

# PLAT IDENTIFICATION SHEET

RECEPTION #: 01072260

DATE: 8-9-01

TIME 10:45 AM

FEE: \$ 210- (21 P)

GRANTOR: Cooper-Hook +

(OWNER/SIGNER)

UNOFFICIAL COPY  
Main Place Land Co

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Cooper Hook/Main Place  
Filing 1 & 1 Final PD  
Site Plan

LEGAL:

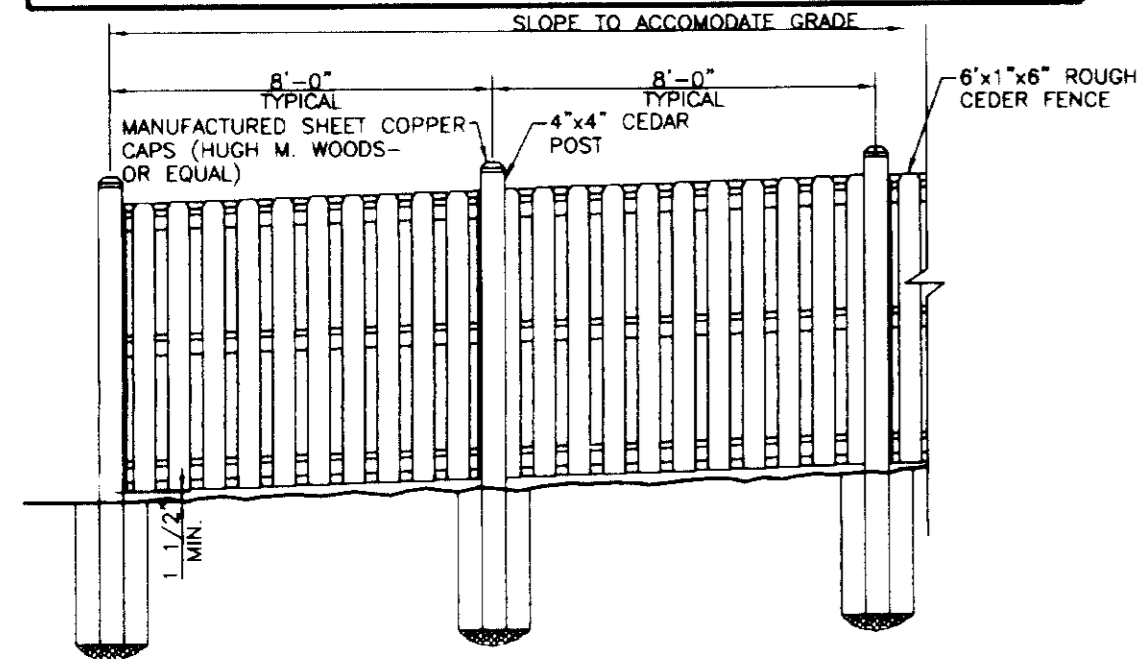
(SECTION-TOWNSHIP-RANGE)

26-7-67

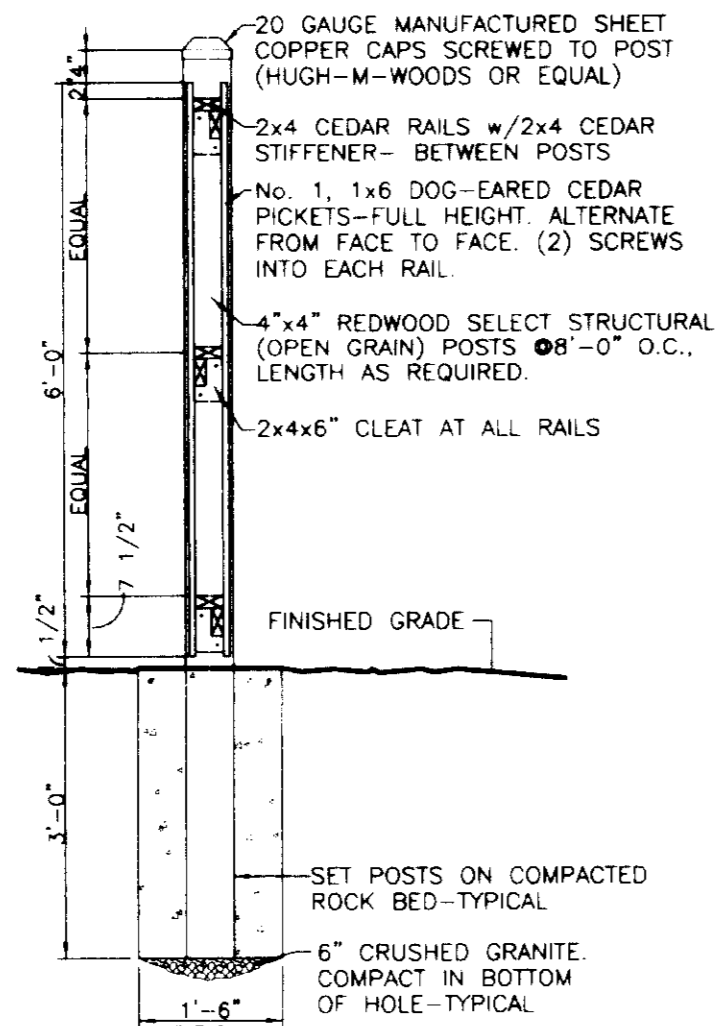
NEW SUBDIVISION ABBREV: \_\_\_\_\_

**SITE DATA: SUMMARY TABLE**

ZONING:	P.D. (PLANNED DEVELOPMENT)	
LAND COVERAGE:	514,868 S.F. 100.0%	11,8197 ACRES
BUILDINGS:	115,086 S.F. 22.4%	2,642 ACRES
GARDEN CENTER:	20,094 S.F. 3.9%	0.461 ACRES
LANDSCAPING:	97,200 S.F. 18.9%	2.231 ACRES
DRIVES, PARKING, WALKS & MISC.:	282,488 S.F. 54.9%	6.485 ACRES
PARKING:		
REQUIRED:	HOME DEPOT WITH GARDEN CENTER 1 SPACE PER 300 S.F. = 467 SPACES	
REQUIRED TOTAL:	467 SPACES	
PROVIDED:	REGULAR SPACES (9'x19')	456 SPACES
	REGULAR SPACES (9'x17')	47 SPACES
	OVERSIZED SPACES (10'x19')	12 SPACES
	HANDICAPPED SPACES (8'x18' w/ACCESS ISLE)	12 SPACES
PROVIDED TOTAL:	527 SPACES	



**PERIMETER FENCE ELEVATION**  
SCALE: NOT TO SCALE



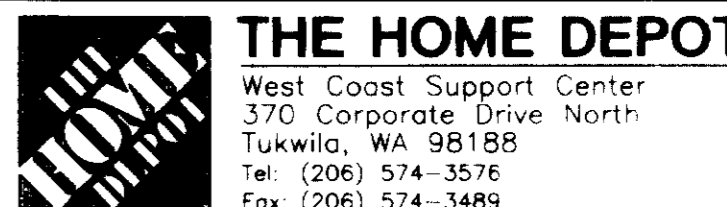
**WOOD FENCE POST DETAIL**  
SCALE: NOT TO SCALE

**COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN**

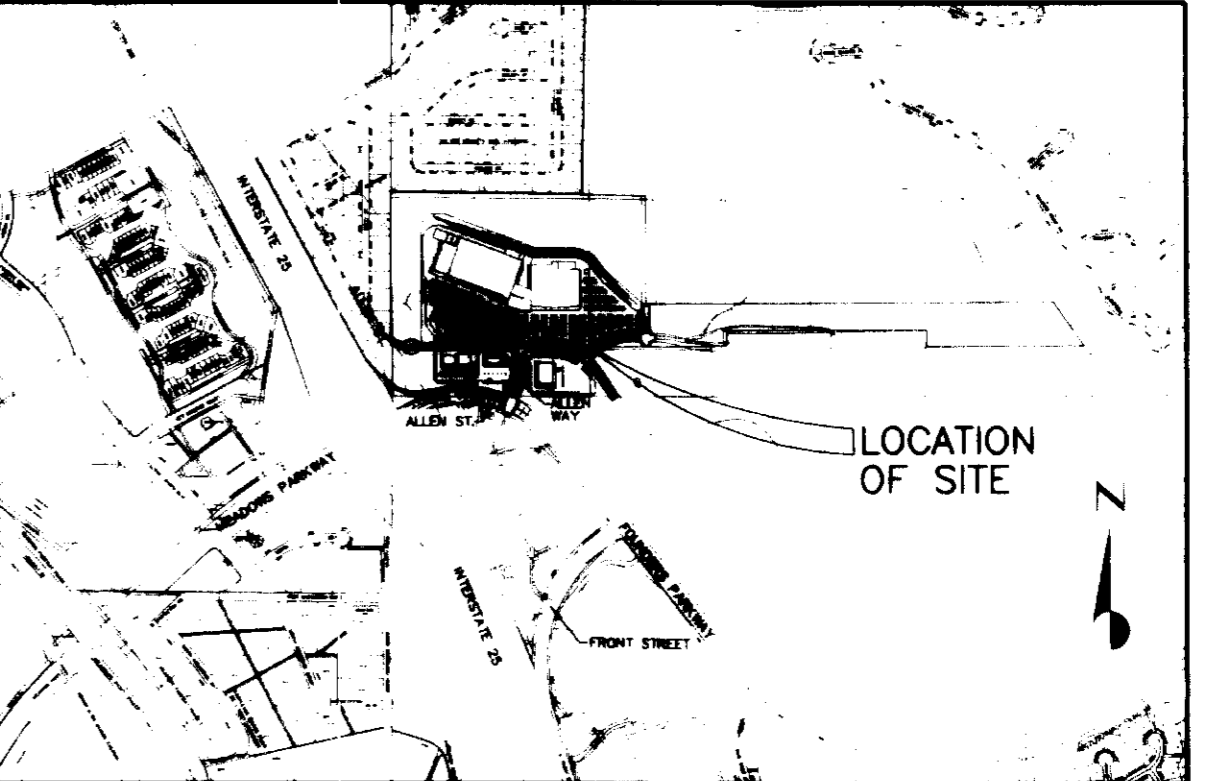
LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**SHEET INDEX**

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
1 of 21	COVER SHEET	12 of 21	UTILITY PLAN - SECTION B
2 of 21	SITE PLAN - OVERALL	13 of 21	UTILITY PLAN - SECTION C
3 of 21	SITE PLAN - SECTION A	14 of 21	UTILITY PLAN - SECTION D
4 of 21	SITE PLAN - SECTION B	15 of 21	LANDSCAPE PLAN - SECTION A
5 of 21	SITE PLAN - SECTION C	16 of 21	LANDSCAPE PLAN - SECTION B
6 of 21	SITE PLAN - SECTION D	17 of 21	LANDSCAPE PLAN - SECTION C
7 of 21	GRADING PLAN - SECTION A	18 of 21	LANDSCAPE PLAN - SECTION D
8 of 21	GRADING PLAN - SECTION B	19 of 21	PHOTOMETRIC PLAN
9 of 21	GRADING PLAN - SECTION C	20 of 21	SIGHT LINE STUDY
10 of 21	GRADING PLAN - SECTION D	21 of 21	BUILDING ELEVATIONS
11 of 21	UTILITY PLAN - SECTION A		



Galloway, Romero & Associates  
Design Engineering Planning  
5350 DTC Parkway  
Greenwood Village, Colorado 80111  
Tel: (303) 770-8884  
Fax: (303) 770-1616



**VICINITY MAP**  
SCALE: NONE

**TITLE CERTIFICATION:**

I, **ERIC STEARNS**, 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 31 DAY OF July, 2001.

AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE):  
**Land Title Guarantee**  
TITLE INSURANCE COMPANY

BY: **Susan L. Rasmussen**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-1-03

**PLANNING COMMISSION APPROVAL:**

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF April, A.D., 2001.

ATTEST: **[Signature]** 8/24/01  
CHAIRMAN DATE  
**[Signature]** 8/24/01  
PLANNING AND DEVELOPMENT DIRECTOR DATE

**CLERK & RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS  
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 9th DAY OF Aug, 2001 AT 10:25 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 01072260.

**Tulayna Bar - Carpenter**  
DOUGLAS COUNTY CLERK AND RECORDER

**TOWN COUNCIL APPROVAL:**

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF April, 2001.  
ATTEST: **[Signature]** 8/24/01  
TOWN CLERK DATE  
**[Signature]** 8/24/01  
DATE

**OWNERSHIP CERTIFICATION:**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS COOPER HOOK FILING No. 1, AND MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN, IN THE TOWN OF CASTLE ROCK, COLORADO.  
**[Signature]** DATE: 7-23-01  
**[Signature]** DATE: 7-23-01  
**[Signature]** DATE: 7-23-01  
**[Signature]** DATE: 7-23-01

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF July, 2001.  
BY: **Callie Leistedt**  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-4-03

- NOTE:** NO SHIPPING, RECEIVING OR GARDEN CENTER ACTIVITY SHALL BE PERMITTED BETWEEN THE HOURS OF 10 P.M. AND 6 A.M. ANY DAY OF THE WEEK.
- NOTE:** WITHIN 1/2 HOURS OF CLOSING, THE PERMITTER LIGHTS SHALL BE TURNED OFF AND 70% OF THE INTERIOR LIGHTS SHALL BE TURNED OFF IN THE CASE OF TWENTY-FOUR HOUR OPERATION. PERMITTER LIGHTING WILL BE TURNED OFF BY 11:30 P.M.
- NOTE:** TRASH PICKUP PERMITTED DURING NORMAL BUSINESS HOURS (6:00 A.M. TO 10:00 P.M.).
- NOTE:** LOADING AND DELIVERY PERMITTED DURING NORMAL BUSINESS HOURS (6:00 A.M. TO 10:00 P.M.).
- NOTE:** PROPOSED HOURS OF OPERATION: 6:00 AM - 10:00 PM w/ FUTURE 24 HOUR OPERATION.
- NOTE:** SIGNS NOT APPROVED HEREIN. ALL SIGNS ARE SUBJECT TO THE CASTLE ROCK SIGN CODE.
- NOTE:** THE LIGHTING STANDARDS CONTAINED IN SECTION 17.14.060.C (3) OF THE CASTLE ROCK MUNICIPAL CODE SHALL APPLY TO THIS PROPERTY.
- NOTE:** THERE WILL BE NO EXTERNAL PUBLIC ADDRESS SYSTEM USED ON THE PROPERTY.

**OWNERS AND SUBDIVIDERS:**

MICHAEL K. COOPER, RICHARD M. COOPER, GARY COOPER AND IRVING S. HOOK  
C/O COOPER INVESTMENTS  
3515 SOUTH TAMARAC #300  
DENVER, COLORADO 80237

**APPLICANT/DEVELOPER:**

HOME DEPOT  
370 CORPORATE DRIVE NORTH  
TUKWILA, WA 98188  
TEL: (206) 574-3576  
FAX: (206) 574-3489

**LAND SURVEYOR:**

BRETT L. MILLER, PLS No. 27809  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012

**SURVEYORS STATEMENT:**

I, BRETT L. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS PRELIMINARY PLAN IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

**CIVIL ENGINEER:**

DAVID A. GUETIG, P.E. No. 30020  
FOR AND ON BEHALF OF  
GALLOWAY, ROMERO & ASSOCIATES  
5350 DTC PARKWAY  
GREENWOOD VILLAGE, COLORADO 80111

**CIVIL ENGINEER'S STATEMENT:**

I, DAVID A. GUETIG, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

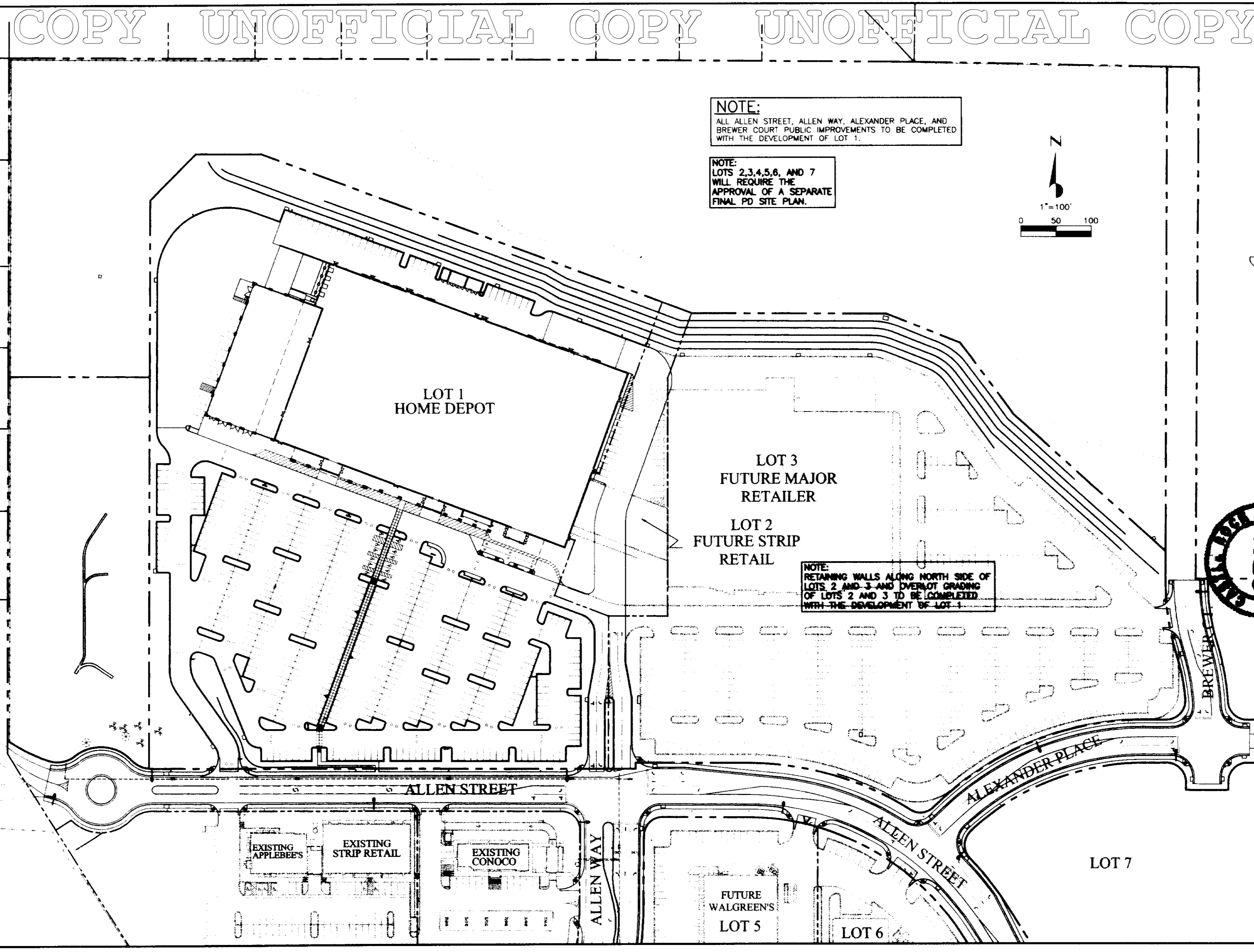
**GENERAL NOTES:**

BEARINGS USED ON THIS FINAL PD ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE N. 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. BEARS S89°48'39"E BOUNDED AND REFERENCED BY THE MONUMENTS SHOWN HEREON.  
THIS SITE DOES NOT APPEAR TO BE SITUATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08040-018-C, DATED SEPTEMBER 30, 1987. HOWEVER, THIS FLOOD MAP INDICATES THAT THE LIMIT OF STUDY IS ON THE WEST SIDE OF INTERSTATE 25 AND TERMINATES AT THE WESTERLY R.O.W. LINE OF INTERSTATE 70.

**LEGAL DESCRIPTION:**

COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1

**WATER SUPPLY NOTE; SEE PAGE TWO.**



**SITE MAP**  
SCALE: 1"=100'

FINAL PD SITE PLAN  
**COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1**  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

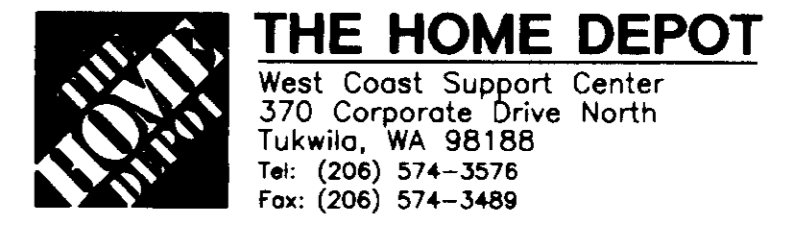
SHEET TITLE  
**COVER SHEET**  
1 of 21  
SHEET NUMBER

