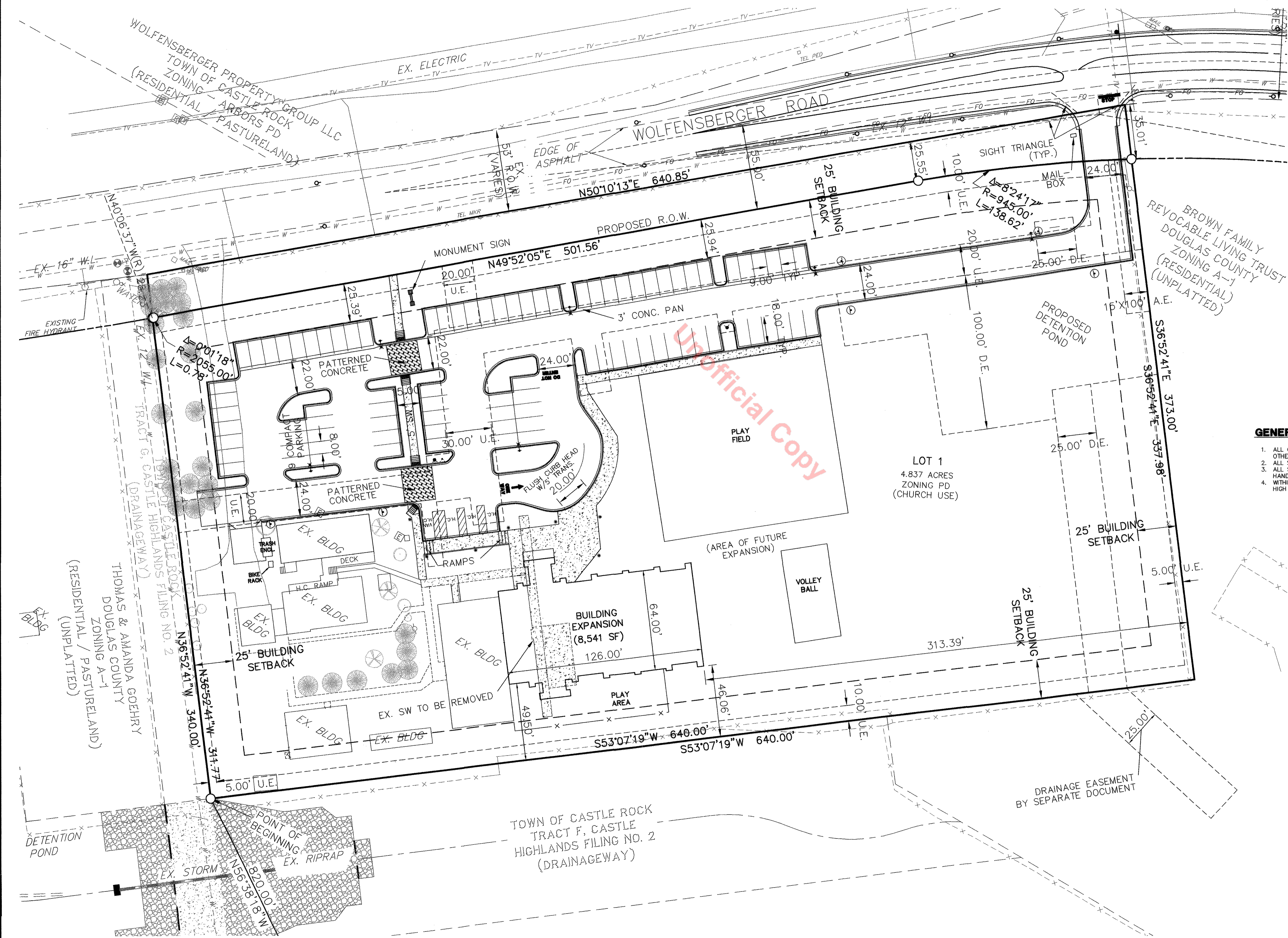


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PRELIMINARY PLAT/FINAL PD SITE PLAN

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

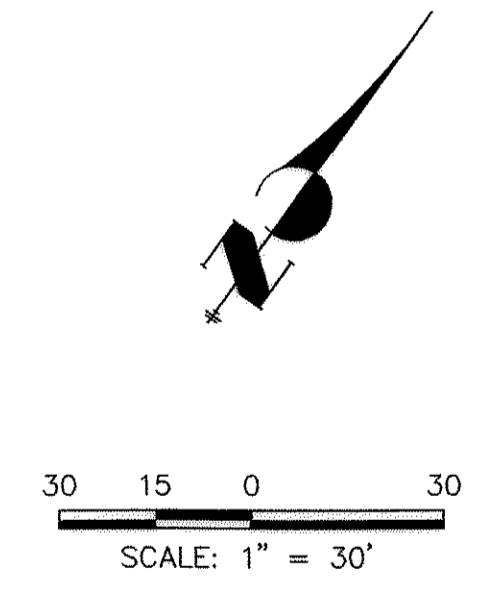
PART OF SECITON 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

	PROPOSED FLOWLINE
	EXISTING FLOWLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED RIGHT OF WAY
	BUILDING ENVELOPE
	PROPERTY LINE
	PROPOSED WATER MAIN W/ WATER VALVE
	EXISTING WATER MAIN W/ WATER VALVE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	FIRE LANE SIGN - SIGN POST
	FIRE LANE SIGN - BUILDING MOUNTED
	STOP SIGN
	FIRE HYDRANT
	LIGHT BOLLARD
	POLE STREET LIGHT
	A.E. ACCESS EASEMENT
	U.E. UTILITY EASEMENT
	F.L. FIRE LANE EASEMENT
	G.E. GAS EASEMENT
	D.E. DRAINAGE EASEMENT

- GENERAL NOTES:**
1. ALL CURB AND GUTTER IS 6" VERTICAL CURB WITH 1" PAN, UNLESS OTHERWISE NOTED.
 2. ALL SIDEWALKS ARE 5' WIDE CONCRETE SIDEWALKS.
 3. ALL STANDARD PARKING STALLS ARE 9' X 18', EXCEPT FOR THE HANDICAP AND COMPACT PARKING STALLS.
 4. WITHIN THE SIGHT DISTANCE TRIANGLE, NO MATERIAL OVER (30) INCHES HIGH SHALL BE PERMITTED.



PP/FINAL PD SITE PLAN
 SITE PLAN
 EPIPHANY EVAN. LUTHERAN CHURCH
 JOB NO. 14636.10
 MAY 4, 2010
 SHEET 2 OF 14

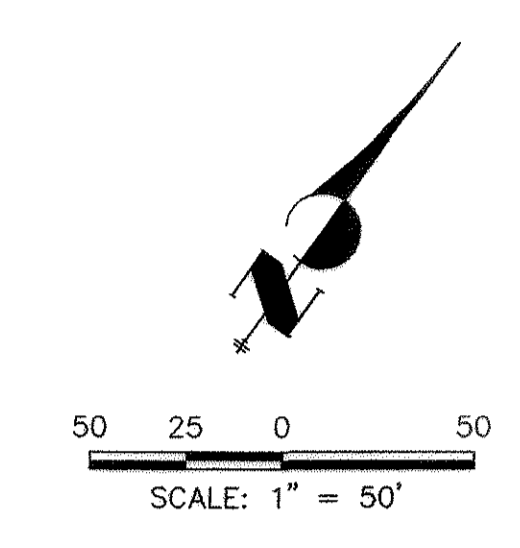
J-R ENGINEERING
 A Westrian Company

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PRELIMINARY PLAT/FINAL PD SITE PLAN

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

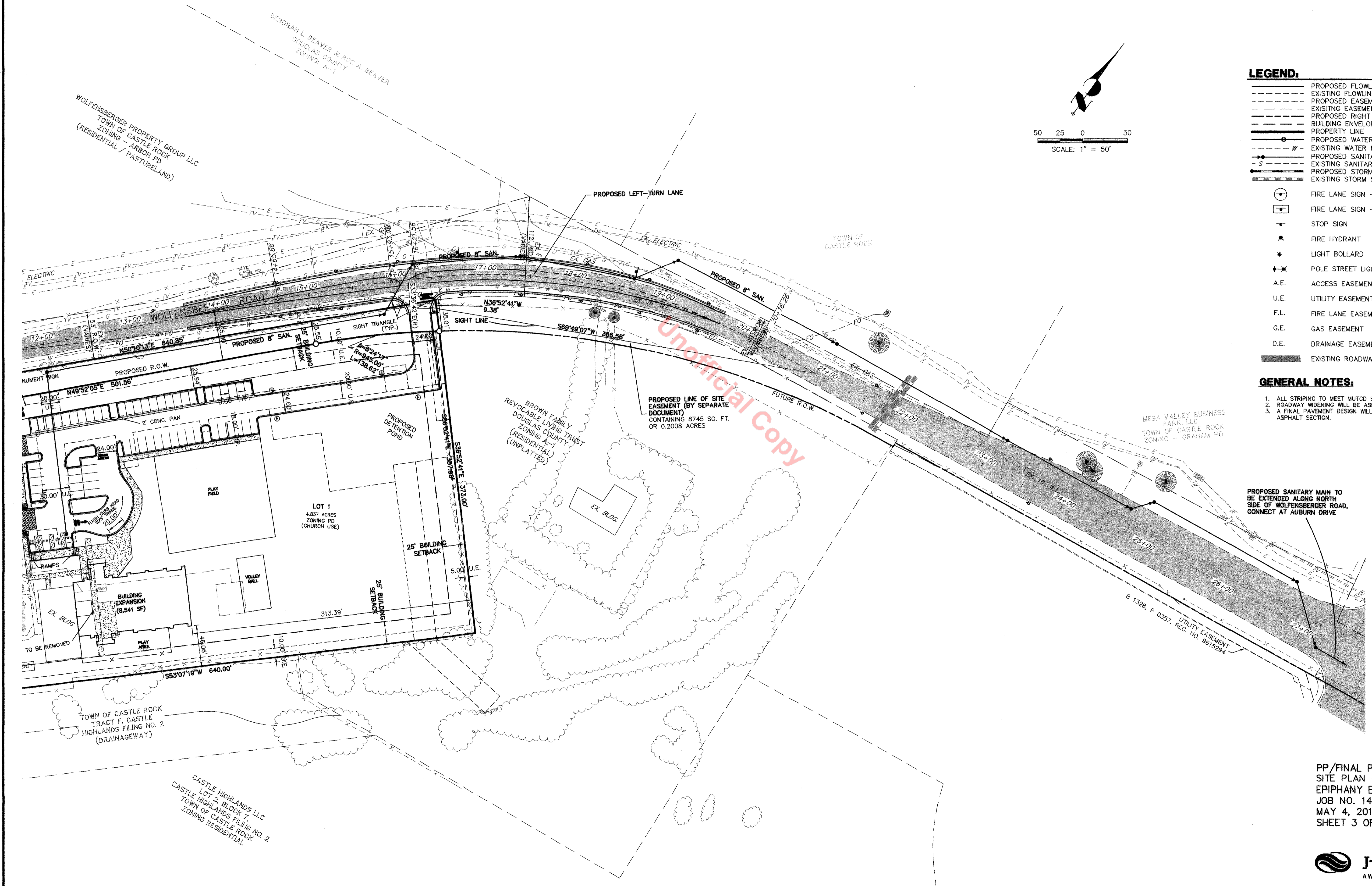
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COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

	PROPOSED FLOWLINE
	EXISTING FLOWLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED RIGHT OF WAY
	BUILDING ENVELOPE
	PROPERTY LINE
	PROPOSED WATER MAIN W/ WATER VALVE
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	FIRE LANE SIGN - SIGN POST
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	STOP SIGN
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	POLE STREET LIGHT
	A.E. ACCESS EASEMENT
	U.E. UTILITY EASEMENT
	F.L. FIRE LANE EASEMENT
	G.E. GAS EASEMENT
	D.E. DRAINAGE EASEMENT
	EXISTING ROADWAY

- GENERAL NOTES:**
1. ALL STRIPING TO MEET MUTCD SPECIFICATIONS.
 2. ROADWAY WIDENING WILL BE ASPHALT WITH GRAVEL SHOULDERS.
 3. A FINAL PAVEMENT DESIGN WILL BE PREPARED TO DETERMINE FINAL ASPHALT SECTION.



Unofficial Copy

PP/FINAL PD SITE PLAN
 SITE PLAN - OFFSITE IMPROVEMENTS
 EPIPHANY EVAN. LUTHERAN CHURCH
 JOB NO. 14636.10
 MAY 4, 2010
 SHEET 3 OF 14



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PRELIMINARY PLAT/FINAL PD SITE PLAN

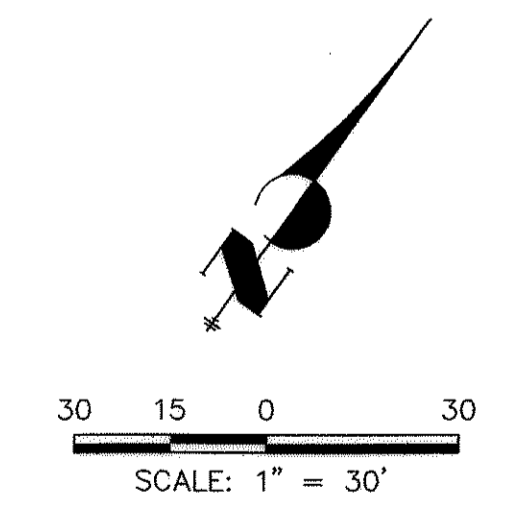
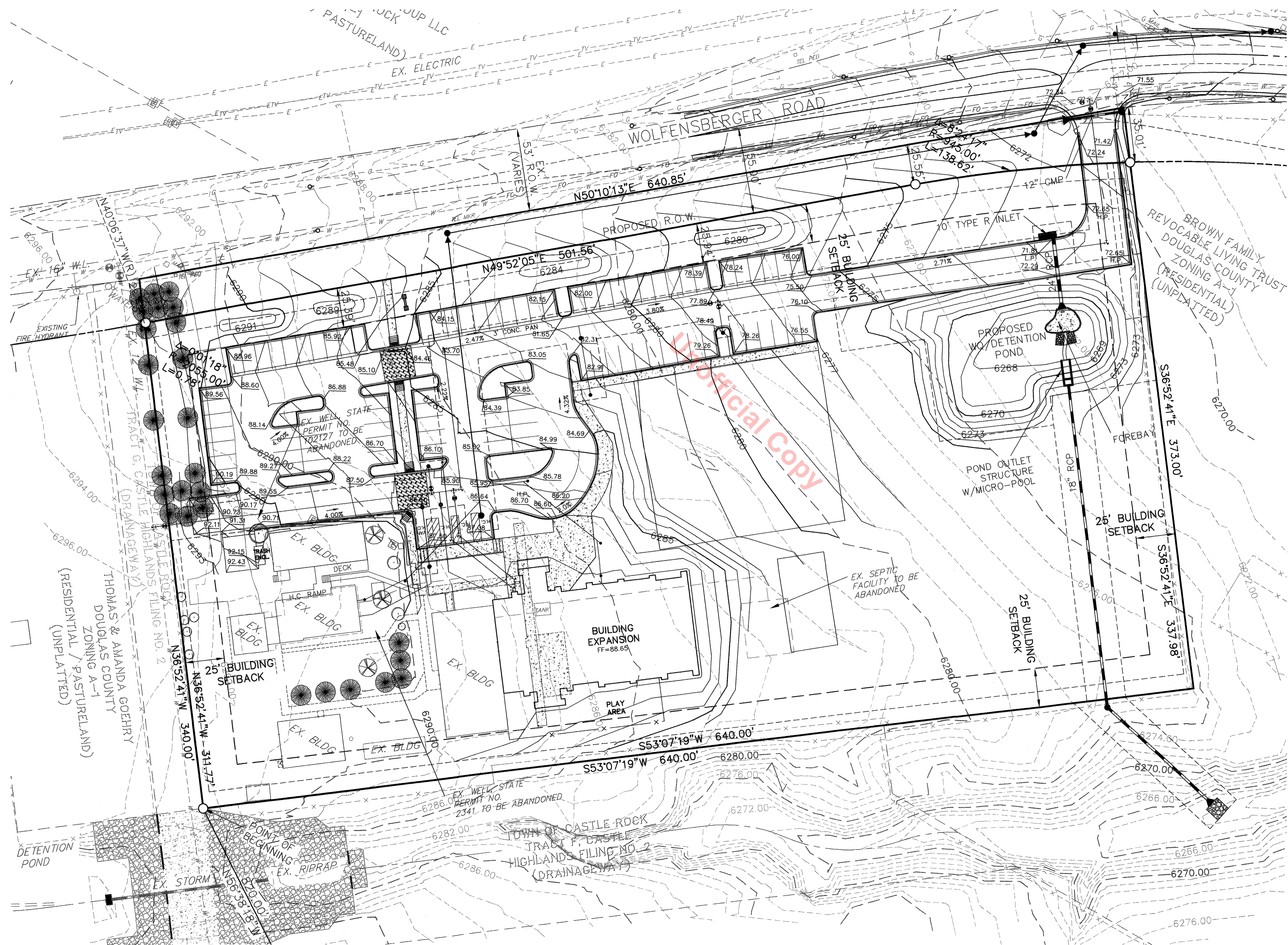
EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

PART OF SECITON 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND:

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	F.L. FIRE LANE EASEMENT
	G.E. GAS EASEMENT
	D.E. DRAINAGE EASEMENT

- GENERAL NOTES:**
1. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
 2. MINIMUM CONCRETE GRADES ARE 1.0%.
 3. MINIMUM ASPHALT GRADES ARE 2.0%.
 4. MAXIMUM SLOPES ARE 4:1.



