



# PLAT IDENTIFICATION SHEET

✓ **Castle Rock Shoppes, LLC**

\_\_\_\_\_  
Grantor (owner)

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$131.00  
14 PGS  
# 2007012848  
02/09/2007 03:24 PM

\_\_\_\_\_  
Grantor (owner)

✓ **Cooper Hook/Main Place 1, Lot 2A Final PD Site Plan**

\_\_\_\_\_  
Grantee (name of plat or condo)

UNOFFICIAL COPY

\_\_\_\_\_  
Grantee (name of plat or condo)

**Subdivision Info: Cooper Hook/Main Place Filing: 1 Lot 2A**

**Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_**

✓ 26

7

67

\_\_\_\_\_  
**Section**

\_\_\_\_\_  
**Township**

\_\_\_\_\_  
**Range**

**Cross Reference numbers: (reception #s or book and page)**

2006008963

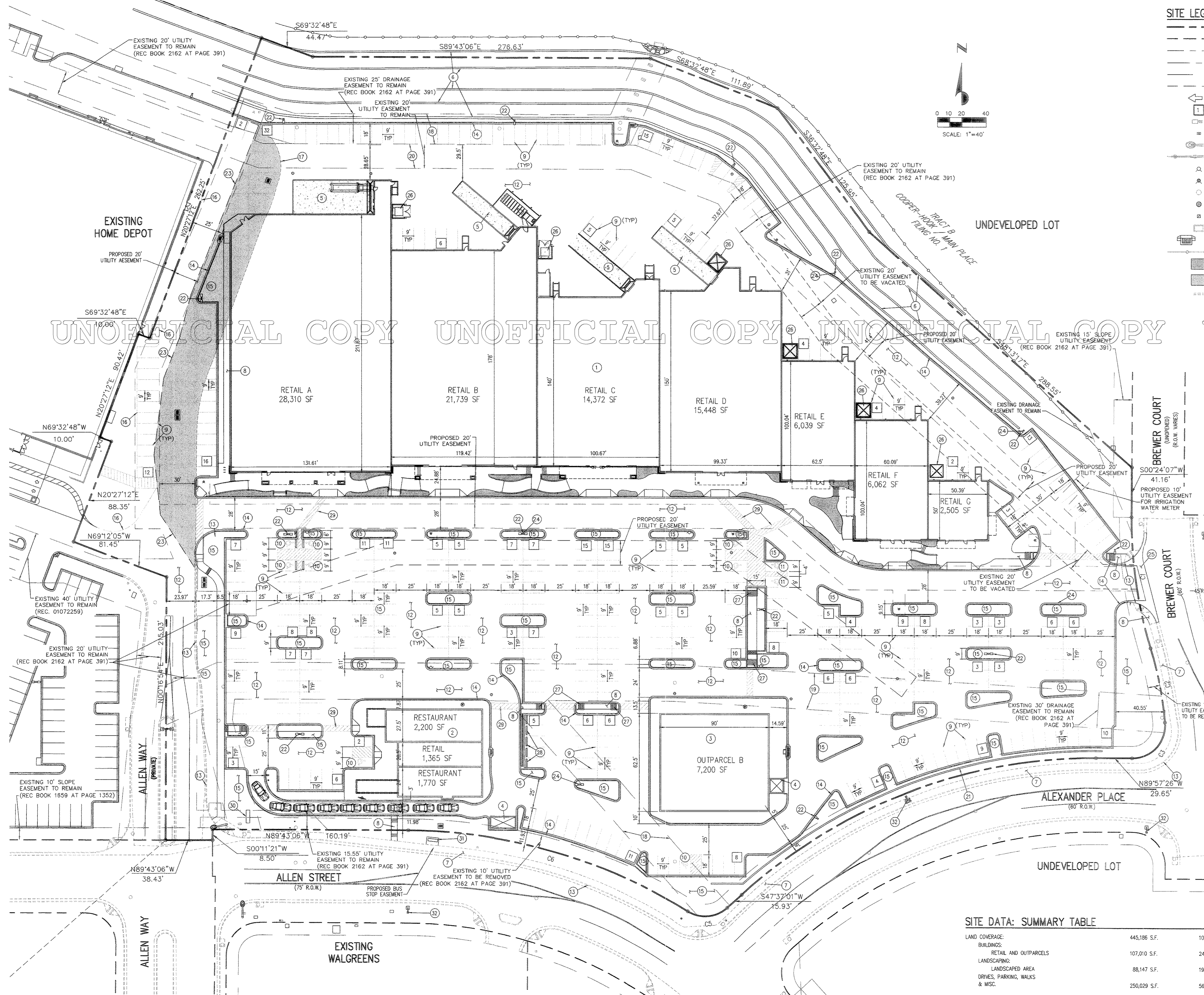
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# FINAL PD SITE PLAN

## LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1

### 2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- #### SITE LEGEND
- PROPERTY BOUNDARY LINE
  - ADJACENT PROPERTY BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - EXISTING EASEMENT BOUNDARY LINE
  - PROPOSED EASEMENT BOUNDARY LINE
  - TRAFFIC DIRECTION
  - PARKING COUNT
  - SITE LIGHTING
  - WALL PACK LIGHT
  - STREET LIGHT
  - EXISTING TRAFFIC POLE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - EXISTING MANHOLE COVER
  - PROPOSED MANHOLE COVER
  - UTILITY PEDESTAL
  - EXISTING INLET
  - PROPOSED INLET
  - EXISTING FENCE TO REMAIN
  - PROPOSED PLANTING AREA
  - EXISTING ASPHALT TO BE REMOVED
  - EXISTING CURB AND GUTTER
- #### SITE LEGEND
- 1 PROPOSED 94,475 SF INLINE RETAIL
  - 2 PROPOSED 5,335 SF PHASE II OUT PARCEL A
  - 3 PROPOSED 7,200 SF PHASE II OUT PARCEL B
  - 4 PROPOSED PHASE II TRASH ENCLOSURE
  - 5 PROPOSED TRUCK DOCK
  - 6 EXISTING RETAINING WALLS TO REMAIN
  - 7 EXISTING SIDEWALK TO REMAIN
  - 8 PROPOSED 5' SIDEWALK
  - 9 PROPOSED 9'x18' TYPICAL PARKING SPACE
  - 10 PROPOSED 9' x 18' VAN ACCESSIBLE HANDICAP PARKING
  - 11 PROPOSED 9' x 18' HANDICAP PARKING
  - 12 ASPHALT PARKING - REFER TO GEOTECHNICAL REPORT
  - 13 EXISTING CURB AND GUTTER TO REMAIN
  - 14 PROPOSED 6" VERTICAL CURB & GUTTER WITH 1" PAN
  - 15 PROPOSED LANDSCAPE AREA
  - 16 PROPOSED STRIPING ON EXISTING PAVEMENT
  - 17 EXISTING EDGE OF ASPHALT
  - 18 25' DRAINAGE EASEMENT BY PLAT
  - 19 30' DRAINAGE EASEMENT BY PLAT
  - 20 EXISTING 20' UTILITY EASEMENT BY PLAT
  - 21 PROPOSED RETAINING WALL
  - 22 PROPOSED SITE LIGHTS
  - 23 PROPOSED SAW CUT LINE
  - 24 PROPOSED "NO PARKING, FIRE LINE" SIGN TO BE MOUNTED ON SITE LIGHTS POLES WHEN APPLICABLE
  - 25 PROPOSED 6" CROSS PAN
  - 26 PROPOSED TRASH ENCLOSURE
  - 27 PROPOSED RAMP
  - 28 PROPOSED WHEEL STOP
  - 29 PROPOSED CROSSWALK STRIPING
  - 30 PROPOSED MONUMENT SIGN
  - 31 6'x10' PROPOSED BUS STOP PAD WITH BENCH (MODEL # GTB600)
  - 32 EXISTING SITE LIGHT TO REMAIN

#### LANDSCAPING WITHIN PARKING AREA

13,669.0 SF REQUIRED  
14,712.4 SF PROVIDED

#### PARKING SPACE TABLE

BUILDING	USE	SQ FT	CITY RECD PER 1,000 SF	PROVIDED
RETAIL A	RETAIL	28,310 SF		
RETAIL B	RETAIL	21,739 SF		
RETAIL C	RETAIL	14,372 SF		
RETAIL D	RETAIL	15,448 SF		
RETAIL E	RETAIL	6,039 SF		
RETAIL F	RETAIL	6,082 SF		
RETAIL G	RETAIL	2,505 SF		
OUT PARCEL A	RESTAURANT	5,335 SF		
OUT PARCEL B	RETAIL	7,200 SF		
TOTAL		107,010 SF	4 MIN-4.5 MAX	428-482

#### CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	17°28'31"	355.00'	108.28'	S08°20'08"E	107.86'
C2	12°07'05"	295.00'	62.39'	S11°00'51"E	62.28'
C3	94°59'53"	27.00'	44.77'	S42°32'38"W	39.81'
C4	42°25'33"	430.00'	318.40'	S68°49'48"W	311.18'
C5	74°14'12"	27.00'	34.98'	S84°44'07"W	32.59'
C6	31°34'20"	438.50'	241.63'	N73°55'56"W	238.58'

#### SITE DATA: SUMMARY TABLE

LAND COVERAGE:	445,186 S.F.	100.0%	10.22 ACRES
BUILDINGS:			
RETAIL AND OUTPARCELS:	107,010 S.F.	24.04%	2.455 ACRES
LANDSCAPING:	88,147 S.F.	19.80%	2.024 ACRES
DRIVES, PARKING, WALKS & MISC.:	250,029 S.F.	56.16%	5.741 ACRES

DES.	DRAWN	DATE					
ST.	ST.						
REV.	NO.	DATE					

**Galloway, Romero & Associates**  
Design Engineering Planning  
3250 DTC Parkway, Suite 200  
Denver, CO 80111  
Tel: (303) 770-8884  
Fax: (303) 770-3636

**MRV, INC**  
3501 SW FARLAW ROAD, SUITE 200  
LOREKA, IA 66614

PROFESSIONAL ENGINEER

MRV  
LOT 2, COOPER HOOK/MAIN PLACE FILING NO.1,  
COUNTY OF DOUGLAS  
ALLEN STREET & ALLEN WAY  
CASTLE ROCK, CO

Project No: ZM35  
Sheet Scale: 1"=40'  
Designed By: JLF  
Drawn By: RDG  
Date: JULY, 2006  
Disk File: Zm35\_P\_02-Site

**SITE PLAN**

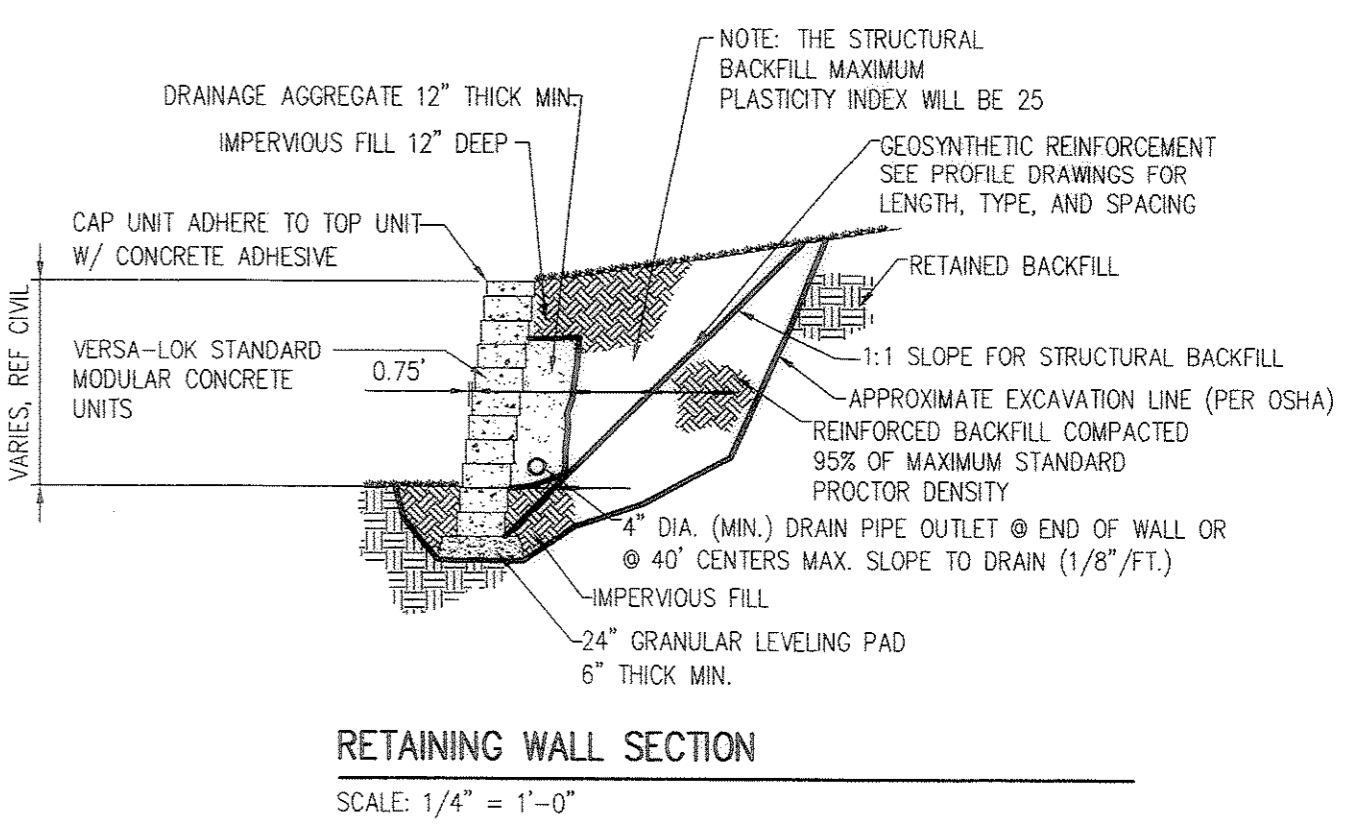
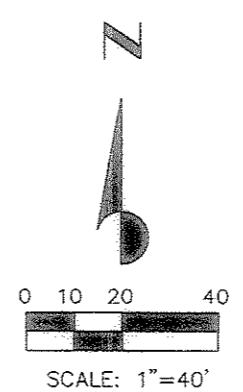
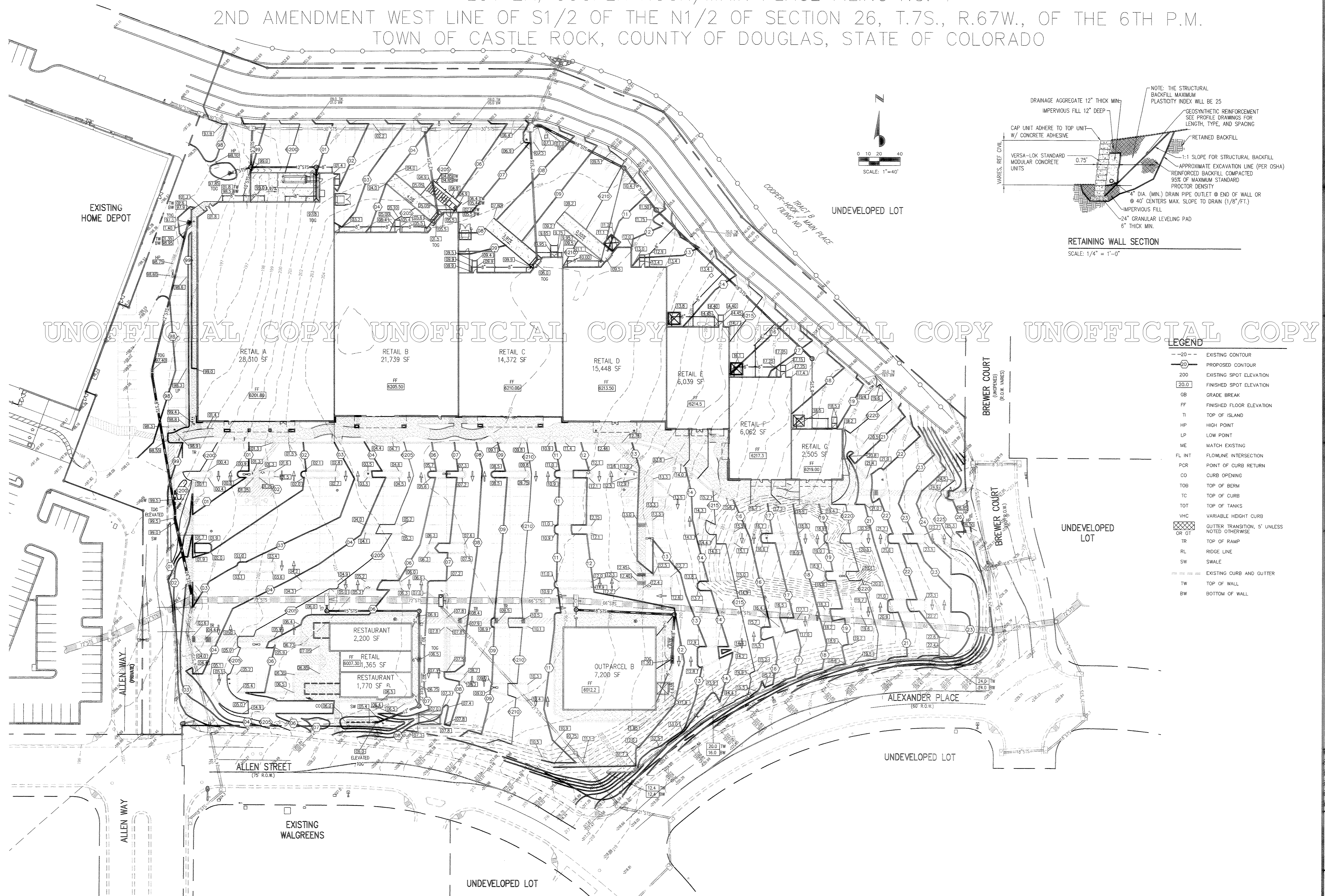
FPD 06-007

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# FINAL PD SITE PLAN

LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1

2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

**LEGEND**

---20---	EXISTING CONTOUR
—20—	PROPOSED CONTOUR
200	EXISTING SPOT ELEVATION
20.0	FINISHED SPOT ELEVATION
GB	GRADE BREAK
FF	FINISHED FLOOR ELEVATION
TI	TOP OF ISLAND
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
FL INT	FLOWLINE INTERSECTION
PCR	POINT OF CURB RETURN
CO	CURB OPENING
TOB	TOP OF BERM
TC	TOP OF CURB
TOT	TOP OF TANKS
VHC	VARIABLE HEIGHT CURB
OR GT	GUTTER TRANSITION, 5' UNLESS NOTED OTHERWISE
TR	TOP OF RAMP
RL	RIDGE LINE
SW	SWALE
---	EXISTING CURB AND GUTTER
TW	TOP OF WALL
BW	BOTTOM OF WALL

DES. BY	DATE
DRAWN BY	
REVISION	
No.	