**SITE DATA: SUMMARY TABLE**

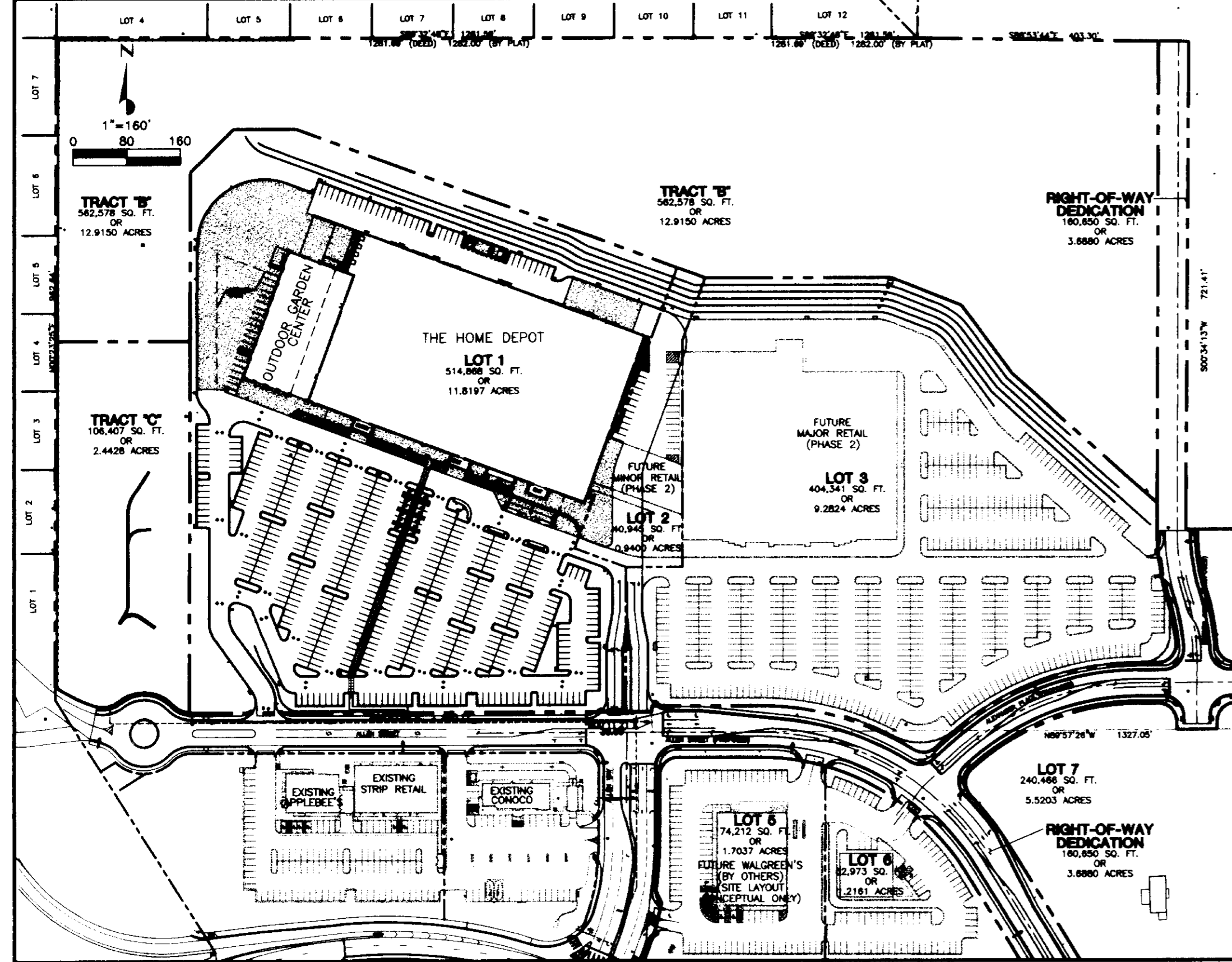
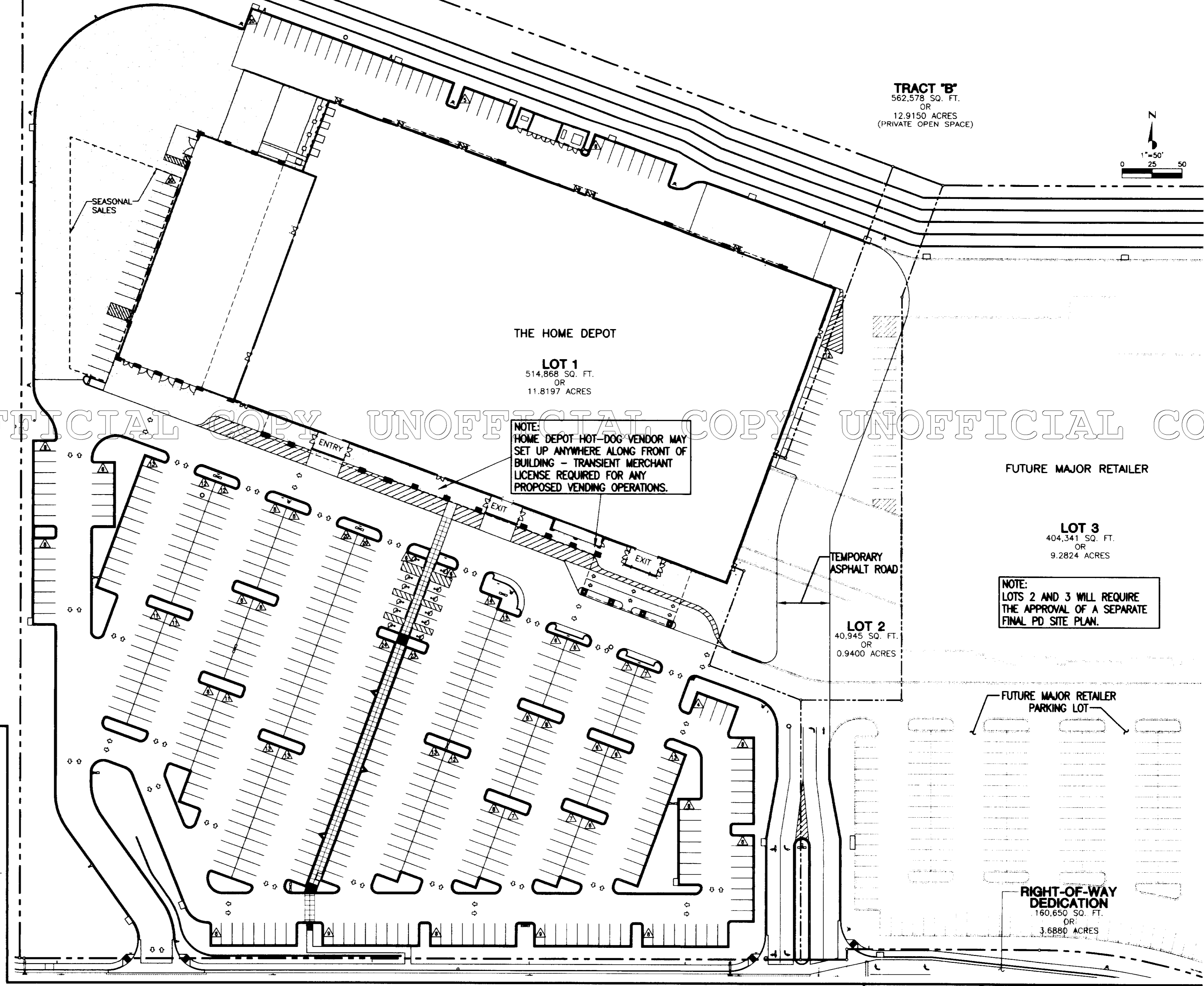
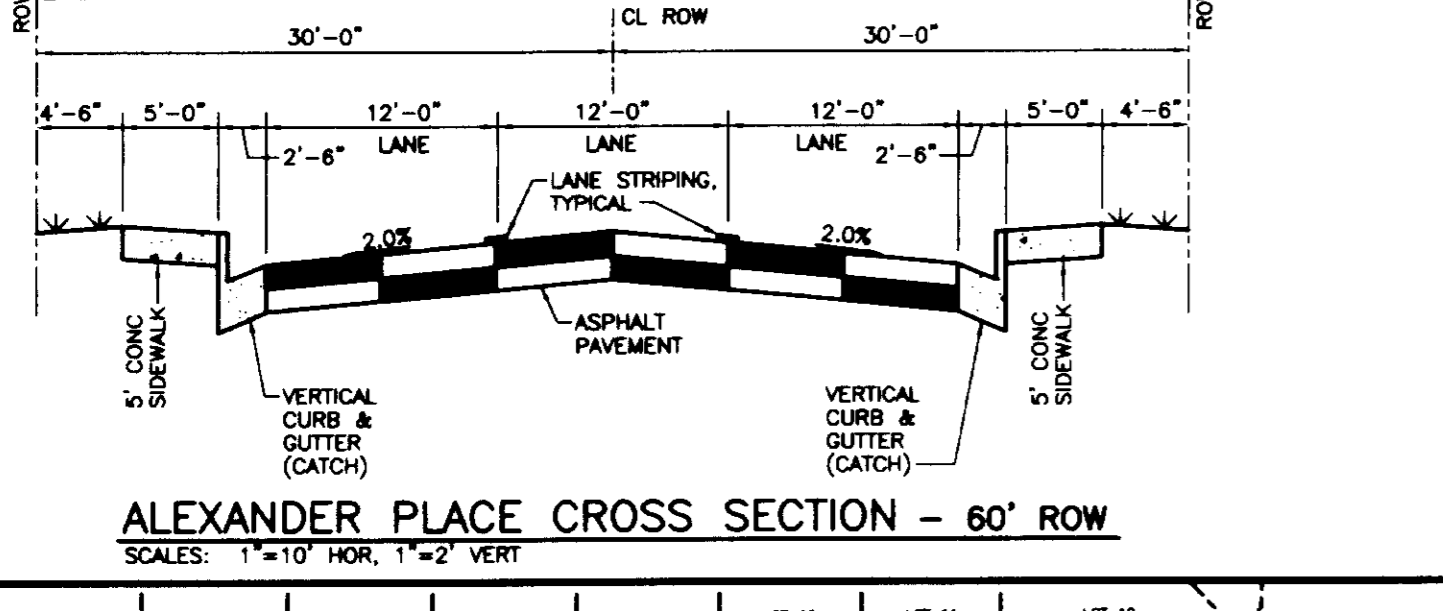
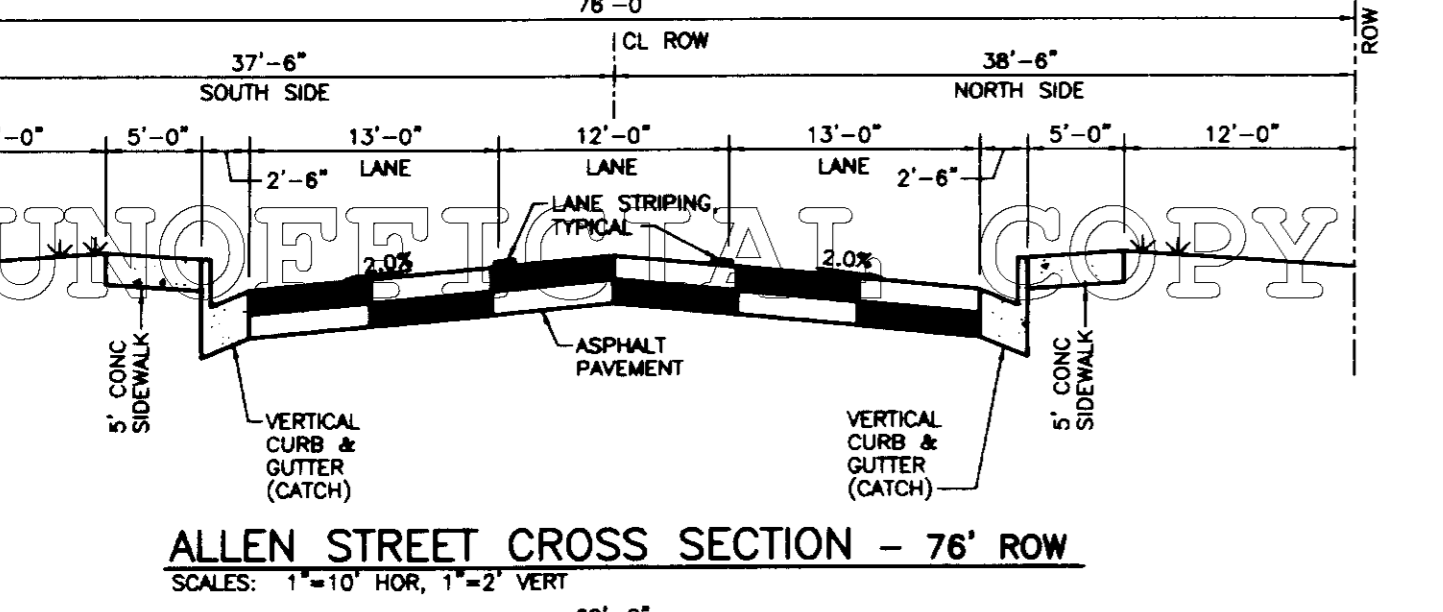
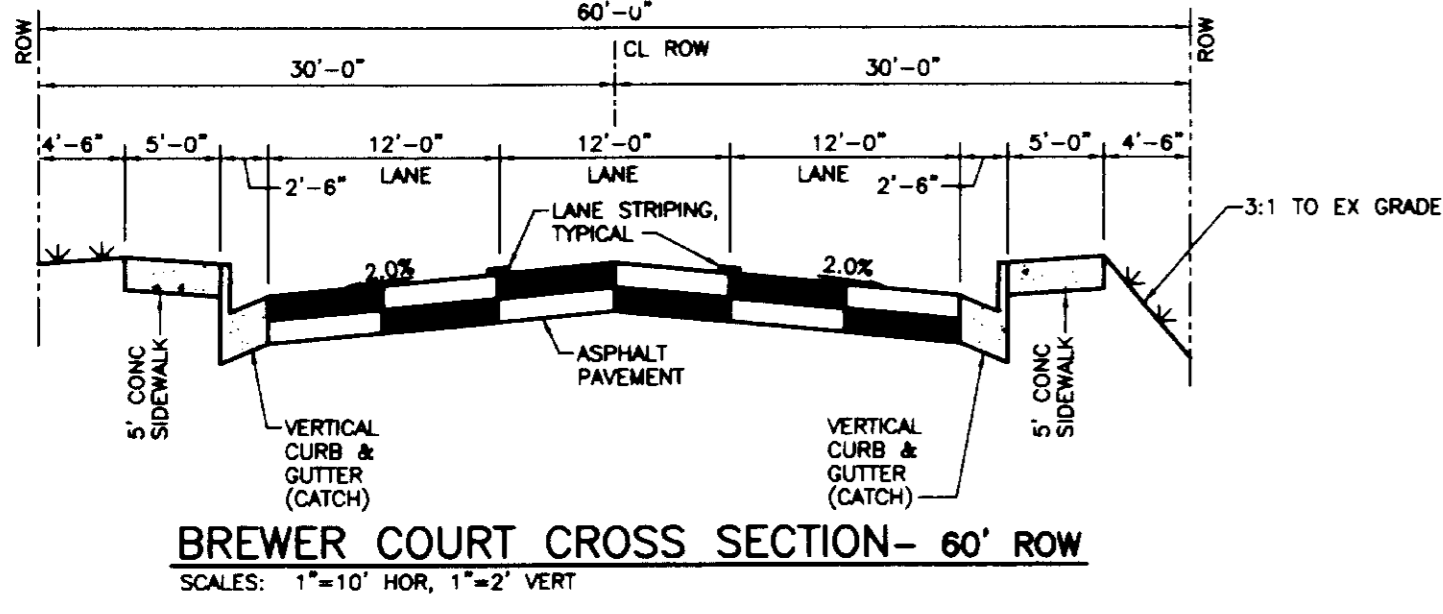
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**COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN**

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



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**NOTE:** LOTS 2, 3, 4, 5, 6, AND 7 WILL REQUIRE THE APPROVAL OF A SEPARATE FINAL PD SITE PLAN.

**WATER SUPPLY NOTE:** THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COOPER HOOK/MAIN PLACE FILING No. 1 SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED SIMULTANEOUSLY HERewith, AND ACCORDINGLY 12 SFE ARE DEBITED FROM THE WATER BANK.

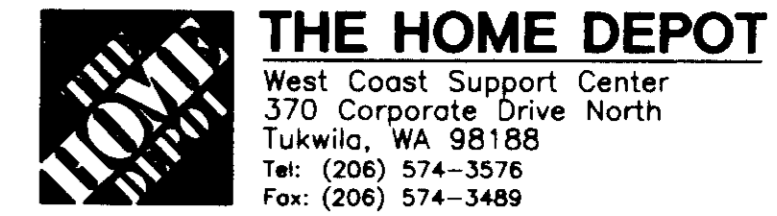
DATE	DESCRIPTION
11/20/00	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 10/20/00
1/29/01	COMMENTS DATED 12/13/00
3/21/01	REVISED TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01 AND 3/7/01
4/4/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/16/01	APPROVAL CONDITIONS PLANNING COMMISSION APPROVAL CONDITIONS AND UPDATE LOT AREAS
5/17/01	REVISED TO ADD TOWN COUNCIL APPROVAL CONDITIONS AND UPDATE LOT AREAS

DATE: AUGUST 18, 2000  
 PROJECT No: HD04  
 DRAWN BY: SEF  
 CHECKED BY: DAG  
 GRA DISKFILE: HD04SP0

**FINAL PD SITE PLAN**  
**COOPER HOOK/MAIN PLACE**  
**FILING No. 1, LOT 1**  
 I-25 and FOUNDERS PARKWAY  
 CASTLE ROCK, COLORADO

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

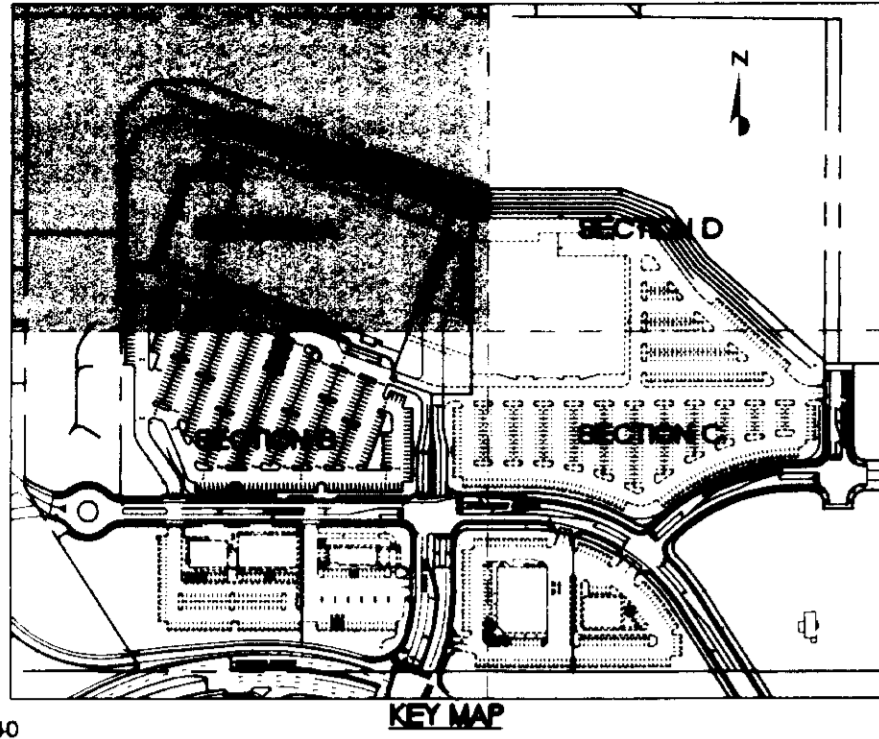
LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



West Coast Support Center  
370 Corporate Drive North  
Tukwila, WA 98188  
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Design Engineering Planning

5350 DTC Parkway, Colorado 80111  
Tel: (303) 770-8888  
Fax: (303) 770-3636



## SITE LEGEND:

- |     |                        |   |                         |
|-----|------------------------|---|-------------------------|
| --- | MATCHLINE              | ▲ | EXISTING FIRE HYDRANT   |
| --- | PROPERTY BOUNDARY LINE | ▲ | PROPOSED FIRE HYDRANT   |
| →   | TRAFFIC DIRECTION      | ○ | EXISTING MANHOLE COVER  |
| ○   | PARKING COUNT          | ○ | PROPOSED MANHOLE COVER  |
| □   | SITE LIGHTING          | □ | EXISTING INLET          |
| ■   | WALL PACK LIGHT        | □ | PROPOSED INLET          |
| ○   | EXISTING STREET LIGHT  | ▬ | EXISTING RETAINING WALL |
| ○   | PROPOSED STREET LIGHT  | ▬ | REINFORCED CONCRETE     |

NOTE: ALL DIMENSIONS TO FLOW LINE UNLESS OTHERWISE NOTED

## SCHEDULE:

- 1 PROPOSED HOME DEPOT STORE
- 2 PROPOSED GARDEN CENTER
- 3 PROPOSED 8'x18' VAN ACCESSIBLE HANDICAPPED PARKING SPACE WITH PAINTED 8' ACCESS ISLE, HANDICAPPED SIGNAGE, AND CONCRETE WHEELSTOP (TYP. 4)
- 4 PROPOSED 8'x18' HANDICAPPED PARKING SPACE WITH PAINTED 5' ACCESS ISLE, HANDICAPPED SIGNAGE, AND CONCRETE WHEELSTOP (TYP. 8)
- 5 PROPOSED 10'x19' PARKING SPACE (TYP. 12 ON SITE)
- 6 PROPOSED 9'x19' PARKING SPACE
- 7 PROPOSED 9'x17' PARKING SPACE
- 8 PROPOSED STOP SIGN
- 9 PROPOSED 6" THICK CONCRETE CUSTOMER PICK UP LANE WITH PAINTED STRIPING (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 10 PROPOSED 6" THICK CONCRETE WALK AT BUILDING (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 11 PROPOSED 1" REINFORCED CONCRETE DRIVES (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 12 PROPOSED LUMBER PICK UP AREA
- 13 PROPOSED OVERHEAD CANOPY
- 14 PROPOSED TRASH COMPACTOR
- 15 PROPOSED BUILDING ENTRY-WAY OR EXIT-WAY WITH CONCRETE PAD (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 16 PROPOSED SEMI-TRUCK LOADING DOCK
- 17 PROPOSED PALLET ENCLOSURE
- 18 PROPOSED PSC6 TRANSFORMER ON CONCRETE PAD
- 19 PROPOSED PROPANE TANK ENCLOSURE
- 20 PROPOSED SEASONAL SALES AREA
- 21 PROPOSED NATURAL GAS EMERGENCY GENERATOR
- 22 EXISTING LIMITS OF SCRUB OAK
- 23 PROPOSED LANDSCAPED AREA
- 24 PROPOSED CHASE DRAIN
- 25 PROPOSED CONCRETE SIDEWALK (WIDTH AS SHOWN)
- 26 PROPOSED 120" DIAMETER TRUCK TURN-AROUND AREA
- 27 EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
- 28 EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- 29 PROPOSED 6" CURB AND GUTTER WITH 1' PAN
- 30 PROPOSED 6" CURB AND GUTTER WITH 2' PAN
- 31 PROPOSED HANDICAPPED RAMP
- 32 EXISTING HANDICAPPED RAMP TO REMAIN
- 33 PROPOSED COLORED PATTERNED CONCRETE CROSSWALK (WIDTH AS SHOWN)
- 34 PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS)
- 35 PROPOSED STORM SEWER INLET (SEE GRADING PLAN FOR DETAILS)
- 36 PROPOSED MANHOLE (SEE MASTER UTILITY PLAN FOR DETAILS)
- 37 EXISTING MANHOLE (SEE MASTER UTILITY PLAN FOR DETAILS)
- 38 PROPOSED FIRE HYDRANT
- 39 EXISTING FIRE HYDRANT TO REMAIN
- 40 EXISTING STORM SEWER INLET TO REMAIN (SEE MASTER UTILITY PLAN FOR DETAILS)
- 41 PROPOSED LARGE STEEL PIPE BOLLARD
- 42 PROPOSED SMALL STEEL PIPE BOLLARD
- 43 PROPOSED WALL PACK LIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS)
- 44 PROPOSED SEGMENTAL RETAINING WALLS (10' HIGH AVERAGE HEIGHT) (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 45 EXISTING 10' TELEPHONE EASEMENT (BK 198-PG.254)
- 46 EXISTING 25' EASEMENT TO SINCLAIR REFINING COMPANY (BK 179-PG.147) & (BK 179-PG.288)(HOME DEPOT ATTEMPTING TO VACATE)
- 47 EXISTING 10' SLOPE EASEMENT (BK 1659-PG.1352)
- 48 EXISTING 30' ACCESS EASEMENT (BK 495-PG.586)
- 49 EXISTING 20' ACCESS EASEMENT (BK 310-PG.453) & (BK 216-PG.310)
- 50 EXISTING 60' ALLEN STREET ROW DEDICATION (BK 881-PG.598)
- 51 EXISTING 10' REVOCABLE TELEPHONE EASEMENT (BK 875-PG.388)
- 52 EXISTING COOT ROW (BK 156-PG.360)
- 53 PROPOSED 8' CONCRETE CROSS PAN PER CITY STANDARDS
- 54 PROPOSED HEAVY DUTY ASPHALT PAVING
- 55 PROPOSED REGULAR ASPHALT PAVING
- 56 PROPOSED CONCRETE CART STORAGE AREA
- 57 EXISTING STREET LIGHT (CONSTRUCTED WITH CONOCO AT FOUNDERS FILING NO. 1 PUBLIC IMPROVEMENTS)
- 58 PROPOSED STREET LIGHT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 59 PROPOSED 25' DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 60 PROPOSED 30' DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 61 PROPOSED 20' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 62 PROPOSED 40' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 63 PROPOSED 6' HIGH WOODEN PRIVACY FENCE (SEE DETAIL, SHEET 1 of 2)

DATE	DESCRIPTION
11/20/00	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 10/26/00
1/29/01	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/15/00
3/2/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 2/27/01
4/4/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/16/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
5/17/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01

DATE:	AUGUST 18, 2000
PROJECT No:	HD04
DRAWN BY:	SEF
CHECKED BY:	DAG
GRA DISKFILE:	HD04SP

FINAL PD SITE PLAN  
COOPER HOOK/MAIN PLACE  
FILING NO. 1, LOT 1  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

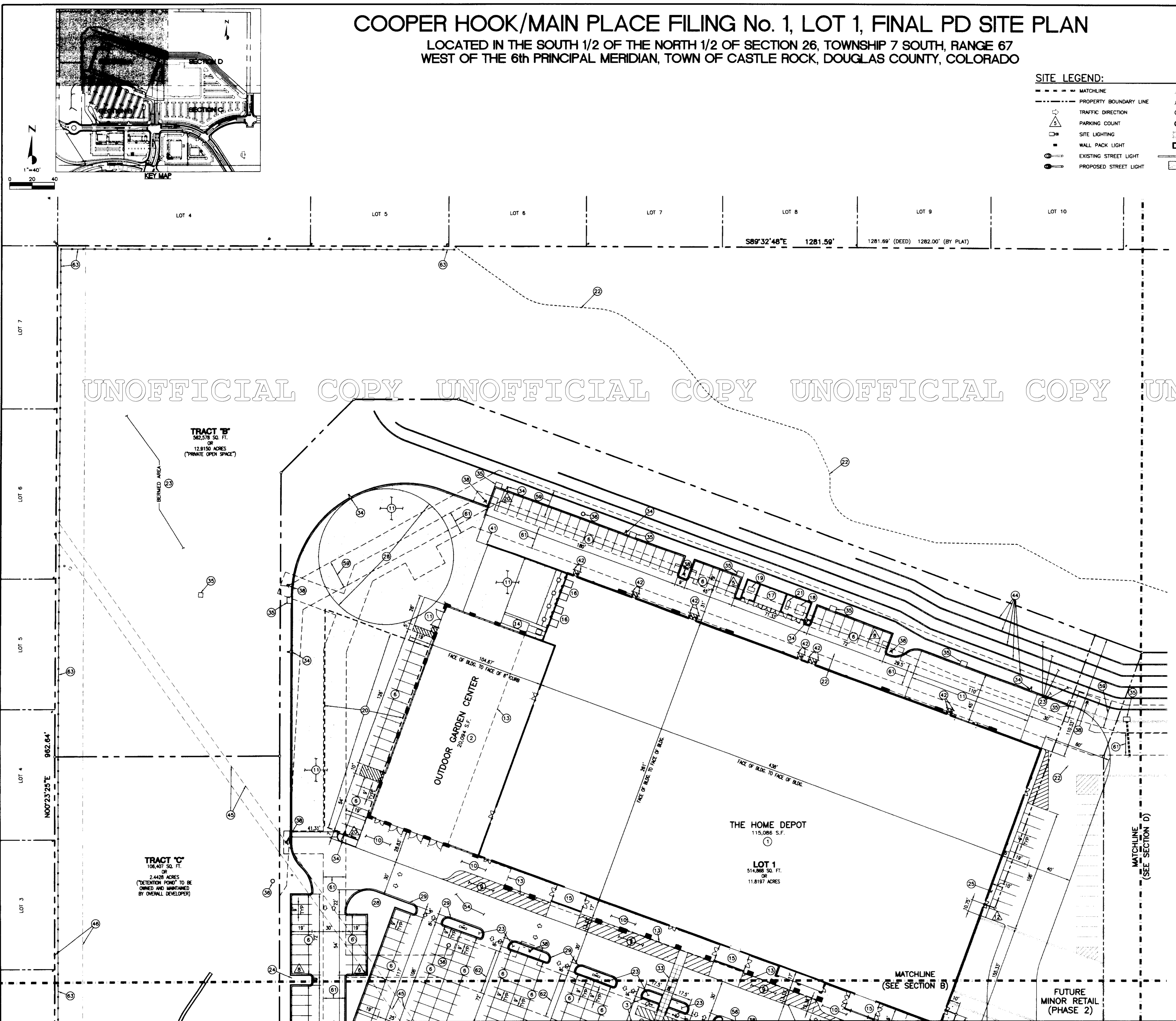
TRACT B  
562,578 SQ. FT.  
OR  
12.8150 ACRES  
(PRIVATE OPEN SPACE)

TRACT C  
106,407 SQ. FT.  
OR  
2.4428 ACRES  
(DETENTION POND) TO BE OWNED AND MAINTAINED BY OVERALL DEVELOPER

THE HOME DEPOT  
115,086 S.F.  
1  
LOT 1  
514,086 SQ. FT.  
OR  
11.8197 ACRES

OUTDOOR GARDEN CENTER  
20,024 S.F.