PP/FINAL PD SITE PLAN
 GRADING PLAN
 EPIPHANY EVAN. LUTHERAN CHURCH
 JOB NO. 14636.10
 MAY 4, 2010
 SHEET 4 OF 14

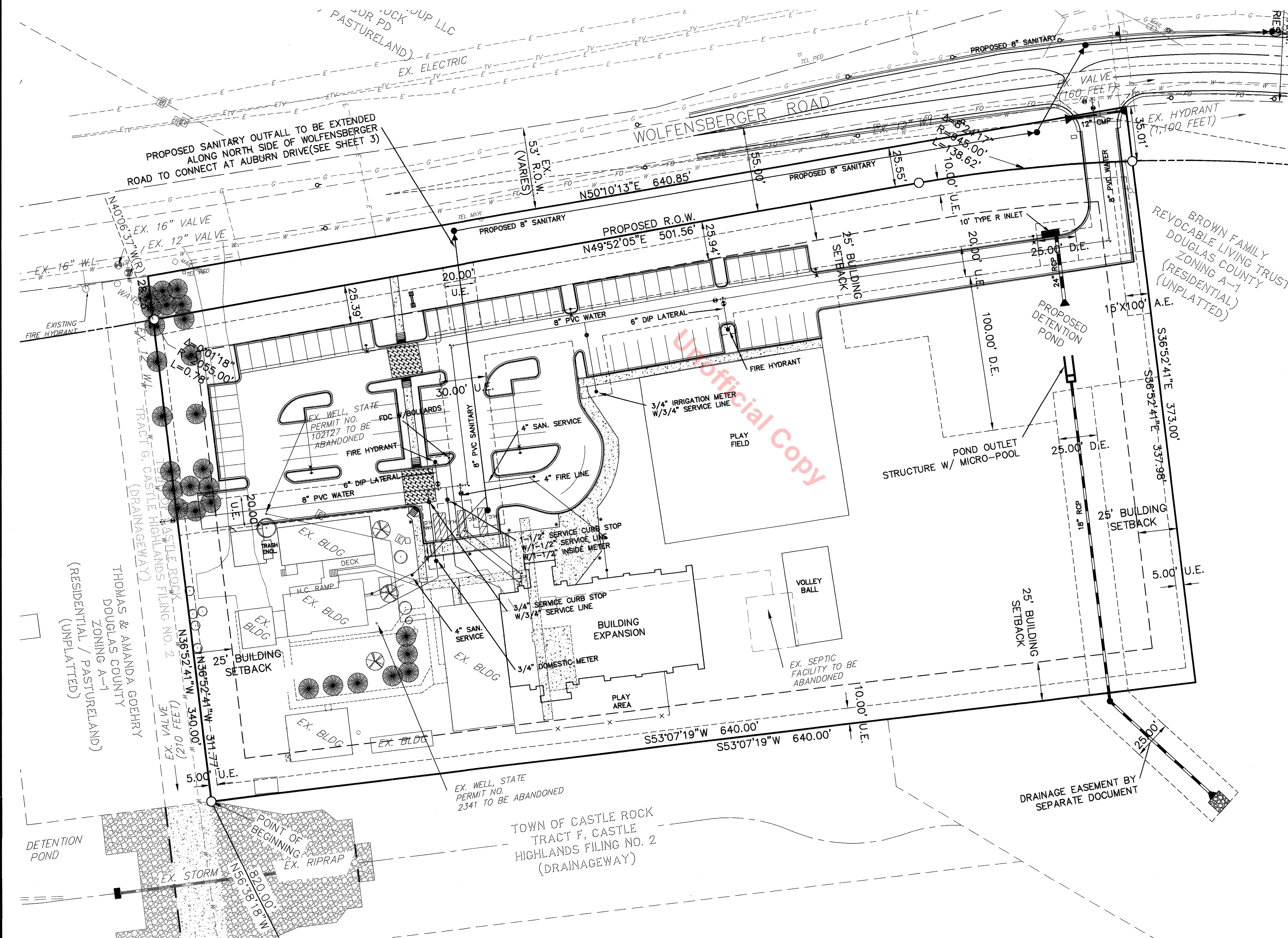


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PART OF SECION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

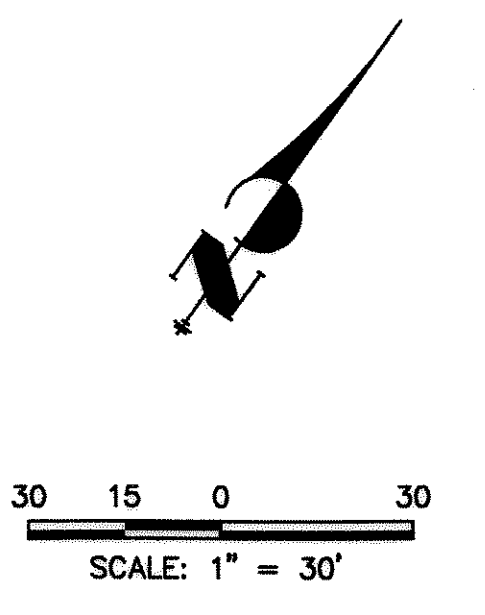


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	F.L. FIRE LANE EASEMENT
	G.E. GAS EASEMENT
	D.E. DRAINAGE EASEMENT

- GENERAL NOTES:**
1. ALL WATER MAINS ARE PVC, UNLESS OTHERWISE NOTED.
 2. ALL SANITARY MAINS ARE PVC, UNLESS OTHERWISE NOTED.
 3. ALL DOMESTIC WATER METERS WILL BE "IN-SIDE" METERS.

WATER ZONE:
THIS SITE IS IN THE TOWN OF CASTLE ROCK - BLUE WATER PRESSURE ZONE.



PP/FINAL PD SITE PLAN
UTILITIES PLAN
EPIPHANY EVAN. LUTHERAN CHURCH
JOB NO. 14636.10
MAY 4, 2010
SHEET 5 OF 14

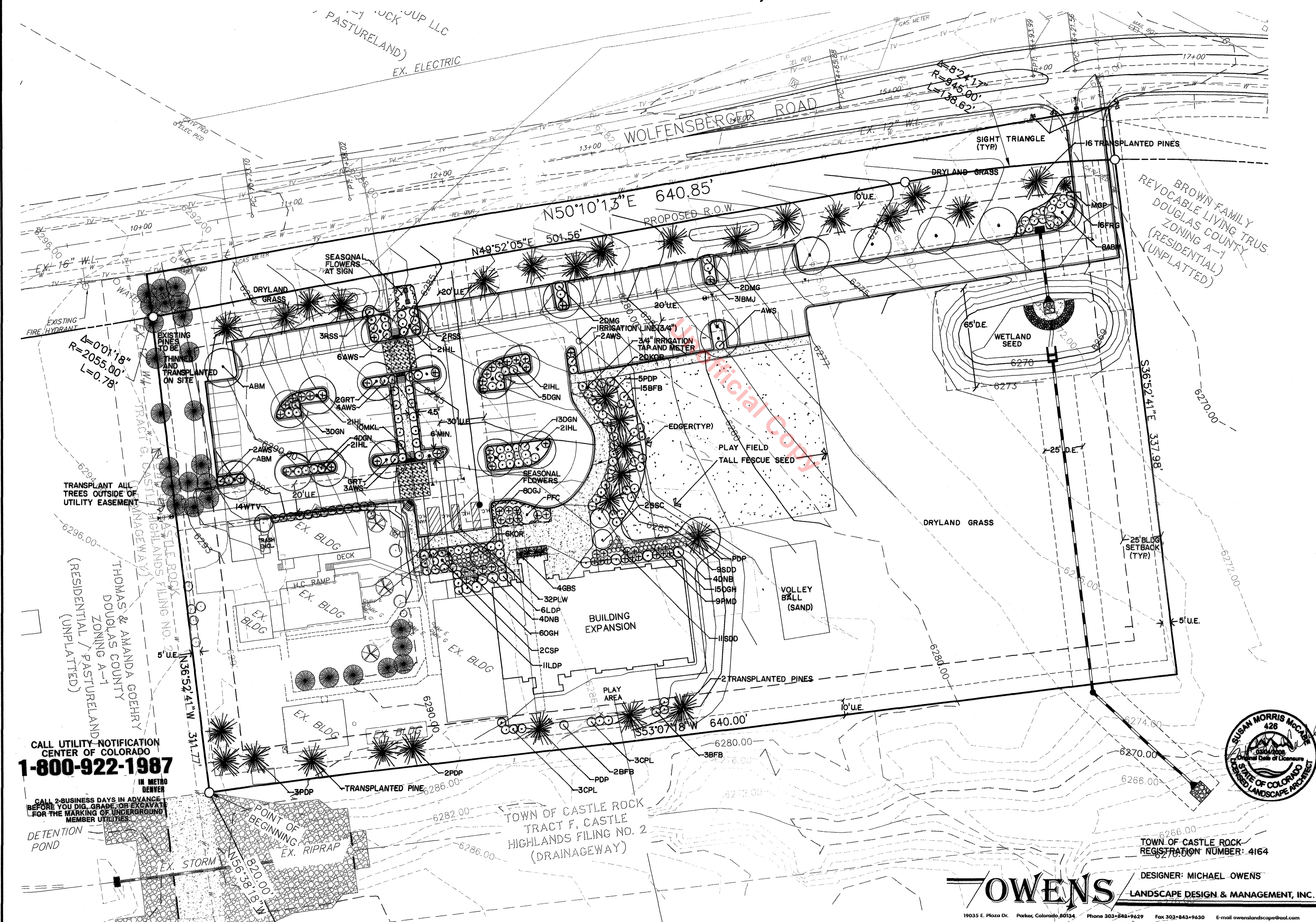


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FINAL PD SITE PLAN

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



TRANSPLANT ALL TREES OUTSIDE OF UTILITY EASEMENT

THOMAS & AMANDA GOEHRY
DOUGLAS COUNTY
ZONING A-1
(UNPLATTED)

CASTLE ROCK
HIGHLANDS FILING NO. 2

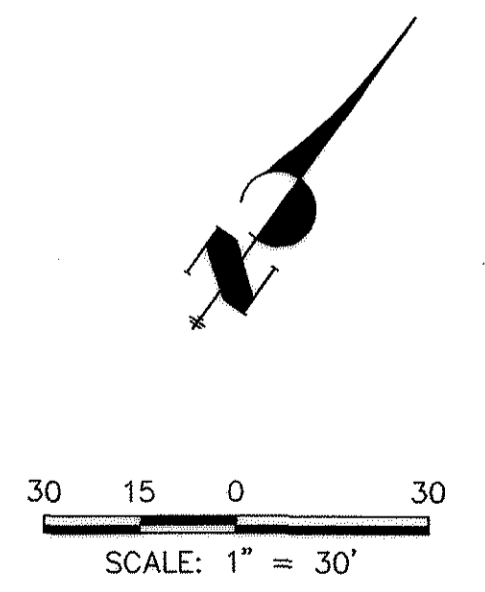
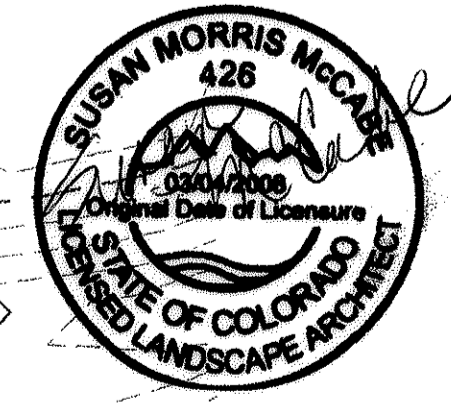
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

IN METRO DENVER
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

POINT OF BEGINNING
EX. RIPRAP

TOWN OF CASTLE ROCK
TRACT F, CASTLE
HIGHLANDS FILING NO. 2
(DRAINAGEWAY)

TOWN OF CASTLE ROCK
REGISTRATION NUMBER: 4164



LANDSCAPE PLAN
EPIPHANY LUTHERAN CHURCH
PP/FPD
JOB NO. 14636.10
DECEMBER 14, 2009
SHEET 6 OF 14

OWENS
LANDSCAPE DESIGN & MANAGEMENT, INC.

J-R ENGINEERING
A Westrian Company

FINAL PD SITE PLAN

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



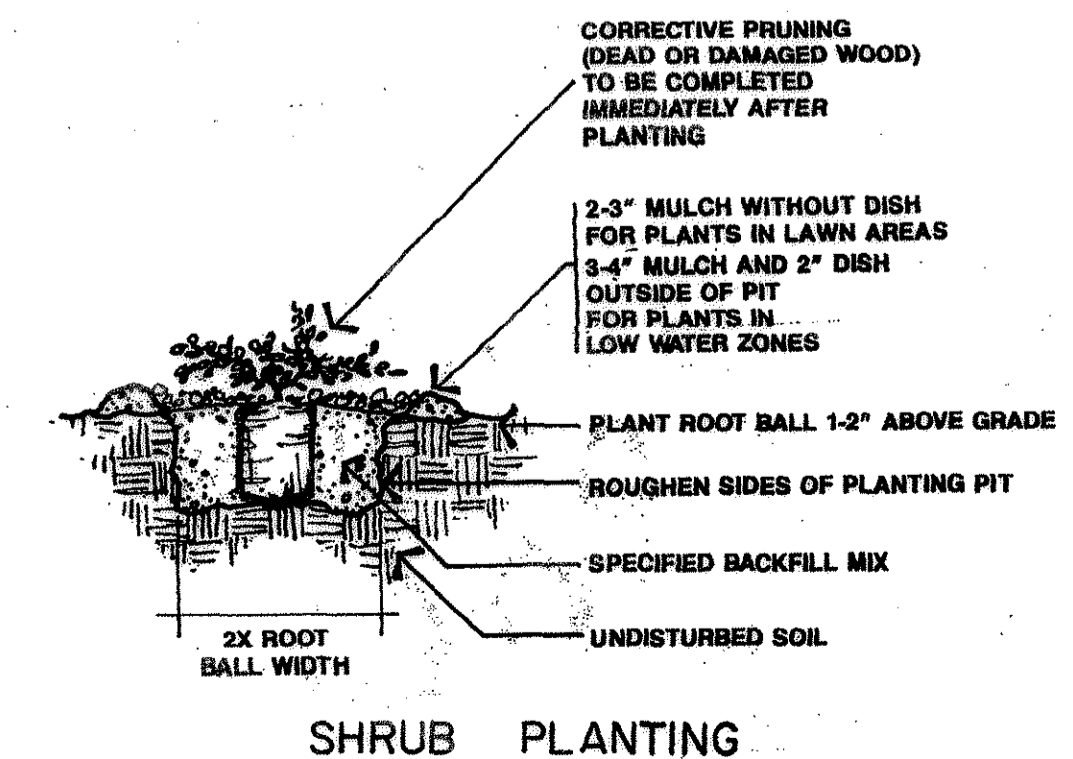
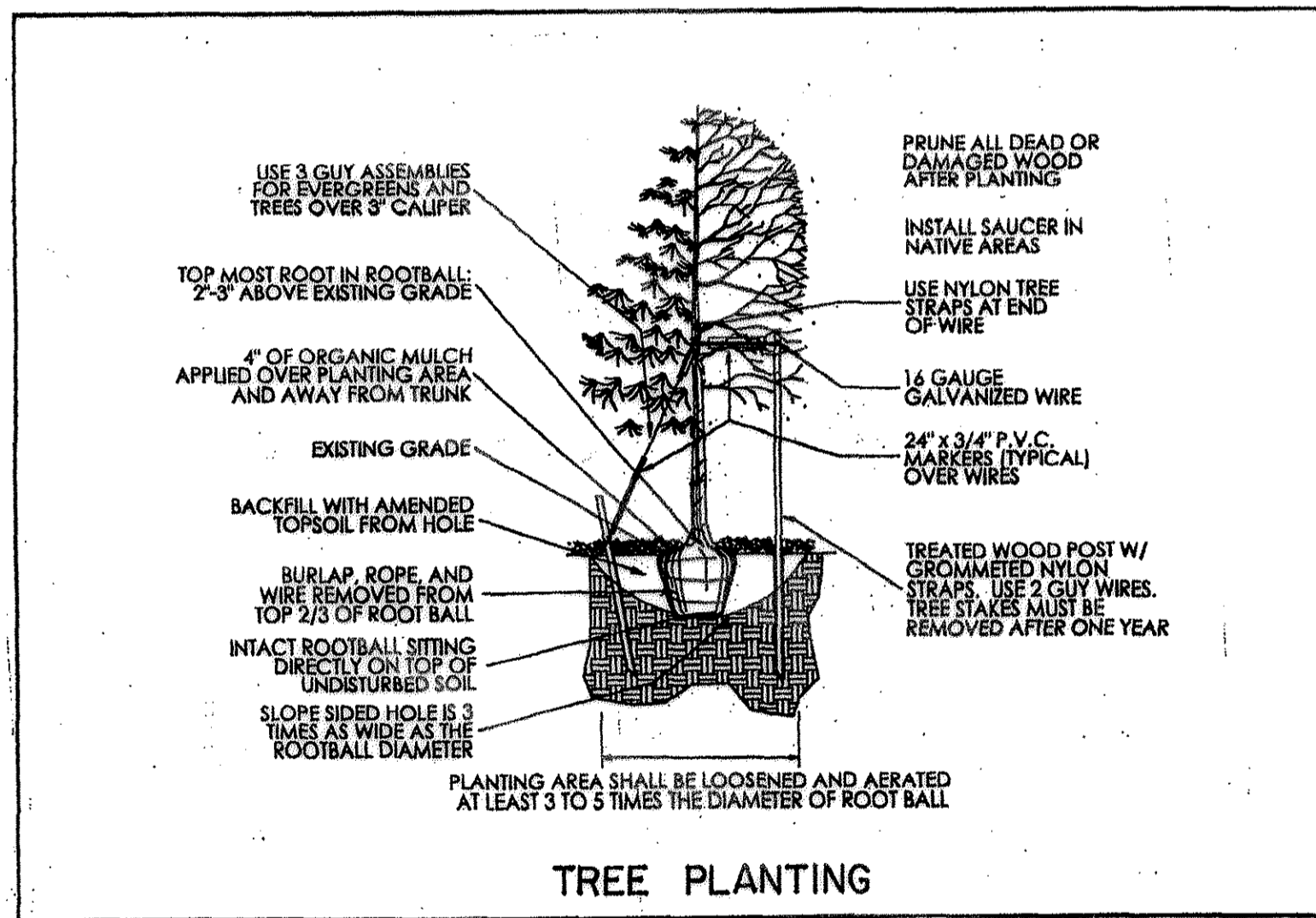
Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Michael Owens
 Town of Castle Rock Registration # 4164 State of Colorado License Landscape Architect # N/A
 Company Name Owens Landscape Design & Management, Inc. Address 19035 E. Plaza Drive, Parker, CO 80134
 Phone (303) 843-9629 Email owenslandscape@aol.com Date December 14, 2009