**Galloway, Romero & Associates**  
Design Engineering Planning  
5350 DTC Parkway, Suite 8011  
Denver, CO 80239  
Tel: (303) 770-8880  
Fax: (303) 770-3636

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3501 SW FARLAIN ROAD, SUITE 200  
TOLEKA, KS 66614

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CASTLE ROCK, CO

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Drawn By: RDG  
Date: JULY, 2006  
Disk File: Zm35\_P\_03-Grad

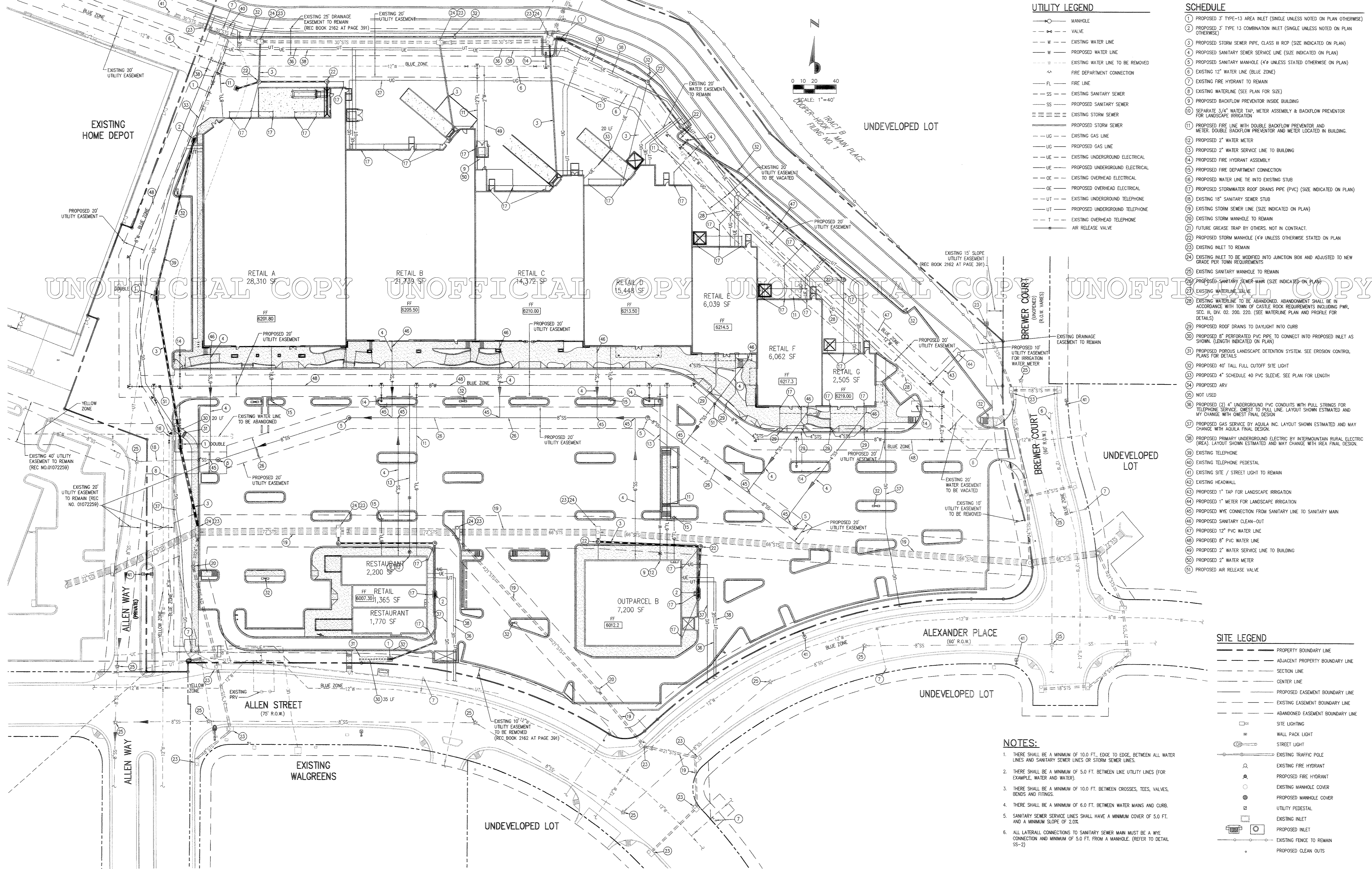
**GRADING PLAN**  
FPD 06-007

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# FINAL PD SITE PLAN

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### UTILITY LEGEND

- MANHOLE
- ⊕ VALVE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE TO BE REMOVED
- FIRE DEPARTMENT CONNECTION
- FL FIRE LINE
- EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS LINE
- UG PROPOSED GAS LINE
- UE EXISTING UNDERGROUND ELECTRICAL
- UE PROPOSED UNDERGROUND ELECTRICAL
- OE EXISTING OVERHEAD ELECTRICAL
- OE PROPOSED OVERHEAD ELECTRICAL
- UT EXISTING UNDERGROUND TELEPHONE
- UT PROPOSED UNDERGROUND TELEPHONE
- T EXISTING OVERHEAD TELEPHONE
- AIR RELEASE VALVE

### SCHEDULE

- 1 PROPOSED 3" TYPE-13 AREA INLET (SINGLE UNLESS NOTED ON PLAN OTHERWISE)
- 2 PROPOSED 3" TYPE 13 COMBINATION INLET (SINGLE UNLESS NOTED ON PLAN OTHERWISE)
- 3 PROPOSED STORM SEWER PIPE, CLASS III RCP (SIZE INDICATED ON PLAN)
- 4 PROPOSED SANITARY SEWER SERVICE LINE (SIZE INDICATED ON PLAN)
- 5 PROPOSED SANITARY MANHOLE (4" UNLESS STATED OTHERWISE ON PLAN)
- 6 EXISTING 12" WATER LINE (BLUE ZONE)
- 7 EXISTING FIRE HYDRANT TO REMAIN
- 8 EXISTING WATERLINE (SEE PLAN FOR SIZE)
- 9 PROPOSED BACKFLOW PREVENTOR INSIDE BUILDING
- 10 SEPARATE 3/4" WATER TAP, METER ASSEMBLY & BACKFLOW PREVENTOR FOR LANDSCAPE IRRIGATION
- 11 PROPOSED FIRE LINE WITH DOUBLE BACKFLOW PREVENTOR AND METER, DOUBLE BACKFLOW PREVENTOR AND METER LOCATED IN BUILDING
- 12 PROPOSED 2" WATER METER
- 13 PROPOSED 2" WATER SERVICE LINE TO BUILDING
- 14 PROPOSED FIRE HYDRANT ASSEMBLY
- 15 PROPOSED FIRE DEPARTMENT CONNECTION
- 16 PROPOSED WATER LINE TIE INTO EXISTING STUB
- 17 PROPOSED STORMWATER ROOF DRAINS PIPE (PVC) (SIZE INDICATED ON PLAN)
- 18 EXISTING 18" SANITARY SEWER MAIN
- 19 EXISTING STORM SEWER LINE (SIZE INDICATED ON PLAN)
- 20 EXISTING STORM MANHOLE TO REMAIN
- 21 FUTURE GREASE TRAP BY OTHERS, NOT IN CONTRACT.
- 22 PROPOSED STORM MANHOLE (4" UNLESS OTHERWISE STATED ON PLAN)
- 23 EXISTING INLET TO REMAIN
- 24 EXISTING INLET TO BE MODIFIED INTO JUNCTION BOX AND ADJUSTED TO NEW GRADE PER TOWN REQUIREMENTS
- 25 EXISTING SANITARY MANHOLE TO REMAIN
- 26 PROPOSED SANITARY SEWER MAIN (SIZE INDICATED ON PLAN)
- 27 EXISTING WATERLINE VALVE
- 28 EXISTING WATERLINE TO BE ABANDONED. ABANDONMENT SHALL BE IN ACCORDANCE WITH TOWN OF CASTLE ROCK REQUIREMENTS INCLUDING PWR, SEC. III, DIV. 02, 200, 220. (SEE WATERLINE PLAN AND PROFILE FOR DETAILS)
- 29 PROPOSED ROOF DRAINS TO DAYLIGHT INTO CURB
- 30 PROPOSED 8" PERFORATED PVC PIPE TO CONNECT INTO PROPOSED INLET AS SHOWN. (LENGTH INDICATED ON PLAN)
- 31 PROPOSED PERIODIC LANDSCAPE DETENTION SYSTEM. SEE EROSION CONTROL PLANS FOR DETAILS
- 32 PROPOSED 40" TALL FULL CUTOFF SITE LIGHT
- 33 PROPOSED 4" SCHEDULE 40 PVC SLEEVE. SEE PLAN FOR LENGTH
- 34 PROPOSED ARV
- 35 NOT USED
- 36 PROPOSED (2) 4" UNDERGROUND PVC CONDUITS WITH PULL STRINGS FOR TELEPHONE SERVICE. WEST TO PULL LINE. LAYOUT SHOWN ESTIMATED AND MAY CHANGE WITH WEST FINAL DESIGN
- 37 PROPOSED GAS SERVICE BY AQUILA INC. LAYOUT SHOWN ESTIMATED AND MAY CHANGE WITH AQUILA FINAL DESIGN
- 38 PROPOSED PRIMARY UNDERGROUND ELECTRIC BY INTERMOUNTAIN RURAL ELECTRIC (IREA). LAYOUT SHOWN ESTIMATED AND MAY CHANGE WITH IREA FINAL DESIGN
- 39 EXISTING TELEPHONE
- 40 EXISTING TELEPHONE PEDESTAL
- 41 EXISTING SITE / STREET LIGHT TO REMAIN
- 42 EXISTING HEADWALL
- 43 PROPOSED 1" TAP FOR LANDSCAPE IRRIGATION
- 44 PROPOSED 1" TAP FOR LANDSCAPE IRRIGATION
- 45 PROPOSED WYE CONNECTION FROM SANITARY LINE TO SANITARY MAIN
- 46 PROPOSED SANITARY CLEAN-OUT
- 47 PROPOSED 12" PVC WATER LINE
- 48 PROPOSED 8" PVC WATER LINE
- 49 PROPOSED 2" WATER SERVICE LINE TO BUILDING
- 50 PROPOSED 2" WATER METER
- 51 PROPOSED AIR RELEASE VALVE

### SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- PROPOSED EASEMENT BOUNDARY LINE
- EXISTING EASEMENT BOUNDARY LINE
- ABANDONED EASEMENT BOUNDARY LINE
- SITE LIGHTING
- ⊕ WALL PACK LIGHT
- ⊕ STREET LIGHT
- ⊕ EXISTING TRAFFIC POLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING MANHOLE COVER
- ⊕ PROPOSED MANHOLE COVER
- ⊕ UTILITY PEDESTAL
- ⊕ EXISTING INLET
- ⊕ PROPOSED INLET
- ⊕ EXISTING FENCE TO REMAIN
- ⊕ PROPOSED CLEAN OUTS

### NOTES:

1. THERE SHALL BE A MINIMUM OF 10.0 FT. EDGE TO EDGE, BETWEEN ALL WATER LINES AND SANITARY SEWER LINES OR STORM SEWER LINES.
2. THERE SHALL BE A MINIMUM OF 5.0 FT. BETWEEN LIKE UTILITY LINES (FOR EXAMPLE, WATER AND WATER).
3. THERE SHALL BE A MINIMUM OF 10.0 FT. BETWEEN CROSSES, TEES, VALVES, BONDS AND FITTINGS.
4. THERE SHALL BE A MINIMUM OF 6.0 FT. BETWEEN WATER MAINS AND CURB.
5. SANITARY SEWER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 5.0 FT. AND A MINIMUM SLOPE OF 2.0%.
6. ALL LATERAL CONNECTIONS TO SANITARY SEWER MAIN MUST BE A WYE CONNECTION AND MINIMUM OF 5.0 FT. FROM A MANHOLE. (REFER TO DETAIL SS-2)

DATE	
DESIGNED BY	JLF
DRAWN BY	RDG
DATE	JULY, 2006
DISK FILE	Zm35_P_04-UT1
<b>PRELIMINARY UTILITY PLAN</b>	
Project No: ZM35	
Sheet Scale: 1"=40'	
Drawn By: JLF	
Date: JULY, 2006	
Disk File: Zm35_P_04-UT1	
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MRV, INC  
3501 SW FARLAWAY ROAD, SUITE 200  
TULSA, OK 74119

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LOT 2, COOPER HOOK/MAIN PLACE FILING NO.1,  
COUNTY OF DOUGLAS

ALLEN STREET & ALLEN WAY  
CASTLE ROCK, CO

Project No: ZM35

Sheet Scale: 1"=40'

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Date: JULY, 2006

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**PRELIMINARY UTILITY PLAN**

Project No: ZM35

Sheet Scale: 1"=40'

Drawn By: JLF

Date: JULY, 2006

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**PRELIMINARY UTILITY PLAN**

Project No: ZM35

Sheet Scale: 1"=40'

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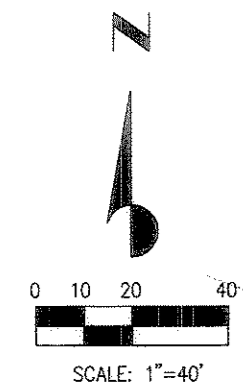
Disk File: Zm35\_P\_04-UT1

**PRELIMINARY UTILITY PLAN**

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2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



## TREE REQUIREMENTS

DUE TO SITE CONSTRAINTS, THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO WITH A REDUCTION IN THE NUMBER OF REQUIRED TREES FROM 89 TO 75

## LANDSCAPE LEGEND:

SYM	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	HT/SPD	REMARKS	IRRIGATION DEMAND
BHS	PICEA DENSATA	BLACK HILLS SPRUCE	5	6'	20'x10'	B & B	MODERATE

## EVERGREEN TREES

HAC	CELTS OCCIDENTALIS	WESTERN HACKBERRY	9	2"	60'x40'	B & B	LOW
MAR	FRAXINUS PENNSYLVANICA 'MARSHALL'S ASH'	MARSHALL SEEDLESS ASH	13	2"	50'x35'	B & B	LOW
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	17	2"	50'x40'	B & B	LOW
IMP	GLEDITSIA TRIACANTHOS 'INERMIS IMPERIAL'	IMPERIAL HONEYLOCUST	31	2"	35'x25'	B & B	LOW

TOTAL TREES PROVIDED: 75

## EVERGREEN SHRUBS

AND	JUNIPERUS HORIZONTALIS	ANDORRA JUNIPER	197	5 GAL.	2x6		LOW
OLD	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	65	5 GAL.	3x4		LOW

## DECIDUOUS SHRUBS

BMS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	20	5 GAL.	3x4		LOW
BLC	ARONIA MELANOCARPA	BLACK CHOKEBERRY	21	5 GAL.	4x6		MODERATE
GLS	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' SUMAC	14	5 GAL.	2x6		LOW
PBS	PRUNUS BESSEY 'PAWNEE BUTTES'	'PAWNEE BUTTES' SANDCHERRY	16	5 GAL.	4x6		LOW

TOTAL SHRUBS PROVIDED: 335

## ORNAMENTAL GRASSES AND PERENNIALS

MGD	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	84	1 GAL.	2x4		LOW
MAG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	78	1 GAL.	3x3		LOW
FRG	CALAMAGROSIS ARUNDINACEA 'KARL FORSTER'	FEATHER REED GRASS	108	1 GAL.	4x2		MODERATE
AVG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	89	1 GAL.	2x2		LOW
LBS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	227	1 GAL.	2x6		NO ADDITIONAL
REV	CENTRANTHUS RUBER	RED VALERIAN	79	1 GAL.	2x2		MODERATE
DDY	HEMEROCALLIS SPP.	DAYLILY (PEACH COLOR)	156	1 GAL.	1.5x1.5		LOW
PHO	PHLOX SUBULATA	CREeping PHLOX	68	1 GAL.	0.5x1		LOW
CAN	IBERIS SEMPERVIRENS	'CANDYTUFT'	98	1 GAL.	0.5x1		LOW
PPN	PENSTEMON PINIFOLIUS	PINE LEAF PENSTEMON	74	1 GAL.	1.5x1.5		MODERATE
APD	ASTER NOVA-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	76	1 GAL.	2x2		LOW
COZ	COREOPSIS VERTICILLATA 'ZAGREB'	'ZAGREB' COREOPSIS	201	1 GAL.	1x1.5		LOW

TOTAL PERENNIALS PROVIDED: 1306

## TURF

RHIZOMATOUS TALL FESCUE	RTF	10,700 SF	SOD	---	LOW
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## NOTES:

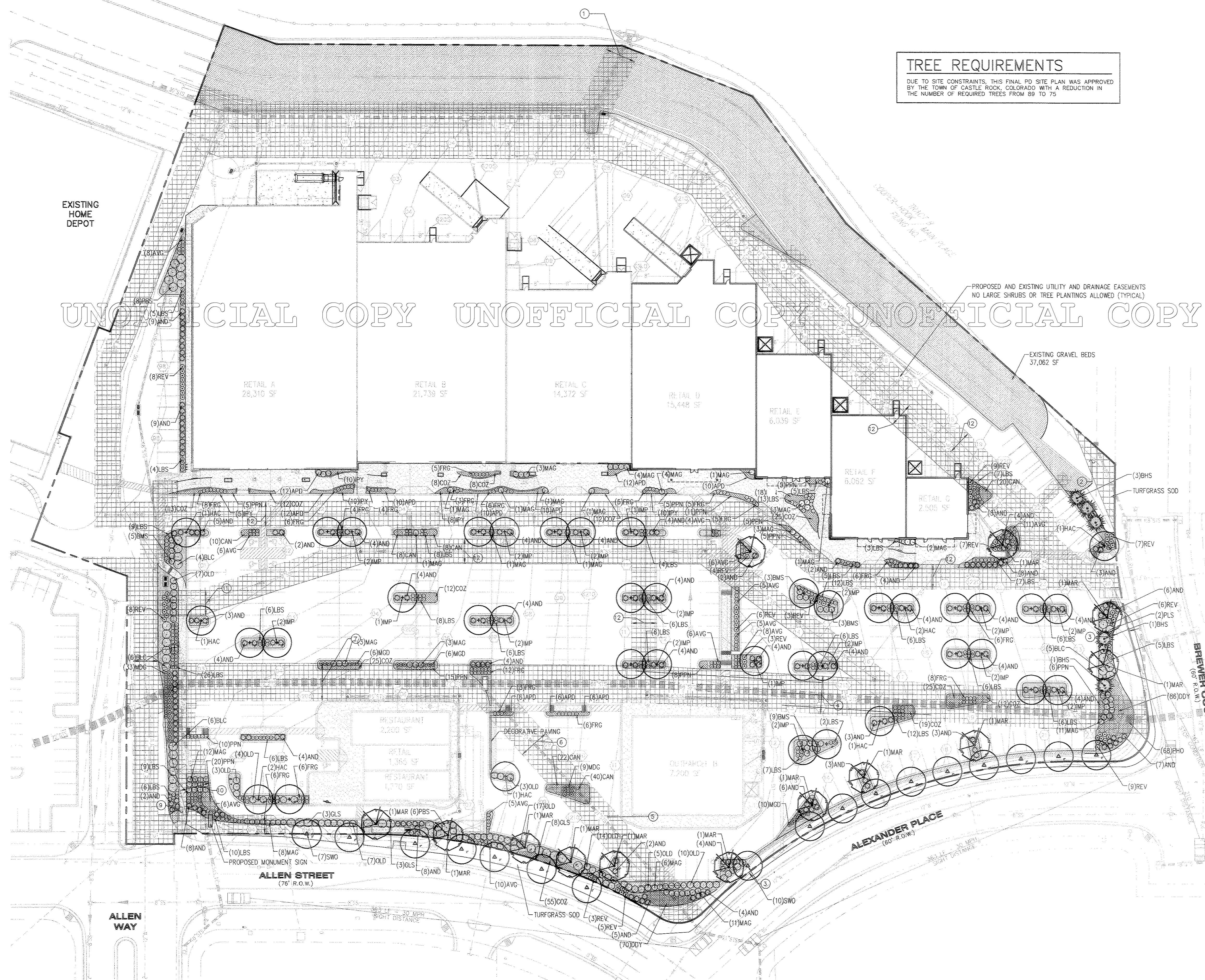
- CONTRACTOR/BIDDER TO VERIFY PLANT QUANTITIES SHOWN IN PLANT SCHEDULE VERSUS PLAN. IF A DISCREPANCY EXISTS, PROVIDE THE GREATER OF THE TWO.
- ALL PLANT MATERIAL SHALL MEET THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- MAINTENANCE SHALL MEET TOWN OF CASTLE ROCK REQUIREMENTS.
- THE SITE AND SURROUNDING LAND USES ARE ZONED PD-COMMERCIAL (B-2 GENERAL BUSINESS DISTRICT).