FUTURE  
MINOR RETAIL  
(PHASE 2)



# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
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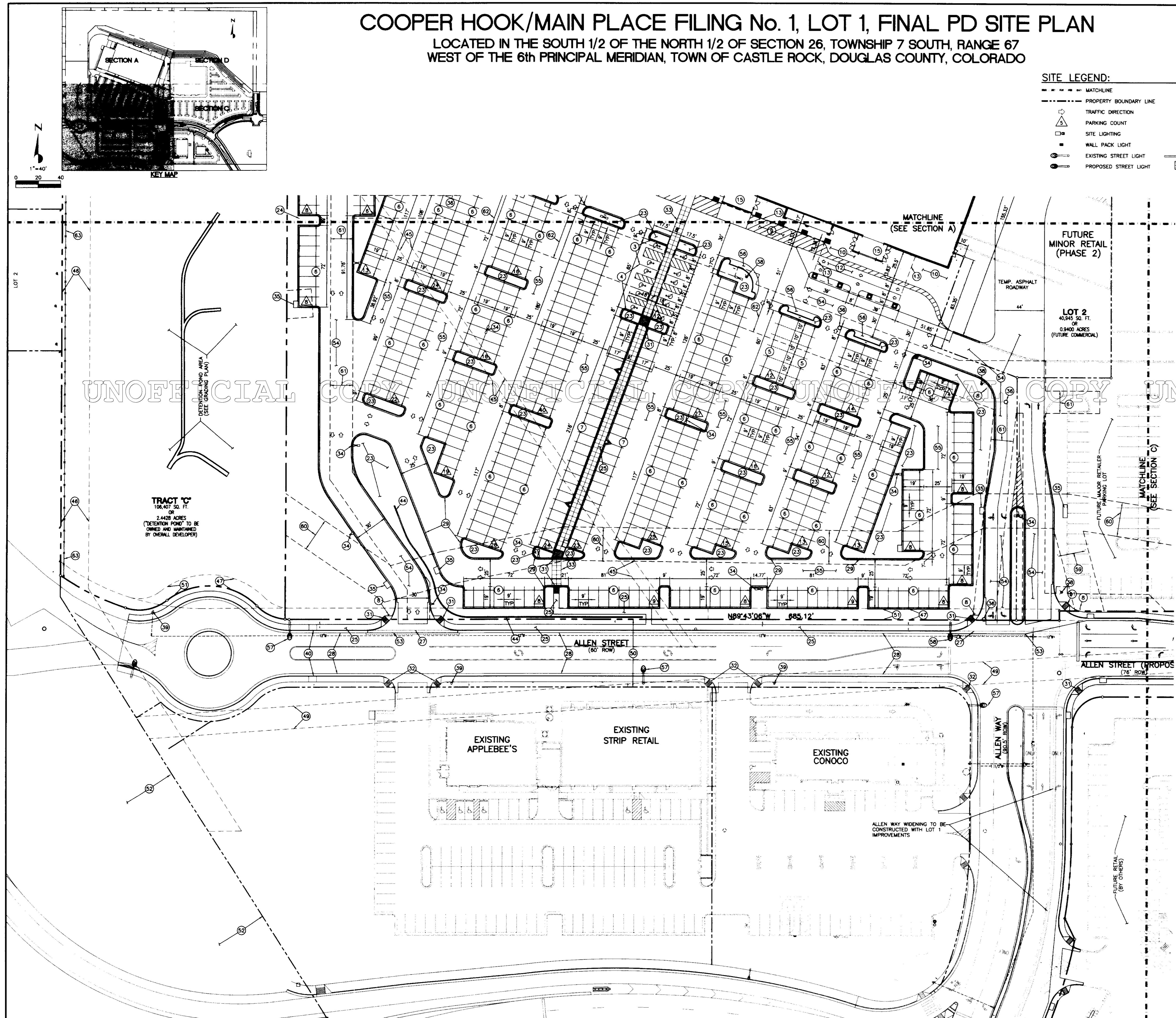
### SITE LEGEND:

- MATCHLINE
- PROPERTY BOUNDARY LINE
- ▲ TRAFFIC DIRECTION
- PARKING COUNT
- SITE LIGHTING
- WALL PACK LIGHT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- ▲ PROPOSED FIRE HYDRANT
- EXISTING MANHOLE COVER
- PROPOSED MANHOLE COVER
- EXISTING INLET
- PROPOSED INLET
- EXISTING RETAINING WALL
- REINFORCED CONCRETE

NOTE: ALL DIMENSIONS TO FLOW LINE UNLESS OTHERWISE NOTED

### SCHEDULE:

- 1 PROPOSED HOME DEPOT STORE
- 2 PROPOSED GARDEN CENTER
- 3 PROPOSED 8'x18' VAN ACCESSIBLE HANDICAPPED PARKING SPACE WITH PAINTED 'B' ACCESS ISLE, HANDICAPPED SIGNAGE, AND CONCRETE WHEELSTOP (TYP. 4)
- 4 PROPOSED 8'x18' HANDICAPPED PARKING SPACE WITH PAINTED 'B' ACCESS ISLE, HANDICAPPED SIGNAGE, AND CONCRETE WHEELSTOP (TYP. 8)
- 5 PROPOSED 10'x19' PARKING SPACE (TYP. 12 ON SITE)
- 6 PROPOSED 9'x19' PARKING SPACE
- 7 PROPOSED 9'x17' PARKING SPACE
- 8 PROPOSED STOP SIGN
- 9 PROPOSED 6" THICK CONCRETE CUSTOMER PICK UP LINE WITH PAINTED STRIPING (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 10 PROPOSED 6" THICK CONCRETE WALK AT BUILDING (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 11 PROPOSED 7" REINFORCED CONCRETE DRIVES (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 12 PROPOSED LUMBER PICK UP AREA
- 13 PROPOSED OVERHEAD CANOPY
- 14 PROPOSED TRASH COMPACTOR
- 15 PROPOSED BUILDING ENTRY-WAY OR EXIT-WAY WITH CONCRETE PAD (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 16 PROPOSED SEMI-TRUCK LOADING DOCK
- 17 PROPOSED PALLET ENCLOSURE
- 18 PROPOSED PSC TRANSFORMER ON CONCRETE PAD
- 19 PROPOSED PROPANE TANK ENCLOSURE
- 20 PROPOSED SEASONAL SALES AREA
- 21 PROPOSED NATURAL GAS EMERGENCY GENERATOR
- 22 EXISTING LIMITS OF SCRUB OAK
- 23 PROPOSED LANDSCAPED AREA
- 24 PROPOSED CHASE DRAIN
- 25 PROPOSED CONCRETE SIDEWALK (WIDTH AS SHOWN)
- 26 PROPOSED 120" DIAMETER TRUCK TURN-AROUND AREA
- 27 EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
- 28 EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- 29 PROPOSED 6" CURB AND GUTTER WITH 1" PAN
- 30 PROPOSED 6" CURB AND GUTTER WITH 2" PAN
- 31 PROPOSED HANDICAPPED RAMP
- 32 EXISTING HANDICAPPED RAMP TO REMAIN
- 33 PROPOSED COLORED PATTERNED CONCRETE CROSSWALK (WIDTH AS SHOWN)
- 34 PROPOSED SITE LIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS)
- 35 PROPOSED STORM SEWER INLET (SEE GRADING PLAN FOR DETAILS)
- 36 PROPOSED MANHOLE (SEE MASTER UTILITY PLAN FOR DETAILS)
- 37 EXISTING MANHOLE (SEE MASTER UTILITY PLAN FOR DETAILS)
- 38 PROPOSED FIRE HYDRANT
- 39 EXISTING FIRE HYDRANT TO REMAIN
- 40 PROPOSED STORM SEWER INLET TO REMAIN (SEE MASTER UTILITY PLAN FOR DETAILS)
- 41 PROPOSED LARGE STEEL PIPE BOLLARD
- 42 PROPOSED SMALL STEEL PIPE BOLLARD
- 43 PROPOSED WALL PACK LIGHT (SEE PHOTOMETRIC PLAN FOR DETAILS)
- 44 PROPOSED SEGMENTAL RETAINING WALLS (10' HIGH AVERAGE HEIGHT) (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 45 EXISTING 10' TELEPHONE EASEMENT (BK 198-PG.254)
- 46 EXISTING 25' EASEMENT TO SINCLAIR REFINING COMPANY (BK 179-PG.147) & (BK 179-PG.286)(HOME DEPOT ATTEMPTING TO VACATE)
- 47 EXISTING 10' SLOPE EASEMENT (BK 1659-PG.1352)
- 48 EXISTING 30' ACCESS EASEMENT (BK 495-PG.586)
- 49 EXISTING 20' ACCESS EASEMENT (BK 310-PG.453) & (BK 216-PG.310)
- 50 EXISTING 60' ALLEN STREET ROW DEDICATION (BK 881-PG.598)
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- 52 EXISTING CDOT ROW (BK 156-PG.360)
- 53 PROPOSED 8" CONCRETE CROSS PAN PER CITY STANDARDS
- 54 PROPOSED HEAVY DUTY ASPHALT PAVING
- 55 PROPOSED REGULAR ASPHALT PAVING
- 56 PROPOSED CONCRETE CART STORAGE AREA
- 57 EXISTING STREET LIGHT (CONSTRUCTED WITH CONOCO AT FOUNDERS FILING NO. 1 PUBLIC IMPROVEMENTS)
- 58 PROPOSED STREET LIGHT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 59 PROPOSED 25' DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 60 PROPOSED 30' DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 61 PROPOSED 20' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 62 PROPOSED 40' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 63 PROPOSED 6" HIGH WOODEN PRIVACY FENCE (SEE DETAIL, SHEET 1 of 21)



TRACT 10  
108,407 SQ. FT.  
OR  
2.4428 ACRES  
(DETENTION POND TO BE OWNED AND MAINTAINED BY OVERHILL DEVELOPER)

FUTURE MINOR RETAIL (PHASE 2)

LOT 2  
40,945 SQ. FT.  
OR  
0.9400 ACRES  
(FUTURE COMMERCIAL)

EXISTING APPLEBEE'S

EXISTING STRIP RETAIL

EXISTING CONOCO

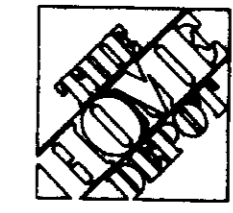
ALLEN WAY WIDENING TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS

FUTURE RETAIL (BY OTHERS)

FINAL PD SITE PLAN  
COOPER HOOK/MAIN PLACE  
FILING No. 1, LOT 1  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



**THE HOME DEPOT**  
West Coast Support Center  
370 Corporate Drive North  
Tukwila, WA 98188  
Tel: (206) 574-3576  
Fax: (206) 574-3489

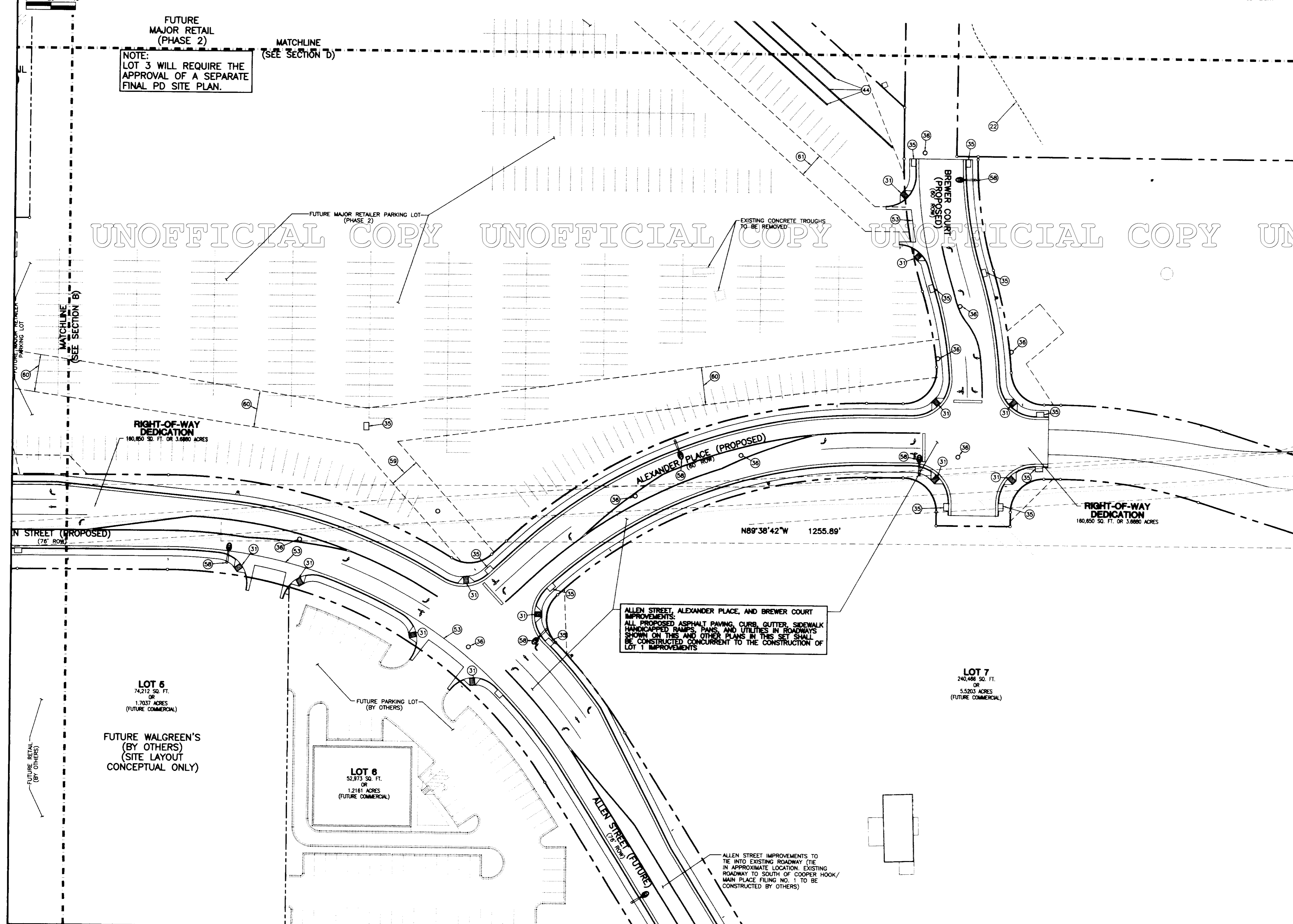
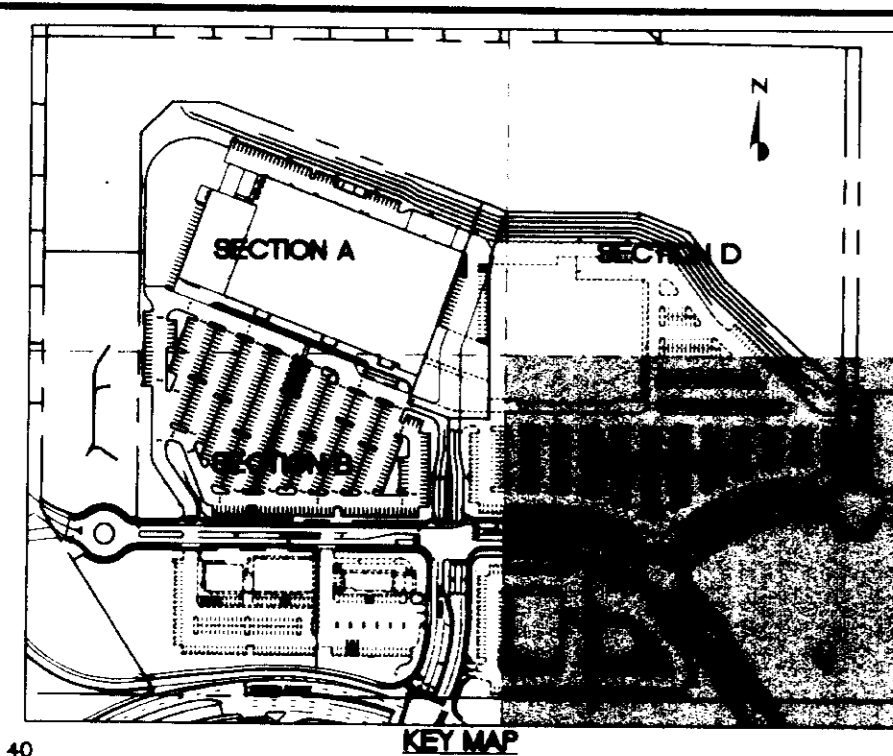
## SITE LEGEND:

---	MATCHLINE	○	EXISTING FIRE HYDRANT
---	PROPERTY BOUNDARY LINE	●	PROPOSED FIRE HYDRANT
→	TRAFFIC DIRECTION	○	EXISTING MANHOLE COVER
△	PARKING COUNT	○	PROPOSED MANHOLE COVER
□	SITE LIGHTING	○	EXISTING INLET
■	WALL PACK LIGHT	○	PROPOSED INLET
○	EXISTING STREET LIGHT	○	EXISTING RETAINING WALL
○	PROPOSED STREET LIGHT	○	REINFORCED CONCRETE

NOTE: ALL DIMENSIONS TO FLOW LINE UNLESS OTHERWISE NOTED

## SCHEDULE:

- 1 PROPOSED HOME DEPOT STORE
- 2 PROPOSED GARDEN CENTER
- 3 PROPOSED 8'x18' VAN ACCESSIBLE HANDICAPPED PARKING SPACE WITH PAINTED 8' ACCESS ISLE, HANDICAPPED SIGNAGE, AND CONCRETE WHEELSTOP (TYP. 4)
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- 5 PROPOSED 10'x19' PARKING SPACE (TYP. 12 ON SITE)
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- 8 PROPOSED STOP SIGN
- 9 PROPOSED 6" THICK CONCRETE CUSTOMER PICK UP LANE WITH PAINTED STRIPING (TO BE DETAILED ON ARCHITECTURAL CD'S)
- 10 PROPOSED 6" THICK CONCRETE WALK AT BUILDING (TO BE DETAILED ON ARCHITECTURAL CD'S)
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- 50 EXISTING 60' ALLEN STREET ROW DEDICATION (BK 881-PG.598)
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- 63 PROPOSED 6' HIGH WOODEN PRIVACY FENCE (SEE DETAIL, SHEET 1 OF 2)



NOTE: LOT 3 WILL REQUIRE THE APPROVAL OF A SEPARATE FINAL PD SITE PLAN.

ALLEN STREET, ALEXANDER PLACE, AND BREWER COURT IMPROVEMENTS:  
ALL PROPOSED ASPHALT PAVING, CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, PANS, AND UTILITIES IN ROADWAYS SHOWN ON THIS AND OTHER PLANS IN THIS SET SHALL BE CONSTRUCTED CONCURRENT TO THE CONSTRUCTION OF LOT 1 IMPROVEMENTS.

LOT 7  
240,486 SQ. FT.  
OR  
5.5203 ACRES  
(FUTURE COMMERCIAL)

LOT 6  
74,212 SQ. FT.  
OR  
1.7037 ACRES  
(FUTURE COMMERCIAL)

LOT 6  
52,973 SQ. FT.  
OR  
1.2161 ACRES  
(FUTURE COMMERCIAL)

**Galloway, Romero & Associates**  
Design Engineering Planning  
5350 DTC Parkway  
Greenwood Village, Colorado 80111  
Tel: (303) 770-8884  
Fax: (303) 770-3636

DATE: 11/20/00  
DRAWN BY: SEF  
CHECKED BY: DAG  
GRA DISKFILE: HD04SP

DATE: AUGUST 18, 2000  
PROJECT No: HD04  
DRAWN BY: SEF  
CHECKED BY: DAG  
GRA DISKFILE: HD04SP

DATE: 11/20/00  
COMMENTS TO TOWN OF CASTLE ROCK WRITTEN RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/13/00  
DATE: 1/29/01  
COMMENTS TO TOWN OF CASTLE ROCK WRITTEN RESPONSE TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01 AND 3/7/01  
DATE: 3/21/01  
MEMORANDUM DATED 3/27/01 COMMENTS BY MEMORANDUM DATED 3/27/01  
DATE: 4/4/01  
REMOVED TO ADDRESS PLANNING COMMISSION APPROVAL CONDITIONS  
DATE: 4/16/01  
REMOVED TO ADD TOWN COUNCIL APPROVAL CONDITIONS  
DATE: 5/17/01  
REMOVED TO ADD TOWN COUNCIL APPROVAL CONDITIONS

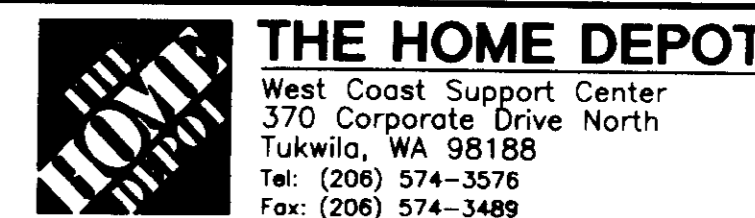
FINAL PD SITE PLAN  
**COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1**  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

SHEET TITLE  
SITE PLAN  
SECTION C  
**5 of 21**

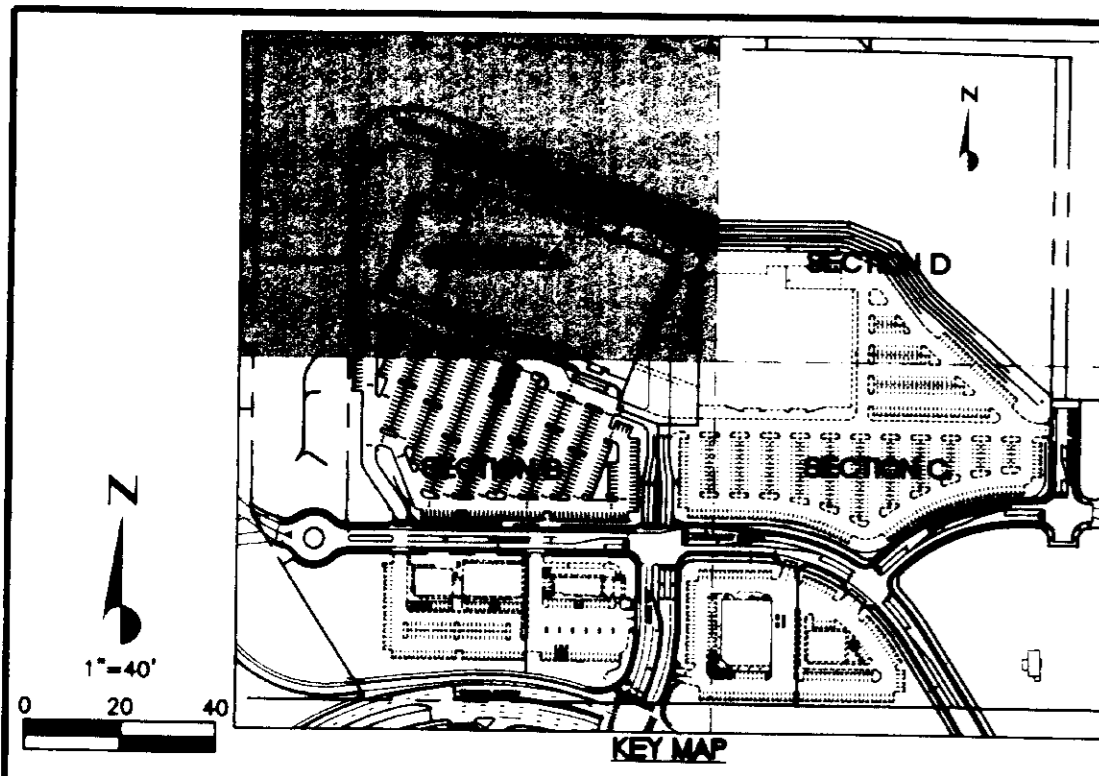


# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

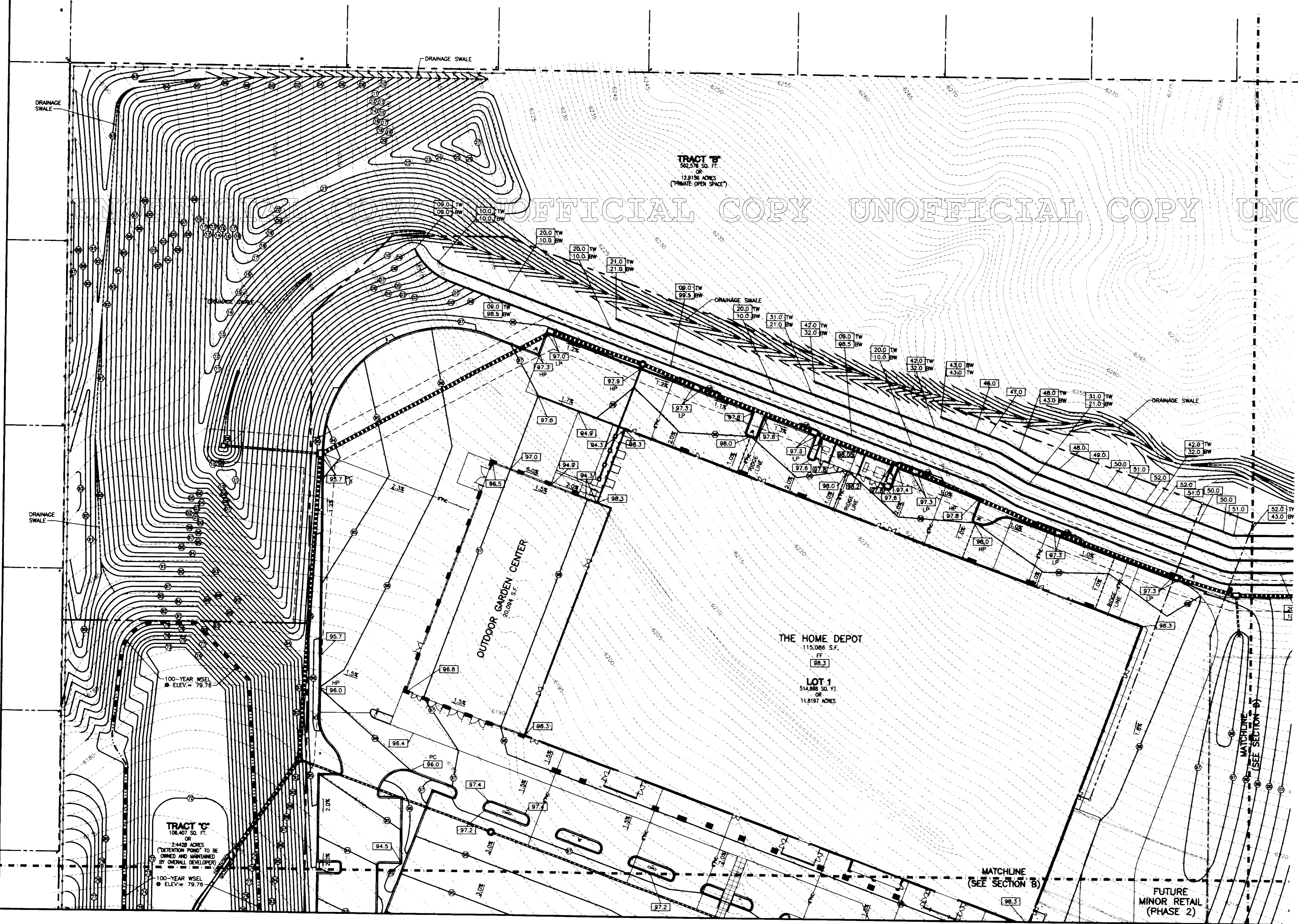


West Coast Support Center  
370 Corporate Drive North  
Tukwila, WA 98188  
Tel: (206) 574-3576  
Fax: (206) 574-3489

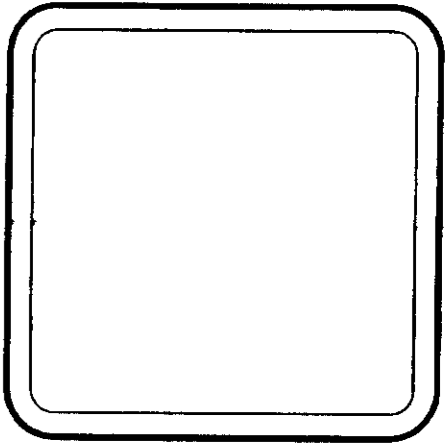


**GRADING LEGEND:**

- MATCHLINE
- - - - - EXISTING CONTOUR TO BE REMOVED
- - - - - EXISTING CONTOUR TO REMAIN
- - - - - EXISTING CONTOUR TO REMAIN
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FF FINISHED FLOOR
- TC TOP OF CURB
- FL FLOW LINE
- TW TOP OF WALL
- BT BOTTOM OF WALL
- PC POINT OF CURVE
- HP HIGH POINT
- IG TOP OF GRATE
- IN INVERT ELEVATION
- ME MATCH EXISTING
- II TOP OF ISLAND
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER LATERAL
- PROPOSED STORM SEWER MANHOLE
- EXISTING INLET
- PROPOSED INLET
- SITE LIGHTING



Galloway, Romero & Associates  
Design Engineering Planning  
5350 DTC Parkway  
Greenwood Village, Colorado 80111  
Tel: (303) 770-8884  
Fax: (303) 770-3636



DATE: 1/29/01  
REVISION: TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/13/00  
REVISED TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01 AND 3/7/01  
DATE: 3/21/01  
REVISION: MEMORANDUM DATED 3/7/01  
DATE: 4/4/01  
REVISION: REVISED TO ADDRESS PLANNING COMMISSION APPROVAL CONDITIONS  
DATE: 4/16/01  
REVISION: REVISED TO ADD TOWN COUNCIL APPROVAL COMMENTS BY MEMORANDUM DATED 6/14/01  
DATE: 6/19/01