Gross Site Area	Landscape Area In Sq.Ft.	Turfgrass List Species (Area In Sq.Ft.)	Nonliving Ornamental (Area In Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
5,23A	26,500 SF	Tall fescue seed 14,200 SF	3,000 SF	53	59	128	234	4 CY/1,000 = 106 CY	Yes <input type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area In Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area In Sq.Ft.)	No. of Interior Landscapes	Median Width of Interior Landscapes	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
43,029 SF	4,829 SF	90	3,160 SF	12	10 ft. (6 ft. min. width)	12	18	48	93

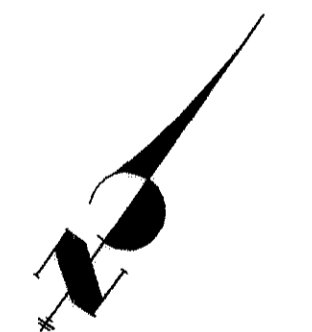
PLANT SCHEDULE

Irrig. Zone	Plant Name Scientific	Plant Name Common	Legend Abbrev.	Size	# of Plants	App. Rate	Water Use	Sq. Ft. Of Zone	% of Total Area	Sq. Ft. of Total landscaped Area
Dec. trees	Koeleruteria paniculata	Goldenrain Tree	GRT	2" cal.	3	.5	low	200	.8	26,500
Dec. trees	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	ABM	2" cal.	10	.3	very low	800	3.0	26,500
Dec. trees	Gleditsia triacanthos mermis 'Imperial'	Imperial Honeylocust	IHL	2" cal.	10	.3	very low	800	3.0	26,500
Orn. trees	Malus 'Prairiefire'	Prairiefire Crabapple	PFC	1 1/2" cal.	1	.5	low	100	.4	26,500
Orn. trees	Malus x 'Spring Snow'	Spring Snow Crabapple	SSC	1 1/2" cal.	2	.5	low	200	.8	26,500
Orn. trees	Pyrus calleryana	Cleveland Select Pear	CSP	1 1/2" cal.	2	.5	low	200	.8	26,500
Ever. trees	Pinus ponderosa	Ponderosa Pine	transplants	25' ht.	19	.3	very low	2,565	9.7	26,500
Ever. trees	Pinus ponderosa	Ponderosa Pine	PDP	6' ht.	12	.3	very low	2,175	8.2	26,500
Dec. shrubs	Syringa vulgaris	Common Purple Lilac	CPL	5 gal.	6	.5	low	150	.6	26,500
Dec. shrubs	Buddleia alternifolia	Butterfly Bush	BFB	5 gal.	20	.5	low	500	1.8	26,500
Dec. shrubs	Physocarpus opulifolius 'Monio'	Diabolo Ninebark	DNB	5 gal.	8	.5	low	200	.8	26,500
Dec. shrubs	Viburnum lantana	Wayfaring Tree Viburnum	WTV	5 gal.	14	1.0	moderate	350	1.3	26,500
Dec. shrubs	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	AWS	5 gal.	18	1.0	moderate	380	1.4	26,500
Dec. shrubs	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	DGN	5 gal.	25	.5	low	500	1.9	26,500
Dec. shrubs	Perovskia artemisiifolia	Russian Sage	RSS	5 gal.	5	.5	low	125	.5	26,500
Dec. shrubs	Syringa patula 'Miss Kim'	Miss Kim Lilac	MKL	5 gal.	10	.5	low	250	.9	26,500
Dec. shrubs	Ligustrum vulgare 'Lodense'	Lodense Privet	LDP	5 gal.	17	.5	low	255	.9	26,500
Dec. shrubs	Rosa 'Radrazz'	Knock Out Rose	KOR	5 gal.	26	1.0	moderate	520	2.0	26,500
Ever. shrubs	Picea pungens 'Globoza'	Globe Blue Spruce	GBS	5 gal.	4	1.0	moderate	100	.4	26,500
Ever. shrubs	Juniperus x media 'Old Gold'	Old Gold Juniper	OGJ	5 gal.	8	.5	low	200	.8	26,500
Ever. shrubs	Mahonia aquifolium	Oregon Grape Holly	OGH	5 gal.	21	.5	moderate	420	1.6	26,500
Ever. shrubs	Juniperus Sabina 'Broadmoor'	Broadmoor Juniper	BMJ	5 gal.	31	1.0	moderate	610	2.3	26,500
Ever. shrubs	Pinus mugo mughus	Mugho Pine	MGP	5 gal.	1	.3	very low	25	.1	26,500
Orn. grasses	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	FRG	5 gal.	16	1.0	moderate	350	1.3	26,500
Orn. grasses	Miscanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass	DMG	5 gal.	4	.5	low	100	.4	26,500
Perennials	Buonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	PLW	1 gal.	32	1.0	moderate	125	.5	26,500
Perennials	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	SDD	1 gal.	20	.5	low	65	.2	26,500
Perennials	Hemerocallis 'Pardon Me'	Pardon Me Daylily	PMD	1 gal.	9	.5	low	35	.1	26,500
Turf	Irrigated tall fescue seed	seed				4.9	moderate	14,200	53.5	26,500
								100%		
Detention pond bottom	Wetland seed	seed				.0	low	3,500		26,500



GENERAL NOTES:

- Existing landscape area is to remain undisturbed.
- Play area is to consist of grey concrete flatwork and pea gravel.
- All planting beds are to be bordered by 4" rolled top steel edger.
- Parking lot planting beds are to be mulched with 3"-6" hand-placed cobbles over weed barrier fabric. All other planting beds are to be mulched with a 4" depth of cascade cedar mulch over graded soil.
- Perennials and groundcovers are to receive a 1" depth. Transplanted pines are to be moved by a minimum 90" diameter tree spade. Trees are to be thoroughly watered in and guyed. Provide a tree saucer at outside edge of spade and mulch with a 4" depth of cascade cedar. If pines to be transplanted are short in count, 6' ht. pines will be planted in their place.
- All planting beds and tall fescue seed area are to receive compost soil improvement applied at the rate of 4 cu. yds. per 1,000 sq. ft. and tilled a minimum depth of 6".
- Tall fescue seed is to be a blend of turf type tall fescue 'Green Resistor' by Arkansas Valley Seed Co. applied at the rate of 10 lbs./1,000 sq. ft. and hydromulched.
- All disturbed areas are to be revegetated by drill seeding low grow dryland grass seed mix by Arkansas Valley Seed Co. and mulched with crimped straw or hay. Mix is: Ephraim Crested Wheatgrass 30%, Sheeps Fescue 25%, Vibrant Perennial Ryegrass 20%, Chewings Fescue 15%, Kentucky Bluegrass 10%.
- Irrigation system is to be an automatic, underground drip type for all new plantings, excluding dryland grass areas. Reference Irrigation Plan drawings.
- All plant material must conform to the Colorado Nurserymen Association standards and all state and federal standards. All shrubs are 5 gallon, unless specified otherwise on plant list. All perennials/groundcovers are 1 gallon.
- The Landscape Contractor shall take all necessary precautions required to protect existing buildings, structures, and existing plant materials.
- All new plant materials shall be guaranteed for 12 months after installation and replaced in cases of disease or death. Landscape Contractor is not required to replace plant material due to vandalism or unusual acts of God, i.e.: tornadoes, floods. Plant material in this case will be replaced by owner.
- Trees shall be planted and staked if necessary to prevent being blown over in the wind. If this does occur, Landscape Contractor is responsible to replant or replace in case of damage.
- Landscape Contractor is responsible for the fine grading of the planting areas.
- Landscape Contractor is responsible for locating where underground utilities are and cautiously working around them. Any costs for damages that occur due to landscaping procedures will be the Landscape Contractor's responsibility.
- Topsoil material brought to the site shall be free of hard clots, stiff clay, hard pan, stones, weeds, sod, debris, insects, and any toxic material harmful to plant growth.
- Walks are to be concrete. Drive and parking are to be asphalt.
- Refer to D.E.S.C. for erosion control measures.
- Trees, large shrubs and permanent structures are not allowed in Utility or Drainage Easements [PWR, Section II, Chapter 14.3.13; Chapter 15.3.6 and Chapter 1.3.7]. Trees are to be planted a minimum of 10' from a water or sewer line.
- Within the sight distance triangle, no material over thirty (30) inches high is permitted.
- A Town of Castle Rock registered landscape contract professional shall install the landscape and irrigation.
- Maintenance shall meet The Town of Castle Rock requirements.
- Detention pond bottom to be revegetated by drill seeding a mix of: 50% Reed Canary, 25% Meadow Brome, 20% Garrison Foxtail, 5% Climax Timothy at a rate of 10 lbs./A and mulched with crimped straw or hay.
- Volleyball court is to be 12" depth play sand over weed barrier fabric.



30 15 0 30
SCALE: 1" = 30'



EPIPHANY LUTHERAN CHURCH
 PP/FPD
 JOB NO. 14636.10
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 SHEET 7 OF 14

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 LANDSCAPE DESIGN & MANAGEMENT, INC.
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TOWN OF CASTLE ROCK
 REGISTRATION NUMBER: 4164

DESIGNER: MICHAEL OWENS



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PRELIMINARY PLAT/FINAL PD SITE PLAN EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

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Irrigation Schedule				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	1-20-6P AD6 W/ * NOZZLE	GEAR DRIVEN ROTOR	1
	HUNTER	1-20-6P 366 W/ * NOZZLE	GEAR DRIVEN ROTOR	1
	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	2
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	3
	RAIN BIRD	ESP-SMT	ELECTRIC CONTROLLER	4
	RAIN BIRD	ESP-SMT SENSOR	ET SENSOR	5
	FEBCO	825YA	BACKFLOW PREVENTER	6
	STRONG BOX	9BEC-30AL	BACKFLOW PREVENTER ENCLOSURE	7
	MATCO	201X	MANUAL DRAIN VALVE	8
		LINE SIZE	GATE VALVE	9
	RAIN BIRD	EFB-CF SERIES	MASTER VALVE	10
		CLASS 200 BE	PVC MAINLINE	11
		CLASS 200 BE	PVC LATERAL	11
		CLASS 160	PVC SLEEVING	11
		CLASS 200 BE	PVC LATERAL (DRIF ZONE)	11
	IRRITROL	DURA-FOL	POLY DRIP TUBING - 3/4" MIN. WIDTH	14
	RAIN BIRD	XCZ-100	DRIP VALVE ASSEMBLY	12
		*	DRIP LINE BLOW-OUT STUB	13
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	14
			WATER METER - 3/4"	U-4a
			CONTROLLER 4 STATION NO. CONTROL VALVE SIZE	
			NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES	

Irrigation Construction Notes

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY OWENS LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS(KDI) OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS(KDI) AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE - HYDROSYSTEMS(KDI) HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 89 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS(KDI) OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS(KDI) OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 90 PSI MINIMUM. THE TOWN OF CASTLE ROCK PROVIDES A MINIMUM OF 43PSI.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A FIVE NIGHT PER WEEK, FIVE HOUR PER NIGHT WATERING WINDOW (11PM - 4AM). ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED. AN IRRIGATION EXEMPTION WILL NEED TO BE OBTAINED FROM THE TOWN OF CASTLE ROCK UTILITY DEPARTMENT AT THE TIME OF SEEDING.

TALL FESCUE TURF	1.02" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	1.00" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1/4" PIPING	2" PVC (1)
1-50 CONTROL WIRES	3" PVC (1)
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 1/2" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 3/4" MINIMUM UNLESS OTHERWISE NOTED.
- BACKFLOW PREVENTION - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- MAINLINE SIZE - THE IRRIGATION LINE SIZE FROM THE TAP ON THE MAIN TO 10 PIPE DIAMETERS BEYOND ALL TOWN REQUIREMENTS, INCLUDING THE METER, BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE, SHALL REMAIN THE SAME DIAMETER AS THE TAP SIZE.
- MAINTENANCE - MAINTENANCE SHALL MEET THE TOWN OF CASTLE ROCK REQUIREMENTS.

REFER TO SHEET
 12 - IRRIGATION PLAN, SCHEDULE & NOTES
 13 - 14 - IRRIGATION DETAILS
 14 - IRRIGATION CHARTS

PP/FINAL PD SITE PLAN
 EPIPHANY EVAN. LUTHERAN CHURCH
 JOB NO. 14636.10
 DECEMBER 14, 2009
 SHEET 8 OF 14

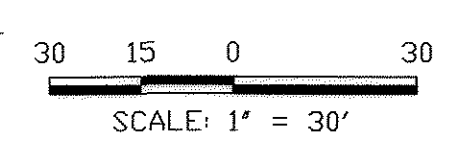
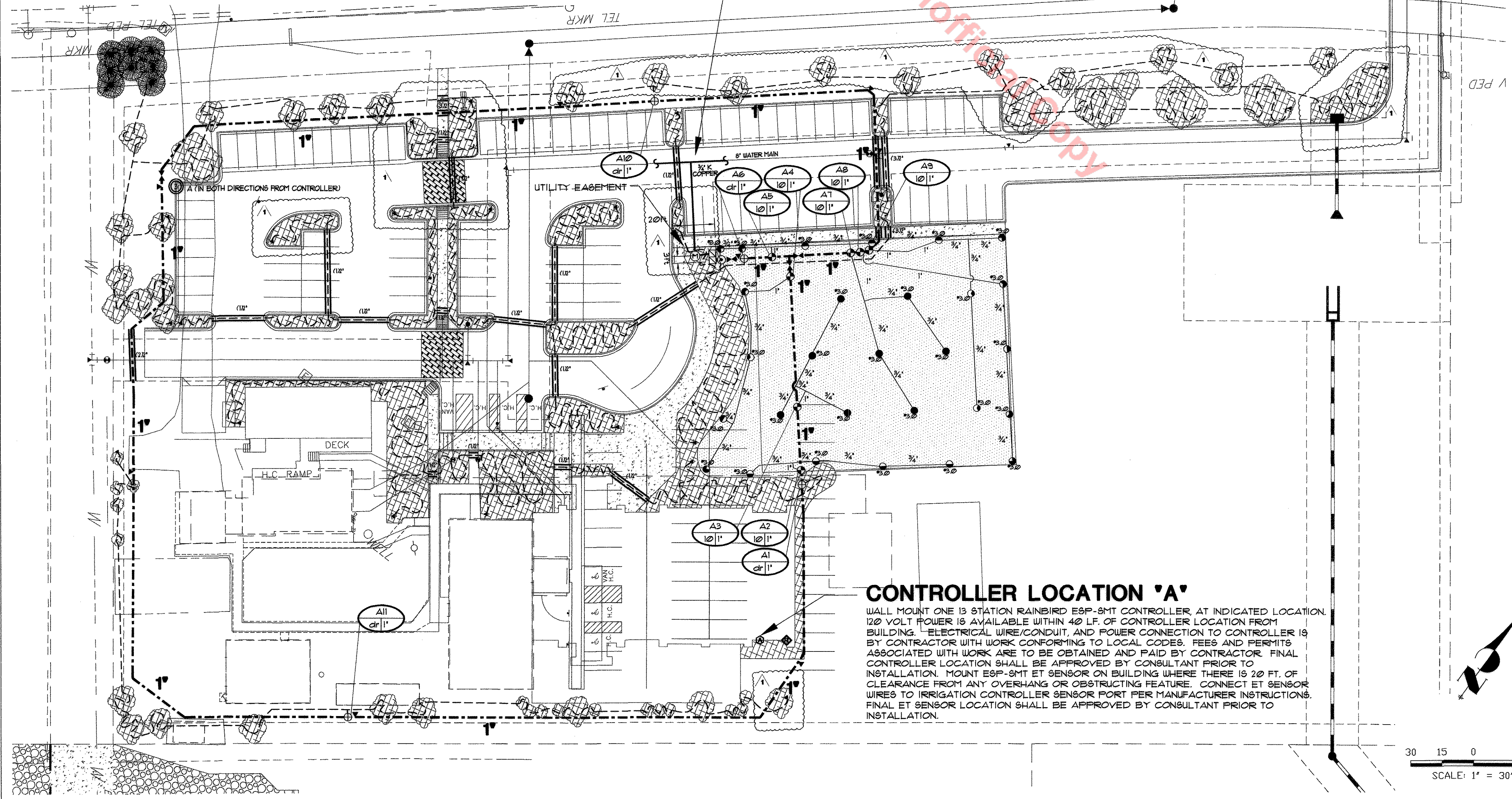
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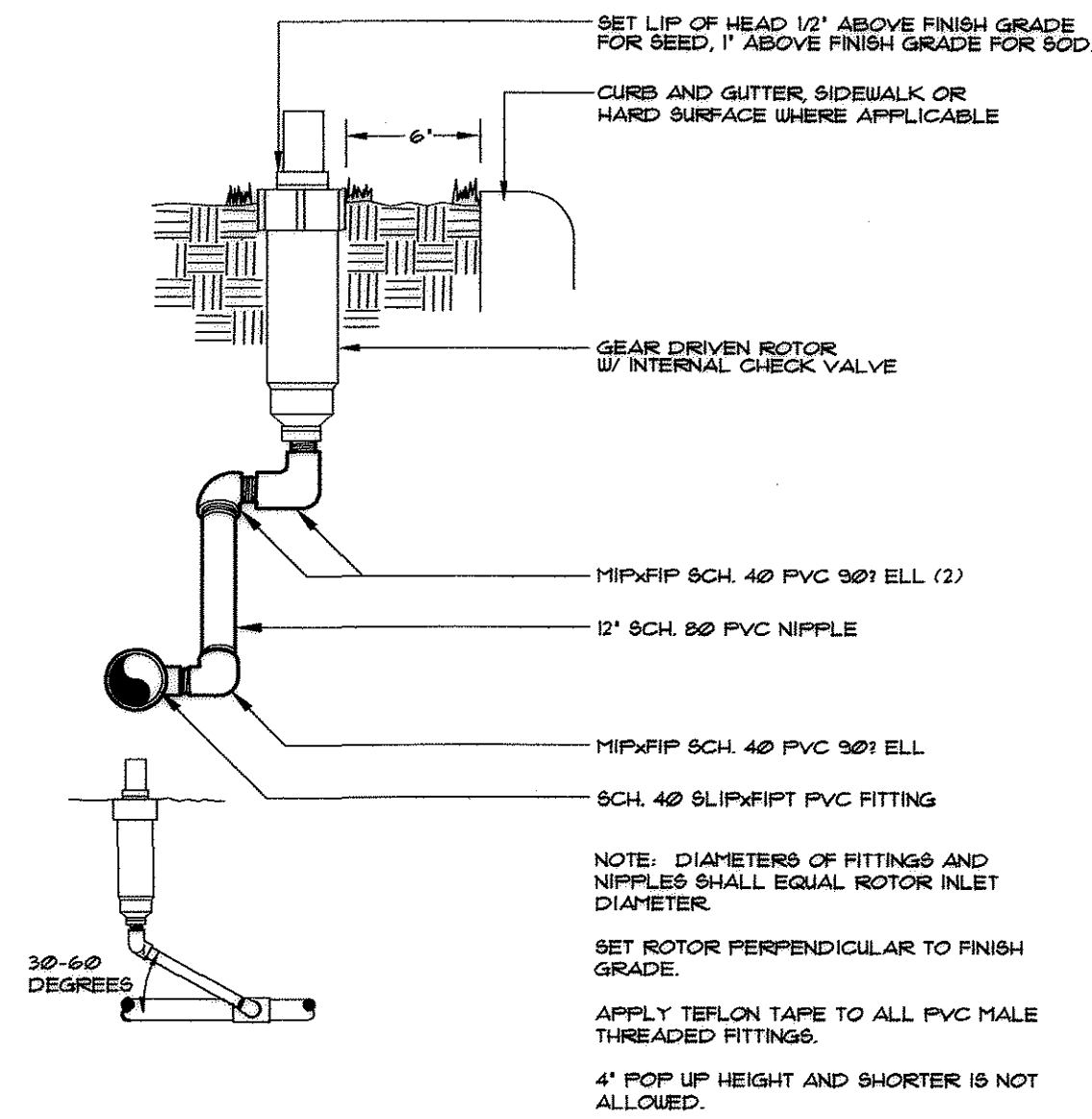
POINT OF CONNECTION #1 - 3/4"
PEAK FLOW REQUIREMENT: 10 GPM. REQUIRED STATIC PRESSURE: 89 PSI
 TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 3/4" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE AND ONE 1" GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE, FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