## EASEMENT SCHEDULE

- EXISTING 25' STORM DRAINAGE EASEMENT BY PLAT, RECEPTION NO. 01072259
- EXISTING STORM DRAINAGE EASEMENT BY PLAT, RECEPTION NO. 01072259
- EXISTING 10' STORM DRAINAGE AND UTILITY EASEMENT BY PLAT, RECEPTION NO. 01072259
- EXISTING 30' STORM DRAINAGE EASEMENT BY PLAT, RECEPTION NO. 2005073483
- EXISTING 25' STORM DRAINAGE EASEMENT BY PLAT, RECEPTION NO. 01072259
- EXISTING 25' STORM DRAINAGE EASEMENT BY PLAT, RECEPTION NO. 2005073483
- EXISTING 30' STORM DRAINAGE EASEMENT BY PLAT, RECEPTION NO. 2005073483
- EXISTING 15.55' UTILITY EASEMENT BY PLAT, RECEPTION NO. 01072259
- EXISTING 10' UTILITY EASEMENT BY PLAT, RECEPTION NO. 01072259
- EXISTING 25' STORM DRAINAGE EASEMENT BY PLAT, RECEPTION NO. 01072259
- EXISTING 20' STORM DRAINAGE EASEMENT BY PLAT, RECEPTION NO. 01072259
- PROPOSED 20' UTILITY EASEMENT BY PLAT

## CERTIFICATION:

TOM KUPCHO - TCR# 4198



DES. BY	DATE
DRAWN BY	
REVISION	
No.	

**Galloway, Romero & Associates**  
Design Engineering Planning  
5350 DTC Parkway, Suite 8011  
Denver, CO 80111  
Tel: (303) 770-8880  
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**MRV, INC**  
3501 SW FARLAW ROAD, SUITE 200  
TOLUCA, KS 66641

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CASTLE ROCK, CO

Project No: ZM35  
Sheet Scale: 1"=40'  
Designed By:  
Drawn By:  
Date: JUL 1, 2008  
Disk File: Zm35\_P\_05-Land

**LANDSCAPE PLAN**  
FPD 06-007  
5 of 13

# FINAL PD SITE PLAN

## LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1

### 2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#### IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION
<b>CONTROLLERS AND SENSORS</b>			
	RAINBIRD	ESP-24MC	24-STATION CONTROLLER, WITH ESP-MC-SS PEDESTAL MOUNT
	RAINBIRD	RSD-BE-X	RAIN SENSOR - MOUNT ON CABINET
<b>POINT OF CONNECTION</b>			
	---	---	1" WATER METER (BY OTHERS)
	FEBCO	MODEL 825YA - 1-1/2"	BACKFLOW PREVENTER W/ WILKINS MODEL 500 PRESSURE REGULATOR SET TO 50 PSI. MOUNT IN STRONGBOX INSULATED ENCLOSURE, MODEL #SBBC-30ALL.
<b>VALVES</b>			
	RAINBIRD	PESB SERIES	REMOTE CONTROL VALVE, SIZE PER PLAN
	RAINBIRD	XCZ-100-B-COM	DRIP CONTROL ZONE KIT, 1" (UP TO 20 GPM) - SEE NOTE BELOW
	RAINBIRD	330LRC	QUICK COUPLER, 3/4"
	NIBCO	T-FP-600	FULL-PORT BALL VALVE, LINE SIZE

NOTE: FOR DRIP VALVE CIRCUITS WITH FLOW RATES BETWEEN 20 AND 40 GPM (1200 GPH AND 2400 GPH), USE RAINBIRD XCZ-150-COM CONTROL ZONE KIT.

#### MAIN LINE/ LATERALS & SLEEVES

	ANY APPROVED	PRESSURIZED PVC MAIN LINE, SIZE PER PLAN - SCH. 40 FOR UP TO 1-1/2", CL. 315 FOR 2" AND 2-1/2", CL. 200 "RING-TITE" W/ DUCTILE IRON FITTINGS FOR 3" AND OVER
	ANY APPROVED	NON-PRESSURIZED LATERAL LINE, CL. 200 PVC, SIZE PER PLAN
	ANY APPROVED	IRRIGATION SLEEVE, SCH. 40 PVC, TWICE SIZE OF PIPE TO BE INSERTED
	ANY APPROVED	CONTROL WIRING SLEEVE, 1/2" SCH. 40 PVC

#### DRIP EMITTER SCHEDULE

PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:

- PLANTS, 1 GALLON AND SMALLER: 1. XB-20PC (2 GPH) EMITTER PER PLANT  
 PLANTS, 5 GALLON: 2. XB-20PC (2 GPH) EMITTERS PER PLANT  
 PLANTS, 15 GALLON: 3. XB-20PC (2 GPH) EMITTERS PER PLANT
- PLANT TREES, 1" TO 2-1/2" CALIPER: 4. PC-07 (7 GPH) EMITTERS PER TREE  
 TREES, 3" TO 4" CALIPER: 7. PC-07 (7 GPH) EMITTERS PER TREE

#### SYSTEM DESIGN NOTES

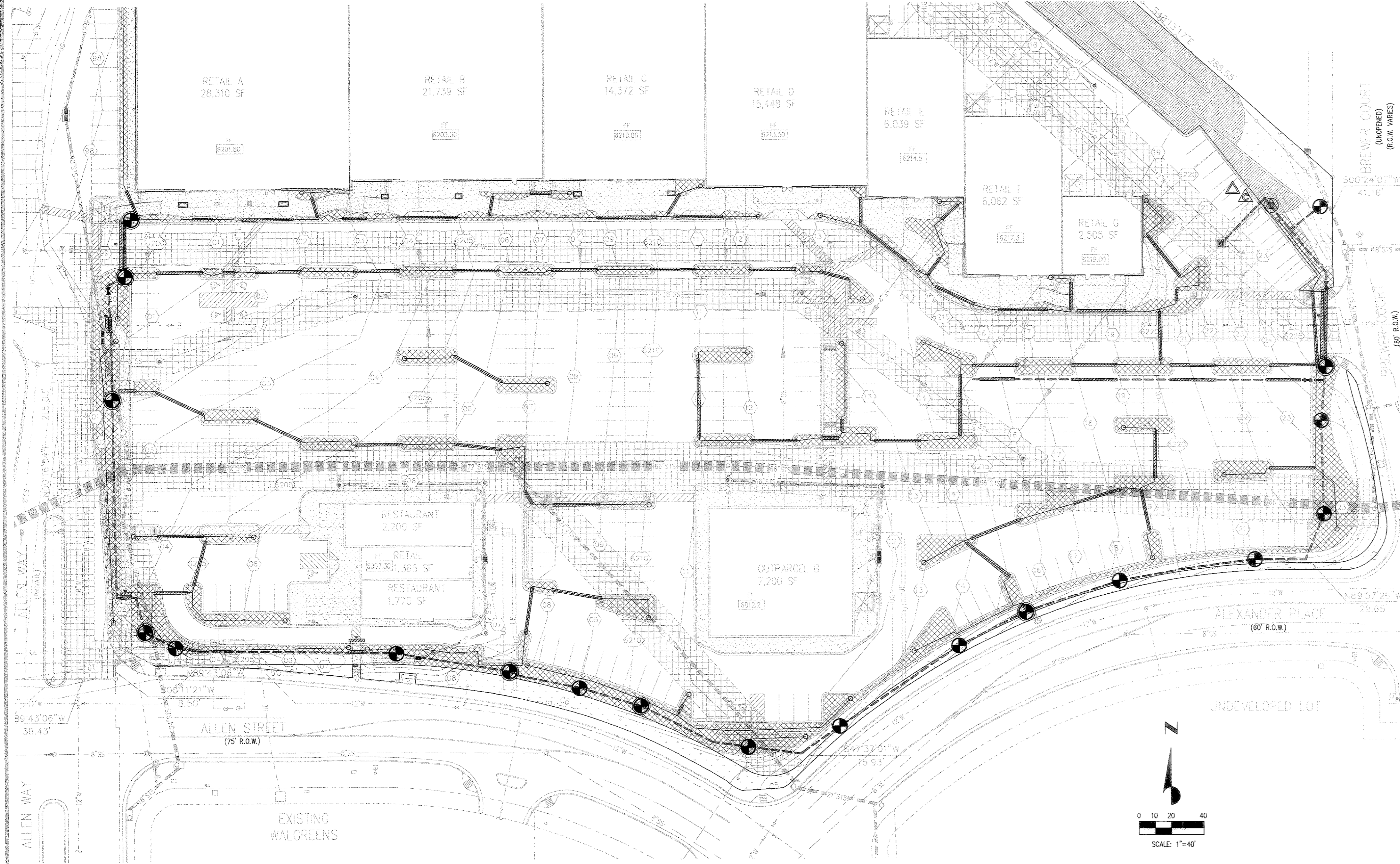
- SYSTEM DESCRIPTION: ALL PLANTING BEDS SHALL BE IRRIGATED WITH DRIP IRRIGATION. ALL TURF AREAS SHALL BE WATERED BY FIXED SPRAY AND ROTOR HEADS. NO OVERHEAD IRRIGATION SHALL BE UTILIZED IN AREAS LESS THAN 10' IN WIDTH.
- METER SIZING: THE PROPOSED 1" WATER METER HAS THE CAPABILITY OF DELIVERING 42 GPM, BASED ON A STATIC PRESSURE OF 100 PSI AT THE POINT OF CONNECTION (PRESSURE VERIFIED WITH THE TOWN OF CASTLE ROCK ON 11/3/06). THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC PRESSURE IN THE FIELD IMMEDIATELY BEFORE BEGINNING INSTALLATION OF THE IRRIGATION SYSTEM.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION EVERY THIRD DAY, FIVE HOURS PER NIGHT. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 11PM AND 4AM.
- THE MAINLINE VELOCITIES SHALL NOT EXCEED FIVE FEET PER SECOND.
- THE IRRIGATION BACKFLOW ASSEMBLY SHALL BE APPROVED BY THE TOWN OF CASTLE ROCK, AS PER PWR, SECTION II, CHAPTER 14.3.17.7; PWR, SECTION II, APPENDIX II-A, DETAILS W-4A, W-4B, WJ-4, AND WJ-5. THE USE OF BACKFLOW PREVENTION TEST COCKS FOR AIR INSERTION IS NOT ALLOWED.

#### IRRIGATION SCHEDULE AND WATER USE CALCULATIONS

Plant type	RTF sod	Shrubs
Irrigation type	Spray	Drip
Soil type	Clay loam	Clay loam
Slope	0%-4%	0%-4%
Landscape Coefficient	Kc 0.8	0.5
Rooting depth	RD 0.5	1
Daily ET (summer)	ET 0.13	0.18
April	ET 0.16	0.20
May	ET 0.20	0.21
June	ET 0.21	0.18
July	ET 0.18	0.14
August	ET 0.14	0.09
September	ET 0.09	
October	ET 0.09	
Available water (by soil type)	AW 2.50	2.50
Infiltration rate (by soil type & slope)	IR 0.20	0.20
Precipitation rate	Pr 1.58	0.26
Irrigation efficiency	IE 0.65	0.90
<b>Irrigation Schedule</b>		
Total water requirement	TW 0.63	1.25
Total run time	min 37	321
Max run time	min 8	46
RD x AW x 0.5 (TW/Pr) x 60E (IR/Pr) x 60 (TW/ET)/Kc		
<b>Irrigation Frequency (in days)</b>		
April	6	19 days
May	5	15 days
June	4	13 days
July	4	12 days
August	4	14 days
September	6	18 days
October	8	27 days
Number of cycles	5	7
Minutes per cycle	7	46
		Total run/Max run Total run/cycles

#### Total Water Requirements

Total area to be irrigated	sf 7,709	24,022 square feet
Gallons per watering	gal 3,612	10,412 gal
<b>Total weekly water</b>		
	RTF sod	Shrubs
	Spray	Drip
April	in. 0.75	0.47
	gal. 4,344	3,913 gal.
May	in. 0.93	0.58
	gal. 5,397	4,862 gal.
June	in. 1.11	0.70
	gal. 6,429	5,792 gal.
July	in. 1.23	0.77
	gal. 7,107	6,402 gal.
August	in. 1.03	0.65
	gal. 5,967	5,375 gal.
September	in. 0.76	0.47
	gal. 4,376	3,942 gal.
October	in. 0.53	0.33
	gal. 3,064	2,760 gal.
<b>Total Annual Water</b>	in. 6.35	3.97 inches
	gal. 36,684	33,047 gallons
<b>Grand Total Annual Water</b>		
	10.32 inches	69,731 gallons
Establishment water (first year only; estimated at 4x water needed for established plants)		
	41.26 inches	278,923 gallons



**CERTIFICATION:**  
TOM KUPCHO - TR# 4198

CALL UTILITY NOTIFICATION  
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MEMBER UTILITIES

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MRV  
LOT 2, COOPER HOOK/MAIN PLACE FILING NO.1,  
COUNTY OF DOUGLAS  
ALLEN STREET & ALLEN WAY  
CASTLE ROCK, CO

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**PRELIMINARY IRRIGATION PLAN**

FPD 06-007

# FINAL PD SITE PLAN

## LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1

### 2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#### Landscape Requirements

Area Description	Areas (in SF)	%	Trees (2/1,000 s.f.)	Shrubs (4/1,000 s.f.)	Perennials
<b>Gross Site Area</b>	<b>445,165</b>				
Required Landscape Area (overall)	44,517	10.0%	89	178	
Provided Landscape Area (overall) <i>(includes existing gravel areas)</i>	68,793	15.5%			
<b>Landscape Areas</b>					
<b>Parking Lot Area</b>	<b>136,701</b>				
Required Landscape Area (pkg lot only)	13,670	10.0%			
Provided Landscape Area (pkg lot only)	16,788	12.3%			
<b>Plants Provided</b>					
Deciduous			53	55	21.8%
Evergreen			2	197	78.2%
<b>Total</b>			<b>55</b>	<b>252</b>	<b>1,031</b>
<b>Non-parking Landscape Area</b>	<b>14,942</b>				
<b>Plants Provided</b>					
Deciduous			17	18	21.7%
Evergreen			3	65	78.3%
<b>Total</b>			<b>20</b>	<b>83</b>	<b>1,031</b>
<b>Total Plants Required</b>			<b>89</b>	<b>178</b>	
<b>Total Plants Provided</b>			<b>75</b>	<b>335</b>	
<b>Difference</b>			<b>-14</b>	<b>+157</b>	
<b>Maximum Irrigated Turf Area</b>					
Allowed	41,276	60.0%			
Provided	7,709	11.2%			

#### MULCH NOTES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 2"-4" DIA. ROCK COBBLE MULCH IN ALL PLANTING AREAS, TYPE AS APPROVED BY LANDSCAPE ARCHITECT, OVER GEOTEXTILE FABRIC (MIRAF #140-S OR EQUAL). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

#### ROOT BARRIER NOTE

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE EQUIVALENT TO "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

#### LANDSCAPE MAINTENANCE

- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING IN A NEAT, CLEAN, AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. ALL LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
- IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSERVATION.
- SHOULD ANY PLANTS DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT(S) WITHIN ONE PLANTING SEASON. PLANT REPLACEMENTS SHALL BE THE SAME SPECIES WHEREVER POSSIBLE, OR AN APPROPRIATE SPECIES FOR THE HYDROZONE LOCATION.
- ALL TREE STAKES SHALL BE REMOVED WITHIN ONE GROWING SEASON.

#### SITE USE/NARRATIVE

THE PROPOSED DEVELOPMENT OF THIS 445,165 SQ. FT. LOT, WITH THREE (3) MULTI-TENANT BUILDINGS TOTALING 107,010 SQ. FT., WILL CREATE APPROXIMATELY 68,800 SQ. FT. OF LANDSCAPE AREA (INCLUDING AN EXISTING GRAVEL AREA AT THE NORTH END OF THE SITE).

THE PROPOSED SITE PLAN PROVIDES OUTDOOR SPACES THROUGHOUT THE SITE, INCLUDING THE SOUTH SIDE OF THE LARGE SEVEN-TENANT RETAIL BUILDING, THE WEST SIDE OF THE THREE-TENANT OUTLET 1, AND THE PERIMETER OF OUTLET 2. PEDESTRIAN CONNECTIONS FROM THE PATIO SPACES TO THE LARGE RETAIL BUILDING AND THE SIDEWALK ALONG THE ALLEN WAY ENTRY INCREASE SITE ACCESS AND THE INTERCONNECTIVITY OF THE OVERALL DEVELOPMENT.

SHRUBS ARE LOCATED ALONG THE EAST, WEST AND SOUTH PROPERTY LINES TO SOFTEN AND SCREEN THE BUILDINGS AND DEFINE THE SITE. ORNAMENTAL GRASSES AND PERENNIALS ARE USED THROUGHOUT THE SITE TO ACCENT THE ENTRIES, ACCESS POINTS, OUTDOOR SPACES AND SITE ENTRIES. STREET TREES DEFINE THE PROPERTY EDGES AND SHADE THE PARKING LOT AREAS.

THE SITE LANDSCAPE MATERIALS COMPLEMENT THE ADJACENT DEVELOPMENT, INTEGRATING THE TWO SITES AND PROVIDING AN CONSISTENT VISUAL THEME.

#### SITE ANALYSIS

THE SITE GENERALLY SLOPES DOWN FROM EAST TO WEST, WITH AN ELEVATION CHANGE OF APPROXIMATELY 28 FEET. THE SITE HAS BEEN OVERLOADED GRADED. THE SITE SOILS HAVE BEEN DISTURBED AND THEIR CAPACITY WILL BE ESTABLISHED THROUGH TESTING AND AMENDED FOR CONSTRUCTION. THE SITE HAS A SOUTH ORIENTATION/EXPOSURE WITH NO OUTSTANDING NATURAL FEATURES. THERE IS EXISTING DEVELOPMENT TO THE WEST AND SOUTH OF THE SITE AND THERE IS A FORTY-SIX (46) FOOT, MULTIPLE TIERED RETAINING WALL TO THE NORTH.

THERE IS NO EXISTING VEGETATION ON-SITE.