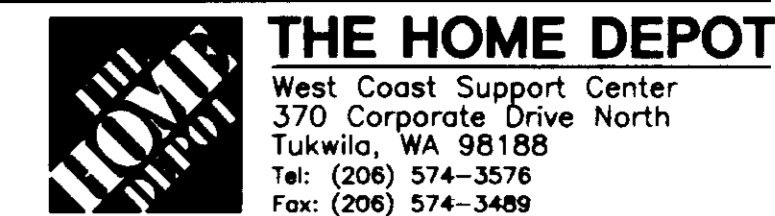
DATE: AUGUST 18, 2000  
PROJECT No: HD04  
DRAWN BY: SEF  
CHECKED BY: DAG  
GRA DISKFILE: HD04GRA

FINAL PD SITE PLAN  
COOPER HOOK/MAIN PLACE  
FILING No. 1, LOT 1  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

7 of 21

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

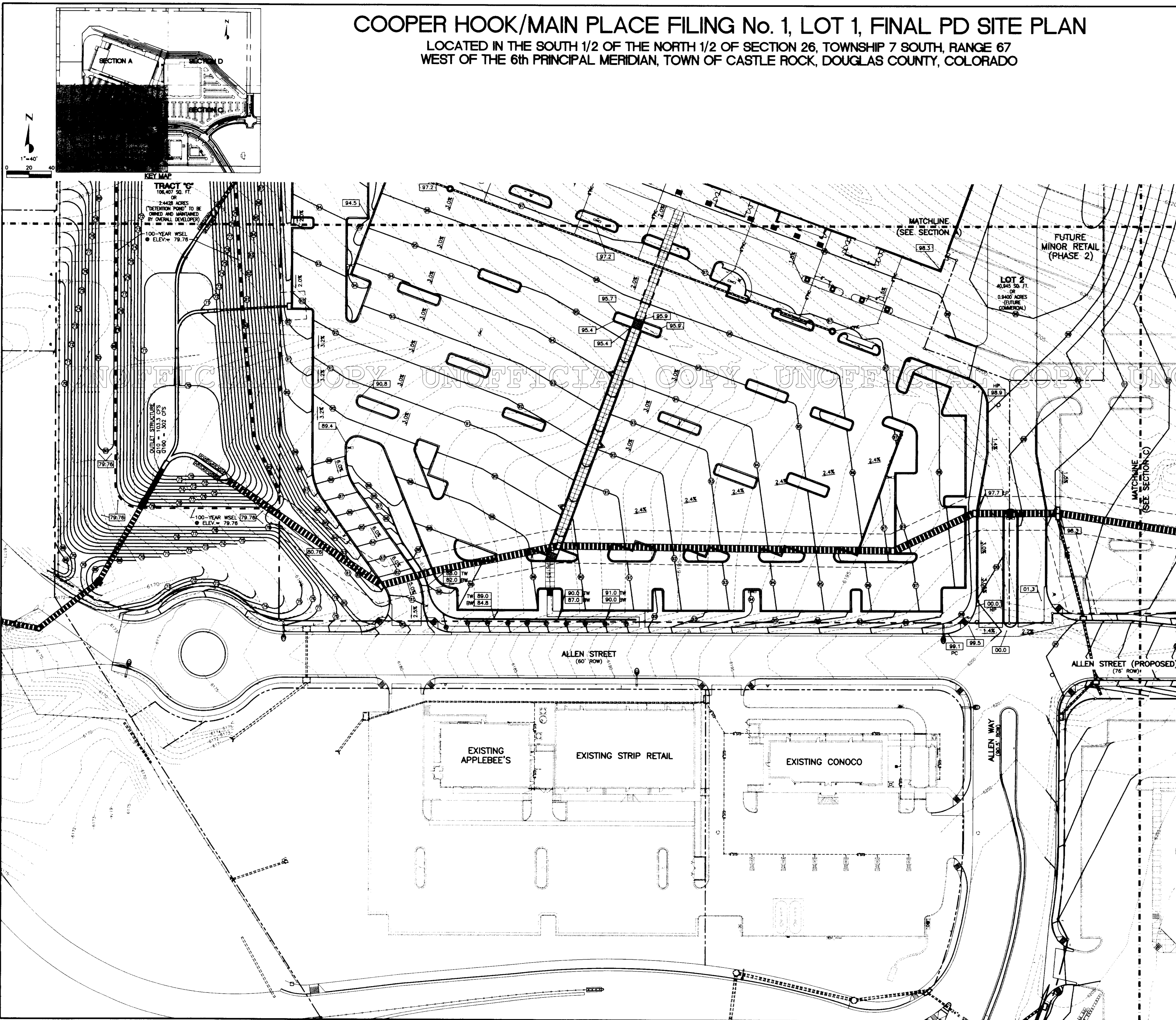


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5350 DTC Parkway  
Greenwood Village, Colorado 80111  
Tel: (303) 770-8884  
Fax: (303) 770-3636

### GRADING LEGEND:

- MATCHLINE
- - - - - EXISTING CONTOUR TO BE REMOVED
- - - - - EXISTING CONTOUR TO REMAIN
- - - - - EXISTING CONTOUR TO REMAIN
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FF FINISHED FLOOR
- TC TOP OF CURB
- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PC POINT OF CURVE
- HP HIGH POINT
- TG TOP OF GRATE
- IN INVERT ELEVATION
- ME MATCH EXISTING
- TI TOP OF ISLAND
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- SSS PROPOSED STORM SEWER LATERAL
- PROPOSED STORM SEWER MANHOLE
- EXISTING INLET
- PROPOSED INLET
- SITE LIGHTING



DATE	DESCRIPTION
1/29/01	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/15/00
3/2/01	REVISED TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01 AND 3/7/01
4/4/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/16/01	PERSONAL COMMENTS PLANNING COMMISSION REVISED TO ADD TOWN COUNCIL APPROVAL CONDITIONS AND UPDATE LOT AREAS
6/19/01	REVISED TO ADDRESS TOWN OF CASTLE ROCK COMMENTS BY MEMORANDUM DATED 6/7/01

DATE: AUGUST 18, 2000  
PROJECT No: H004  
DRAWN BY: SEF  
CHECKED BY: DAG  
GRA DISKFILE: H004GRA

FINAL PD SITE PLAN  
**COOPER HOOK/MAIN PLACE  
FILING No. 1, LOT 1**  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

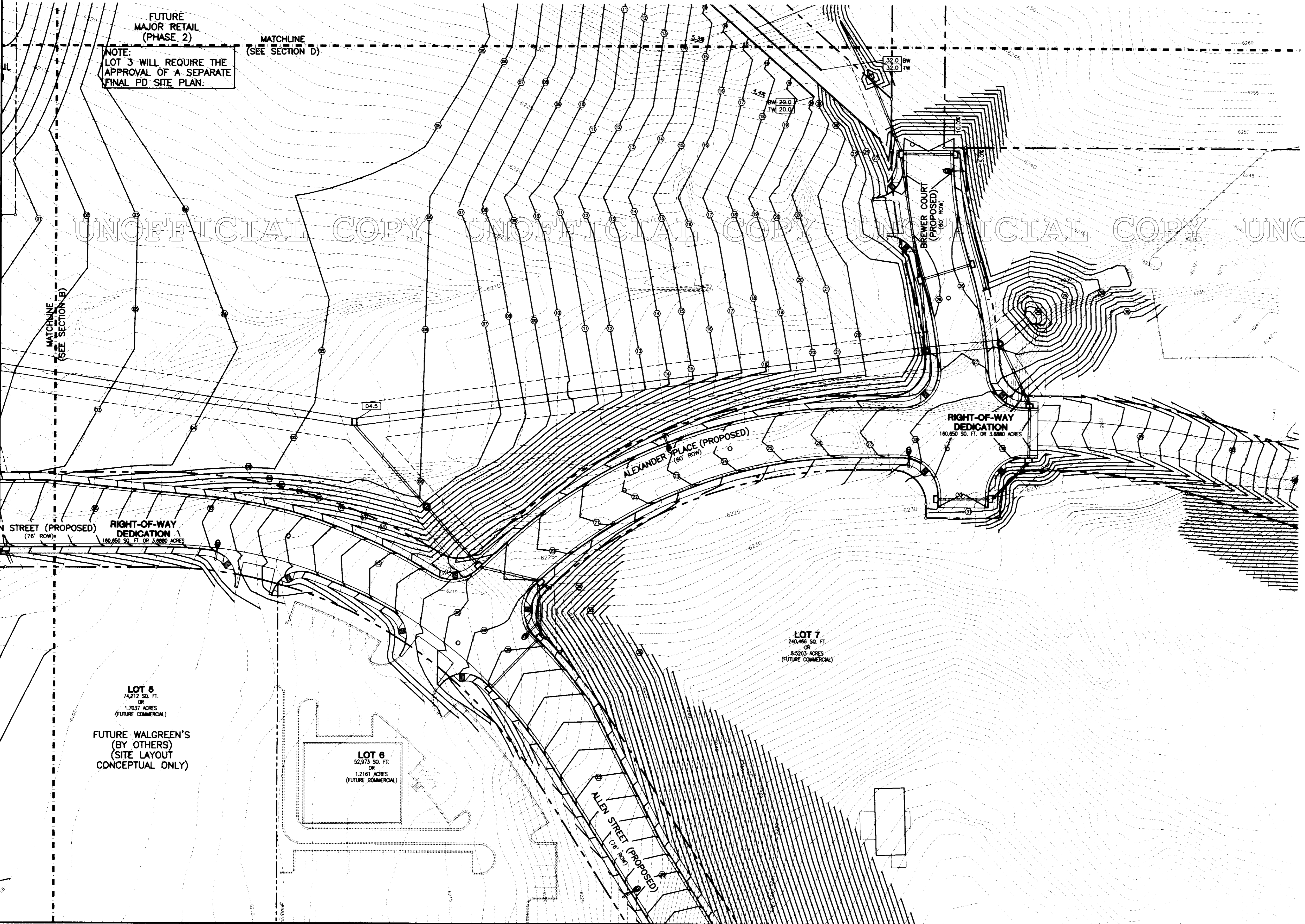
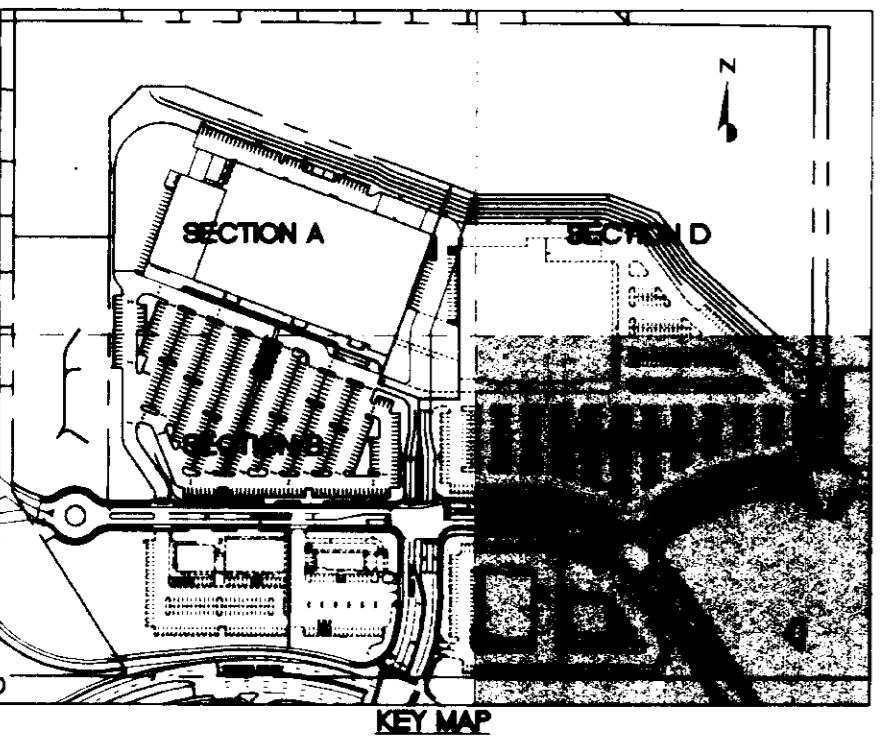
LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**THE HOME DEPOT**  
West Coast Support Center  
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### GRADING LEGEND:

- MATCHLINE
- - - - - EXISTING CONTOUR TO BE REMOVED
- - - - - EXISTING CONTOUR TO REMAIN
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- BW BOTTOM OF WALL
- PC POINT OF CURVE
- HP HIGH POINT
- TG TOP OF GRATE
- IN INVERT ELEVATION
- ME MATCH EXISTING
- TI TOP OF ISLAND
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER LATERAL
- PROPOSED STORM SEWER MANHOLE
- EXISTING INLET
- PROPOSED INLET
- SITE LIGHTING



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DATE	DESCRIPTION
11/20/00	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 10/26/00
1/29/01	COMMENTS TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 1/16/01
3/21/01	REVISED TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01 AND 3/7/01
4/4/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/16/01	APPROVAL OF CANONICAL PLANNING COMMISSION
5/17/01	REVISED TO ADD TOWN COUNCIL APPROVAL CONDITIONS AND UPDATE LOT AREAS

DATE: AUGUST 18, 2000  
PROJECT No: HD04  
DRAWN BY: SEF  
CHECKED BY: DAG  
GRA DISKFILE: HD04GRA

FINAL PD SITE PLAN  
**COOPER HOOK/MAIN PLACE**  
**FILING No. 1, LOT 1**  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

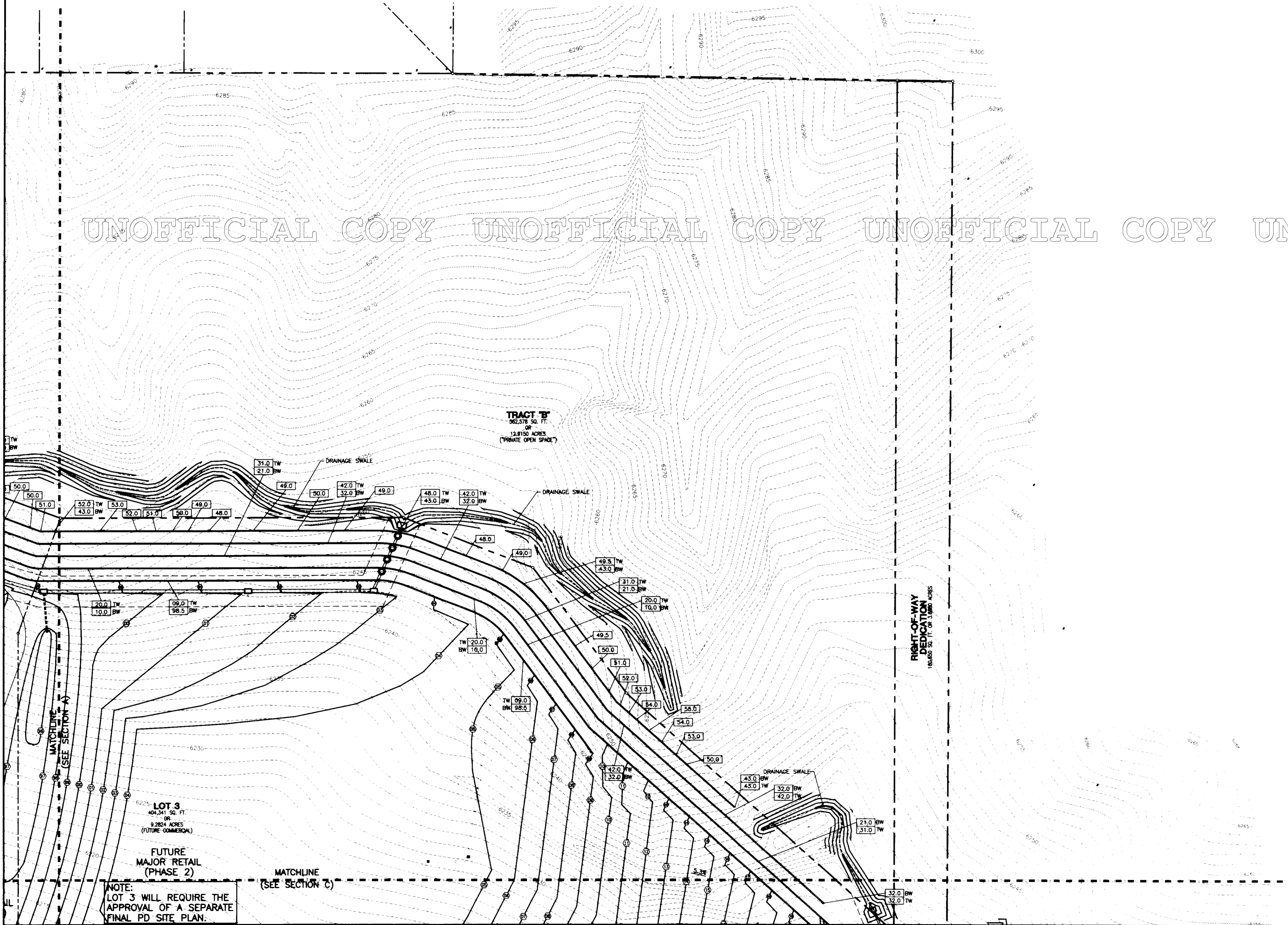
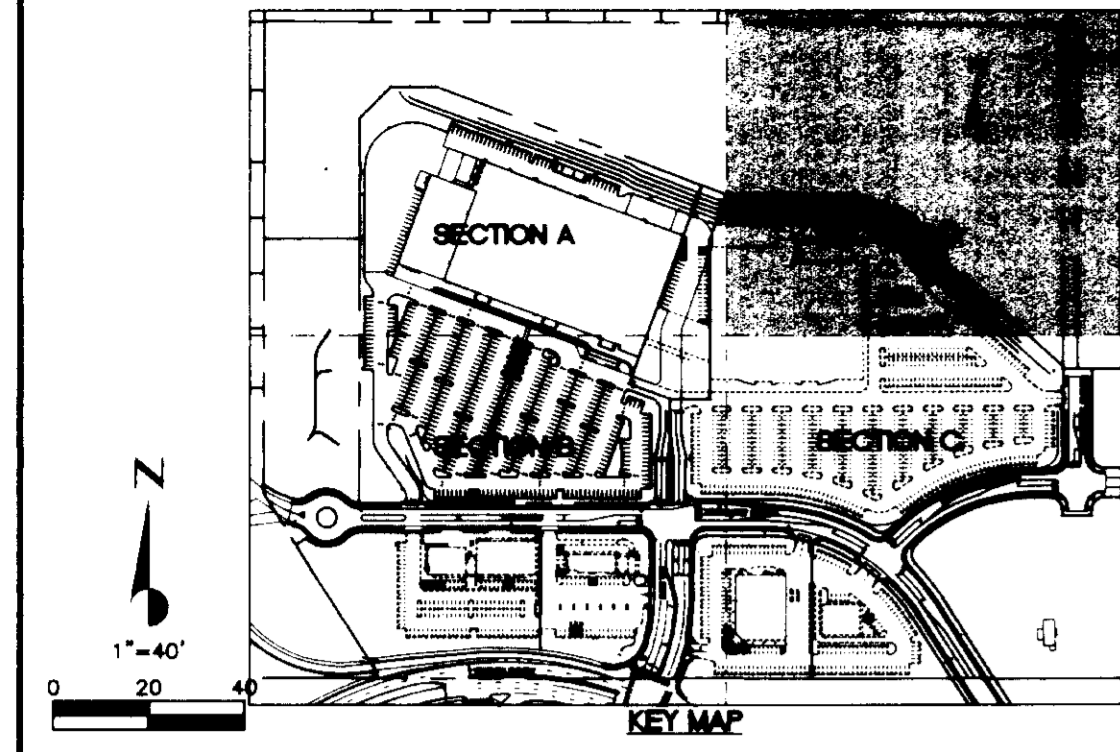
LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**THE HOME DEPOT**  
West Coast Support Center  
370 Corporate Drive North  
Tukwila, WA 98188  
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5350 DTC Parkway  
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Fax: (303) 770-3636

### GRADING LEGEND:

- MATCHLINE
- - - - - EXISTING CONTOUR TO BE REMOVED
- - - - - EXISTING CONTOUR TO REMAIN
- - - - - EXISTING CONTOUR TO REMAIN
- PROPOSED CONTOUR
- ⑤ PROPOSED SPOT ELEVATION
- ⑤ EXISTING SPOT ELEVATION
- FF FINISHED FLOOR
- TC TOP OF CURB
- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PC POINT OF CURVE
- HP HIGH POINT
- TG TOP OF GRATE
- IV INVERT ELEVATION
- ME MATCH EXISTING
- TI TOP OF ISLAND
- ===== EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER
- PROPOSED STORM SEWER LATERAL
- PROPOSED STORM SEWER MANHOLE
- EXISTING INLET
- PROPOSED INLET
- ⋄ SITE LIGHTING

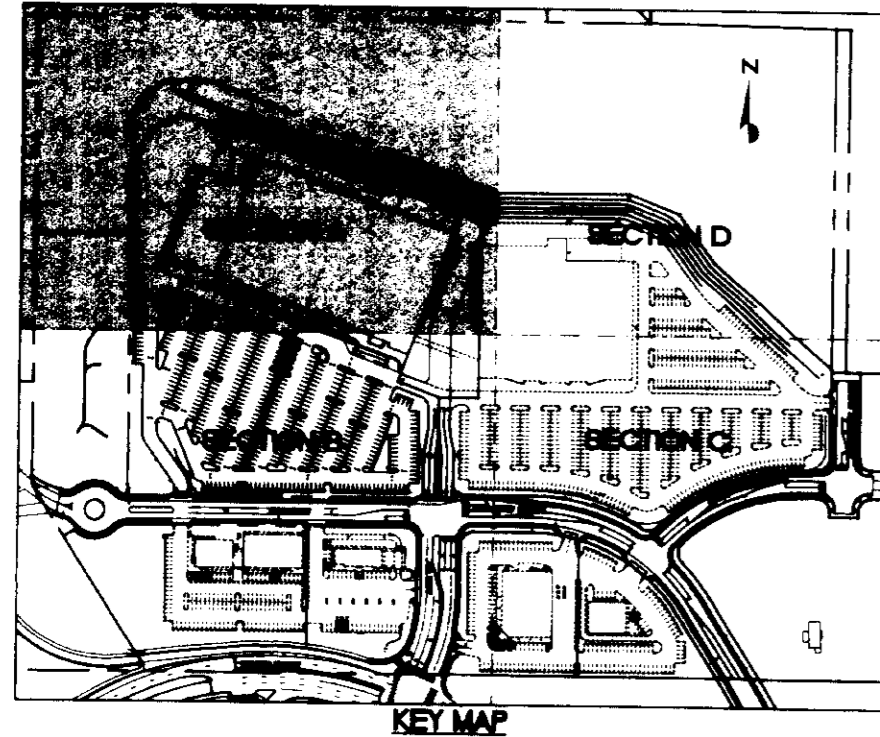


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DATE	DESCRIPTION
11/20/00	DESIGN REVIEW BY CASTLE ROCK WRITTEN COMMENTS DATED 10/26/00
1/29/01	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/13/00
3/21/01	REVISED TO ADDRESS TOWN COMMENTS BY LETTERS DATED 3/14/01
4/4/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/18/01	REVISED TO ADDRESS PLANNING COMMISSION APPROVAL CONDITIONS
5/17/01	REVISED TO ADD TOWN COUNCIL APPROVAL COMMENTS AND TOWN COUNCIL APPROVAL

DATE:	AUGUST 18, 2000
PROJECT No.:	H004
DRAWN BY:	SEF
CHECKED BY:	DAG
GRA DISKFILE:	H004p00A

FINAL PD SITE PLAN  
**COOPER HOOK/MAIN PLACE**  
**FILING No. 1, LOT 1**  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO



# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

## UTILITY LEGEND

●	MANHOLE	---	EXISTING SANITARY SEWER	---	EXISTING OVERHEAD ELECTRICAL
+	VALVE	---	PROPOSED STORM SEWER SERVICE LINE	---	PROPOSED UNDERGROUND TELEPHONE
---	PROPOSED UTILITY LINE	---	EXISTING STORM SEWER SERVICE LINE	---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UTILITY LINE TO REMAIN	---	PROPOSED UNDERGROUND GAS LINE	---	EXISTING CABLE TV
---	EXISTING UTILITY LINE TO BE REMOVED	---	EXISTING UNDERGROUND GAS LINE	---	EXISTING FIBER OPTIC
---	PROPOSED WATER LINE	---	PROPOSED UNDERGROUND ELECTRICAL	---	PROPOSED STORM SEWER
---	FUTURE WATER LINE	---	EXISTING UNDERGROUND ELECTRICAL	---	FUTURE STORM SEWER
---	EXISTING WATER LINE	---	PROPOSED OVERHEAD ELECTRICAL	---	EXISTING STORM SEWER TO REMAIN
---	PROPOSED SANITARY SEWER	---	EXISTING STORM SEWER TO BE REMOVED	---	EXISTING STREET LIGHT
		---	EXISTING STREET LIGHT	---	PROPOSED STREET LIGHT

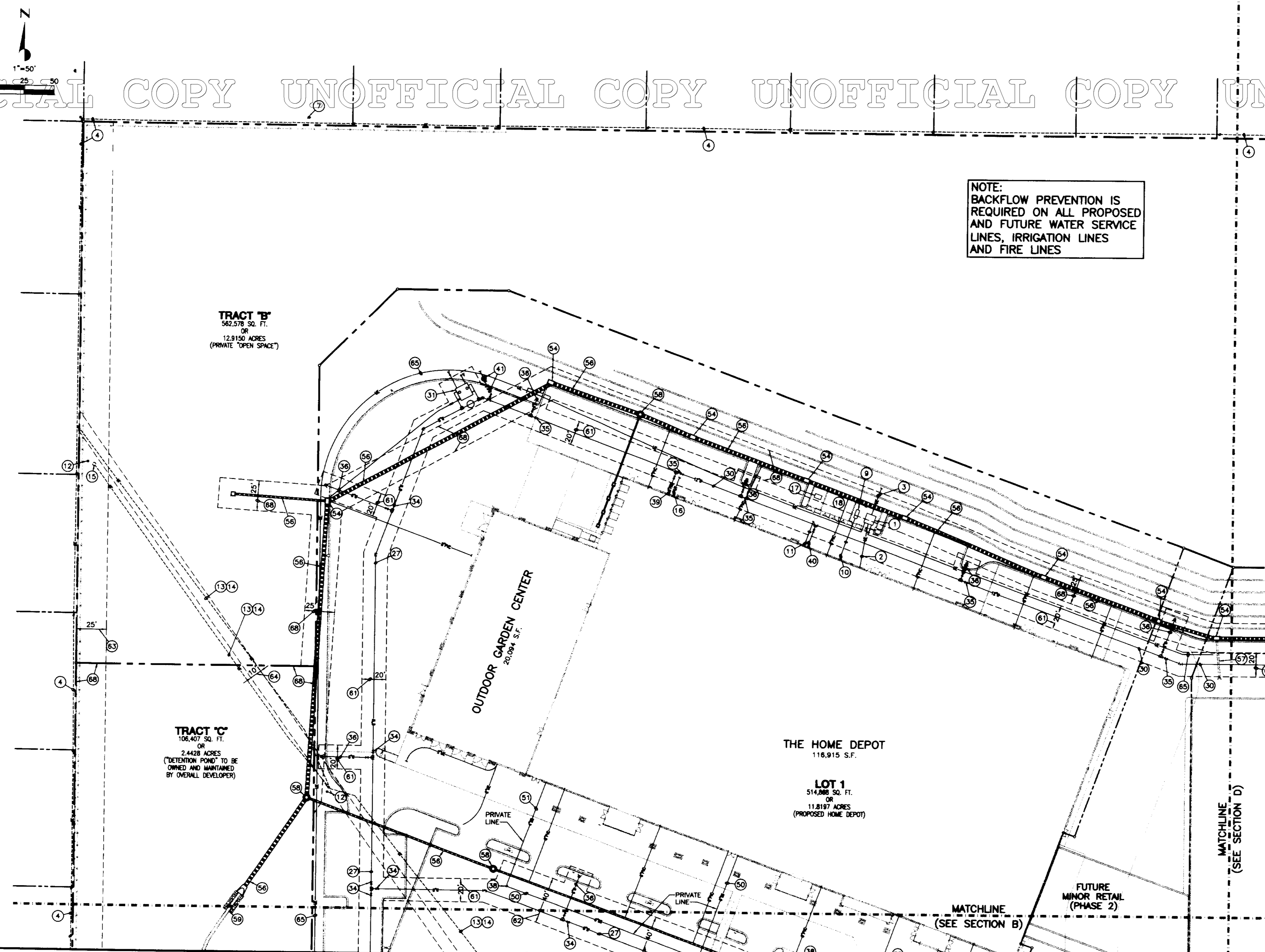
NOTE:  
SITE PLAN LAYOUT IS NOT APPROVED WITH PRELIMINARY PLAT (CONCEPTUAL ONLY)