CONTROLLER LOCATION 'A'
 WALL MOUNT ONE 13 STATION RAINBIRD ESP-SMT CONTROLLER AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 40 LF. OF CONTROLLER LOCATION FROM BUILDING. ELECTRICAL WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ESP-SMT ET SENSOR ON BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONNECT ET SENSOR WIRES TO IRRIGATION CONTROLLER SENSOR PORT PER MANUFACTURER INSTRUCTIONS. FINAL ET SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.



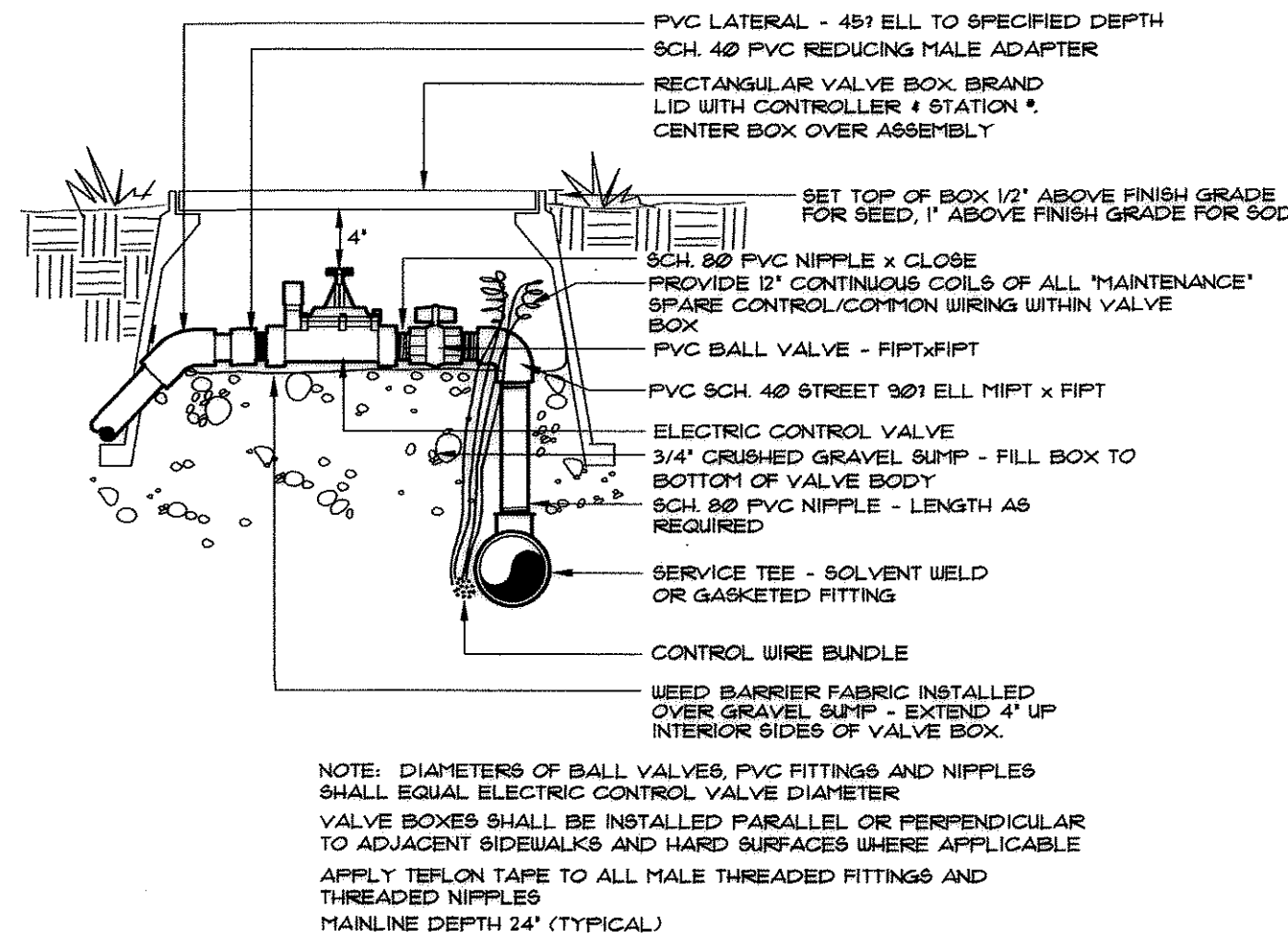
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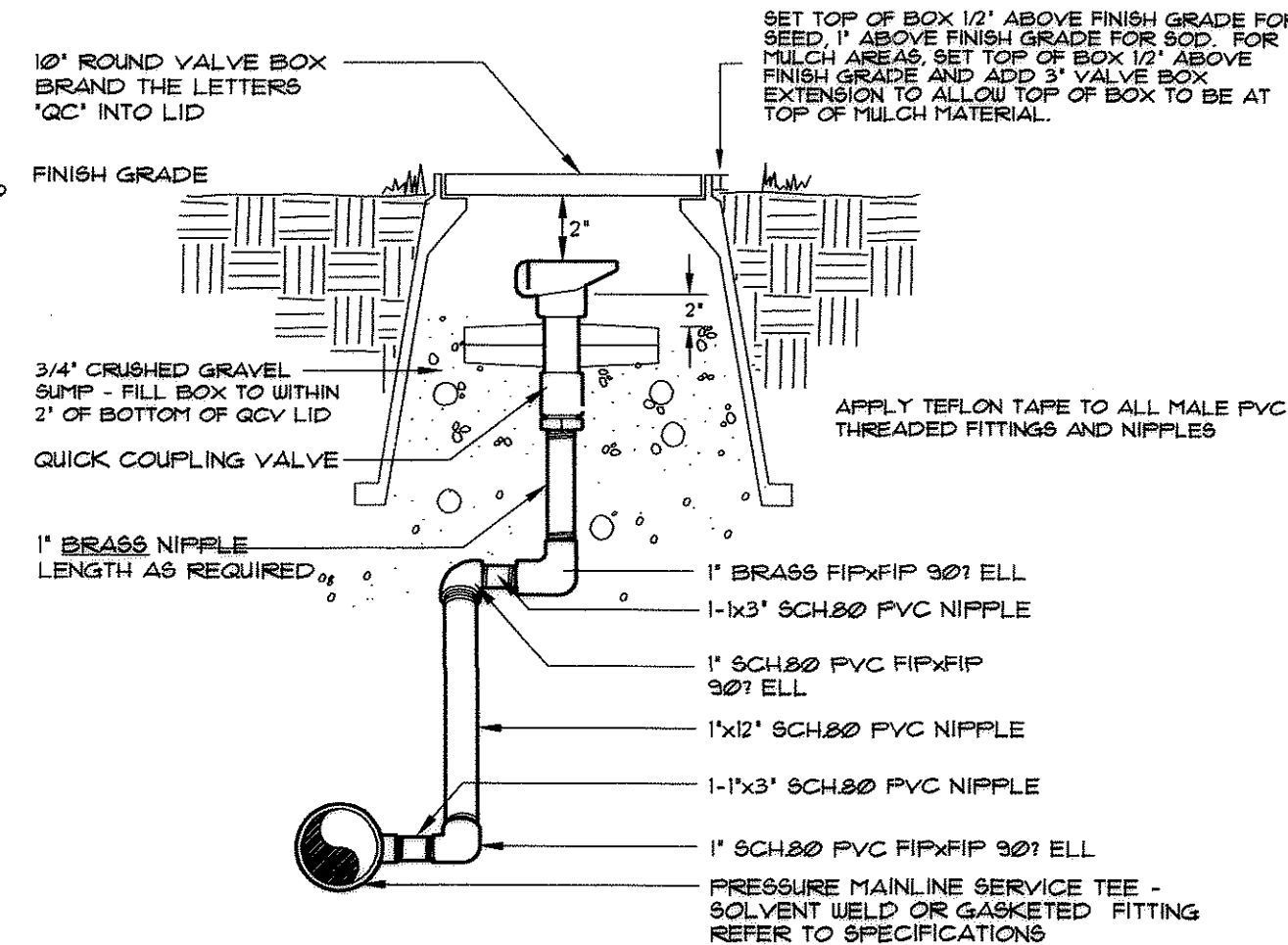
GEAR DRIVEN ROTOR