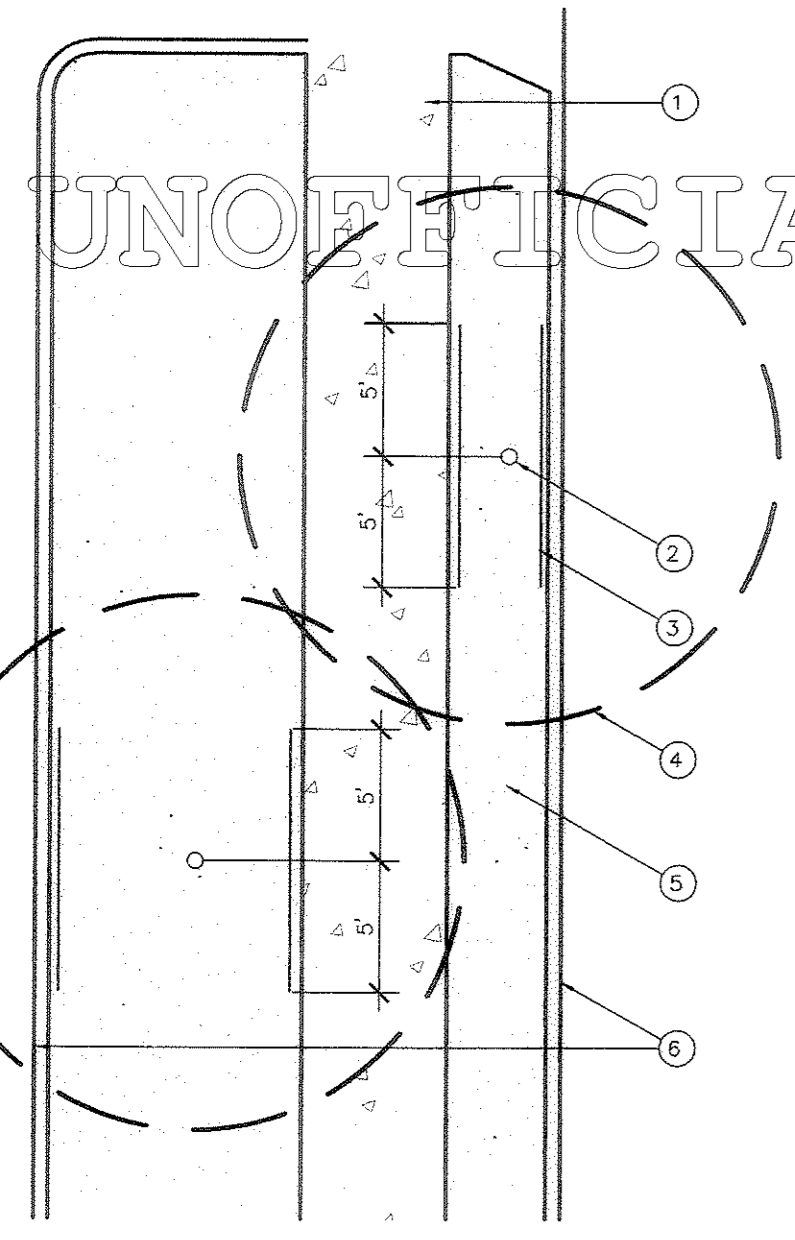
ALL STORM WATER RUNOFF FROM THE SITE WILL BE PICKED UP ON SITE BY STORM SEWERS, AND TRANSPORTED TO THE EXISTING REGIONAL BASIN.

#### SITE SOILS

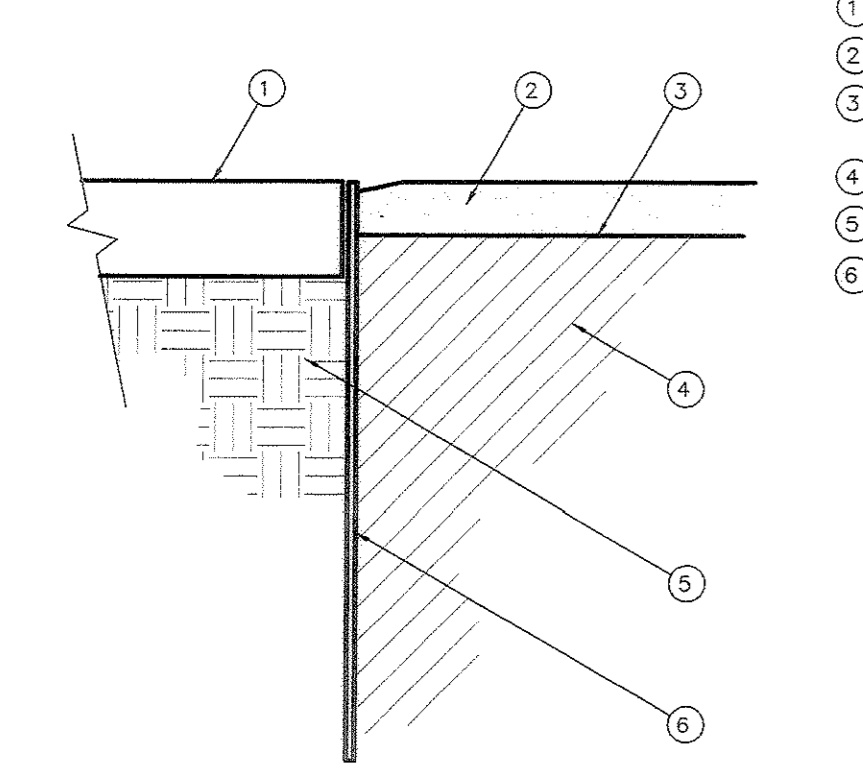
- A SOIL TEST WAS PERFORMED BY COLORADO STATE UNIVERSITY, SOIL WATER AND PLANT TESTING LABORATORY, ON 4/13/06. ALL SOIL PREPARATION SHALL BE AS DESCRIBED IN THE SOIL TEST RECOMMENDATIONS AND AS DESCRIBED IN THE PLANTING NOTES.
- STOCKPILE ALL SUITABLE SOILS FOR RE-USE ON SITE. STOCKPILED SOILS SHALL MEET THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL REQUIREMENTS.

#### PLANTING NOTES

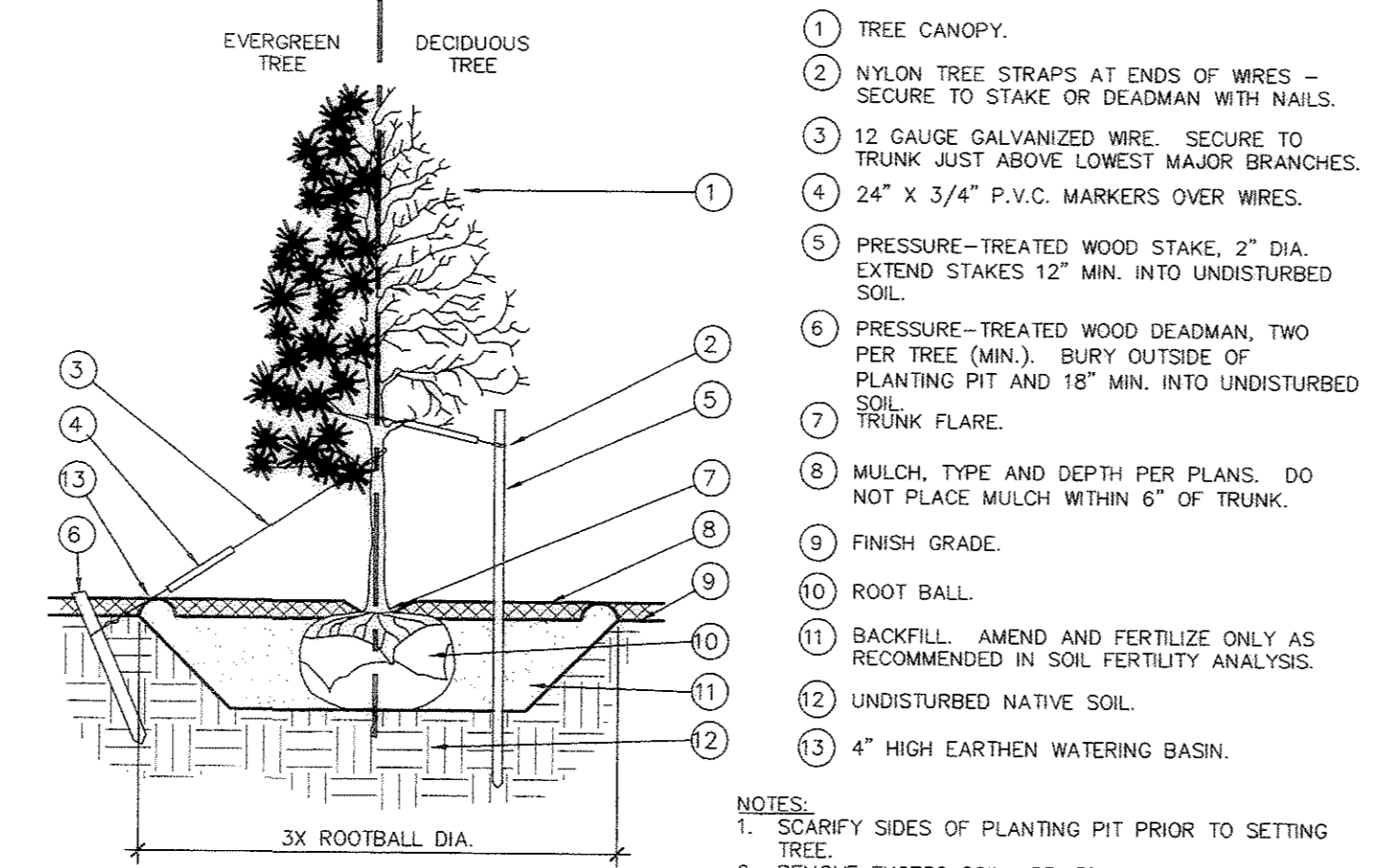
- CALL UNLOC AT (303) 932-1941 PRIOR TO ANY EXCAVATION.
- PLANT QUANTITIES SHOWN ON PLANS ARE FOR GENERAL INFORMATION. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE REPORT, THE PLANT MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.
- ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.
- THE CONTRACTOR SHALL MARK HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL FERTILITY, ORGANIC MATTER CONTENT, AGRICULTURAL SUSCEPTIBILITY, AND THE SALINITY AND POREN CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, AND AFTER RECEIVING A CHANGE ORDER FROM THE OWNER. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. REFER TO SPECIFICATIONS FOR SOIL PREPARATION METHODS.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:  
TUBE (INCORPORATED INTO THE TOP 5" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING, AND NOT INCLUDING SLOPES OR SHRUB-PLANTED BEDS).  
NITROGEN STABILIZED ORGANIC AMENDMENT - 3 CU. YDS. PER 1,000 SF.  
AMMONIUM PHOSPHATE 16-20-0 - 15 LBS. PER 1,000 SF.  
AGRICULTURAL GYPSUM - 100 LBS. PER 1,000 SF.  
TREES, SHRUBS, AND PERENNIALS - BACKFILL ONLY:  
3 PARTS BY VOLUME ORGANIC SOIL  
2 PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT  
10 LBS. 12-12-12 FERTILIZER PER CU.YD.  
10 LBS. AGRICULTURAL GYPSUM PER CU.YD.  
2 LBS. IRON SULPHATE PER CU.YD.
- WITHIN THE PERMANENT UNDISTURBED AREA, FROM GRADIENTS, FANS, OR ANY PLANTING, THE CONTRACTOR SHALL REMOVE THE TOPSOIL FOR APPROXIMATELY TWO TO THREE WEEKS, UNTIL WITHIN A FEET OF THE PERMANENT UNDISTURBED AREA. THE CONTRACTOR SHALL SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT OFFERED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF PERENNIALS TO SOIL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, UNLESS OTHERWISE INDICATED ON THE PLAN. ABSOLUTELY NO BARE GROUND SHALL BE SHOWING.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCOFIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #61-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL), INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE EQUIVALENT TO "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE AND AS PER THE ROOT BARRIER DETAIL ON THESE PLANS. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.
- THE CONTRACTOR SHALL MAINTAIN THE PROJECT IN A HEALTHY AND WEED-FREE CONDITION FOR A PERIOD OF NINETY (90) DAYS.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOIL, AND SEEDING AREAS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME. AFTER THE FIRST 90 DAYS MAINTENANCE PERIOD, THE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.



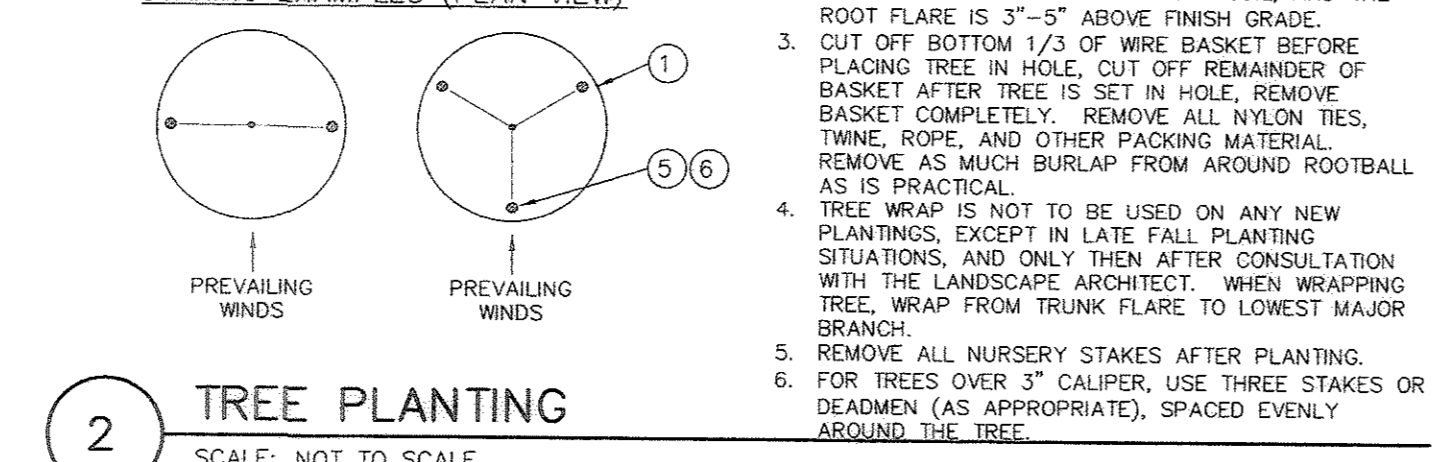
1 TYPICAL WALKWAY OR PAVING  
2 TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
3 TREE CANOPY  
4 TYPICAL PLANTING AREA  
5 TYPICAL CURB AND GUTTER



1 ADJACENT PAVING OR CURBING  
2 MULCH LAYER PER PLAN  
3 FINISH GRADE. 1" BELOW PAVING IN SHRUB AND GROUND COVER AREAS.  
4 BACKFILL SOIL  
5 SUBGRADE  
6 ROOT BARRIER MATERIAL. INSTALL WITH RIBS TOWARD TREE AND PER MANUFACTURER'S SPECIFICATIONS. TOP EDGE OF BARRIER SHALL BE FLUSH WITH ADJACENT PAVING OR CURB.



1 TREE CANOPY  
2 NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMAN WITH NAILS.  
3 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.  
4 24" X 3/4" P.V.C. MARKERS OVER WIRES.  
5 PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.  
6 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.  
7 TRUNK FLARE.  
8 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.  
9 FINISH GRADE.  
10 ROOT BALL.  
11 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.  
12 UNDISTURBED NATIVE SOIL.  
13 4" HIGH EARTHEN WATERING BASIN.



1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.  
2 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF PLANT CENTER.  
3 FINISH GRADE.  
4 ROOT BALL.  
5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.  
6 UNDISTURBED NATIVE SOIL.  
7 3" HIGH EARTHEN WATERING BASIN.

DES. BY	DRAWN BY	DATE

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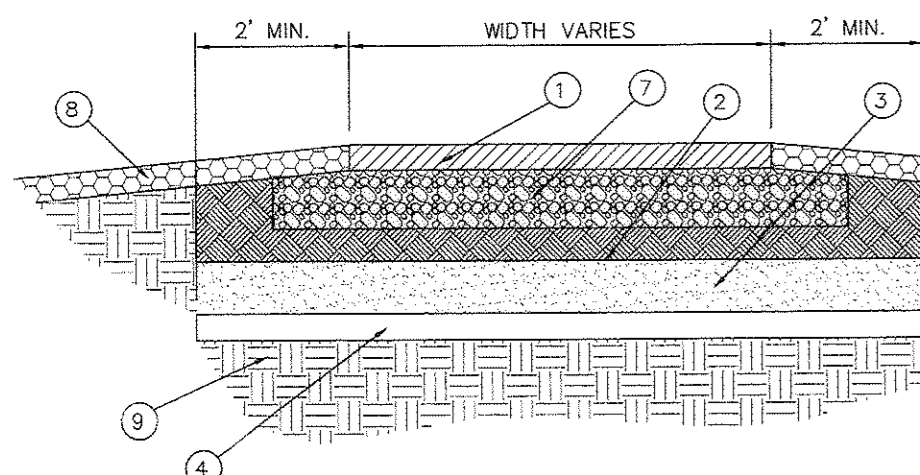
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**LANDSCAPE DETAILS**  
FPD 06-007  
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# FINAL PD SITE PLAN

LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1

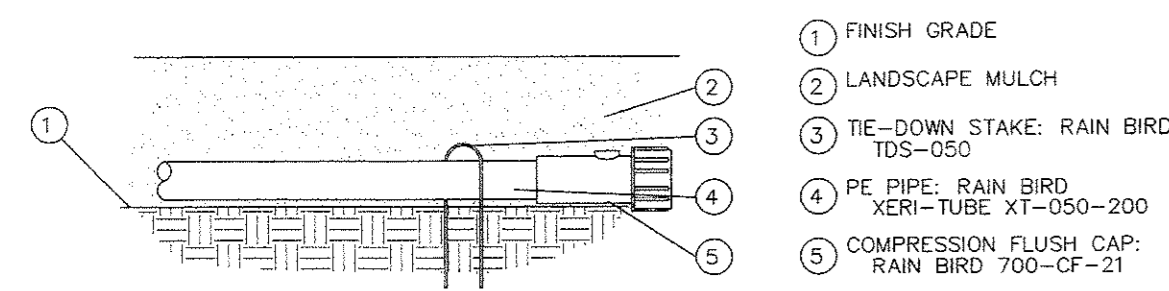
2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- PAVEMENT SURFACE
- TRENCH BACKFILL
- LOCATOR WIRE W/BURIED CAUTION TAPE
- PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
- SAND BACKFILL
- 2" PVC ELECTRICAL SLEEVE AND PVC LATERAL/DRIP SLEEVE
- AGGREGATE BASE COURSE
- TOPSOIL
- EXISTING SUBGRADE

1 PVC SLEEVE TRENCHING DETAIL

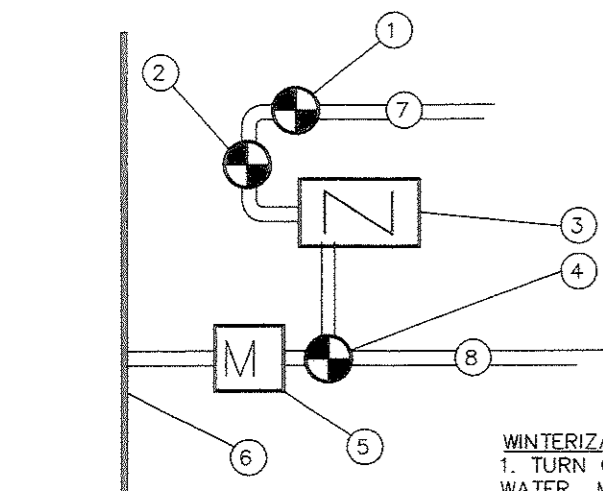
SCALE: NOT TO SCALE



- FINISH GRADE
- LANDSCAPE MULCH
- TIE-DOWN STAKE: RAIN BIRD TD-050
- PE PIPE: RAIN BIRD XERI-TUBE XT-050-200
- COMPRESSION FLUSH CAP: RAIN BIRD 700-CF-21

2 RAINBIRD 700-CF-21 FLUSH CAP

SCALE: NOT TO SCALE

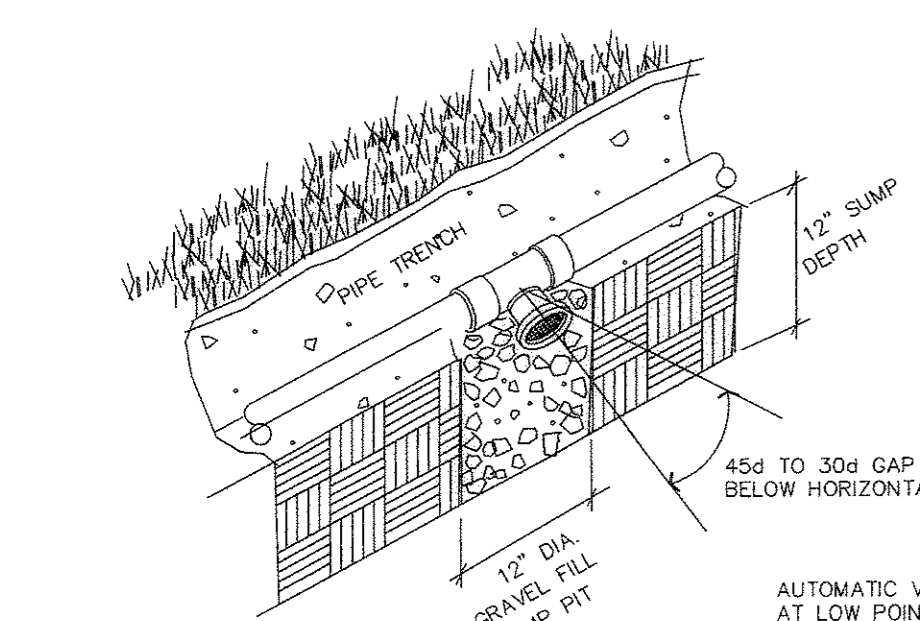


- MASTER VALVE
- MANUAL DRAIN VALVE
- RPZ/HOTBOX
- GATE VALVE
- WATER METER
- JURISDICTIONAL WATER MAINLINE
- WATER SUPPLY TO IRRIG. MAINLINE
- POTABLE WATER SUPPLY

**WINTERIZATION PROCEDURE:**  
1. TURN OFF SPRINKLER SYSTEM @ GATE VALVE BEFORE WATER METER  
2. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE  
3. SLOWLY OPEN MANUAL DRAIN VALVE  
4. REPEAT PROCEDURE FOR ALL MANUAL DRAIN VALVES ALONG IRRIGATION MAINLINE.