## SCHEDULE

- 1) PROPOSED P500 TRANSFORMER ON CONCRETE PAD
- 2) PROPOSED UNDERGROUND ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING
- 3) PROPOSED UNDERGROUND ELECTRIC SERVICE FROM POINT OF SERVICE TO TRANSFORMER BY IREA
- 4) EXISTING OVERHEAD ELECTRIC AND UTILITY POLES TO REMAIN
- 5) EXISTING UNDERGROUND ELECTRIC TO REMAIN
- 6) EXISTING ABANDONED GAS LINE TO BE REMOVED (TO BE COMPLETED WITH LOT 1 IMPROVEMENTS)
- 7) EXISTING GAS METER TO REMAIN
- 8) EXISTING UNDERGROUND GAS LINE TO REMAIN
- 9) PROPOSED NATURAL GAS EMERGENCY BACK-UP GENERATOR
- 10) PROPOSED NATURAL GAS LINE FROM BUILDING TO EMERGENCY BACK-UP GENERATOR
- 11) PROPOSED 2" NATURAL GAS SERVICE & METER (SIZE TO BE CONFIRMED AT BUILDING PERMIT SUBMITTAL)
- 12) EXISTING TELEPHONE BOXES TO BE RELOCATED TO NEW GRADE AND/OR LANDSCAPED ISLAND. VERIFY WITH UTILITY PROVIDER
- 13) EXISTING TELEPHONE LINES TO REMAIN. VERIFY ALLOWABLE BURY DEPTH PRIOR TO BUILDING PERMIT SUBMITTAL
- 14) EXISTING FIBER OPTIC LINE TO REMAIN
- 15) EXISTING TELEPHONE MANHOLE TO REMAIN. CONTRACTOR TO RAISE RIM TO GRADE (TO BE CONSTRUCTED WITH HOME DEPOT PROJECT)
- 16) PROPOSED 2 - 4" UNDERGROUND PVC CONDUIT FOR SERVICE TO BUILDING (VERIFY POINT OF SERVICE WITH QWEST)
- 17) PROPOSED PROPANE TANK ENCLOSURE
- 18) PROPOSED PALLET ENCLOSURE
- 19) EXISTING GUY TO REMAIN
- 20) EXISTING 12" PVC WATER LINE TO REMAIN
- 21) EXISTING 12" WATER VALVE TO REMAIN
- 22) EXISTING FIRE HYDRANT AND 8" LINE AND VALVE TO REMAIN
- 23) EXISTING WATER TAP TO REMAIN (SIZE AS NOTED)
- 24) EXISTING 12"x12" CROSS
- 25) PROPOSED 12"x8" REDUCER AND 8" GATE VALVE FOR LINE TO NORTH (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 26) PROPOSED 12"x8" WATER TAP AND 8" GATE VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 27) PROPOSED ON-SITE 8" PVC WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 28) PROPOSED 8" STUB TO FUTURE 8" WATER LINE AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 29) PROPOSED FUTURE 8" WATER LINE (CONCEPTUAL ONLY) (TO BE CONSTRUCTED PHASE 2 OF THIS PROJECT)
- 30) PROPOSED 12" PVC WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 31) PROPOSED 8" STUB TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS
- 32) PROPOSED 8" STUB TO FUTURE 8" WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 33) PROPOSED TEMPORARY BLOW-OFF VALVE AT END OF 8" WATER LINE
- 34) PROPOSED 8" WATER VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 35) PROPOSED 12" WATER VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 36) PROPOSED FIRE HYDRANT ASSEMBLY, 6" DIP SERVICE LINE AND VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 37) PROPOSED 12"x8"x12" TEE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 38) PROPOSED CLEANOUT WITH BRASS CAP
- 39) PROPOSED 8" DIP FIRE SERVICE LINE, VALVE AND BACKFLOW PREVENTION TO HOME DEPOT BUILDING
- 40) PROPOSED 2 1/2" WATER SERVICE LINE WITH INSIDE METER AND BACKFLOW PREVENTION AT HOME DEPOT BUILDING (SIZE TO BE CONFIRMED AT BUILDING PERMIT SUBMITTAL)
- 41) PROPOSED 1 1/2" WATER TAP, VALVE, TYPE K COPPER LINE, METER AND FIT FOR IRRIGATION SYSTEM. BACK FLOW PREVENTOR TO BE INSTALLED PER CITY REQUIREMENTS (SIZE TO BE VERIFIED PRIOR TO BUILDING PERMIT SUBMITTAL)
- 42) EXISTING 8" PVC SANITARY SEWER LINE TO REMAIN
- 43) EXISTING 8" PVC SANITARY SEWER STUB-OUT TO SITE
- 44) EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 45) PROPOSED 4" ID SANITARY SEWER MANHOLE TO MEET TCR REQUIREMENTS (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 46) PROPOSED "PRIVATE" SANITARY SEWER LIFT STATION FOR LOT 1 (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 47) PROPOSED 8" PVC SANITARY SEWER MAIN (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 48) PROPOSED 8" SANITARY SEWER STUB AND CAP FOR FUTURE COMMERCIAL LOT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 49) PROPOSED 6" SANITARY SEWER STUB AND CAP FOR FUTURE COMMERCIAL LOT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 50) PROPOSED 6" PVC SANITARY SEWER SERVICE LINE TO HOME DEPOT BUILDING TO BE MAINTAINED BY THE OWNER
- 51) PROPOSED 4" PVC SANITARY SEWER SERVICE LINE TO HOME DEPOT BUILDING
- 52) PROPOSED 8" PVC SANITARY SEWER SERVICE LINE STUB-OUT TO MAIN PLACE PROPERTY AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 53) PROPOSED 8" PVC SANITARY SEWER STUB-OUT TO MAIN PLACE PROPERTY AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 54) PROPOSED INLET (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 55) PROPOSED 4" ID SANITARY SEWER MANHOLE TO MEET TCR REQUIREMENTS (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 56) FUTURE INLET (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH PHASE 2)
- 57) PROPOSED STORM SEWER (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 58) FUTURE STORM SEWER (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH PHASE 2)
- 59) PROPOSED STORM SEWER MANHOLE
- 60) PROPOSED CONCRETE TRICKEL CHANNEL
- 61) PROPOSED POND OUTLET STRUCTURE
- 62) PROPOSED 20' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 63) PROPOSED 40' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 64) EXISTING 25' EASEMENT TO SINCLAIR REFINING COMPANY (BK 179-PG.147) & (BK 178-PG.288) (HOME DEPOT ATTEMPTING TO VACATE)
- 65) EXISTING 10' TELEPHONE EASEMENT (BK 198-PG.254)
- 66) EXISTING 10' REVOCABLE TELEPHONE EASEMENT (BK 875-PG.388)
- 67) PROPOSED STREET LIGHT (CONSTRUCTED WITH COVOCO AT FOUNDERS FILING NO. 1 PUBLIC IMPROVEMENTS)
- 68) PROPOSED STREET LIGHT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 69) PROPOSED DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 70) PROPOSED 30' DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 71) PROPOSED STORM SEWER STUB OUT FOR FUTURE DEVELOPMENT
- 72) PROPOSED UNDERGROUND ELECTRIC BY IREA

NOTE:  
BACKFLOW PREVENTION IS REQUIRED ON ALL PROPOSED AND FUTURE WATER SERVICE LINES, IRRIGATION LINES AND FIRE LINES

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Fax: (303) 770-3656

RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/13/00  
REVISED TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01  
MEMORANDUM DATED 3/27/01  
REVISED TO ADDRESS PLANNING COMMISSION COMMENTS DATED 4/18/01  
REVISED TO ADDRESS TOWN COUNCIL APPROVAL CONDITIONS AND UPDATE LOT AREAS  
REVISED TO ADDRESS TOWN OF CASTLE ROCK COMMENTS BY MEMORANDUM DATED 6/14/01

DATE: 1/29/01  
DATE: 3/21/01  
DATE: 4/1/01  
DATE: 4/18/01  
DATE: 5/17/01  
DATE: 6/19/01

PROJECT No: H004  
DRAWN BY: SEF  
CHECKED BY: DAG  
GRA DISKFILE: H004PUL

FINAL PD SITE PLAN  
COOPER HOOK/MAIN PLACE  
FILING No. 1, LOT 1  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

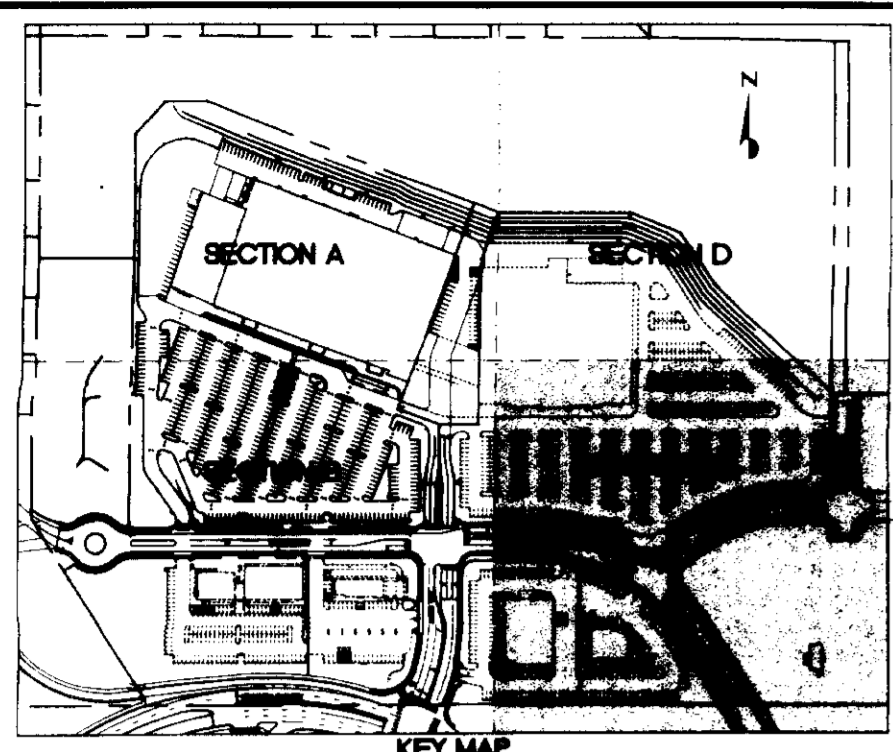
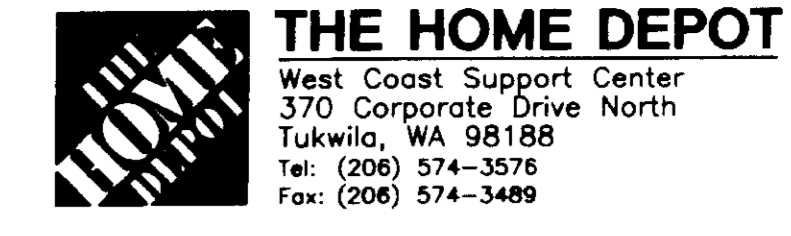
UTILITY PLAN  
SECTION A

11 of 21



# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



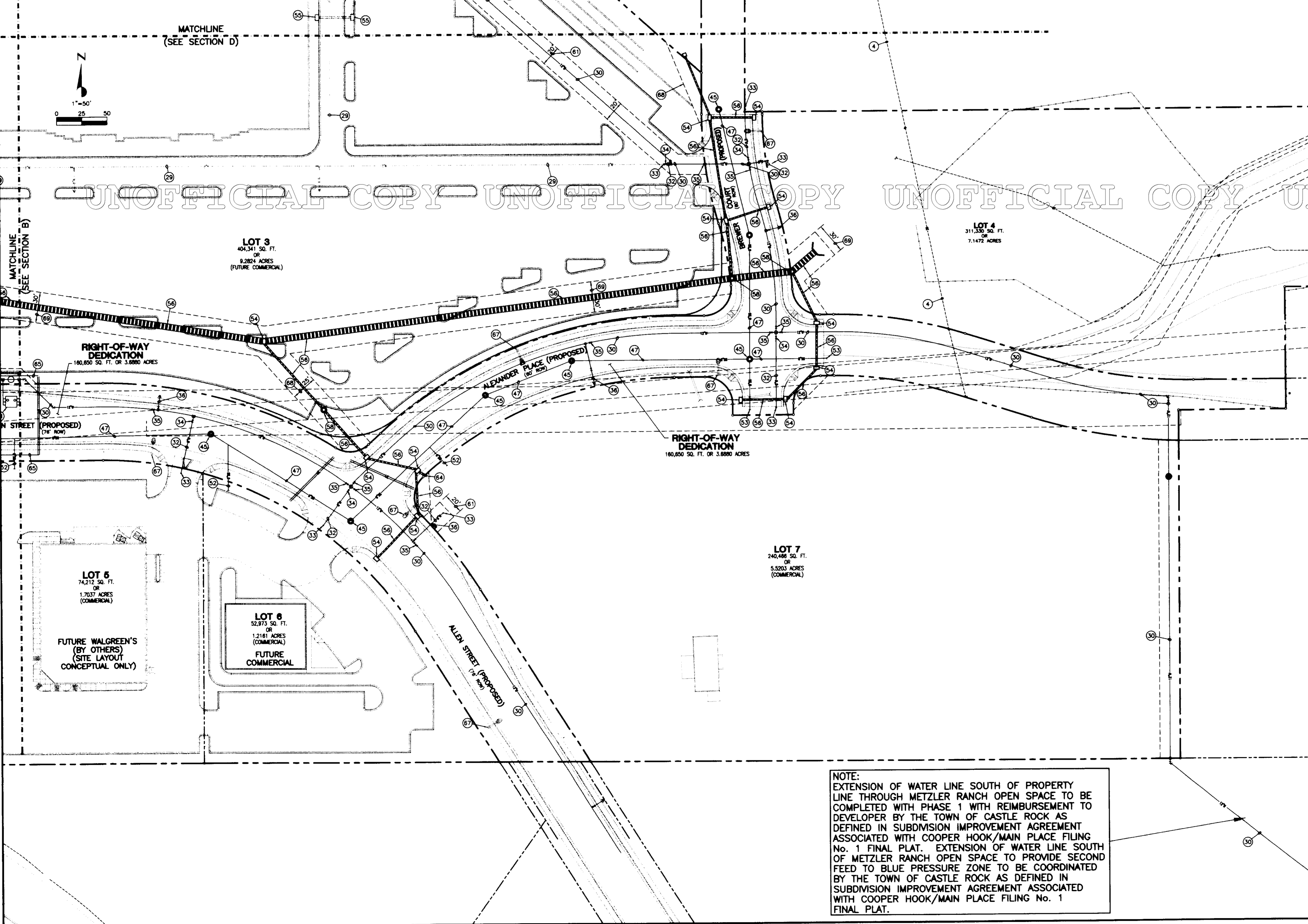
### UTILITY LEGEND

●	MANHOLE	---	EXISTING SANITARY SEWER	---	EXISTING OVERHEAD ELECTRICAL
+	VALVE	---	PROPOSED STORM SEWER SERVICE LINE	---	PROPOSED UNDERGROUND TELEPHONE
---	PROPOSED UTILITY LINE	---	EXISTING STORM SEWER SERVICE LINE	---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UTILITY LINE TO REMAIN	---	PROPOSED UNDERGROUND GAS LINE	---	EXISTING CABLE TV
x	EXISTING UTILITY LINE TO BE REMOVED	---	EXISTING UNDERGROUND GAS LINE	---	EXISTING FIBER OPTIC
---	PROPOSED WATER LINE	---	PROPOSED UNDERGROUND ELECTRICAL	---	PROPOSED STORM SEWER
---	FUTURE WATER LINE	---	EXISTING UNDERGROUND ELECTRICAL	---	FUTURE STORM SEWER
---	EXISTING WATER LINE	---	PROPOSED OVERHEAD ELECTRICAL	---	EXISTING STORM SEWER TO REMAIN
---	PROPOSED SANITARY SEWER	---	EXISTING STORM SEWER TO BE REMOVED	---	EXISTING STREET LIGHT
		---	PROPOSED STREET LIGHT		

NOTE:  
SITE PLAN LAYOUT IS NOT APPROVED WITH PRELIMINARY PLAT (CONCEPTUAL ONLY)

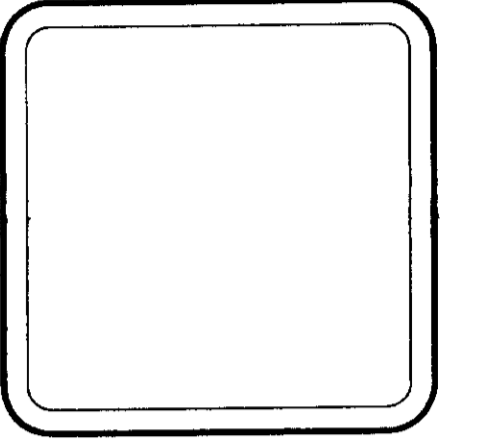
### SCHEDULE

- 1) PROPOSED PSCO TRANSFORMER ON CONCRETE PAD
- 2) PROPOSED UNDERGROUND ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING
- 3) PROPOSED UNDERGROUND ELECTRIC SERVICE FROM POINT OF SERVICE TO TRANSFORMER BY IREA
- 4) EXISTING OVERHEAD ELECTRIC AND UTILITY POLES TO REMAIN
- 5) EXISTING UNDERGROUND ELECTRIC TO REMAIN
- 6) EXISTING ABANDONED GAS LINE TO BE REMOVED (TO BE COMPLETED WITH LOT 1 IMPROVEMENTS)
- 7) EXISTING GAS METER TO REMAIN
- 8) EXISTING UNDERGROUND GAS LINE TO REMAIN
- 9) PROPOSED NATURAL GAS EMERGENCY BACK-UP GENERATOR
- 10) PROPOSED NATURAL GAS LINE FROM BUILDING TO EMERGENCY BACK-UP GENERATOR
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- 14) EXISTING FIBER OPTIC LINE TO REMAIN
- 15) EXISTING TELEPHONE MANHOLE TO REMAIN. CONTRACTOR TO RAISE RIM TO GRADE (TO BE CONSTRUCTED WITH HOME DEPOT PROJECT)
- 16) PROPOSED 2 - 4" UNDERGROUND PVC CONDUIT FOR SERVICE TO BUILDING (VERIFY POINT OF SERVICE WITH QWEST)
- 17) PROPOSED PROPANE TANK ENCLOSURE
- 18) PROPOSED PALLET ENCLOSURE
- 19) EXISTING CATV TO REMAIN
- 20) EXISTING 12" PVC WATER LINE TO REMAIN
- 21) EXISTING 12" WATER VALVE TO REMAIN
- 22) EXISTING FIRE HYDRANT AND 6" LINE AND VALVE TO REMAIN
- 23) EXISTING WATER TAP TO REMAIN (SIZE AS NOTED)
- 24) EXISTING 12"x12" CROSS
- 25) PROPOSED 12"x8" REDUCER AND 8" GATE VALVE FOR LINE TO NORTH TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS
- 26) PROPOSED 12"x8" WATER TAP AND 8" GATE VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 27) PROPOSED ON-SITE 8" PVC WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 28) PROPOSED 8" STUB TO FUTURE 8" WATER LINE AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 29) PROPOSED FUTURE 8" WATER LINE (CONCEPTUAL ONLY) (TO BE CONSTRUCTED PHASE 2 OF THIS PROJECT)
- 30) PROPOSED 12" PVC WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 31) PROPOSED 8" STUB TO FUTURE 8" WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 32) PROPOSED TEMPORARY BLOW-OFF VALVE AT END OF 8" WATER LINE
- 33) PROPOSED 8" WATER VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
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- 38) PROPOSED 8" DIP FIRE SERVICE LINE, VALVE AND BACKFLOW PREVENTION TO HOME DEPOT BUILDING
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- 43) EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 44) PROPOSED 4" ID SANITARY SEWER MANHOLE TO MEET TCR REQUIREMENTS (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 45) PROPOSED "PRIVATE" SANITARY SEWER LIFT STATION FOR LOT 1 (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 46) PROPOSED 8" PVC SANITARY SEWER MAIN (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 47) PROPOSED 8" SANITARY SEWER STUB AND CAP FOR FUTURE COMMERCIAL LOT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 48) PROPOSED 8" SANITARY SEWER SERVICE LINE TO HOME DEPOT BUILDING TO BE MAINTAINED BY THE OWNER
- 49) PROPOSED 4" PVC SANITARY SEWER SERVICE LINE TO HOME DEPOT BUILDING
- 50) PROPOSED 6" PVC SANITARY SEWER SERVICE LINE STUB-OUT TO MAIN PLACE PROPERTY AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 51) PROPOSED 8" PVC SANITARY SEWER STUB-OUT TO MAIN PLACE PROPERTY AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 52) PROPOSED INLET (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 53) FUTURE INLET (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH PHASE 2)
- 54) PROPOSED STORM SEWER (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 55) FUTURE STORM SEWER (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH PHASE 2)
- 56) PROPOSED STORM SEWER MANHOLE
- 57) PROPOSED CONCRETE TRICKLE CHANNEL
- 58) PROPOSED POND OUTLET STRUCTURE
- 59) PROPOSED 30' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 60) PROPOSED 40' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 61) EXISTING 25' EASEMENT TO SINGULAR REFINING COMPANY (BK 179-PG.147) & (BK 179-PG.288)(HOME DEPOT ATTEMPTING TO VACATE)
- 62) EXISTING 10' TELEPHONE EASEMENT (BK 198-PG.254)
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- 65) PROPOSED STREET LIGHT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 66) PROPOSED DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
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- 68) PROPOSED STORM SEWER STUB OUT FOR FUTURE DEVELOPMENT
- 69) PROPOSED UNDERGROUND ELECTRIC BY IREA



NOTE:  
EXTENSION OF WATER LINE SOUTH OF PROPERTY LINE THROUGH METZLER RANCH OPEN SPACE TO BE COMPLETED WITH PHASE 1 WITH REIMBURSEMENT TO DEVELOPER BY THE TOWN OF CASTLE ROCK AS DEFINED IN SUBDIVISION IMPROVEMENT AGREEMENT ASSOCIATED WITH COOPER HOOK/MAIN PLACE FILING No. 1 FINAL PLAT. EXTENSION OF WATER LINE SOUTH OF METZLER RANCH OPEN SPACE TO PROVIDE SECOND FEED TO BLUE PRESSURE ZONE TO BE COORDINATED BY THE TOWN OF CASTLE ROCK AS DEFINED IN SUBDIVISION IMPROVEMENT AGREEMENT ASSOCIATED WITH COOPER HOOK/MAIN PLACE FILING No. 1 FINAL PLAT.