1



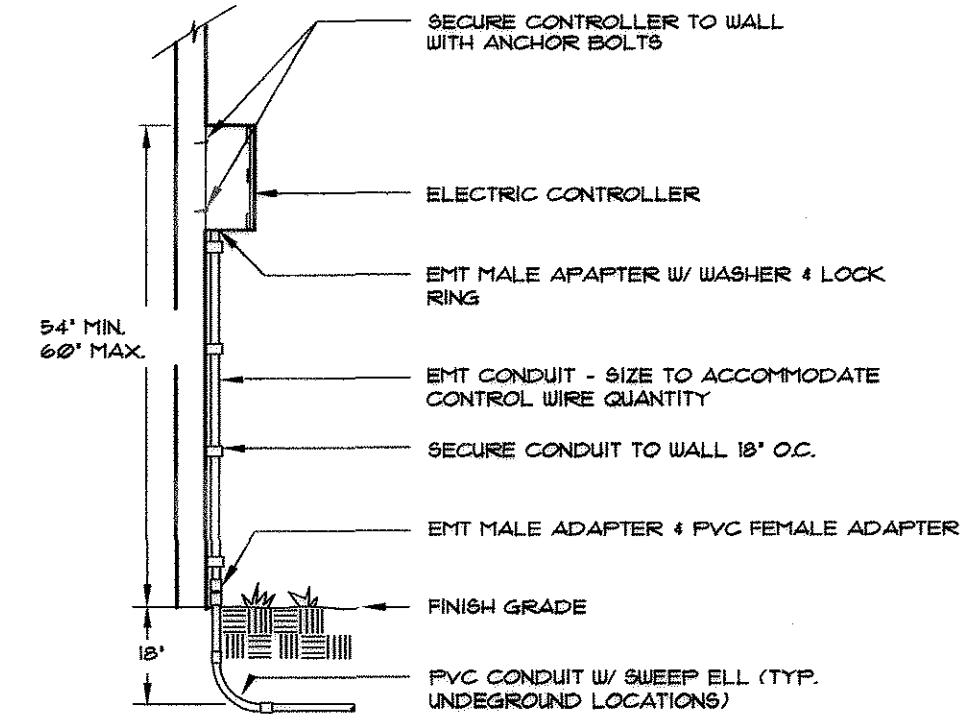
ELECTRIC CONTROL VALVE

2



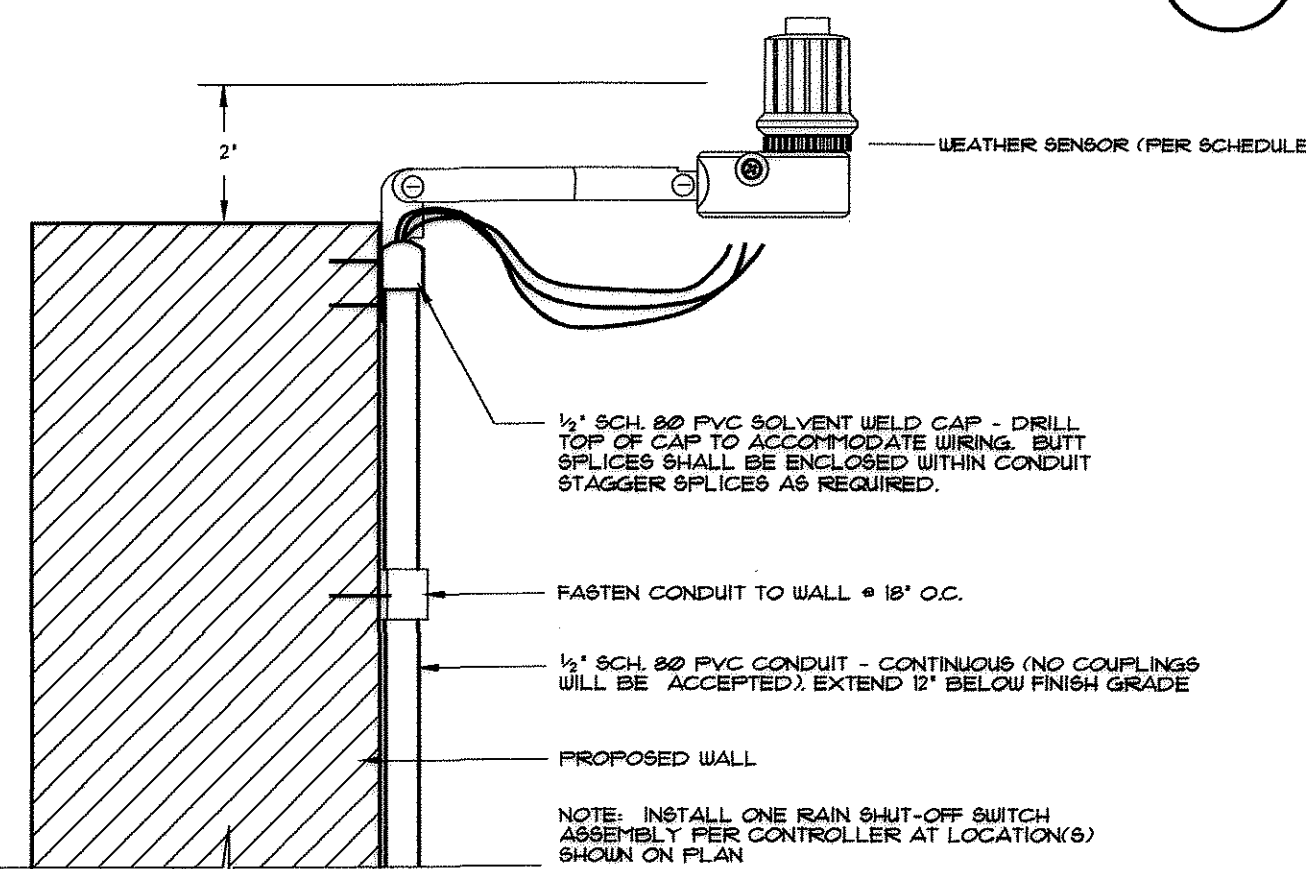
QUICK COUPLING VALVE

3



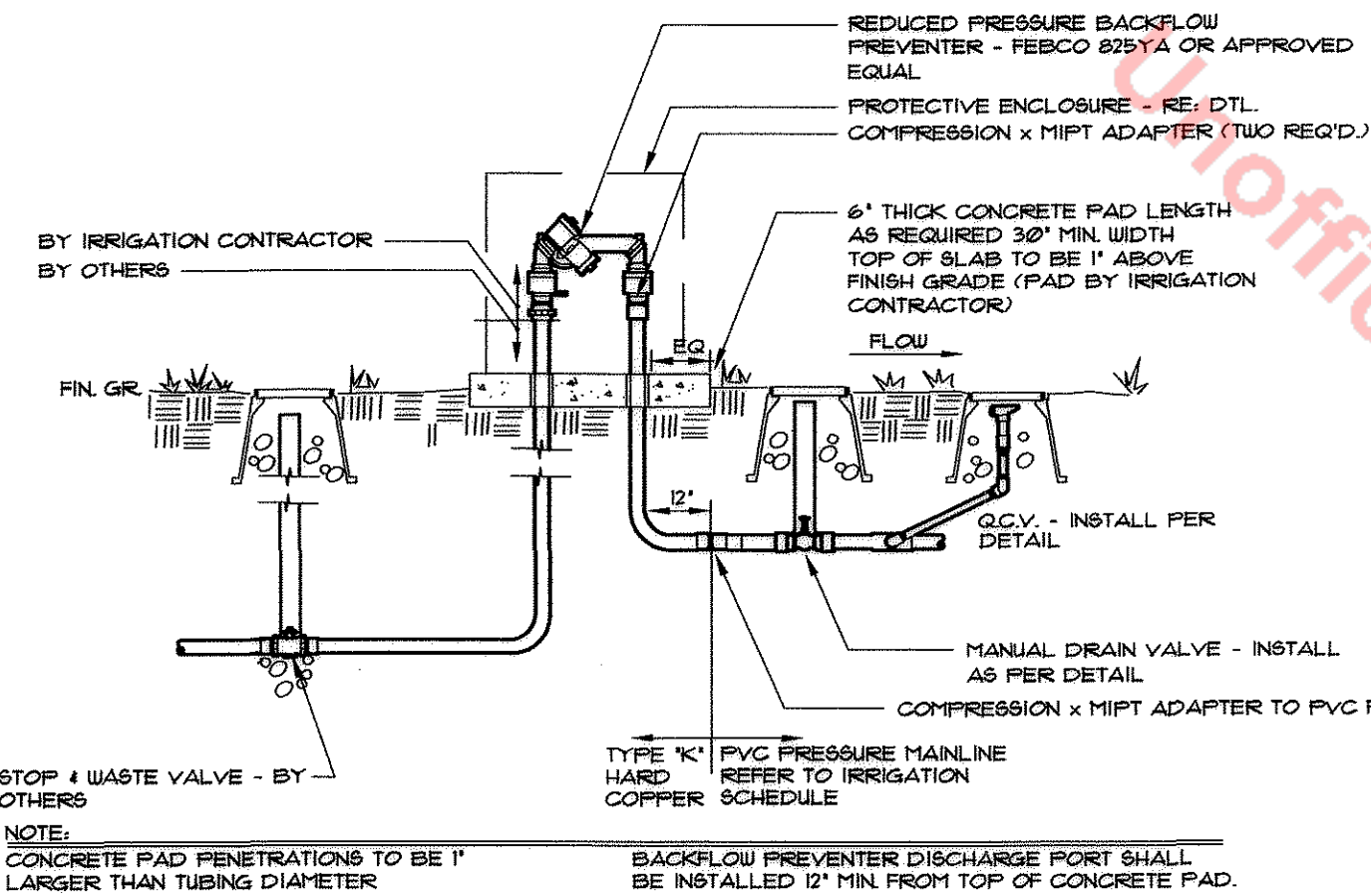
ELECTRIC CONTROLLER

4



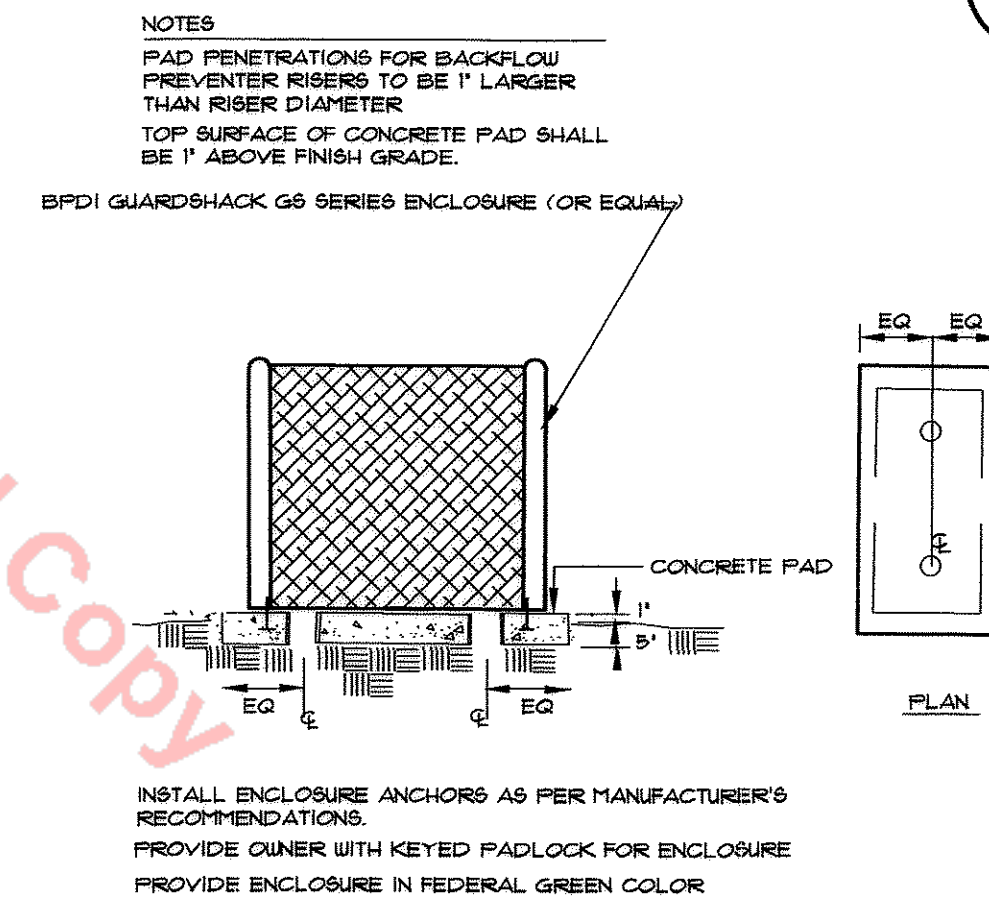
RAIN/TEMPERATURE SENSOR

5



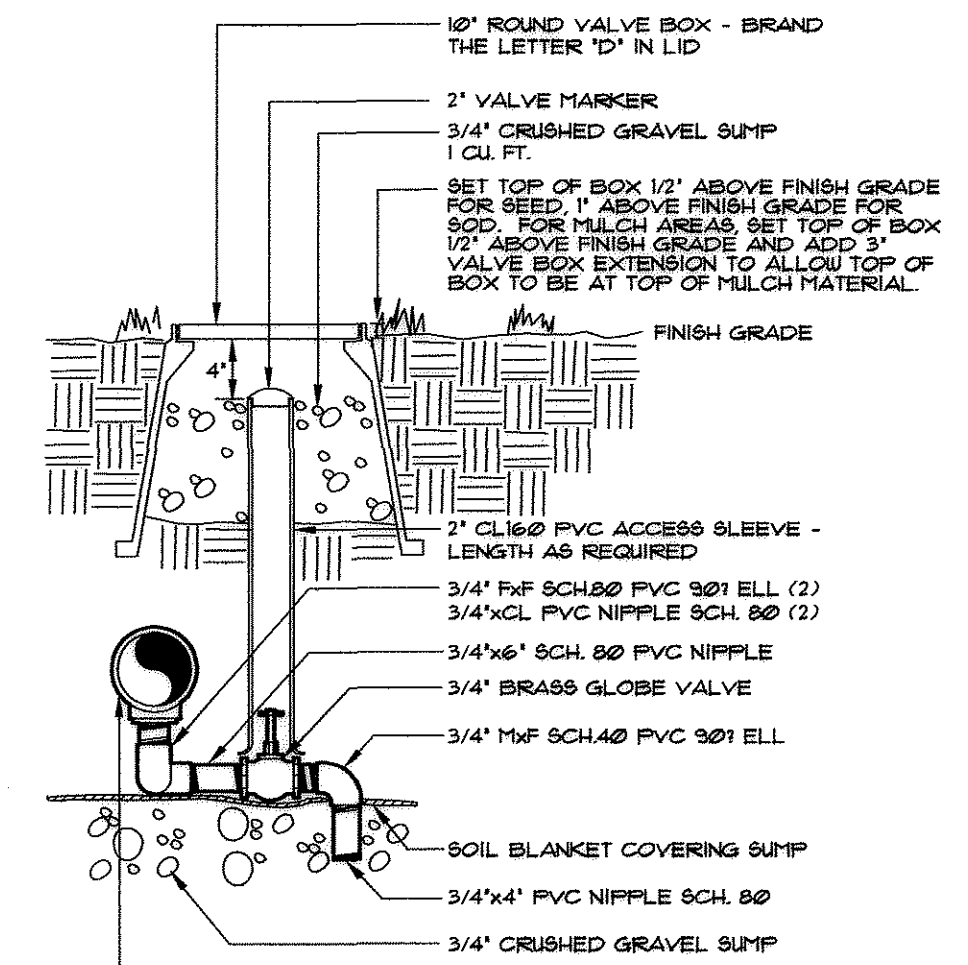
**BACKFLOW PREVENTER
2\"/>**

6



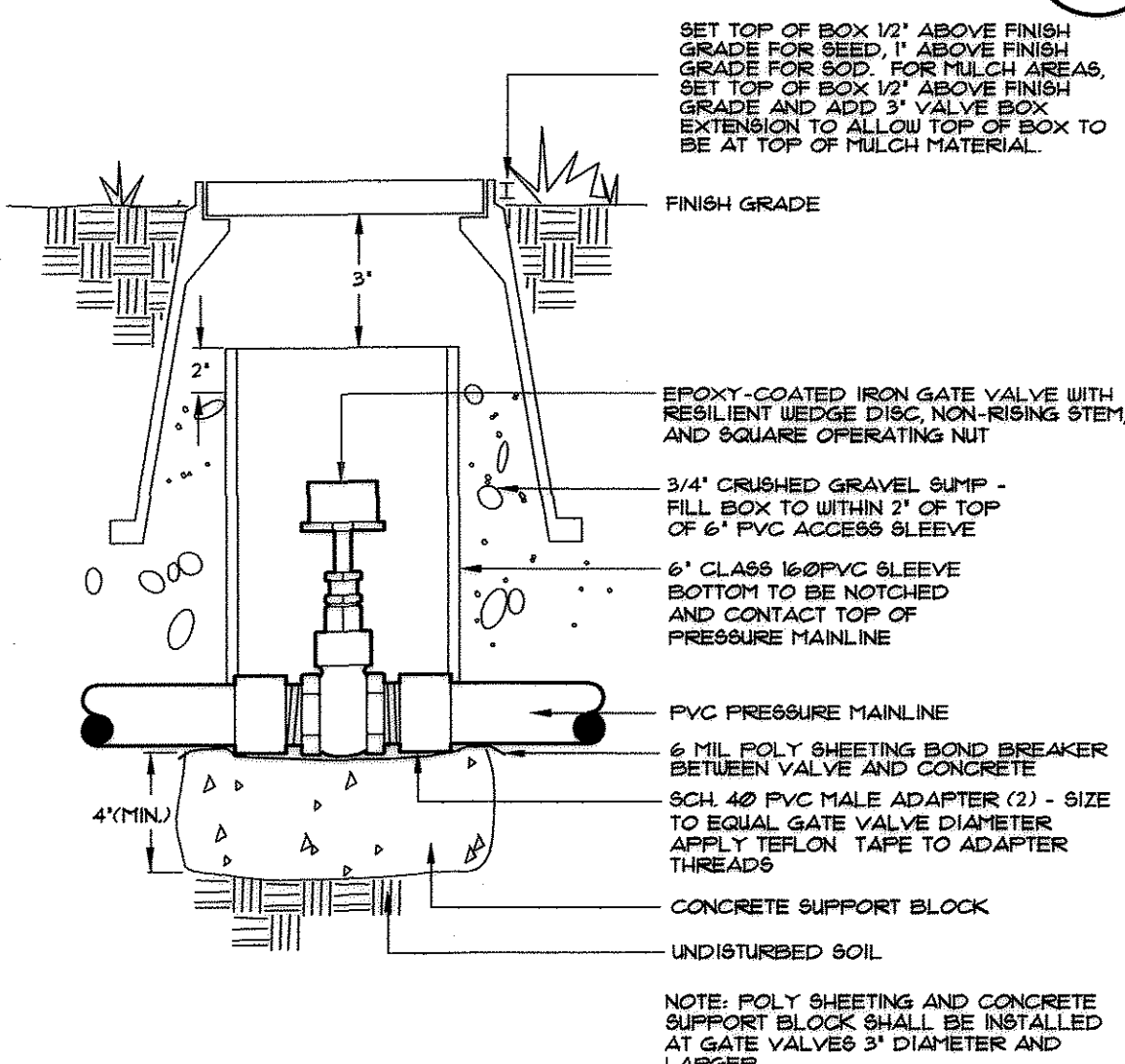
BACKFLOW ENCLOSURE

7



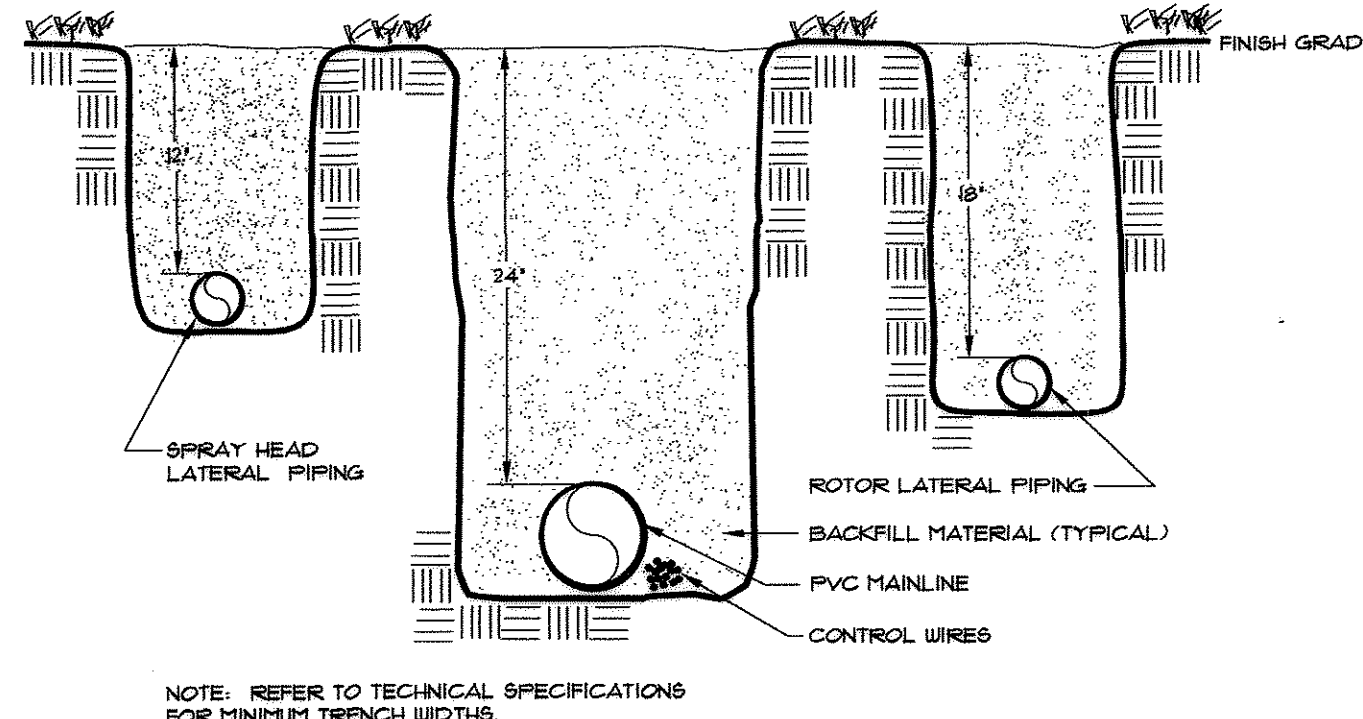
MANUAL DRAIN VALVE

8



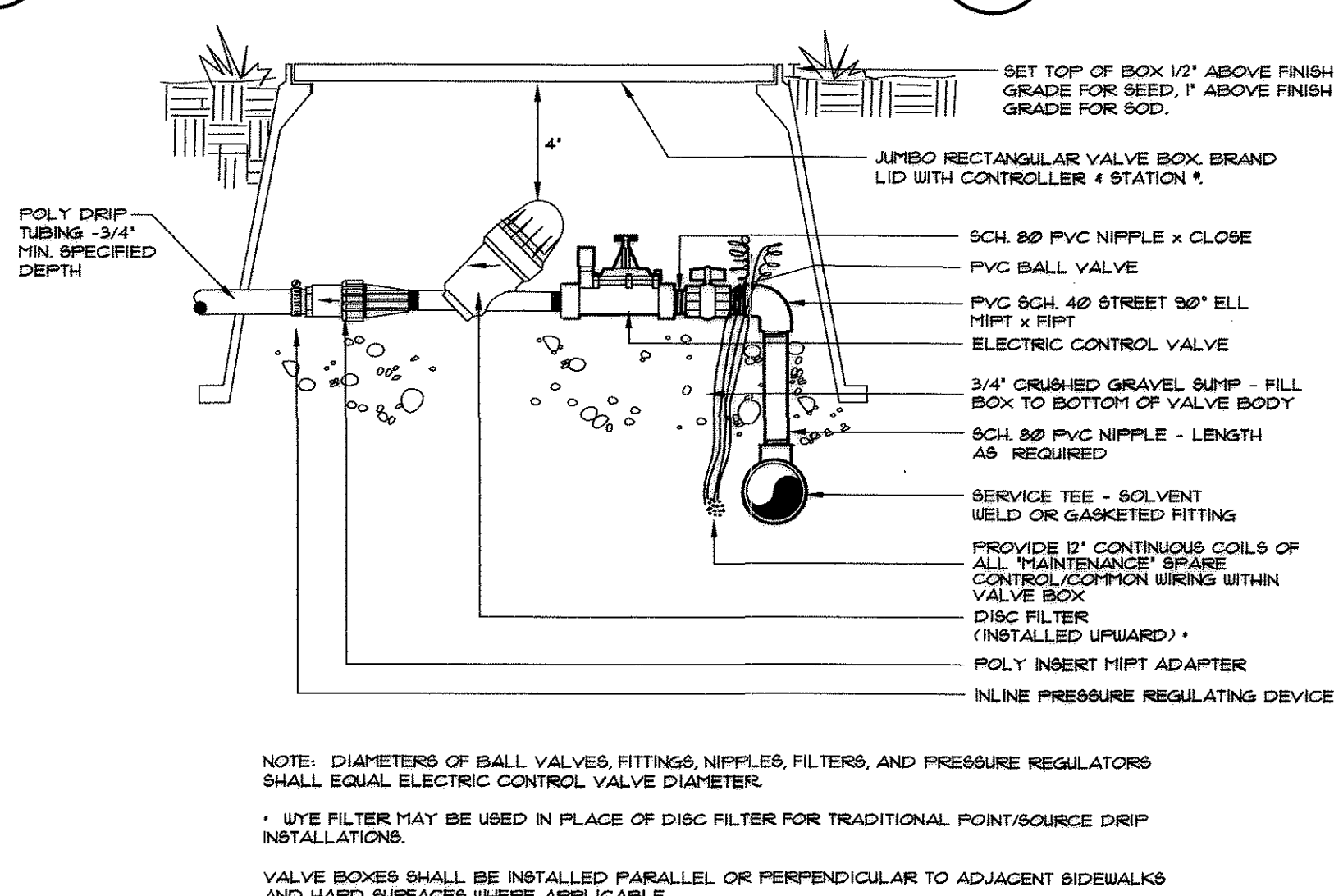
GATE VALVE

9



TRENCH

10



DRIP / SUB-SURFACE VALVE ASSEMBLY

11

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SHEET 9 OF 14

Registered Landscape
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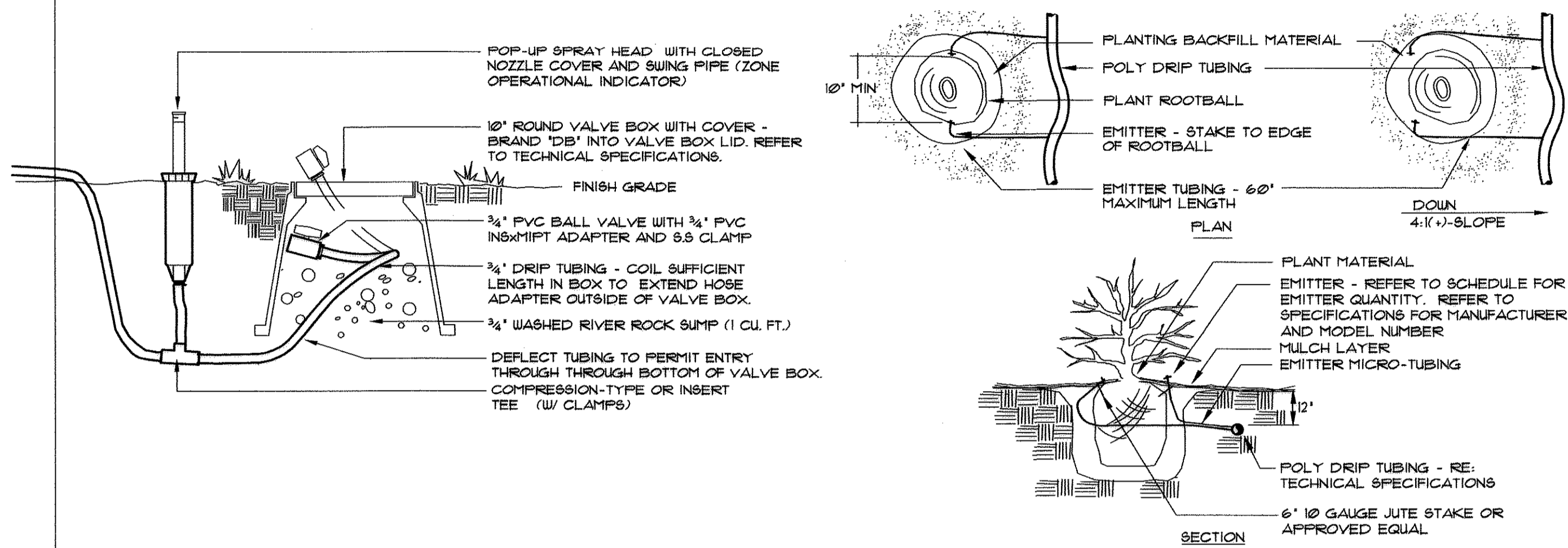
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DRIP LINE FLUSH-OUT WITH OPERATIONAL INDICATOR

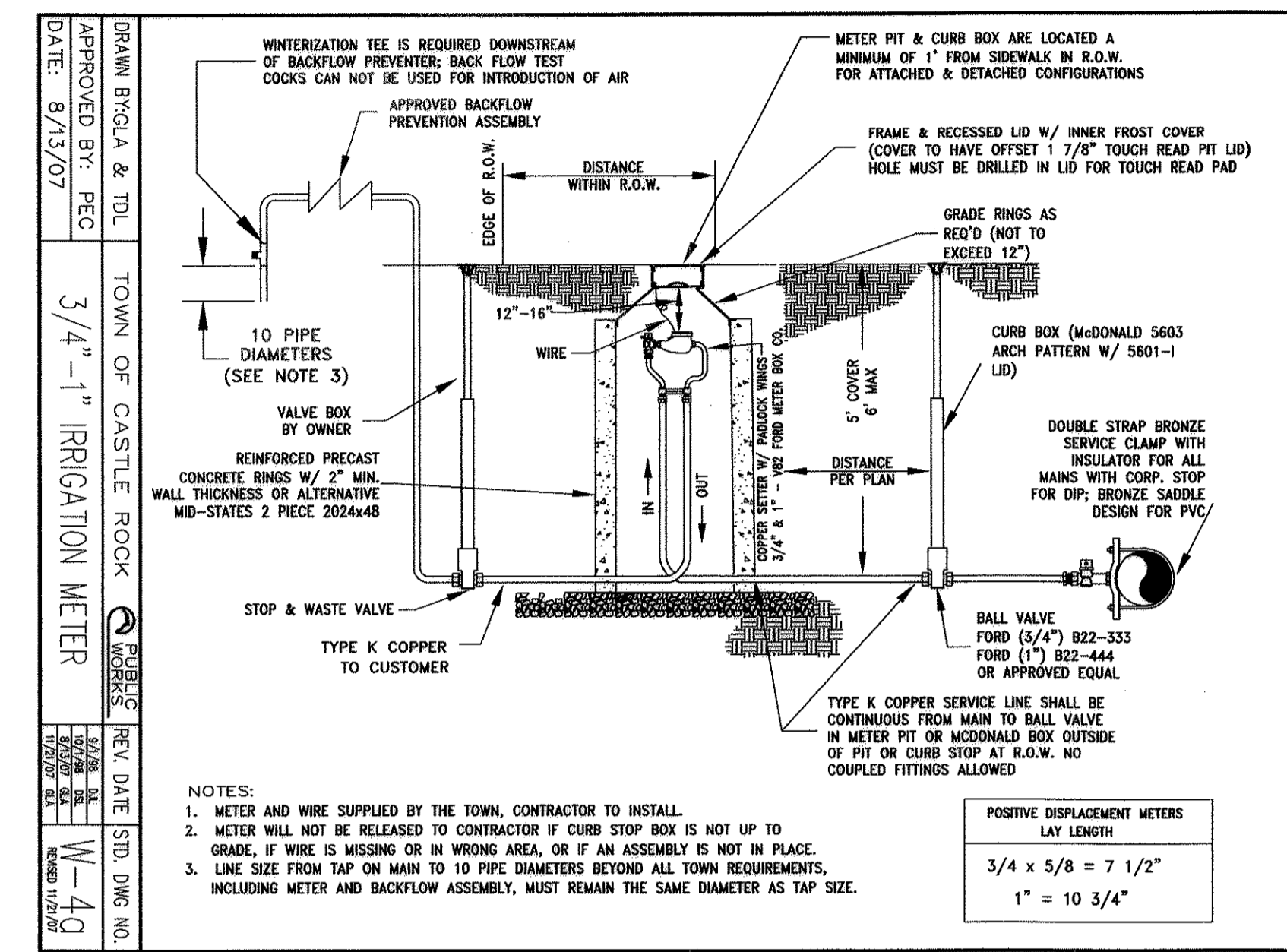
12

DRIP EMITTER

13

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:
 INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.



NOTES:
 1. METER AND WIRE SUPPLIED BY THE TOWN, CONTRACTOR TO INSTALL.
 2. METER WILL NOT BE RELEASED TO CONTRACTOR IF CURB STOP BOX IS NOT UP TO GRADE. IF WIRE IS MISSING OR IN WRONG AREA, OR IF AN ASSEMBLY IS NOT IN PLACE.
 3. LINE SIZE FROM TAP ON MAIN TO 10 PIPE DIAMETERS BEYOND ALL TOWN REQUIREMENTS, INCLUDING METER AND BACKFLOW ASSEMBLY, MUST REMAIN THE SAME DIAMETER AS TAP SIZE.

POSITIVE DISPLACEMENT METERS LAY LENGTH
 3/4 x 5/8 = 7 1/2"
 1" = 10 3/4"

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Low (5'-10')	Native, Shrubs, Perennials, Trees, Annuals, etc.	Rotors, Sprays, Bubblers, Drip, SDA, etc.	(Nozzle/Emitter size)	(Inches/hour)	(per Zone)	(Peak not to exceed 6"/month or 1.5"/week)	(Minutes/ Month)	(Minutes/Day)	(Gallons per month)
A1	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	7	653
A2	Low	Tall Fescue	Hunter I-20 Rotor	#2.0-Half	0.34	10	4.1	720	29	7203
A3	Low	Tall Fescue	Hunter I-20 Rotor	#2.0-Full	0.17	10	4.1	1441	58	14407
A4	Low	Tall Fescue	Hunter I-20 Rotor	#2.0-Half	0.34	10	4.1	720	29	7203
A5	Low	Tall Fescue	Hunter I-20 Rotor	#2.0-Half	0.34	10	4.1	720	29	7203
A6	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	7	653
A7	Low	Tall Fescue	Hunter I-20 Rotor	#2.0-Full	0.17	10	4.1	1441	58	14407
A8	Low	Tall Fescue	Hunter I-20 Rotor	#2.0-Half	0.34	10	4.1	720	29	7203
A9	Low	Tall Fescue	Hunter I-20 Rotor	#2.0-Half	0.34	10	4.1	720	29	7203
A10	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	7	653
A11	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	7	653
A12		Spare						0.0		
A13		Spare						0.0		
Total								7138	285	67444

Contact Information
 Registered Landscape Designer
 Company Name: HydroSystems-KDI
 Address: 300 Union Blvd, Suite 405
 Phone: 303.980.5327 Email: kend@hydro-systems-kdi.com