3 WATER TAP DIAGRAM

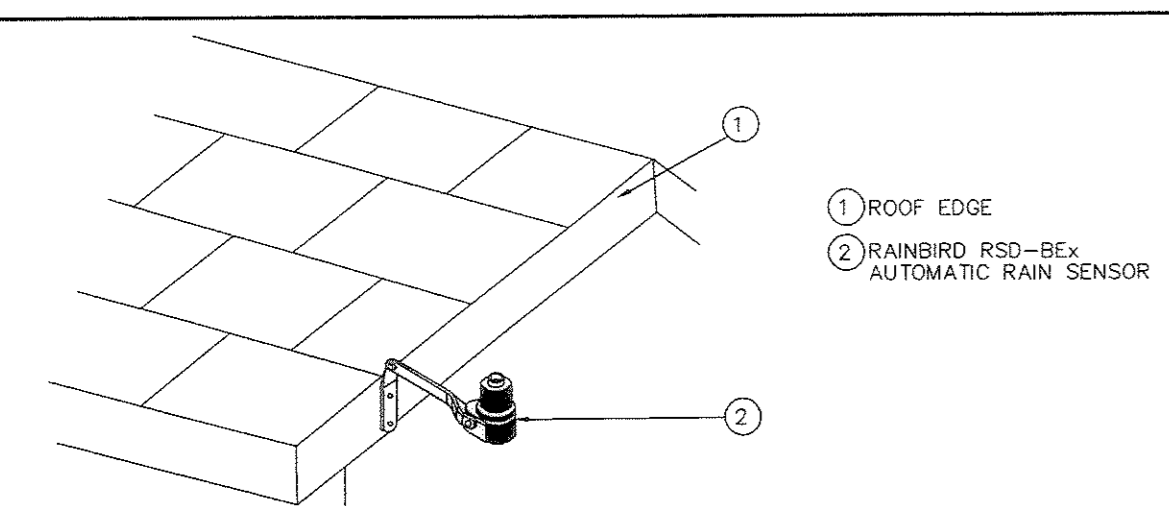
SCALE: NOT TO SCALE



AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES. LOCATE END AUTO DRAIN VALVE 12" UP STREAM FROM LAST HEAD

4 AUTOMATIC DRAIN AND SUMP PIT

SCALE: NOT TO SCALE

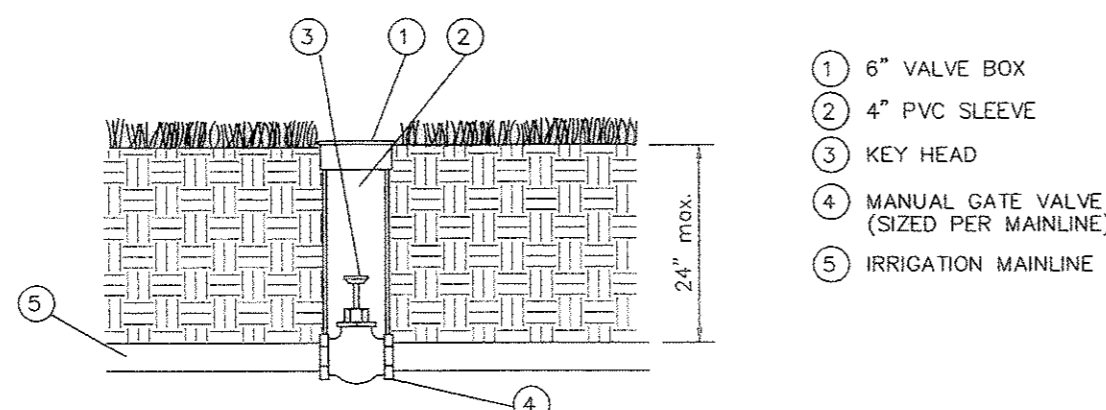


- ROOF EDGE
- RAINBIRD RSD-BEx AUTOMATIC RAIN SENSOR

NOTE:  
1. FOR COMPLETE INSTALLATION INSTRUCTIONS, SEE INSTRUCTIONS ENCLOSED WITH RAIN SENSOR

5 RAINBIRD RSD-BEx RAIN SENSOR

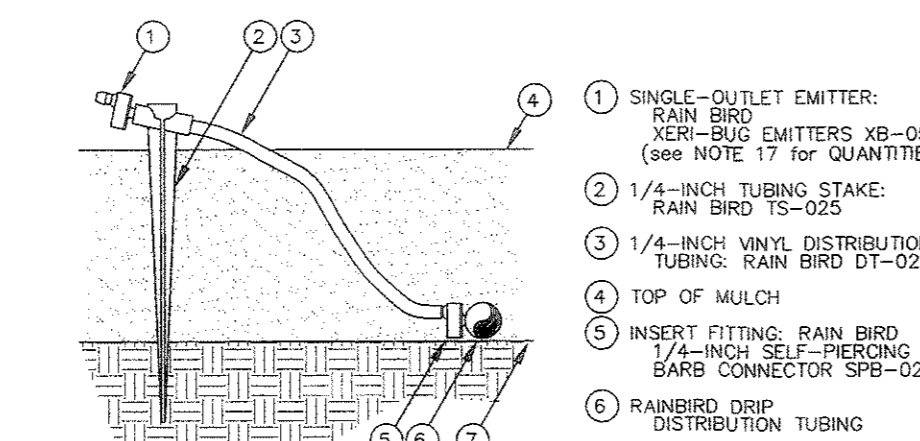
SCALE: NOT TO SCALE



- 6" VALVE BOX (CLOSE)
- 4" PVC SLEEVE
- KEY HEAD
- MANUAL GATE VALVE (SIZED PER MAINLINE)
- IRRIGATION MAINLINE

6 MAINLINE ISOLATION VALVE

SCALE: NOT TO SCALE

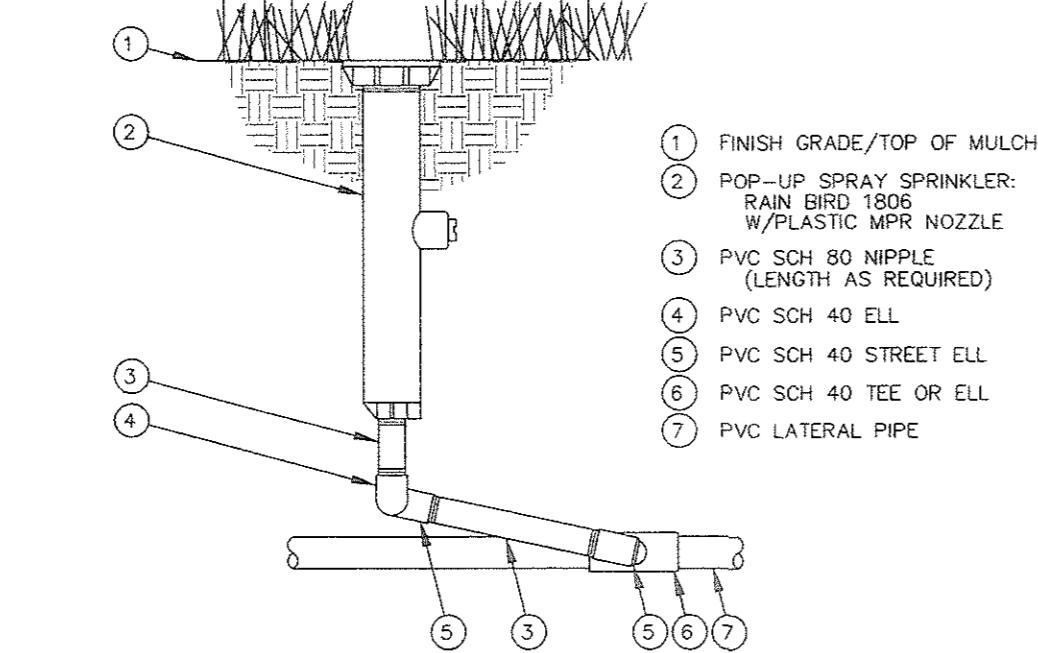


- SINGLE-OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTERS XB-05 (AMB NOTE 17 FOR QUANTITIES)
- 1/4" VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
- 1/4" VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
- TOP OF MULCH
- INSERT FITTING: RAIN BIRD 1/4" VINYL SELF-PERCING BARB CONNECTOR SPB-025
- RAINBIRD DRIP DISTRIBUTION TUBING
- FINISH GRADE

NOTE:  
1. USE RAIN BIRD BUG GUN MODEL EMA-80 TO INSERT BARB CONNECTOR DIRECTLY INTO XERI-TUBE

7 RAINBIRD XERI-BUG EMITTER

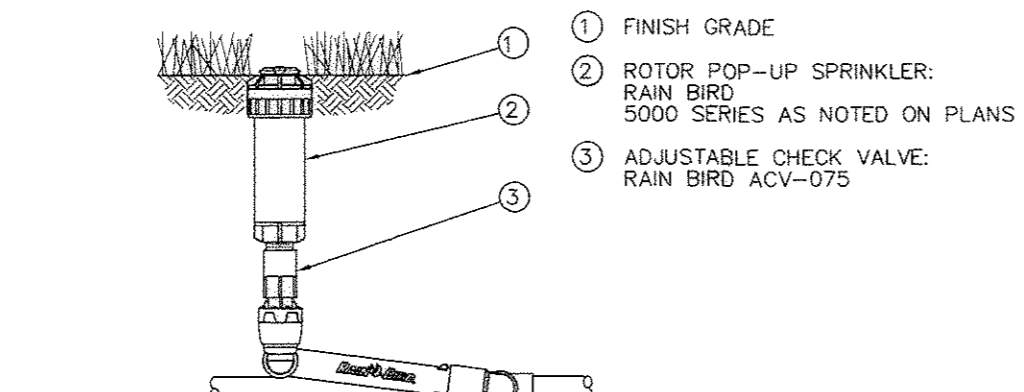
SCALE: NOT TO SCALE



- FINISH GRADE/TOP OF MULCH
- POP-UP SPRAY SPRINKLER: RAIN BIRD 1806 W/PLASTIC MPR NOZZLE
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 40 STREET ELL
- PVC SCH 40 TEE OR ELL
- PVC LATERAL PIPE

8 1806 SERIES POP-UP SPRAY

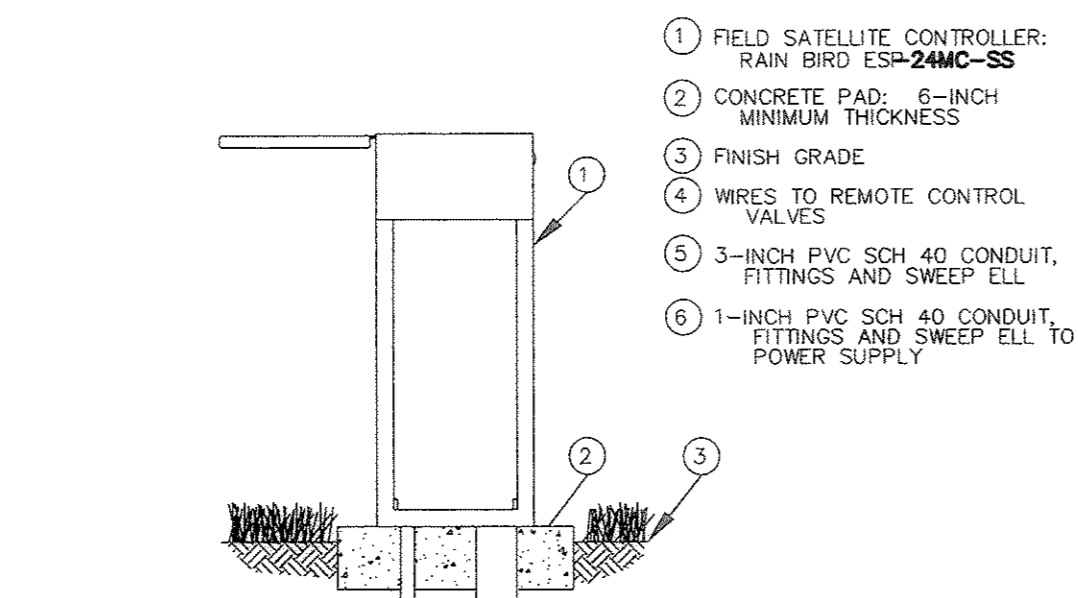
SCALE: NOT TO SCALE



- FINISH GRADE
- ROTARY POP-UP SPRINKLER: RAIN BIRD 5000 SERIES AS NOTED ON PLANS
- ADJUSTABLE CHECK VALVE: RAIN BIRD ACV-075

9 ROTARY SPRINKLER WITH ACV-050 ADJUSTABLE CHECK-VALVE

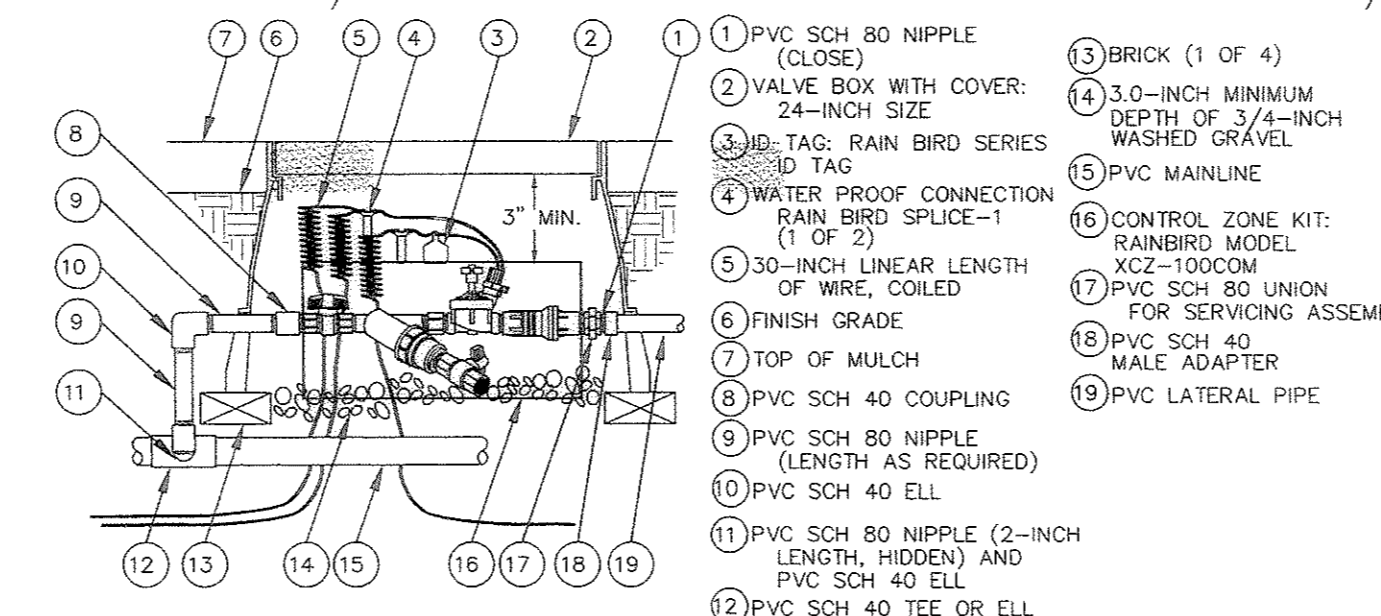
SCALE: NOT TO SCALE



- FIELD SATELLITE CONTROLLER: RAIN BIRD ESP-24MC-SS
- CONCRETE PAD: 6-INCH MINIMUM THICKNESS
- FINISH GRADE
- WIRES TO REMOTE CONTROL VALVES
- 3-INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL
- 1-INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL TO POWER SUPPLY

10 ESP-24-MC CONTROLLER W/ SS PEDESTAL

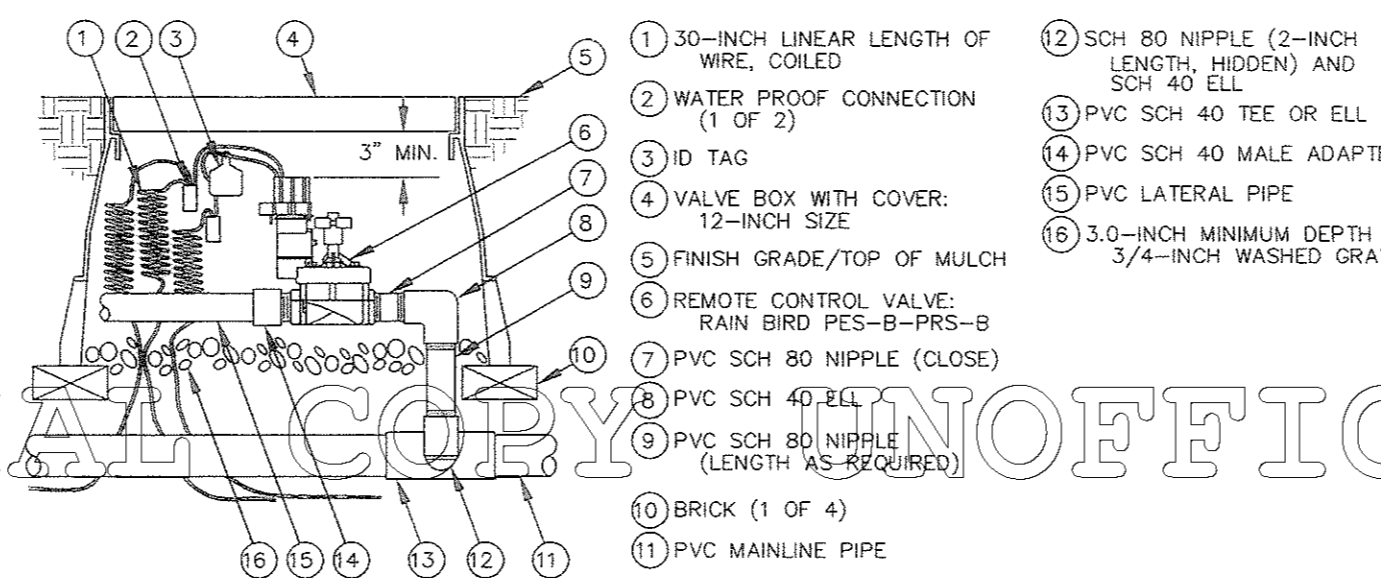
SCALE: NOT TO SCALE



- PVC SCH 80 NIPPLE (CLOSE)
- VALVE BOX WITH COVER: 24-INCH SIZE
- NO. TAG, RAIN BIRD SERIES TAG
- WATER PROOF CONNECTION RAIN BIRD SPICE-1 (1 OF 2)
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- FINISH GRADE
- TOP OF MULCH
- PVC SCH 40 COUPLING
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- BRICK (1 OF 4)
- 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC MAINLINE
- CONTROL ZONE KIT: RAINBIRD MODEL XEZ-100COM
- PVC SCH 80 UNION FOR SERVICING ASSEMBLY
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE

11 RAINBIRD XEZ-100-COM DRIP VALVE

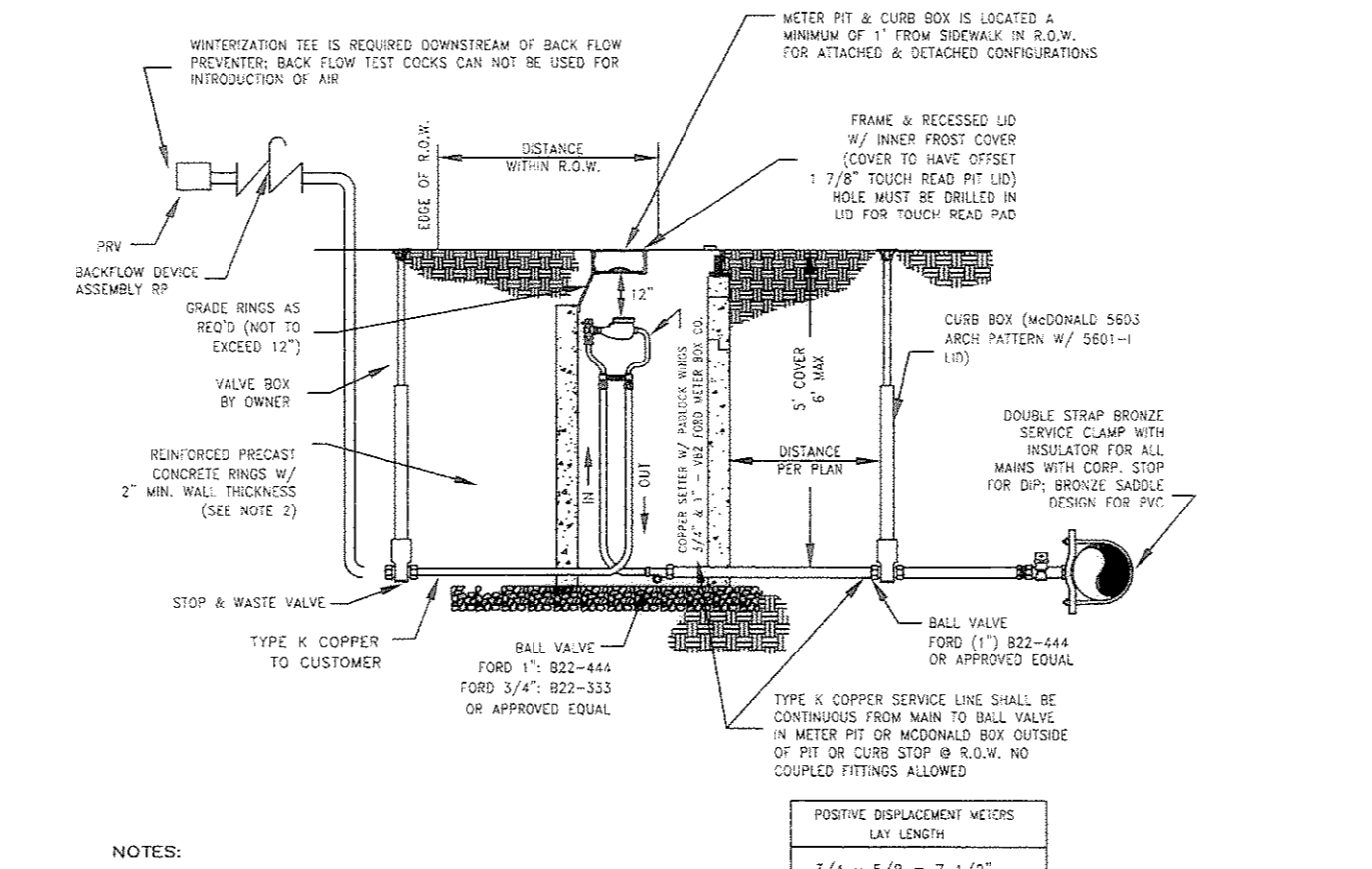
SCALE: NOT TO SCALE



- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATER PROOF CONNECTION (1 OF 2)
- ID TAG
- VALVE BOX WITH COVER: 12-INCH SIZE
- FINISH GRADE/TOP OF MULCH
- REMOTE CONTROL VALVE: RAIN BIRD PES-B PRS-B
- PVC SCH 80 NIPPLE (CLOSE)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 TEE OR ELL
- BRICK (1 OF 4)
- PVC MAINLINE PIPE
- SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE
- 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

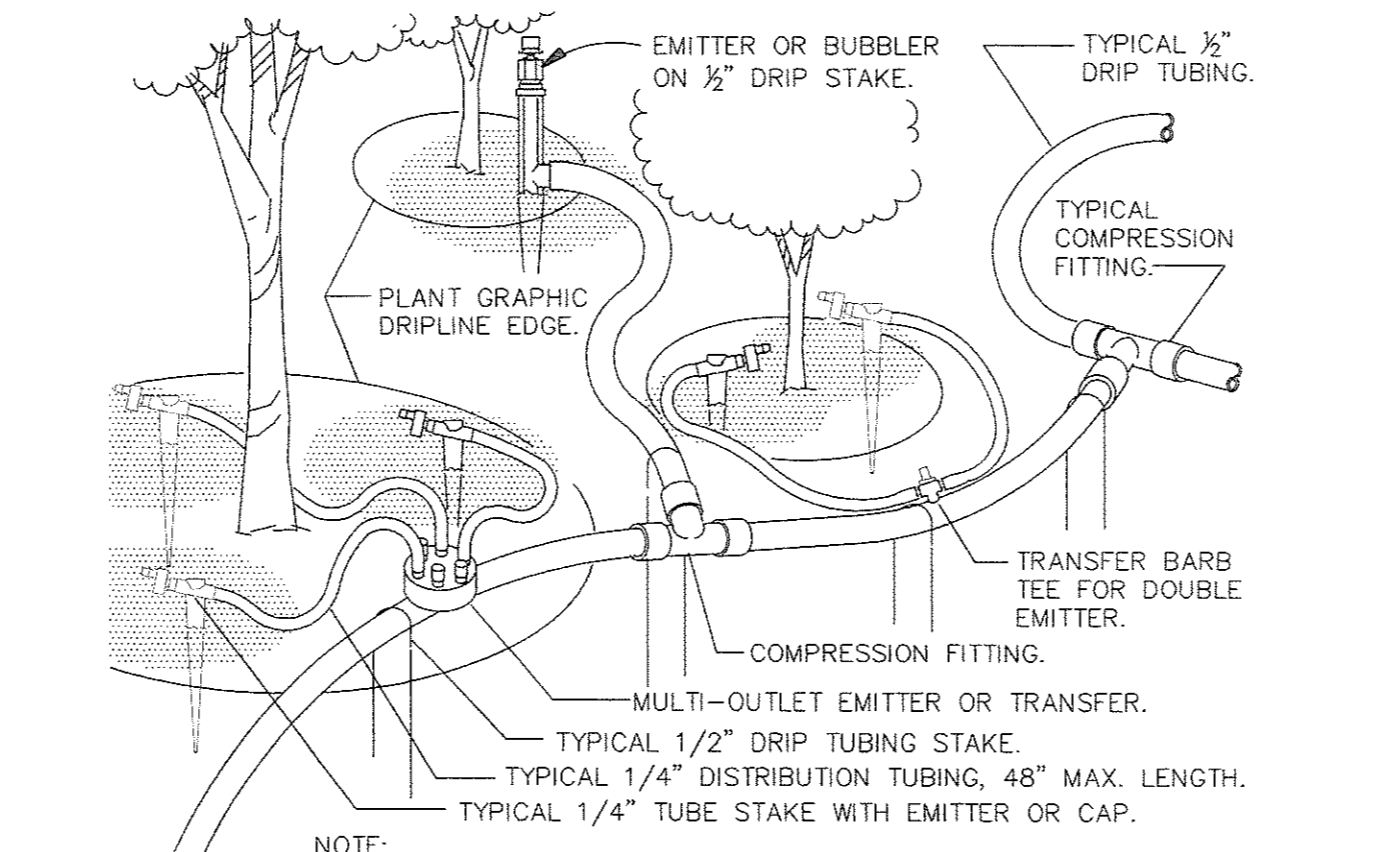
12 RAINBIRD PESB-PRS-D TURF VALVE

SCALE: NOT TO SCALE



13 3/4" -1" IRRIGATION METER

SCALE: NOT TO SCALE



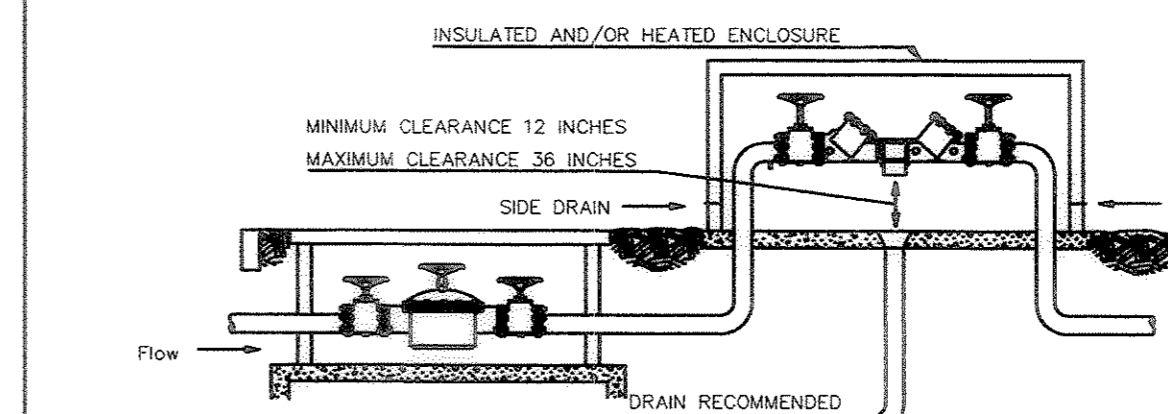
NOTE:  
1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.  
2. EVENLY SPACE EMITTERS AROUND PLANT.  
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

14 TYPICAL DRIP TUBING

SCALE: NOT TO SCALE

## GENERAL IRRIGATION NOTES

- REFER TO THE GENERAL CONSTRUCTION NOTES FOR GENERAL WORK PROCEDURES.
- REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE AND PAY FOR THE INSTALLATION OF THE IRRIGATION TAP AND METER.
- THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL CORRECT AND PAY FOR ANY WORK NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
- WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
- THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
- ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.



REDUCED PRESSURE BACKFLOW PREVENTOR

- THE REDUCED PRESSURE ASSEMBLY MUST NOT BE INSTALLED IN A PLACE WHERE IT MAY BE SUBMERGED UNDER WATER.
- THE REDUCED PRESSURE ASSEMBLY SHALL BE INSTALLED IN A PLACE WHERE IT MAY BE SUBMERGED UNDER WATER TO DAYLIGHT. THIS COULD BE A HILLSIDE VAULT WHERE ONE SIDE IS OPEN FOR DRAINAGE BUT WOULD ALLOW PROTECTION FROM FREEZING.
- THE RRP SHALL NOT BE INSTALLED IN A VERTICAL POSITION UNLESS THERE IS SPECIFIC APPROVAL FROM THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND THE TOWN OF CASTLE ROCK FOR THE PARTICULAR MAKE AND MODEL OF DEVICE. AS OF THIS WRITING THERE IS NO SUCH APPROVAL. SOME MANUFACTURERS INSTALLATION INSTRUCTION INDICATE A VERTICAL POSITION IS ALLOWED. THESE SHOULD NOT BE FOLLOWED UNLESS THE ABOVE APPROVAL HAS BEEN OBTAINED FROM THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT.
- BASEMENT INSTALLATION, ALTHOUGH A FORM OF PIT, ARE ALLOWED IF THE FOLLOWING CONDITIONS ARE MET:  
A. A DRAIN LARGE ENOUGH TO ALLOW THE MAXIMUM FLOW OF WATER THE SIZE OF RRP IS CAPABLE OF DISCHARGING UNDER TWICE (2X) THE NORMAL STATIC WATER PRESSURE FOR THE SYSTEM TO DAYLIGHT.  
B. SOME TYPE OF HIGH WATER ALARM SYSTEM INSTALLED TO NOTIFY PERSONNEL OF A PROBLEM OCCURRING IN THE AREA, AND/OR  
C. NO ELECTRICAL COMPONENTS IN THE SAME GENERAL AREA OF THE ASSEMBLY.
- ONLY FACTORY SUPPLIED FUNNELS SHALL BE USED TO REMOVE THE PERIODIC DISCHARGE FROM THE ASSEMBLY AND THE PIPING SYSTEM MUST HAVE ADEQUATE AIR FLOW AT THE TERMINATION OF THE RUN.
- FREEZING WEATHER AND OTHER CLIMATIC CONDITIONS MUST BE TAKEN INTO CONSIDERATION WHEN INSTALLING ANY BACK FLOW PREVENTER OUTSIDE OF A PROTECTIVE ENCLOSURE.
- PLACES OF BUSINESS THAT CANNOT BE WITHOUT A CONTINUOUS SUPPLY OF WATER MUST INSTALL A DUAL INSTALLATION, THAT IS TWO RRP ASSEMBLIES IN PARALLEL ON THE MAIN SERVICE LINE.
- REDUCED PRESSURE BACKFLOW PREVENTERS INSTALLED ON DEAD END LINES WILL TAKE SOME SPECIAL CARE. FIRE LINES ARE AN EXAMPLE OF THIS TYPE OF INSTALLATION. WHEN THE MAIN LINE PRESSURE FLUCTUATES, THERE WILL BE A DISCHARGE FROM THE RRP RELIEF UNIT TO STABILIZE THE ZONE PRESSURE, AND IF FLOW ALARMS ARE INSTALLED THEY MAY BE ACTIVATED. THERE ARE TWO WAYS TO REDUCE THIS PROBLEM LISTED BELOW:  
A. A SOFT SEATED SINGLE CHECK VALVE INSTALLED UPSTREAM OR AHEAD OF THE RRP UNIT WILL STOP OR REDUCE THIS PROBLEM WITHOUT AFFECTING THE OPERATION OF THE ASSEMBLY.  
B. A PRESSURE REGULATING VALVE PLACED UPSTREAM OR AHEAD OF THE RRP ASSEMBLY AND SET AT A PRESSURE AT, OR LESS THAN THE LOWEST PRESSURE DROP THAT OCCURS.  
C. EITHER OF THESE OPTIONS WILL CREATE ADDITIONAL FLOW LOSS FOR THE FIRE SYSTEM AND MUST BE CONSIDERED BEFORE ACTUAL INSTALLATION IS DONE.
- THIS SAME METHOD MAY BE USED ON INSTALLATIONS WHERE GREAT MAIN LINE FLUCTUATION BECOMES A NUISANCE ON ASSEMBLIES INSTALLED IN BUILDINGS.
- ALL ASSEMBLIES INSTALLED WITHIN A CONFINED AREA SHOULD MAINTAIN THE MINIMUM SPACING LISTED BELOW:  
A. WHEN THE TEST COCKS ARE FACING THE WALL THERE SHOULD BE A MINIMUM OF 24 INCHES (24") FROM THE ASSEMBLY AND THE WALL.  
B. WHEN THE TEST COCKS ARE FACING AWAY FROM THE WALL THERE SHOULD BE A MINIMUM OF TWELVE INCHES (12") FROM THE NEAREST WALL.  
C. ADJACENT AND OPPOSING WALLS MUST ALLOW ENOUGH ROOM FOR TESTING AND MAINTENANCE. THIS IS GENERALLY LEFT TO THE DISCRETION OF THE LOCAL AUTHORITY BUT SHOULD BE NO LESS THAN THREE FEET (3') OF AIR SPACE IN FRONT OF AND ABOVE THE ASSEMBLY. NOTE: CONSULT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT FOR THEIR REGULATIONS AND REQUIREMENTS FOR VARIANCES FROM THE STANDARD.

REDUCED PRESSURE BACKFLOW PREVENTOR

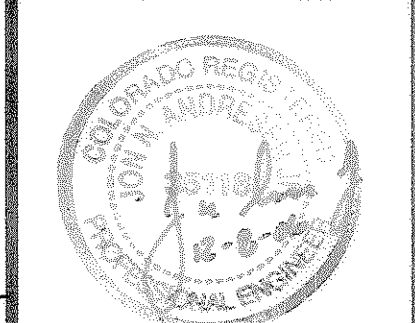
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CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	REVISION	DES. BY	DRAWN BY	DATE

Galloway, Romero & Associates  
Design-Engineering-Planning  
5350 DIC Parkway  
Greenwood Village, CO 80111  
Tel. (303) 770-8884  
Fax. (303) 770-3636

MRV INC  
1800 S. W. 10th Ave.  
Tulsa, OK 74106  
SUITE 200



MRV  
LOT 2, COOPER HOOK/MAIN PLACE FILING NO.1,  
COUNTY OF DOUGLAS  
ALLEN STREET & ALLEN WAY  
CASTLE ROCK, CO

Project No: ZM35  
Sheet Scale: NTS  
Designed By:  
Drawn By:  
Date: JULY, 2006  
Disk File: ZM35\_P\_08-ig1nts

PRELIMINARY IRRIGATION DETAILS

FPD 06-007



# FINAL PD SITE PLAN

## LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1

### 2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



#### FEATURES & SPECIFICATIONS

##### INTENDED USE:

Use for parking lots, streets and surrounding areas.

##### CONSTRUCTION:

Heavy gauge die-formed aluminum housing is fabricated using robotic continuous seam-weld process for weather-tight integrity. Integral structural support plate for mounting arm and electrical components ensure rigidity and strength. Hinged aluminum doorframe incorporates stainless steel hardware. Continuous silicone gasketing surrounds lens for weather-tight seal. Optional tool-less hardware is available to maximize installation and maintenance ease. Thermal shock-resistant tempered glass lens. Choice of contoured drop lens or flat lens is available in standard product.

##### FINISH:

Standard finish is dark bronze corrosion resistant electrostatically applied powder paint. Optional linear embossed accent reveals are available.

##### OPTICS:

Vertical-lamp reflectors are one-piece spun and formed anodized aluminum. Specialized distributions are available for either drop lens or flat lens. Reflectors for each are independently designed to optimize light output for the lens type. Horizontal-lamp reflectors are also available. Mount-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. Vertically-oriented for types SYM, ASY and VFA distributions. Horizontal position-oriented for types R2, S3, and S4. UL listed 1500W-90V, 4KV pulse rated. Reflectors are rotatable and interchangeable.

##### ELECTRICAL SYSTEM:

All electrical components are mounted to a heavy-gauge plate to maximize heat dissipation and ensure structural integrity for optimal component life. Constant wattage auto-transformer ballasts are copper wound and 100% factory tested. Super CWA Pulse-Start ballasts are required for 320, 330, 450 and 750 watt (must order SCWA option).