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Fax: (303) 770-3636



DATE	DESCRIPTION
1/29/01	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 1/22/01
3/27/01	REVISED TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01 AND 3/7/01
4/4/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/16/01	APPROVAL CONDITIONS PLANNING COMMISSION REVISED TO ADD TOWN COUNCIL APPROVAL CONDITIONS AND UPDATE LOT AREAS
5/17/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 5/14/01
6/19/01	

DATE: AUGUST 18, 2000  
PROJECT No.: HD04  
DRAWN BY: SEF  
CHECKED BY: DAG  
GRA DISKFILE: HD04P/UL

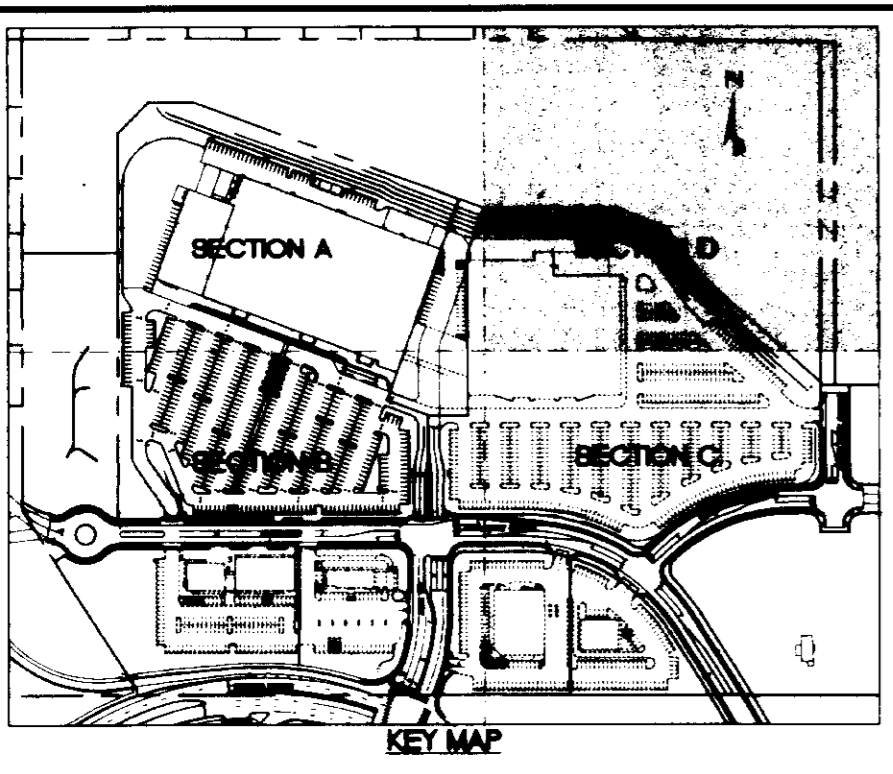
**FINAL PD SITE PLAN**  
**COOPER HOOK/MAIN PLACE**  
**FILING No. 1, LOT 1**  
**I-25 and FOUNDERS PARKWAY**  
**CASTLE ROCK, COLORADO**

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**THE HOME DEPOT**  
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Denver, CO 80111  
Tel: (303) 770-8884  
Fax: (303) 770-3636



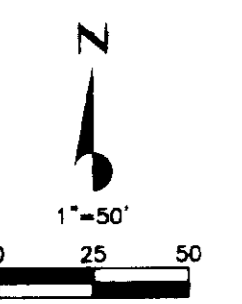
**UTILITY LEGEND**

○	MANHOLE	---	EXISTING SANITARY SEWER	---	EXISTING OVERHEAD ELECTRICAL
+	VALVE	---	PROPOSED STORM SEWER SERVICE LINE	---	PROPOSED UNDERGROUND TELEPHONE
---	PROPOSED UTILITY LINE	---	EXISTING STORM SEWER SERVICE LINE	---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UTILITY LINE TO REMAIN	---	PROPOSED UNDERGROUND GAS LINE	---	EXISTING CABLE TV
---	EXISTING UTILITY LINE TO BE REMOVED	---	EXISTING UNDERGROUND GAS LINE	---	EXISTING FIBER OPTIC
---	PROPOSED WATER LINE	---	PROPOSED UNDERGROUND ELECTRICAL	---	PROPOSED STORM SEWER
---	FUTURE WATER LINE	---	EXISTING UNDERGROUND ELECTRICAL	---	FUTURE STORM SEWER
---	EXISTING WATER LINE	---	PROPOSED OVERHEAD ELECTRICAL	---	EXISTING STORM SEWER TO BE REMOVED
---	PROPOSED SANITARY SEWER	---	---	---	EXISTING STORM SEWER TO BE REMOVED
---	---	---	---	---	EXISTING STREET LIGHT
---	---	---	---	---	PROPOSED STREET LIGHT

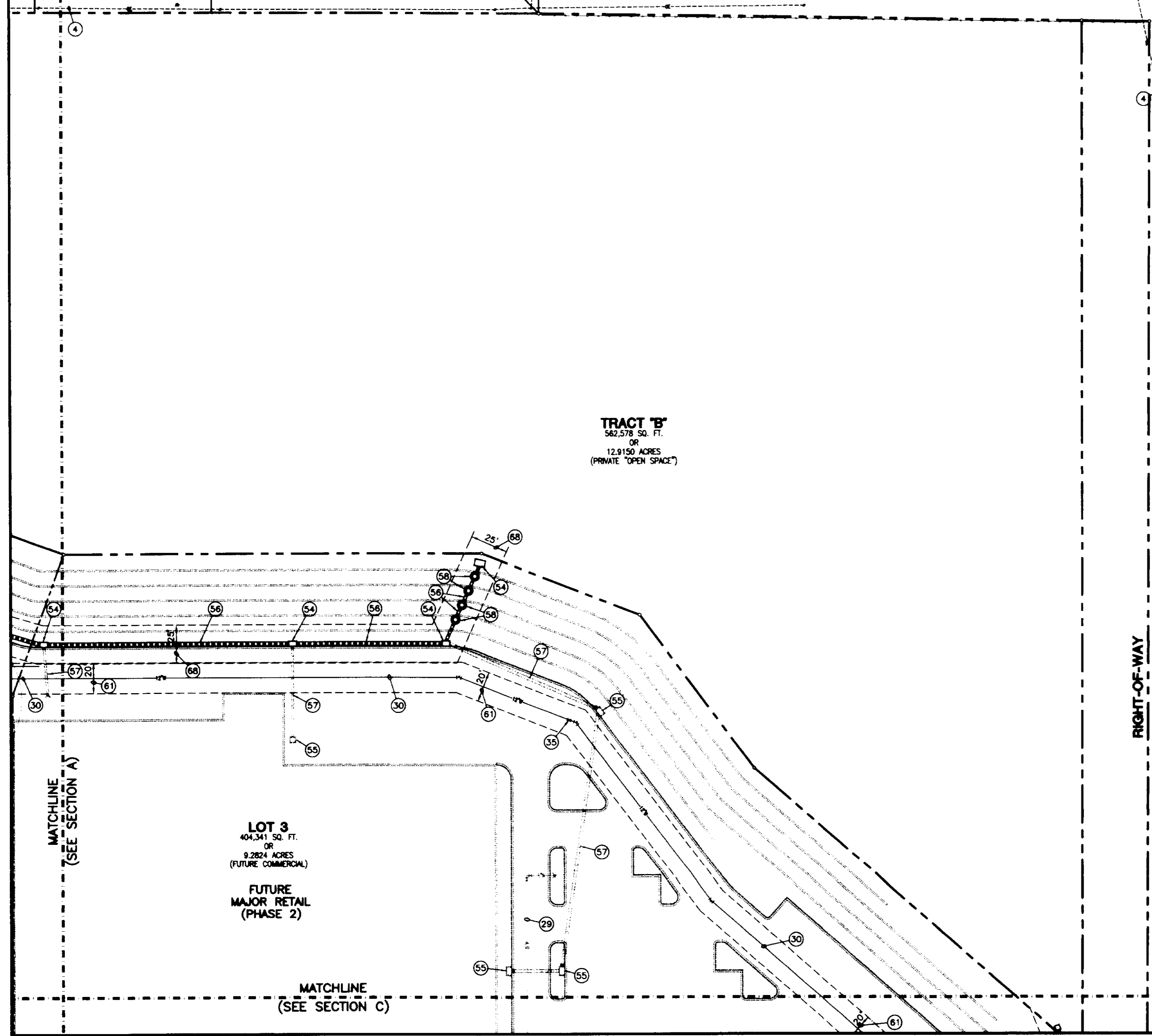
**NOTE:**  
SITE PLAN LAYOUT IS NOT APPROVED WITH PRELIMINARY PLAT (CONCEPTUAL ONLY)

**SCHEDULE**

- 1) PROPOSED PSC0 TRANSFORMER ON CONCRETE PAD
- 2) PROPOSED UNDERGROUND ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING
- 3) PROPOSED UNDERGROUND ELECTRIC SERVICE FROM POINT OF SERVICE TO TRANSFORMER BY IREA
- 4) EXISTING OVERHEAD ELECTRIC AND UTILITY POLES TO REMAIN
- 5) EXISTING UNDERGROUND ELECTRIC TO REMAIN
- 6) EXISTING ABANDONED GAS LINE TO BE REMOVED (TO BE COMPLETED WITH LOT 1 IMPROVEMENTS)
- 7) EXISTING GAS METER TO REMAIN
- 8) EXISTING UNDERGROUND GAS LINE TO REMAIN
- 9) PROPOSED NATURAL GAS EMERGENCY BACK-UP GENERATOR
- 10) PROPOSED NATURAL GAS LINE FROM BUILDING TO EMERGENCY BACK-UP GENERATOR
- 11) PROPOSED 2" NATURAL GAS SERVICE & METER (SIZE TO BE CONFIRMED AT BUILDING PERMIT SUBMITTAL)
- 12) EXISTING TELEPHONE BOXES TO BE RELOCATED TO NEW GRADE AND/OR LANDSCAPED ISLAND; VERIFY WITH UTILITY PROVIDER
- 13) EXISTING TELEPHONE LINES TO REMAIN; VERIFY ALLOWABLE BURY DEPTH PRIOR TO BUILDING PERMIT SUBMITTAL
- 14) EXISTING FIBER OPTIC LINE TO REMAIN
- 15) EXISTING TELEPHONE MANHOLE TO REMAIN; CONTRACTOR TO RAISE RIM TO GRADE (TO BE CONSTRUCTED WITH HOME DEPOT PROJECT)
- 16) PROPOSED 2" 4" UNDERGROUND PVC CONDUIT FOR SERVICE TO BUILDING (VERIFY POINT OF SERVICE WITH GUEST)
- 17) PROPOSED PROPANE TANK ENCLOSURE
- 18) PROPOSE PALLET ENCLOSURE
- 19) EXISTING CATV TO REMAIN
- 20) EXISTING 12" PVC WATER LINE TO REMAIN
- 21) EXISTING 12" WATER VALVE TO REMAIN
- 22) EXISTING FIRE HYDRANT AND 8" LINE AND VALVE TO REMAIN
- 23) EXISTING WATER TAP TO REMAIN (SIZE AS NOTED)
- 24) EXISTING 12"x12" CROSS
- 25) PROPOSED 12"x8" REDUCER AND 8" GATE VALVE FOR LINE TO NORTH (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 26) PROPOSED 12"x8" WATER TAP AND 8" GATE VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 27) PROPOSED ON-SITE 8" PVC WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 28) PROPOSED 8" STUB TO FUTURE 8" WATER LINE AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 29) PROPOSED FUTURE 8" WATER LINE (CONCEPTUAL ONLY) (TO BE CONSTRUCTED PHASE 2 OF THIS PROJECT)
- 30) PROPOSED 12" PVC WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 31) PROPOSED PRV (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 32) PROPOSED 8" STUB TO FUTURE 8" WATER LINE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 33) PROPOSED TEMPORARY BLOW-OFF VALVE AT END OF 8" WATER LINE
- 34) PROPOSED 8" WATER VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 35) PROPOSED 12" WATER VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 36) PROPOSED FIRE HYDRANT ASSEMBLY, 6" DIP SERVICE LINE AND VALVE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 37) PROPOSED 12"x8"x12" TEE (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 38) PROPOSED CLEANOUT WITH BRASS CAP
- 39) PROPOSED 8" DIP FIRE SERVICE LINE, VALVE AND BACKFLOW PREVENTION TO HOME DEPOT BUILDING
- 40) PROPOSED 2 1/2" WATER SERVICE LINE WITH INSIDE METER AND BACKFLOW PREVENTION AT HOME DEPOT BUILDING (SIZE TO BE CONFIRMED AT BUILDING PERMIT SUBMITTAL)
- 41) PROPOSED 1 1/2" WATER TAP, VALVE, TYPE K COPPER LINE, METER AND FIT FOR IRRIGATION SYSTEM; BACK FLOW PREVENTOR TO BE INSTALLED PER CITY REQUIREMENTS (SIZE TO BE VERIFIED PRIOR TO BUILDING PERMIT SUBMITTAL)
- 42) EXISTING 8" PVC SANITARY SEWER LINE TO REMAIN
- 43) EXISTING 8" PVC SANITARY SEWER STUB-OUT TO SITE
- 44) EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 45) PROPOSED 4" ID SANITARY SEWER MANHOLE TO MEET TOR REQUIREMENTS (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 46) PROPOSED "PRIVATE" SANITARY SEWER LIFT STATION FOR LOT 1 (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 47) PROPOSED 8" PVC SANITARY SEWER MAIN (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 48) PROPOSED 8" SANITARY SEWER STUB AND CAP FOR FUTURE COMMERCIAL LOT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 49) PROPOSED 8" SANITARY SEWER STUB AND CAP FOR FUTURE COMMERCIAL LOT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 50) PROPOSED 8" PVC SANITARY SEWER SERVICE LINE TO HOME DEPOT BUILDING TO BE MAINTAINED BY THE OWNER
- 51) PROPOSED 4" PVC SANITARY SEWER SERVICE LINE TO HOME DEPOT BUILDING
- 52) PROPOSED 8" PVC SANITARY SEWER SERVICE LINE STUB-OUT TO MAIN PLACE PROPERTY AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 53) PROPOSED 8" PVC SANITARY SEWER STUB-OUT TO MAIN PLACE PROPERTY AND CAP (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 54) PROPOSED INLET (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 55) FUTURE INLET (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH PHASE 2)
- 56) PROPOSED STORM SEWER (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 57) FUTURE STORM SEWER (TYPE AND SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT SUBMITTAL) (TO BE CONSTRUCTED WITH PHASE 2)
- 58) PROPOSED STORM SEWER MANHOLE
- 59) PROPOSED CONCRETE TRICKLE CHANNEL
- 60) PROPOSED POND OUTLET STRUCTURE
- 61) PROPOSED 20' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 62) PROPOSED 40' UTILITY EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 63) EXISTING 25' EASEMENT TO SINGULAR REFINING COMPANY (BK 179-PG.147) & (BK 179-PG.255) (HOME DEPOT ATTEMPTING TO VACATE)
- 64) EXISTING 10' TELEPHONE EASEMENT (BK 198-PG.254)
- 65) EXISTING 10' REVOCABLE TELEPHONE EASEMENT (BK 875-PG.388)
- 66) EXISTING STREET LIGHT (CONSTRUCTED WITH CONOCO AT FOUNDERS FILING NO. 1 PUBLIC IMPROVEMENTS)
- 67) PROPOSED STREET LIGHT (TO BE CONSTRUCTED WITH LOT 1 IMPROVEMENTS)
- 68) PROPOSED DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 69) PROPOSED 30' DRAINAGE EASEMENT (TO BE RECORDED WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO. 1 FINAL PLAT)
- 70) PROPOSED STORM SEWER STUB OUT FOR FUTURE DEVELOPMENT
- 71) PROPOSED UNDERGROUND ELECTRIC BY IREA



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DATE	DESCRIPTION
1/29/01	REVISION TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/13/00
3/21/01	REVISED TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01 AND 3/7/01
4/4/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/16/01	REVISED TO ADDRESS PLANNING COMMISSION APPROVAL CONDITIONS
5/17/01	REVISED TO ADD TOWN COUNCIL APPROVAL
6/19/01	REVISED TO ADDRESS TOWN OF CASTLE ROCK COMMENTS BY MEMORANDUM DATED 6/14/01

DATE: AUGUST 18, 2000  
PROJECT No: HD04  
DRAWN BY: SEF  
CHECKED BY: DAG  
GRA DISKFILE: HD04P/UL

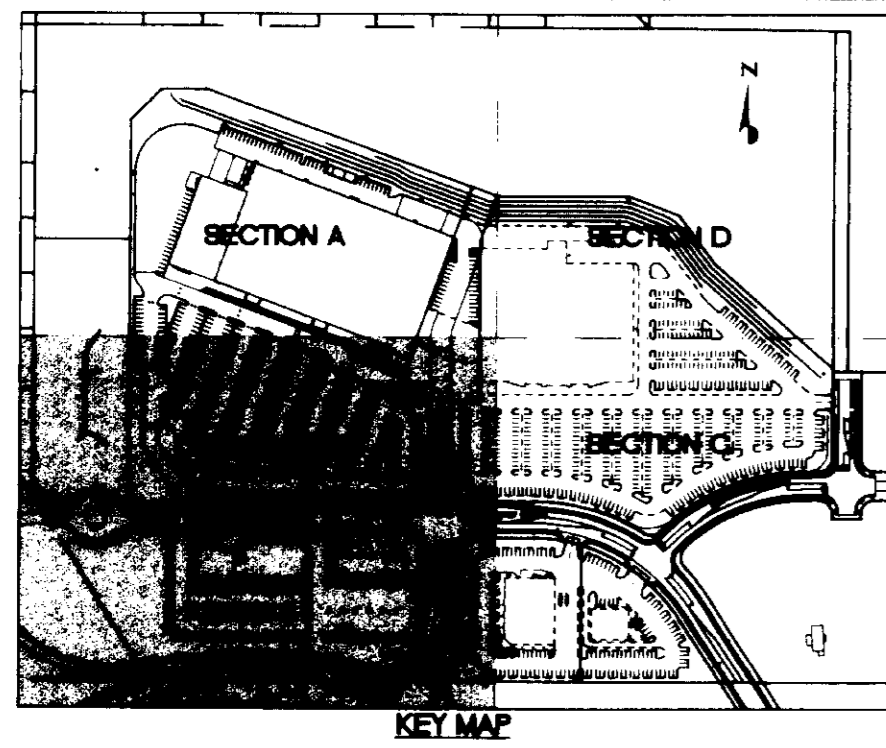
FINAL PD SITE PLAN  
**COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1**  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO



# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**THE HOME DEPOT**  
West Coast Support Center  
370 Corporate Drive North  
Tukwila, WA 98188  
Tel: (206) 574-3576  
Fax: (206) 574-3489



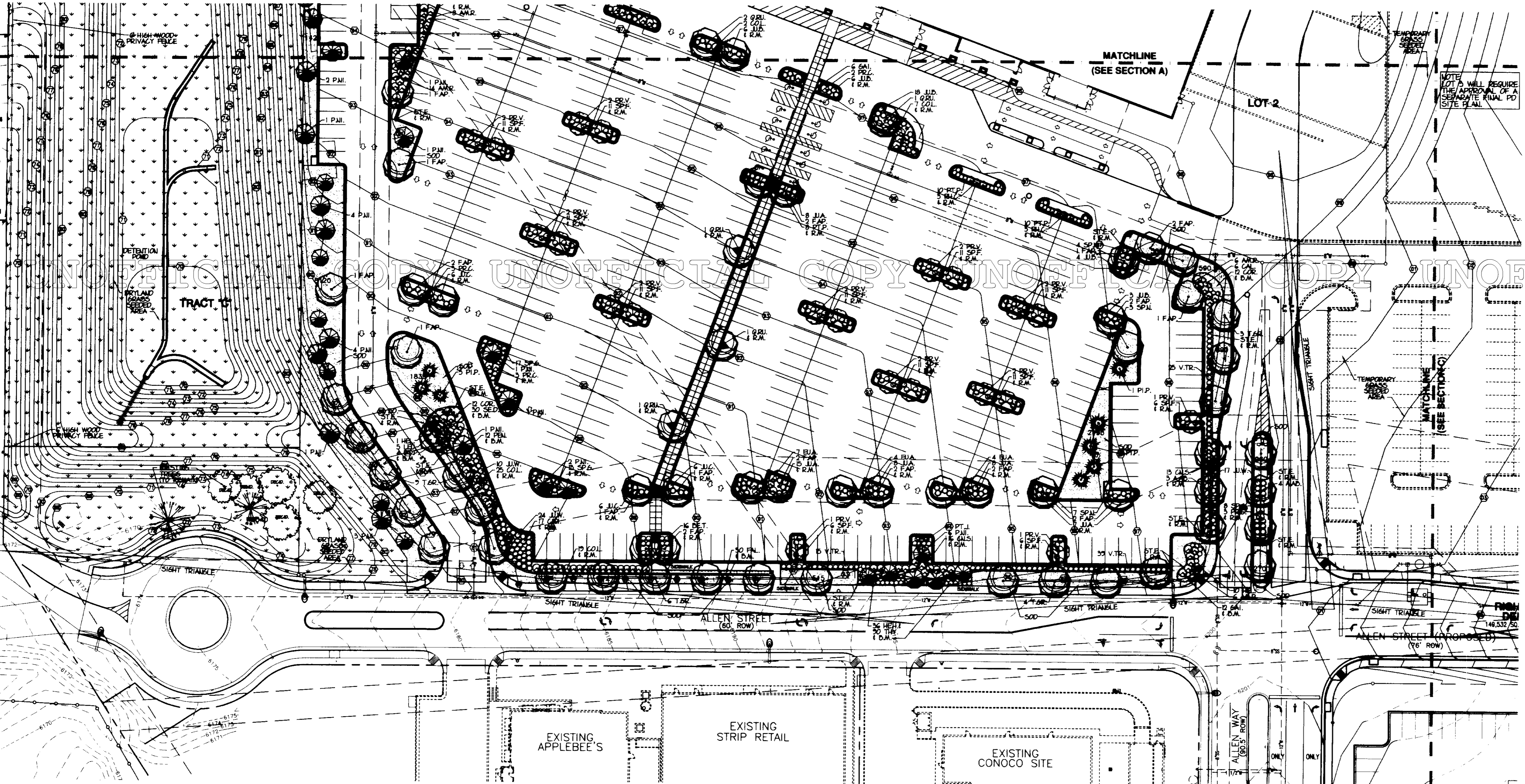
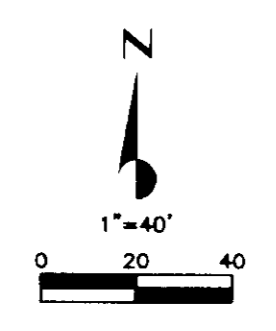
**NOTE:**  
ALL "OPEN SPACE" AREAS ASSOCIATED WITH COOPER HOOK FILING NO. 1, TO BE DEDICATED TO TOWN OF CASTLE ROCK WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO 1 FINAL PLAT. ALL TOWN OPEN SPACE REQUIREMENTS ARE MET WITH FINAL PLAT

SITE DATA:		HOME DEPOT
LOT AREA (LOT 1)	514,868 SF. (11.8197 AC)	
TOTAL LANDSCAPED AREA (LOT 1)	97,201 SF. (19.0%)	
BLUEGRASS SOD AREA (LOT 1)	25,774 SF. (5.0%)	
DRYLAND GRASS SEED AREA (LOT 1)	31,978 SF. (6.3%)	
ROCK MULCH AREA (LOT 1)	39,449 SF. (7.7%)	
TOTAL # OF TREES (LOT 1)	151 TREES	
TOTAL # OF SHRUBS (LOT 1)	649 SHRUBS	

**Galloway, Romero & Associates**  
Design Engineering Planning  
5350 DTC Parkway  
Greenwood Village, Colorado 80111  
Tel: (303) 770-8884  
Fax: (303) 770-3636

**MICHAEL L. STAHL, INC.**  
LANDSCAPE ARCHITECT  
6700 East Union Avenue  
Denver, Colorado 80237  
Tel: 303-779-6691  
Fax: 303-779-6475  
E-mail: M.L.STAHL@mls.com

DATE: 11/20/00  
RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/13/00  
DATE: 1/29/01  
RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/13/00  
DATE: 3/21/01  
REVISED TO ADDRESS TOWN COMMENTS BY LETTERS  
DATE: 4/4/01  
REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM TO ADDRESS TOWN COMMENTS BY DATE: 4/16/01  
REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM TO ADDRESS TOWN COMMENTS BY DATE: 5/17/01  
APPROVAL CONDITIONS  
DATE: AUGUST 18, 2000  
PROJECT NO: H004  
DRAWN BY: M.L.S.  
CHECKED BY: DAG  
GRA DISKFILE: H004dLS



- LEGEND**
- (E.T.) EVERGREEN TREE
  - (S.T.) SHADE TREE
  - (O.T.) ORNAMENTAL TREE
  - (S.P.) SHRUB PLANTINGS
  - (G.C.) GROUND COVERS, ETC.
  - (SOD) BLUEGRASS SOD
  - (SEED) DRYLAND GRASS SEED
  - (T.S.) TEMPORARY SEED
  - (B.M.) BARK MULCH AREA
  - (R.M.) ROCK MULCH AREA
  - (S.T.E.) STEEL EDGING
  - (BO) BOULDER
  - (E.T.) EXISTING TREES
  - (E.S.O.) EXISTING SCRUB OAK

**PLANT LIST**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES:</b>					
7	A.A.B.	ACER X 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2.5" CAL.	B.&B.
28	F.A.P.	FRAXINUS AMERICANA 'A.P.'	AUTUMN PURPLE ASH	2.5" CAL.	B.&B.
9	F.P.E.	FRAXINUS PENNSYLVANICA	GREEN ASH	2.5" CAL.	B.&B.
24	P.O.A.	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2.5" CAL.	B.&B.
34	P.R.V.	PRUNUS VIRGINIANA	CANADA RED CHERRY	2.0" CAL.	B.&B.
9	Q.R.U.	QUERCUS RUBRA	NORTHERN RED OAK	3.0" CAL.	B.&B.
22	T.G.R.	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL.	B.&B.
<b>EVERGREEN TREES:</b>					
8	P.I.P.	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6' HT.	B.&B.
106	P.N.I.	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B.&B.

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS SHRUBS</b>					
34	A.M.R.	AMELANCHIER X 'REGENT'	REGENT SERVICEBERRY	#5 CONT.	2'-3" HT.
16	B.E.T.	BERBERIS THUNBERGII 'ATRO.'	JAP. REDLEAF BARBERRY	#5 CONT.	18"-24" HT.
17	C.A.I.	CARYOPTERIS INCANA	BLUEMIST SPIREA	#5 CONT.	18"-24" HT.
37	C.N.S.	CORNUS STOLONIFERA	REDTIG DOGWOOD	#5 CONT.	18"-24" HT.
55	C.O.L.	COTONEASTER LUCIDUS	HEDGE COTONEASTER	#5 CONT.	24"-30" HT.
15	E.U.A.	EUONYMUS ALATUS	BURNING BUSH	#5 CONT.	24"-30" HT.
7	P.T.J.	POTENTILLA FRUTICOSA 'JACKMAN'	JACKMAN CINQUEFOIL	#5 CONT.	18"-24" HT.
32	P.T.P.	POTENTILLA FRUTICOSA 'P.B.'	PINK BEAUTY CINQUEFOIL	#5 CONT.	18"-24" HT.
15	P.R.C.	PRUNUS CISTENA	PURPLELEAF PLUM	#5 CONT.	2'-3" HT.
14	R.H.C.	RHAMNUS FRANGULA 'COLUMN.'	TALL HEDGE BUCKTHORN	#5 CONT.	3'-4" HT.
35	R.T.Y.	RHUS TYPHINA	STAGHORN SUMAC	#5 CONT.	2'-3" HT.
117	S.P.F.	SPIRAEA JAPONICA 'FROEBEL'	FROEBEL SPIREA	#5 CONT.	18"-24" HT.
38	S.P.G.	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	#5 CONT.	18"-24" HT.
14	S.P.N.	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	#5 CONT.	18"-24" HT.
85	V.T.R.	VIBURNUM TRILOBUM 'COMP.'	COMP. AMER. CRANBERRYB.	#5 CONT.	18"-24" HT.
<b>EVERGREEN SHRUBS</b>					
29	J.U.C.	JUNIPERUS CHINENSIS 'S.G.'	SEA GREEN JUNIPER	#5 CONT.	18"-24" SPR.
39	J.U.A.	JUNIPERUS HORIZON. 'PLUMOSA'	ANDORRA JUNIPER	#5 CONT.	18"-24" SPR.
49	J.U.B.	JUNIPERUS HORIZONTALIS 'B.C.'	BLUE CHIP JUNIPER	#5 CONT.	18"-24" SPR.
61	J.U.W.	JUNIPERUS HORIZONTALIS 'WILT.'	WILTON JUNIPER	#5 CONT.	18"-24" SPR.

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, VINES, ETC.</b>					
6	CAL.	CALAMAGROSTIS ARUNDINACEAE	FEATHER REED GRASS	#1 CONT.	12" HT.
24	COR.	COREOPSIS VERTICILLATA 'MOON.'	MOONBEAM COREOPSIS	#1 CONT.	6" SPR.
50	FAL.	FALLOPIA JAPONICA	FLEECEFLOWER	#1 CONT.	6" HT.
18	GAI.	GAILLARDIA X GRANDIFLORA	BLANKET FLOWER	#1 CONT.	6" HT.
11	HEL.	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 CONT.	6" HT.
36	HE.H.	HEMEROCALLIS X 'HYPERION'	YELLOW HYPERION DAYLILY	#1 CONT.	6" HT.
5	LEU.	LEUCANTHEMUM X SUPERBUM	SHASTA DAWY	#1 CONT.	6" HT.
30	SE.D.	SEDUM SPURIMUM 'D.B.'	DRAGON'S BLOOD SEDUM	#1 CONT.	6" SPR.
90	THY.	THYMUS PRAECOX 'PSUEDO.'	WOOLLY THYME	#1 CONT.	6" SPR.