 Registration # 307 Design Maintenance

Description	Irrigated Acres	Month	Application Rate (in/month)	Monthly water use (gallons)	Maximum Required Flow (GPM)
Spray Irrigated Tall Fescue	0.34	April	0.00	0	
		May	2.04	18,885	
		June	3.19	29,546	
		July	4.08	37,754	6.3
		August	3.55	32,842	
		Sept.	2.13	19,708	
annual sub-total		October	0.00	0	
		15.00 /yr		138,735 /yr	
				0.43 acrefeet	
Non-Irrigated Native Grass	0.88	April	0.00	0	
		May	0.00	0	
		June	0.00	0	
		July	0.00	0	0.0
		August	0.00	0	
		Sept.	0.00	0	
annual sub-total		October	0.00	0	
		0.00 /yr		0 /yr	
				0.00 acrefeet	
Drip Irrigated Ornamental Plantings	0.41	April	0.00	0	
		May	1.36	15,062	
		June	2.13	23,566	
		July	2.72	30,112	5.0
		August	2.37	26,195	
		Sept.	1.42	15,719	
annual sub-total		October	0.00	0	
		10.00 /yr		110,654 /yr	
				0.34 acrefeet	
Site Totals	1.63	Irrigated acres		110,654	gals/yr
				0.34	acrefeet/yr
					Peak Season
					9
					Avg Flow (gpm)

Projections are based on a five day per week, five hour per day, peak season watering schedule.
 Peak season application for Tall Fescue is 1.02" per week.
 Peak season application for Native Grass is 0.00" per week.
 Peak season application for Ornamental Plantings is 0.68" per week.

Town of Castle Rock Irrigation System Hydraulic Worksheet									
Project Name:		Epiphany Church							
Project Location:		Castle Rock, CO							
Prepared by:		Israel Clark, HydroSystems-KDI, Inc.							
Current TOCR Registration #		9029							
Date:		16-Jul-09							
Tap Size:		3/4"							
Static Water Pressure:		89.00 From: Denise Lannan of: Castle Rock Utilities							
Hydraulic Grade At Zone:		A2							
Equipment or Material	Quantity (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)		
Comp Stop		3/4"	Typical Corp. Stop			10	0.34		
Site Line (Tap 10 meter)	451F	3/4"	K Copper	14.41 /100 FT	7.35	10	6.43		
Curb Stop		3/4"	Typical Curb Stop			10	0.34		
Water Meter		3/4"	Typical Meter			10	0.68		
Backflow	101F	3/4"	K Copper	14.41 /100 FT	7.35	10	6.43		
Backflow		3/4"	Febeo 825YA			10	0.68		
Stop & Waste		3/4"	Typical Stop & Waste Valve			10	0.68		
Gate Valve	3	1"	Typical Bronze Gate Valve			10	0.68		
Pressure Required (psi)			Hunter I-20 Rotor				3.00		
Pressure Required (psi)							3.00		
Control Valve allowance:		1	Rainbird PEB				10	2.90	
Mainline allowances:									
	401F	1	CL 200 PVC	1.30 /100 FT	2.89	10	0.52		
	12501F Looped	1	CL 200 PVC	0.36 /100 FT	1.44	10	4.50		
Mainline Fitting allowance:			10% of Mainline allowances				0.50		
Elevation:	Tap Elev.	6280		Control Valve Elev.	6282		0.87		
Factor of Safety:			10% System Losses				7.70		
Total System requirements (PSI)							89.00		
Available pressure (PSI)							89.00		
Difference (PSI)							4.30		
Town of Castle Rock provides a minimum of 43 psi Total irrigated area for this site: 71049 sq. ft.									