##### INSTALLATION:

Extruded aluminum arm with integral splice compartment. Standard arm is 8" in length. 12" arms are required for fixtures mounted at 90°. Arms are available for use with multiple poles, well mounting and unique configurations.

##### LISTING:

UL Listed to US and Canadian safety standards (see Options). NOM certified (see options). UL listed for wet locations. Optical chamber IP65 rated.

#### ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it in the appropriate blank.

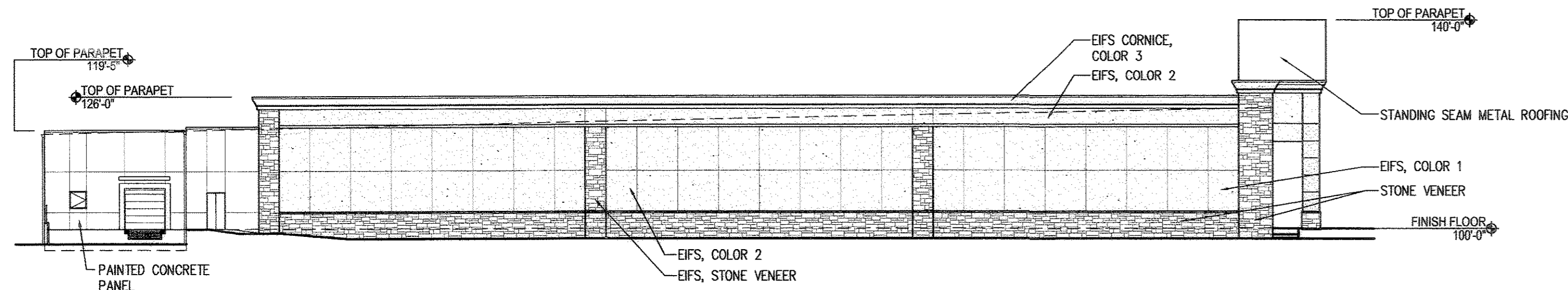
Series	Voltage	Mounting*	Options
<b>KVF200M</b>	<b>120</b>	<b>SPB</b> Square pole (8" arm)	<b>SL</b> Slanted pole (12" arm)
<b>KVF200W</b>	<b>200</b>	<b>RPB</b> Round pole (8" arm)	<b>SLP</b> Slanted pole (12" arm)
<b>KVF400M</b>	<b>200</b>	<b>SP2</b> Square pole (12" arm)	<b>SL2</b> Slanted pole (12" arm)
<b>KVF400W</b>	<b>277</b>	<b>RP2</b> Round pole (12" arm)	<b>SL2</b> Slanted pole (12" arm)
<b>KVF450M</b>	<b>347</b>	<b>WVW</b> Wood pole or well (8" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF450W</b>	<b>480</b>	<b>WV2</b> Wood pole or well (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1000M</b>	<b>120</b>	<b>WV3</b> Wall bracket (8" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1000W</b>	<b>120</b>	<b>WV4</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV5</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV6</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV7</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV8</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV9</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV10</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV11</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV12</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV13</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV14</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV15</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV16</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV17</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV18</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV19</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV20</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV21</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV22</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV23</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV24</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV25</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV26</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV27</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV28</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV29</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV30</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV31</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV32</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV33</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV34</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV35</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV36</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV37</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV38</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV39</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV40</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV41</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV42</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV43</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV44</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV45</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV46</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV47</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV48</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV49</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV50</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV51</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV52</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV53</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV54</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV55</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV56</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV57</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV58</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV59</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV60</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV61</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV62</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV63</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV64</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV65</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV66</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV67</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV68</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV69</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV70</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV71</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV72</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV73</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV74</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV75</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV76</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV77</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV78</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV79</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV80</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV81</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV82</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV83</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV84</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV85</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV86</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV87</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV88</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV89</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV90</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV91</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV92</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV93</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV94</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV95</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV96</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV97</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV98</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV99</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV100</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)

Series	Voltage	Mounting*	Options
<b>KVF200M</b>	<b>120</b>	<b>SPB</b> Square pole (8" arm)	<b>SL</b> Slanted pole (12" arm)
<b>KVF200W</b>	<b>200</b>	<b>RPB</b> Round pole (8" arm)	<b>SLP</b> Slanted pole (12" arm)
<b>KVF400M</b>	<b>200</b>	<b>SP2</b> Square pole (12" arm)	<b>SL2</b> Slanted pole (12" arm)
<b>KVF400W</b>	<b>277</b>	<b>RP2</b> Round pole (12" arm)	<b>SL2</b> Slanted pole (12" arm)
<b>KVF450M</b>	<b>347</b>	<b>WVW</b> Wood pole or well (8" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF450W</b>	<b>480</b>	<b>WV2</b> Wood pole or well (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1000M</b>	<b>120</b>	<b>WV3</b> Wall bracket (8" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1000W</b>	<b>120</b>	<b>WV4</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV5</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV6</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV7</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV8</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV9</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV10</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV11</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV12</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV13</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV14</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV15</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV16</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV17</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV18</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV19</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV20</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV21</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV22</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV23</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV24</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV25</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV26</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV27</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV28</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>	<b>WV29</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500W</b>	<b>120</b>	<b>WV30</b> Wall bracket (12" arm)	<b>SLW</b> Slanted pole (12" arm)
<b>KVF1500M</b>	<b>120</b>		

# FINAL PD SITE PLAN

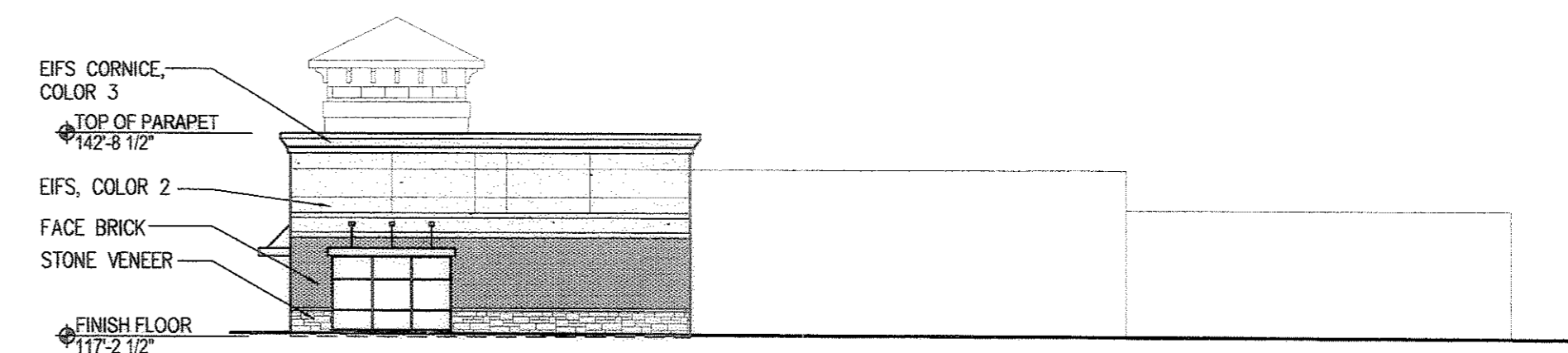
## LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1

### 2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



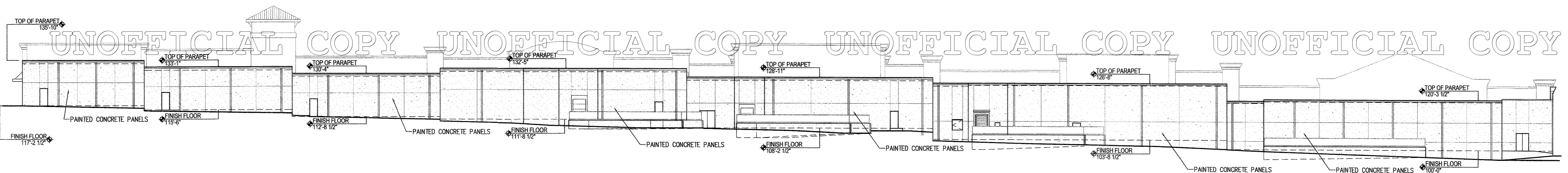
**WEST ELEVATION**

SCALE: 1"=20'-0"



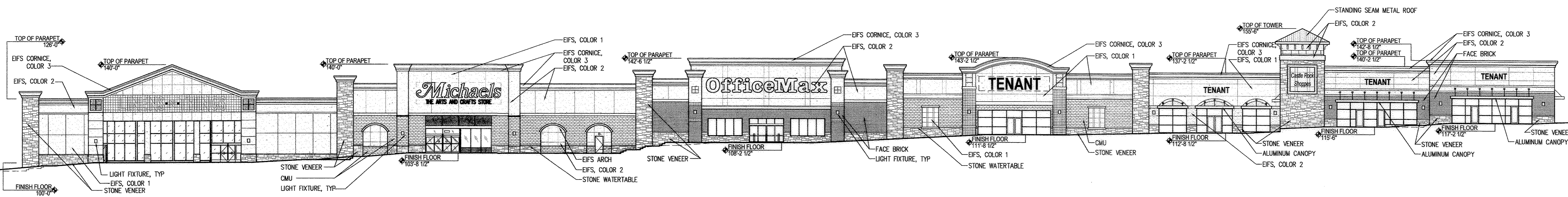
**EAST ELEVATION**

SCALE: 1"=20'-0"



**NORTH ELEVATION**

SCALE: 1"=20'-0"



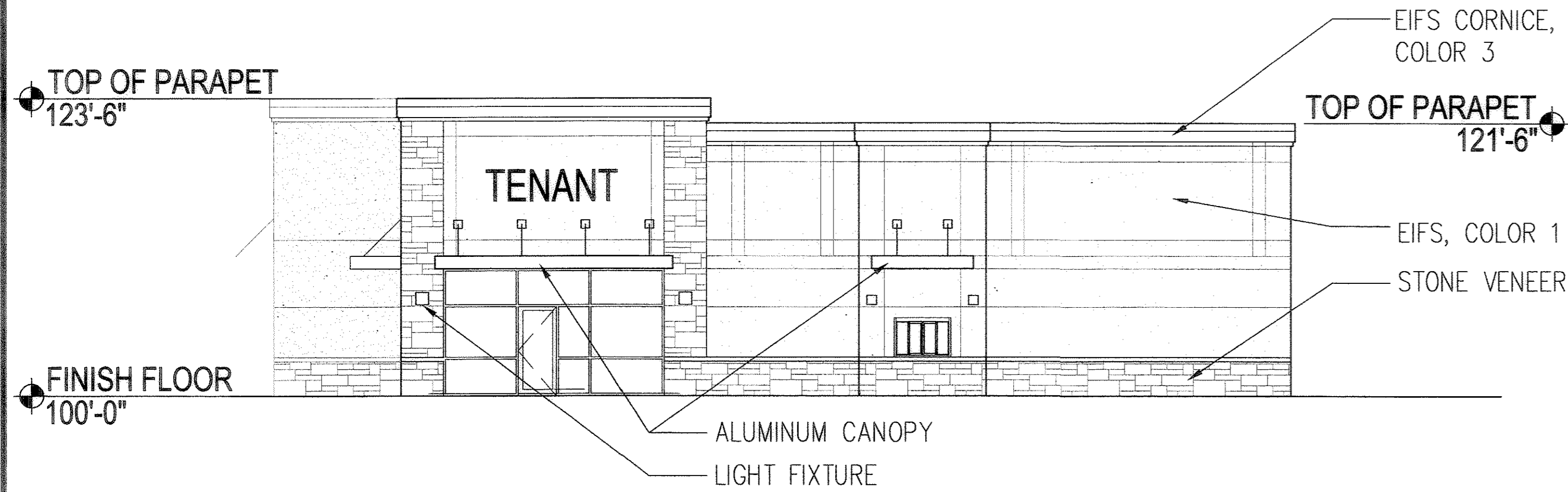
**SOUTH ELEVATION**

SCALE: 1"=20'-0"

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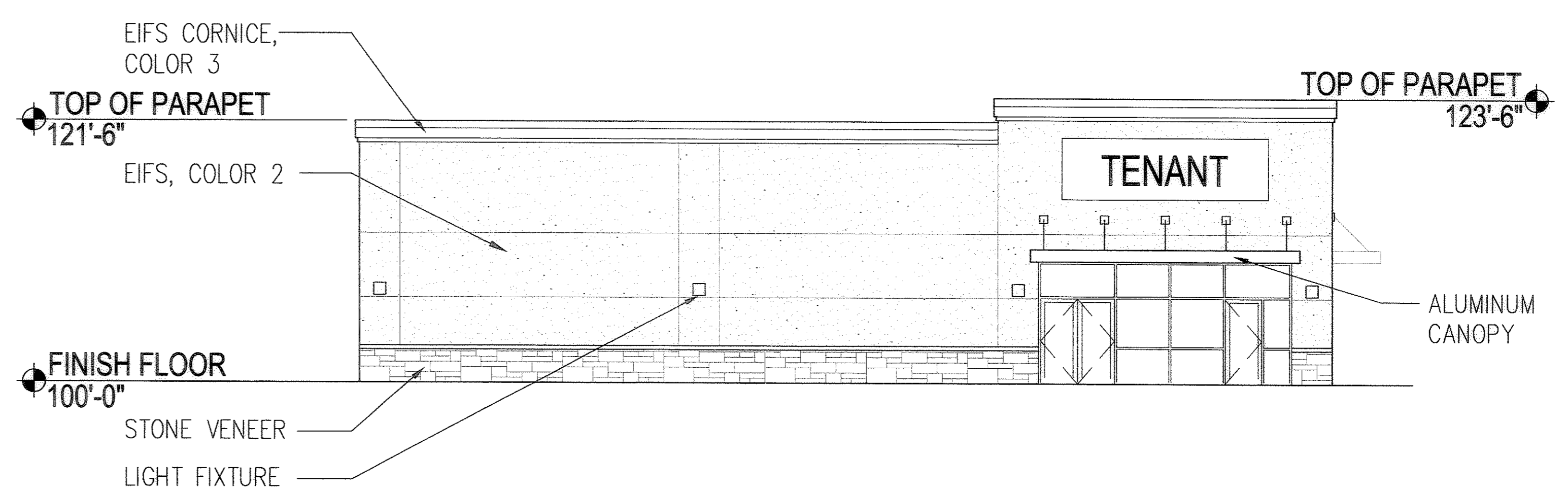
	DATE								
	DES. BY	DRWN. BY	REVISION	No.					
<p><b>Galloway, Romero &amp; Associates</b> Design Engineering Planning 5350 DTC Parkway CO 80111 14th Floor Denver, CO 80202 Tel: (303) 770-8894 Fax: (303) 770-3636</p>									
<p><b>MRV, INC</b> 3501 SW FAIRLAWN ROAD, SUITE 200 TOPEKA, KS 66614</p>									
<p><b>MRV</b> LOT 2, COOPER HOOK/MAIN PLACE FILING NO.1, COUNTY OF DOUGLAS ALLEN STREET &amp; ALLEN WAY CASTLE ROCK, CO</p>									
<p>Project No: ZM35 Sheet Scale: 1"=20'-0" Designed By: MSC Drawn By: CJH Date: OCTOBER, 2008 Disk File: Zm35_P_10_Elev</p>									
<p>IN-LINE RETAILS BUILDINGS A-G ELEVATIONS</p>									
<p>FPD 06-007</p>									
<p>11 of 13</p>									

**FINAL PD SITE PLAN**  
 LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1  
 2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**SOUTH ELEVATION**

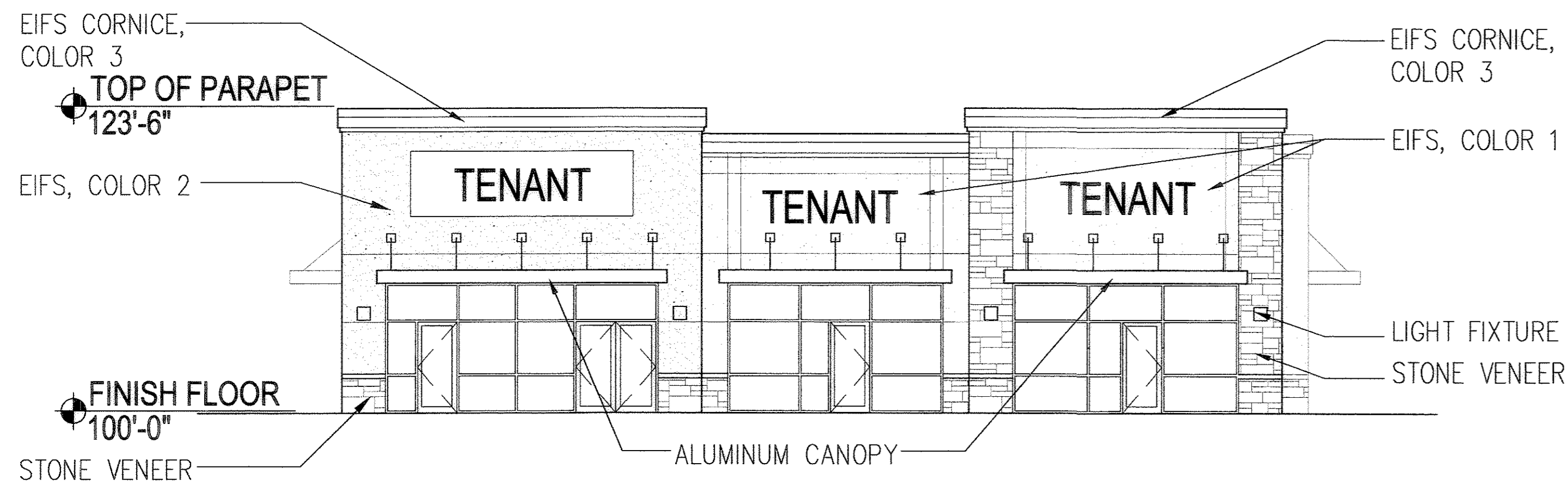
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

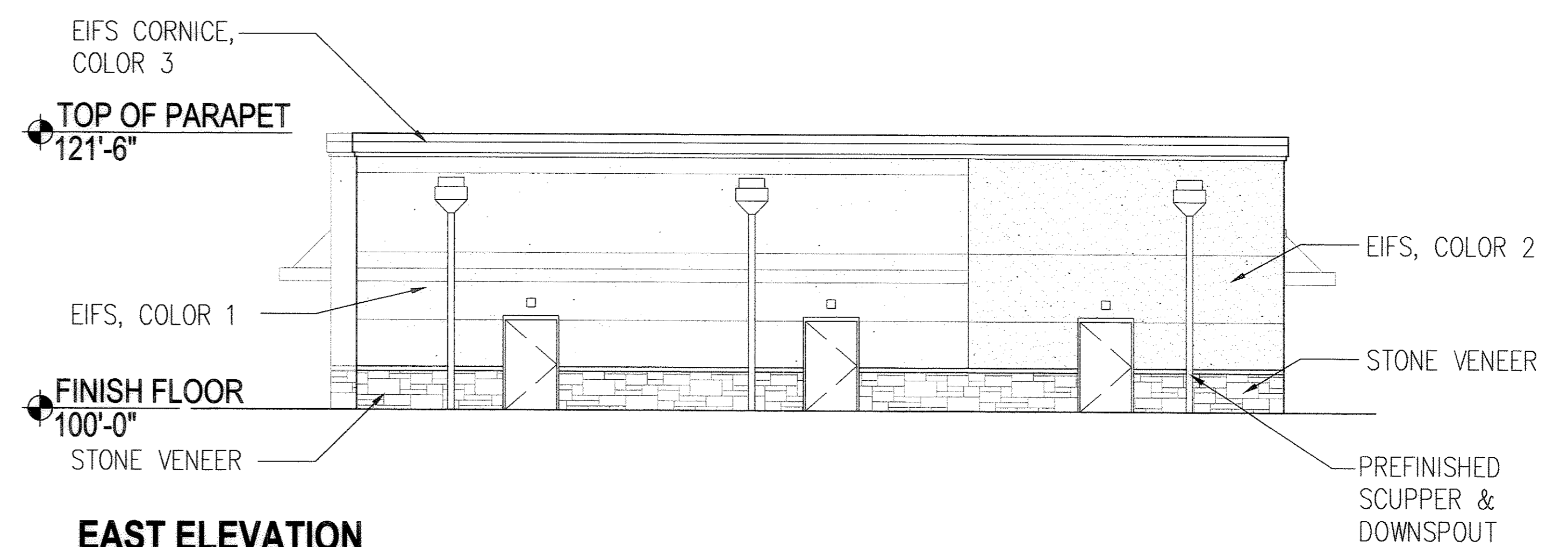
SCALE: 1/8" = 1'-0"