**LANDSCAPE MATERIALS**

- B.M. BARK MULCH AREA - 3" LAYER OF FINE SIZE (1" MAX. DIA.) PATHWAY BARK.
- 4 BO. BOULDER - 3'X4'X5' AVERAGE SIZE RHYOLITE ROCK DECORATIVE BOULDER.
- R.M. ROCK MULCH AREA - 3" LAYER OF 1.5" DIA. RIVER ROCK OVER WEED BARRIER FABRIC.
- SEED SEEDED GRASS AREA - NON-IRRIGATED, NATIVE, SLOPE REVEGETATION GRASS SEED MIX.
- SEED SEEDED GRASS AREA - NON-IRRIGATED, LOW GROW TEMPORARY GRASS SEED MIX.
- SOD SODDED AREA - KENTUCKY BLUEGRASS MIX, INCLUDING SOIL PREP AND FINE GRADING.
- S.T.E. STEEL EDGING - 6"X1/8"X20" SIZED STEEL STRAP PIECES, BOLTED AT THE JOINTS.

**GENERAL NOTES:**

- 1.) SEE ARCHITECTURAL AND ENGINEERED DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION.
- 2.) LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 3.) THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR PROPOSED LANDSCAPING.
- 4.) ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE. NO TREES SHALL BE PLANTED DIRECTLY OVER UTILITY LINES.
- 5.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, SITE CONDITIONS, ETC. PRIOR TO BIDDING. PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 6.) AN AUTOMATIC IRRIGATION SYSTEM, MEETING LOCAL REQUIREMENTS, SHALL BE DESIGNED AND INSTALLED PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPED AREAS. THE SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS COVERING TURF AREAS AND DRIP IRRIGATION FOR MULCHED PLANT AREAS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS.
- 7.) SEE LANDSCAPE SPECIFICATIONS FOR SOIL PREPARATION INFORMATION.

**FINAL PD SITE PLAN**  
**COOPER HOOK/MAIN PLACE**  
**FILING No. 1, LOT 1**  
**I-25 and FOUNDERS PARKWAY**  
**CASTLE ROCK, COLORADO**

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**THE HOME DEPOT**  
 West Coast Support Center  
 370 Corporate Drive North  
 Tukwila, WA 98188  
 Tel: (206) 574-3576  
 Fax: (206) 574-3489

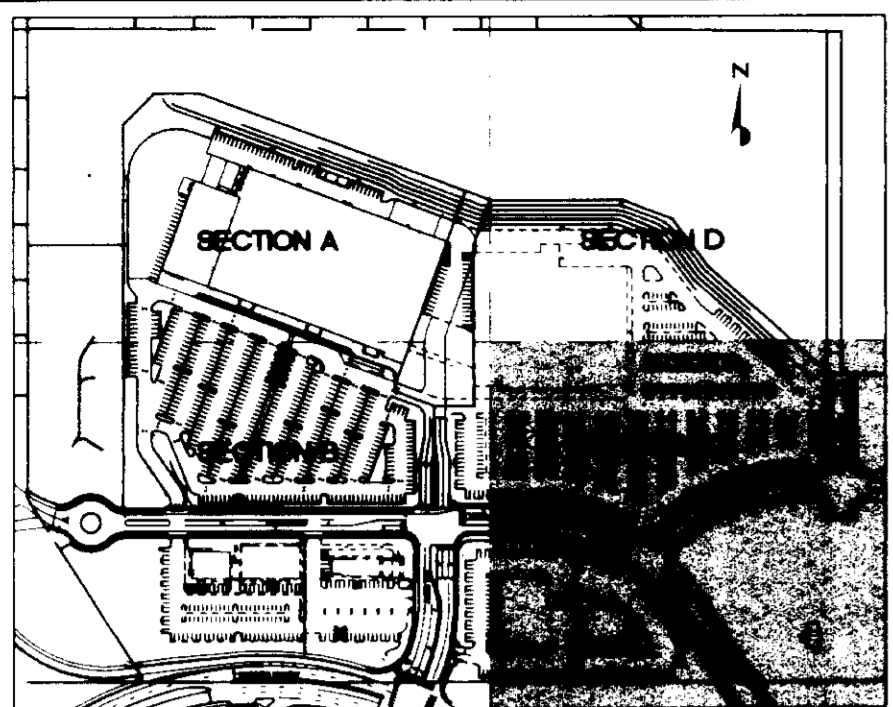
**Galloway, Romero & Associates**  
 Design Engineering Planning  
 5350 DTC Parkway, Colorado 80111  
 Telephone: (303) 770-8884  
 Fax: (303) 770-3636

**MICHAEL L. STAHL, INC.**  
 LANDSCAPE ARCHITECT  
 6700 East Union Avenue  
 Denver, Colorado 80237  
 PH: 303-779-6601  
 FAX: 303-779-6475  
 E-mail: ML.STAHL@earthlink.net

DATE	DESCRIPTION
11/20/00	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 10/26/00
1/29/01	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/13/00
3/21/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/4/01	REVISED TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/16/01	APPROVAL CONDITIONS FOR FINAL APPROVAL
5/17/01	CONDITIONS AND UPGRADE LOT AREA

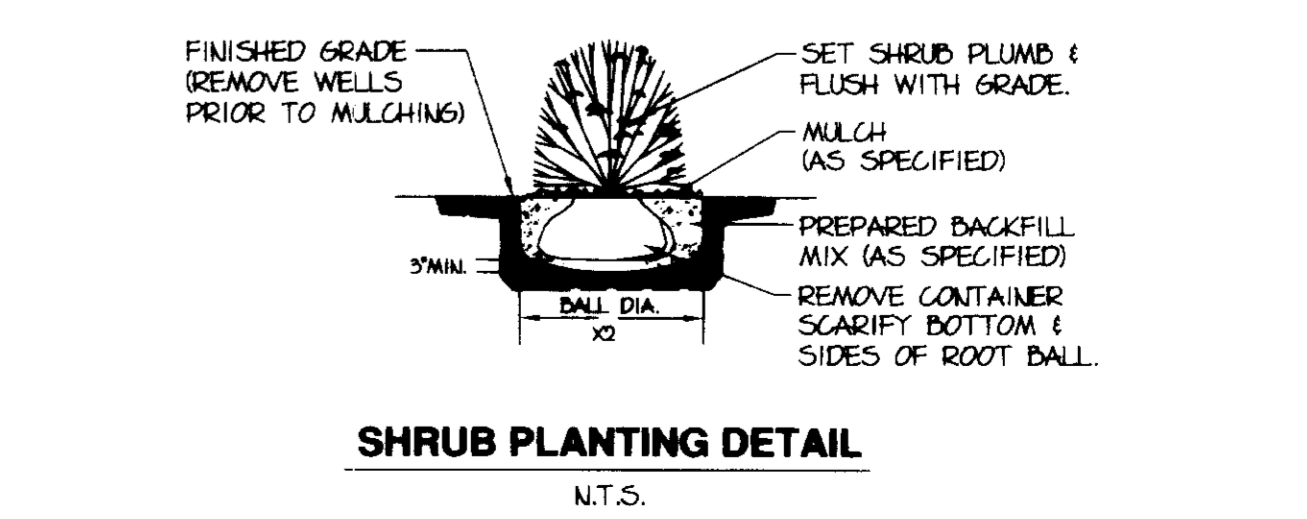
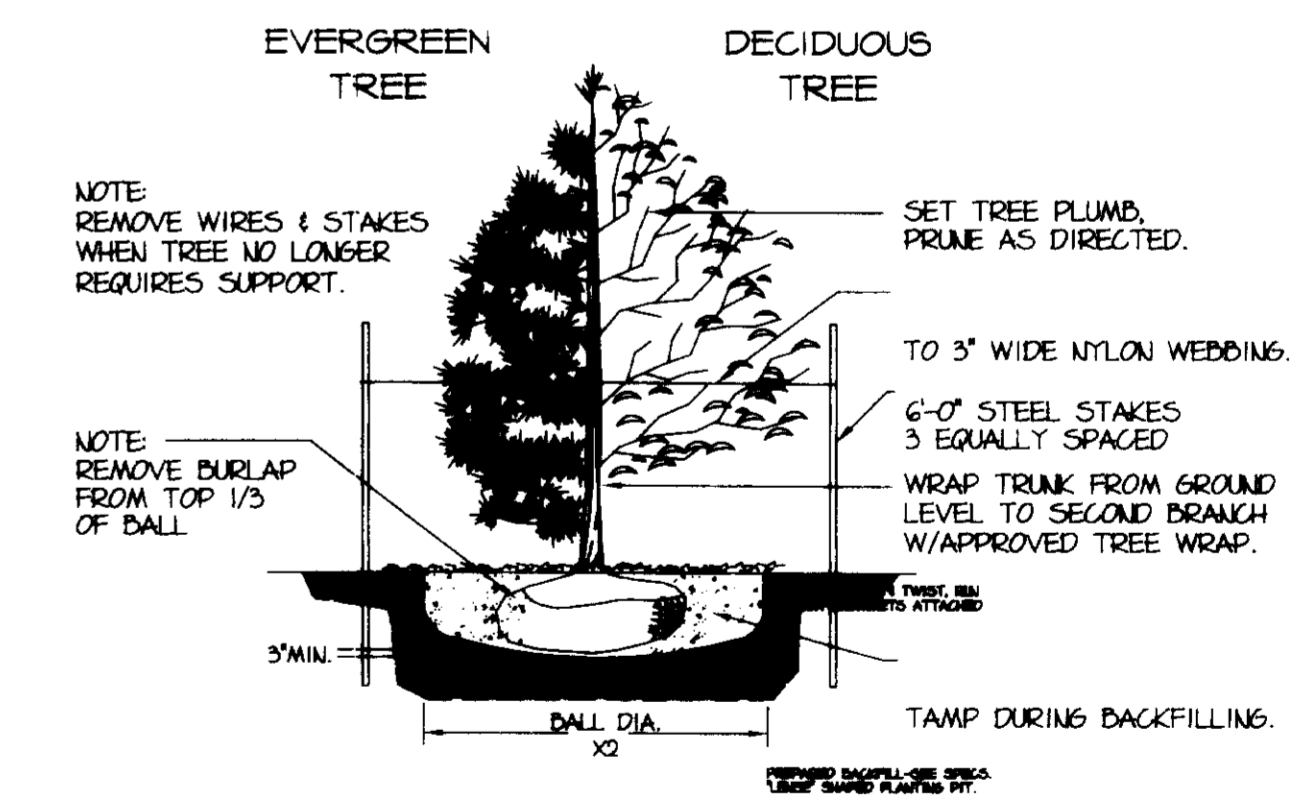
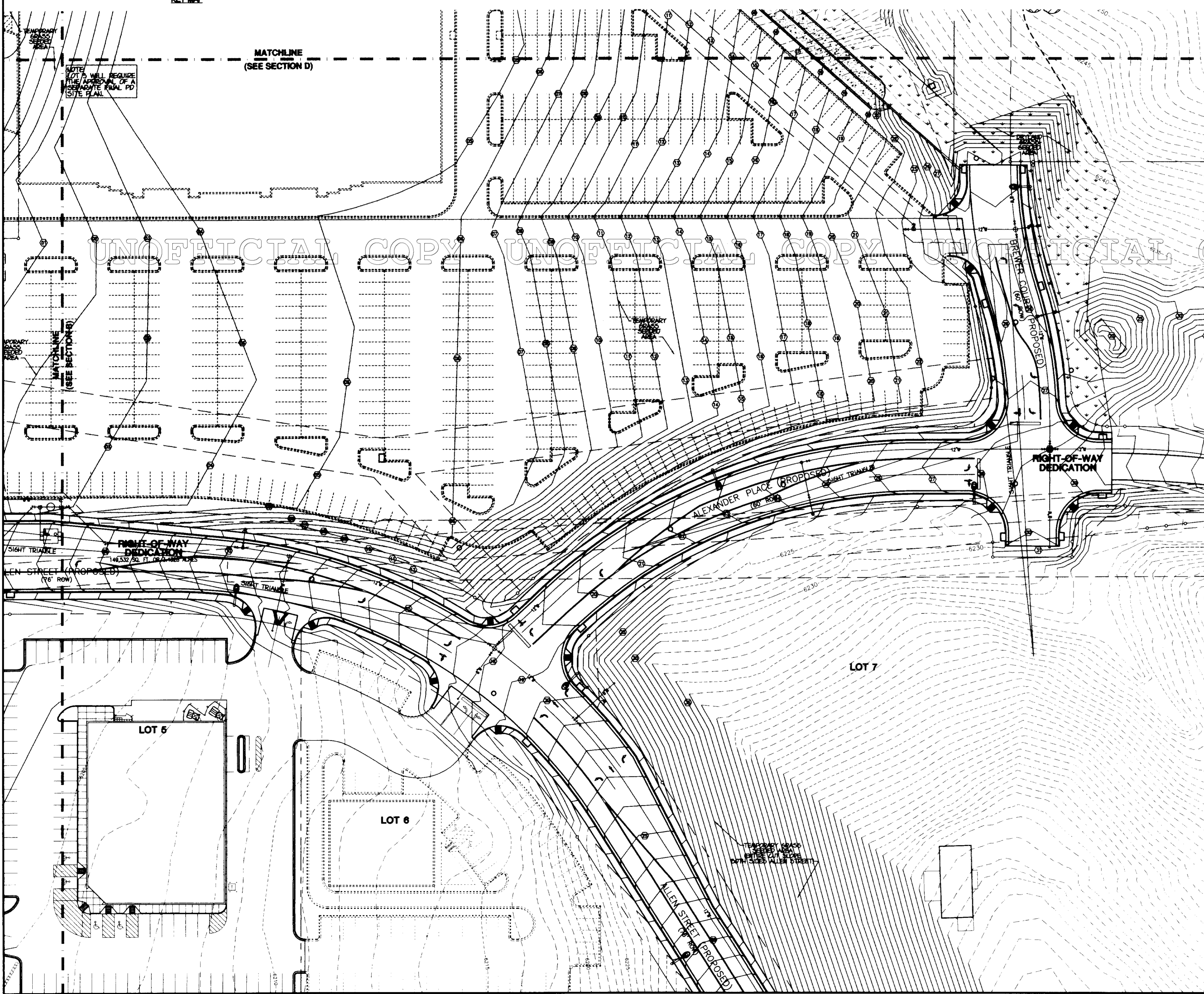
DATE:	AUGUST 18, 2000
PROJECT No:	H004
DRAWN BY:	MLS
CHECKED BY:	DAC
GRA DISKFILE:	H004pLS



**NOTE:**  
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  - SHADE TREE
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  - SHRUB PLANTINGS
  - GROUND COVERS, ETC.
  - (SOD) BLUEGRASS SOD
  - (SEED) DRYLAND GRASS SEED
  - (SEED) TEMPORARY SEED
  - (B.M.) BARK MULCH AREA
  - (R.M.) ROCK MULCH AREA
  - (S.T.E.) STEEL EDGING
  - (B.O.) BOULDER
  - EXISTING TREES
  - EXISTING SCRUB OAK

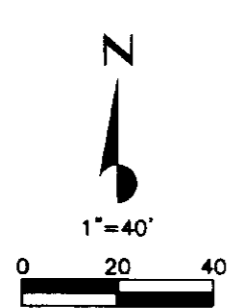
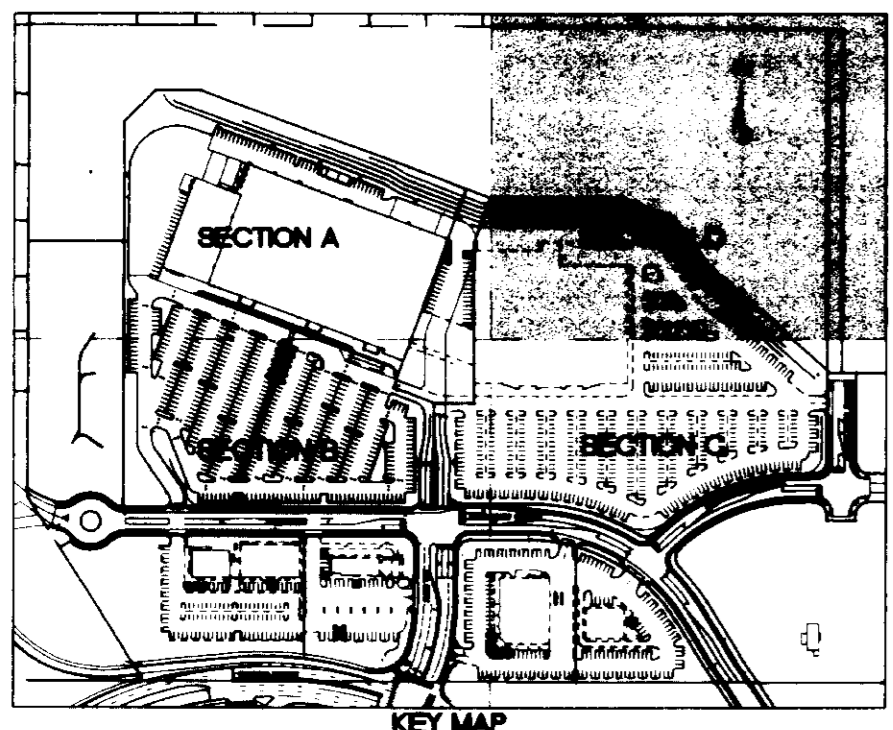


FINAL PD SITE PLAN  
 COOPER HOOK/MAIN PLACE  
 FILING No. 1, LOT 1  
 I-25 and FOUNDERS PARKWAY  
 CASTLE ROCK, COLORADO

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**THE HOME DEPOT**  
West Coast Support Center  
370 Corporate Drive North  
Tukwila, WA 98188  
Tel: (206) 574-3576  
Fax: (206) 574-3489



**NOTE:**  
ALL "OPEN SPACE" AREAS ASSOCIATED WITH COOPER HOOK FILING NO. 1, TO BE DEDICATED TO TOWN OF CASTLE ROCK WITH COOPER HOOK FILING NO. 1 AND MAIN PLACE FILING NO 1 FINAL PLAT. ALL TOWN OPEN SPACE REQUIREMENTS ARE MET WITH FINAL PLAT

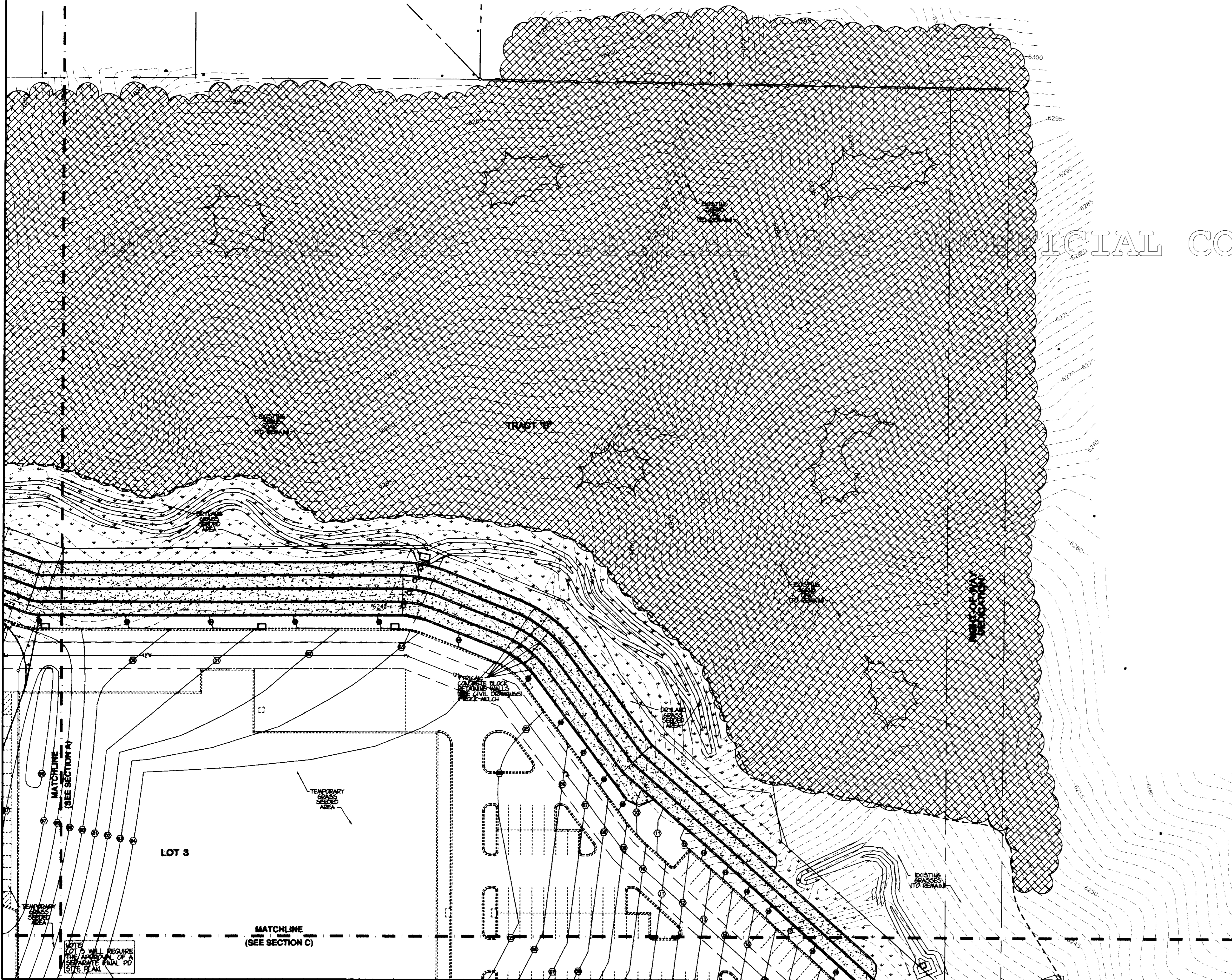
SITE DATA:		HOME DEPOT
LOT AREA (LOT 1)	514,868 SF. (11,8197 AC)	
TOTAL LANDSCAPED AREA (LOT 1)	97,201 SF. (19.0%)	
BLUEGRASS SOD AREA (LOT 1)	25,774 SF. (5.0%)	
DRYLAND GRASS SEED AREA (LOT 1)	31,978 SF. (6.3%)	
ROCK MULCH AREA (LOT 1)	39,449 SF. (7.7%)	
TOTAL # OF TREES (LOT 1)	151 TREES	
TOTAL # OF SHRUBS (LOT 1)	649 SHRUBS	

**LEGEND**

- (E) EVERGREEN TREE
- (S) SHADE TREE
- (O) ORNAMENTAL TREE
- (S) SHRUB PLANTINGS
- (G) GROUND COVERS, ETC.
- (SOD) BLUEGRASS SOD
- (SEED) DRYLAND GRASS SEED
- (SEED) TEMPORARY SEED
- (M) BARK MULCH AREA
- (R) ROCK MULCH AREA
- (STE) STEEL EDGING
- (BO) BOULDER
- (E) EXISTING TREES
- (E) EXISTING SCRUB OAK

