



Epiphany Lutheran Church of Castle Rock

Congregational Meeting

February 15, 2009

Development Agreement Summary

A. General Boiler Plate Language

- Adhere to Home Rule Charter of Town
- Adhere to Castle Rock Municipal Code
- Adhere to Town Regulations
- Town provides municipal services
 - Police
 - Fire
 - Drainage
 - Maintenance

B. Water Rights

- Church must grant all Water Rights to Town
- Church receives Water & Sewer service
- Agreement outlines that Church may purchase water shares
- (Church needs to purchase water – 7 shares – current price \$1,650/share)

C. Facilities Development

- Church is obligated to tie to Town Water & Sanitary Utilities
- Church will pay \$850 to upsize a portion of sanitary main downstream. Cost is our portion of new corridor development
- Church is required to dedicate Wolfensberger Right-of-Way for future expansion
- Church will pay “cash-in-lieu” for future Wolfensberger Roadway improvements. (Improvements consist of curb&gutter, asphalt overlay, storm sewer & sidewalk)
- Church must adhere to the “Wolfensberger Road Access Control Plan”, which outlines 2 access points for the property at the East & West (joint access)
- Modular buildings must be removed by Dec. 31, 2018 or at time of 2nd expansion.
- Church will provide a 25’ setback surrounding property for buffer.

D. Default, Remedies, Disconnect