REFER TO SHEET
 12 - IRRIGATION PLAN, SCHEDULE & NOTES
 13 - 14 - IRRIGATION DETAILS
 14 - IRRIGATION CHARTS

Registered Landscape Professional/Irrigation Designer
 Israel Clark #9029
 HydroSystems-KDI, Inc. Irrigation Consulting
 980 Tibco Street, Suite 230
 Littleton, Colorado 80120
 303-980-5327
 303-980-5354 (fax)

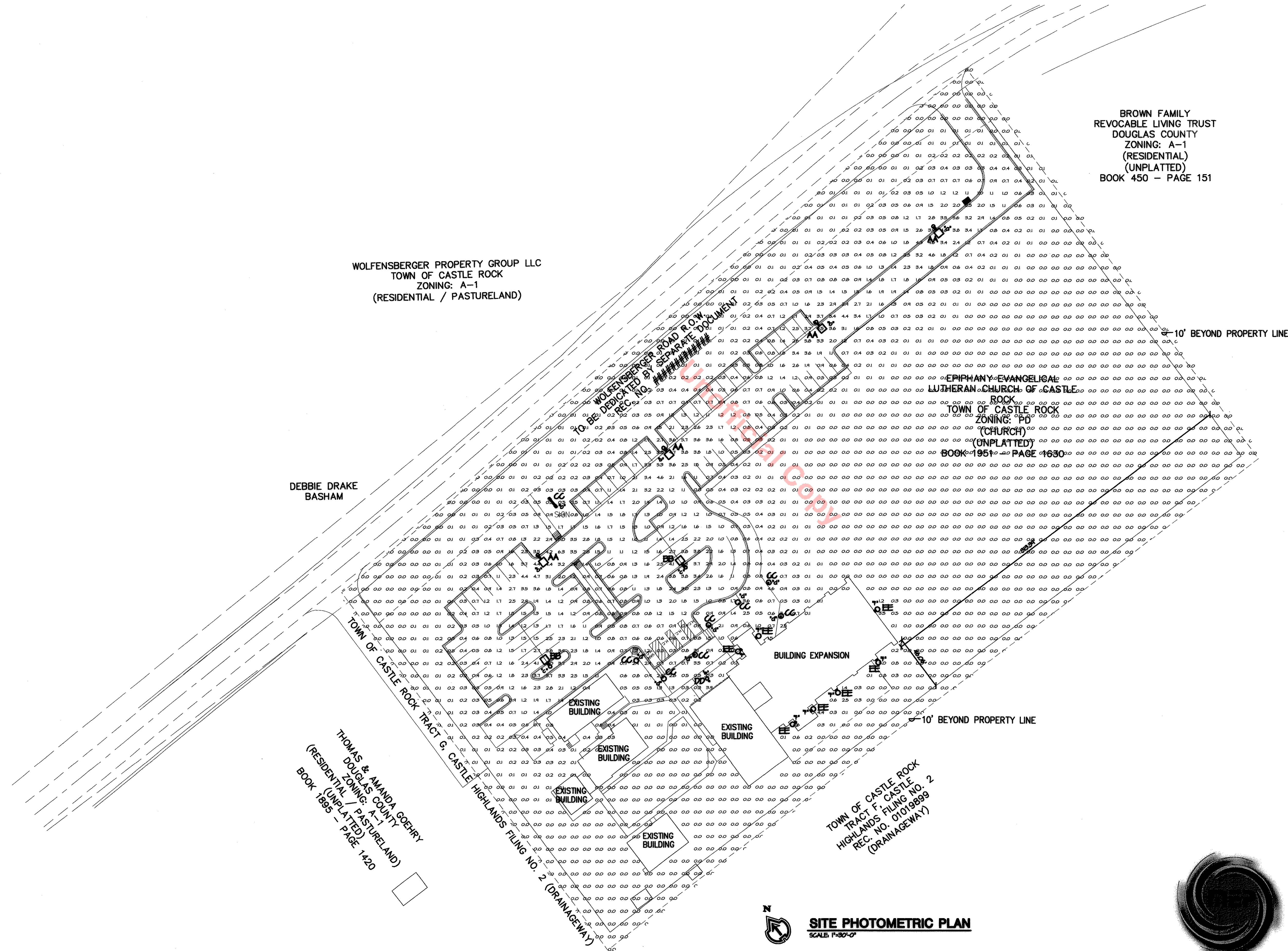
PP/FINAL PD SITE PLAN
 EPIPHANY EVAN. LUTHERAN CHURCH
 JOB NO. 14636.10
 DECEMBER 14, 2009
 SHEET 10 OF 14

J-R ENGINEERING
 A Westran Company
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FINAL PD SITE PLAN

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



BROWN FAMILY
REVOCABLE LIVING TRUST
DOUGLAS COUNTY
ZONING: A-1
(RESIDENTIAL)
(UNPLATTED)
BOOK 450 - PAGE 151

WOLFENBERGER PROPERTY GROUP LLC
TOWN OF CASTLE ROCK
ZONING: A-1
(RESIDENTIAL / PASTURELAND)

DEBBIE DRAKE
BASHAM

THOMAS & AMANDA GOEHRY
DOUGLAS COUNTY
(RESIDENTIAL / PASTURELAND)
BOOK 1895 - PAGE 1420

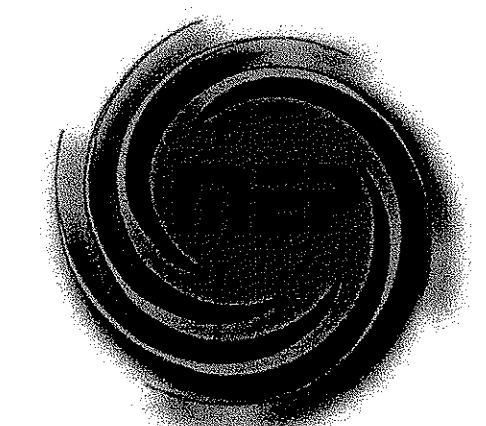
EPIPHANY EVANGELICAL
LUTHERAN CHURCH OF CASTLE
ROCK
TOWN OF CASTLE ROCK
ZONING: PD
(CHURCH)
(UNPLATTED)
BOOK 1951 - PAGE 1630

TOWN OF CASTLE ROCK
TRACT F, CASTLE
HIGHLANDS FILING NO. 2
REC. NO. 01019899
(DRAINAGEWAY)



SITE PHOTOMETRIC PLAN
SCALE 1"=30'-0"

EPIPHANY LUTHERAN CHURCH
PP/FPD
JOB NO. 14636.10
December 14, 2009
SHEET 11 OF 14



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FINAL PD SITE PLAN

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

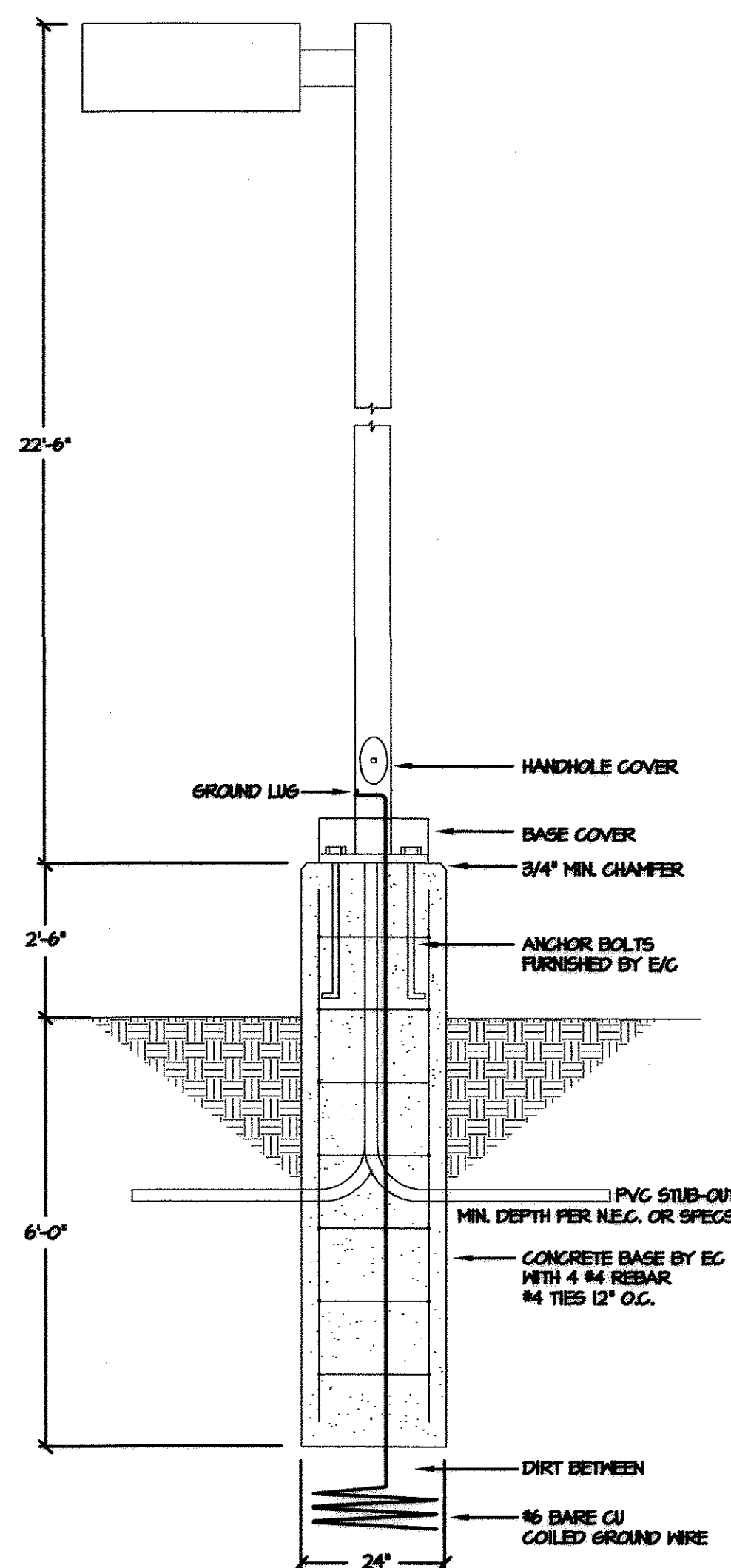
PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

RELAY SCHEDULE					
PROJECT: 052871 - EPIPHANY EVANGELICAL LUTHERAN CHURCH					
PANEL #: R-1					
Fixture Designation	Relay #	Description	Local Controls	Hours of Operation	Notes
"a"	1	NORTHWEST DRIVE (POLE MOUNTED)	PHOTOCELL/TIME CLOCK	DUSK TO 10.00 PM	1
"b"	2	NORTHWEST PARKING (POLE MOUNTED)/SIGN	PHOTOCELL/TIME CLOCK	DUSK TO 10.00 PM	1
"c"	3	PARKING ISLAND (POLE MOUNTED)	PHOTOCELL/TIME CLOCK	DUSK TO 10.00 PM	1
"d"	4	ENTRY SIDEWALKS (BOLLARD)	PHOTOCELL/TIME CLOCK	DUSK TO 10.00 PM	1
"e"	5	FACADE/CROSS (GROUND MOUNTED)	PHOTOCELL/TIME CLOCK	DUSK TO 10.00 PM	1
"f"	6	BUILDING EGRESSES/SECURITY (WALL MOUNTED)	PHOTOCELL/TIME CLOCK	DUSK TO DAWN	1
SPARE	7	-	-	-	-
SPARE	8	-	-	-	-

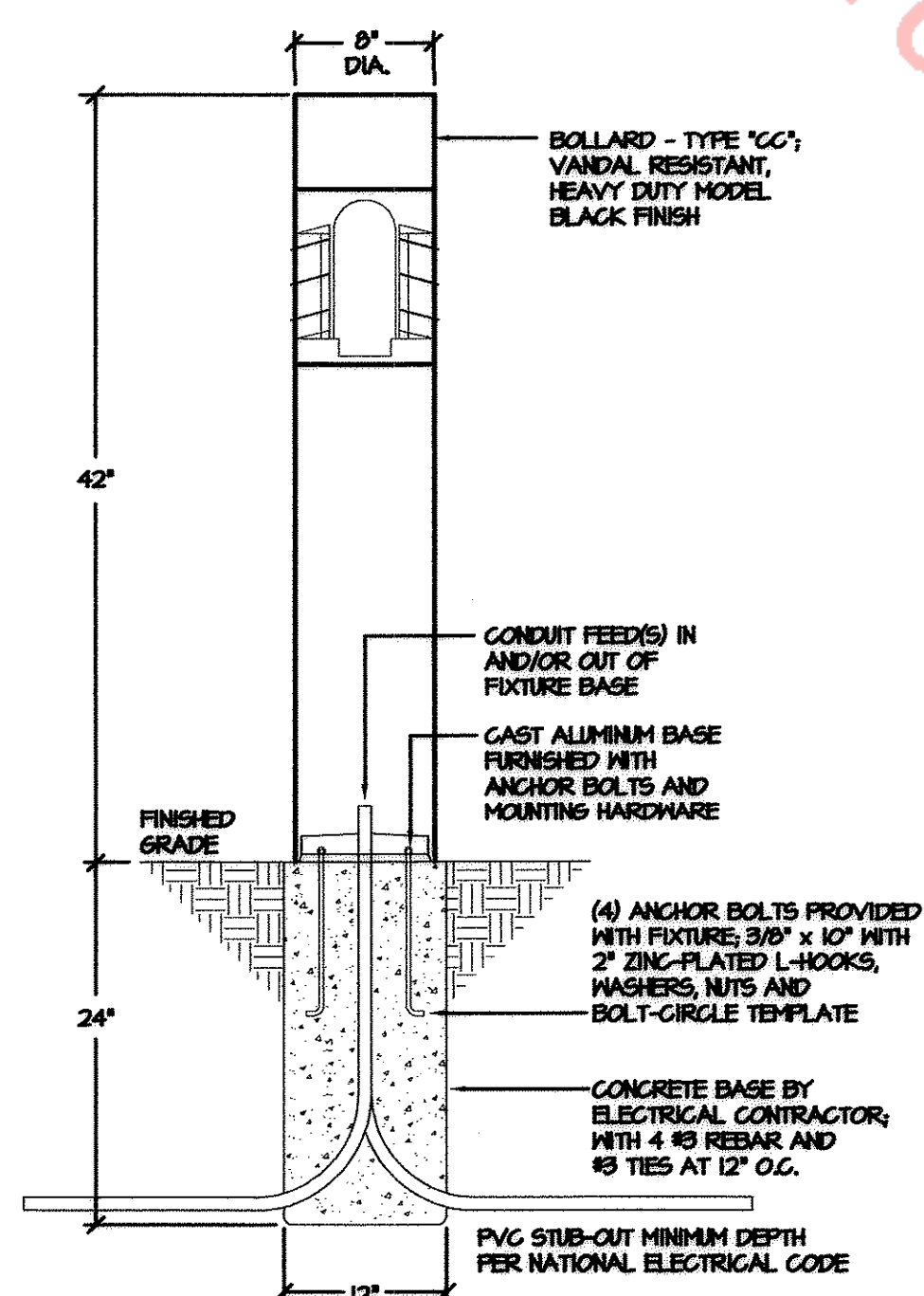
1. FIXTURE WILL NOT BE OPERATIONAL POST CURFEW HOURS.

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMPS	INITIAL LUMENS
AA	LITHONIA	KSP2-250M-R4C-TB-SP-04-SCHA-DBL-LPI	POLE MOUNTED HID AREA LIGHT TYPE 2 DISTRIBUTION VERTICAL LAMP FLAT GLASS LENSIES FULL CUTOFF FIXTURE BLACK IN COLOR. SQUARE STRAIGHT STEEL POLE	POLE AT 25'-0" AFS TO TOP OF FIXTURE	(1) 250M HWGU	22000
BB	LITHONIA	KSP2-250M-TB-R55-SP-04-SNCA-DBL-LPI	POLE MOUNTED HID AREA LIGHT TYPE V DISTRIBUTION VERTICAL LAMP FLAT GLASS LENSIES FULL CUTOFF FIXTURE BLACK IN COLOR. SQUARE STRAIGHT STEEL POLE	POLE AT 25'-0" AFS TO TOP OF FIXTURE	(1) 250M HWGU	22500
CC	LITHONIA	KB06 32TRT LG 2TT LPI DBL	42" X 8" BOLLARD WITH LOUVER BLACK IN COLOR.	42"	(1) 32TRT	2400
DD	LITHONIA	ASF-1/26-HDF-HVOLT-AFTH-ASFIV-ASF2BNS-DBL	GRADE MOUNTED LANDSCAPE LIGHT WITH HID FLOOD LIGHT WITH FULL VISOR AND VANDAL GUARD	GRADE	(1) 260DT	1800
EE	LITHONIA	HST 260TT HVOLT ELDNG LPI DBLB	WALL MOUNTED HID EXTERIOR FULL CUTOFF WALL PACK WITH EM BALLAST BLACK IN COLOR	WALL AT 4'-8" AFS.	(1) 260TT	1800
SS	-	PROVIDED WITH SIGNAGE	INTERIALLY ILLUMINATED SIGNAGE	GROUND	(2) 32 WATT TB	3400

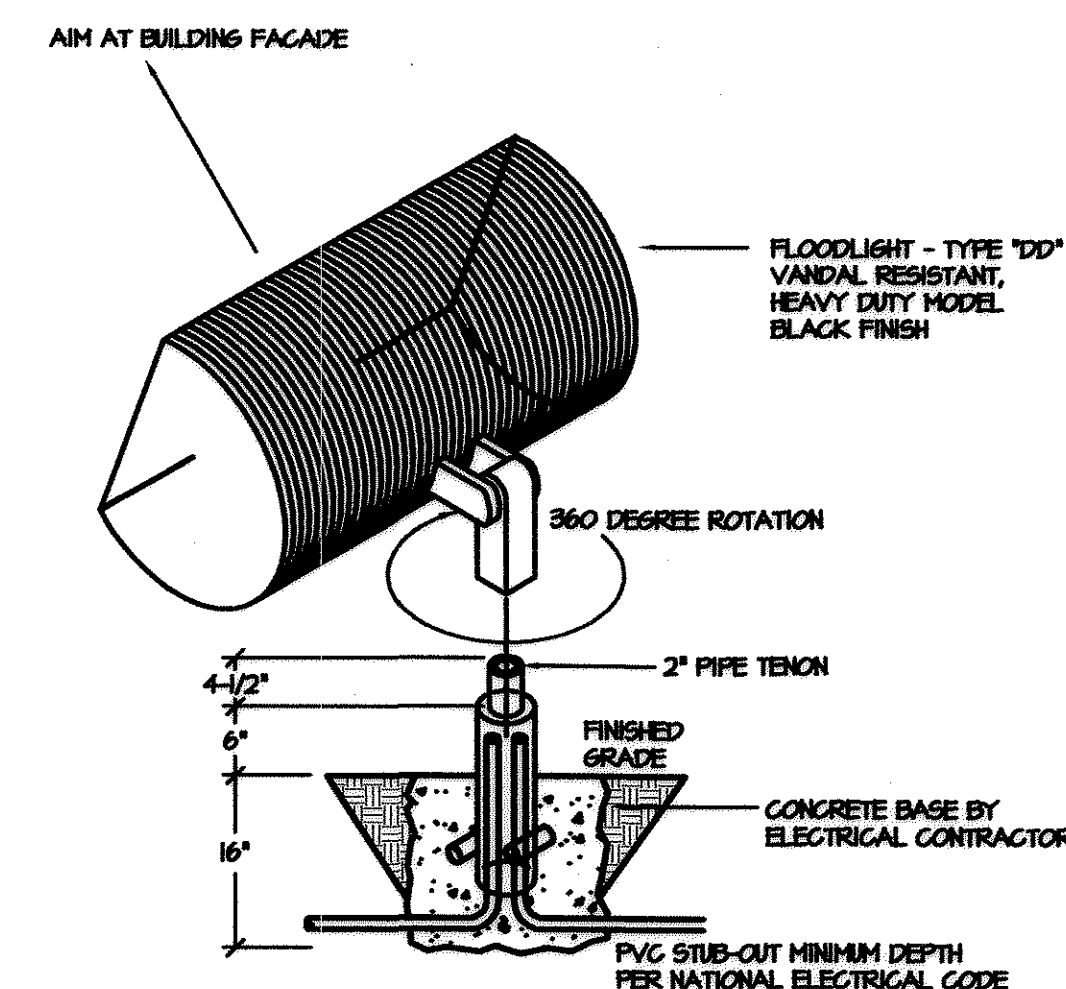
CALCULATION SUMMARY					
AREA NAME	AVE	MAX	MIN	MAX/MIN	AVE/MIN
PARKING (LIGHT LOSS FACTOR = 1.0)	1.6	6.2	0.2	31.1	8.1