**LANDSCAPE SPECIFICATIONS:**

- AREAS TO BE SEEDED WITH DRYLAND GRASSES SHALL BE GRADED TO A SUITABLE FINISHED GRADE (+/- .10'). AREAS SHALL BE SCARIFIED TO A DEPTH OF 4" (MIN.) INCORPORATING 15 LBS. OF 0-45-0 FERTILIZER/1,000 SF. IN THE PROCESS. AREAS SHALL BE SETTLED AND FINE GRADED TO A SMOOTH, UNIFORM, FIRM (UNCOMPACTED) SURFACE LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. ALL DEBRIS, ROCKS VEGETATION, ETC. OVER 1" DIA. SHALL BE REMOVED FROM THE SURFACE PRIOR TO SEEDING. AREAS SHALL BE SEEDING WITH A UNIFORM MIXTURE OF THE FOLLOWING SEED MIX (AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SEEDING):  
 ARKANSAS VALLEY SEED CO. "LOW GROW DRYLAND MIX"; 25 LBS./ACRE.  
 45% SHEEP FESCUE; 35% EPHRAIM CRESTED WHEATGRASS; 20% REUBENS CANADA BLUEGRASS)  
 CASTLE PINES SEED MIX (APPROVED SEED SPECIES & VARIETY/LBS. PLS/ACRE)  
 "FAIRWAY" CRESTED WHEATGRASS/10.0 LBS.; "SODAR" STREAM BANK WHEATGRASS/10.0 LBS.; "LUNA" PUBESCENT WHEATGRASS/10.0 LBS.; SHEEP FESCUE, "MX66" OR "BIGHORN"/4.0 LBS.; BLUE GRAMA/2.0 LBS.; CANADA BLUEGRASS/1.0 LBS.; INDIAN RICEGRASS/1.0 LBS.; DRYLAND WILDFLOWER MIX/2.0 LBS.; TOTAL POUNDS SEED MIX/ACRE: 40.0 LBS.
- STRAW BALES SHALL BE INSTALLED AS TEMPORARY CHECK DAMS WITH DRAINAGE SWALES WHERE EROSION CHANNELS MAY FORM. STRAW BALES SHALL BE DUG INTO THE SURFACE AND STAKED TO INSURE NO SOIL IS WASHED OUT FROM BENEATH THE BALES. AN APPROVED EROSION CONTROL BLANKET (E.G. "NORTH AMERICAN GREEN" #SC150) SHALL BE INSTALLED OVER AREAS STEEPER THAN 3:1 SLOPE WITHIN SEEDED AREAS. EROSION CONTROL BLANKET SHALL BE INSTALLED ACCORDING TO MFR. RECOMMENDATIONS.  
 WITHIN 24 HOURS OF SEEDING OPERATION, SEEDED AREAS SHALL BE HYDRO-MULCHED WITH 100% VIRGIN WOOD CELLULOSE FIBER AND COMPATIBLE TACKIFIER (E.G. "M-BINDER"). A HOMOGENEOUS SLURRY OF FIBER AND TACKIFIER SHALL BE APPLIED UNIFORMLY AT 2,000 LBS. FIBER AND 100 LBS. TACKIFIER PER ACRE WITH EQUIPMENT CAPABLE OF OPERATING AT 100 GPM AT 100 LBS. PER SQ. IN. PER 1,000 SF.
- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- .10'). AREAS SHALL BE TILLED TO A 6" DEPTH INCORPORATING 3 CU.YDS./1,000 SF. OF WELL DECAYED CATTLE MANURE (OR APPROVED EQUAL) UNIFORMLY INTO THE SOIL. AREAS SHALL BE SETTLED, LEVELED, AND RAKED TO A FINISHED GRADE. DEBRIS, VEGETATION, ROCKS, ETC. NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. SURFACE SHALL BE FINE GRADED, SMOOTH AND FIRM (NON-COMPACTED) PRIOR TO SODDING, LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SODDING.  
 SOD SHALL BE A 90% FESCUE/10% BLUEGRASS BLEND, FREE FROM WEEDS AND OBJECTIONABLE GRASSES. SOD SHALL BE PROTECTED IN TRANSIT AND ON SITE FROM DRYING OUT. SOD SHALL BE LAID OVER FIRM (NON-COMPACTED), PRE-MOISTENED, PREPARED SURFACE. SOD STRIPS SHALL BE LAID TIGHT WITH STAGGERED JOINTS. NO VOIDS OCCURRING BETWEEN STRIPS. SOD SHALL BE LAID CLOSER THAN 24" FROM THE CENTER OF SHRUB PLANTINGS AND NO CLOSER THAN 12" FROM THE CENTER OF TREE TRUNKS. SOD SURFACE SHALL BE 1" BELOW ADJACENT EDGING. IMMEDIATELY UPON INSTALLATION SOD SHALL BE TAMPED AND WATERED TO A 4" DEPTH. WHEN MOISTURE CONTENT OF THE SOIL IS PROPER, SOD SHALL BE ROLLED. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF SOD UNTIL ACCEPTANCE OF WORK.
- AREAS TO BE PLANTED IN GROUND COVERS, PERENNIALS, ETC. SHALL BE GRADED TO A SUITABLE GRADE (+/- .10'). AREAS SHALL BE TILLED TO A DEPTH OF 12" INCORPORATING 1 CU.YD. OF "EKO" COMPOST (OR EQUAL) AND 2 LBS. OF SUPER PHOSPHATE PER 100 SF. UNIFORMLY INTO THE SOIL. UPON COMPLETION OF SOIL PREPARATION AREAS SHALL BE FINE GRADED TO PROPER GRADE. NO ADDITIONAL SOIL IMPROVEMENT IS REQUIRED WITHIN THESE AREAS.
- PLANT MATERIAL QUALITY SHALL COMPLY WITH CURRENT AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR #1 GRADE NURSERY STOCK. PLANTS SHALL MEET OR EXCEED SPECIFIED SIZES. TREES SHALL HAVE WELL BRANCHED TOPS WITH REASONABLY STRAIGHT, WELL DEVELOPED SINGLE LEADERS (UNLESS OTHERWISE NOTED). THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTS OF INFERIOR QUALITY.
- PLANTING PITS SHALL BE DUG WITH TWICE THE DIAMETER OF THE PLANT ROOT BALL. THEY SHALL BE DUG 1/4 DEEPER THAN THE ROOT BALL OF THE PLANT. PLANTING PITS SHALL BE BACK FILLED WITH UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% "EKO" COMPOST (OR AN APPROVED EQUAL). PRIOR TO BACK FILLING PLANTING PITS, CONTRACTOR SHALL REMOVE PROTECTIVE MATERIAL (E.G. BURLAP) FROM TOPS OF ROOT BALLS, FLAGS, TAGS, ETC. FROM PLANTS.
- PLANTS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH 21 GRAM "AGRIFORM" 20-10-5 SLOW RELEASE FERTILIZER TABLETS (OR APPROVED EQUAL) ACCORDING TO THE FOLLOWING QUANTITIES: 1 TABLET PER FT. OF TREE HT. (OR 1/2" CALIPER); 3 TABLETS PER #5 CONTAINER SHRUB; TABLETS SHALL BE PLACED IN THE PLANT PIT DURING BACK FILLING ACCORDING TO MFR. SPECS.
- TREES SHALL BE GUYED AND STAKED TO THE EXTENT NECESSARY TO KEEP THEM IN A PLUMB POSITION UNTIL THE TREE IS ESTABLISHED. TREES OVER 2" CAL. (OR 5" HT.) SHALL BE SECURELY GUYED AND STAKED WITH 3 WIRES (MIN.) SPACED EQUALLY AROUND THE TREE. TREES UNDER 2" CALIPER (OR 6" HT.) SHALL BE SECURED WITH 2 WIRES SPACED EQUALLY AROUND THE TREE. STAKES SHALL BE BLACK OR GREEN PAINTED 5' LONG STEEL T-POSTS (OR APPROVED EQUAL). STAKES SHALL BE SET IN UNDISTURBED SOIL AT SLIGHT ANGLE, FACING AWAY FROM THE TREE TRUNK. TRUNKS SHALL BE SECURED WITH #12 GAUGE GALVANIZED STEEL WIRE AND NYLON STRAP WITH GROMMETS. CONTRACTOR SHALL BE RESPONSIBLE FOR GUY WIRES ADJUSTMENTS DURING THE GUARANTEE PERIOD, AND REMOVAL OF STAKES AND WIRES UPON COMPLETION OF THE GUARANTEE PERIOD.
- TRUNKS OF FALL PLANTED DECIDUOUS OVER 2" CAL. SHALL BE WRAPPED WITH AN APPROVED TREE WRAP SPIRALLY FROM GROUND TO HEIGHT OF SECOND BRANCH. WRAPPING SHALL BE SECURED TO TRUNK IN AN ACCEPTABLE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT TO WRAPPING DURING THE GUARANTEE PERIOD AND SHALL REMOVE WRAPPING UPON COMPLETION OF THE GUARANTEE PERIOD.
- PLANT MATERIAL SHALL BE FULLY (100%) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF WORK ACCEPTANCE. REPLACED PLANT MATERIAL SHALL BE FULLY (100%) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT. DURING THE GUARANTEE PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY MAINTENANCE DEFICIENCIES.
- ROCK MULCH SHALL BE 1.5" DIA. WASHED RIVER ROCK PLACED IN A UNIFORM 3" LAYER OVER A LAYER OF GEOTEXTILE WEED BARRIER FABRIC (E.G. "TYPAR" OR EQUAL). AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF FABRIC AND ROCK. COURSES OF FABRIC SHALL OVERLAP 6" AT THE SEAMS AND OMITTED AROUND BASE OF PLANTS (FROM AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT).
- GROUND COVER AND PERENNIAL PLANTING BED AREAS (WITHIN ROCK MULCH AREAS) SHALL BE WOOD MULCHED WITH A UNIFORM 2" THICK LAYER OF SHREDDED CEDAR WOOD MULCH (3" MAX. SIZE). AREAS SHALL BE FINE GRADED PRIOR TO PLACING OF MULCH, REMOVING DEBRIS, ROCKS, VEGETATION, ETC. OVER 1" DIA. FROM THE SURFACE. THE TOP OF THE MULCH SURFACE SHALL BE 1" BELOW ADJACENT EDGING.
- AREAS TO BE WOOD MULCHED SHALL BE TREATED WITH "TREFLAN" GRANULAR PRE-EMERGENT HERBICIDE ACCORDING TO MFR. SPECIFICATIONS. AREAS SHALL BE FINE GRADED PRIOR TO HERBICIDE APPLICATION, REMOVING ALL DEBRIS, ROCKS, ETC. OVER 1" DIA. EVEN DISTRIBUTION OF HERBICIDE IS IMPERATIVE.
- PLANTING PITS (LOCATED WITHIN SOD OR SEED AREAS NOT BORDERED BY STEEL EDGING) SHALL BE MULCHED WITH SHREDDED CEDAR WOOD MULCH (3" MAX. SIZE). MULCH SHALL BE PLACED IN UNIFORM 2" THICK LAYER OVER AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT. INDIVIDUAL PLANTING PITS SHALL HAVE CIRCULAR OUTLINES. WHERE SHRUB GROUPINGS OCCUR, MULCH SHALL FORM A CONTINUOUS, CURVILINEAR HAND SPADED EDGE OUTLINE.
- STEEL EDGING SHALL BE 1/8"x6"x20" SIZED STEEL STRAP (OR APPROVED EQUAL). STEEL SHALL BE INSTALLED VERTICALLY AND BOLTED AT THE JOINTS. TOP OF STEEL SHALL BE 1" ABOVE SOD (OR MULCH) GRADE. STEEL SHALL BE NOTCHED FOR DRAINAGE AT LOW POINTS. STEEL EDGING SHALL BE INSTALLED WHERE NECESSARY (OR SHOWN ON PLAN DRAWINGS) TO SEPARATE TURF AREAS FROM MULCHED AREAS.
- BOULDERS SHALL BE 21 SELECTED PIECES OF "RHVYLITE" ROCK, RANGING BETWEEN 2'x3'x4' TO 3'x4'x5' IN SIZE. APPROX. 25% OF THE BULK OF THE BOULDER SHALL BE PLACED BELOW GRADE. BOULDER PLACEMENT SHALL BE ACCORDING TO PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.



NOTE: LOT 1 WILL REQUIRE SEPARATE FINAL PD SITE PLAN

MATCHLINE (SEE SECTION C)

**Galloway, Romero & Associates**  
Design Engineering Planning  
5350 DTC Parkway  
Greenwood Village, Colorado 80111  
Tel: (303) 770-8884  
Fax: (303) 770-3636

**MICHAEL L. STAHL, INC.**  
LANDSCAPE ARCHITECT  
6780 East Union Avenue  
Denver, Colorado 80237  
Tel: 303-779-6601  
Fax: 303-779-6675  
E-mail: MLSTAHL@aol.com

DATE	DESCRIPTION
11/20/00	DESIGNATION: TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 10/24/00
1/29/01	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/15/00
3/21/01	REVISED TO ADDRESS TOWN COMMENTS BY LETTER MEMORANDUM DATED 3/27/01
4/4/01	REVISED TO ADDRESS PLANNING COMMISSION APPROVAL CONDITIONS
4/16/01	REVISED TO ADDRESS TOWN APPROVAL CONDITIONS AND LOCAL ORDINANCE
5/17/01	CONDITIONAL FINAL PLAT REVIEW

DATE:	AUGUST 18, 2000
PROJECT NO.:	HD04
DRAWN BY:	MLS
CHECKED BY:	DAG
GRA DISKFILE:	HD04.DLS

**FINAL PD SITE PLAN**  
**COOPER HOOK/MAIN PLACE**  
**FILING No. 1, LOT 1**  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO

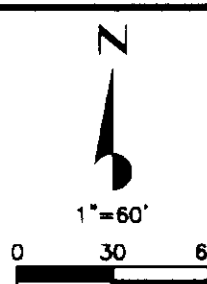
SHEET TITLE  
**LANDSCAPE PLAN**  
SECTION D  
**18 of 21**  
SHEET NUMBER

# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**THE HOME DEPOT**  
 West Coast Support Center  
 370 Corporate Drive North  
 Tukwila, WA 98188  
 Tel: (206) 574-3576  
 Fax: (206) 574-3489

**Galloway, Romero & Associates**  
 Design Engineering Planning  
 5350 DTC Parkway  
 Greenwood Village, Colorado 80111  
 Tel: (303) 770-8884  
 Fax: (303) 770-3636



### LIGHT SCHEDULE

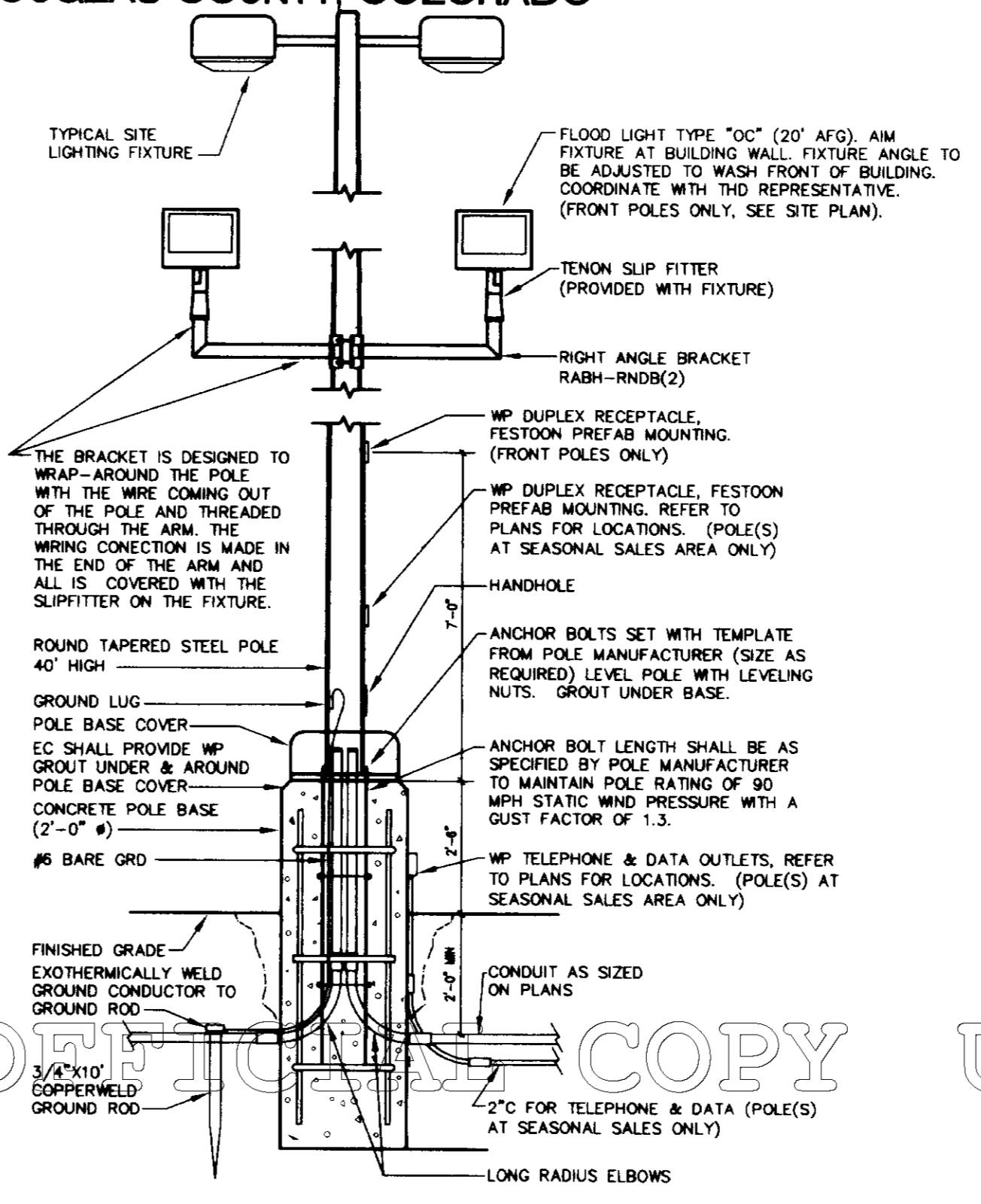
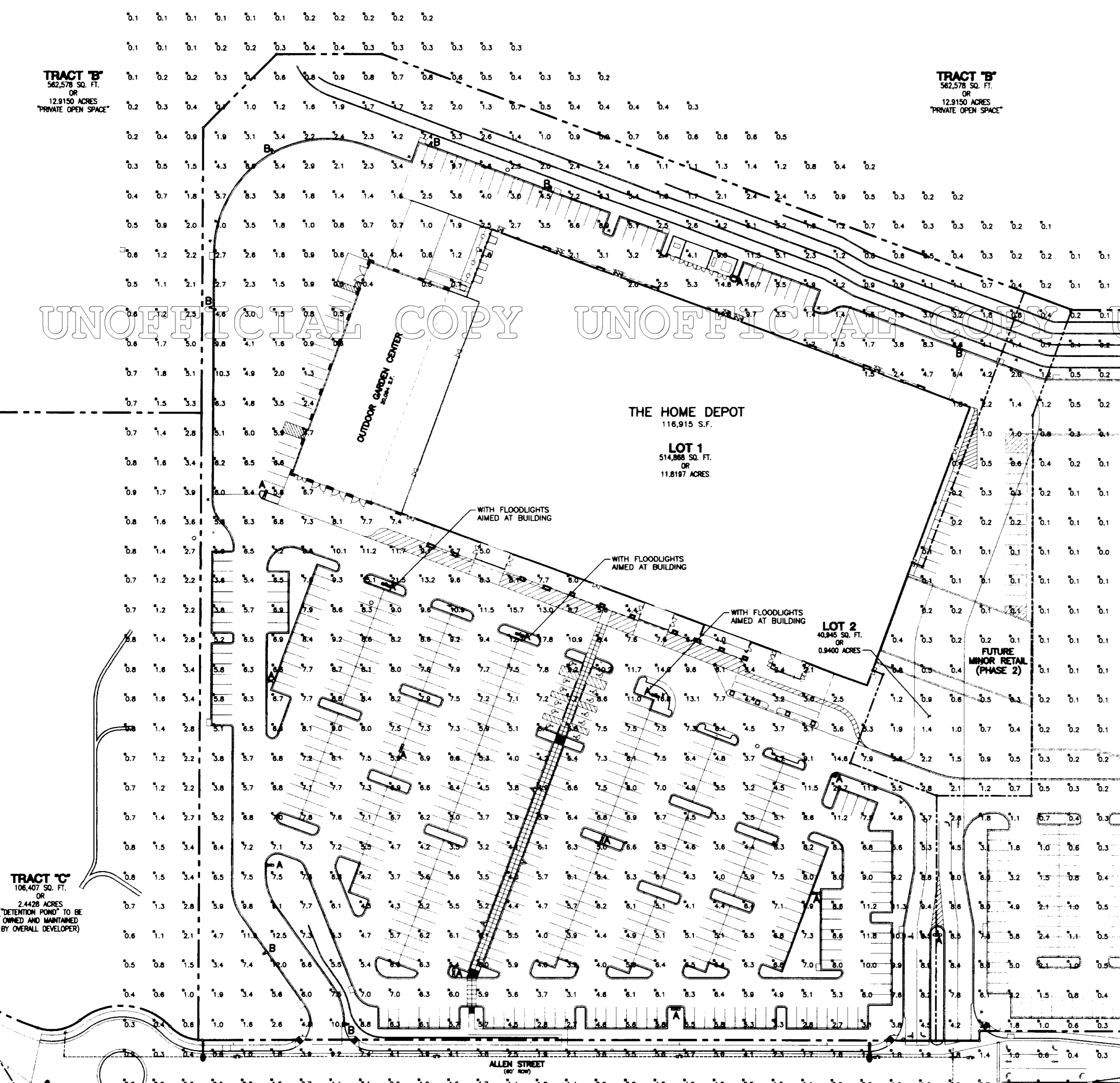
- A. 1000W SITE LIGHT  
MOUNTING HEIGHT: 40 FEET  
MCGRAW EDISON GLA91225AR-BZ
- B. 1000W SITE LIGHT  
MOUNTING HEIGHT: 40 FEET  
MCGRAW EDISON GLA912253V-BZ  
AT PERIMETER ONLY

### SITE SUMMARY

AVERAGE: 3.8 FOOT CANDLES  
 MAXIMUM: 21.5 FOOT CANDLES  
 MINIMUM: 0 FOOT CANDLES  
 AVG./MIN: 0 FOOT CANDLES  
 AVG./MAX: 0 FOOT CANDLES

### NOTE:

SEVENTY PERCENT OF THE PARKING LOT LIGHTING SHALL BE TURNED OFF 1.5 HOURS AFTER CLOSING, WITH THE EXCEPTION OF SECURITY LIGHTS PLACED ON BUILDING. IN THE CASE OF TWENTY-FOUR HOUR OPERATION, PERIMETER LIGHTING WILL BE TURNED OFF BY 11:30 PM



### GL GALLERIA

- Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in polyester powder coat.
- Ballast tray is hard-mounted to housing interior for cooler operation.
- Long-life core and coil ballast.
- Spun and stamped aluminum reflector in vertical lamp units or hydroformed anodized aluminum reflector in horizontal lamp units.
- Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in polyester powder coat. (Spider mount unit has steel door).
- Convex tempered glass lens.
- Mogul-base porcelain socket.
- Approximate net weight: 66-83 lbs. (30-37 kgs.)

400W-1000W  
 High Pressure Sodium, Metal Halide  
**ARCHITECTURAL AREA LIGHT**

The Galleria achieves superior light distribution by utilizing a seamless reflector system, making it the optimum choice for almost any large area lighting application. U.L. listed for wet locations. CSA certified.

Beam Mount      Spider Mount

DATE: 11/20/00  
 PROJECT No.: HD04  
 DRAWN BY: EMR  
 CHECKED BY: JNA  
 GRA DISKFILE: HD04PLT

FINAL PD SITE PLAN  
**COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1**  
 I-26 and FOUNDERS PARKWAY  
 CASTLE ROCK, COLORADO



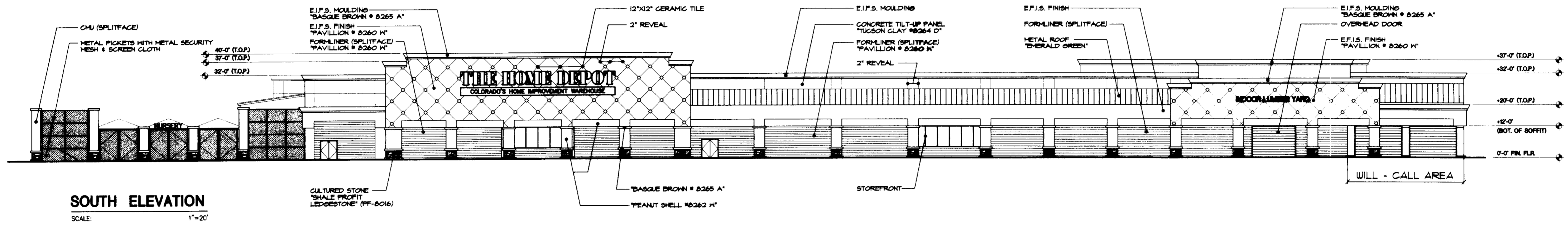
# COOPER HOOK/MAIN PLACE FILING No. 1, LOT 1, FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67  
WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



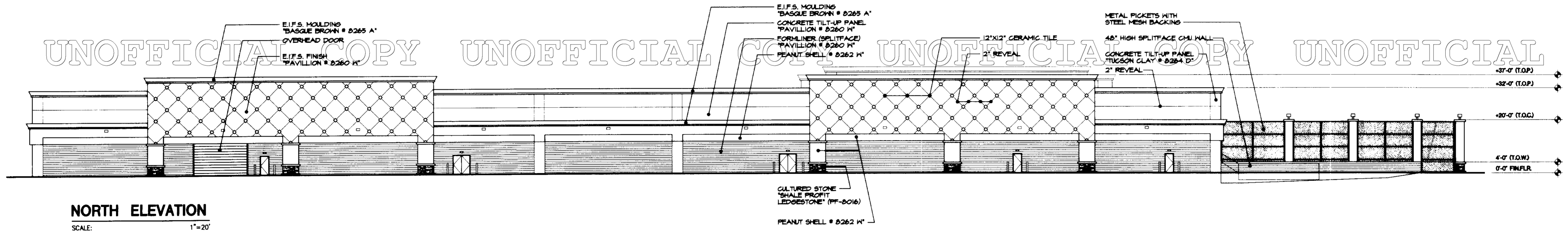
**THE HOME DEPOT**  
West Coast Support Center  
370 Corporate Drive North  
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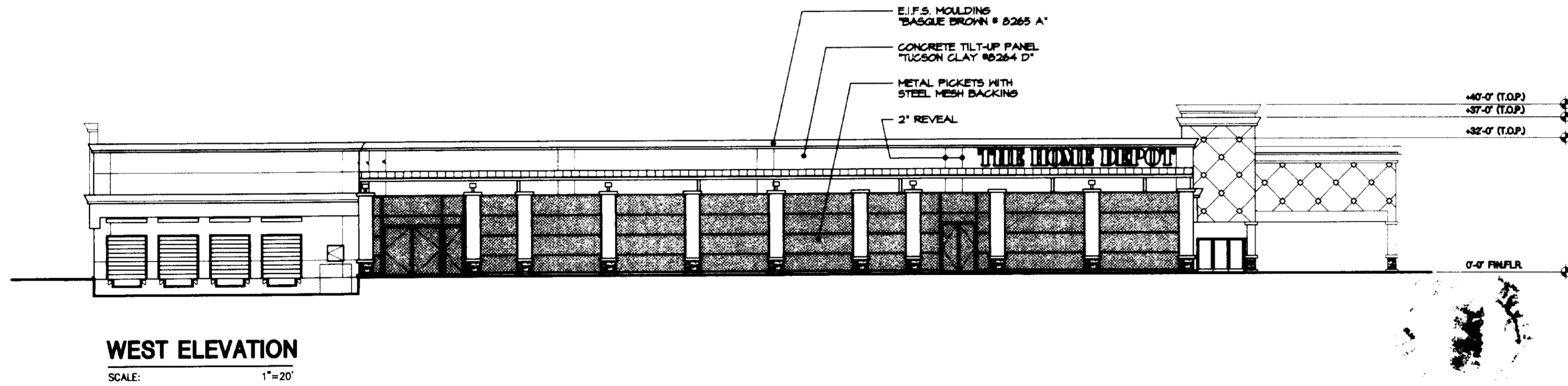
**SOUTH ELEVATION**

SCALE: 1"=20'



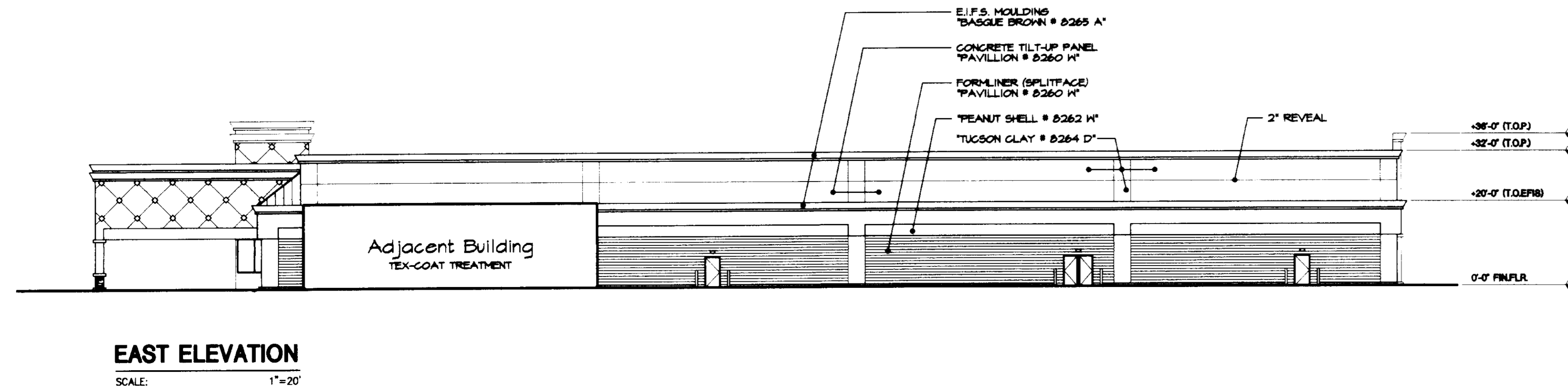
**NORTH ELEVATION**

SCALE: 1"=20'



**WEST ELEVATION**

SCALE: 1"=20'



**EAST ELEVATION**

SCALE: 1"=20'

NOTE:  
ROOF TOP UNITS TO BE PAINTED  
SAME AS ROOF.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

DATE	DESCRIPTION
11/20/00	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 10/26/00
1/29/01	RESPONSE TO TOWN OF CASTLE ROCK WRITTEN COMMENTS DATED 12/10/00
3/21/01	REVISION TO ADDRESS TOWN COMMENTS BY LETTERS DATED 2/27/01 AND 3/7/01
4/4/01	REVISION TO ADDRESS TOWN COMMENTS BY MEMORANDUM DATED 3/27/01
4/16/01	REVISION TO ADDRESS PLANNING COMMISSION APPROVAL CONDITIONS

DATE:	AUGUST 18, 2000
PROJECT No:	H004
DRAWN BY:	SEF
CHECKED BY:	DAG
GRA DISKFILE:	H004pEL

FINAL PD SITE PLAN  
**COOPER HOOK/MAIN PLACE**  
**FILING No. 1, LOT 1**  
I-25 and FOUNDERS PARKWAY  
CASTLE ROCK, COLORADO