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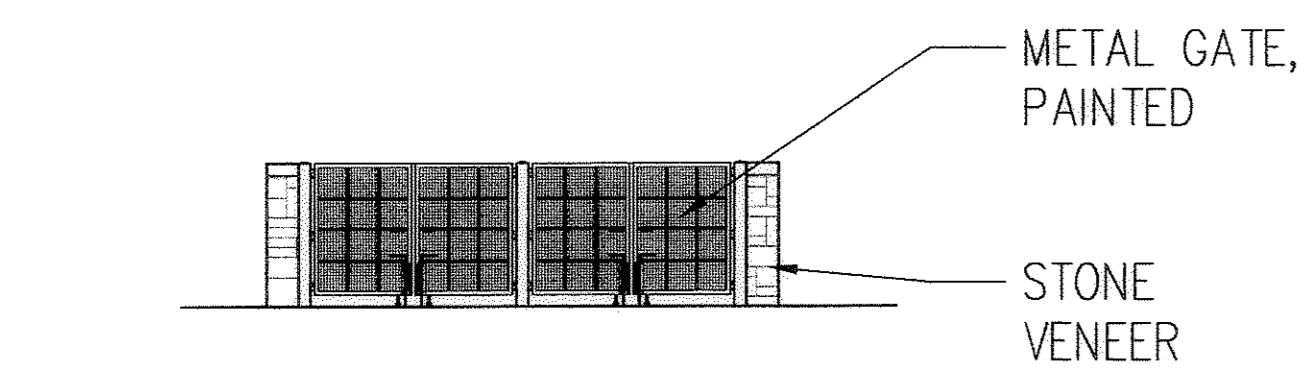
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



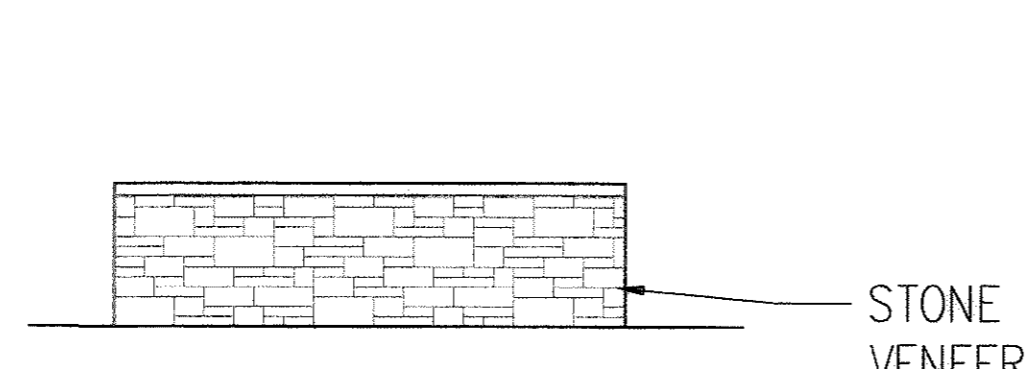
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



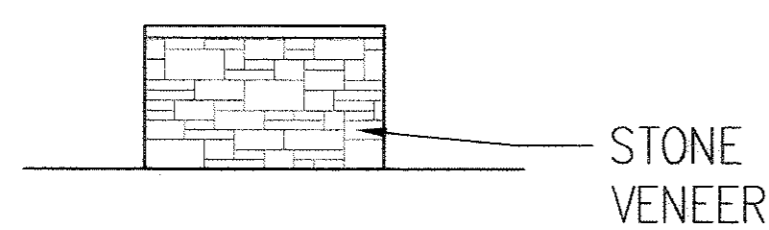
**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**

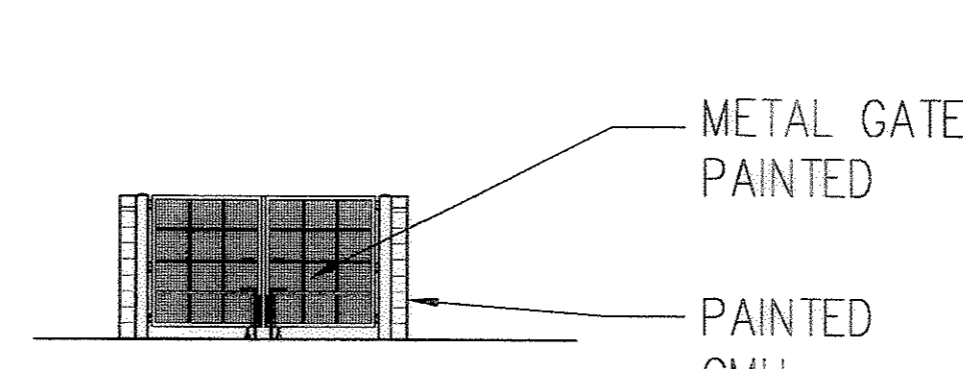
SCALE: 1/16" = 1'-0"



**EAST/WEST ELEVATION**

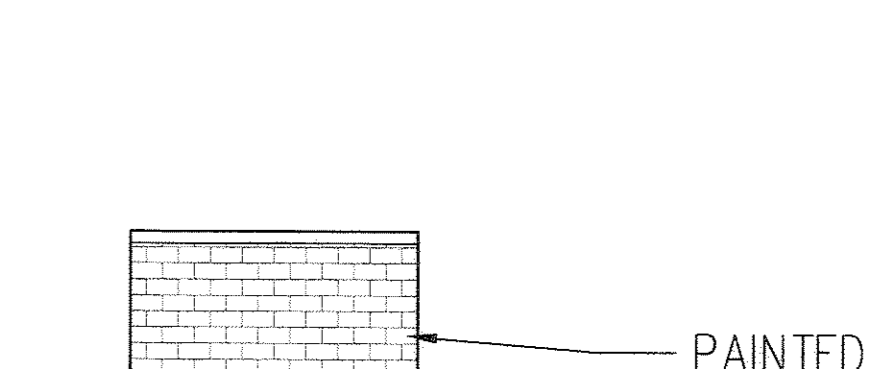
SCALE: 1/16" = 1'-0"

**OUTPARCEL A TRASH ENCLOSURE**



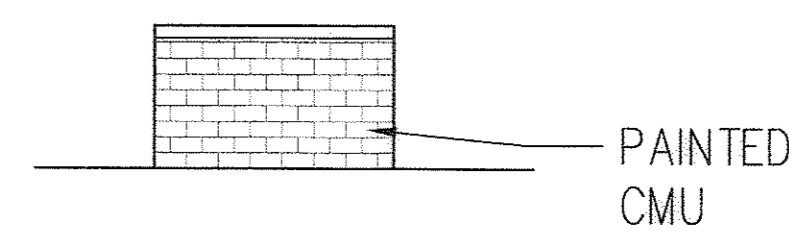
**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

**IN-LINE TRASH ENCLOSURE**

DES. BY	DRAWN BY	DATE

**Galloway, Romero & Associates**  
 Design Engineers  
 5350 DTC Parkway, CO 80111  
 Tel: (303) 770-8884  
 Fax: (303) 770-3636

**MRV, INC**  
 3501 SW FARLAW ROAD, SUITE 200  
 TOPEKA, KS 66614

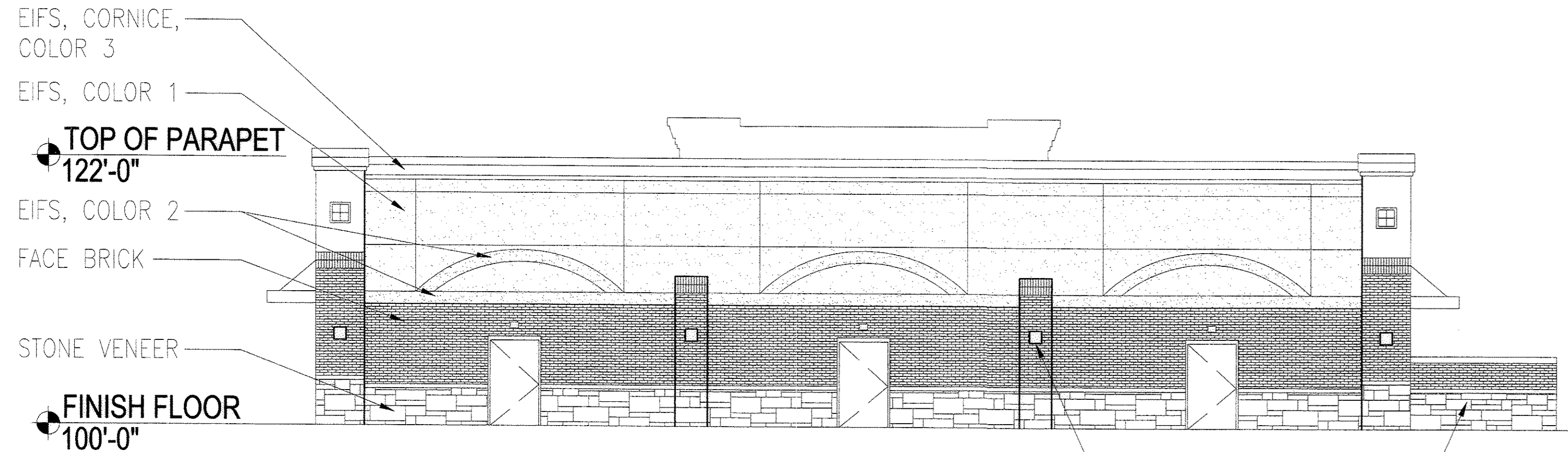
**MRV**  
 LOT 2, COOPER HOOK/MAIN PLACE FILING NO.1,  
 COUNTY OF DOUGLAS  
 ALLEN STREET & ALLEN WAY  
 CASTLE ROCK, CO

Project No:	ZM35
Sheet Scale:	1/8" = 1'-0"
Designed By:	MSC
Drawn By:	CJH
Date:	OCTOBER, 2006
Disk File:	Zm35_P_11_Elev

OUTPARCEL A  
 ELEVATIONS  
 FPD 06-007

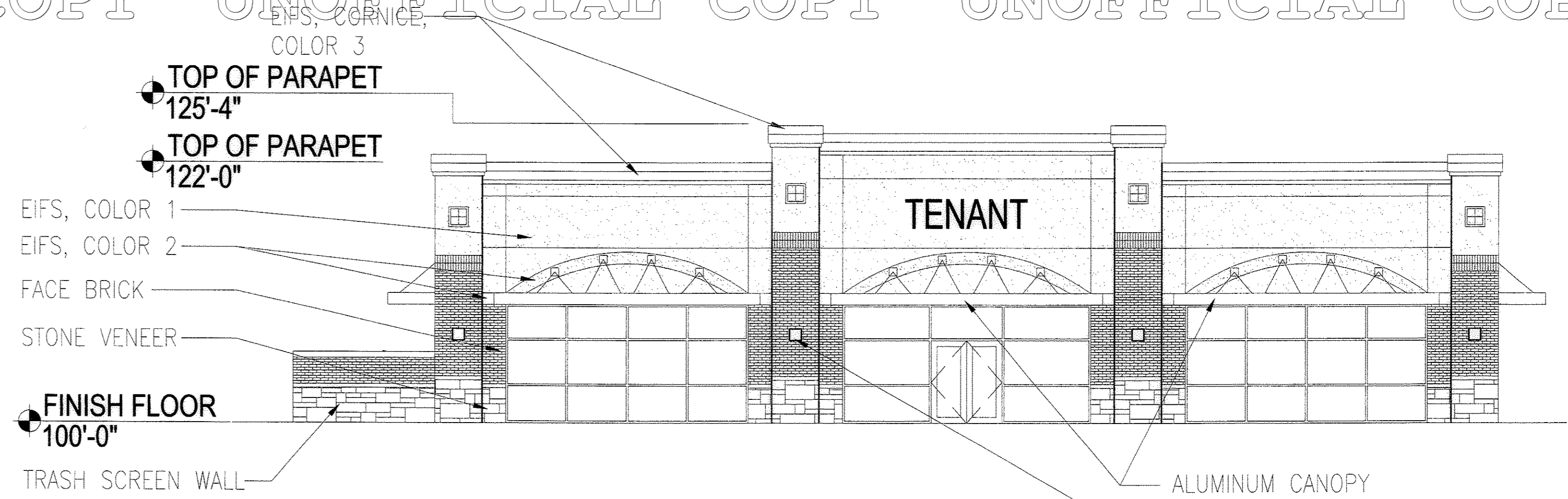
# FINAL PD SITE PLAN

LOT 2A, COOPER HOOK/MAIN PLACE FILING NO. 1  
 2ND AMENDMENT WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



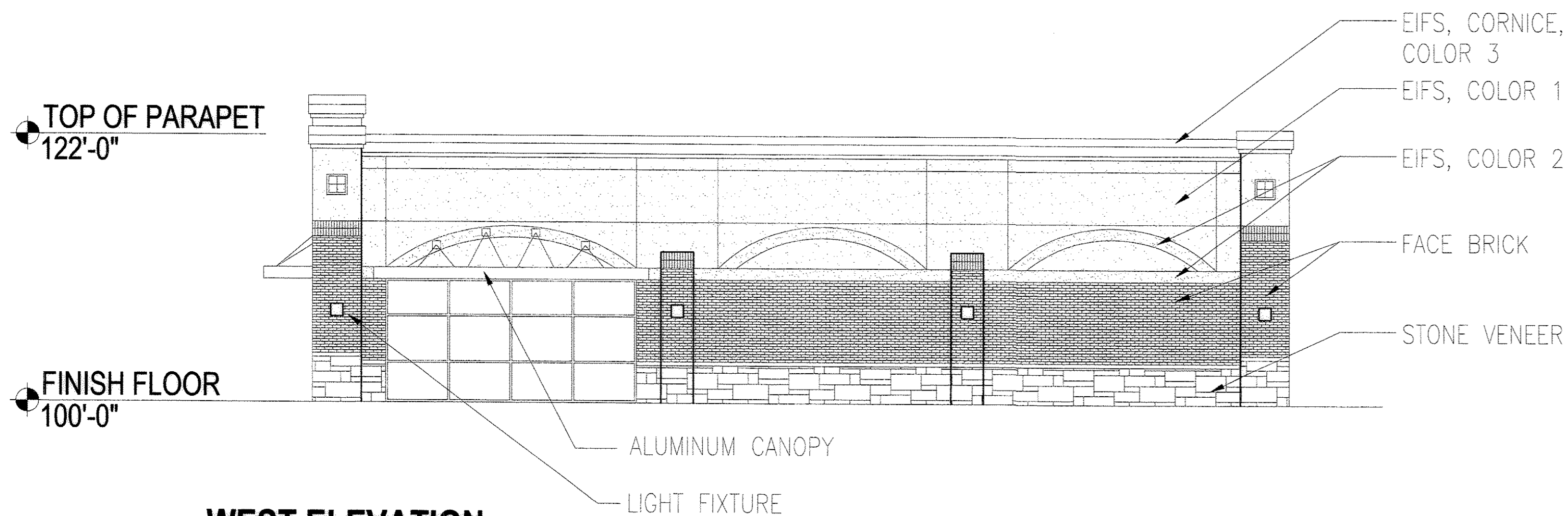
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



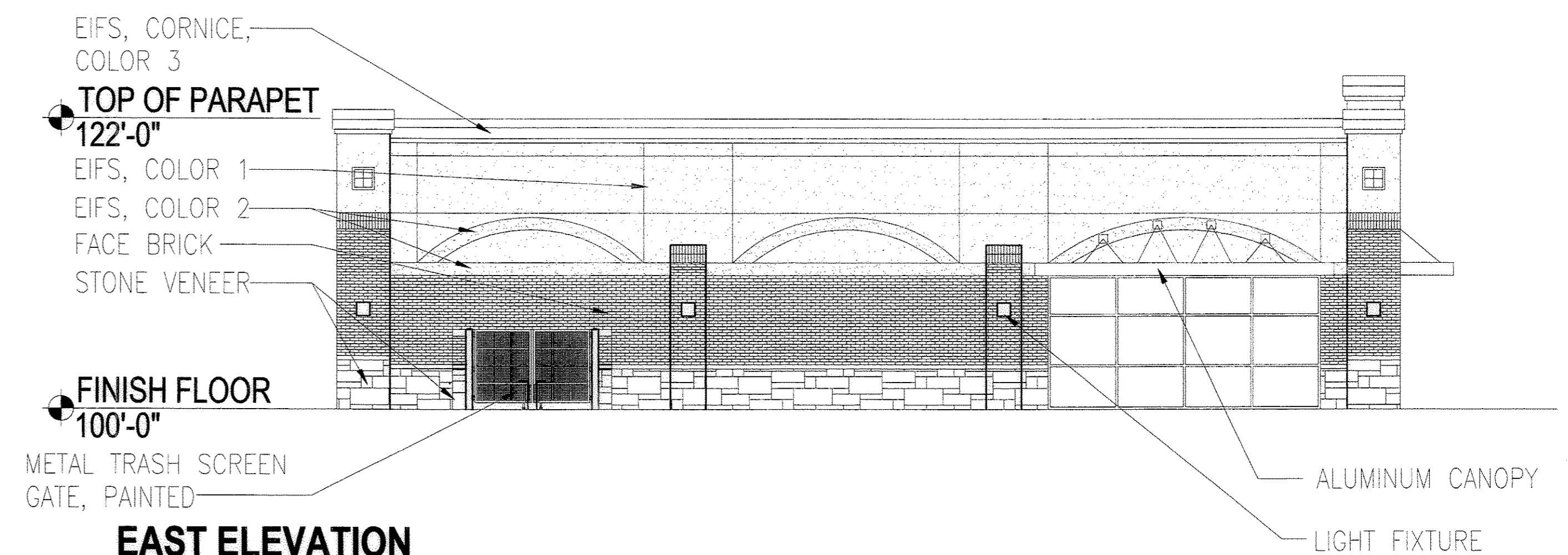
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

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	DATE						
	DES. BY						
	DRAWN BY						
	REVISION						
No.							
<b>Galloway, Romero &amp; Associates</b> Design Engineering Planning 5350 DTC Parkway Greenwood Village, CO 80111 Fax: (303) 770-3836							
<b>MRV INC</b> 3501 SW FARLANN ROAD, SUITE 200 TOPEKA, KS 66614							
<b>MRV</b> LOT 2, COOPER HOOK/MAIN PLACE FILING NO.1, COUNTY OF DOUGLAS ALLEN STREET & ALLEN WAY CASTLE ROCK, CO							
Project No: ZM35							
Sheet Scale: 1/8" = 1'-0"							
Designed By: MSC							
Drawn By: CJH							
Date: OCTOBER, 2006							
Disk File: Zm35_P_12_Elev							
OUTPARCEL B ELEVATIONS							
FPD 06-007							
13 OF 13							