POLE BASE DETAIL TYPE 'AA' 'BB'
NOT TO SCALE

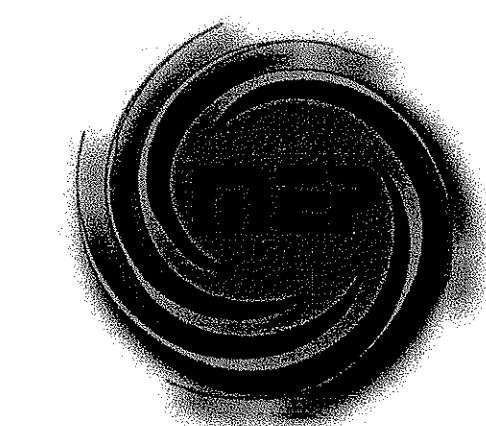


TYPE 'CC' POLE BASE DETAIL
NOT TO SCALE



TYPE 'DD' MOUNTING DETAIL
NO SCALE

Unofficial Copy



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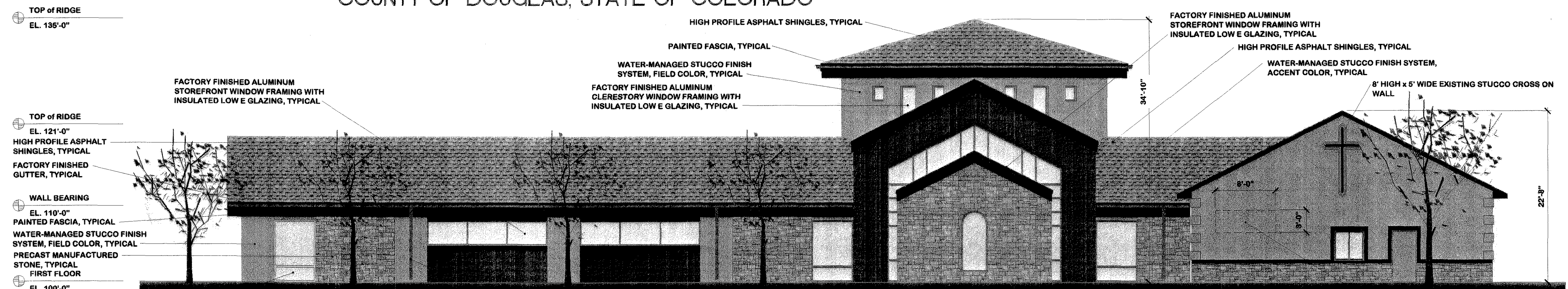
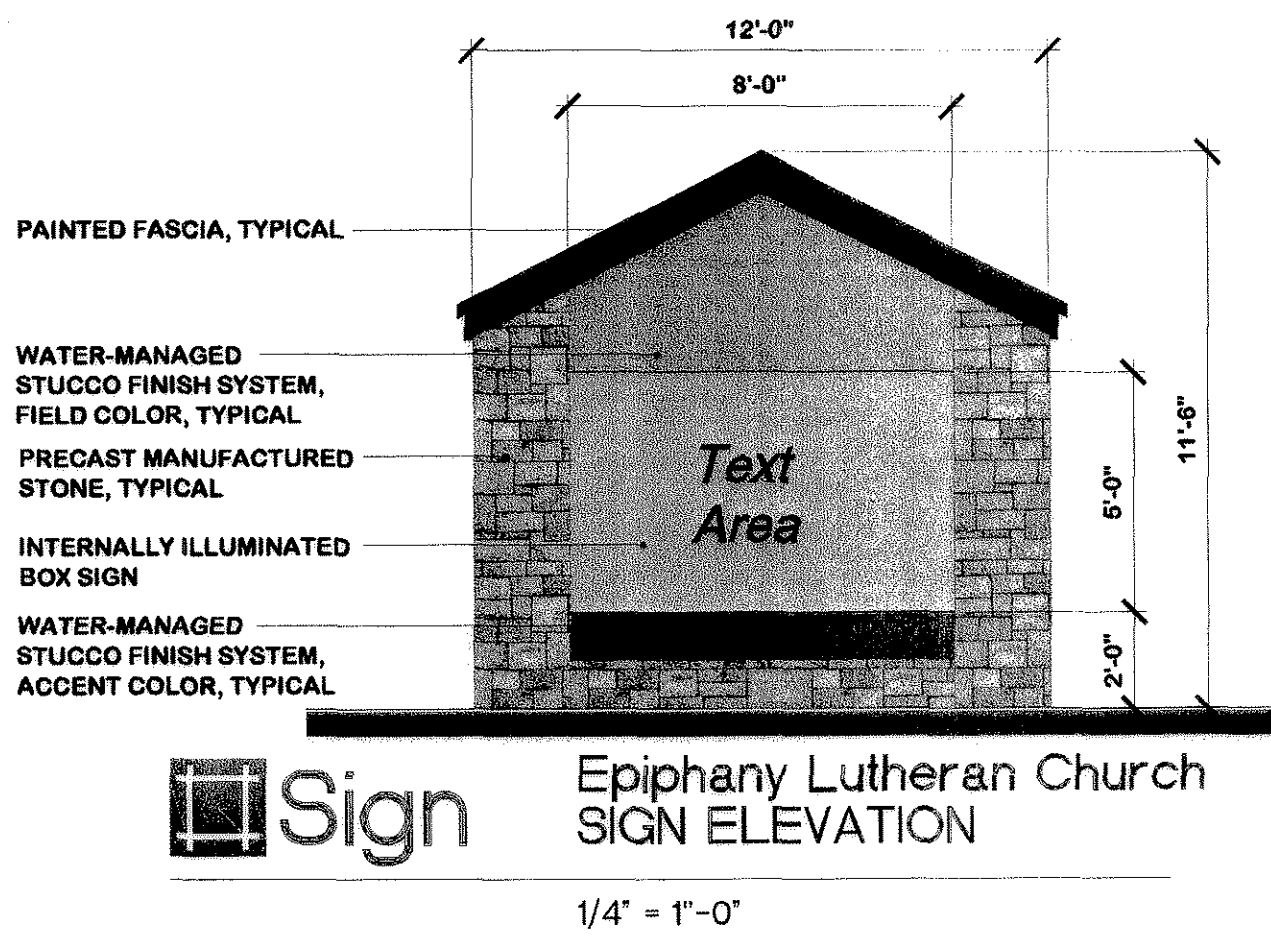
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303-740-9999 • Fax 303-721-9019 • www.jrengineering.com

FINAL PD SITE PLAN

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

INTERNALLY ILLUMINATED DOUBLE FACED BOX SIGN:
40 SQUARE FEET OF ACTUAL ILLUMINATED SIGNAGE, EACH SIDE
ENTIRE SIGN STRUCTURE IS 121 SQUARE FEET, EACH SIDE



EXTERIOR NOTES and FINISHES

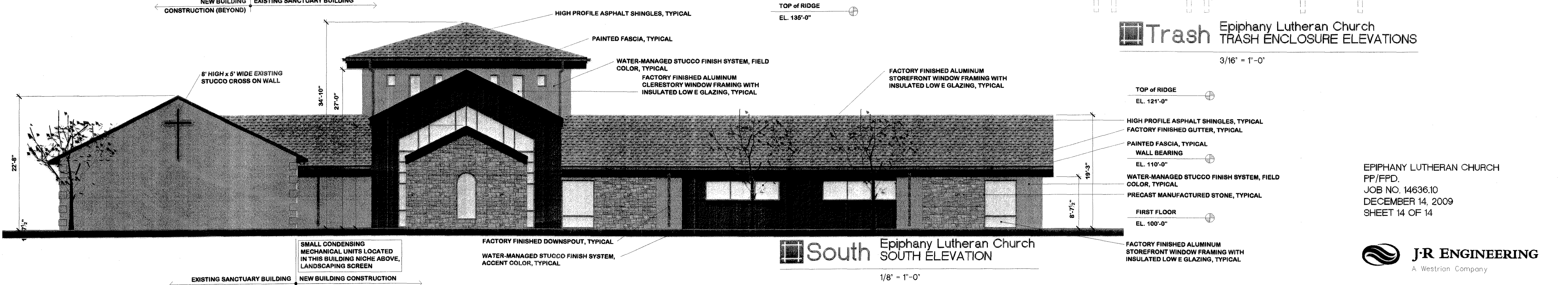
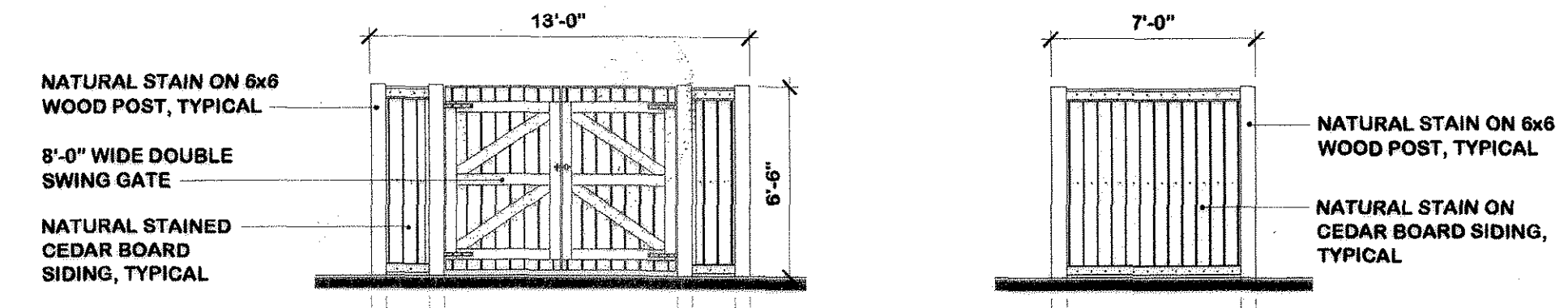
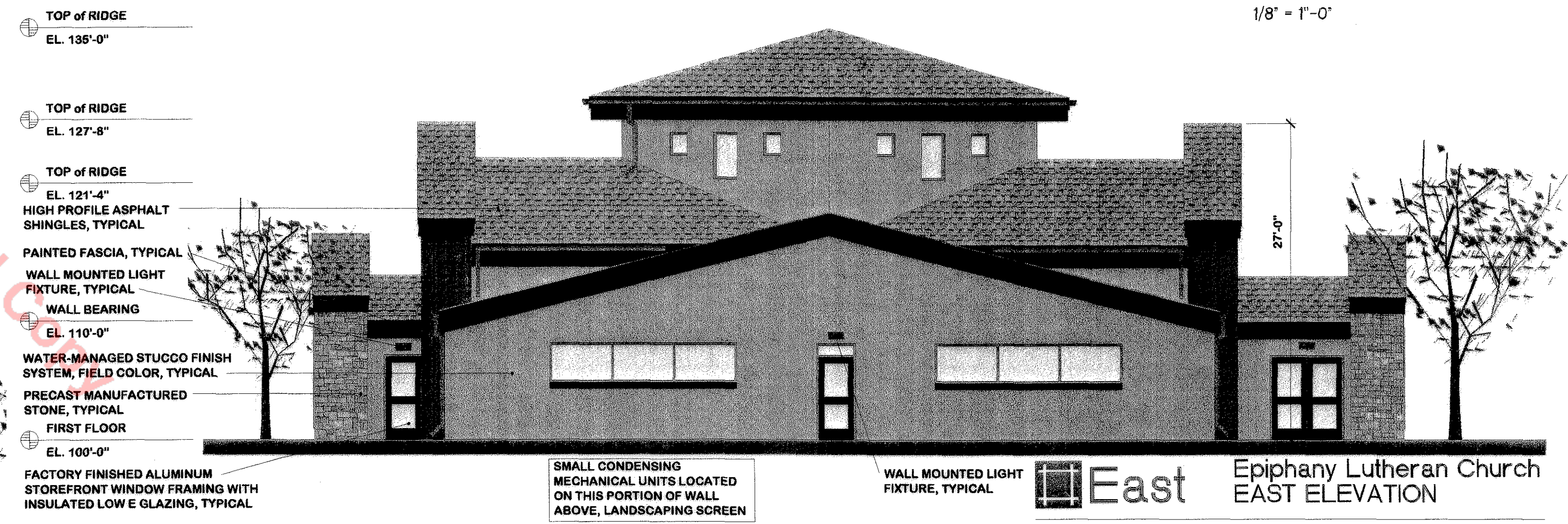
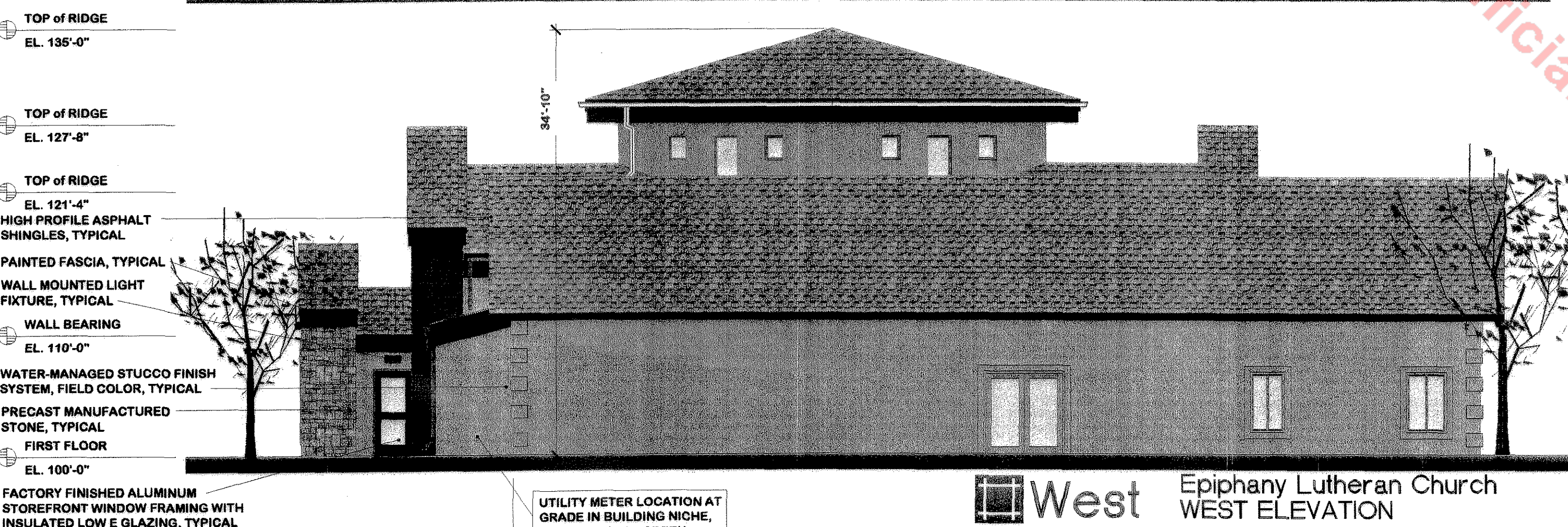
ASPHALT SHINGLES: "HIGH PROFILE" FIBERGLASS ASPHALT SHINGLES IN EARTH TONES TO COMPLEMENT STUCCO COLORS

ALUMINUM STOREFRONT WINDOW SYSTEM: LIGHT BRONZE FINISH WITH 1" LOW-E INSULATION GLAZING

GUTTERS AND DOWNSPOUTS: PAINTED "LIGHT BROWN" TAN TO COMPLEMENT STUCCO WALL FIELD AND ACCENT COLORS.

WALL STONE VENEER: PRECAST CONCRETE MANUFACTURED STONE IN RANDOM ASHLAR PATTERN WITH EARTH TONE COLORING TO COMPLEMENT STUCCO WALL FIELD AND ACCENT COLORS.

EXTERIOR STUCCO FINISH SYSTEM FIELD COLOR:	EXTERIOR STUCCO FINISH SYSTEM ACCENT COLOR ONE:	EXTERIOR STUCCO FINISH SYSTEM ACCENT COLOR TWO:	PAINTED EXTERIOR FASCIA TRIM COLOR:
MEDIUM TAN FIELD COLOR SANDPEBBLE FINISH	MEDIUM REDDISH BROWN ACCENT COLOR SANDPEBBLE FINISH	DARK REDDISH BROWN ACCENT COLOR SANDPEBBLE FINISH	DARK REDDISH BROWN TO COMPLEMENT STUCCO COLORS



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